

Docket Item # 3
BAR CASE # 2014- 00127

BAR Meeting
May 21, 2014

ISSUE: Partial Demolition/Capsulation

APPLICANT: Katy M. Gottsponer

LOCATION: 210 North Fairfax Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval, 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 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.



BAR2014-00127 & BAR2014-00128



***Note:** This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate a portion of the roof of the rear ell in order to construct a shed-roof dormer to accommodate a new interior stair. The applicant also requests an *after-the-fact* approval of a Permit to Demolish a historic brick chimney, located in the same ell, and demolished in an effort to improve the interior dining room floor plan. Staff notes that both of these requests are the consequence of a complete overhaul of the interior plan that included the relocation of staircases, walls, and removal of hearths. The rear dormer will **not** be visible from a public right-of-way, therefore the BAR only reviews the demolition and capsulation component of the proposed alteration.



Figure 1: Birds-eye view of 208-210 N Fairfax Street, looking east.

II. HISTORY

The two story brick dwelling at 210 N Fairfax Street was built **prior to 1793**, according to Historic Alexandria Street by Street by Ethelyn Cox. The house is particularly unique in that the front massing resembles a shed roofed Flounder house, but turned 90 degrees to face the street. The rear ell of the house, also likely originally constructed in the 18th century, was significantly

altered in a 1997 renovation. During this renovation, the BAR approved an added three feet in height to the north wall, enlargement of the windows on the west wall, reconfiguration of the roof pitch, and a two-story single bay addition on the west end of the ell (BAR#1997-00016).

III. ANALYSIS

Permit to Demolish/Capsulate

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?

The Board regularly approves the partial demolition/capsulation of rear ells or additions to allow for an addition when they are not of particularly old or unusual construction or materials or have a high degree of craftsmanship. In this case, the existing two-story rear ell was significantly altered in 1997, losing a great deal of its historic architectural integrity. Furthermore, the proposed partial demolition does not obliterate a significant feature or result in the loss of visual interpretation of the house from the public way. Staff finds the extensive interior alterations that generate the need for this stair to be unfortunate in such an early house but the BAR has no purview over this interior work and the proposed demolition and capsulation of the 17 year old portion of the roof is appropriate and consistent with what the Board has approved in similar situations.

The applicant has also requested an after-the-fact approval for demolition of a chimney in order to improve the interior layout of the dining room. Regarding chimneys, the *Design Guidelines* state that “Existing chimneys should be maintained *in situ* and not removed without a compelling reason and substantial justification.” Despite being not visible from the public way, staff laments the fact that this chimney was demolished and would not have supported the demolition of the portion of the 19th century chimney that is visible above the roof without a compelling reason. In the past few years the number of requests for chimney demolition has increased and staff is concerned that chimneys, once ubiquitous, are heading toward extinction.

Staff notes that the Board approved demolition of a chimney at 402 South Pitt Street in 2012, a townhouse constructed in the 1920s, saying that there was a distinction between a wood burning chimney that was a prominent architectural feature and a more utilitarian 20th century masonry flue that served a more modern oil furnace or gas water heater. Staff, however, believes that all of these masonry rooftop features provide interest at the skyline and are rarely being constructed today. While this particular chimney was modest in size and design, it remains integral to one's understanding of the function and evolution building as a whole and is appropriate to the service ell of this 18th century townhouse.

Staff recommends approval of the application, as submitted.

STAFF

Mary Catherine Collins, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Archaeology

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

Code Administration

- F-1 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 permit required for new roof construction. 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.

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. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

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)

CITY 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)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2014-0127 at 210 North Fairfax St



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 210 N. FAIRFAX ST Zone RM

A2. 2,378 x 1.5 = 3,567
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	407	Basement**	407
First Floor	942	Stairways**	
Second Floor	942	Mechanical**	
Third Floor	—	Other**	
Porches/ Other	—	Total Exclusions	407
Total Gross *	1884		

2291
B1. Existing Gross Floor Area *
1884 Sq. Ft.
B2. Allowable Floor Exclusions**
407 Sq. Ft.
B3. Existing Floor Area minus Exclusions
1884 Sq. Ft.
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	
First Floor	0	Stairways**	
Second Floor	0	Mechanical**	
Third Floor	—	Other**	
Porches/ Other	—	Total Exclusions	
Total Gross *	0		

C1. Proposed Gross Floor Area *
0 Sq. Ft.
C2. Allowable Floor Exclusions**
0 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
0 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1884 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 3567 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: 4/21/14

EXTERIOR ELEVATION
1/8"=1'-0"



SECOND FLOOR
AT MASTER BED ROOM

ELEV. 110.25'±

FIRST FLOOR
AT LIVING ROOM

ELEV. 100.0'

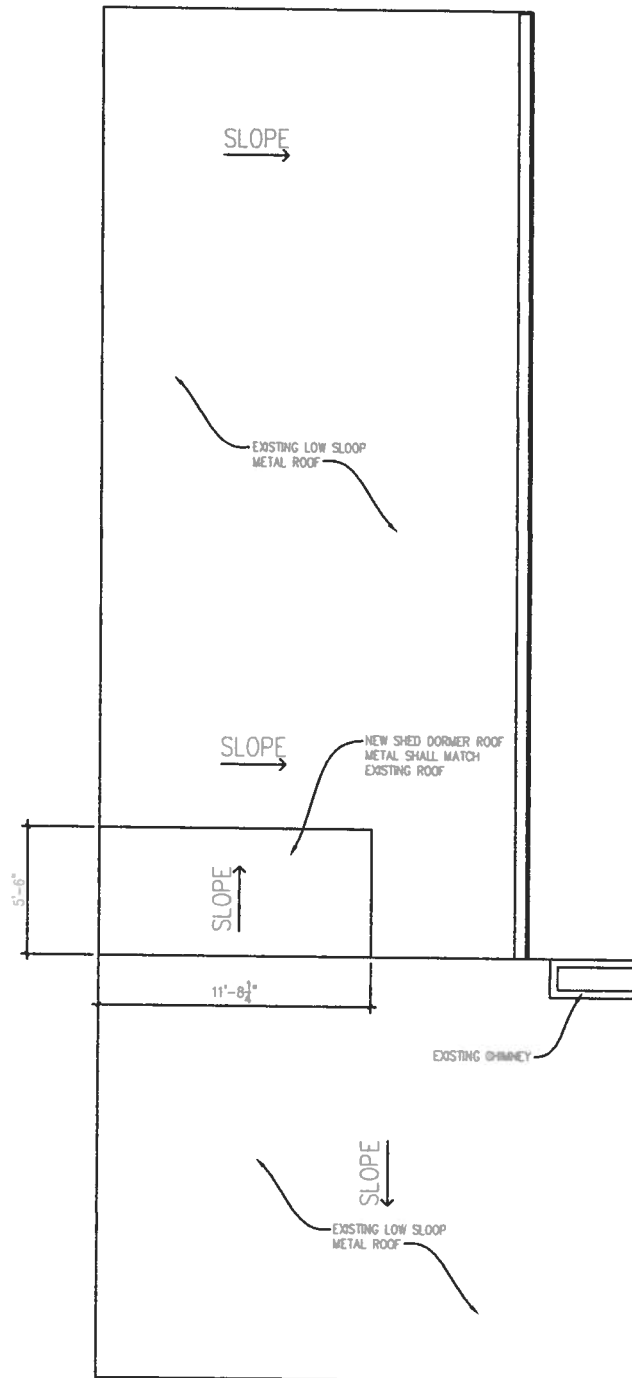
FAIRFAX
ST.

04-21-14

SK-1

GOTTSPONER RESIDENCE
210 N. FAIRFAX STREET
ALEXANDRIA VA, 22314

Carruthers Associates, LLC
406 Gibbon St.
Alexandria, VA 22314



ROOF PLAN

1/8"=1'-0"

04-21-14

SK-2

GOTTSPONER RESIDENCE

210 N. FAIRFAX STREET
ALEXANDRIA VA, 22314

Carruthers Associates, LLC
406 Gibbon St.
Alexandria, VA 22314



ADDRESS OF PROJECT: 210 N. FAIRFAX ST 22314
 TAX MAP AND PARCEL: 065.03-10-17 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: KATY M GOTTSPONER

Address: 210 N. FAIRFAX ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: _____ E-mail: kgottspomer@velaw.com.

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

Name: CHARLES CARRUTHERS, RA Phone: 202 262 7417

E-mail: charles@carruthers-assoc.com.

Legal Property Owner:

Name: KATY M. GOTTSPONER

Address: 210 N. FAIRFAX ST.

City: ALEX. State: VA Zip: 22314

Phone: _____ E-mail: _____

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning
☐ doors
☐ lighting
☒ other **ROOF MODIFICATION**

☐ fence, gate or garden wall
☐ windows
☐ pergola/trellis

☐ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed
- ☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

NEW 6'-0" x 7'-0" SHED ROOF ON LOWER-
 REAR ROOF TO ACCOMMODATE REG'D HEAD
 HEIGHT AT SECOND FLOOR BEDROOM ENTRANCE.
 ^ INTERIOR

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: CHARLES CARUTHERS

Date: 4/21/14

Use additional sheets if necessary

Name	Address	Percent of Ownership
1. KATY GOTTSPONER	210 N. FAIRFAX	100%
2.		
3.		

Name	Address	Percent of Ownership
1. KATY GOTTSPONER	210 N. FAIRFAX ST.	100 %
2.		
3.		

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. KATT GUTTSCHNIG	NONE	NONE
2.		
3.		

4/21/14 CHARLOS CARRETEROS
Date Printed Name AGENT/
AGENT
Signature