

Docket Item # 3
BAR CASE # 2015-00304

BAR Meeting
October 7, 2015

ISSUE: Alterations

APPLICANT: Aloysius and Colleen Boyle

LOCATION: 1103 Powhatan Street

ZONE: RB / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, 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.



BAR2015-00304



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness application to paint the existing unpainted brick on the front elevation of their c1941 home.

Note: Although the rear elevation of the house is also unpainted masonry, the subject application is for the front elevation only.



Figure 1: Front Elevation

II. HISTORY

1103 Powhatan Street is a two-story, Colonial Revival townhouse constructed as part of the Virginia Village development, consisting of 62 houses facing Powhatan and Portner Streets in c1941.

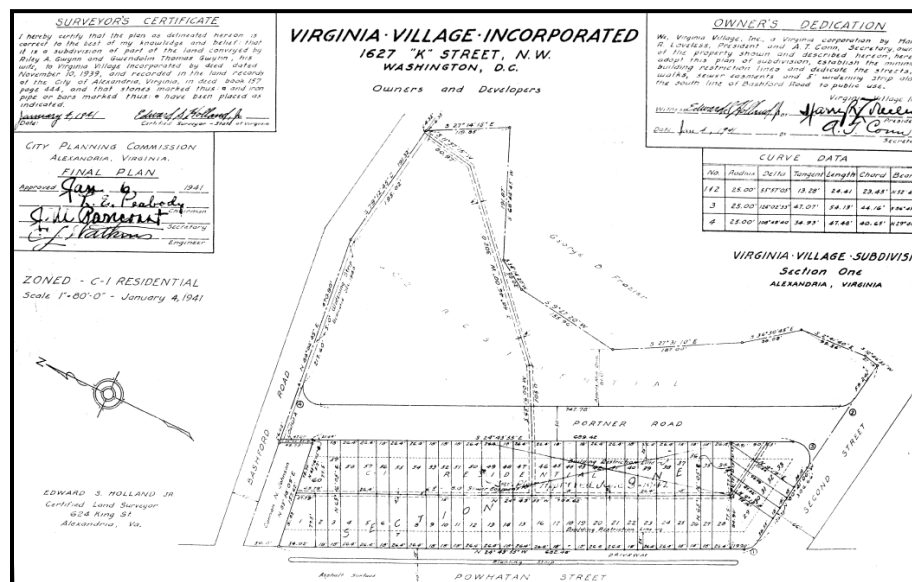


Figure 2: 1941 Site Plan – Virginia Village

Only 1101, 1103, 1105 and 1107 Powhatan Street is within the boundaries of the Old and Historic Alexandria District as they are within 500' of the George Washington Memorial Parkway. Their inclusion within the District is primarily to regulate alterations and changes which could affect the memorial character of the Parkway and/or its associated environmental setting/landscape or impair the character of the historic district as a whole, and not for their individual architectural, cultural or historic significance. 1103-1107 Powhatan Street are identical brick and frame rowhouses flanked by 1101 Powhatan and 1109 Powhatan (not within the district) which are constructed entirely of brick.



Figure 3. Existing Conditions
(Right to Left: 1101 to 1107 Powhatan Street)

Prior BAR Approvals

1101 Powhatan

BAR2011-0336 Admin Approval: Wood Operable Shutters

1103 Powhatan

BAR2013-0181 BAR approved 6/1 Fibrex Windows

1105 Powhatan

BAR2010-0304 Admin Approval: Wood Window Replacement SDL 7/8" Muntin

BAR2012-0059 Admin Approval: HardieSiding Replacement

1107 Powhatan

BAR2010-0347 Admin Approval: Wood Window Replacement SDL 7/8" Muntin

Wood Six-Panel Door Replacement

BAR2012-0058 Admin Approval: HardieSiding Replacement

III. ANALYSIS

The City's Zoning Ordinance stipulates that in all cases, painting a previously unpainted masonry surface no matter what age building or color, requires a Certificate of Appropriateness. Additionally, the Board's *Design Guidelines* discourage the painting of an unpainted masonry surface. These *Guidelines* were written to protect the integrity of Alexandria's iconic "red brick" buildings. The existing brick has a factory-applied finish that gives the appearance of a painted patina, but staff considers this factory treatment to be unpainted for the purposes of the zoning ordinance.

Painting historic brick not only can potentially compromise the historic character of a building, but its soft and porous composition is significantly different than modern hard-fired bricks. Painting can, thus, prevent water vapor from escaping through the brick and its lime-based mortar joints which can lead to a build-up of moisture within the wall and cause interior and

exterior paint to peel, at best, or irreparable damage to the brick in a freeze thaw cycle. Alternatively, mid-20th century buildings, such as the subject dwelling at 1103 Powhatan, were constructed of hard-fired bricks and Portland cement-based mortar joints. Hard-fired bricks do not have the same level of porosity, and water vapor within the wall is expelled through drainage weep holes which are built into the wall system.

As mentioned above, the Board has previously confirmed that these Powhatan Street houses lack individual architectural and historical significance and primarily serve as compatible background buildings for the George Washington Parkway. Therefore, staff believes that a more lenient level of design review should be utilized when evaluating alterations or changes to these buildings. Staff finds that the proposed painting will be consistent with the exterior finishes on neighboring rowhouses; which are identical in form to the subject house (see photo below.)¹ In addition, the applicant is requesting only to paint the first floor of the building's façade, which is under 60 sq. ft. in area. For these reasons, staff finds this proposal will be a minor change which will not negatively impact the integrity of the George Washington Parkway and is recommending that the Board approve the application, as submitted.



Figure 4. Existing Conditions Photo of 1105 and 1107 Powhatan Street

¹ Staff was not able to find BAR approvals for the painting of the masonry at 1105 and 1107 Powhatan Street, yet believes that they could have been painted prior to their 1992 inclusion within the district boundaries.

STAFF

Michele Oaks, 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 painted masonry complies with zoning, if approved by the BAR.

Transportation and Environmental Services (T&ES)

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

R-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)

R-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)

R-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2015-00304 at 1103 Powhatan St



APPLICATION MATERIALS
BAR2015-00304
1103 Powhatan Street
9/9/2015



ADDRESS OF PROJECT: 1103 PONTIAC STREET ALEXANDRIA, VA 22314
TAX MAP AND PARCEL: 044.04-07-28 ZONING: RB

APPLICATION FOR: (Please check all that apply)

- ☒ CERTIFICATE OF APPROPRIATENESS
- ☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- ☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- ☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)

Name: Aloysius AND COLLIN Boyle

Address: 1103 Pontiac Street

City: Alexandria State: Va Zip: 22314

Phone: 703.725.7905 E-mail: cln2323@gmail.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: SAME AS ABOVE

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 checked="" 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).*

PAINTING MASONRY (FACADE FACING PONDHATAN ST.) TO
COORDINATE/MATCH SIDING. (APPLY WHITE HARDY PAINT)

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: AMBPrinted Name: Aloysius M. BayleDate: 8/20/2015

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. <u>Alyson M Bayle</u> | <u>1103 Parkside St</u> | <u>100%</u> |
| 2. <u>Colleen Bayle</u> | <u>1103 Parkside St</u> | <u>0%</u> |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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>Alyson M Bayle</u> | <u>1103 Parkside St</u> | <u>100%</u> |
| 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. <u>Alyson M Bayle</u> | <u>N/A</u> | <u>N/A</u> |
| 2. <u>Colleen Bayle</u> | <u>N/A</u> | <u>N/A</u> |
| 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.

8/22/15 Alyson M Bayle AMB/c
Date Printed Name Signature