

Docket Item # 1
BAR CASE # 2012-0277

BAR Meeting
January 23, 2013

ISSUE: Alterations
APPLICANT: Carolyn Brown
LOCATION: 1610 Suter 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.



BAR2012-00414

I. ISSUE

The applicant is requesting after-the-fact approval of a Certificate of Appropriateness for a new gable-roof wood portico over the front door at 1610 Suter Street. The portico has exposed rafter ends and wood brackets and is painted white to match the trim on the house.

In February 2012, the applicant received a zoning violation for failing to obtain a building permit for the installation of the portico. However, compliance with the violation was put on hold pending the outcome of the Parker-Gray Ad Hoc Design Guidelines Work Group. With the adoption of the new Residential Reference Guide for Parker-Gray, the applicant is before the BAR for approval of the new portico.

II. HISTORY

The two-story, end unit brick townhouse at 1610 Suter Street was constructed after 1941 according to the Sanborn Fire Insurance Map. The townhouse is part of a collection of townhouses located along Princess, Earl and Suter Streets which are representative of Alexandria's mid-20th century housing boom. According to the Uptown/Parker-Gray National Register Nomination, only three of the five buildings in this development remain, as two buildings were razed around 1980 when the grade was raised for the construction of Metrorail. The subject property is a two-story, three bay townhouse constructed of concrete block with a brick veneer, a cast concrete door surround, cast concrete recessed panels and jack arches over the second floor windows.

Previous Approvals:

BAR Case #2012-0412: Administrative BAR approval for a wood picket front yard fence.

III. ANALYSIS

The proposed changes comply with Zoning Ordinance requirements.

This BAR application is the first to go before the Board after the adoption of the Parker-Gray Ad Hoc Design Guidelines Work Group recommendations, as amended by the BAR at the December 12, 2012 meeting. As the Board has instructed, all cases brought to the BAR after the adoption of the new recommendations will be evaluated based on the newly adopted Residential Reference Guide (RRG). The newly adopted RRG states that door hoods, porches and porticos located on street-facing facades of both Early (pre-1931) and Later (post-1931) buildings must be approved by the BAR. When these same features are located on non-street facing elevations they are subject to either staff administrative review or no BAR review at all, depending on their location.

None of the mid-century townhouses on Suter, Princess and Earl Streets were constructed with awnings or porticos, although a significant number of the properties still retain the mass-produced metal awnings popularized during the post-WWII period, which were installed to provide protection from the elements. The new portico takes some details from the craftsman style, with its exposed rafters and triangular brackets, yet it does not obscure the simple mid-century modern details of the townhouse. In the opinion of staff, the new portico is a vast aesthetic improvement over the previous metal canopy and allows for greater visibility of the original cast concrete door surround.

STAFF

Stephanie Sample, 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 work shall accompany the permit application(s). If a design professional prepares drawings for the project the plans must bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.

Transportation and Environmental Services (T&ES)

- R-1 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)
- C-1 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-2 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2012-0414 for 1610 Suter Street

BEFORE



AFTER



The neighborhood





Before you begin:
Pre-treat each component with an exterior grade preservative.



Measure and mark Gallow's Bracket locations to a maximum of 1600mm (Note: this porch allows for the adjustability of upright positions to less than 1600mm to take into account unique features around the door).



Measure and mark back plate to preferred location above door.

Assemble Gallow's Bracket using exterior grade glue (a). Knock 15mm dowels into draw bore tenons (b).



Offer assembled Gallow's Brackets to pre-marked wall and fix with 2 x 12mm Steel Bolts (not supplied). Hide fixings with cover caps supplied.



Assemble 4 parts of frame together by gluing tenons and using 45mm screws provided (a). Locate on top of Gallow's Brackets, centralising if necessary and checking that frame is square (b).



Screw through top of frame and into the Gallow's Brackets using the 100mm screws provided.



Glue the tenons of the back and front King Posts. Screw through to secure using 45mm screws provided, countersink and fill.



Screw the top beam to the King Posts using the 100mm screws provided.



Position rafters and screw into top beam and frame using the 100mm screws provided.



Glue the 30mm timber dowel into the bottom of the Rams Horn and fix into the front purlin, unscrewing the front rafters for ease of fit if necessary. Finally screw through the half lap of the rams horn into the front rafters to secure using the 30mm screws provided.



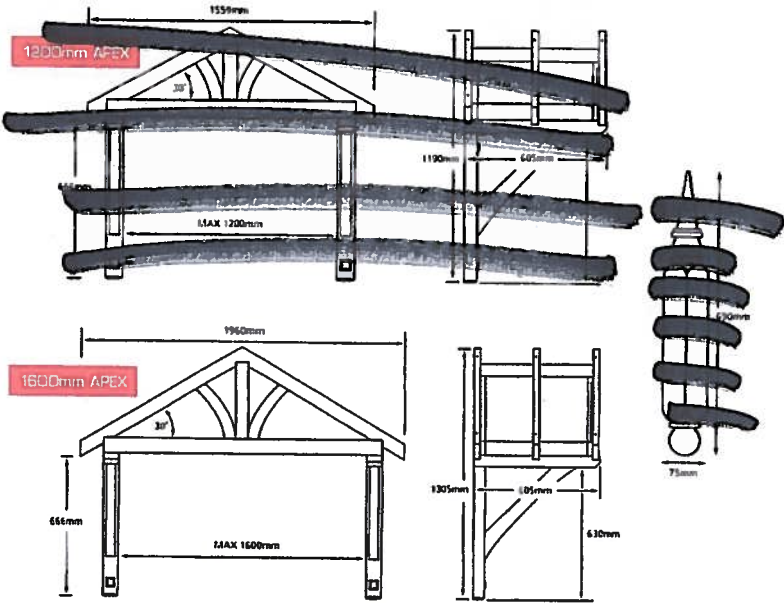
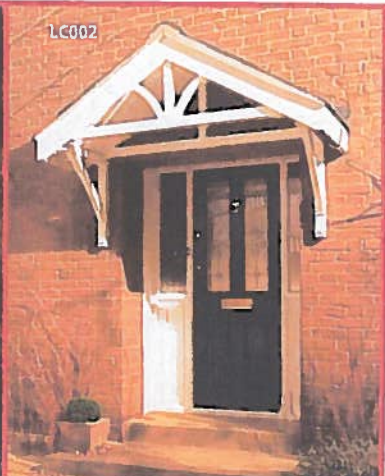
Canopy tested to hold a weight loading of 50kg/m²



APEX

Fitting Instructions

1200mm LC001 and 1600mm LC002



Tools required...

Drill		Hammer	
Mallet		Spirit Level	
Screwdriver		Tape Measure	



how it is attached to facade



NAME Carolyn Brown
Address 1610 Suler St. Alex VA 22314
Phone 703-778-4723



DEPARTMENT OF PLANNING AND ZONING

301 King Street
Room 2100
Alexandria, VA 22314

Phone (703) 746-4666
Fax (703) 838-6393

www.alexandriava.gov

February 14, 2012

Matthew and Carolyn Brown
1610 Suter Street
Alexandria, VA 22314

Dear Mr. and Mrs. Brown:

It was recently brought to our attention that your metal awning had been removed and a wood canopy had been installed over the front door of your home at 1610 Suter Street. According to our records, this alteration has not been approved by the Board of Architectural Review (BAR).

Please remember this property is located within Alexandria's Parker-Gray Historic District and that the BAR is charged with the protection of individual historic resources, as well as their environs. A Certificate of Appropriateness from the BAR is required for any alteration that is visible from a public right-of-way. Staff is happy to help you to resolve this issue as quickly as possible. Typically, the solution to resolve this issue would be to either remove the structure or apply to the BAR for a Certificate of Appropriateness. However, due to the Parker-Gray Ad-hoc Design Guidelines Work Group that is currently in session, we are placing this item on hold until the work group decides how to handle applications such as this one. The work group is currently studying the BAR fee schedule, how Staff should determine visibility, the use of modern materials, and regulation over mid-twentieth century vernacular resources.

It is not known at this time if items such as your wood canopy will be reviewed by the BAR in the future. Please be in contact with BAR Staff to discuss this issue and how to proceed once the work group convenes in late March.

Thank you for your cooperation and understanding and do not hesitate to contact preservation staff at 703-746-3833, if you have any questions.

Sincerely,

Courtney Lankford, Urban Planner
Historic Preservation Section

Cc: Al Cox, FAIA, Historic Preservation Manager
Department of Planning & Zoning

BAR Case # 2012-00414

ADDRESS OF PROJECT: 1610 Suter Street Alexandria, VA

TAX MAP AND PARCEL: 063-02-05 1D ZONING: Parker Gray RB

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: Carolyn Brown

Address: 1610 Suter St

City: Alexandria State: VA Zip: 22314

Phone: 703-778-4723 E-mail: carriebmc@gmail.com

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Matthew + Carolyn Brown

Address: 1610 Suter St

City: Alexandria State: VA Zip: 22314

Phone: 703-778-4723 E-mail: carriebmc@gmail.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 door canopy /awning
 - 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).*

replace old metal door awning with wood door canopy
 see attached photos and drawings
~~replace~~

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: Carolyn Brown
Printed Name: Carolyn Brown
Date: 12/19/12

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. Carolyn Brown	1610 Suter St, Alex	50%
2. Matthew Brown	1610 Suter St, Alex	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 1610 Suter 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. Carolyn	same as above	
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. n/A		
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.

12/19/12 Carolyn Brown Carolyn Brown
Date Printed Name Signature