

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Elizabeth Gorman

**LOCATION:** Old and Historic Alexandria District  
400 Wolfe Street

**ZONE:** RM/Townhouse zone.

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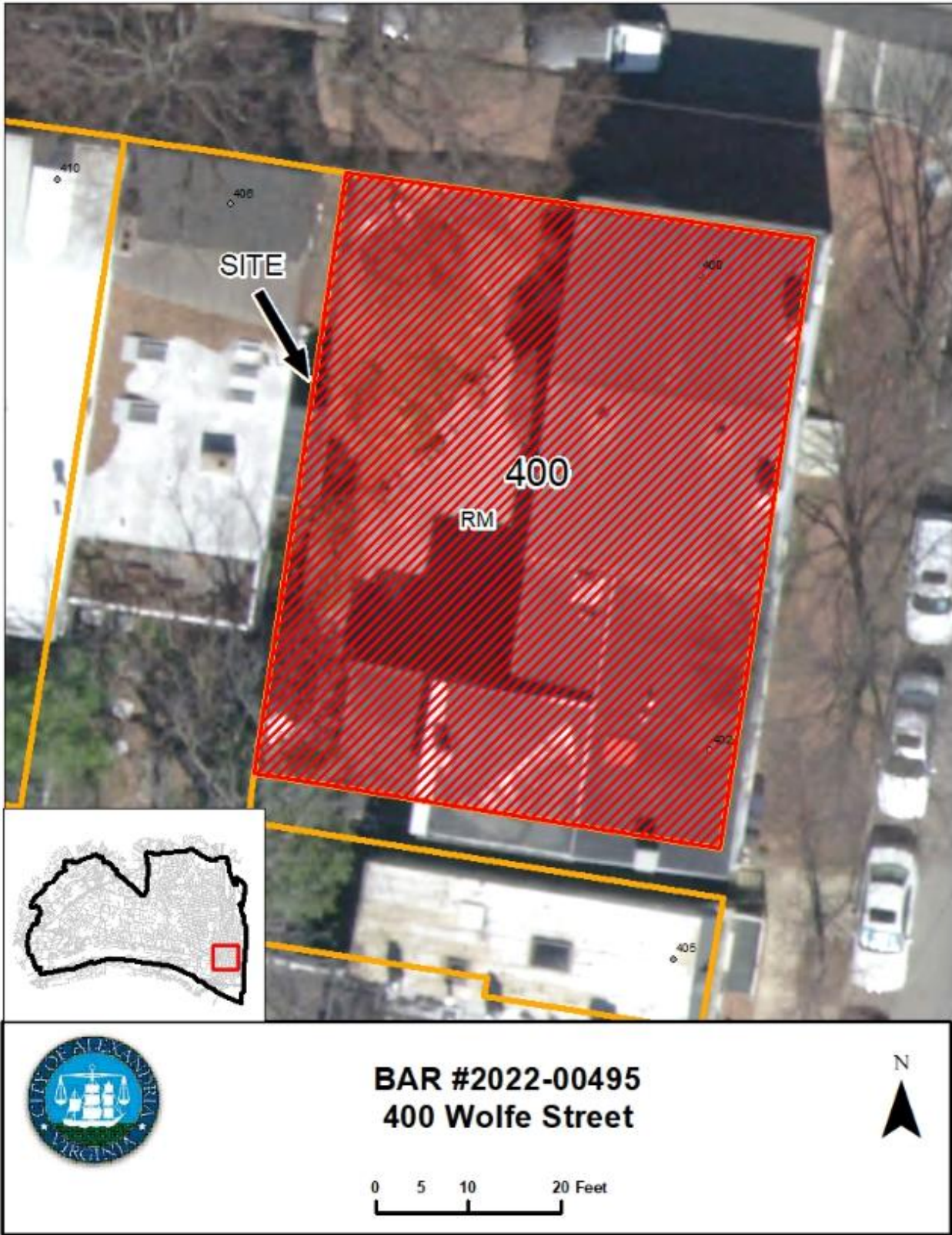
**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for replacement of the existing siding with fiber cement siding on the south elevation, with the following conditions:

1. The installed fiber cement siding includes a smooth finish.
2. During construction, the applicant will work with staff to document any historic fabric that is uncovered.

**GENERAL NOTES TO THE APPLICANT**

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



## **I. APPLICANT'S PROPOSAL**

The applicant requests a Certificate of Appropriateness for the replacement of existing wood siding with fiber cement siding on the south elevation.

### Certificate of Appropriateness

Upon removal of the existing wood siding on the south elevation of the building, the applicant will install fiber cement siding with a 7" exposure and V-groove profile.

### Site context

The subject property is located at the southwest corner of the intersection of South Royal Street and Wolfe Street with the main building entrance facing Wolfe Street. The building is located at the east edge of the site aligned with the north, east, and south property lines. An internal courtyard along the western edge of the site is visible from Wolfe Street. The area of proposed work is on the western portion of the south elevation which is on the south property line. The building to the south of the subject property is set back from their north property line creating an access to the rear yard. The area of proposed work is visible from South Royal Street at an oblique angle when viewed between the two buildings (Figure 1).



Figure 1: View of area of proposed work (highlighted in red) from South Royal Street

## **II. HISTORY**

400/402 Wolfe Street is a freestanding two-story brick and frame residential building dating from the second half of the nineteenth century and for many years was a corner grocery store and residence. Originally, there were large display windows on both the South Royal Street elevation and the Wolfe Street facade. A remodeling of the building was approved by the Board in 1973 which included the removal of these windows and the replacement with the current six-over-six window configuration. Today's preservation philosophy would not recommend replacement of the display windows which were a character-defining feature of the use of the building. While the main block of the house and the ell along the Royal Street are brick, there is a wood frame portion on the west side of the ell. Per the Sanborn Fire Insurance Maps, a portion of this frame section dates from prior to 1891. By 1896, the frame section appears much as it exists today.

In 2002, the Board approved a number of alterations and an addition to 400/402 Wolfe Street, including the installation of the existing replacement windows (BAR Case #'s 2002-0244/245).

### *Previous BAR Approvals*

Permit 16370 – 8/18/1960 – Modifications to exterior door

Permit 19495 – 5/21/1963 – Roofing replacement

November 14, 1973 – BAR hearing approves the installation of a canopy and to alter the entrance to the barber shop on the Royal Street elevation

BAR 2002-00244 & 00245 – Windows reconfigured and bay window added – BLD 2003-00681

BAR 2009-00219 – Waiver of HVAC screening (Admin)

BAR 2009-00220 & 00221 – Replacement of windows

## **III. ANALYSIS**

### Certificate of Appropriateness

The applicant is proposing to replace the existing wood siding on the south elevation with fiber cement siding. Staff visited the site and found that, as noted by the applicant, the existing wood siding is in poor condition and should be replaced in order to protect the structure from water and vermin infiltration.

The building consists of a painted brick side gable main block that faces Wolfe Street and a painted brick rear ell justified to the east property line, directly adjacent to the South Royal Street sidewalk. Towards the interior of the site, a frame addition has been constructed facing an interior courtyard that is visible from Wolfe Street. As noted above, this frame section dates to the late 19<sup>th</sup> century and is a unique feature of the west side of the house (Figure 2). While this frame addition is an important feature of the building when viewed from Wolfe Street, the small portion that is only minimally visible from South Royal Street should not be considered a character defining feature (Figure 3).





Figure 2: View of the west side of the house featuring the wood frame section



Figure 3: View of east side of the house from South Royal Street

The existing wood siding on the south end of the house is in poor condition and is in need of repair. Per the statement from the applicant, maintenance of this section of the house is limited because it is immediately on the south property line and any work must be completed from the neighboring property. As such, the applicant would like to replace the existing siding with a product that requires less maintenance than the existing wood siding.

The *Design Guidelines* state that “Siding is one of the principal character defining elements of a building.” The BAR Policies for Administrative Approval in the Old and Historic District require that wood siding matching the profile, exposure, and design of the original be used to replace existing siding on buildings constructed prior to 1931. Staff finds that this is a unique condition for two reasons. The first is the limited visibility of the section of siding to be replaced and that this visibility is only from a distance that will make it difficult to recognize the material as anything other than wood. The second is the location of this section on the property line, making maintenance of the wall extremely difficult. The *Design Guidelines* state that “Maintenance of siding is of extreme importance. Improperly maintained siding affects not only the appearance of a structure, but its overall integrity.” As previously noted, the difficulty in maintaining this wall has led to a condition where water infiltration threatens the structure. Because of the difficulty in accessing this wall staff has not been able to verify the presence of multiple layers of siding in this location.

With the above factors, staff recommends that the BAR approve the request for a Certificate of Appropriateness for the replacement of the existing wood siding on the south elevation of the building with the submitted fiber cement siding with the following conditions:

3. The installed fiber cement siding includes a smooth finish.
4. During construction, the applicant will work with staff to document any historic fabric that is uncovered.

#### **STAFF**

Bill Conkey, AIA Historic Preservation Architect, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### **Zoning**

No comments received

##### **Code Administration**

F-1 A building permit and plan review are required prior to the start of construction.

##### **Transportation and Environmental Services**

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (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)
- 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 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)
- C-6 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)

**Alexandria Archaeology**

- F-1 No comments from Archaeology

**V. ATTACHMENTS**

- 1 – Application Materials for BAR 2022-00495
- 2 – Supplemental Materials



## APPLICATION BOARD OF ARCHITECTURAL REVIEW

\_\_\_\_\_  
10/28/22

Filing Fees Paid

\_\_\_\_\_  
12/7/22

Date of Submission

Board of Architectural Review Hearing Date

Applicants must send written notice of public hearings by regular mail to all abutting property owners at least 10 days prior to the Board of Architectural Review hearing, and not more than 30 days prior to the hearing.

Send notices by first-class U.S. mail between the dates of

11/7/22 and 11/27/22



ADDRESS OF PROJECT: 400 Wolfe St., Alexandria, VA 22314

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 074.04-08-12 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: Elizabeth Gorman

Address: 400 Wolfe St.

City: Alexandria State: VA Zip: 22314

Phone: 703-8614825 E-mail: betsy@gormangroup.net

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: Elizabeth Gorman and Bette Gorman

Address: 400 Wolfe St (Elizabeth), 412 S Royal (Bette)

City: Alexandria State: VA Zip: 22314

Phone: 7038614825 E-mail: betsy@gormangroup.net

- ☐ 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.*
- |                                      |   |   |                                   |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning      | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors       | <input type="checkbox"/> windows                    | <input checked="" type="checkbox"/> siding          | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting    | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____ |   |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Replace wood siding on south side of building with Hardiplank siding.

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**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.

**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. Check N/A if an item in this section does not apply to your project.*

- ☐ ☒ <sup>N/A</sup> 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.*

- ☐ ☒ <sup>N/A</sup> 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.*

- ☒ ☐ <sup>N/A</sup> 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 revised materials.

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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: Elizabeth GormanPrinted Name: Elizabeth GormanDate: 10/28/22



**400 Wolfe St**  
**BAR application**



**North side**



**East side**



**West side**



South side. View from sidewalk. A portion of the south side is brick and a portion is wood siding. The circled wood siding is the siding that I'd like to replace with Hardiplank. The black gate at the forefront of the picture belongs to my neighbor at 405 S Royal and leads to her backyard. It is the only way to access the south side of building.





**View of south side of building from east side of 400 block of S Royal St.**





**Close up of wood siding**





**Height of existing wood siding.**

# 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 three 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.		
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 400 Wolfe St, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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 Elizabeth Gorman	400 Wolfe St, Alx	50%
2 Bette Gorman	412 S. Royal St., Alx.	50%
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.

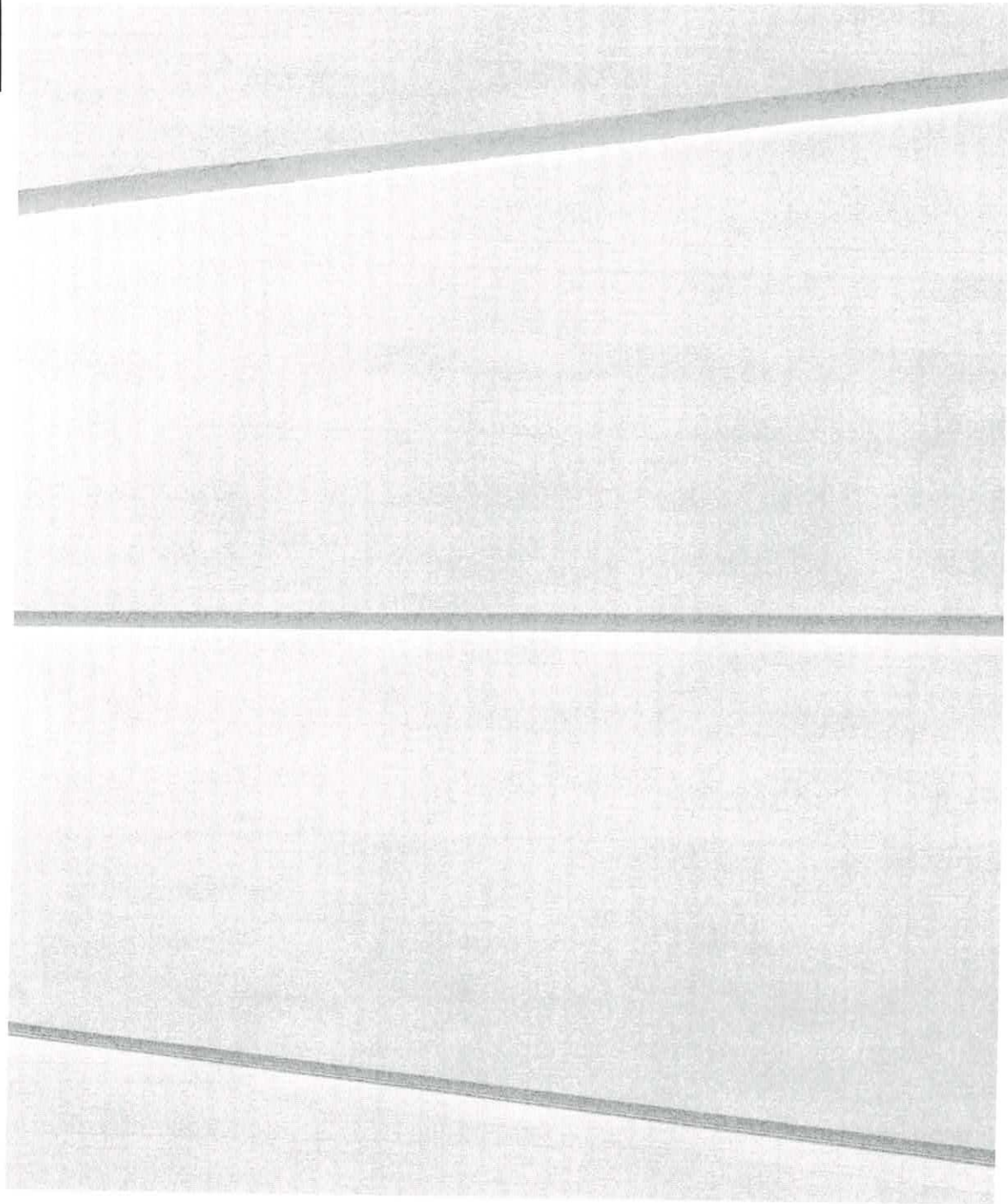
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**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.

10/20/22      Elizabeth Gorman      Elizabeth Gorman  
 Date                      Printed Name                      Signature





**REQUEST A SAMPLE**

## ARTISAN® V-GROOVE SIDING

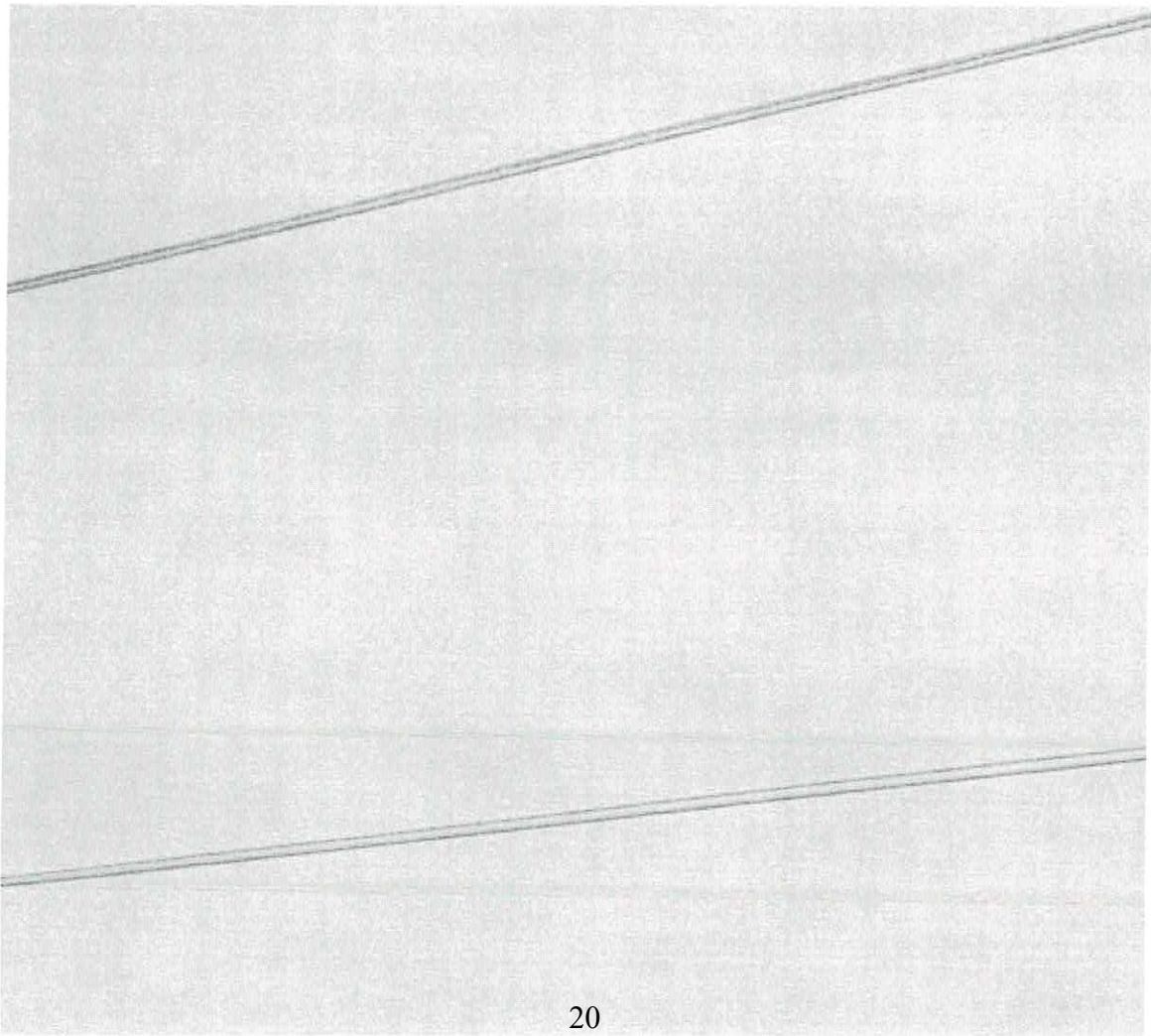
Artisan V-Groove siding delivers everything you love about wood v-groove siding, with the uncompromising performance you've come to expect from James Hardie fiber cement products.



# Panel Specs



Thickness:	0.625"
Weight:	4.55 LBS./SQ. FT.
Length:	144"
<hr/>	
Width:	8.25"
Exposure:	7"
Color:	COMES PRIMED FOR PAINT





400 Wolfe St  
BAR Application for Certificate of Appropriateness  
Statement of Reason for Request

I am applying for permission to replace the wood siding on the south side 400 Wolfe St with Hardiplank siding. Hardiplank is a lower maintenance/higher durability product than wood. The south wall is currently composed of two building materials. The part of the building closest to the public right of way is brick. The part farther from the public right of way is wood siding. This hard to see siding is the siding that I would like to replace. I am interested in replacing the wood siding with a more durable product so as to minimize the maintenance requirements on that wall. The only access to the south side of the property is from the backyard of the neighbor at 405 S Royal St. The south wall has been historically difficult to maintain and doing any work on the wall inconveniences my neighbor and disrupts her use of her backyard at 405 S Royal St.

Using Hardiplank on this small portion of the building will not affect the historic appearance of the building in any way. This portion is very difficult to see from the public right of way and the Hardiplank would be painted a complimentary color to the existing brick so as to minimize its appearance.

I propose using Artisian V-Groove Hardiplank Siding which has the shortest exposure (7") which is closest to the existing wood siding (5").