

Docket Item # 2  
BAR CASE # 2015-00149

BAR Meeting  
June 17, 2015

**ISSUE:** Certificate of Appropriateness

**APPLICANT:** Joseph Lang

**LOCATION:** 211 Franklin Street

**ZONE:** CL / Commercial

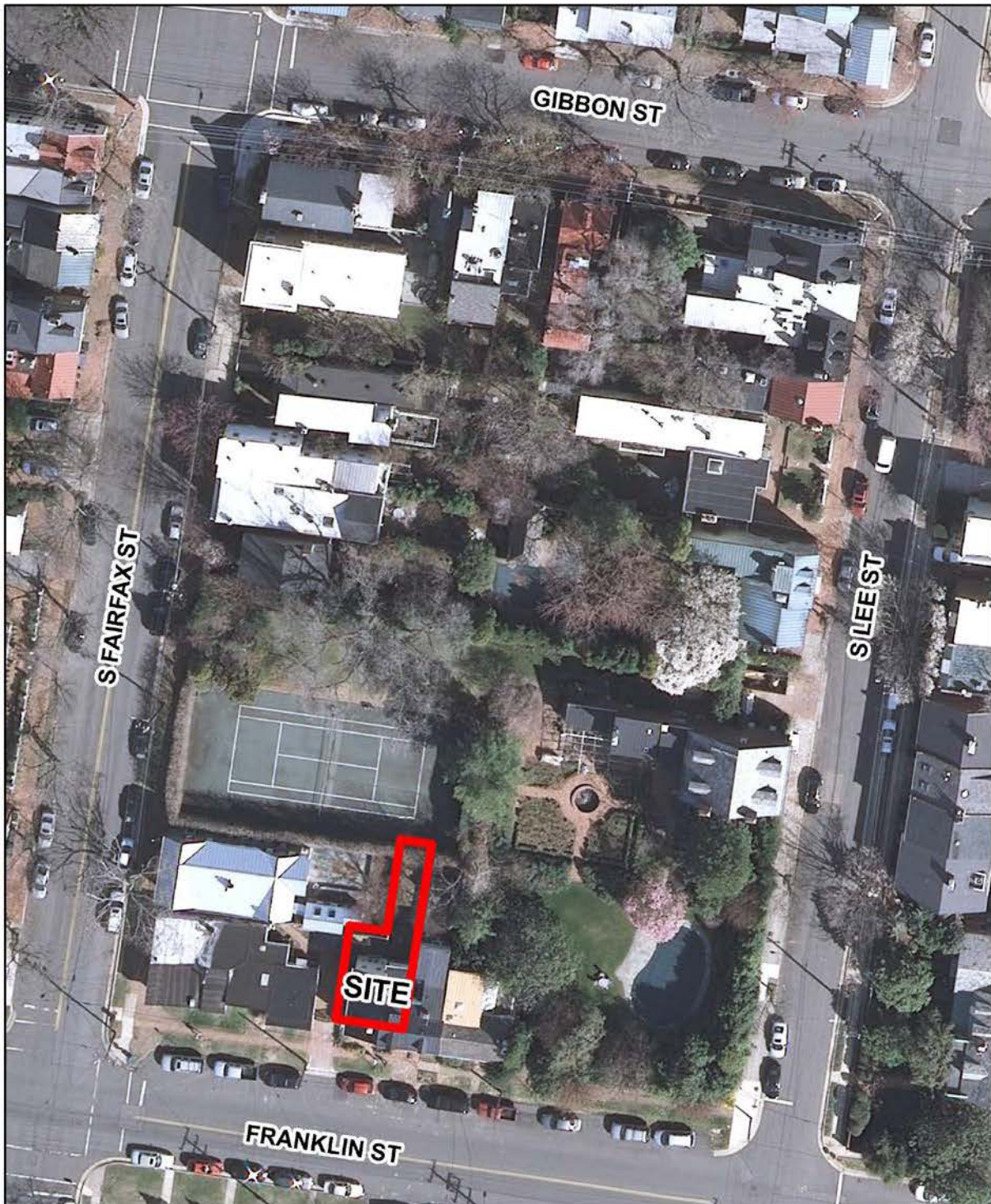
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**STAFF RECOMMENDATION**

Staff recommends approval of the application, 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](mailto: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.



BAR2015-00149



## **I. ISSUE**

The applicant requests approval of a Certificate of Appropriateness remove the stucco on the existing two-story addition that extends from the west (side) elevation of the building and replace it with fiber cement lap siding with 6” reveal and 4” corner boards.

## **II. HISTORY**

The original brick house was in existence at the time the Hopkins map of 1877 was published and demonstrates detailing typical of vernacular masonry houses of **the first third of the 19<sup>th</sup> c.** in Alexandria. Notable alterations include substantial interior and exterior alterations in 1951, and the BAR approved the demolition of an existing wood frame side addition for the construction of a new two-story addition in **2005**.<sup>1</sup> The exterior finish of the addition is the subject of this application.

## **III. ANALYSIS**

The subject addition was approved by the BAR in 2005. Since that time the stucco walls have cracked and failed because the coating was not adequately supported by the 2x4 wall framing of the addition. The applicant tried to repair the stucco, but the weight of the material and movement of the framing caused it to crack again. Rather than replace the underlying wall structure and re-install stucco, the applicant is requesting the Board approval of an alternative, lighter weight cladding material for this modern addition that will be able to move with the structure. The proposal is to install HardiePlank brand fiber cement lap siding on the addition.

Staff finds the proposed lap siding suitable for several reasons. First, additions to masonry houses in Alexandria were typically frame and these were clad with a utilitarian lap siding having a simple profile. Second, the use of fiber cement siding on a 2005 addition is consistent with the Board’s *Modern Materials Policy*. Finally, the siding, retains the addition’s simplicity and does not detract or conflict with the historic style of the house. For these reasons, staff recommends approval of the Certificate of Appropriateness, as submitted.

## **STAFF**

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

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<sup>1</sup> (Demo and COA: BAR Case #2005-00227 & 228 on 10/19/05 and for alterations to previously approved plans BAR 2005-0285 on 12/5/05.)

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### **Zoning Comments**

C-1 Proposed siding complies with zoning.

##### **Code Administration**

No Comments Received

##### **Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- F-1 Previously reviewed under [BAR2014-00422]
- 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)
- 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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

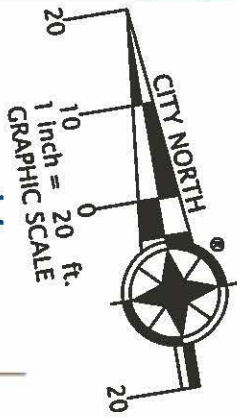
#### **V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR2015-00149:211 Franklin Street*



NOTES: 1. FENCES ARE FRAME.  
2. UTILITIES ARE UNDERGROUND.



SOUTH FAIRFAX STREET

MONUMENT LINE

N/F  
VOVWELL LLC

S 81°09'00" E  
13.25'

N/F  
STEVENS

LOT  
501  
1,600 SF

N/F  
STEVENS

LOT  
502

N 09°30'00" E  
39.00'

S 81°09'00" E  
15.00'

S 09°30'00" W  
76.58'

33.0'

81.92'

50.00'

89°41'

AREA  
(UNDER  
CONST.)

2 STORY  
BRICK/  
STUCCO  
DWELLING  
#211

BRK WALK N 81°09'00" W  
28.25' OHW

2.5' CURB  
& GUTTER

2.5' STN/  
BRK GUTTER

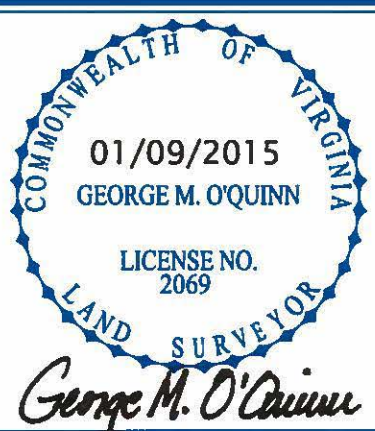
FRANKLIN STREET

MONUMENT LINE

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 501  
**#211 FRANKLIN STREET**  
(INSTRUMENT #030002720)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20'      JANUARY 9, 2015

I HEREBY CERTIFY THAT THE POSITIONS OF  
ALL THE EXISTING IMPROVEMENTS HAVE BEEN  
CAREFULLY ESTABLISHED BY A CURRENT FIELD  
SURVEY AND UNLESS SHOWN THERE ARE NO  
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO  
RESTRICTIONS OF RECORD.  
  
A TITLE REPORT WAS NOT FURNISHED.  
  
NO CORNER MARKERS SET.



ORDERED BY:  
  
LANG  
  
GREGORY MASON

**DOMINION** Surveyors  
Inc.®  
  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

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255 Franklin St  
Alexandria, Virginia

Street View - Jun 2014



Image capture: Jun 2014 © 2015 Google

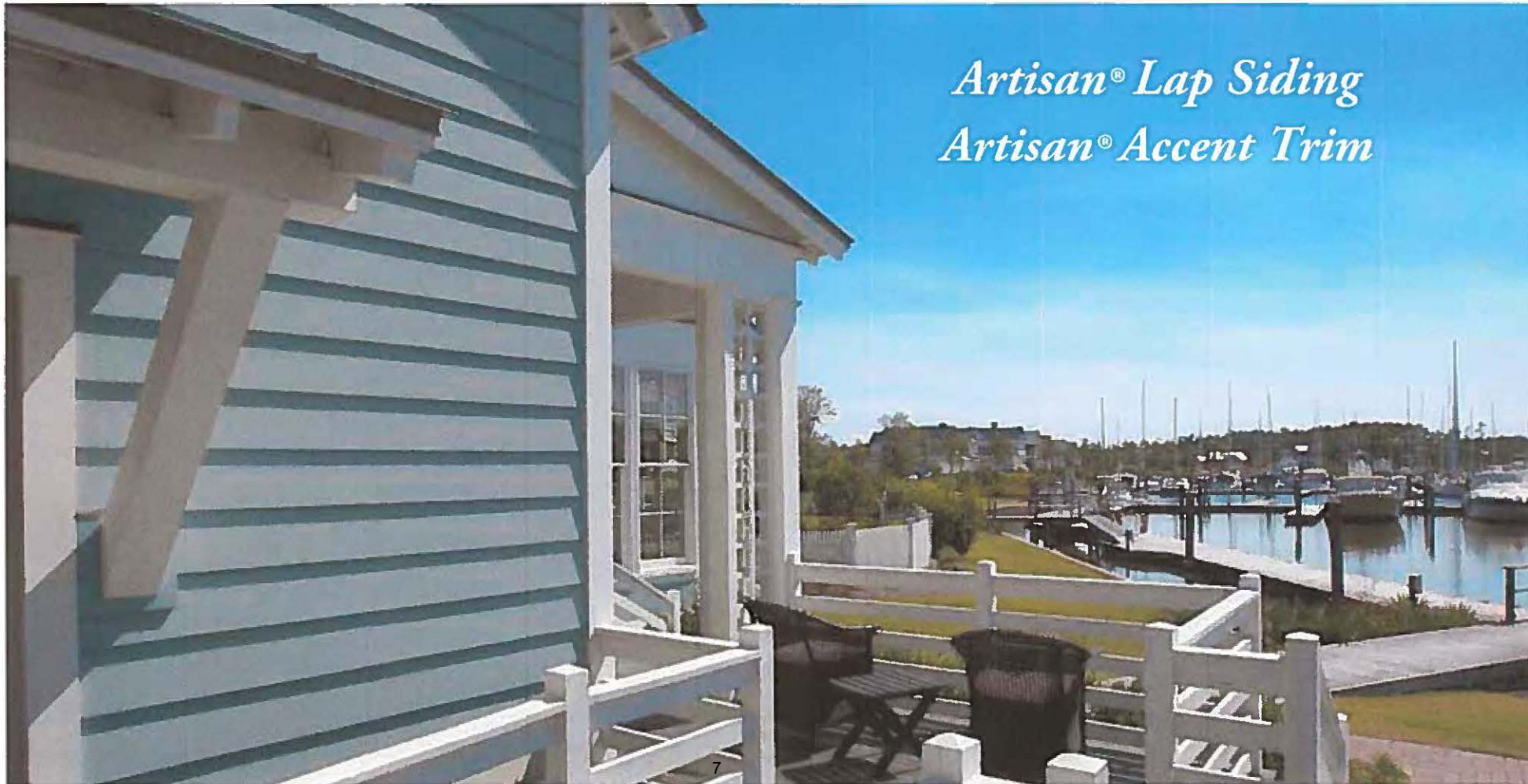
211 Franklin Street.



DESIGN THAT  
ENDURES

*artisan*<sup>™</sup>  
**JamesHardie**

*Artisan<sup>®</sup> Lap Siding*  
*Artisan<sup>®</sup> Accent Trim*





# VISUALLY INSPIRING

## Artisan Lap Siding

Artisan lap siding is a premium exterior product that combines elegant aesthetics with the unrivaled durability of James Hardie® siding. This unique product line opens the door to unlimited possibilities giving architects, builders and homeowners alike the opportunity to express themselves through the highest standards in design.

### Details

- Distinctively deep shadow lines
- Ability to miter corners
- Tongue and groove joints provide low profile seams

## PRODUCT SPECIFICATIONS

### Finish

- Ready to Paint
- When painting product, use 100% acrylic paint

### Size/Weight/Texture

Length: 12'

Thickness: 5/8"

Width: 5-1/4" (4" exposure)  
7-1/4" (6" exposure)  
8-1/4" (7" exposure)

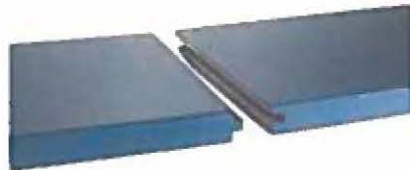
Weight: 4.55 lbs./sq. ft.

Texture: Smooth and Woodgrain

Nail line is 1" from the top edge of the board

### Warranty

Artisan lap siding is protected by a 30-year limited non-prorated warranty. This product replacement warranty is the best in the industry.



*Artisan lap siding is manufactured with a unique tongue and groove joint design for precise fit and finish*



## LONG-LASTING BEAUTY

Artisan lap siding is at the forefront of innovation and is backed by over 15 years of research and development. Boasting absolute precision in its symmetry and engineered for your local climate, Artisan resists flame spread, hurricane-force winds, pests, as well as damage from moisture and rot, snow, ice and hail.





## THE FINISHING TOUCH

### Artisan Accent Trim

Introducing new Artisan accent trim, our most innovative trim technology ever. Artisan accent trim is designed to deliver superior performance and durability just like other James Hardie products offer.

#### Details

- Easily installed with 2.5" finishing nails
- Thicker trim to complement your Artisan lap siding
- Complete cladding solution



## PRODUCT SPECIFICATIONS

#### Finish

- Ready to paint
- When painting product, use 100% acrylic paint

#### Warranty

Artisan accent trim is protected by a 15-year transferable, limited warranty.

#### Size/Weight/Texture

Length: 12'  
 Thickness: 1½"  
 Width: 4" (3.5" actual)  
 6" (5.5" actual)  
 Weight: 8 lbs./sq. ft.  
 Texture: Smooth





**artisan**  
**JamesHardie**

ArtisanLuxury.com

888.800.7864

Additional installation information, warranties and warnings are available at ArtisanLuxury.com.

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ADDRESS OF PROJECT: 211 Franklin StreetTAX MAP AND PARCEL: 080.02-07-39 ZONING: CL

## 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: Joseph W LangAddress: 211 Franklin STCity: Alexandria State: VA Zip: 22314Phone: 703 535-6739 E-mail: \_\_\_\_\_Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ FatherName: Joseph W Lang &/or Gregory Mason Phone: 703 535-6739

E-mail: \_\_\_\_\_

## Legal Property Owner:

Name: Paola I LangAddress: 211 Franklin STCity: Alexandria State: VA Zip: 22314Phone: 703 535-6739 E-mail: \_\_\_\_\_

- |                              |  |  |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property?               |
| <input type="checkbox"/> Yes | <input 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.*
- |                                      |   |   |                                   |
|--------------------------------------|---|---|-----------------------------------|
| <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 checked="" type="checkbox"/> siding          | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting    | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____ |   |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Remove Stucco  
 Replace w/ Hardiplank (Artisanal series 5/8" thick) Siding

**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: \_\_\_\_\_

Date: \_\_\_\_\_

Joseph W. Lang  
Joseph W. Lang  
May 18, 2015



## 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. Joseph W Lang <del>Paola</del>	211 Franklin	0
2. Paola I Lang	211 Franklin	full
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 211 Franklin 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. Paola I Lang	211 Franklin St	full
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Joseph W Lang	none	none
2. Paola I Lang	none	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.

May 18, 2015      Joseph W Lang  
Date                      Printed Name

  
Signature