

BAR Meeting
April 2, 2014

ISSUE: Permit to Capsulate/Demolish and alterations, and Waiver of
Fence Height

APPLICANT: John and Courtney Elwood by Patrick Camus

LOCATION: 513 Duke Street

ZONE: RM/Residential

STAFF RECOMMENDATION

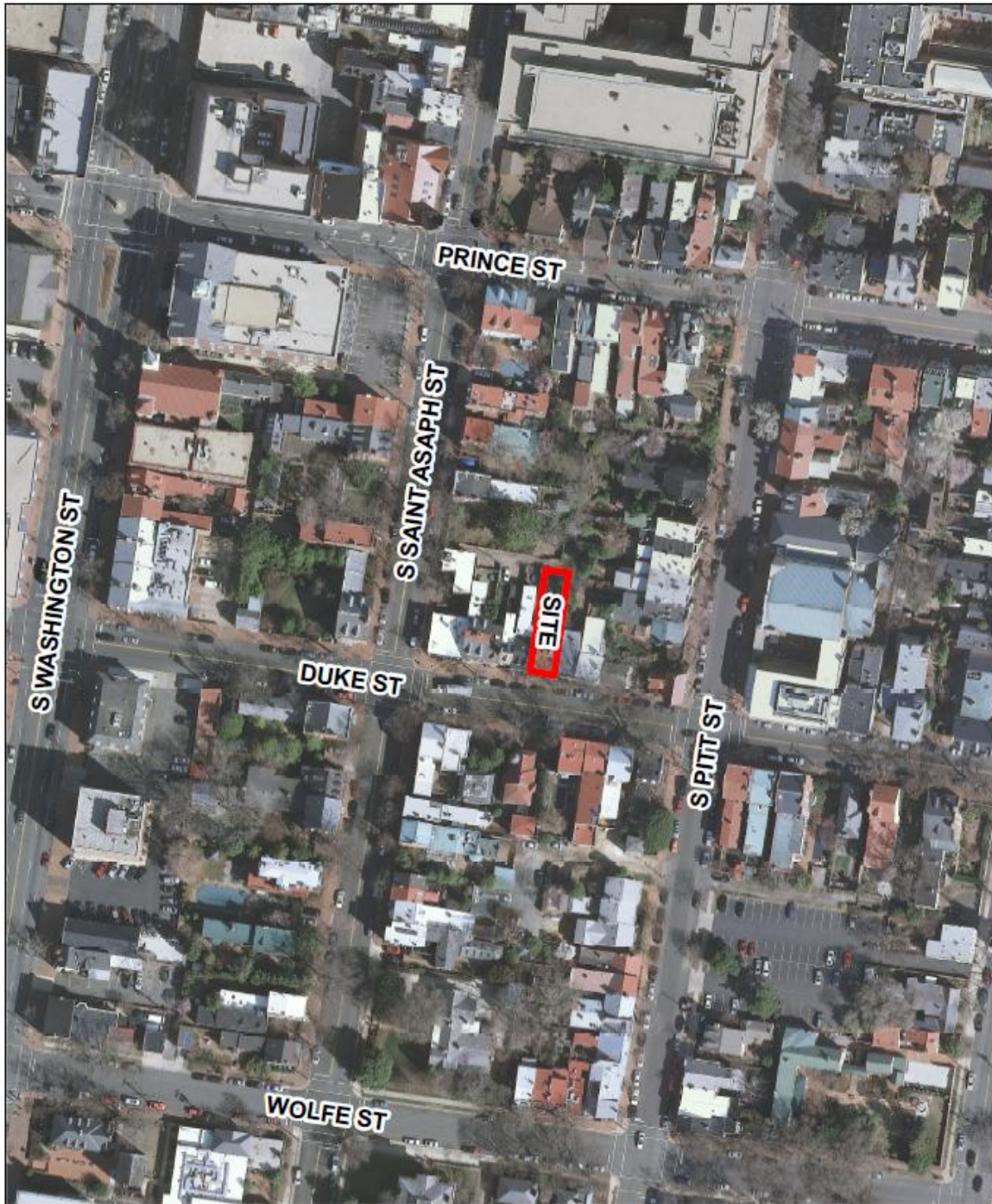
Staff recommends approval of the application with the following conditions:

1. That the front basement windows be wood, with true-divided-lights in accordance with the Board's Window Policy; and
2. That the muntins on the proposed replacement windows have a 5/8 inch putty profile, rather than the proposed 7/8 inch beaded profile, to be more historically appropriate.

****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.

****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, 703-838-4360 for further information.

****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.



BAR2013-0295 & 00327



***Note:** The two reports for 513 Duke Street BAR #2014-0061 (Permit to Demolish/Capsulate) and BAR #2014-0062 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness in order to make a number of alterations to the house at 513 Duke Street. The following work is proposed:

Front (south) elevation:

Replace the two existing basement windows with three-light, aluminum-clad windows with 7/8 inch beaded profile muntins.

East elevation:

On the east side of the house the applicant proposes a new covered entrance. The wood door will have six lights over a single panel and the shed roof of the overhang will be clad with standing seam copper to match the adjacent one-story addition. A new double-hung wood window with 7/8 inch muntins will also be added on the east elevation of the existing one-story addition.

North elevation:

The applicant proposes to install two skylights on the roof of the one story rear addition and replace the existing doors and windows on the first floor rear elevation. The first floor of the rear elevation is not visible from a public right-of-way. The applicant also proposes to add a 2 foot tall cedar lattice extension to the existing 5.5 foot brick wall at the rear property line.

II. HISTORY

According to Ethelyn Cox in Historic Alexandria, Street by Street, the house at 513 Duke Street, although “enlarged and restyled,” probably dates from **1797** when it was noted in a deed. The house was built by Gurdin Chaplin, who served as cashier of the Bank of Alexandria from 1800 until his death in 1811. Although originally two stories in height, the frame house is now three stories and three bays wide. Behind the main block is a two story addition with a roof deck (likely constructed between 1921 and 1941, according to the Sanborn Fire Insurance maps), as well as a one story addition approved by the BAR on June 4, 1992 (BAR Case #1992-2003 & 2004). On June 17, 2009 the BAR approved a Permit to Demolish/Encapsulate and Certificate of Appropriateness for a new third floor addition, as well as alterations (BAR Case #2009-0084 & 0085). The 2009 addition was not constructed and in 2010 the applicant obtained approval of a flat roof screened porch addition (BAR Case #2010-0060).

III. ANALYSIS

Permit to Demolish

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

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an 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?

In the opinion of Staff, none of the criteria for demolition or capsulation are met. While Staff recognizes the building's importance representing early 19th-century residential housing stock, the amount of proposed demolition is small and located on later additions to the historic house which are largely not visible from the public right-of-way. The proposed demolition does not remove any portion of the building containing character defining features of uncommon design or historic merit, and the demolition will not compromise the integrity of the building as a whole

Certificate of Appropriateness

Staff has no objection to the new side door or roof overhang, as they will be minimally visible, if at all. Nor is there any concern for the design of the proposed skylights or the new windows proposed on the sides and rear.

However, the Board's Window Policy states: "Singled glazed painted wood sash must be used on the street facades of 18th and 19th century buildings with multi-light windows." While clad and composite windows have occasionally been approved by the Board on early buildings, they were generally on secondary elevations or when the front façade was set back from the sidewalk and screened by landscaping. In this particular instance, Staff does not support the proposed aluminum clad, simulated-divided-light windows on the front façade because they are immediately adjacent to the brick public sidewalk and highly visible. Staff, therefore, recommends that the two basement windows be single-glazed, true-divided-light wood windows. Furthermore, Staff recommends that the beaded muntin profile on all of the proposed replacement windows and doors be replaced with a putty profile, as this is the historically appropriate muntin profile recommended by the Window Policy. Nevertheless, staff recognizes the difficulty maintaining modern

wood windows in this location adjacent to grade and the Board may wish to consider a field painted, single glazed fiberglass window in this location, if available.

Section 7-202(B)(3) of the zoning ordinance permits fences which do not exceed 6 feet in height in required side and rear yards. However, Section 7-200(C) of the Zoning Ordinance permits the BAR to modify or waive the fence requirements if the Board finds that a proposed fence will be architecturally appropriate and consistent with the character of the district. Staff finds the proposed two foot fence height increase, which will not be visible from the public right-of-way, to be architecturally appropriate.

STAFF:

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
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 following comments are for BAR review. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.

C-1 Building and trade permits are required for this project. Six sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.

Alexandria Archaeology

No comments received.

Transportation and Environmental Services

No comments received.







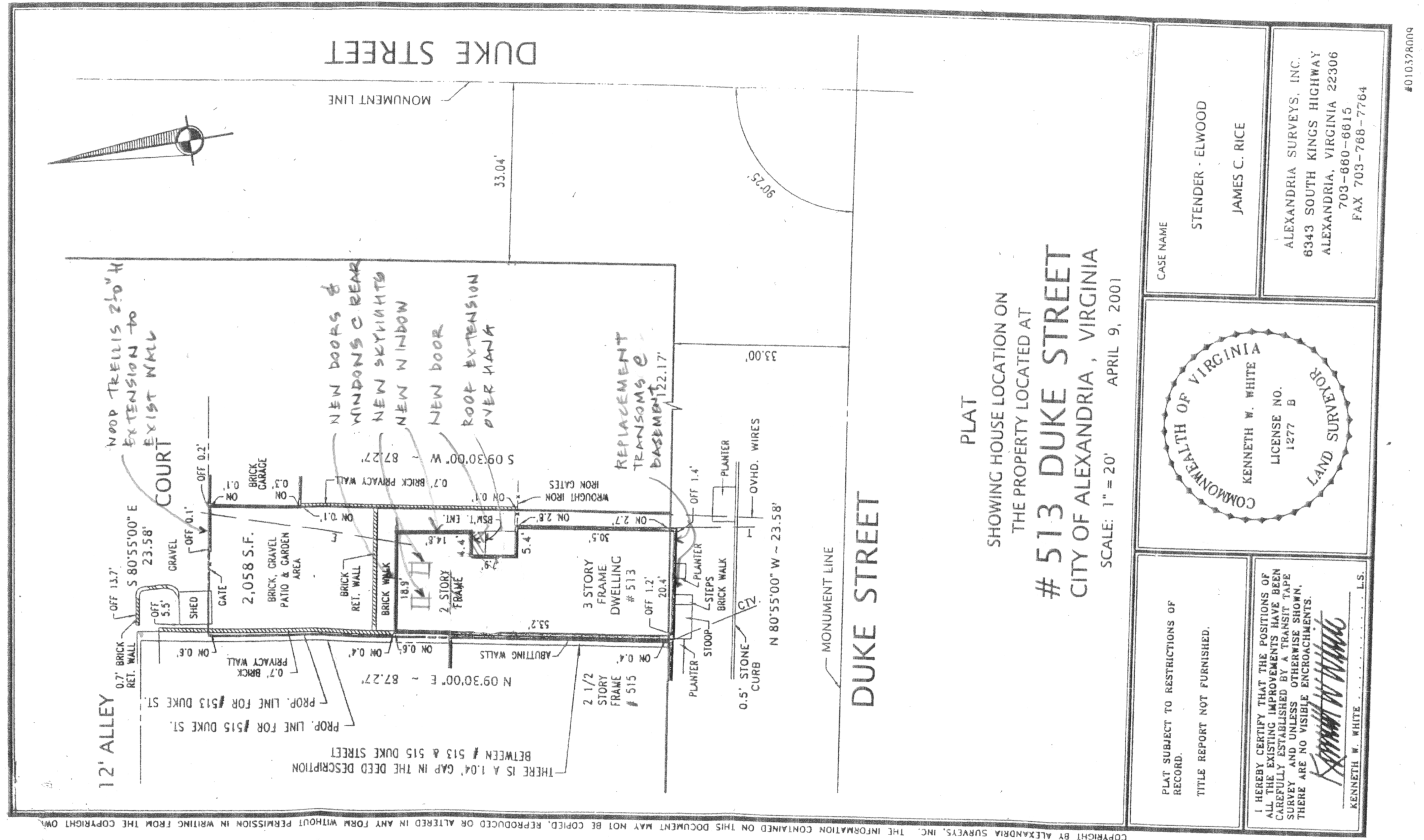


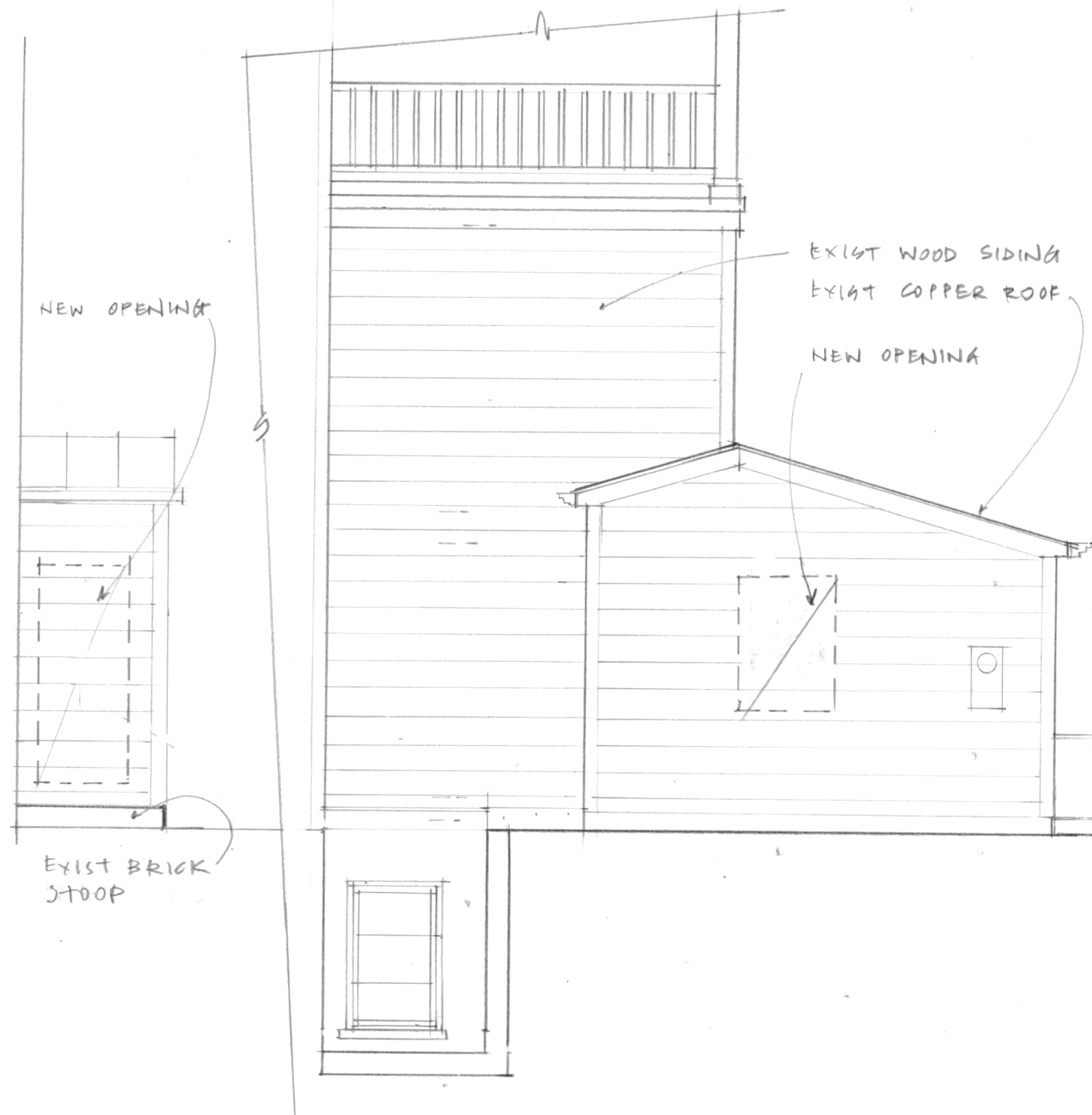
ELWOOD RESIDENCE
513 Duke Street Alexandria Virginia

DATE
28 FEB 14

SCALE
1"=20'-0"

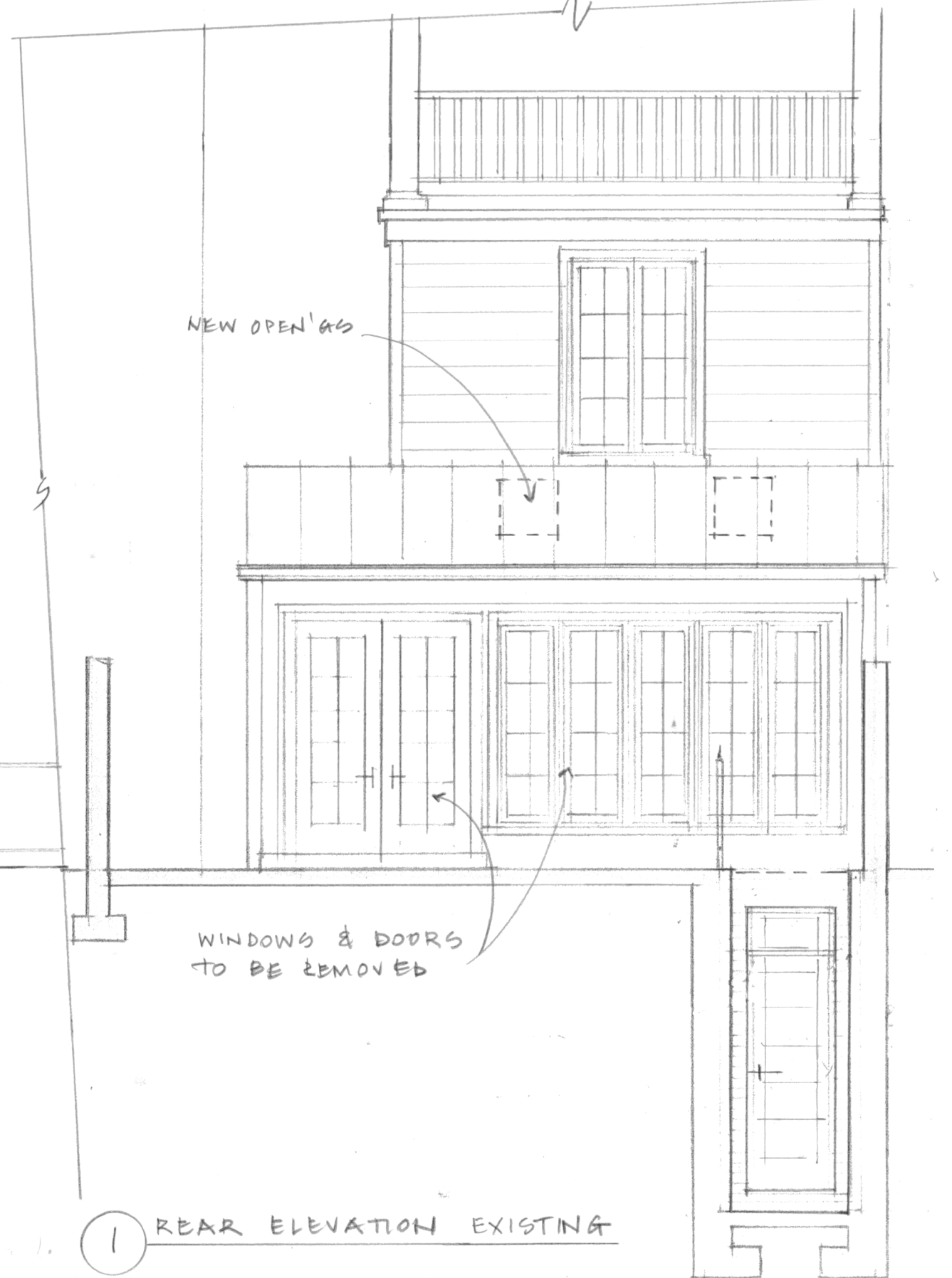
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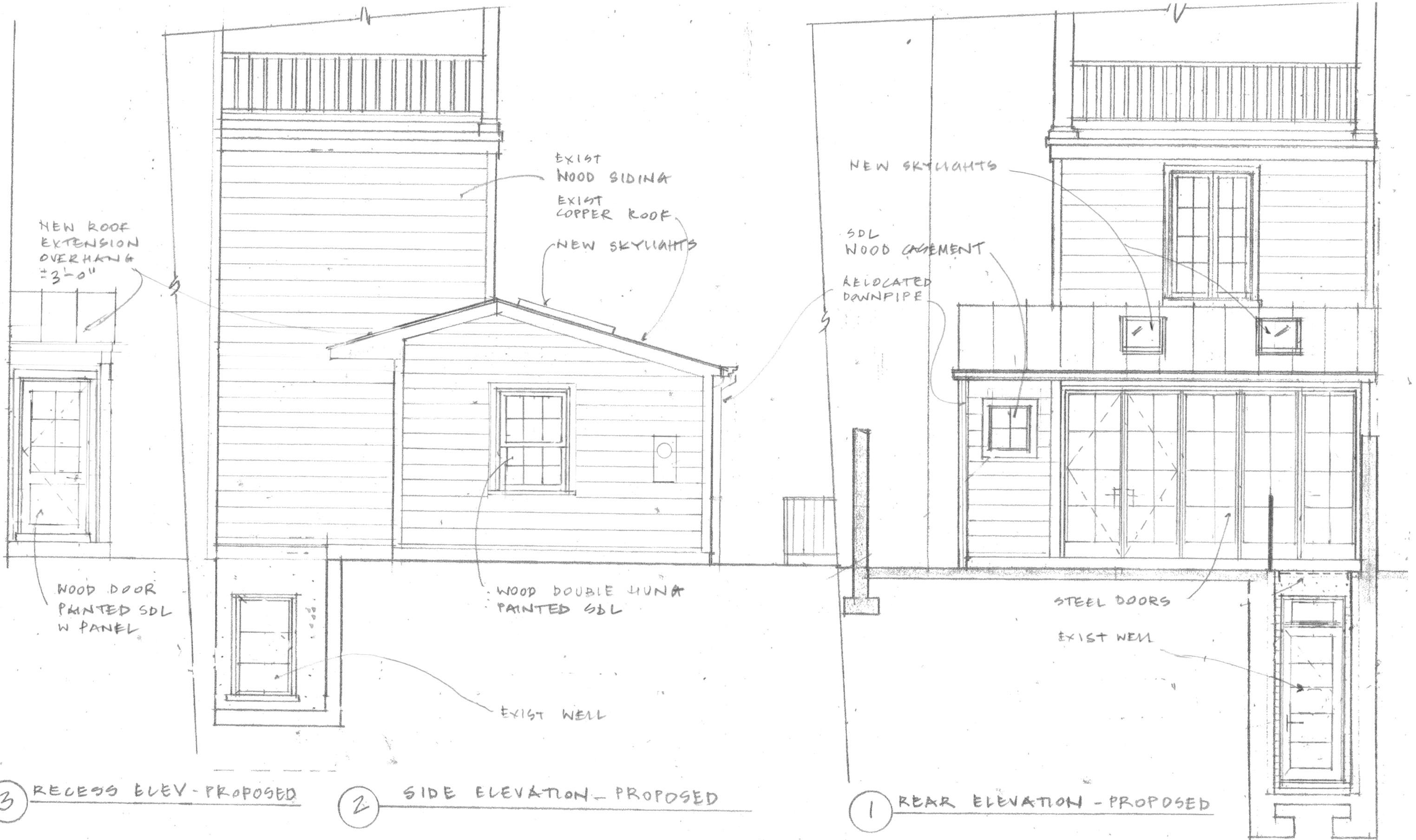


3 RECESS ELEV - EXIST

2 SIDE ELEVATION - EXISTING



1 REAR ELEVATION EXISTING



C²

STUDIO CAMUS LLC
 225 North Pitt Street Alexandria Virginia 22314
 studiocamus@comcast.net
 Lynnette 703 989 3777 Patrick 703 626 1984

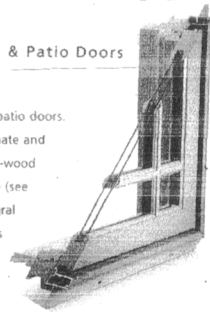
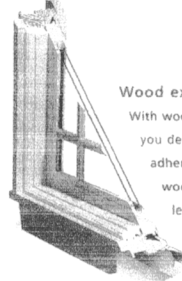
ELWOOD RESIDENCE
 513 Duke Street Alexandria Virginia

DATE
 28 FEB -14
 SCALE
 1/4" = 1'-0"

SHEET
 A2

Clad-Wood exteriors

For steadfast protection from the elements, select our clad-wood windows and patio doors. They feature durable metal cladding, so they're appropriate for almost every climate and require minimal maintenance. In addition to delivering enhanced performance, clad-wood exteriors are available in a range of clad color finishes to complement any home (see the following page for details). These windows and patio doors include an integral nailing fin that adds strength and durability, while also ensuring installation is faster, easier and more secure.



Wood exteriors

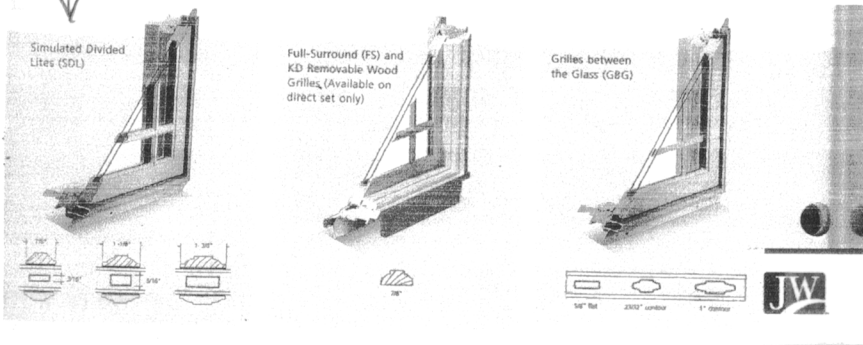
With wood exteriors, you gain greater design freedom, because they can be painted any color you desire. They're available with or without factory-applied primer. This primer helps paint adhere to the wood. What's more, since all our windows and patio doors feature AuraLast wood, there is a significant reduction in the amount the wood swells and contracts, so less maintenance is required.

Extruded frame and sash

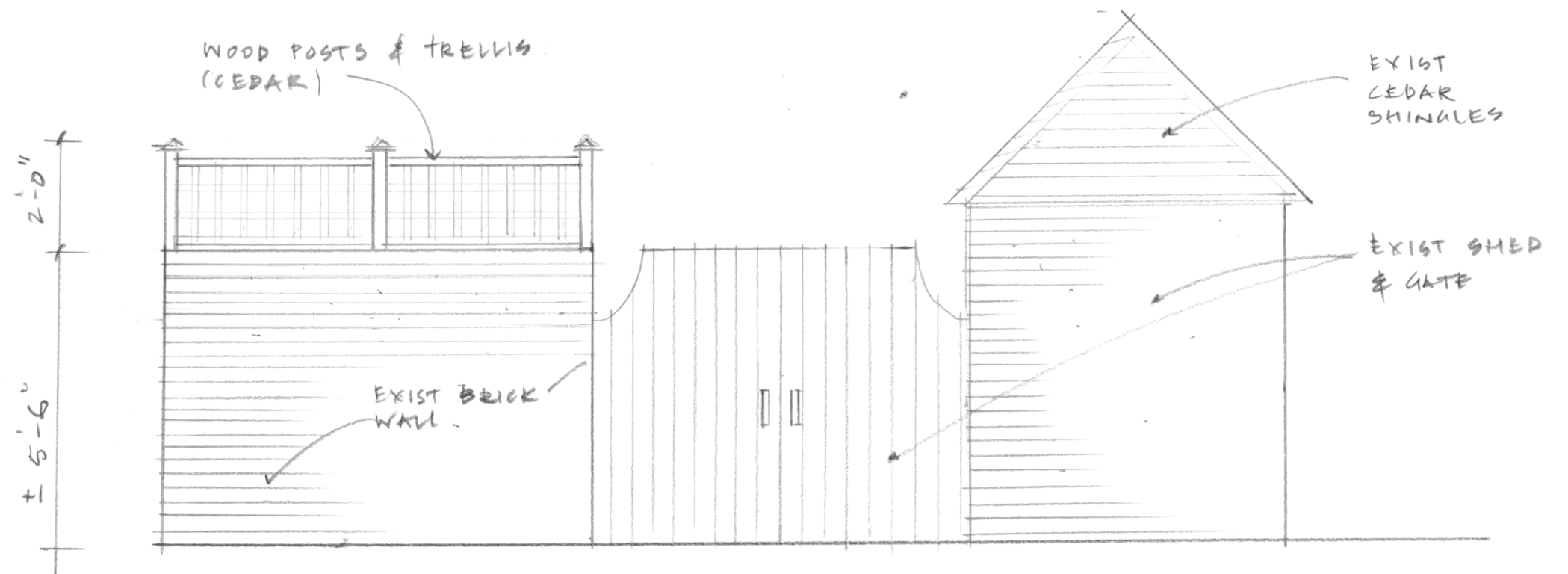
To provide greater strength, Premium Wood Siteline EX windows and patio doors feature extruded frames and sash. This type of construction also ensures a uniform, architecturally correct look.

Primed wood frames with clad sash

This option lets you enjoy both the natural beauty of wood and the vibrant endurance of metal cladding. Select any one of our clad colors for the sash, and then paint the frame a complementary or contrasting color. Like our primed wood option, the frames feature factory-applied primer.



1 PARTIAL FRONT ELEVATION



2 ALLEY ELEVATION

ADDRESS OF PROJECT: 513 DUKE STTAX MAP AND PARCEL: 07404-04-07 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: JOHN & COURTNEY ELWOODAddress: 513 DUKE STCity: ALEXANDRIA State: VA Zip: 22314

Phone: _____ E-mail: _____

Authorized Agent (if applicable): ☐ Attorney ☐ Architect☒ DESIGNERName: PATRICK CANNSPhone: 703 626 1984E-mail: studiocanns@comcast.net

Legal Property Owner:

Name: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input checked="" 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).*

REQUEST APPROVAL FOR REPLACEMENT FRONT
BASEMENT WINDOWS & REAR GARDEN TRELLIS

REQUEST DEMOLITION TO REPLACE REAR FIRST FLOOR
DOORS & WINDOWS AND ADD SYKLUMTS. (NOT
VISIBLE)

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 5 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 5 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: PATRICK CAMUSDate: 3 MAR 2014

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. JOHN & COURTNEY ELWOOD	513 DUKE ST	100 %
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. JOHN & COURTNEY ELWOOD	513 DUKE ST	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

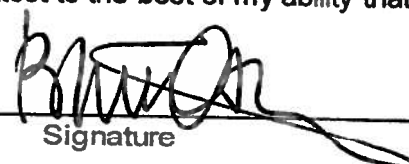
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.

3 MAR 2014 PATRICK CAMUS
Date Printed Name


Signature