

Docket Item # 1  
BAR CASE # 2014-00141

BAR Meeting  
May 21, 2014

**ISSUE:** Certificate of Appropriateness

**APPLICANT:** Jeffrey Farner

**LOCATION:** 1332 Michigan Avenue

**ZONE:** RB / Residential

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness with the condition that the final stone selection is approved by BAR staff prior to installation.

**\*\*EXPIRATION OF APPROVALS:** 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:** 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.



BAR2014-00141



### **I. ISSUE:**

The applicant requests approval of a Certificate of Appropriateness at 1332 Michigan Avenue to enlarge an existing 4' x 7' wide concrete stoop to 7' x 14' and to sheath it in natural stone. The proposal also includes re-surfacing the existing concrete steps and front walk with stone. The stone type, color and cut will match the stone on the historic house. The historic stone wall surrounding the property will be retained and ultimately enhanced as part of this proposal.



Figure 1: Existing walk and retaining wall conditions

### **II. HISTORY:**

1332 Michigan Avenue is a stone and brick Tudor Revival style residential rowhouse dating from **ca 1939** and constructed as part of a development known as Fagelson's Addition. Portions of the development, including Avon Place, Bashford Lane, Chetworth Place and Devon Place were included within the original boundaries of the historic district in 1946 in order to protect the viewshed from, and memorial character of, the George Washington Memorial Parkway. The proposed alterations to the front stoop will not be visible from the Parkway.

#### *Previous Approvals*

March 04, 2009 Rear replacement window (BAR#2009-0009)

May 19, 1999 Rear fence (BAR Case 1999-0063)

### **III. ANALYSIS:**

The *Design Guidelines* note that stoops and steps are important “functional elements of the entrances to buildings...and have a decorative function as part of the design vocabulary of an architectural style.” They provide a transition between the public street and the private building envelope and are an integral part in the overall architectural composition of a building. In this particular case, they are also part of the overall development pattern established by the original builders of these townhouses. The builders of Fagelson's Addition not only constructed well-designed buildings using high quality materials but incorporated them within a planned suburban landscape of front yard cottage gardens surrounded by stone retaining walls, front walkways that are perpendicular to the street, shared public alleys in the rear and narrow, intimate street grids with tree-lined sidewalks which tend to slow vehicular traffic.



Most of the entrance walkways and stoops within this development were originally constructed of concrete. However, over time, many houses added stone to the stairs, walkways and stoop to complement the stone detailing on the facades and retaining walls. Staff supports re-surfacing the existing concrete steps and front walkway with stone, enlarging the existing concrete stoop, and sheathing it with stone to match the stone on the existing house. Staff recommends that the final stone selection be approved by BAR staff prior to installation.



Figure 2: Precedent Images

**STAFF:**

Michele Oaks, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Manager, Historic Preservation Section, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS:**

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

**Code Administration**

- F-1 The following comments are for BAR. 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](mailto:ken.granata@alexandriava.gov) or 703-746-4193.

- C-1 A Building permit is required for alteration of existing stoop and steps. Five 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.

**Archaeology**

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

**V. ATTACHMENTS**

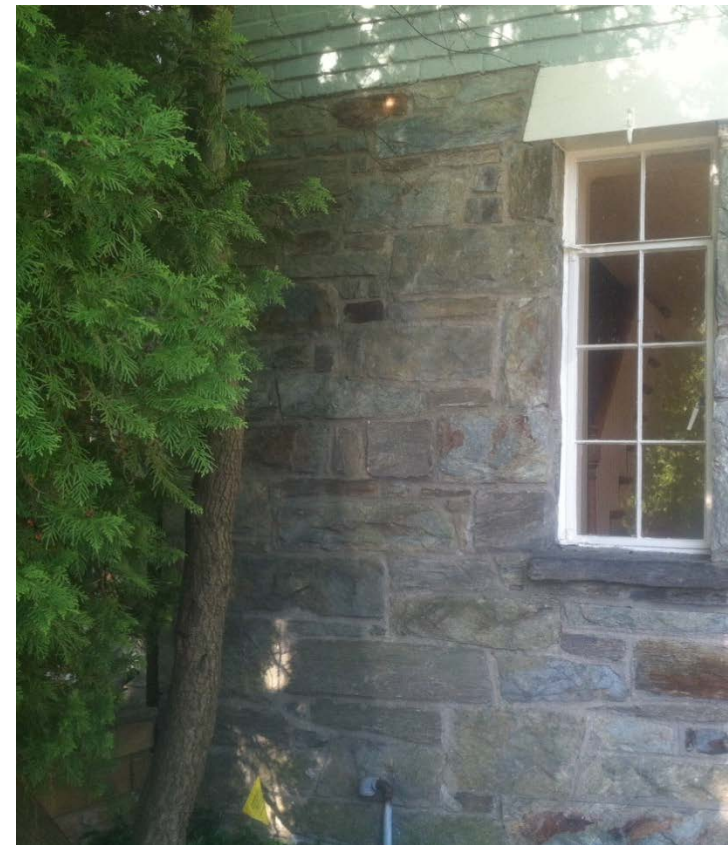
*1 – Supporting Materials*

*2 – Application BAR2014- 0141 at 1332 Michigan Ave*

## Existing Conditions -1332 Michigan Avenue



Front Concrete Walk and Stoop



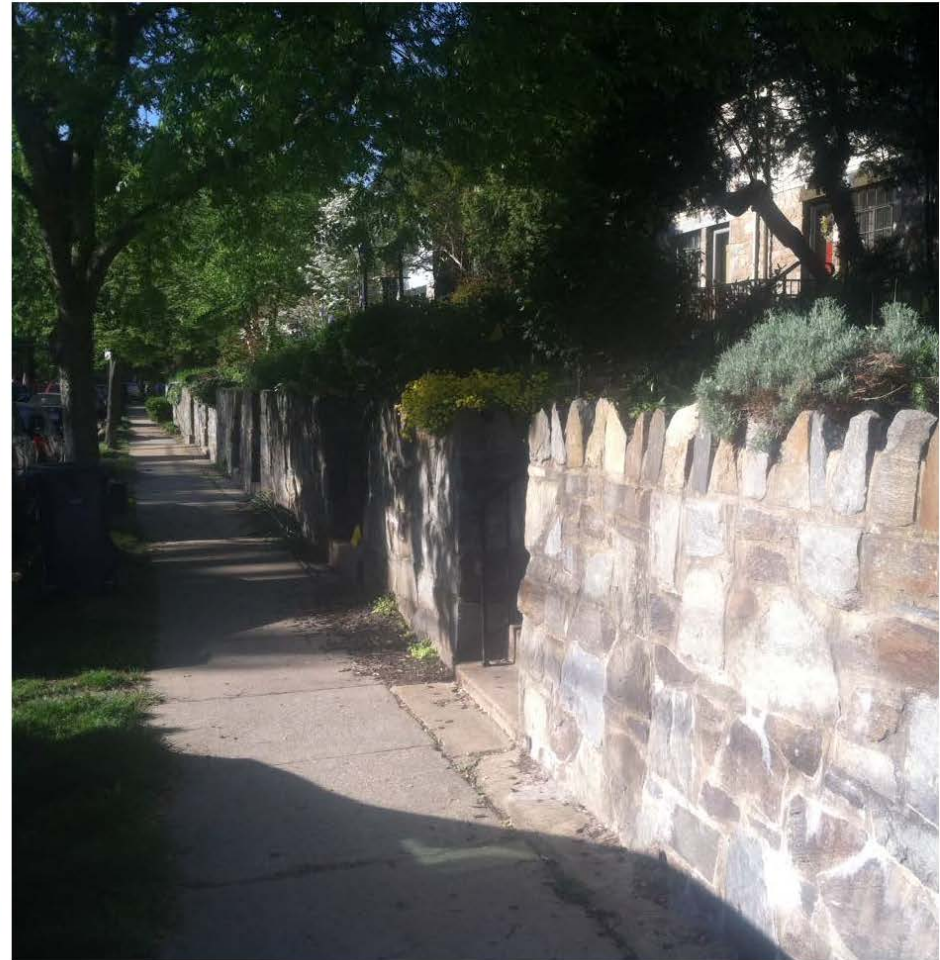
Existing Stone – Front Façade



## Existing Conditions — 1332 Michigan Avenue



Front stone wall



Front stone wall

## Existing Conditions — 1332 Michigan Avenue



Existing Steps



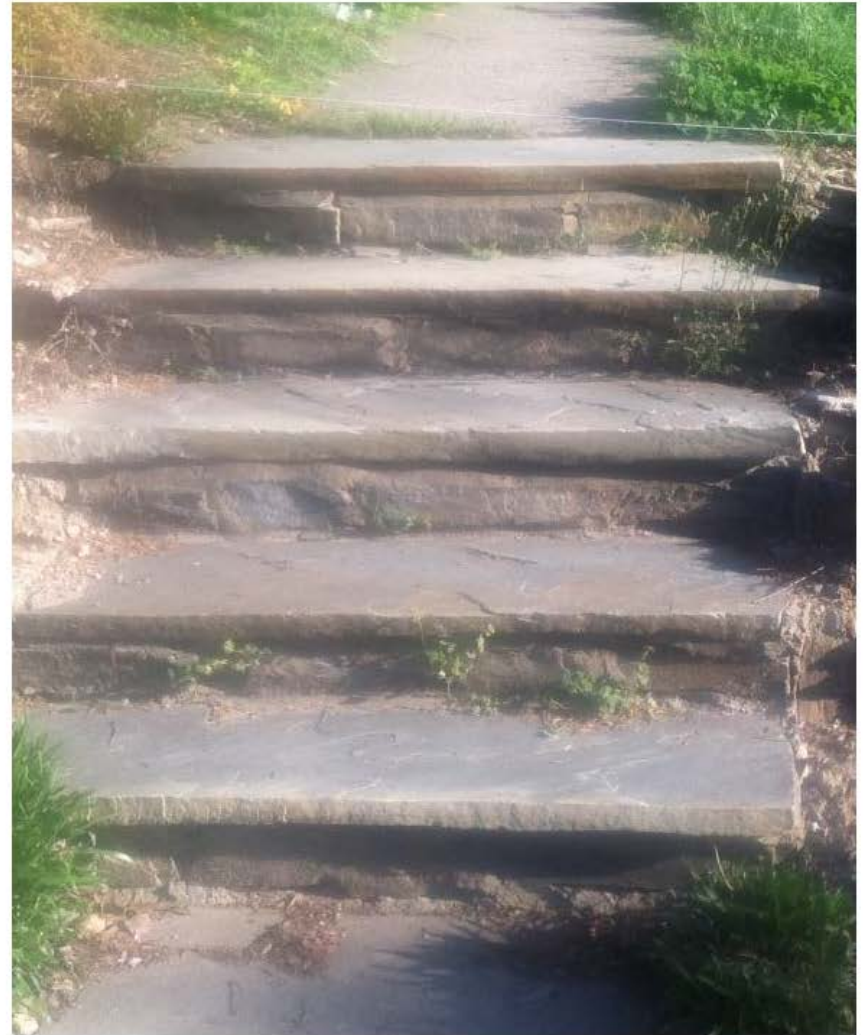
Existing Steps



## Precedent Images – 1332 Michigan Avenue

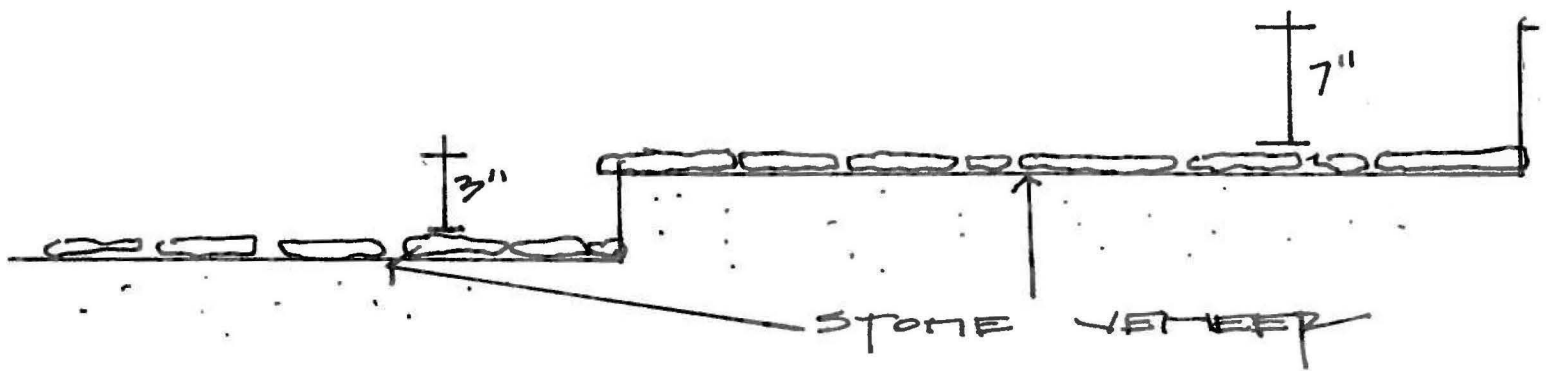


Proposed Stone Walk and Stoop

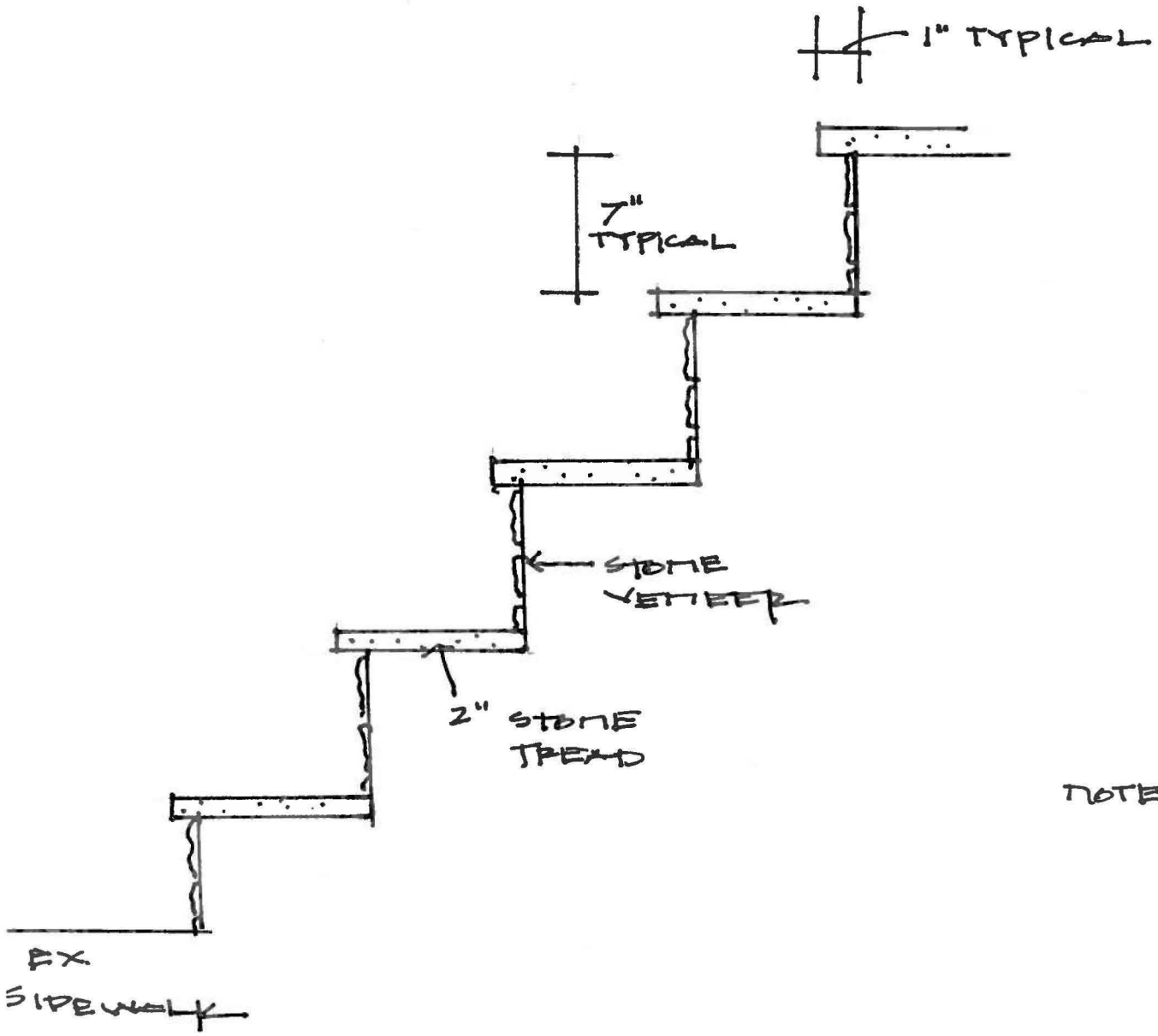


Proposed Stone Steps

# FRONT STOOP DETAIL.







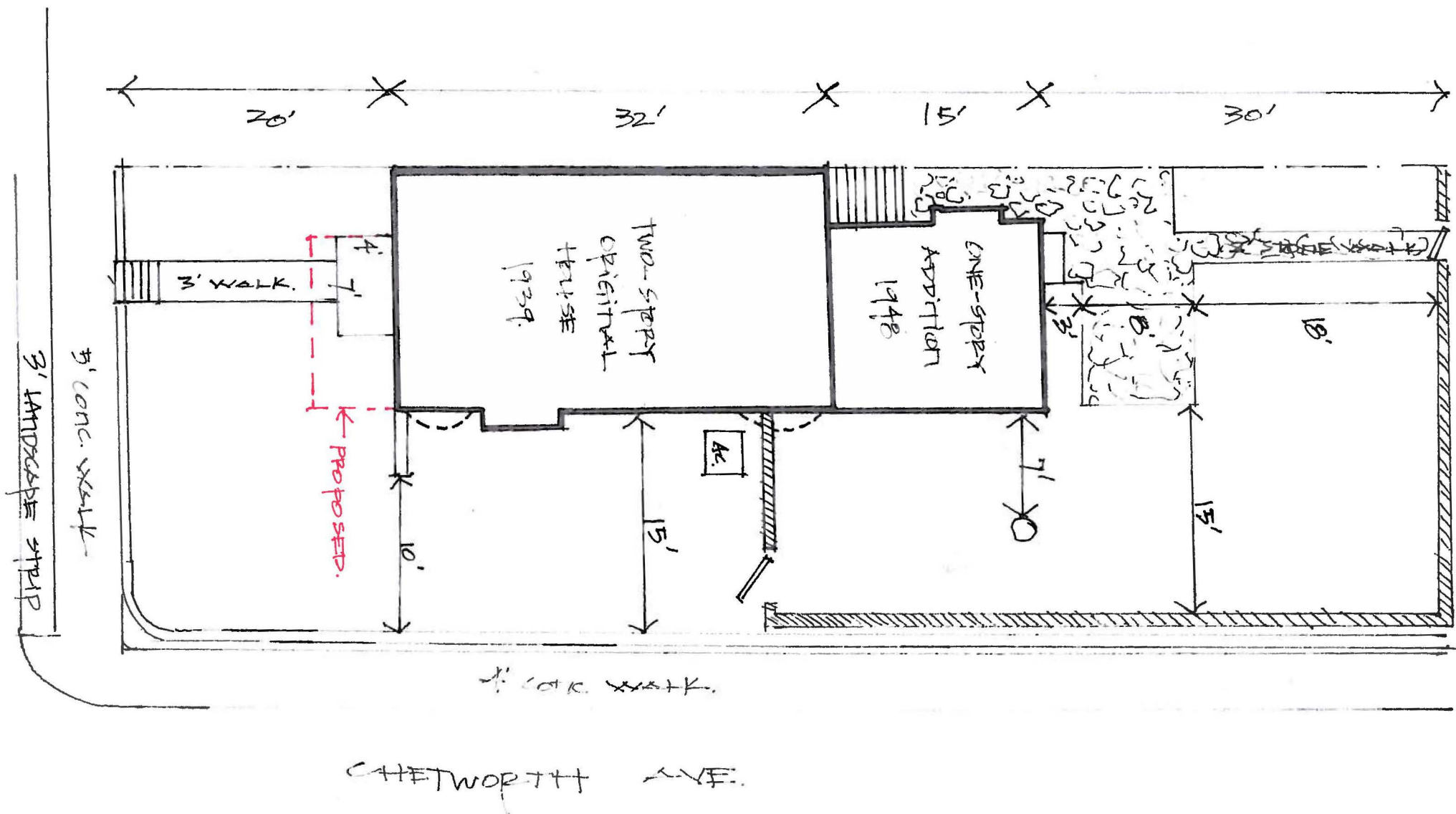
STE

CPO

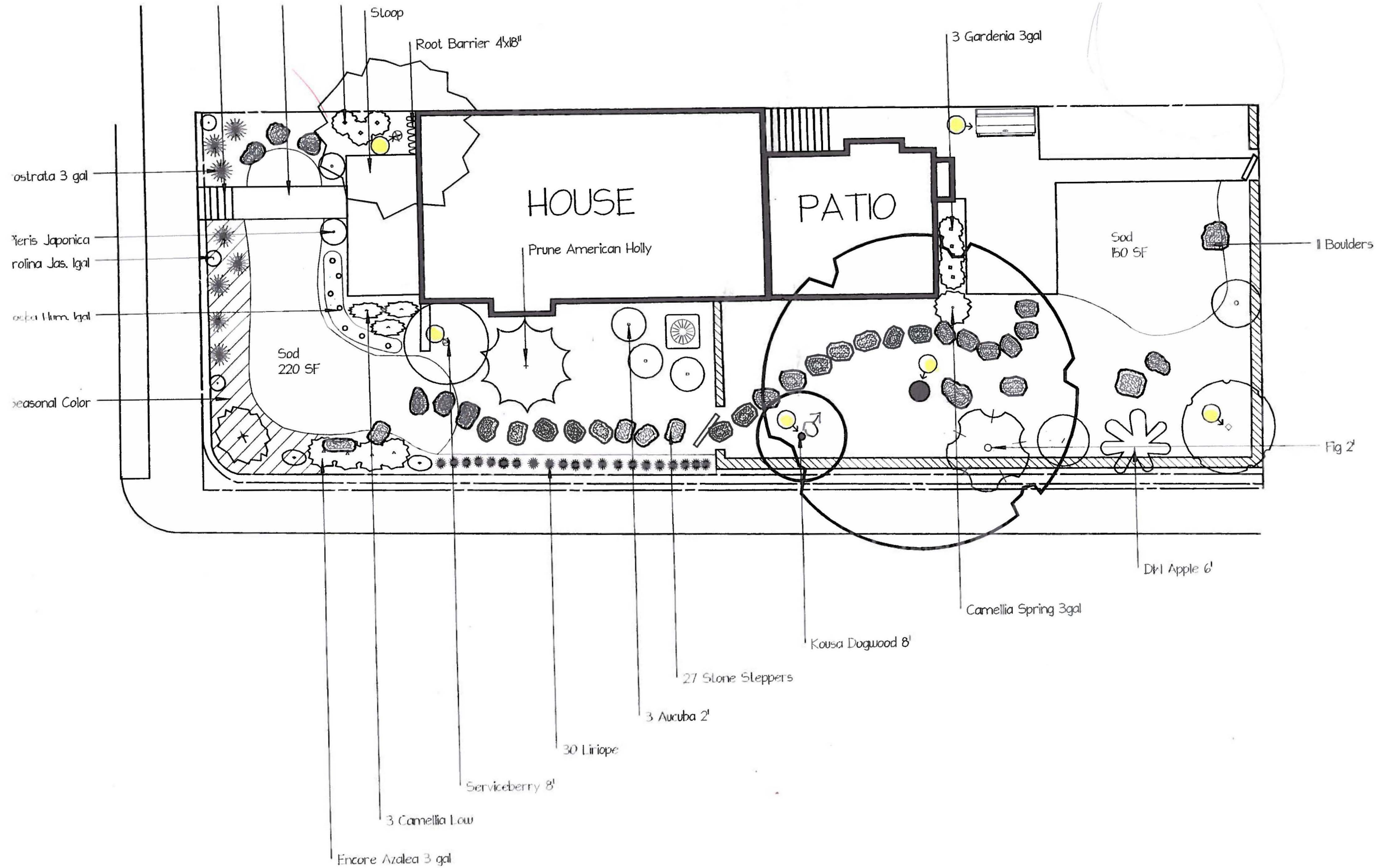
NOTE: HATE  
REPI

CHETWORTH  
PARK

EX. ALLEY







ADDRESS OF PROJECT: 1332 MICHIGAN AVENUE

TAX MAP AND PARCEL: 44.02-05-30 ZONING: RB

## 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: JEFF FARNER

Address: 1332 MICHIGAN AVE

City: ALEXANDRIA State: VA Zip: 22314

Phone: E-mail:

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

Name: Phone:

E-mail:

## Legal Property Owner:

Name:

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.



**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.

- ☐ <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.

**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 type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting               | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input checked="" type="checkbox"/> other _____ |                                                     |                                                     |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

ENLARGING EXISTING 4'x7' STAIR  
TO 7'x14'. RESURFACING EXISTING  
STEPS AND FRONT WALK WITH STONE.  
THE STONE COLOR AND TYPE WILL  
MATCH THE EXISTING HOUSE.

**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.



**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: [Handwritten Signature]

Printed Name: JEFF FARTER

Date: 5.1.14

# 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. <del>JEFFREY FARTER</del>	1332 MICHIGAN AVE	100%
2. SANDRA BUNCH	1332 MICHIGAN AVE	100%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1332 MICHIGAN AVENUE (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. <del>JEFFREY FARTER</del>	1332 MICHIGAN AVE	100%
2. SANDRA BUNCH	1332 MICHIGAN AVE	100%
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](#).

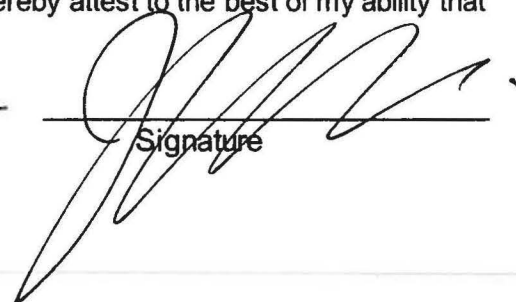
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NA.		
2.		
3.		

**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.

5.8.14  
Date

JEFFREY FARTER  
Printed Name

  
Signature