

Docket Item # 1
BAR CASE # 2013-0037
BAR Meeting
March 13, 2013

ISSUE: Alterations
APPLICANT: Mark Alan Mueller, Jr
LOCATION: 911A Pendleton St
ZONE: RB/ Residential

STAFF RECOMMENDATION: Staff recommends that the Board approve the Certificate of Appropriateness 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 BAR2013-0037



I. ISSUE

The applicant is requesting to install two new windows on the existing south (side) and east (front) elevations of the cinderblock and brick garage located at 911A Pendleton Street.

The proposed new windows will be the Anderson Woodwright Double-Hung with a 7/8" muntin in a six-over-six light configuration. The Woodwright series is a wood window with the exterior clad in Perma-Shield with simulated divided lights.



Figure 1: Cross Section of Anderson Woodwright Window

II. HISTORY

The subject garage/storage building is one of six attached units constructed c1960s and is therefore considered a Later Residential Building, according to the *Parker-Gray Residential Reference Guide*.

On 2/11/13, BAR Staff administratively approved the replacement of the existing overhead metal garage door with custom made wood, outswing, doors (BAR Case #2013-0032.)

III. ANALYSIS

This project complies with Zoning Ordinance requirements.

The new *Parker-Gray Residential Reference Guide*, recommended by the Work Group and adopted by the PG BAR in December 2012, allows for alterations *below* second floor window sills on the non-street facing elevations for post-1931, Later Residential Buildings without BAR approval. However, until the zoning text amendment has been approved by City Council, such alterations still require BAR approval at a public hearing.

Staff is generally supportive of the proposed alterations for this mid-century ancillary structure. The *Design Guidelines* note that "new and replacement windows should be appropriate to the historic period of the architectural style of the building." Normally, a fundamental objective of historic

preservation is to ensure retention and protection of original character-defining architectural features. However, in this case, the structure is utilitarian with no unique or character-defining style; as such staff does not believe installing Colonial Revival windows will have a significant impact on the structure. Staff also finds the use of Perma-Shield clad wood windows appropriate for a building constructed c1960 because it is consistent with its simple construction details.

Summary

These proposed minor changes to the structure are minimal in scope and do not adversely affect any features on this structure or on nearby buildings of architectural merit. Staff finds the alterations compatible with this mid-20th century garage/storage shed and recommends approval the application, as submitted.

STAFF

Michele Oaks, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

Zoning Section:

F-1 The property is zoned RB, residential and is one of 6 attached storage buildings/units constructed during the '60s maybe even earlier. Each lot totals approximately 798 square feet and is occupied by a one-story storage building. The buildings have been continuously used historically for the storage of homeowner items (e.g. furniture, clothes, etc.) including the storage of private vehicles. There was a past case where a contractor in one of the units stored wood and materials to construct kitchen cabinets. A commercial activity in a residentially zoned property is not permitted and the contractor stopped the work shortly thereafter.

Although the RB zone lists a number of uses permitted and by special use, at this location the only legal use allowed to continue is storage. Other uses listed in the RB zone may not comply with the zone requirements such as open space, parking, setbacks, etc if there is an interest to change the use of the units. Although the building code may allow a variety of uses it does not mean that the zoning regulations will be consistent with the building code. Zoning regulates the use of land by a parcel by parcel basis. To change the use of your building will require extensive hurdles with little assurances that it will be approved.

C-1 The proposed replacement windows and doors comply with zoning.

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, Plans Review Services Division Chief at ken.granata@alexandriava.gov or 703-746-4193. (Code)

- C-1 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of architectural quality drawings shall accompany the building permit applications that fully detail the construction/alteration.
- C-2 New construction must comply with the 2009 edition of the Uniform Statewide Building Code (USBC).

Transportation and Environmental Services (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)
- R3. 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)

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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 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-5 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

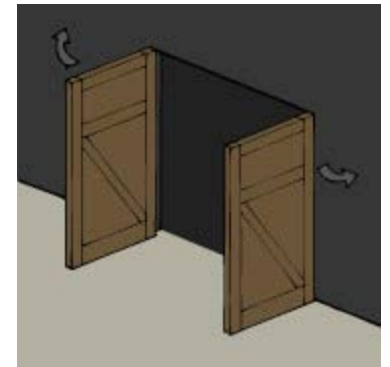
1 – Supporting Materials

2 – Application for BAR20130-00037 at 911A Pendleton Street

911-A Pendleton - Existing Garage Door



Remove and replace existing door with swing out solid wood doors made from reclaimed chestnut barn wood.



Replacement Door pair will be same dimension of existing 10'1" foot wide by 8'1" foot high door/entry with black iron straps.

(no alterations will be done to width or height of opening)

911-A Pendleton front/angle view

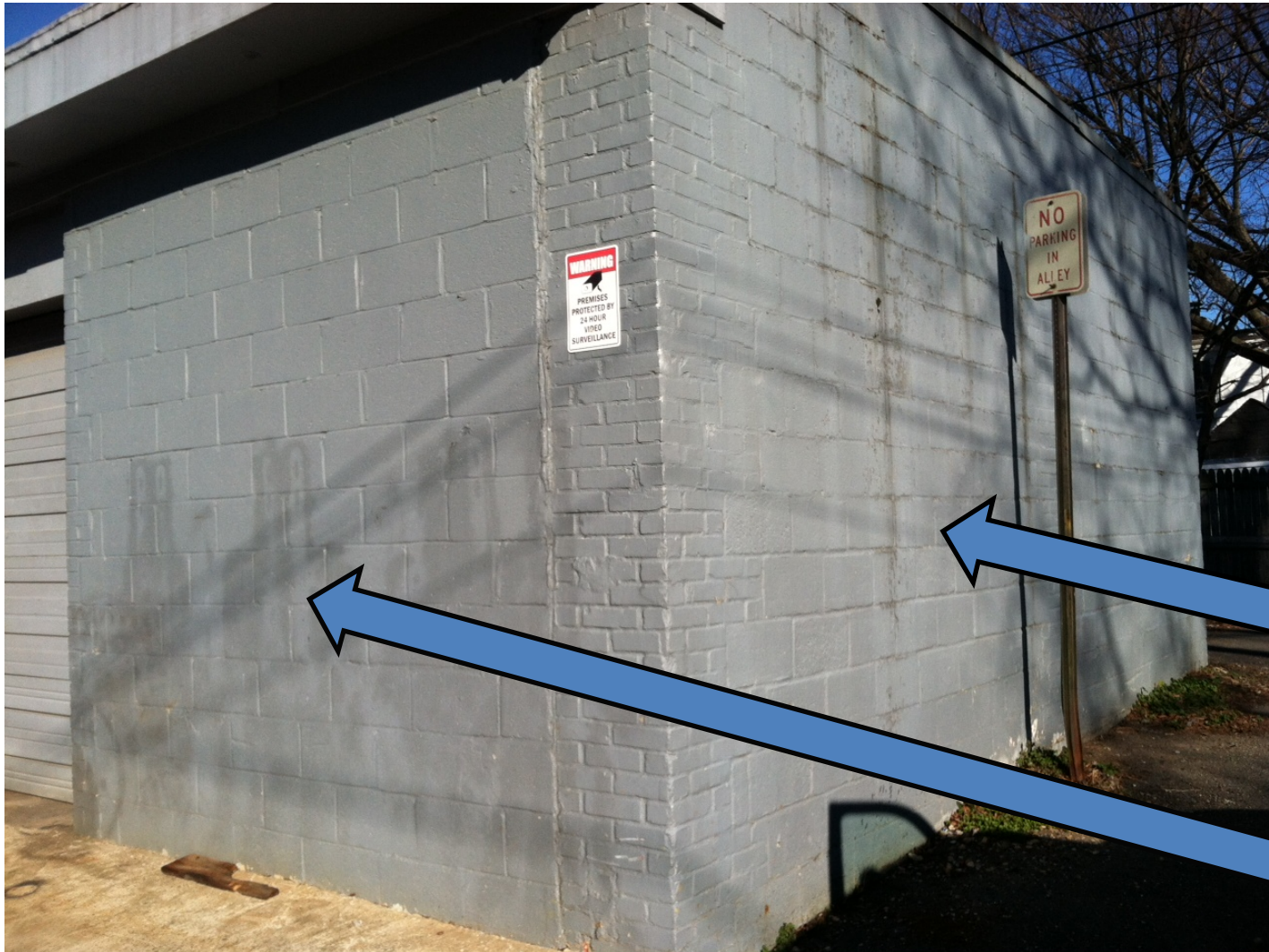


Behold the beauty....

Well maybe not

**How about 'behold
the potential!
(classic carriage
house look?)**

911-A Pendleton side-angle view



Install 2 32x48 inch Andersen 6 over 6 pane windows. One centered across front cinder block portion, one centered on the left half of the side wall



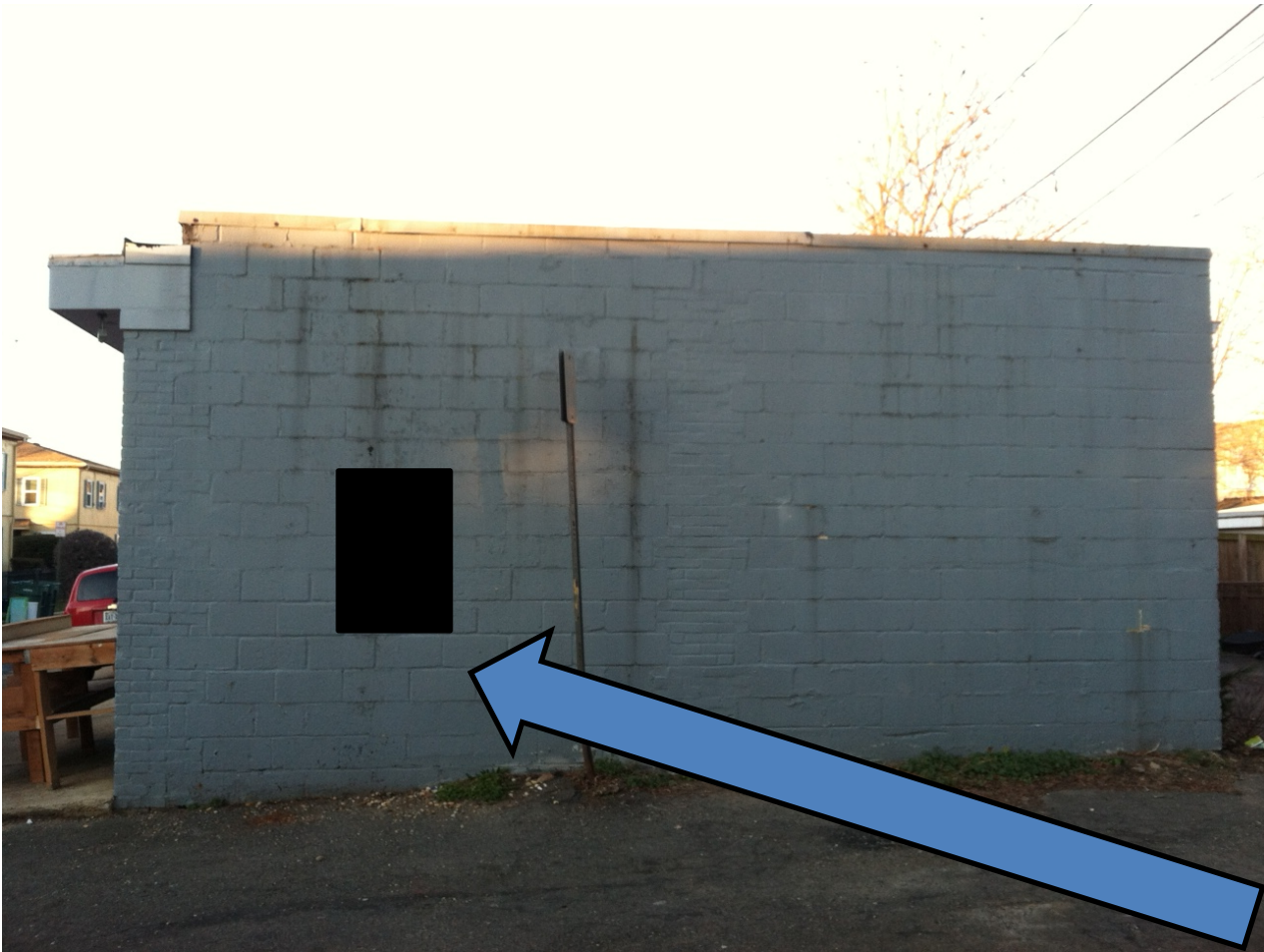
911-A Pendleton -Proposed windows for side/front



**Very high quality
“new” yet unused
windows from
Habitat Restore.**

**A tremendous
upgrade for an
eye-sore of a
building...**

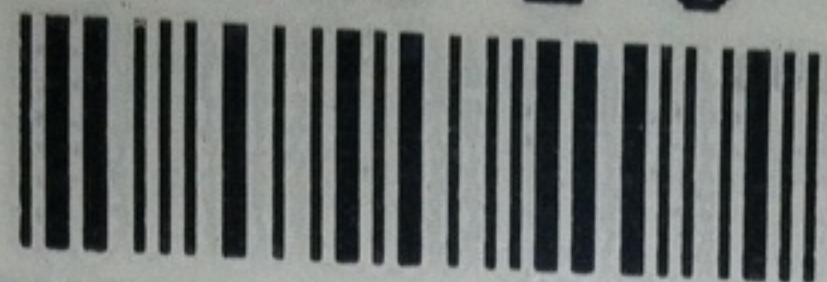
911-A Pendleton (side view)



**Second
Window
location
centered on
left half of
the wall**



55 486 2 3



460714



P: 1 1

S: 1 1/8 1 1/8

RBA-WOODWRIGHT

WO #12375718

1 OF 1

3.0NTESE SMFBD-3.1

3W 2H

Ø: 29 3/4 X 21 1/2

M-60

Colonial

SDL 312X 500 GRY

WD-I-1 3312900

NT E366

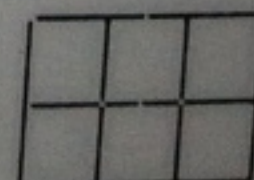
10/12/2012

PO #0259324-0453

LE DHUNG WOOD



0549956-034 WD-I-1



BAR Case # 2013-0037ADDRESS OF PROJECT: 911-A Pendleton StreetTAX MAP AND PARCEL: 054.04-12-26 ZONING: RBAPPLICATION 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: Mark Alan Mueller, Jr.Address: 414 South Royal StreetCity: Alexandria State: VA Zip: 22314Phone: (703) 627-8374 E-mail: markamueller@hotmail.comAuthorized Agent *(if applicable)*: Attorney Architect N/A - selfName: _____ Phone: (703) 627-8374

E-mail: _____

Legal Property Owner:Name: Mark Alan Mueller, Jr.Address: 414 South Royal StreetCity: Alexandria State: VA Zip: 22314Phone: (703) 627-8374 E-mail: markamueller@hotmail.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).*

* received administrative approval on Feb. 11, 2013 for replacement of metal garage door with custom made wood swing out doors*

This application is for approval of addition of two windows as follows:

1. Cut wall opening/hole at midpoint of front facing cinder block wall (adjacent to garage door opening) for installation of one 6 over 6 pane (32inch by 48 inch) Anderson window.

2. Cut wall opening /hole at midpoint of left portion of side facing wall for installation of one 6 over 6 pane (32by48 inch)Anderson window. See attached photographs/slides.

End goal is to give this eye sore of a storage garage a nice classic carriagehouse look.

Hopefully additional owners of units at 911 Pendleton will follow suit.

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 Alan Mueller, Jr.

Date: 02/11/2013

