

Docket Item # 5
BAR CASE # 2016-0129 &
2016-0130

BAR Meeting
May 18, 2016

ISSUE: Partial demolition and alterations

APPLICANT: Brennan and Sharon Reilly

LOCATION: 615 South Royal Street

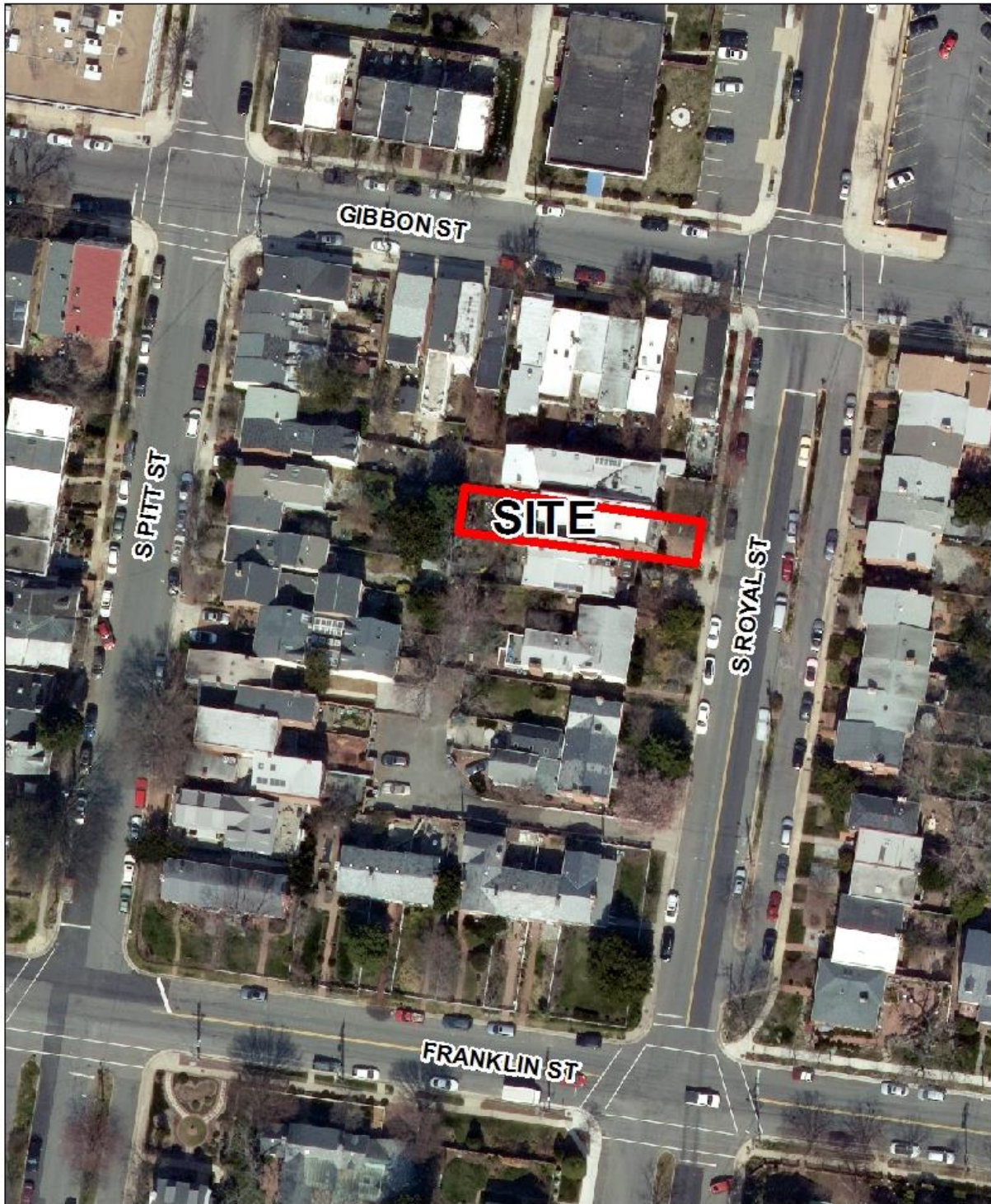
ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval with the condition that the replacement window is in conformance with the BAR's adopted Window Policy and matches the windows at the second story.

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.



BAR2016-00129 & BAR2016-00130



Note: Staff coupled the reports for BAR #2016-0129 (Permit to Demolish/Capsulate) and BAR #2016-0130 (Certificate of Appropriateness) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. ISSUE

The applicant is requesting a Permit to Demolish an existing brick enclosure at the front entry of a “Flounder Revival” townhouse. The brick enclosure with a flat roof has a gate that leads to the main entrance of the house. The applicant is also requesting approval to remove a portion of the masonry at the third story and to install a single one-over-one wood window.

II. HISTORY

This townhouse was approved by the BAR over a series of seven BAR meetings from 1973-1975. It was constructed in **1976**. This townhouse was constructed in the “Flounder Revival” style, reflective of what was often considered an appropriate and compatible design approach in the historic district in the second half of the twentieth century. The BAR also approved an alteration in 1983 (4/20/1983) but the meeting minutes provided no description of the work.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic house?	No
(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?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an	No

	historic place or area of historic interest in the city?	
(6)	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 in which to live?	No

Staff has no objection to the proposed demolition of the entry enclosure, noting that it is not considered historic, based on the 1976 date of construction of the house, and is a rather peculiar and poorly proportioned element that is not architecturally appropriate for this style. The current element obscures the front entrance and will function much better as the proposed 18" tall landscape garden wall. Removal of this feature will also allow the existing fenestration to exhibit the traditional window/wall pattern of these punched openings.

Certificate of Appropriateness for Alterations

The addition of a window is a common alteration on both historic and non-historic buildings throughout the historic district. The use of a single window aligned with the window below and with the same lintel will make the new window compatible with the existing openings. In some instances, the attic story, gable end windows are smaller than those below but this is not a requirement. Staff supports the request.

While the removal of the brick enclosure will reintroduce the existing front door and window which lack any traditional trim, the applicant has not proposed any changes in this area. In the future, the applicant may return to the BAR with alterations to the door and side window. Once the wall is removed and the entrance is exposed, staff would likely support some modifications to this area to better integrate the first floor with the upper stories.

STAFF

Catherine K. Miliaras, 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 removal of the enclosed front entry will comply with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (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)
- F1. 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)
- C1. 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)
- C2. 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)
- C3. 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)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2016-0129 & 2016-0130: 615 South Royal Street

Application Materials
BAR2016-00129
615 S Royal St.
4/25/2016

Proposed

Attachment #1



Application Materials
BAR2016-00129
615 S Royal St.
4/25/2016



Application Materials
BAR2016-00129
615 S Royal St.
4/25/2016



Application Materials
 BAR2016-00129
 615 S Royal St.
 4/25/2016

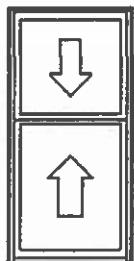


QUOTE BY: Bob Poleman
SOLD TO: Rilley

QUOTE #: JBOB00042
SHIP TO:

PROJECT NAME:
REFERENCE:
PO#:
Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1					
	Rough Opening: 32 3/4 X 66 3/4	Frame Size : 32 X 66 (Outside Casing Size: 34 5/8 X 68 3/16), Sitrine Wood Double Hung, Auralast Pine, Cottage, Btm Vent= 37 27/32 , Top Vent= 26 25/32 Concealed Jambliner Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, Tan Jambliner, Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, GlassThick=0.698, PEV 2016.1.2.1371/PDV 6.277 (03/03/16) NW			
			\$616.23	1	\$616.23



Viewed from Exterior. Scale: 1/4" = 1'

Total: \$616.23
va tax(6%): \$36.97
NET TOTAL: \$653.20
Total Units: 1



Protect yourself when you choose JELD-WEN® AuraLast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

ADDRESS OF PROJECT: 615 S Royal St Alexandria, VA 22314

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: Brennan and Sharon ReillyAddress: 615 S Royal StreetCity: Alexandria State: VA Zip: 22314Phone: 703 795-0360 E-mail: breilly@thecarlyleclub.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: same as above

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).

Roof damaged by snow storm - collapsing
 Advised to remove roof and take decorative
 garden wall down to knee wall height
 15 to 18 inches to match other decorative
 garden walls

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. *Damage poses a clear & present danger*
- ☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

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: Brennan B. ReillyDate: 4/6/16