

Docket Item # 2
BAR CASE # 2015-0113

BAR Meeting
May 20, 2015

ISSUE: Certificate of Appropriateness

APPLICANT: Susan and John Nelson

LOCATION: 624 S Saint Asaph Street

ZONE: RM/ Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2015-00113



I. ISSUE

The applicant requests a Certificate of Appropriateness to replace diagonal unpainted wood lattice which currently serves as a privacy screen for the roof deck located on the rear addition at 624 S. St. Asaph Street. The applicant proposes to use an Azek decking and rail system, approximately 3 feet tall. The rail consists of 4x4" posts with a pyramidal cap and balusters evenly spaced between, to the requirements of code. The railing will be obliquely visible from S. St. Asaph Street, looking through the horse alley on the south of the property. The railing will also be visible from the public alley to the east (rear) of the property.

II. HISTORY

The subject property is a two story residence constructed **ca. 1875** according to the City's Real Estate Assessment information. The first year Sanborn Company mapped this particular block was 1885 and a small two story dwelling, without a rear ell is present at that time.

In recent decades, the Board has approved additions and alterations that have drastically changed and modernized the building. The original 2 story, 2 bay masonry residence with a rear ell addition is indistinguishable from the present 2 story 3 bay residence. In 1973, the Board approved an addition and alterations designed by architect Michael Reddan (1/17/73). The approved plans included such major changes as a new full two story bay added to the main block of the building, the relocation of the entrance door, new "colonial siding", an asphalt shingle roof, and a large rear addition encapsulating the original ell.

In 1986, the Board approved the addition of a front entrance portico and a 6" high brick garden border along the existing sidewalk (BAR Case #86-141, 8/13/86). In 1995, the Board approved a one story addition on the south side of the property (BAR Case # 95-0014, 12/20/95). In 1996, the Board approved alterations to the 1995 approved plans (BAR Case #96-0090, 5/15/96).

On May 21, 2003 (BAR Case #03-0091) the Board approved simulated divided lights, replacement wood siding, shutters, and replacement of the entrance portico with a pediment entrance feature.

III. ANALYSIS

The *BAR Design Guidelines* for rooftop decks state that deck materials and elements should not detract from the roofline or historic architecture of the building. The guidelines also state that, in general, wood and metal are appropriate materials for ground and roof decks. However, since the time the *Design Guidelines* were adopted in 1993, the Board has approved additional policies that permit high quality modern materials on

buildings and additions built after 1965. The rear addition on which this deck is located was constructed in the latter half of the 20th century and staff believes meets the criteria for high quality modern material replacements. Azek is a high quality, solid, millable and paintable PVC material, which the Board has reviewed and approved for trim on numerous other projects.

As staff noted above, the railing will only be partially visible in select locations from the rear alley and the front horse alley and is on a portion of the house that was mostly constructed in the late 20th century. Additionally, the detailing of the proposed railing is architecturally appropriate to the character of the house and neighborhood and does not detract from the roofline or other important architectural features. For these reasons, staff recommends that the Board approve 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

Zoning Comments

C-1 Proposed replacement roof deck and railings complies with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-2 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 Previously reviewed under BAR2003-00021. (T&ES)

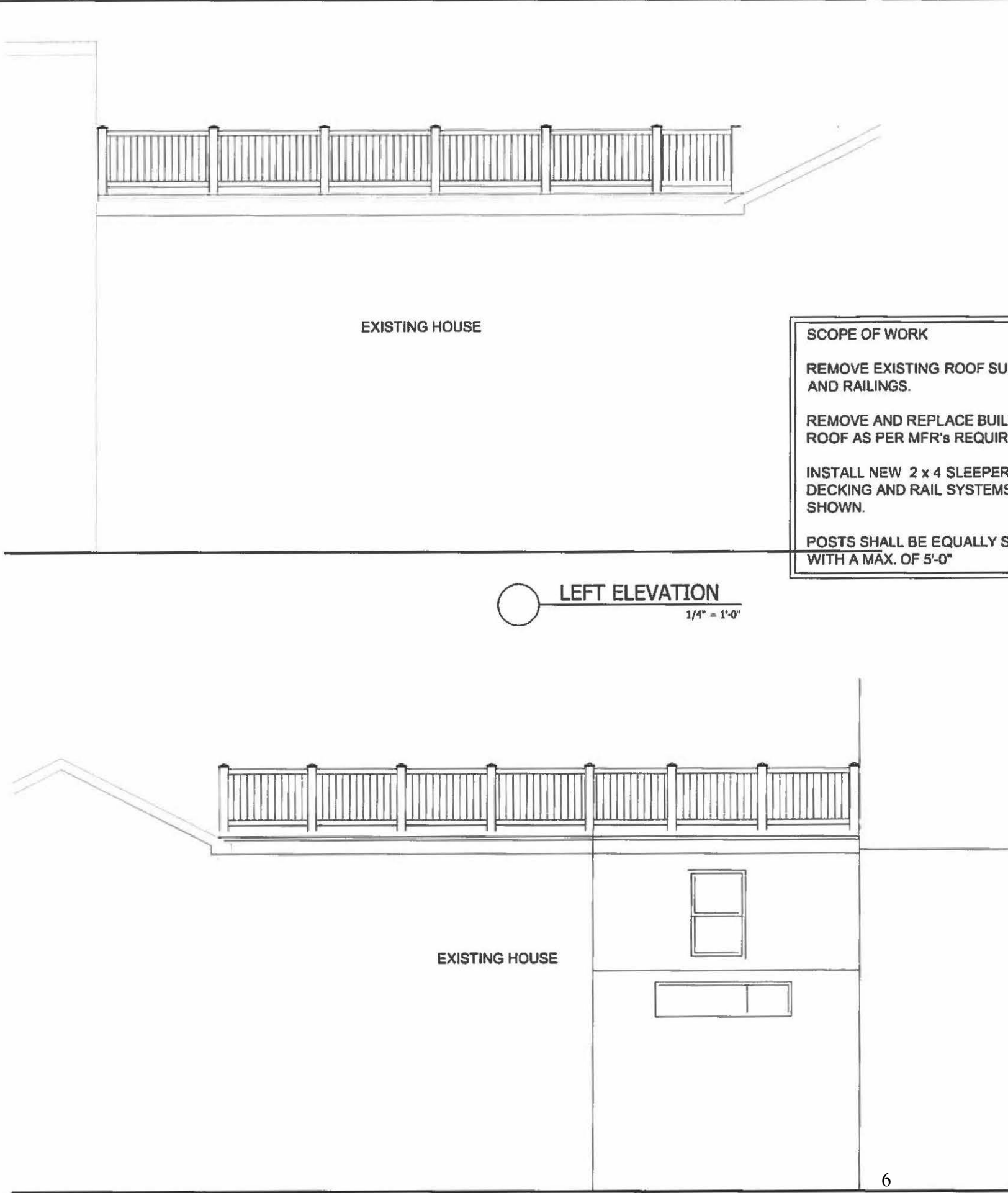
F-2 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- F-3 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. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2015-00113: 624 S Saint Asaph Street



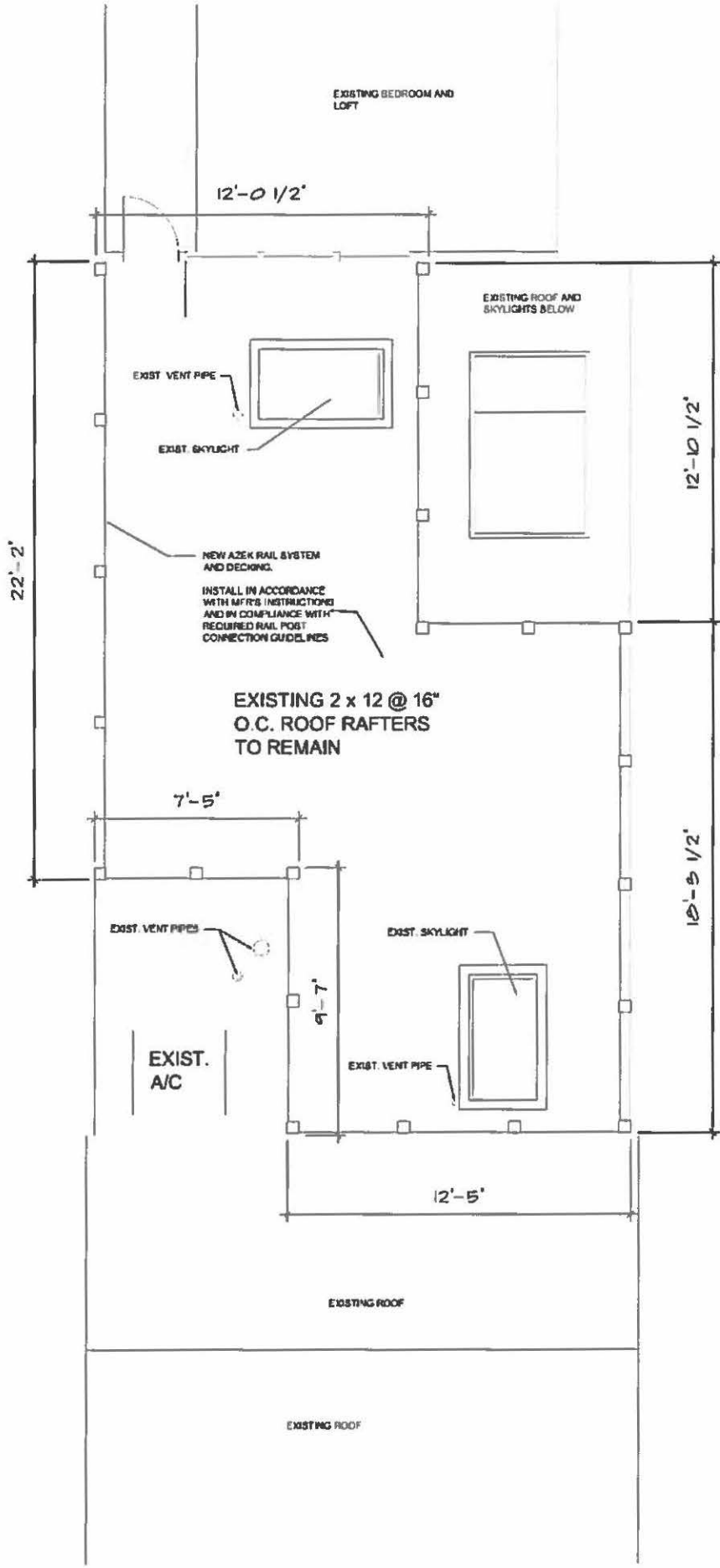
SCOPE OF WORK

REMOVE EXISTING ROOF SUN DECK AND RAILINGS.

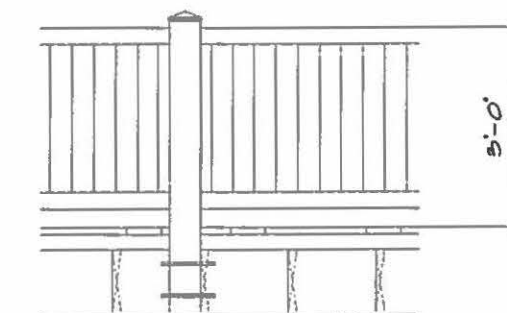
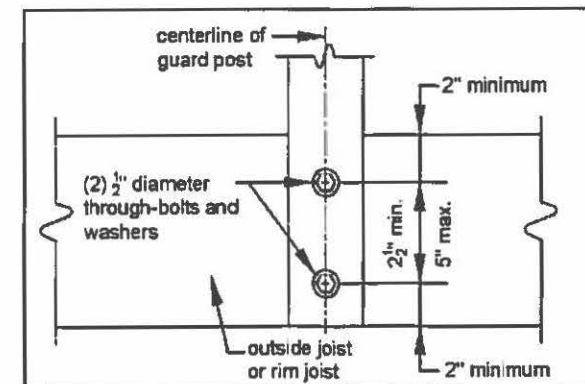
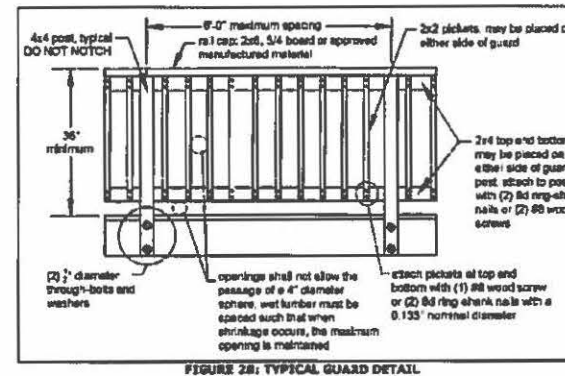
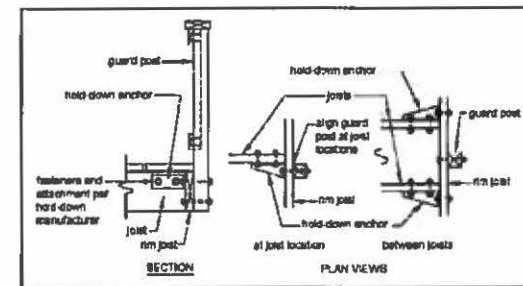
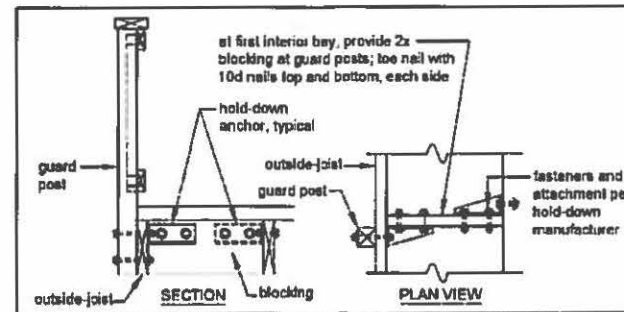
REMOVE AND REPLACE BUILT-UP ROOF AS PER MFR'S REQUIREMENTS.


INSTALL NEW 2 x 4 SLEEPERS, AZEK DECKING AND RAIL SYSTEMS AS SHOWN.

POSTS SHALL BE EQUALLY SPACED WITH A MAX. OF 5'-0"



DESCRIPTION	DATE
RC DRAFTING, INC. ROSS CLUMMINGS 1400-C SAINT GERMAN DR. #100 GERMANTOWN, VA 22031 703-642-8030	
NELSON ROOF DECK REPAIR/REPLACE 624 S. SAINT ASAPH ST ALEXANDRIA, VA 22314	
FLOOR PLAN & ELEVATIONS	
RJS CONSTRUCTION, INC. 5649-F GEN WASHINGTON DR. ALEXANDRIA, VA 22312 703-642-8030	
DATE 04-09-15	
SCALE	



DESCRIPTION		DATE
<div style="text-align: center;">  </div>		8-8-14
RC DRAFTING, INC. ROSS CLIMMINGS 1400-C SAINT GERMAN DR. 1000 CENTREVILLE, VA 20121 703-467-4056		
NELSON ROOF DECK REPAIR/REPLACE 624 S. SAINT ASAPH ST ALEXANDRIA, VA 22314		SECTION DETAIL
RJS CONSTRUCTION, INC. 5649-F GEN WASHINGTON DR. ALEXANDRIA, VA 22312 703-642-8030		
DATE		04-09-15
SCALE		

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PICTURE OF
AZEK RAIL
TO BE USED

FIND A DEALER/CONTRACTOR

 [ONLINE](#)

[PRODUCTS](#)

[BEGIN YOUR PROJECT](#)

[MAINTAIN YOUR PROJECT](#)

[Rail](#)

[er Rail](#)

[ve Rail](#)

[mark Rail](#)

[Lighting](#)

[Gate Kit](#)

[ADA Handrail](#)

[Designer](#)

[Home](#) > [AZEK Rail](#) > [Premier Rail](#)

PREMIER RAIL

[ADD TO MY PROJECT](#)

[What](#)



RJS Construction, Inc.

5649-F General Washington Drive
Alexandria, VA 22312
(703)642-8030 Fax (703)642-7235
Va. Lic. #2705-038220A

Proposal No. 14189-R

Sheet 1 of 2

Date: 11/6/14

Proposal Submitted To

Work To Be Performed At

Owner/Owners: John & Susan Nelson
Street: 624 South St. Asaph Street
City/State/Zip: Alexandria, VA 22314
Phone: (W-John) 703-272-1232;
(C-Susan) 703-244-1601
Email: nelson-john@zai.com (John)
susan@susannelsoninteriors.com (Susan)

Street: 624 South St. Asaph Street
City/State/Zip: Alexandria, VA 22314
Date Of Plans: n/a
Architect: per Owners' request

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of
Flat Roof Decking, Railing Replacement & Skylight Modifications

Scope of Work

Demolition

- 1) Remove existing skylights and curbs.
- 2) Cut existing plywood roof decking, as required, to install new post.
- 3) Remove and dispose of all debris.

Note: Existing decking, sleepers and roofing to be removed by Alexandria Roofing.

Skylight Framing

- 1) Frame new raised skylight walls. Walls to be 24" - 36" above decking, Owner to confirm height.
- 2) Install 1/2" P.V.C ply boards and P.V.C 1"x4" trim detail at exterior of walls.

Note: Actual skylight wall height to be field verified by Owner.

Plumbing

- 1) Remove the existing copper hose spigot and piping, and replace at completion.
- 2) Rework two (2) vent pipes, as required.

Decking and "Sleepers"

- 1) Install new pressure treated #2 grade 2x4 "sleepers" at 16" O.C. across roof deck.
- 2) Install "Azek" decking. Color to be "Slate Gray" or "Stock". Decking to be installed "side-to-side" and will be full lengths. (See option)
- 3) Decking to be fastened using coated deck screws.

Railing

- 1) Install new #1 grade pressure treated wood post every 60" on center. New post to be set into roof deck and bolted to framing.
- 2) Install "Azek" 4"x4" post shelves, island style caps and bases. Color to be "White".
- 3) Install "Azek Premier" rail system. Color to be "White".

Note: Rail to be installed at edge of flat roof/slopped roof.

Plans & Permits

- 1) Provide plans suitable for City permitting.
- 2) Provide City building permit and all inspections.

RJS Construction, Inc.

**5649-F General Washington Drive
Alexandria, VA 22312
(703)642-8030 Fax (703)642-7235**

Proposal No. 14189-R

Sheet 2 of 2

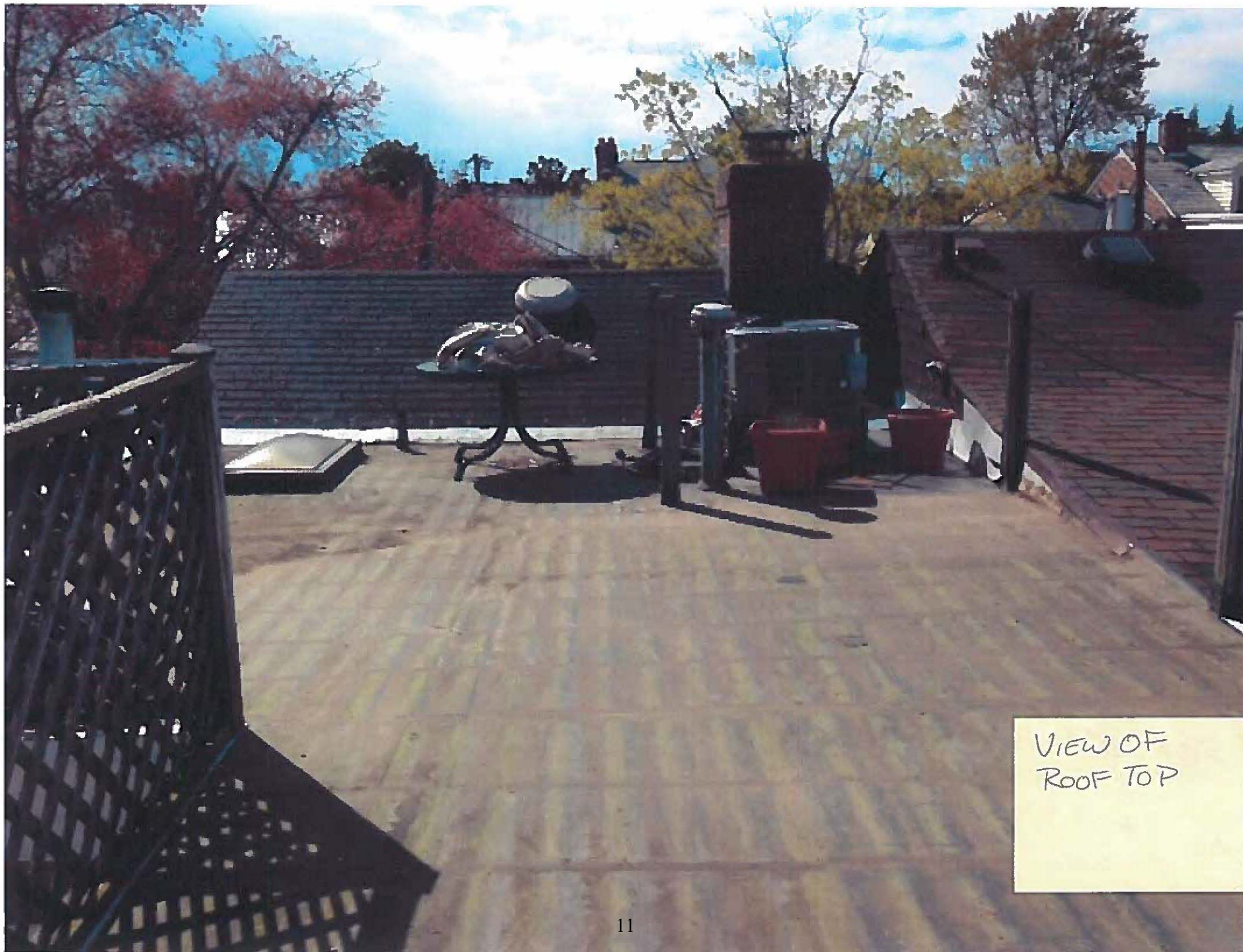
Date: 11/6/14

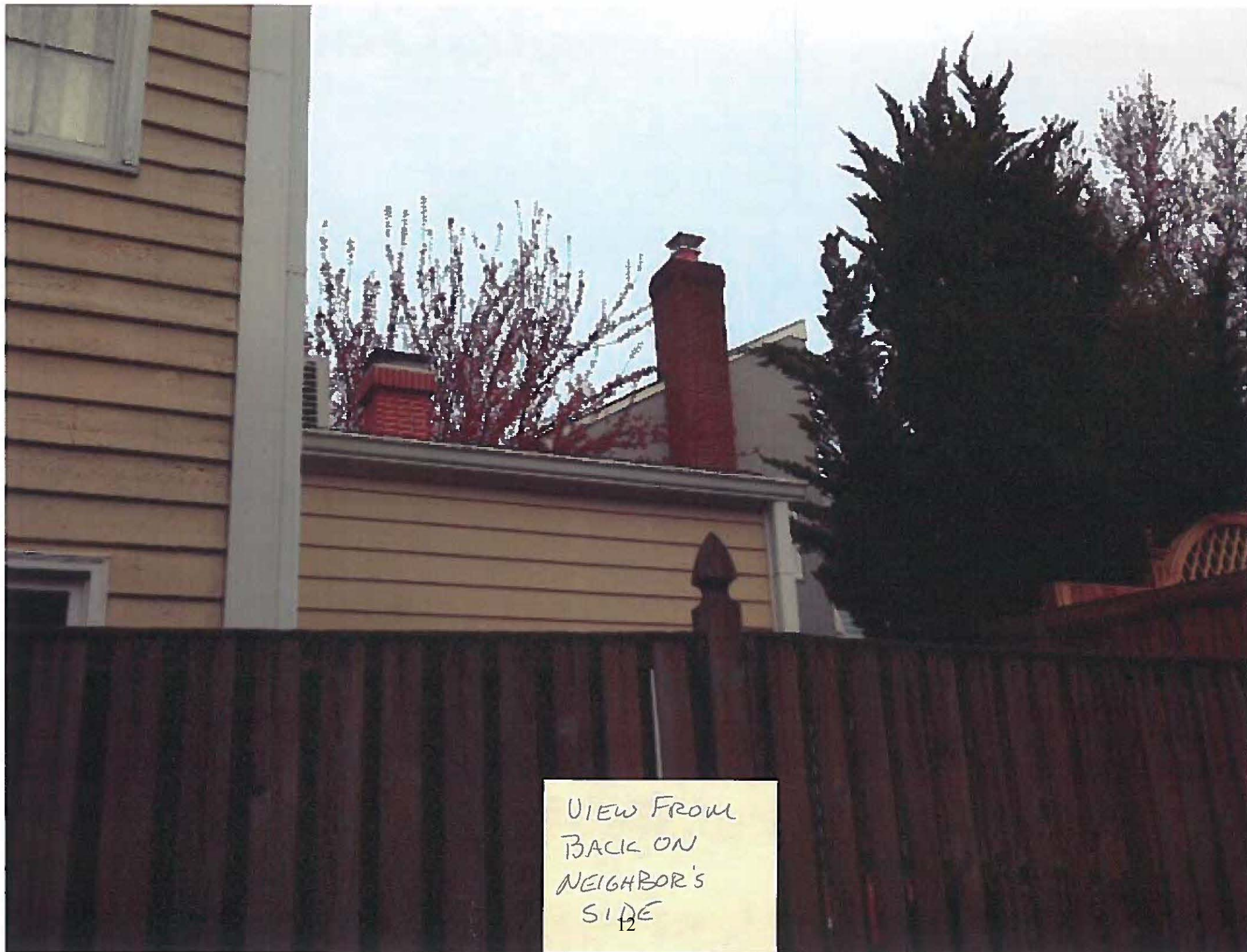
Exclusions (at this time)

Roof and gutter replacement
Interior skylight work
HVAC relocation

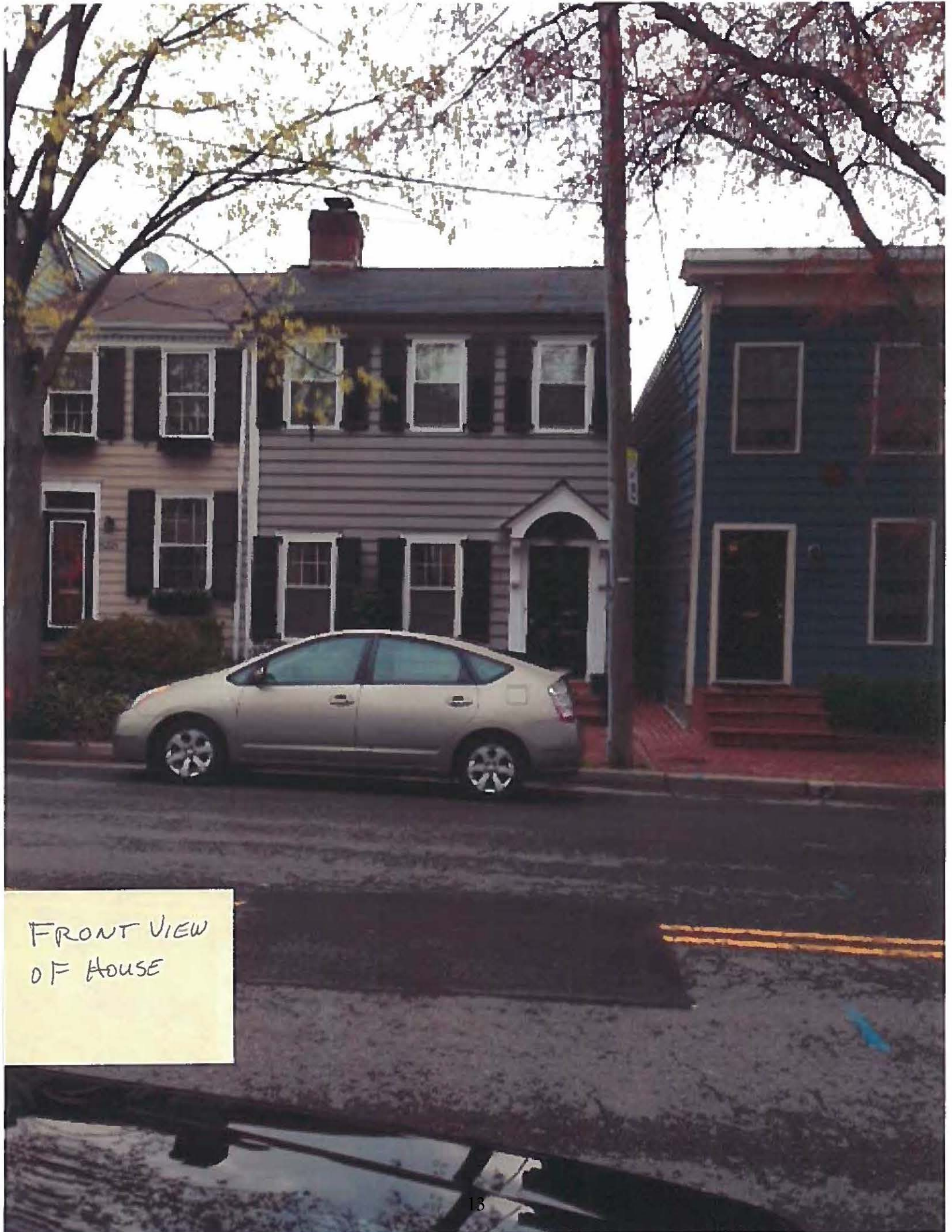
Option (ACCEPTED)

- 1) Use Azek "River Rock" decking in lieu of "Slate Gray" decking.

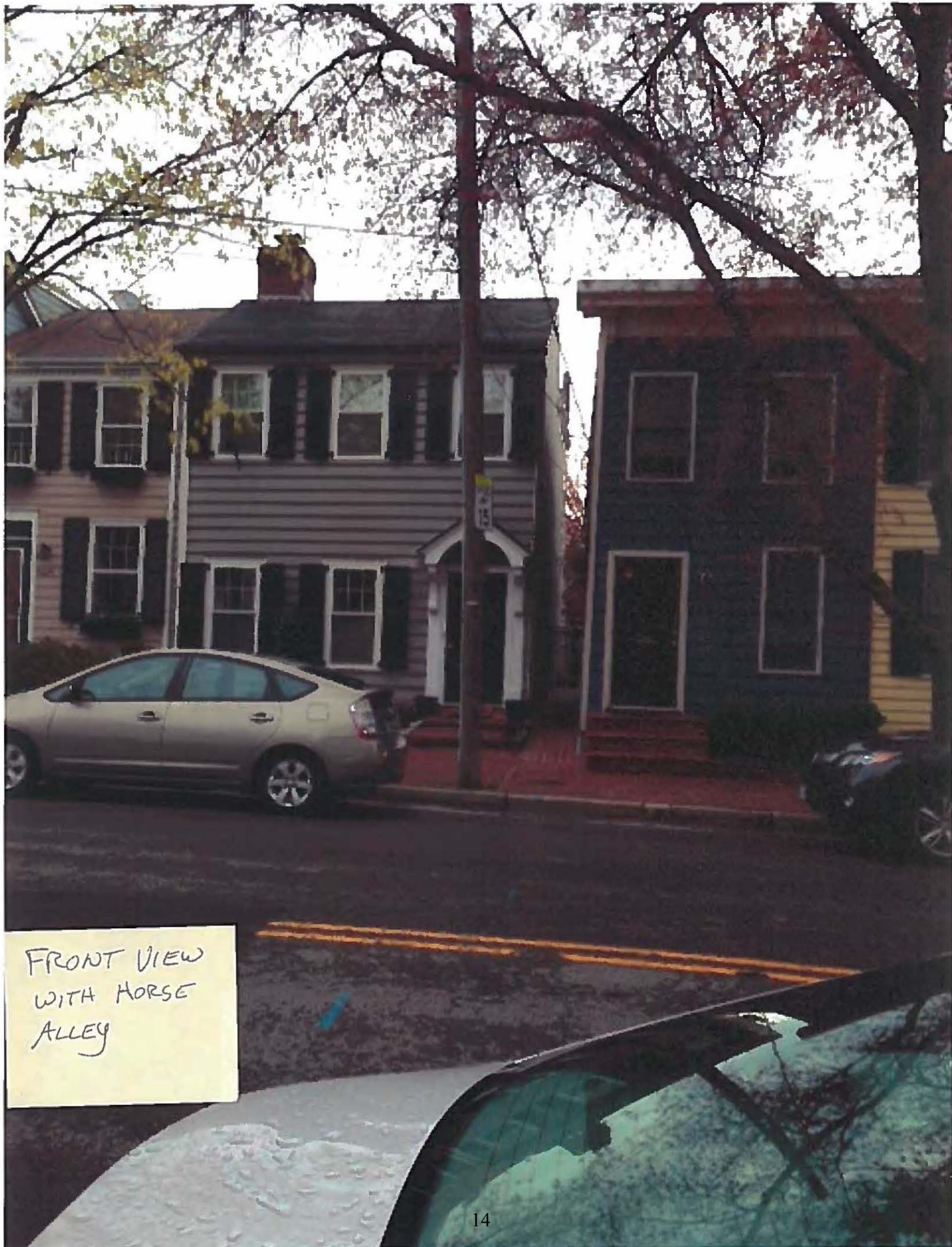




VIEW FROM
BACK ON
NEIGHBOR'S
SIDE



FRONT VIEW
OF HOUSE



FRONT VIEW
WITH HORSE
ALLEY



VIEW OF
HOUSE LOOKING
FROM BACK
ALLEY

BAR Case # 2015-00113ADDRESS OF PROJECT: 624 S. SAINT ASAPH STREETTAX MAP AND PARCEL: 080.02-03-23ZONING: 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 & SUSAN NELSONAddress: 624 S. SAINT ASAPH STREETCity: ALEXANDRIAState: VA Zip: 22314Phone: 703-272-1232E-mail: nelson-john@zai.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ BUILDERName: RON SAVINOPhone: 703-642-8030E-mail: rsavino@rjscontractor.com

Legal Property Owner:

Name: JOHN & SUSAN NELSONAddress: 624 S. SAINT ASAPH STREETCity: ALEXANDRIAState: VA Zip: 22314Phone: 703-272-1232E-mail: nelson-john@zai.com

- ☐ 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 ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☐ **ADDITION**
☐ **DEMOLITION/ENCAPSULATION**
☐ **SIGNAGE**

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

REMOVE EXISTING LATTICE ON ROOF TOP DECK AND INSTALL
ASEK RAIL PER ATTACHED DRAWINGS.

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.

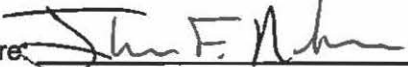
- ☒ ☐ N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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: JOHN F. NELSON

Date: 4/16/15

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 NELSON	624 S. SAINT ASAPH ST. ALEXANDRIA, VA 22314	50%
2. SUSAN NELSON	624 S. SAINT ASAPH ST. ALEXANDRIA, VA 22314	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 624 S (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 NELSON	624 S. SAINT ASAPH ST. ALEXANDRIA, VA 22314	50%
2. SUSAN NELSON	624 S. SAINT ASAPH ST. ALEXANDRIA, VA 22314	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 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. JOHN NELSON	624 S. SAINT ASAPH ST. ALEXANDRIA, VA 22314	NONE
2. SUSAN NELSON	624 S. SAINT ASAPH ST. ALEXANDRIA, VA 22314	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.

4/16/15
Date

JOHN F. NELSON
Printed Name


Signature