

Docket Item #6
BAR #2018-00425

BAR Meeting
October 17, 2018

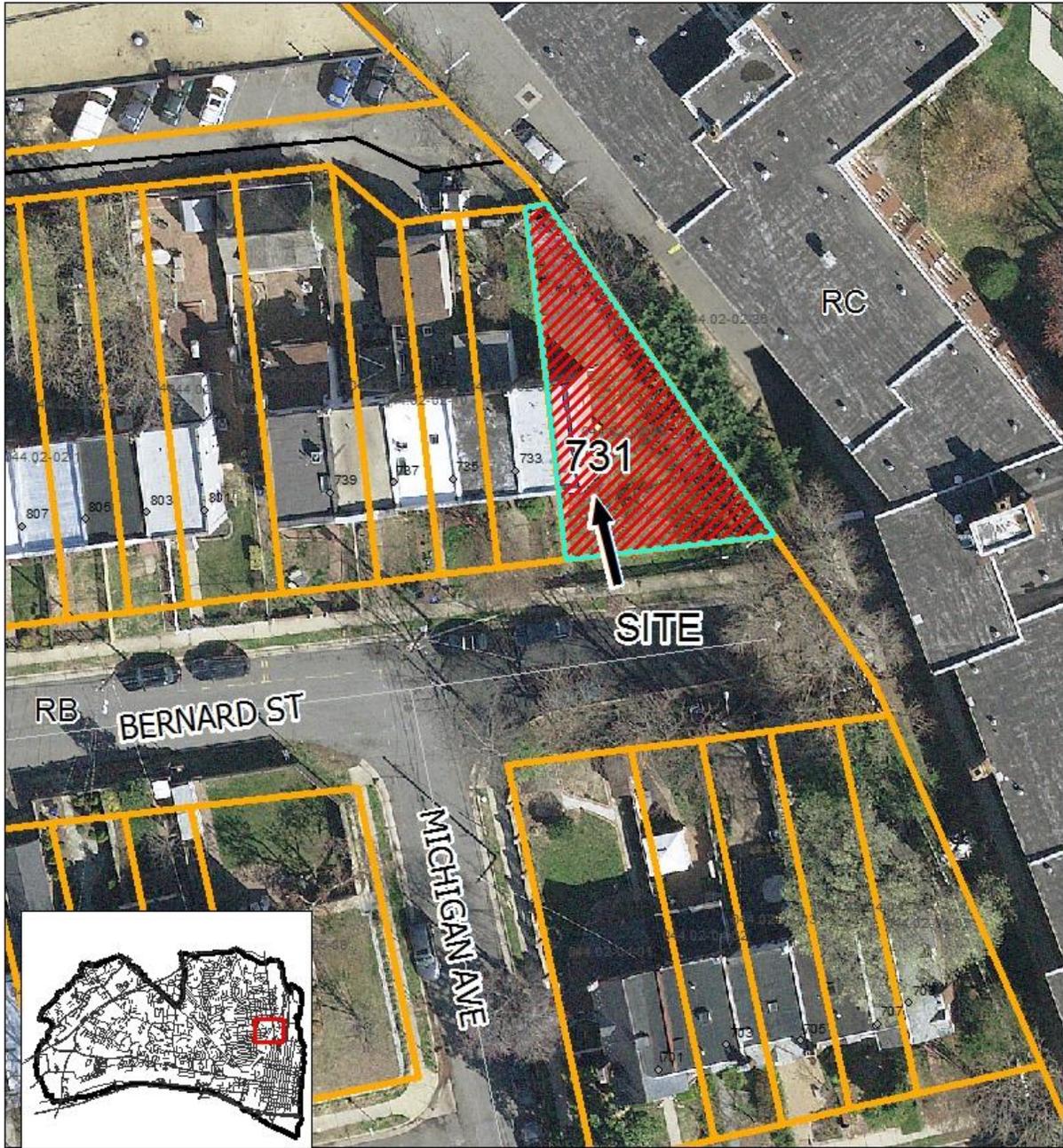
ISSUE: Request for Alterations
APPLICANT: Daniel and Robin Troutman
LOCATION: 731 Bernard Street
ZONE: RB/Townhouse zone.

STAFF RECOMMENDATION

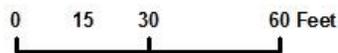
Staff recommends approval of the application with the condition that the parking area is screened with a gate.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2018-00425
731 Bernard Street



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for an alteration, the removal of a portion of the existing wood picket fence and the paving of a new driveway and parking pad in the front yard at 731 Bernard Street. Approximately 450 square feet of surface area will be paved with cobble pavers in the “I” pattern.

II. HISTORY

731 Bernard Street is a two story, brick faced, end unit residential rowhouse constructed circa 1948 as part of a row of flat-front brick rowhouses that sit at the north end of Michigan Avenue and form a terminus of the community known as Fagelsons’s Addition. The row was designed in a vernacular Moderne style that places emphasis on horizontal lines, flat planes, and modest ornamentation. The rowhouses are set back from the street and the open front yards framed by picket fences are a character defining feature of the neighborhood.

The property is located on the western edge of the north section of the Old and Historic Alexandria District (OHAD) whose boundary in this portion of the district was established in 1946 to extend 500’ on either side of the George Washington Memorial Parkway. The purpose of this boundary was to maintain the visual quality and memorial character of the GW Parkway per the City’s 1929 agreement with the federal government. However, the front yard of this property is not visible from the GW Parkway, as it is screened by the Mason Hall Apartment building. The rear of the property is partially visible only from Slater’s Lane thru the Mason Hall parking lot.

Previous Approvals:

April 5, 2000 – Administrative approval for window replacements (BAR2000-00044).
September 20, 2000 – Approved for partial demolish and an addition (BAR2000-00204/00205).
August 8, 2012 – Administrative approval for door replacement (BAR2012-00257).
September 11, 2013-Approved for alterations (BAR2013-00293).
March 22, 2017 – Administrative approval for window replacements (BAR2017-00102).
July 12, 2018- The Board of Zoning Appeals approved a variance request for off-street parking access.

III. ANALYSIS

The BAR’s Design Guidelines state that “In many sections of the historic districts, individual driveways in the front of residential properties are not desirable because the automobiles parked in the front yards create a visual intrusion and disrupt the scale, rhythm and unity of the architecture.” (Parking – Page 4) Section 8-200(C)(5)(a) of the Zoning Ordinance is intended to protect the historic character of the Old and Historic District by minimizing curb cuts and vehicular access to parking from the front of individual dwellings. Parking may only be accessed via an alley or interior court. This section was added to the zoning ordinance in 1994 to prevent the destruction of historic brick sidewalks by driveway approaches and to preclude obscuring historic structures with automobiles. However, the Alexandria Board of Zoning Appeals overturned staff’s recommendation and granted a variance of the parking access restriction for this property on July 12, 2018.

Therefore, the only issues before the BAR in this case are the paving materials and screening of the parking. The BAR’s *Design Guidelines* state that “Paving materials for garden yard areas,

driveways and sidewalks (whether public or private) are important elements in the overall visual composition of the historic district.” The *Guidelines* further state that “...all hard surface paving materials in excess of 150 square feet which are or may be used for parking on private property” require a Certificate of Appropriateness. (Parking – Page 4)

In addition, “Parking lots should be screened and landscaped so that they do not create a visual disruption of the streetscape while being consistent with safety requirements. Brick fences are appropriate for visual screening of surface parking lots.” And “lots must be screened to provide a buffer between the lot and the street right-of-way.” (Parking – Page 2 & 4)



Figure 1: Paved parking areas on the façades of 811-817 Bernard St., not located in the historic district.

For all of the reasons stated in the *Design Guidelines*, staff does not support curb cuts or parking in the front yards in the historic districts. However, in this specific case, staff finds that paving the front yard for parking would not diminish the historic character of the district and would, in fact, be consistent with several other properties on this same street, though they are not within the historic district. Further, the ca. 1948 rowhouse at 731 Bernard Street wasn't constructed within the 1749-1934 period of significance of the OHAD, is not a character defining property in the district, is not visible from the GW Memorial Parkway and is on a dead-end portion of Bernard Street at the western edge of the historic district.

The proposed synthetic cobble paving material is compatible with the other paving materials on the block-face and compatible with materials used nearby on the early 20th century Romantic Revival style houses in the Fagelson's Addition neighborhood.

However, the applicant does not propose a gate to screen the parking. One of the character defining features of this neighborhood is a fenced front yard, in this case the front yard is enclosed by an existing wood picket fence, which will now be disrupted by an 18' wide driveway. Staff recommends that the applicant install a pair of swinging gates or a sliding gate matching the existing fence that will continue this neighborhood feature and help screen the two automobiles.

Staff recommends approval of the application with the condition that the parking area is screened with a gate.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

No comments received.

Code Administration

No comments received.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

Archaeological oversight is not necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2018-00425: 731 Bernard Street

BAR Case # _____

ADDRESS OF PROJECT: 731 Bernard St

TAX MAP AND PARCEL: 44.02 Block 02 Lot 08 ZONING: _____

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business (Please provide business name & contact person)

Name: Daniel + Robin Troutman

Address: 731 Bernard St

City: Alexandria State: Va Zip: 22314

Phone: 703-380-6361 E-mail: datroutman@msn.com

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Daniel + Robin Troutman

Address: 731 Bernard Street

City: Alexandria State: Va Zip: 22314

Phone: 703 380 6361 E-mail: datroutman@msn.com

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: Please check all that apply

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: Please check all that apply.
 - awning
 - doors
 - lighting
 - other Driveway
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may be attached).

Install a Driveway

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - FAR & Open Space calculation form.
 - Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - Existing elevations must be scaled and include dimensions.
 - Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
 - Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
 - Square feet of existing signs to remain: _____.
 - Photograph of building showing existing conditions.
 - Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
 - Location of sign (show exact location on building including the height above sidewalk).
 - Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
 - Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- N/A
- Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
 - An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
 - Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: 
Printed Name: Daniel Troutman
Date: 8/30/18

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Daniel Troutman	731 Bernard st.	50%
2. Robin Troutman	731 Bernard st.	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 731 Bernard st (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Daniel Troutman	731 Bernard st	50%
2. Robin Troutman	731 Bernard st.	50%
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Daniel Troutman	NONE	NONE
2. Robin Troutman	NONE	NONE
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

8/30/18 Daniel Troutman 
 Date Printed Name Signature

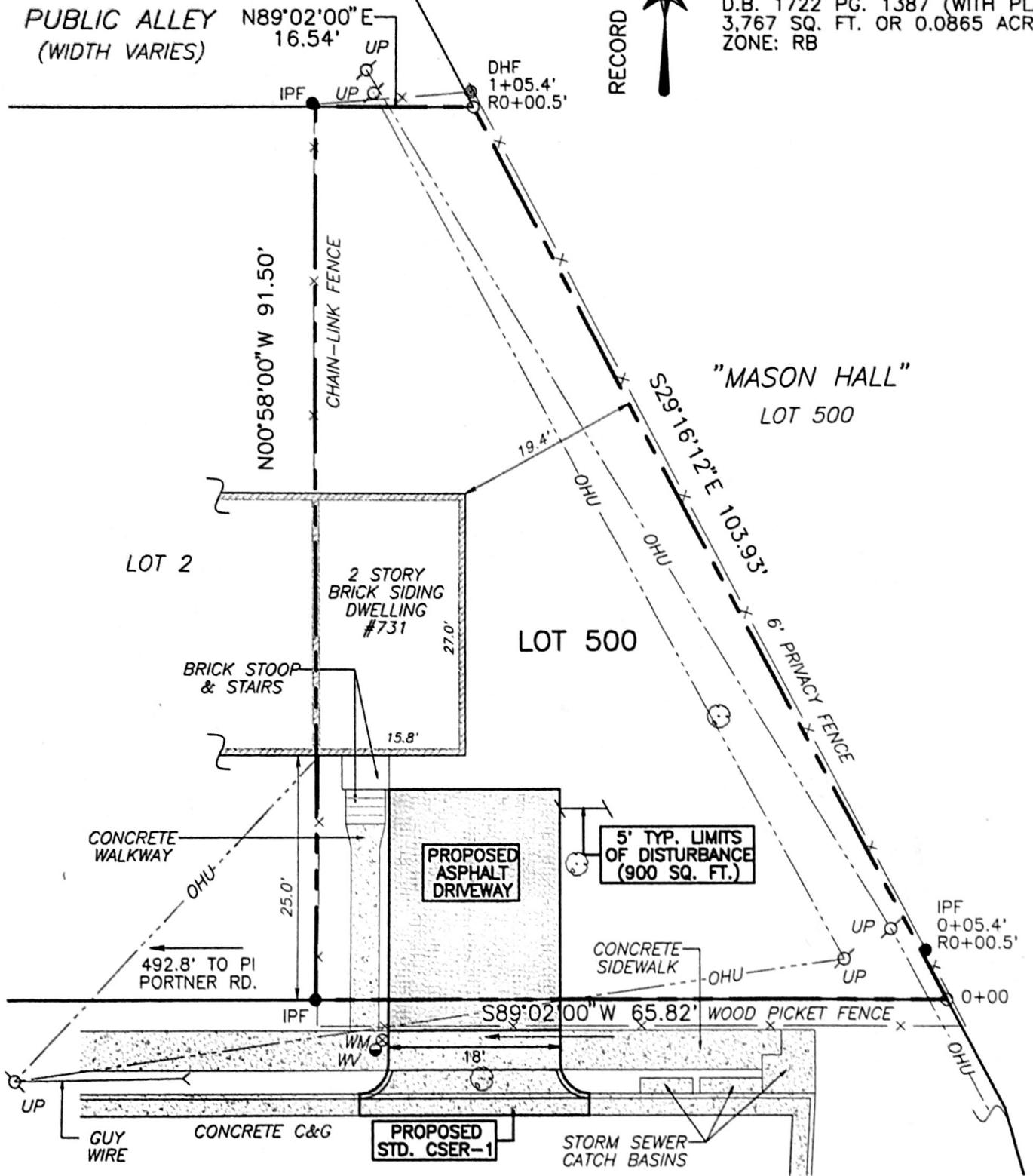
- THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SURVEY APPEARS TO LIE WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR CITY OF ALEXANDRIA, VA REFERENCE PANEL NO. 515519-0077 E DATED JUNE 16, 2011.
 - THE EXISTENCE OF: VEGETATED, AND/OR TIDAL WETLANDS, AND/OR HAZARDOUS WASTES WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.

NOTES:

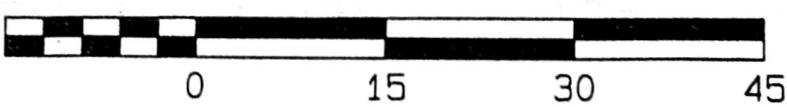
1. FLOOD ZONE SCALED FROM FEMA MAP.
2. PROPERTY LINE TAKEN FROM DEED BOOK 1722 PAGE 1387 (WITH PLAT AT PAGES 1390 THROUGH 1393).
3. FIELD SURVEY PERFORMED ON DATE SEPTEMBER 11, 2017.

SITE STATISTICS:

TAX MAP #: 044.02-02-08
 #731 BERNARD STREET
 N/F DANIEL & ROBIN TROUTMAN
 INST. 170016330
 D.B. 1722 PG. 1387 (WITH PLAT)
 3,767 SQ. FT. OR 0.0865 ACRE
 ZONE: RB



BERNARD STREET
 (50' RIGHT-OF-WAY)
 GRAPHIC SCALE 1" = 15'



Legend

- | | |
|---------------------|---------------|
| IRON PIPE/ROD FOUND | ● IPF/IRF |
| DRILLED HOLE FOUND | ⊙ DHF |
| UTILITY POLE | ⊕ UP |
| WATER METER | ⊗ WM |
| WATER VALVE | ⊙ WV |
| TREE LOCATION | ⊙ |
| PROPERTY LINE | — — — — — |
| RIGHT-OF-WAY | ===== |
| FENCE LINE | — x — x — |
| OVERHEAD UTILITY | - - - - - OHU |



PLOT PLAN OF LOT 500 OF GORHAM TRACT

CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 15' DATE: 05/29/2018

AJR ALISTAIR J. RAMSAY L.S., P.C.
 7319 MARTIN STREET SUITE 6 GLOUCESTER, VIRGINIA 23061 804-824-9374

17-189A



13

7



Driveway
Apron area

9

Driveway
Area

10

15





OLD TOWNE COBBLE®



SUMMARY

EP Henry Old Towne Cobble Pavers add new dimension to your home with a look that's been popular since Roman times.



Use protective pad between plate compactor and paving stones

PRODUCT NOTES

6 x 9 rectangle and 6 x 6 square available in 3 1/8" thickness by special order.
Brown available in 6 x 9 only.

EP Henry recommends the use of a protective pad between the plate compactor and the paving stones to prevent surface damage during installation. EP Henry will not be held responsible for compaction scuffs or burns on pavers.

AVAILABLE COLORS



Autumn Blend 16



Avalon Blend



Brown



Charcoal



Dakota Blend



Harvest Blend 16



Pewter Blend 16

UNITS

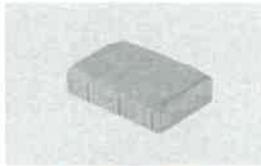
Old Towne Cobble 6 x 6



**6 x 6
Old Towne Cobble**

6 1/4" x 6 1/4" x 2 3/8"
113 square feet - 420 pieces per cube /
3,198 lbs per cube

Old Towne Cobble 6 x 9



**6 x 9
Old Towne Cobble**

6 1/4" x 9 7/16" x 2 3/8"
124 square feet - 300 pieces per cube /
3,479 lbs per cube

Old Towne Cobble Circle Pallet

Old Towne Cobble Circle Pallet contains 86 square feet total, of 5 sizes. Creates a 10' diameter circle. Total weight: 2,388 lbs per cube. Circle Pallets available in Autumn Blend 16, Charcoal, Dakota Blend, Harvest Blend 16, and Pewter Blend 16.



**3 x 6 Center Circle Pallet
Old Towne Cobble**

3 1/16" x 6 1/4" x 2 3/8"



**3 x 6 Circle Pallet
Old Towne Cobble**

3 1/16" x 6 1/4" x 2 3/8"



**5 x 6 Circle Pallet - A
Old Towne Cobble**

4 11/16" x 6 1/4" x 2 3/8"



**5 x 6 Circle Pallet
Old Towne Cobble**

5 3/8" x 6 1/4" x 2 3/8"



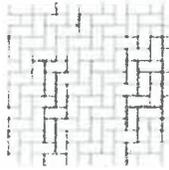
**7 x 6 Circle Pallet
Old Towne Cobble**

7 3/8" x 6 1/4" x 2 3/8"

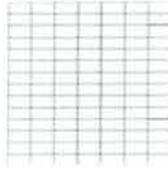
PATTERNS



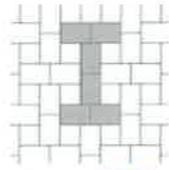
45 Degree
Herringbone



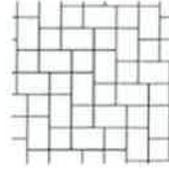
90 Degree
Herringbone



Stacked Bond



"I" Pattern



Modified Herringbone



Random



Running Bond