

Docket Item # 1 & 2
BAR CASE # 2014-0077 & 0078
BAR Meeting
April 23, 2014

ISSUE: Permit to Demolish/Capsulate and Certificate of Appropriateness for an addition/alterations

APPLICANT: Ana-Christiana Gonzales by Edgar Salinas

LOCATION: 317 North Fayette Street

ZONE:

RB/Residential

STAFF RECOMMENDATION

Staff recommends approval of the 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.

**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.



BAR2014-0077 and BAR2014-0078



***Note:** *The two reports for 317 North Fayette Street, BAR #2014-0077 (Permit to Demolish/Capsulate) and BAR #2014-0078 (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 to enclose a second floor rear porch at 317 North Fayette Street.

The existing second story porch, which measures roughly 14 feet by 12 feet, will be enclosed to provide additional living space. The existing railing will be removed and the exterior walls will be clad with smooth fiber cement siding. Although the drawings show window muntins on both the existing and proposed windows, the existing windows are simple one-over-one windows. A note on the drawings say the new windows will match the original. The window will be manufactured by Anderson (200 Series) and will have a Perma-Shield (clad) exterior.

II. HISTORY

The two-story end-unit brick townhouse at 317 North Fayette Street was constructed in a row of three townhouses sometime between 1941 and 1958, according to the Sanborn Fire Insurance Maps. On August 26, 2010, BAR Staff administratively approved the replacement of the porch railing, ceiling and roof (BAR #2010-0226).

III. ANALYSIS

The proposed project complies with Zoning Ordinance requirements.

Permit to Demolish/Capsulate

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

- (1) Is the building or structure of such architectural or historical interest that its removal would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into an historic shrine?
- (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 and protect an historic place or area of historic interest in the city?
- (5) 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 to live?
- (6) Would retention of the building or structure help maintain the scale and character of the neighborhood?

In the opinion of Staff, none of the criteria for demolition are met and the Permit to Demolish/Capsulate should be granted. The building is not of such old and unusual or uncommon design, texture, and material that it could not be reproduced. In addition, given previous alterations to the rear porch, the proposed demolition will not compromise the character defining features of the original building or adversely affect the context of nearby buildings of historic merit.

Addition/Alterations

Staff has no objection to the enclosure of the second story porch as it will not add any mass to the existing c. 1940s/1950s townhouse, which is considered a “Later” building under the Board’s revised regulations. Because the addition is located on the second floor, Board approval is required. Had the porch enclosure been located on the first floor the project would not require any BAR review. The modern materials – fiber cement siding and clad windows –are appropriate for this project and will help to distinguish the new construction from the original building.

STAFF

Stephanie Sample, Historic Preservation Planner
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 SUP 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, trade permits and inspections are required for proposed addition. 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.

Transportation and Environmental Services (T&ES)

RECOMMENDATIONS

R1.The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R2.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)

FINDINGS:

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)

F2. It is advised that if the proposed addition moves forward that the roof drainage discharge is evaluated due to the limited area to discharge to. Please refer to the City Code Requirement Sec 5-6-224, as noted within this review. (T&ES)

F3. If the alley located at the rear 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. (TES)

CODE REQUIREMENTS

- 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)

Alexandria Archaeology

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

V. ATTACHMENTS

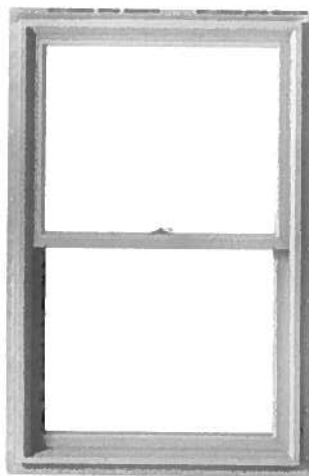
1 – Supporting Materials

2 – Application for BAR2014-0077 & BAR2014-0078 at 317 North Fayette Street

HOME \ PRODUCTS \ WINDOWS \ HUNG \ 200 SERIES DOUBLE-HUNG WINDOW

200 SERIES DOUBLE-HUNG WINDOW

40x50
W H



INTERIOR WOOD

INTERIOR FINISH (

HARDWARE FINISH (

EXTERIOR COLOR (

EXTERIOR TRIM COLOR (1

EXTERIOR TRIM PROFILES (2

REQUEST A BROCHURE



SHARE +

OVERVIEW

SIZES &
SHAPES

GLASS

GRILLES

HARDWARE &
ACCESSORIES

PERFORMANCE

INSTALLATION
& WARRANTYTECHNICAL
DOCUMENTS

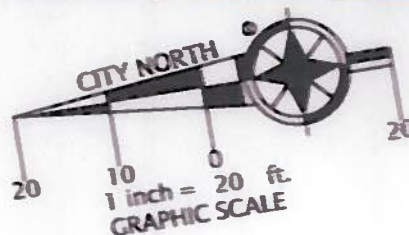
OVERVIEW

Double-hung windows have two sash in a single frame which slide up or down to provide ventilation. Because their sash remain flush with the wall while the window is open, they are a good choice for walls adjacent to patios, decks and walkways.

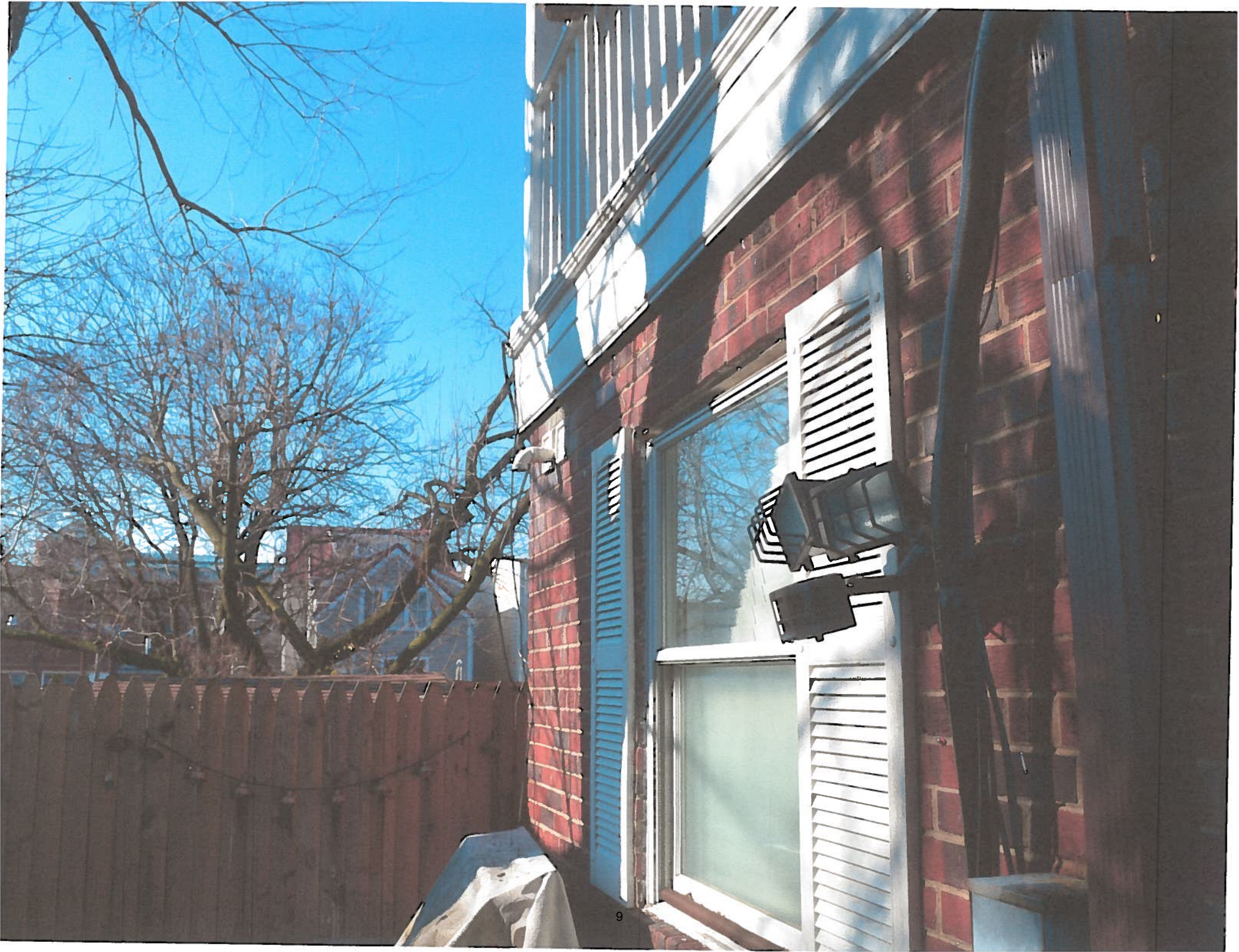
The Andersen® 200 Series tilt-wash double-hung windows feature low maintenance Perma-Shield® exteriors along with clear pine interiors to bring the warmth of natural wood into your home. Or, if you prefer, choose a factory-painted white interior with an ultra-smooth low maintenance finish. Either way, they come in our most popular sizes and give you our most requested options, along with our renowned Owner-2-Owner® warranty.

- Available in best-selling sizes with most popular options
- Low-maintenance Perma-Shield® exteriors
- Pine or white low-maintenance interiors
- Sash tilts in for easy cleaning

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PLAT
SHOWING HOUSE LOCATION ON
LOT 500
OF THE DIVISION OF THE
PROPERTY KNOWN AS
317, 317½ & 319⁸ N. FAYETTE STREET
(DEED BOOK 428, PAGE 84)

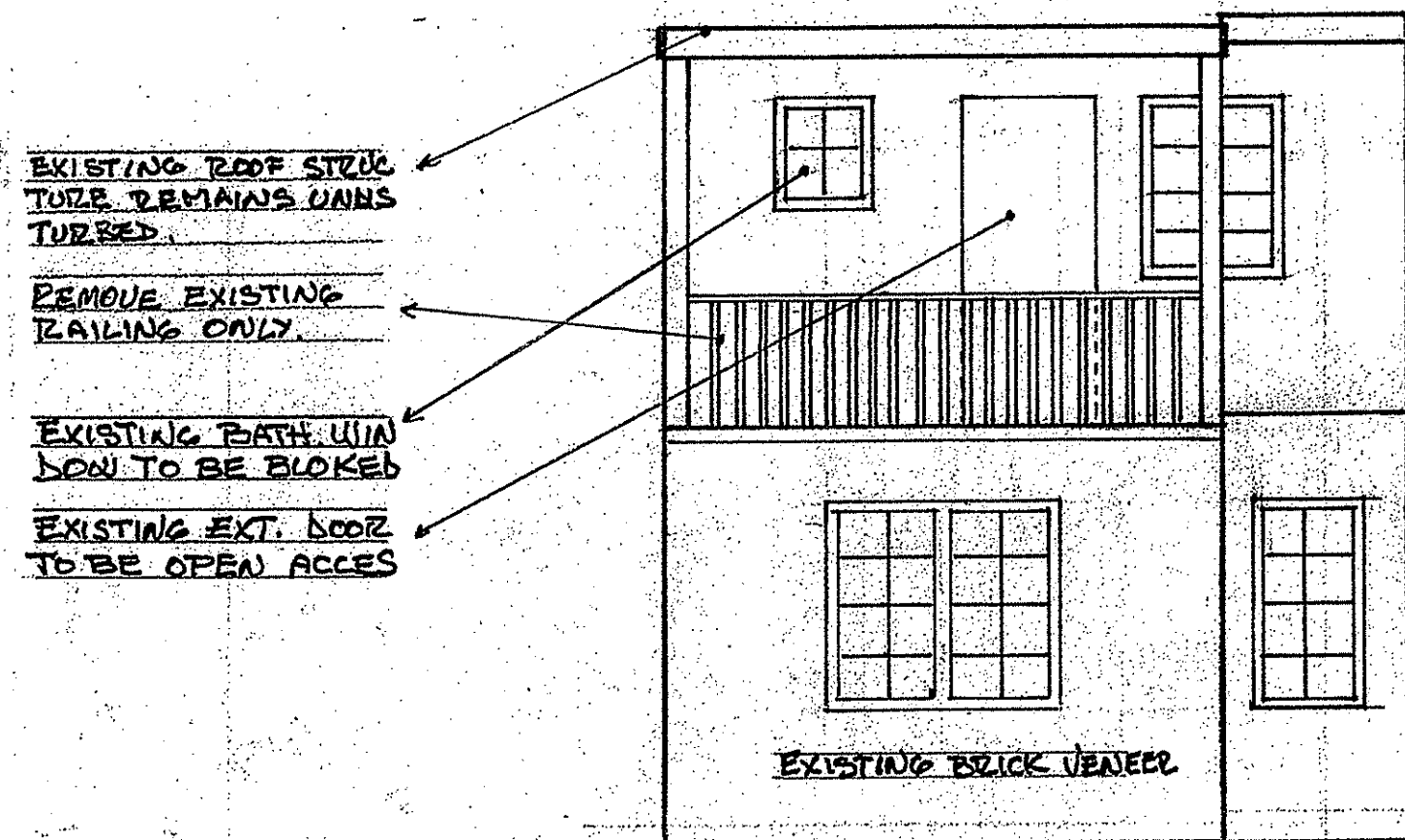




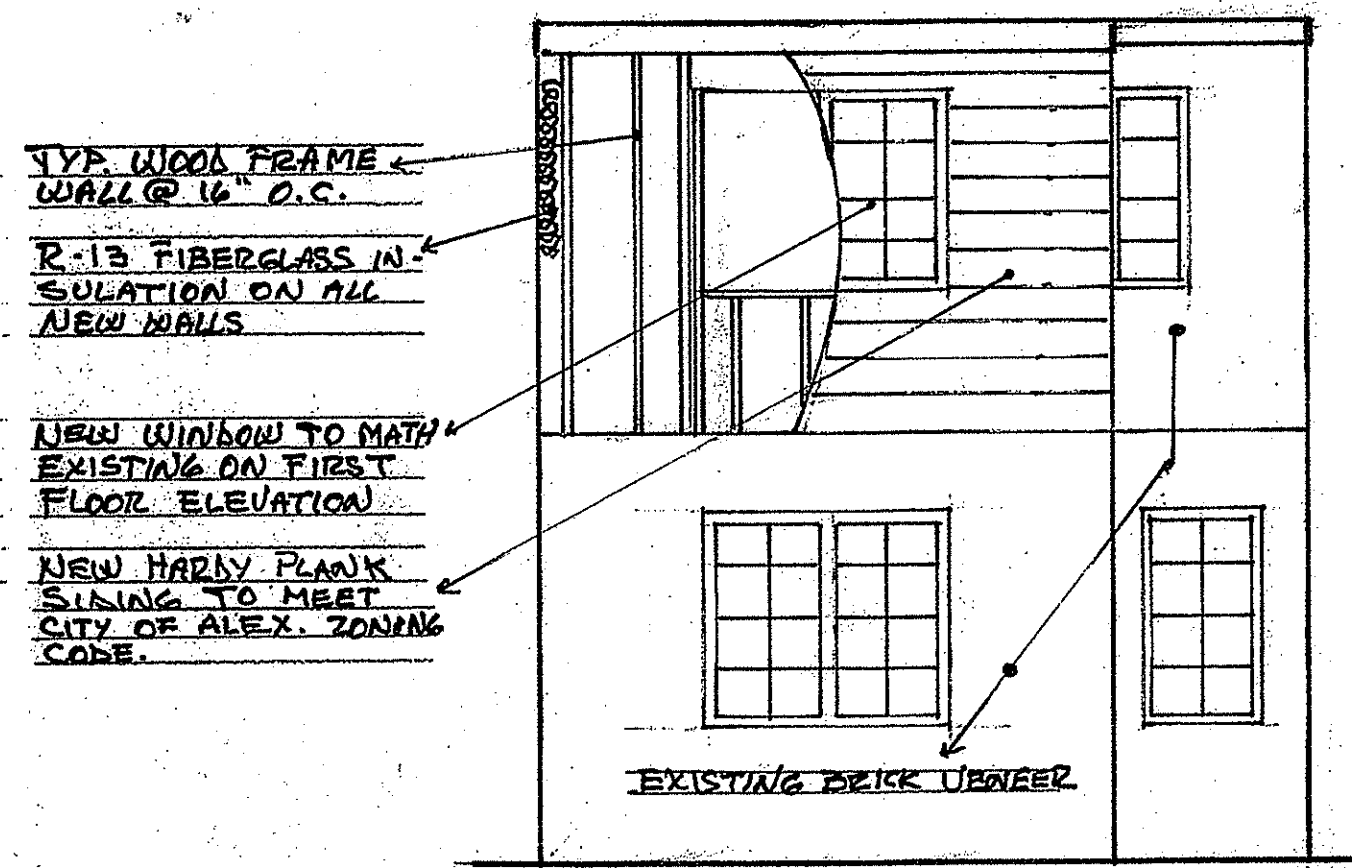




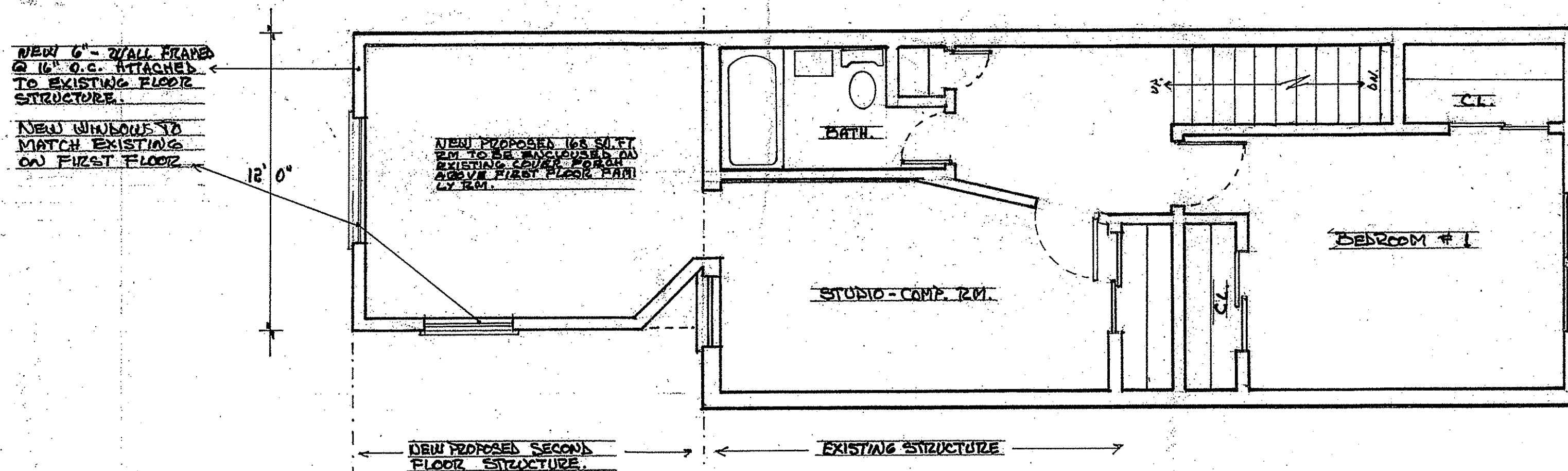




EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



NEW PROPOSED REAR ELEVATION.
SCALE 1/4" = 1'-0"



NEW PROPOSED SECOND FLOOR RM.-FLOOR PLAN.
SCALE 1/4" = 1'-0"

OWNER: MRS. ANA GONZALEZ	
ADDRESS: 317 N. FAYETTE ST. ALEX. VA.	
SCALE: 1/4" = 1'-0"	APPROVED BY:
DATE: 03/10/14	DRAWN BY: SERGIO SAEZ
REVISD	
NEW PROPOSED RM. ENCLOSED ON EXISTING PORCHE	
DRAWING NUMBER	



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 317 N Fayette St Zone _____
 A2. 1,595 x .75 = 1,196.25
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	/	Basement**	/
First Floor	442.50	Stairways**	30.00
Second Floor	295.00	Mechanical**	46.00
Third Floor	/	Other**/Hallways	96.00
Porches/ Other	182.00	Total Exclusions	172.00
Total Gross *	919.50		

B1. Existing Gross Floor Area *
919.50 Sq. Ft.

B2. Allowable Floor Exclusions**
172.00 Sq. Ft.

B3. Existing Floor Area minus Exclusions
747.50 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	/	Basement**	/
First Floor	/	Stairways**	/
Second Floor	/	Mechanical**	/
Third Floor	/	Other**	/
Porches/ Other	130.00	Total Exclusions	/
Total Gross *	130.00		

C1. Proposed Gross Floor Area *
130.00 Sq. Ft.

C2. Allowable Floor Exclusions**
 / Sq. Ft.

C3. Proposed Floor Area minus Exclusions
130.00 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 877.50 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1,196.00 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	
Required Open Space	
Proposed Open Space	

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature] Date: _____

ADDRESS OF PROJECT: 317 N. Fayette St. Alexandria, VA 22314
 TAX MAP AND PARCEL: Lot 500 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: Ana-Christina GonzalezAddress: 317 N. Fayette St.City: Alexandria State: VA Zip: 22314Phone: 703 683 2421 E-mail: anachristina.gonzalez@gmail.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ _____

Name: Edgar SalinasPhone: (720) 299 9628E-mail: EDSDECANTER@GMAIL.COM

Legal Property Owner:

Name: Ana-Christina GonzalezAddress: 317 N. Fayette St.City: Alexandria State: VA Zip: 22314Phone: 703 683 2421 E-mail: anachristina.gonzalez@gmail.com

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input 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 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.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☒ other closing deck
☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Request to ~~close~~ enclose second story deck and turn into a den. This will require adding walls, siding, and windows.

The reason for the enclosure is to create a closed off room that is safe for children.

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: Ana-Christina Gonzalez

Date: 3/19/14

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. Ana-Christina Gonzalez	317 N. Fayette St	50%
2. Jose Mercedes Budgen	12470 SW 6th, Miami, FL	50%
3.		

2. **Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 317 N. Fayette St. (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. Ana-Christina Gonzalez	317 N Fayette St.	50%
2. Jose Mercedes Budgen	12470 SW 6th, Miami	50%
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 indicated 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. None		
2. None		
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.

3/19/14
Date

Ana-Christina Gonzalez
Printed Name


Signature