

Docket Item # 2
BAR CASE # 2015-0373

BAR Meeting
December 16, 2015

ISSUE: Alterations to Rooftop Balustrade

APPLICANT: Jessica Likas and Tim Tran

LOCATION: 420 North Union Street

ZONE: RM / Residential Zone

STAFF RECOMMENDATION

Staff recommends that the Board approve the Certificate of Appropriateness 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 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.



BAR2015-00373



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness to replace his existing aluminum rooftop balustrade with a new, 8" wide x 29" tall tempered glass baluster panels set several inches apart in a white aluminum top and bottom rail with aluminum posts at approximately 6'-0" on center.

II. HISTORY

The three-and-one-half-story brick veneer townhouse at 420 North Union Street was constructed in **1974** as part of a complex of Federal revival style townhouses. When originally constructed, this development was not within the boundaries of the Old and Historic Alexandria District. In 1984, the boundaries of the district were adjusted to include these buildings along the waterfront. The Board has reviewed a number of applications for rooftop alterations to the houses in the 400 block of North Union Street, since this portion of the district was under their review. Many have involved the addition of rooftop balustrades/or dormers, which have been added to the buildings and were not part of the original design.

III. ANALYSIS

The *Design Guidelines* state that "roof decks should be constructed so that they do not interfere with the historic roofline of a building" and "material should not be used on a roof deck that detracts from the historic architecture of a structure."

The proposed balustrade is partially visible behind the existing dormer when viewed from North Union Street ROW, yet visible when viewed farther away in Founder's Park. Additionally, it is also partially visible from Oronoco Street across an open parking area behind the property. Staff finds that, while the existing roof balustrade is visible in certain locations, it is not a significant architectural feature and is not integral to the overall design of this townhouse. Its present appearance is that of a suburban deck sitting on the roof. The selection of a modern material such as glass on the fourth story of this modern building is appropriate, as the glass will help the balustrade to recede visually on the building's roof. Therefore, in this particular instance, due to the age of the building and the new material's limited visibility, Staff recommends that the Board approve the application, as submitted.



Existing Conditions



Proposed Glass Balustrade



STAFF

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

VI. CITY DEPARTMENT COMMENTS

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

Zoning Comments

C-1 Replacement/ repairs of roof, roof deck and railing will comply 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)

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)

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)

Alexandria Archaeology

Archaeology Comments

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

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2015-0373: 420 N Union St

CURRENT ROOFTOP DECK FOR
420 N UNION ST, ALEXANDRIA, VA 22314



MAJOR LEAK



APPLICATION MATERIALS
BAR2015-00373
420 N Union St
11/16/2015

PROPOSED DECK STYLE FOR

420 N UNION ST, ALEXANDRIA, VA 22314

TEMPERED GLASS TREATED WITH 3M SAFETY AND SECURITY PRESTIGE WINDOW FILM



COMPARABLE NEAR BY GLASS DECKING

"the Oronoco"

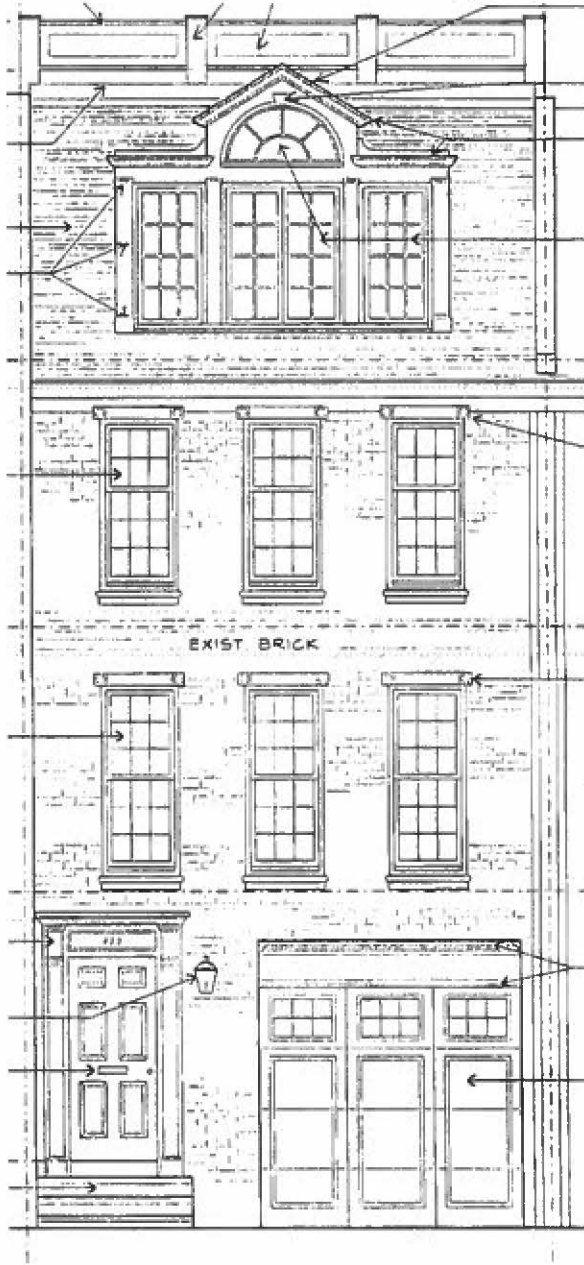
601 N Fairfax St, Alexandria, VA 22314

Across from Oronoco Bay Park



Tempered glass baluster treated
with 3M safety film (handout 3, 4)

8 ft x 36 in white aluminum
frame baluster railing kit (hand out 3)



FRONT ELEVATION

PROPOSED DECK ALTERATIONS TO LIKAS/TRAN RESIDENCE

(420 N Union St, Alexandria, VA 22314)

APPLICATION MATERIALS

BAR2015-00373

420 N Union St

11/16/2015

8ft x 36 in white aluminum baluster railing parapet

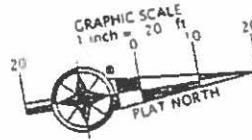


REAR ELEVATION

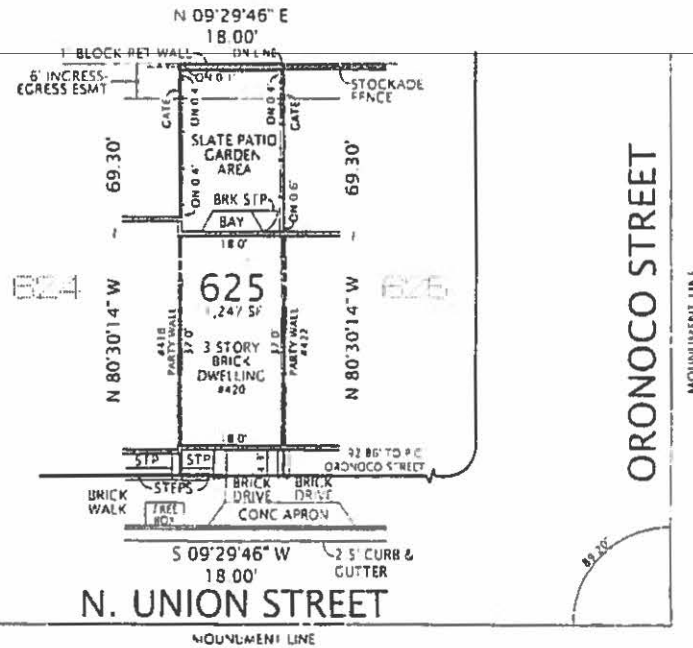
**PROPOSED DECK ALTERATIONS TO
LIKAS/TRAN RESIDENCE**
(420 N Union St, Alexandria, VA 22314)

APPLICATION MATERIALS
BAR2015-00373
420 N Union St
11/16/2015

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



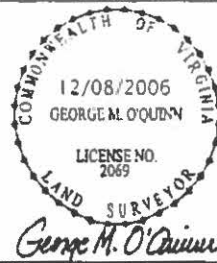
LEE STREET SQUARE
PARCEL "A"



PLAT
SHOWING HOUSE LOCATION ON
LOT 625, SECTION FIVE
OLD TOWNE
CITY OF ALEXANDRIA, VIRGINIA
SCALE 1" = 20' DECEMBER 8, 2006

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



CASE NAME
SNYDER - PECK
OLD DOMINION TITLE, INC.

DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703.619.6555
FAX 703.799.6412

CASE NAME SNYDER - PECK

CASE NO. 19596-065

#61205002

SITE PLAN

1" = 20'-0" 3/5/07



ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
405 South Washington Street Alexandria Virginia 22314
Tel. 703.549.0650 Fax 703.549.3125
ARCHITECTURE PLANNING INTERIORS

PROPOSED ALTERATIONS
PECK RESIDENCE
420 North Union Street Alexandria, VA

APPLICATION MATERIALS
BAR2015-00373
420 N Union St
11/16/2015



More saving.
More doing.

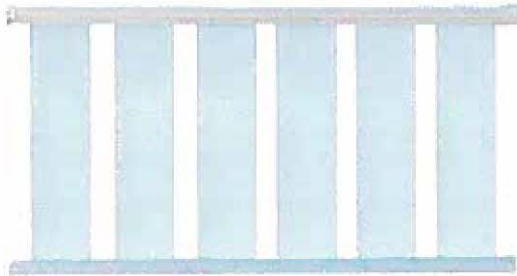
Your Store: **Alexandria #4603**
Use Current Location or [find store](#)

3(a)

EZ Handrail Model # EZG800 Internet # 202843277

8 ft. x 36 in. White Aluminum Frame Glass Baluster Railing Kit

[Write the First Review](#) [Questions & Answers \(2\)](#)



\$359.32 /box

PRODUCT NOT SOLD IN STORES

[Open Expanded View](#)

[Click Image to Zoom](#)

PRODUCT OVERVIEW Model # EZG800 Internet # 202843277 Store SO SKU # 1000073141

The EZ Glass Railing Kit is a premium glass baluster railing solution for decks, patios, and more. Each kit contains 8 in. glass balusters, top and bottom rails, silicone rubber extrusions for securing the glass without messy caulks, all fasteners, and mounting brackets for easy assembly and installation between existing posts. Each glass balusters is made of 1/4 in. tempered glass for incredible durability and safety even in busy commercial environments. This system is ideal for both professional and do-it-yourself installations since no special tools or skills are required. Whether installed at your home, business, or commercial project you can rest assured the 10-year finish warranty and low maintenance of EZ Handrail will provide years of satisfaction and safety.

- Includes all necessary brackets and fasteners to mount to wood, metal or concrete posts
- Compatible with all sizes of EZ Handrail posts (Sold separately)
- Includes 1/4 in. clear tempered glass balusters with 100% aluminum alloy framing for superior strength
- Rubber silicone glass locking system contains UV inhibitors and anti-fungal properties to maintain beauty and structural integrity
- International building code (IBC) compliant
- Low maintenance powder coat finish
- Family-friendly construction protects kids and pets, eliminating toxic wood treatments, constant splinters and protruding nail heads

SPECIFICATIONS

DIMENSIONS

Picket spacing (in.)	3.75	Product Height (in.)	36 in
Product Depth (in.)	2.75 in	Product Width (in.)	96 in

DETAILS

Cap/top included	Yes	Returnable	90-Day
------------------	-----	------------	--------

APPLICATION MATERIALS
BAR2015-00373
420 N Union St
11/16/2015

Color Family	White	Stainable/Paintable	Paintable
Fillet Included	No	Stainable/paintable handrail	Yes
Interior/Exterior	Interior/Exterior	Stair Part Type	Kit
Material	Aluminum	Structural/ornamental	Structural/ornamental
Number of framing/post rails for panels	0	Water Resistant	Yes
Number of picket/baluster rails for panels	8	Water resistant handrail	Yes

BAR Case # 2015-00373ADDRESS OF PROJECT: 420 N Union St, Alexandria, VA 22314TAX MAP AND PARCEL: 065.01-05-22ZONING: RMAPPLICATION 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: Jessica Likas and Tim TranAddress: 420 N. Union StreetCity: Alexandria State: VA Zip: 22314Phone: 408-813-1476 or 443-624-3816 E-mail: trant50@hotmail.com or jessica.likas@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Jessica Likas, Tim TranAddress: 420 N Union StCity: Alexandria State: VA Zip: 22314Phone: 408-813-1476 E-mail: trant50@hotmail.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.

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: Jessica Likas//Tim TranDate: 11/11/2015

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.	Jessic Likas	420 N Union St Alexandria, VA 22314	50%
2.	Tim Tran	420 N Union 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 420 N Union St, Alexandria, VA 22314(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.	Jessica Likas	420 N Union St Alexandria, VA, 22314	50%
2.	Tim Tran	420 N Union St Alexandria, VA, 22314	50%
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.

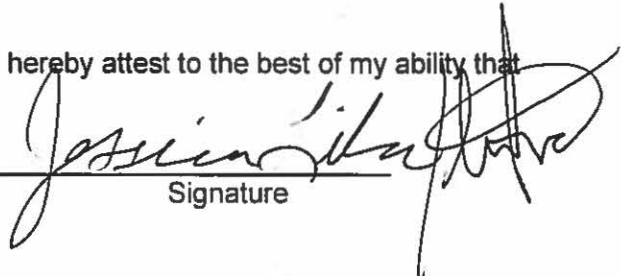
	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	Jessica Likas	N/A	N/A
2.	Tim Tran	N/A	N/A
3.			

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.

11/11/15
Date

Jessica Likas//Tim Tran
Printed Name


Signature