

BAR Meeting
September 2, 2015

ISSUE: Certificate of Appropriateness and a Waiver of the Rooftop Mechanical Screening Requirement

APPLICANT: Skep LLC

LOCATION: 123 Wolfe Street

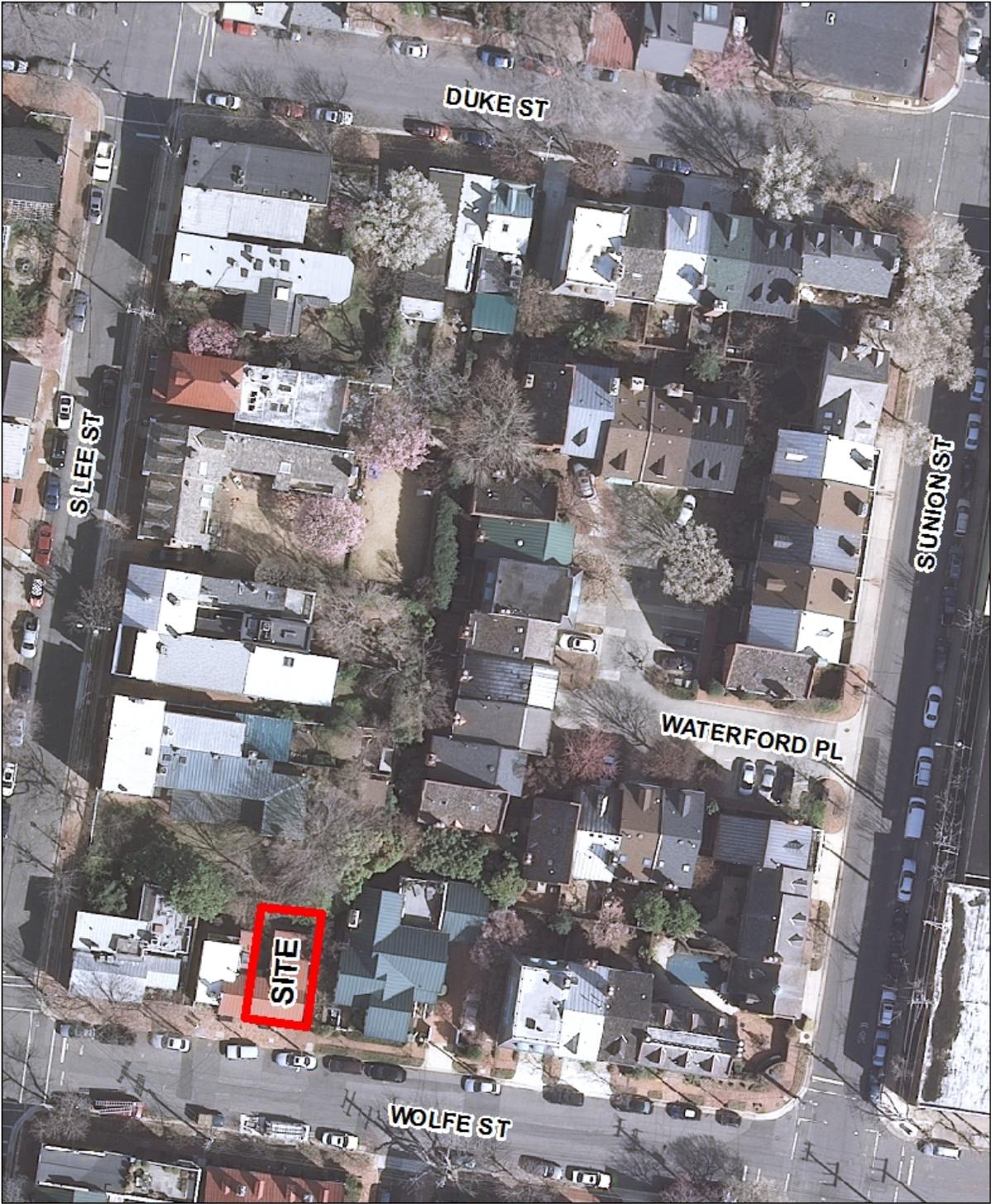
ZONE: RM/ Residential Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations and the Waiver of the Rooftop Mechanical Screening Requirement with the condition that the line-sets are grouped adjacent to downspouts wherever possible and painted to match the adjacent wall surface.

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, 703-838-4360 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.



BAR2015-00232



I. ISSUE

The applicant is requesting a Certificate of Appropriateness to:

- Install two (2) vertical line-sets housed in paintable casings along the downspouts on the side (east) elevation of the two-story main block.
- Install vertical line-sets housed in paintable casings along the foundation on the side (east) elevation of the two-story main block.
- Install horizontal line-sets housed in paintable casings along the fascia board on side (east) elevation of the one-story rear addition.
- Install the condenser of the mini-split HVAC unit on the roof of the one-story rear addition.

Waiver of Rooftop Mechanical Screening Requirement

The applicant is requesting of a waiver of the rooftop mechanical screening required by the zoning ordinance to locate the condenser for a new, mini-split unit on the rear one-story addition's roof structure.

II. HISTORY

According to Ethelyn Cox in *Alexandria Street by Street*, this two-story, three-bay, side gabled dwelling was constructed c1871 by George Swain. The front façade is clad in weatherboard siding and the side and rear elevations are sheathed with a stucco finish. The standing seam metal roof is punctuated with a central brick chimney. The one-story addition in the rear was constructed in 1976.



1976 Photo from *Tax Assessor's Handiwork Collection*
Special Collections- Alexandria City Public Library

III. ANALYSIS

Certificate of Appropriateness

Any proposed alterations should respect the architectural heritage of a historic structure by retaining and being compatible with its original materials and features. The *Design Guidelines* encourage changes which are “respectful of the existing structure and are background statements...”

As the image below demonstrates, the visible portions of the project will be isolated on the east elevation; including the vertical lines-sets being placed next to the existing downspouts and a small portion of the horizontal line-set along the fascia of the 1976 addition. The six-foot high fence along the front property line which encloses the side yard and the lack of a rear public alley prevents further visibility of the remaining project.

Additionally, staff conducted a site visit to ensure that the proposal was the best possible option for the site. The interior of the building is relatively intact and retains plaster walls, wide plank flooring and a second floor ceiling finished to the collar ties. Based on this site visit, staff determined that installation of HVAC in the basement or in the attic was not a feasible option.



Figure 1: Illustration of proposed location of new, line sets on East elevation.

As a result, since the east (side) elevation has been altered by the application of a stucco finish, staff finds that the proposed alterations on the side elevation are modest in design and will not negatively impact the historic structure. The work will require minimal impact to the interior and exterior building fabric and will not destroy existing character-defining features. As a result, staff finds that the installation of this mini-split system a reversible change.

Staff recommends approval of the Certificate of Appropriateness with the condition recommended above.

Waiver of Rooftop Mechanical Screening Requirement

The applicant is requesting of a waiver of the rooftop mechanical screening required by the zoning ordinance. This proposed HVAC unit is being installed on the roof of the 1976 addition in the rear. This roof is not visible from the ROW and staff finds that screening required for compliance will add additional bulk and mass to the proposed condensing unit and thus be a greater impact than the proposed unit itself. Staff does not find that screening is required and recommends that the Board supports the waiver.

STAFF

Michele Oaks, 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 Comments

C-1 Proposed exterior “line-sets” comply with zoning.

C-2 Proposed HVAC on the roof top will comply with zoning if the BAR waives the required screening.

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. (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 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the side 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 Management & 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 must 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)

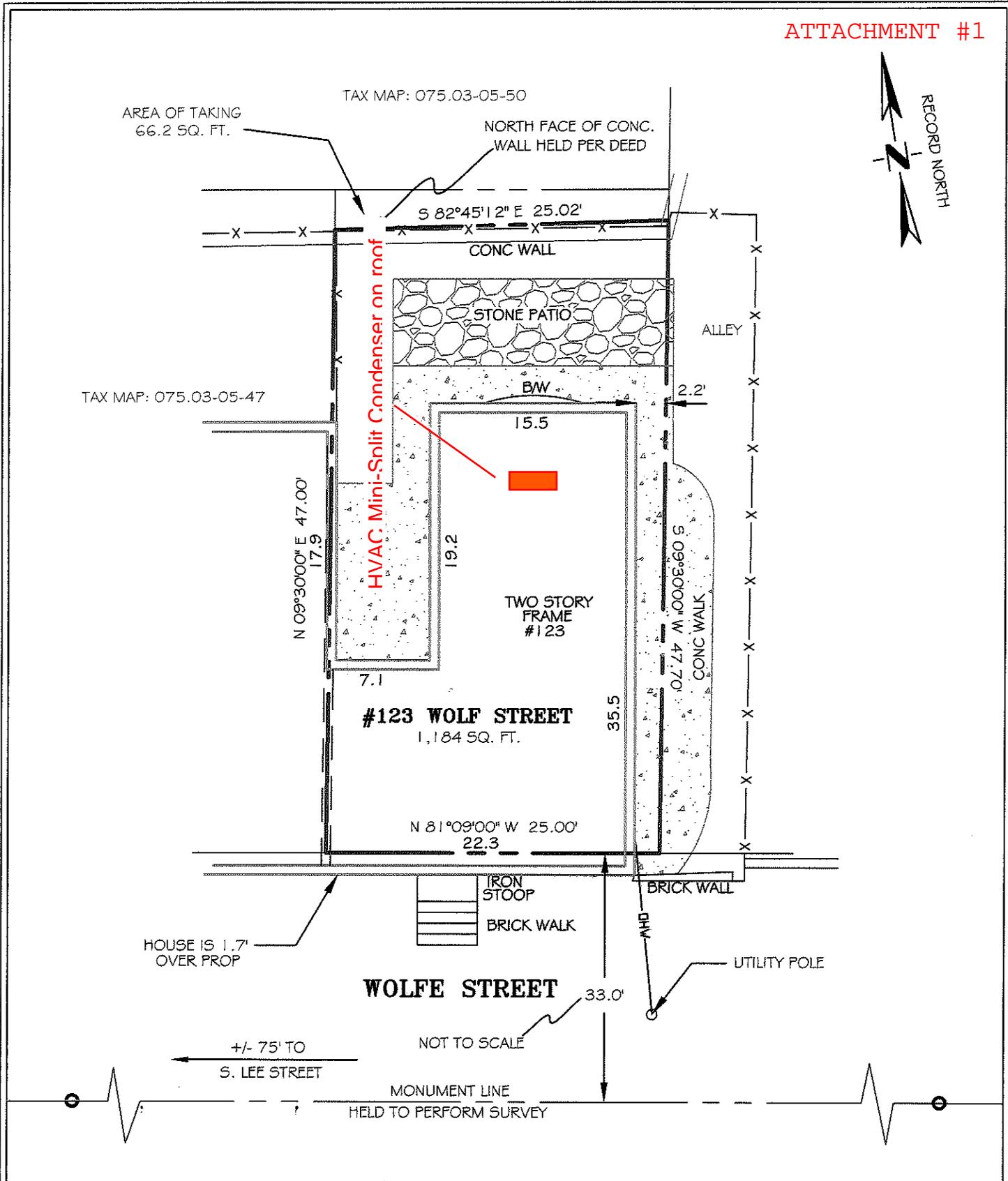
Archaeology Findings

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

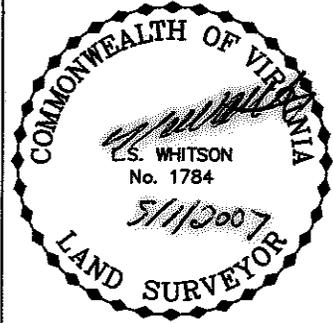
V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2015-00232; 123 Wolfe Street



HOUSE LOCATION SURVEY
#123 WOLFE STREET
INST# 040016092
CITY OF ALEXANDRIA, VIRGINIA
DATE: MAY 1, 2007
SCALE: 1" = 10'
DRAFTED BY: JTE



LEGEND

CW = CONC WALK	C/P = CONC PATIO
SW = STONE WALK	R/E = RECESSED ENTRY
W/L = WOOD LANDING	CHIM = CHIMNEY
B/L = BRICK LANDING	O.H. = OVERHANG
W/D = WOOD DECK	B/W = BAY WINDOW
C/S = CONC STOOP	OHW = OVERHEAD WIRE
M/S = METAL STOOP	A/W = AREA WAY
C/C/S = COVERED CONC STOOP	● = MONUMENT FOUND
	-x- = FENCE

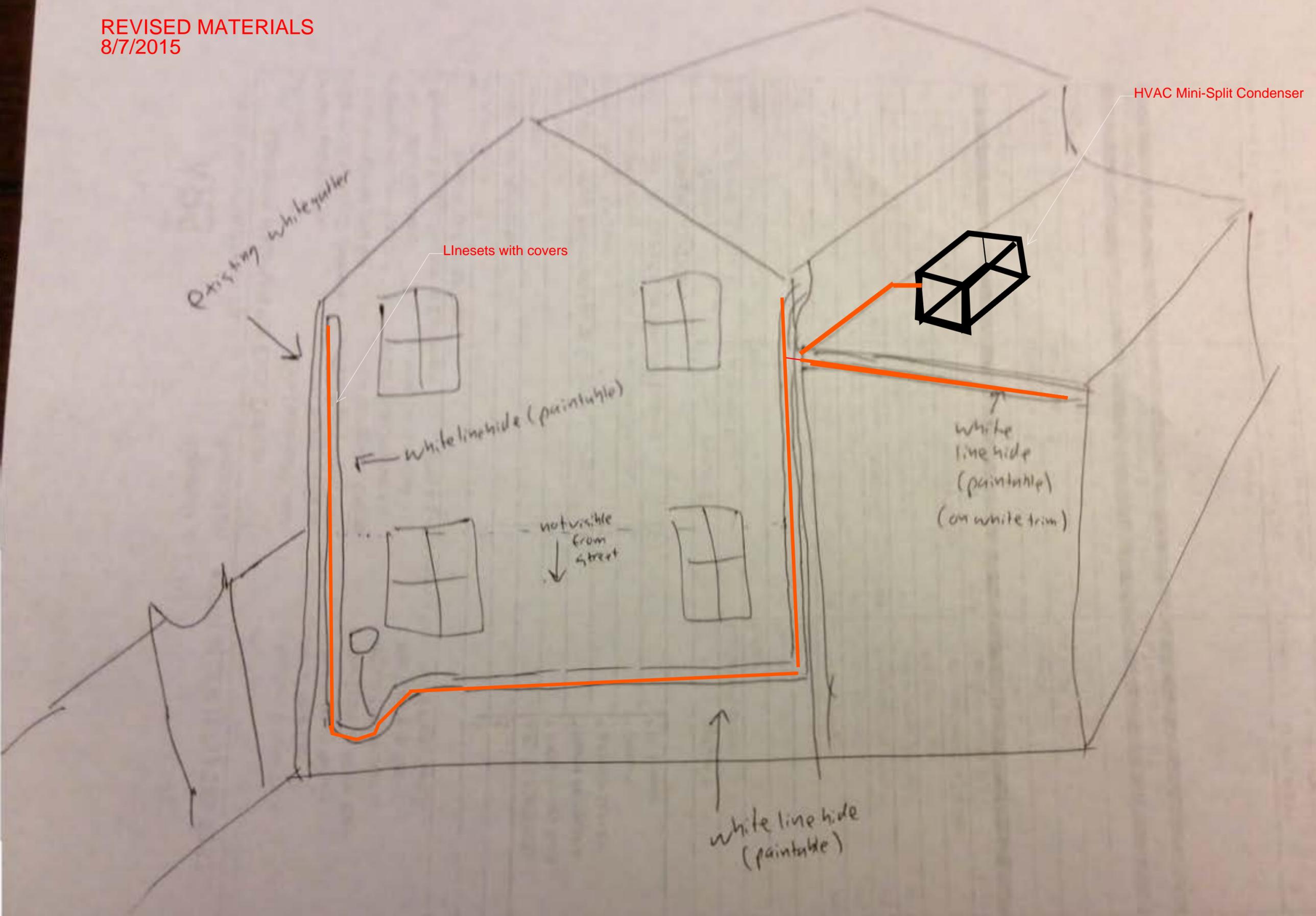
NOTES

- "NO" PROPERTY CORNER MONUMENTS SET. REFER TO TITLE 54.1-407 OF THE CODE OF VIRGINIA;
- THIS HOUSE LOCATION SURVEY WAS PERFORMED AT THE WRITTEN REQUEST OF YOUR LEGAL AGENT AND DOES NOT REPRESENT A BOUNDARY SURVEY.
- THIS SURVEY IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES OR ANY OTHER IMPROVEMENTS.
- THIS SURVEY WAS ESTABLISHED BY AN ELECTRONIC TOTAL STATION AND TAPE UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS.
- NO TITLE REPORT WAS FURNISHED. ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.

SAM WHITSON, L.S./LAND SURVEYING
7061 GATEWAY COURT SUITE 150
MANASSAS, VIRGINIA 20109
PHONE: (703)330-9622 FAX: (703)330-9778

OWNER: MILLER
BUYER: DICOWDEN
W.O. #07-894 CLIENT #07-07-3680V

REVISED MATERIALS
8/7/2015



View from
the street

white
line w/d
(paintable)

gutter

existing
gutter

gate

APPLICATION MATERIALS
BAR2015-00232
123 Wolfe St
7/30/2015

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BAR2015-00232
123 Wolfe St
7/30/2015



APPLICATION MATERIALS
BAR2015-00232
123 Wolfe St
7/30/2015





APPLICATION MATERIALS
BAR2015-00232
123 Wolfe St
7/30/2015

ADDRESS OF PROJECT: 123 Wolfe St Alexandria VA 22314

TAX MAP AND PARCEL: 075.03-05-46 ZONING: RM

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: Skeptic

Address: 3610 yacht club dr apt 1108

City: Aventura State: FL Zip: 33180-0000

Phone: 305-610-5148 E-mail: mdcatbuhl@aol.com

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Skeptic

Address: 3610 yacht club dr apt 1108

City: Aventura State: FL Zip: 33180-0000

Phone: 305-610-5148 E-mail: mdcatbuhl@aol.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 _____
 - 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 two (2) vertical linesets housed in paintable casings along the downspouts on the side (east) elevation of the two-story, main block.
- Install vertical linesets housed in paintable casings along the foundation on the side (east) elevation of the two-story, main block.
- Install horizontal linesets housed in paintable casings along the fascia board on side (east) elevation of the rear, one-story addition.
- Install the condenser of the mini-split HVAC unit on the roof of the rear, one-story addition.

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: Marie W. DiCoudonPrinted Name: MARIE A. DiCoudonDate: 7-30-15

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. MARIE A. D. GUDEN	3610 YACHT CLUB DR #1108 AVENTURA, FL 33180	90%
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 _____ (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. Marie A Gudzen	3610 yacht club dr #1108	
2.	aventura, FL 33180	
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. NA		
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.

7/30/15
Date
MARIE A. D. GUDEN
Printed Name
Marie A. Gudzen
Signature