

Docket Item # 3
BAR CASE # 2013-00038
BAR Meeting
March 13, 2013

ISSUE: Partial demolition and capsulation

APPLICANT: Mark Moses

LOCATION: 708 N Patrick Street

ZONE: RB / Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

*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 final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**BUILDING PERMIT NOTE: 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.



CASE BAR2013-0038



I. ISSUE

The applicant requests a number of changes to windows on the south (side) and west (rear) elevations of 708 North Patrick Street. At the rear of the side elevation the applicant proposes to remove two windows, one at the first floor and one at the second floor. The window openings will be covered with siding (consistent with the BAR's 2012 approval to retain and repair historic siding if possible and if not, to install fiber cement) to match the adjacent wall surface. On the first floor of the rear elevation the applicant will remove an existing single window on the one-story rear addition, as well as the existing single door. Alterations to the rear elevation include the addition of a second story window and sliding glass doors on the first floor.

The proposed new window will be the Marvin Integrity window in a one-over-one light configuration. The proposed sliding French door will also be a Marvin Integrity door but will have three lights at the top of each door. The Integrity series is a high-quality, paintable composite material made of Ultrex, a type of fiberglass.

The new rear window and sliding French door will not be visible from a public way and therefore no BAR review is required for the new construction, only for the partial demolition.

II. HISTORY

The main block of the two-story frame dwelling located at 708 North Patrick Street was constructed by **1912**, according to the Sanborn Fire Insurance Map of that year. By 1941, a small rear porch had been added. This dwelling is typical of many rowhouses found throughout Old Town with simple, wood frame construction and modest ornamentation.

In 2010, BAR Staff administratively approved replacement windows (BAR Case #2010-0086). In September 2012, the Board approved improvements to the front stoop and replacement siding pending a determination that no historic siding was salvageable (BAR Case #2012-0276).

Based on the date of construction, this rowhouse is considered an "Early Residential Building" with respect to the recently approved *Parker-Gray Residential Reference Guide*.

III. ANALYSIS

This project complies with Zoning Ordinance requirements. Staff reminds the applicant that the Virginia Construction Code requires a building permit for the installation of any windows in a historic district.

The new *Parker-Gray Residential Reference Guide*, recommended by the Work Group and adopted by the PG BAR in December 2012, allows for the demolition and capsulation of 250 square feet or less of wall area *below* second floor window sills on the *rear* (non-street facing) elevations for Early Residential Buildings without BAR approval. The Board agreed with the Work Group that such small areas of demolition/capsulation on rear elevations below the second story are minimally visible above a standard privacy fence and, therefore, have no adverse effect on the neighbors or the historic setting. However, until the zoning text amendment has been approved by City Council, such demolition/capsulation still requires BAR approval at a public hearing. The Board's *Guidelines* and policies regarding demolition and capsulation on the *side elevations* for Early buildings remains unchanged and anything greater than 25 square feet, regardless of visibility, requires BAR approval of a Permit to Demolish. Demolition and

capsulation greater than 25 square feet on side elevations will continue to require BAR approval after the text amendment. It should also be noted that, although no or limited BAR review will be required in the future for the rear elevations, all other City requirements must be met, including building code fire rating and egress requirements and zoning ordinance requirements, such as setbacks, open space and FAR.

Permit to Demolish

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec 10-205(B):

1. Is the building or structure of such architectural or historical interest that its removal would be to the detriment of the public interest?
2. Is the building or structure of such interest that it could be made into an historic shrine?
3. Is the building or structure of such old and unusual or uncommon design, texture, and material that it could not be reproduced or be reproduced only with great difficulty?
4. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
5. Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists, and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?
6. Would retention of the building or structure help maintain the scale and character of the neighborhood?

Staff has no objection to the proposed partial demolition and capsulation, as the side and rear elevations do not have an unusual or uncommon building material and the changes will not negatively impact the public's understanding of the historic building or district as a whole. In Staff's opinion, none of the criteria for demolition and encapsulation are met and the Permit to Demolish should be granted. Therefore, Staff recommends approval of the application, as submitted

STAFF

Catherine Miliaras, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief, at ken.granata@alexandriava.gov or 703.746.4193.
- C-1 A Building permit is required for this project. Five sets of *construction documents* that fully detail the construction as well as framing schematics shall accompany the permit application(s). If a Virginia licensed design professional prepares drawings, the plans shall bear the signature and seal of the Virginia licensed design professional in accordance with the Code of Virginia Section 54.1-410B.
- C-2 Temporary shoring is required during demolition and construction;
- C-3 No opening is allowed in the wall within 3 ft to the property line per VRC code R302.1.

Transportation and Environmental Services (T&ES) (from 2012 BAR report)

FINDINGS

- F1. It is noted that the front steps/stoop are located within the public right of way. As long stoop is replaced with the same width from dwelling frontage to sidewalk, an encroachment shall not be required. T&ES has no objection to the request to lengthen the stoop by 2 feet on the north side. (T&ES)

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

CITY CODE REQUIREMENTS

- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (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 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-4 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR20130-00038 at 708 North Patrick Street



Figure 1: 708 N Patrick St. rear elevation (west facing)

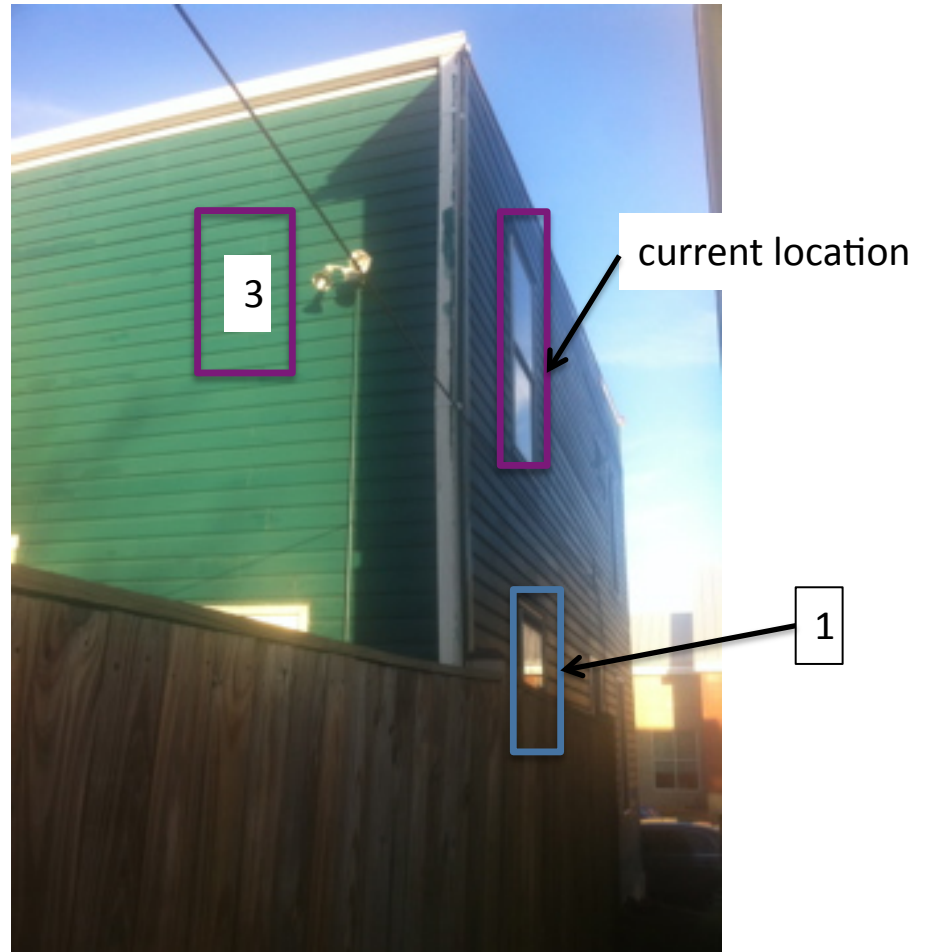


Figure 2: 708 N Patrick St. side (south facing) and rear elevation (west facing)

- 1- Removal and encapsulation of existing window (figure 1 and 2).
- 2- Replacement of existing door and window with a French sliding glass door.
- 3- Relocation of existing window from side elevation (figure 2) to rear elevation.

MOSES6

MOSES6-430106

Quote #: R6UUABJ

A Proposal for Window and Door Products prepared for:

Shipping Address:

OLD TOWN WINDOWS & DOORS
631 S PATRICK ST
ALEXANDRIA, VA 22314-4018

Project Description:

Featuring products from:

Integrity Windows and Doors
from Marvin



GARY NATOVITZ
OLD TOWN WINDOWS & DOORS
631 S PATRICK ST
ALEXANDRIA, VA 22314-4018
Phone: (703) 838-2779

Email:
gnatovitz@oldtownwindowsanddoors.com

This report was generated on 2/12/2013 1:29:31 PM using the Marvin Order Management System, version 0001.10.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

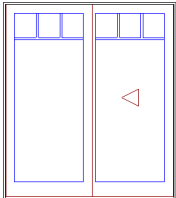
NUMBER OF LINES: 2	TOTAL UNIT QTY: 2
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LINE	MARK UNIT	BRAND	ITEM	QTY
1	REAR DOOR	Integrity	Wood-Ultrex Sliding French Door CN 6068 RO 72 1/4" X 82 5/8"	1
2	side wall	Integrity	Wood-Ultrex Traditional Double Hung CN 3664 RO 36 1/2" X 64 1/4"	1

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: REAR DOOR			
Qty: 1				

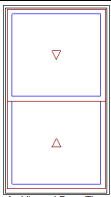


As Viewed From The Exterior

Entered As: CN
 CN 6068
 FS 71 1/4" X 82 1/8"
 RO 72 1/4" X 82 5/8"

Stone White Exterior
 Bare Pine Interior
 Integrity Sliding French Door - OX
 Wood-Ultrex
 CN 6068
 Rough Opening 72 1/4" X 82 5/8"
 Left Panel
 IG - 1 Lite
 Tempered Low E II w/Argon
 7/8" SDL - With Spacer Bar
 Cottage 3W1H
 4 Rect Lites
 10" DLO Height
 Stone White Ext - Bare Int
 Right Panel
 IG - 1 Lite
 Tempered Low E II w/Argon
 7/8" SDL - With Spacer Bar
 Cottage 3W1H
 4 Rect Lites
 10" DLO Height
 Stone White Ext - Bare Int
 Sliding Door Hardware Options
 Oil Rubbed Bronze PVD Keyed Primary Handle Set
 Multi-Point Lock
 Exterior Aluminum Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 ***Screen/Combo Ship Loose
 6 9/16" Jambs
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Line #2	Mark Unit: side wall			
Qty: 1				



As Viewed From The Exterior

Entered As: CN
 CN 3664
 FS 35 1/2" X 63 3/4"
 RO 36 1/2" X 64 1/4"

Stone White Exterior
 Bare Pine Interior
 Integrity Traditional Double Hung
 Wood-Ultrex
 CN 3664
 Rough Opening 36 1/2" X 64 1/4"
 Top Sash
 IG - 1 Lite
 Low E II w/Argon
 Bottom Sash
 IG - 1 Lite
 Low E II w/Argon
 Almond Frost Sash Lock
 Exterior Aluminum Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 4 9/16" Jambs
 Nailing Fin

BAR Case # _____

ADDRESS OF PROJECT: _____

TAX MAP AND PARCEL: _____ 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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- 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
 - fence, gate or garden wall
 - HVAC equipment
 - shutters
 - doors
 - windows
 - siding
 - shed
 - lighting
 - pergola/trellis
 - painting unpainted masonry
 - other _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

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 12 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.*

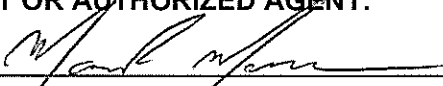
- N/A
- Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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 12 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: Mark Moses

Date: 02/12/2013

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 ten 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. Mark Moses	708 N Patrick	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 708 N Patrick st (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Mark Moses	708 N Patrick	100%
2.		
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. Mark Moses	None	None
2.		
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.

02/13/2013
Date

Mark Moses
Printed Name


Signature