

Docket Item # 1
BAR CASE #2015-0204

BAR Meeting
July 15, 2015

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Ted and Karen Borek

LOCATION: 403 North Saint Asaph Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. The aluminum vent, gas line and gas meter must be painted to match the adjacent brick.
2. The conditions below shall appear in the General Notes of all site plans and construction drawings that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

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.



BAR2015-00204



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness to install a kitchen exhaust vent, and new gas line and gas meter on the front façade at 403 North Saint Asaph Street. The vent will measure roughly 4” by 6” and will be installed above to the northernmost first floor window. The gas line will require a penetration of no more than 1 1/2” on the front elevation. The gas meter will not exceed 18” above grade. The applicant has indicated that the aluminum vent, gas line and gas meter will be painted to match the adjacent brick.

II. HISTORY

The two-story, three-bay brick townhouse at 403 North Saint Asaph Street was constructed in 1989 in a Federal revival style. Staff could not locate any previous BAR approvals for the subject property.

III. ANALYSIS

The proposed project is in compliance with the zoning ordinance.

Although the *Design Guidelines* state that “exhaust and supply fans (vents) should be located in visually inconspicuous sections of a building such as a roof,” and that the Board “actively encourages the placement of utility meters in a location that has the least adverse visual impact on a historic structure,” BAR Staff has no objection to the installation of the modest vent, gas line, and gas meter on the front facade. Had the vents and meter been installed on a secondary elevation, the project could have been approved administratively, per the Minor Architectural Elements Policy. However, because this particular property abuts two other properties, locating the vent and meter on the front facade is the only viable alternative. Furthermore, small vents and utility meters on the front facade are common in 400 block of North Saint Asaph St.

Given the age of the building, no historic fabric will be impacted by the proposed vent and meter, which will be minimally visual once painted the color of the adjacent brick.

STAFF

Amirah Lane, Historic Preservation Sr. Planning Technician, 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 gas line, meter and vent comply with zoning.

Code Administration

C-1 Building and trades permits are required for this project. Five sets of *construction documents* 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.

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-3 Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project, materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes,

C-4 During Construction, dwellings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible for the street or road fronting the property.

C-5 Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work.

C-9 All structures under construction, alteration or demolition shall be provided with no less than one approved portable fire extinguisher

F-1 The following comments are for site plan review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.

Transportation and Environmental Services

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)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- R-1 The building permit/trade 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)
- R-3 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 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)

Alexandria Archaeology

Finding

1. Although the proposed undertaking will have a negligible effect on the ground surface of the property, it is worth noting that the lot is located on the location of what once was the City Jail, built in the 1830s. The building continued to be used as a jail during Civil War, and is depicted on period maps as such. Archaeological findings on the property have the potential to inform us about the development of civic institutions in nineteenth-century Alexandria.

Recommendations

- *1. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or

concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

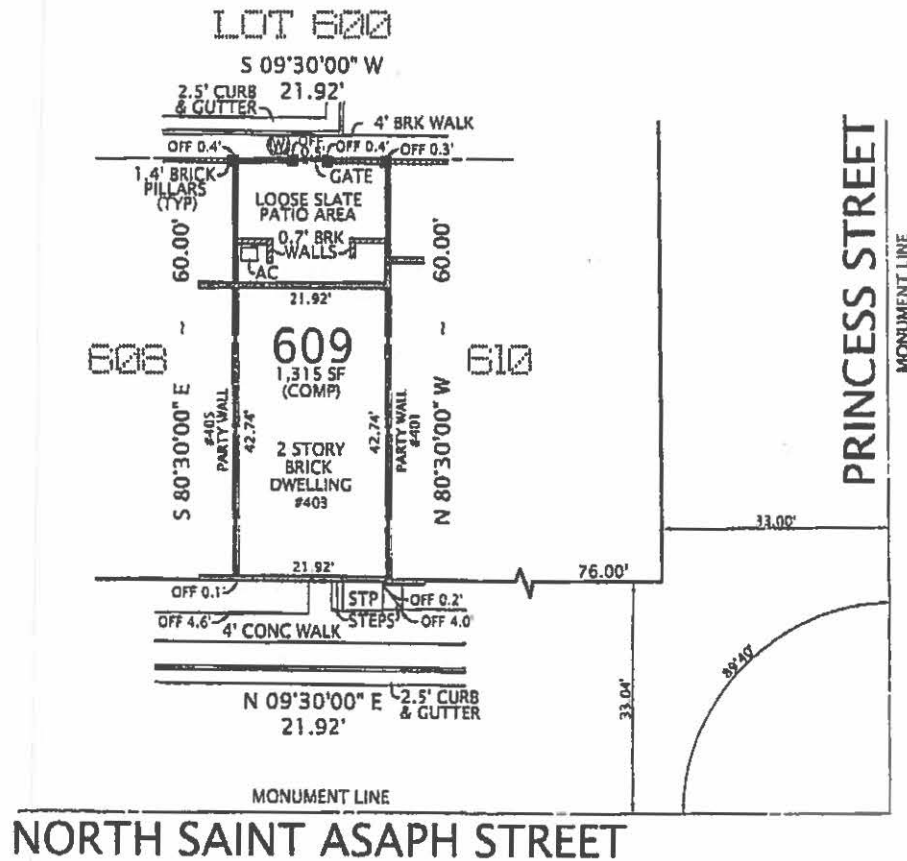
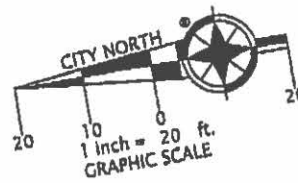
- *2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

1 – Supporting Materials

2 – Application BAR20145-0204 at 403 North Saint Asaph Street

NOTES: 1. UTILITIES ARE UNDERGROUND.



PLAT
SHOWING HOUSE LOCATION ON
LOT 609
BULFINCH SQUARE
(DEED BOOK 1228, PAGE 1598)
CITY OF ALEXANDRIA, VIRGINIA

APPLICATION MATERIALS
BAR2015-00204
403 N ST ASAPH ST
6/25/2015



APPLICATION MATERIALS
BAR2015-00204
403 N ST ASAPH ST
6/25/2015

Picture taken on June 15th 2015
Current Condition

APPLICATION MATERIALS

BAR2015-00204

403 N ST ASAPH ST

6/25/2015

BORIK RESIDENCE - TED & LAREN

403 N. ST. ASAPH STREET ALEXANDRIA VA 22314

1/4" SCALE - DEREK BLAYLOCK - ALEXANDRIA KITCHEN & BATH STUDIO

PROPOSED HOOD
VENT TERMINATION
CAP 4" X 6"

PROPOSED GAS
LINE PENETRATION
8" FROM GRADE
2" FROM LEFT SIDE
OF HOME

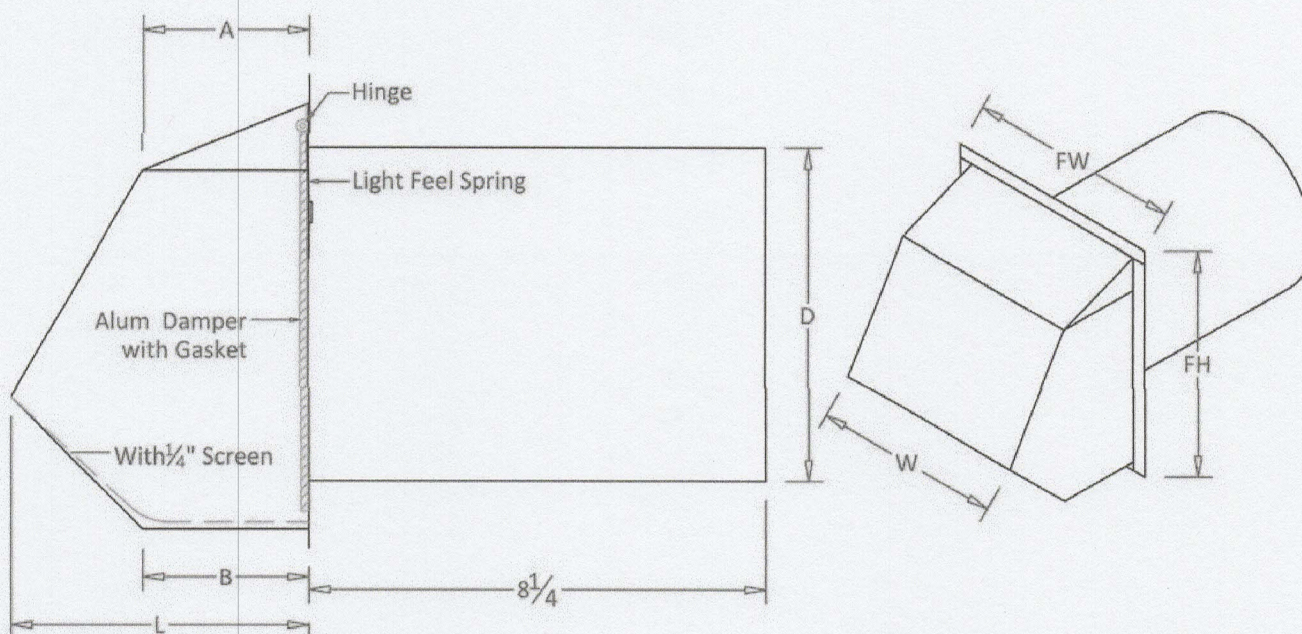
SIDEWALK
STREET CURB

Hand-drawn floor plan of a building, likely a school or institutional structure, showing a layout with multiple rooms and a central corridor. The plan includes dimensions and labels for various features.

Dimensions and Labels:

- Top Section:**
 - Left side: "PARTY WALL FOR 405 N. ST. ASAPH"
 - Right side: "PARTY WALL FOR 401 N. ST. ASAPH"
 - Top right corner: "6' 1/2"
 - Top right window: "46 1/2"
 - Top right door: "42"
- Middle Section:**
 - Left side: "WHITE FRICK EXTERIOR"
 - Left side window: "15"
 - Left side door: "45"
 - Left side window: "19 1/2"
 - Left side door: "45"
 - Left side window: "5 1/2"
 - Left side door: "4"
 - Left side window: "58 1/2"
 - Left side door: "44 1/2"
 - Left side window: "19"
- Bottom Section:**
 - Left side: "15"
 - Left side door: "13"
 - Left side window: "18"
 - Left side door: "202"
 - Left side window: "202"
 - Left side door: "109"
 - Left side window: "5"
 - Left side door: "19"
 - Left side window: "10"
 - Left side door: "5"
- Other Labels:**
 - "DUBAKS 96" X 44" H"
 - "HSE BSB 202"
 - "DOOR"
 - "WINDOW"

PROPOSED



ITEM #	D	A	B	L	W	FW	FH
WVEB3__	3	2 1/4	2 1/4	4 1/8	4 7/8	6	6 1/2
WVEB4__	4	2 1/4	2 1/4	4 1/8	4 7/8	6	6 1/2
WVEB5__	5	3	3	5 3/8	6 7/8	8	8 1/2
WVEB6__	6	3	3	5 3/8	6 7/8	8	8 1/2
WVEB7__	7	3	4 7/16	6 11/16	8 7/8	10	10 1/2
* WVEB8__	8	3	4 7/16	6 11/16	8 7/8	10	10 1/2
WVEB10__	10	2 7/8	4 3/16	6 11/16	11 7/8	13	13 1/2

BORIK RESIDENCE
 403 N. ST. ASAPH STREET
 ALEXANDRIA VA 22314

EXTERIOR VENT COVER FOR HOOD VENT
 EXHAUST. COVER CAN BE PAINTED TO
 MATCH EXTERIOR OF HOME.

APPLICATION MATERIALS
 BAR2015-00204
 403 N St Asaph St
 7/8/2015

BAR Case # 2015-00204

ADDRESS OF PROJECT: 403 N. ST. ASAPH ST. ALEXANDRIA VA 22314
 TAX MAP AND PARCEL: 064.02-10-34 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: Ted E. Kolon BerekAddress: 403 N. ST. ASAPH ST.City: ALEXANDRIA State: VA Zip: 22314Phone: 520-982-9825 E-mail: _____Authorized Agent (if applicable): ☐ Attorney ☐ Architect☒ DESIGNERName: W. Derek Blazek

Phone: _____

E-mail: derekb@akts-adv.com

Legal Property Owner:

Name: SAME AS APPLICANT

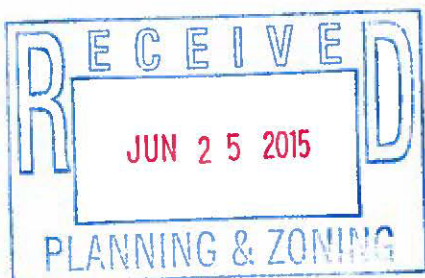
Address: _____

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.



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 <u>GAS LINE & EXTERIOR VENT.</u> | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Kitchen Renovation. Run a gas line FROM STREET TO HOME. Place new gas line in front of home. GAS METER shall NOT EXCEED 18" ABOVE GROUND. Run Gas line into home for new Gas cooktop appliance. Hole needed for gas line penetration into home shall not exceed 1 1/2".

Vent new Hood Appliance to front exterior of home for new Hood vent appliance in kitchen. Hole needed for Hood vent penetration OUT OF HOME shall not exceed 6".

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 3 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 3 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: N. Derek Baylock

Date: 6-25-15

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. <u>TEDE KALEN BOREK</u>	<u>403 N. ST ASAPH ST</u>	<u>100%</u>
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 403 N. ST ASAPH 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. <u>TEDE KALEN BOREK</u>	<u>403 N. ST ASAPH ST.</u>	<u>100%</u>
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. <u>TEDE KALEN BOREK</u>	<u>NONE</u>	<u>NONE.</u>
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.

6-25-15 N. DELEIC Blylock [Signature]
Date Printed Name Signature