

BAR Meeting
July 20, 2016

ISSUE: Partial Demolition/Capsulation and Certificate of Appropriateness for Addition and Alterations

APPLICANT: Windmill Hill, LLC by Michael and Leigh Dameron

LOCATION: 308 Commerce Street

ZONE: CD / Commercial Zone

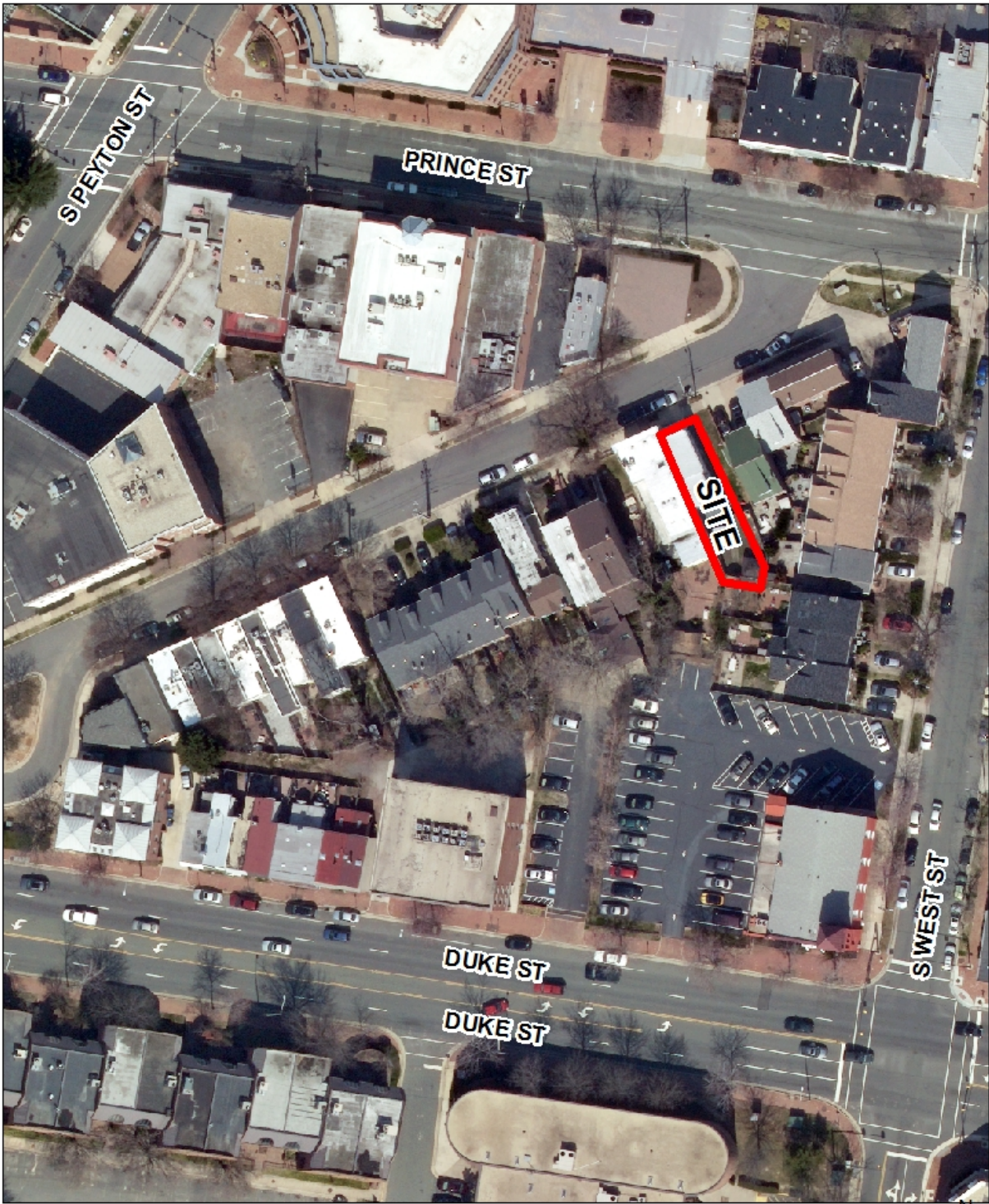
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness application with the following conditions:

1. The applicant must work closely in the field with BAR staff on the final design of the cornice, window and door trim of the original building while using documentary evidence in the field prior to submission of the building permit.
2. All windows, doors and siding must meet the BAR's established policies.
3. The applicant must provide AC waivers signed by the neighboring property owners to the side and rear of his property prior to issuance of any building permits or relocate the condenser units to meet setback requirements.
4. Include the following statements on all construction documents involving any ground disturbing activities, so that on-site contractors are aware of the requirements:
 - a. The applicant/contractor 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/contractor 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.



BAR2016-00204 & 2016-00206



***Note:** *This is the second review of the project and includes a revised design based on comments made by the BAR at the July 6, 2016 hearing. BAR#2016-0204 (Permit to Demolish) and BAR#2016-0206 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.*

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness to demolish the concrete block rear addition and two detached sheds in order to accommodate a new two-story rear addition. The Certificate of Appropriateness request also includes alterations/repairs to the front and side elevations of the historic main block and the ell.

The proposed alterations/repairs to the main block include the removal of the aluminum siding to expose and restore the historic wood siding; repair/replacement of the existing entry porch; installation of historically-appropriate, Victorian-period cornice and window trim or hoods based on documentary evidence; removal of non-historic 6/6 windows; and the restoration of the original window opening sizes, based on physical evidence, for new 2/2 SDL wood windows.

The proposed alterations/repairs to the historic ell include the removal of the aluminum siding to expose the historic wood siding; removal of the non-historic windows to replace with new 6/6 SDL painted wood windows; and the installation of a single-light over two-panel wood entry door in the existing opening. The side elevation of the house is visible from Commerce Street due to the open driveway serving the adjacent residence to the east. The rear elevation is not visible from a public right-of-way.

The proposed two-story addition will measure approximately 18 feet 4 inches by 21 feet. The materials proposed for the addition include a parged concrete foundation and exterior end chimney, painted fiber cement clapboard siding with a 4" reveal, and 2/2 double-hung and single-light awning wood windows. The applicant is also requesting a wood, 3'- 6"-high picket fence near the front yard and side property line. The fence will be painted or stained.

The BAR made the following comments on July 6, 2016:

- General size, location and massing of the addition appropriate but overall design needed to appear more finished and be either contemporary/modern OR quietly contextual (multiple approaches to the design are appropriate but need to be fully developed, consistent with *Design Guidelines* and compatible with nearby historic buildings)
- Revise chimney which appeared out of scale with the addition and lacked refinement
- Refine and balance fenestration on south elevation
- Study different roof form to better relate to existing building
- Reduce parged foundation to make more appropriately scaled
- Clarify fence location and intent to install
- Possibly relocate HVAC to ground
- Provide detailed drawings of cornice, trim and window hoods for historic block

The current proposal includes the following revisions:

- Incorporation of a shed roof form to complement the existing roof form of the main block and rear ell, matching the approximate height of the roof of the main block

- Reconfiguration of windows on south elevation with window size narrowed to relate to existing windows, elimination of paired windows, and use of 2/2 windows on addition
- Reduction in overall size of the chimney, including tapering on rear elevation (note that only the portion of the chimney above the roof line will be visible from a public way)
- Relocation of proposed rooftop HVAC to ground in rear yard
- Lowering of parged foundation to approximately one foot above grade

II. HISTORY

The two-story frame, townhouse at 308 Commerce Street was constructed **prior to 1877**, when it is shown in the G.H. Hopkins Atlas. The vernacular Italianate, Victorian-period front portion of the structure features a side shed roof and front parapet with a one-story open porch. The two-story rear ell likely dates from an earlier period of construction (mid-19th century¹), based on physical evidence observed by staff during a site visit of braced frame construction. A one-story frame addition to the south end (rear) of the ell was constructed before 1902, the first year this section of Alexandria appears on the Sanborn Fire Insurance Company maps. Based on the construction materials, the existing one-story concrete block rear addition appears to date from the mid-20th century and likely replaced the earlier one-story addition.

The property contains two detached sheds in the rear yard. A gambrel roof shed, constructed after 1958² only steps from the rear wall of the concrete block addition, and a late 20th century side gable roof utility shed on the south end of the lot. Neither shed sits on a permanent foundation.

The applicant recently received approval of a special exception to construct the rear addition under BZA2016-00007. The applicant received administrative approval to remove a portion of the existing aluminum siding to expose the original wood for evaluation under BAR2016-00180.

The BAR deferred action on the current proposal at the July 6, 2016 hearing based on a number of concerns raised.

III. ANALYSIS

The staff analysis will focus on the key elements of the design and how the applicant addressed the BAR's concerns with the current proposal.

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

¹ Ethelyn Cox in *Alexandria Street by Street*.

² Sanborn Fire Insurance Maps. City Building permits were not located for this structure.

Permit to Demolish/Capsulate Criteria	Meets Criteria?
(1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2) Is the building or structure of such interest that it could be made into a historic house?	No
(3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	No
(5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

Staff finds that none of the criteria for demolition are met and the Permit to Demolish should be granted. The existing one-story rear addition and the two detached sheds all appear to date from the second half of the 20th century and have little architectural integrity. These structures do not contain character-defining features of uncommon design or historic merit, as they are all constructed with modern materials. In addition, the demolition will not compromise the integrity of the overall site because they are on the rear of the property and do not impact the historic main mass or ell in their current forms. **Staff recommends approval of the Permit to Demolish.**

Addition

The construction of an addition to any building within the historic district must be evaluated not only for its impact on the building to which it is being attached, but also for its impact on the district as a whole. The *Design Guidelines* encourage “designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.” While Staff supported the previously proposed two-story rear addition, finding that it generally satisfied the BAR *Design Guidelines* in Chapter 5 for residential additions, the BAR expressed concern about several elements and found that the design was not fully developed. As noted above, the BAR specifically asked the applicant to restudy the roof form, the fenestration, the parged foundation and the chimney size. While the BAR noted that a specific architectural style was not mandated, any design, whether contemporary/modern or in a

more traditional style, should be fully developed and appropriately detailed. It was noted that one approach to a compatible addition would be to make it “quietly contextual.”

The applicant and his architect incorporated the BAR’s comments into an initial study (Restudy 1, see below) and the current proposal. The initial study included a more pronounced roof form that provided some differentiation while also responding to the request to revise the fenestration, foundation and chimney (Figure 1).



Figure 1. Restudy 1 with flounder form.

Although this design responded to many of the comments made by the BAR, it introduced a roof form and approach typically not found in the historic district, as flounders historically never were sited in this manner. Although this design was moving in the right direction, staff did not find that it fully satisfied the BAR’s concerns raised at the hearing. A further study (the current submission) followed that staff found to be much more successful in situating the new construction within the context of the existing building (see Figure 2).

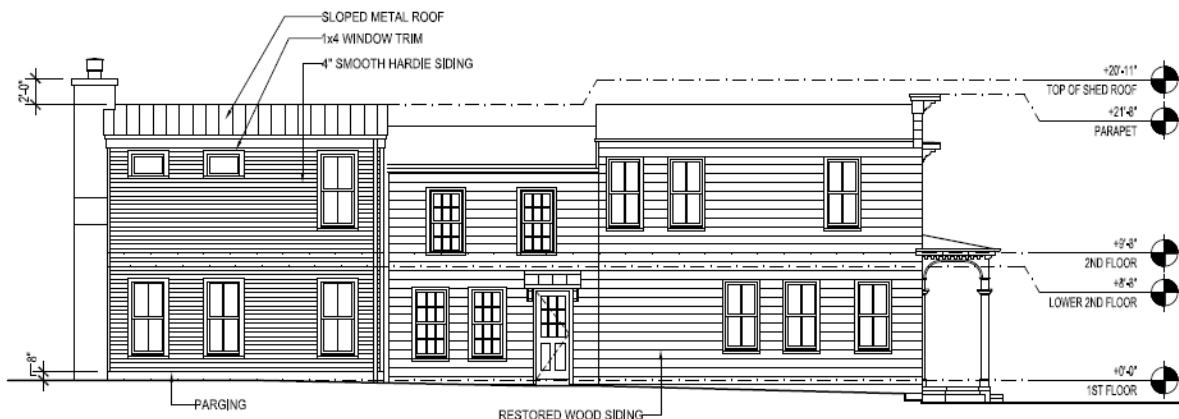


Figure 2. CURRENT SUBMISSION, east (side) elevation.

This version, the current submission, utilizes a simple shed roof form in line with the height of the main block. As in the previous study, the fenestration was revised to include aligned single windows with a 2/2 light configuration, a reduced parged concrete foundation height and a more

refined and visually lighter chimney. Staff strongly supports the current application finding it to be consistent with the *Design Guidelines* and to satisfy the concerns previously raised by the BAR. The addition is differentiated from the existing house yet appropriate for the context and complementary to the existing building. As a reminder, the east (side) elevation will only be obliquely visible through the yard and the rear (south) elevation will not be visible. The north elevation will be visible, and the use of the shed roof and 2/2 windows here make the new construction coexist harmoniously with the historic building from the street. The use of high-quality composite materials such as fiber cement siding and composite trim will further differentiate the new from the old.

Alterations to the Historic Building

A major component of this project is the historically appropriate rehabilitation of the historic townhouse. The applicant is proposing removing the non-historic aluminum siding on the historic block and ell to expose and restore the original wood siding. Any damaged original wood siding will be replaced in-kind. It is likely that any projecting trim was removed when the aluminum siding was installed but the shape of the original trim is often preserved in ghost marks on the paint. Therefore, when the aluminum siding is removed any original trim or other physical evidence will be used to assist the applicant and staff in reproducing the original trim's form. Staff regularly works with applicants and contractors in the field to evaluate the condition of historic wood siding and to determine appropriate trim and cornice details. This is often handled administratively since such type work is considered a repair or restoration. In this particular case, staff will examine whether any ghost marks or other key documentary evidence exist to determine an appropriate cornice and window and door trim. Based on the relatively high-style porch for such a modestly-sized house, staff suspects that the original cornice would have similar detailing. In accordance with nationally accepted preservation practice, staff will not permit the addition of conjectural elements if there is no documentation (physical or photographic) to support such a change.

As none of the existing windows on the building are original or considered by BAR policy to be historic, the applicant is requesting their replacement with new, painted wood, simulated-divided light windows reflecting the muntin pattern appropriate for the period of construction of each portion of the structure. Windows in the main block will be enlarged to their original rough openings, to be uncovered when the aluminum siding is removed, and 2/2 painted wood windows with 1-1/8" wide Victorian period muntins will be installed. Windows in the ell will simply be replaced with 6/6 painted wood windows with 7/8" muntins to reflect its mid-19th century period of construction and secondary position on the house. The entry door on the ell will also be replaced with a new, single-light two-paneled wood door.

Rooftop Mechanical Equipment

The applicant no longer proposes to install rooftop mechanical equipment. The proposed condenser units will be located at the rear of the property behind the proposed addition.

Fence

Based on the BAR's comments about the fence, the applicant requests approval of a fence design that will be installed as part of this project.

In summary, staff commends the applicant for responding to the BAR's concerns and studying appropriate options. While staff can see merit in both of the redesign options, the current submission with the shed roof is most appropriate. Staff recommends approval of this scheme with the conditions noted above.

STAFF

Catherine K. Miliaras, Historic Preservation Planner, Planning & Zoning
Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS

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

Zoning

- C-1 Proposed AC unit does not meet the required side yard setback of five feet or the rear yard setback of 16 feet. Applicant must obtain an AC waiver filled out by neighboring property owners prior to installation or move the AC unit to comply with yard setbacks.
- C-2 Applicant must update the open space calculations to take away area surrounding the ground mounted AC unit's final location to show compliance with the 35% open space requirement.
- F-1 Proposed demolition and addition comply with BZA2016-00007.
- F-2 Proposed fence complies with zoning and must be located completely on the subject property.

Code Administration

No comments received.

Transportation and Environmental Services (T&ES)

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)
- F1. Previously reviewed under [BAR2016-00180] (T&ES)
- F2. 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)
- C1. 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)
- C2. 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)
- C3. 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)

- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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

- F-1 The dwelling standing on the lot may date to the early nineteenth century. The property therefore has the potential to yield archaeological resources which could provide insight into life in Alexandria during the nineteenth century.
- R-*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.
- R-*2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-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 for BAR2016-0204 & 0206: 308 Commerce Street*
- 3 – [*Staff report and supporting materials from July 6, 2016*](#)

ADDRESS OF PROJECT: 308 Commerce Street
TAX MAP AND PARCEL: 074.01-12-25 ZONING: CD

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: Windmill Hill, LLC - Mike Dameron

Address: 210 N. Lee Street Suite 206

City: Alexandria State: VA Zip: 22314

Phone: 703-989-7399 E-mail: mike@wmhhomes.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ OWNER/BUILDER

Name: Mike Dameron

Phone: 703-989-7399

E-mail: mike@wmhhomes.com

Legal Property Owner:

Name: Windmill Hill, LLC

Address: 210 N. Lee Street Suite 206

City: Alexandria State: VA Zip: 22314

Phone: 703-989-7399 E-mail: mike@wmhhomes.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).*

DEMOLITION + REMOVAL OF BEAR ONE STORY ADDITION. New 2 story addition will be constructed based off the attached architectural plans. Interior renovations of existing house.

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.*

- ☒ ☒ 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: JAMES MICHAEL DAMERON

Date: 06/03/2016

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. Windmill Hill, LLC	210 N. Lee Street Suite 206	100 %
2.	Alexandria VA 22314	
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.

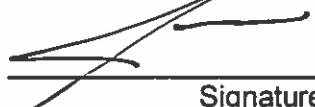
Name	Address	Percent of Ownership
1. Mike Dameron	120 RANDOLPH AVENUE	50%
2. Leigh Dameron	Alexandria VA 22301	50%
3.		

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. XXXXXXXXXXXXXXXXXXXX		
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.

06/03/2016 James Michael Dameron 
 Date Printed Name Signature



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 308 Commerce Street Zone C1
 A2. 2093 x 1.5 = 3139.50
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	607.51	Stairways**	25
Second Floor	499.21	Mechanical**	5
Third Floor	0	Other**	
Porches/ Other	63	Total Exclusions	30
Total Gross *	722.52		

B1. Existing Gross Floor Area *

1,169 Sq. Ft.

B2. Allowable Floor Exclusions**

30 Sq. Ft.

B3. Existing Floor Area minus Exclusions

1,139 Sq. Ft.

(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	301	Stairways**	5
Second Floor	411.22	Mechanical**	
Third Floor		Other**	
Porches/ Other	10	Total Exclusions	5
Total Gross *	722.52		

C1. Proposed Gross Floor Area *

723 Sq. Ft.

C2. Allowable Floor Exclusions**

5 Sq. Ft.

C3. Proposed Floor Area minus

Exclusions 717 Sq. Ft.

(subtract C2 from C1)

D. Existing + Proposed Floor AreaD1. Total Floor Area (add B3 and C3) 1,857.52 Sq. Ft.D2. Total Floor Area Allowed by Zone (A2) 3,139.50 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	<u>1,332.52</u>
Required Open Space	<u>732.52</u>
Proposed Open Space	<u>844.96</u>

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

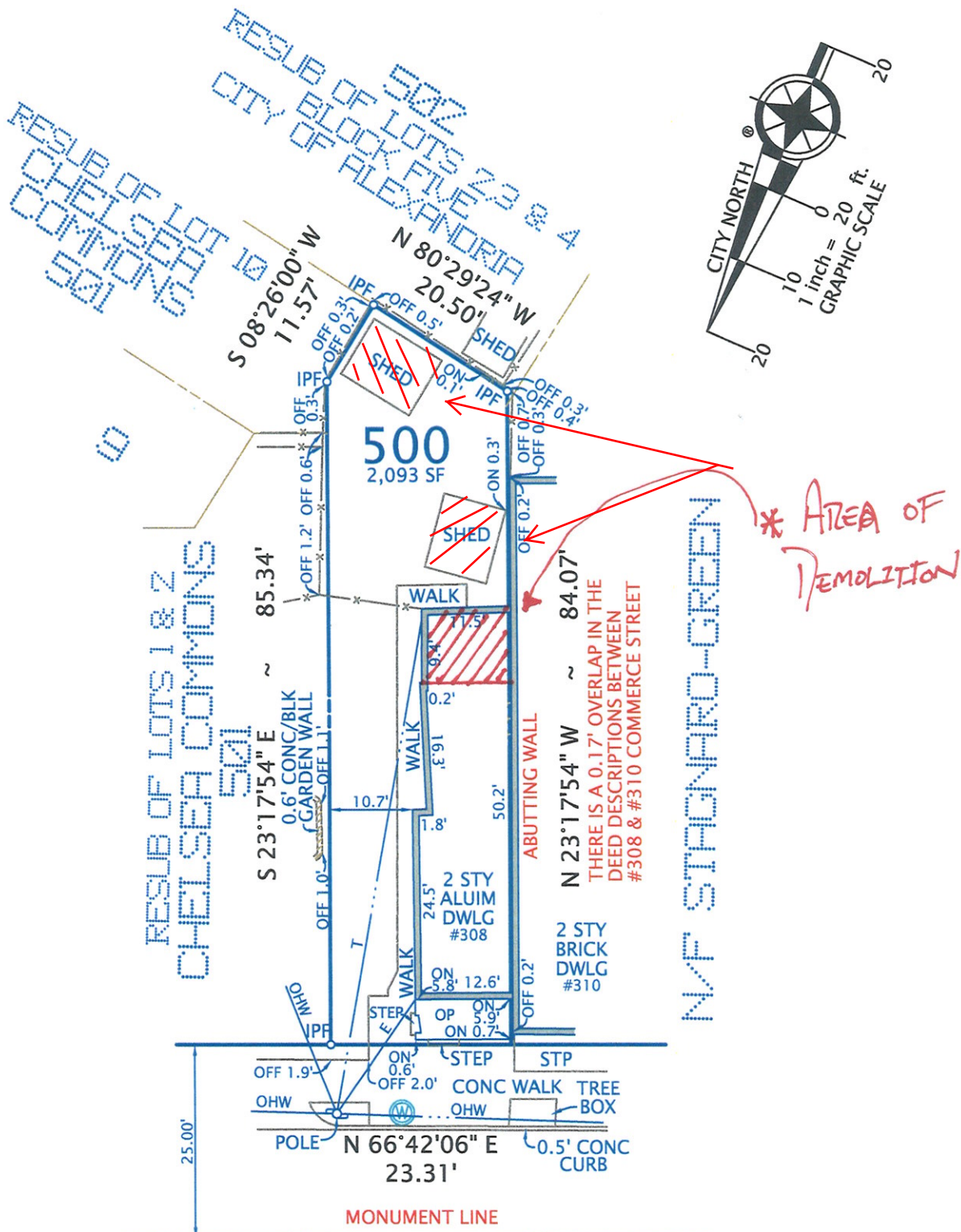
Signature: _____

Date: 07/14/2016

Updated July 10, 2008

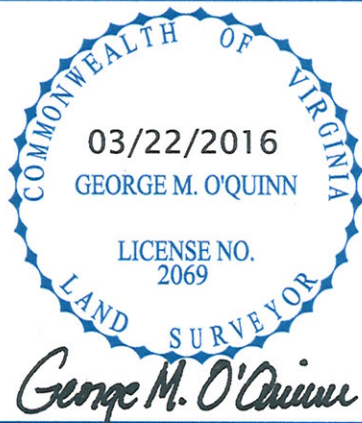
Existing house location survey and demolition plan

NOTES: 1. FENCES ARE FRAME.



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:

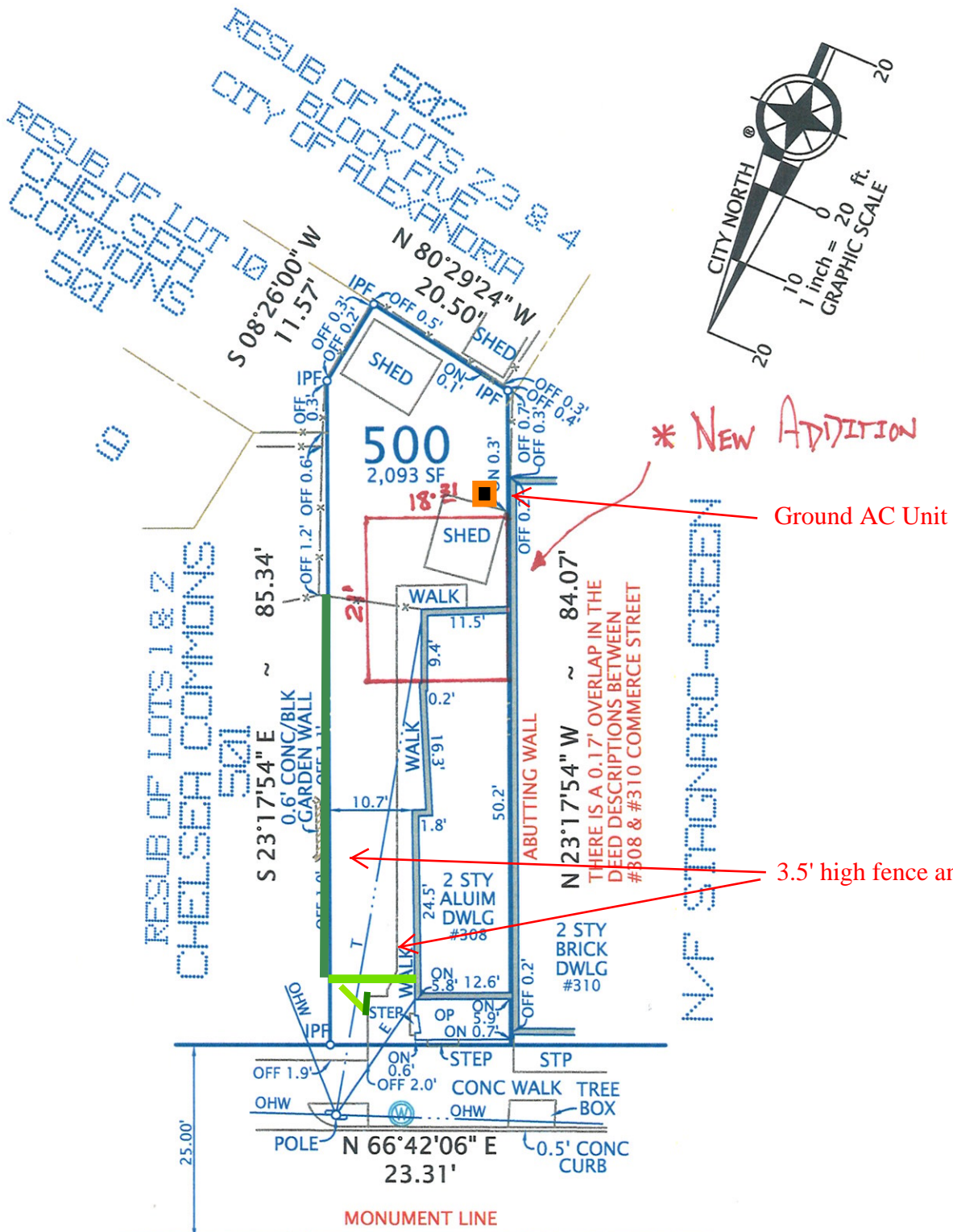
WINDMILL HILL DESIGN BUILD



8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

Proposed addition - SPECIAL EXCEPTION FOR ADDITION

NOTES: 1. FENCES ARE FRAME.



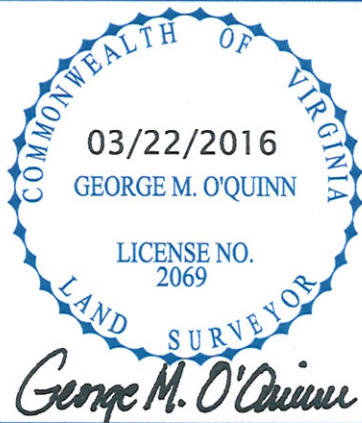
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I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:

WINDMILL HILL DESIGN BUILD



DOMINION Surveyors Inc.®

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412



2 EAST / SIDE ELEVATION



1 FRONT / NORTH ELEVATION



4 REAR / SOUTH ELEVATION
1/8" = 1'-0"



3 EAST / SIDE ELEVATION



Commerce Street Residence
308 Commerce Street | Alexandria, VA 22314

no.	date	issue / revision
2	07.11.16	Revision 01
1	05.16.16	BAR Submission
no.	date	issue / revision

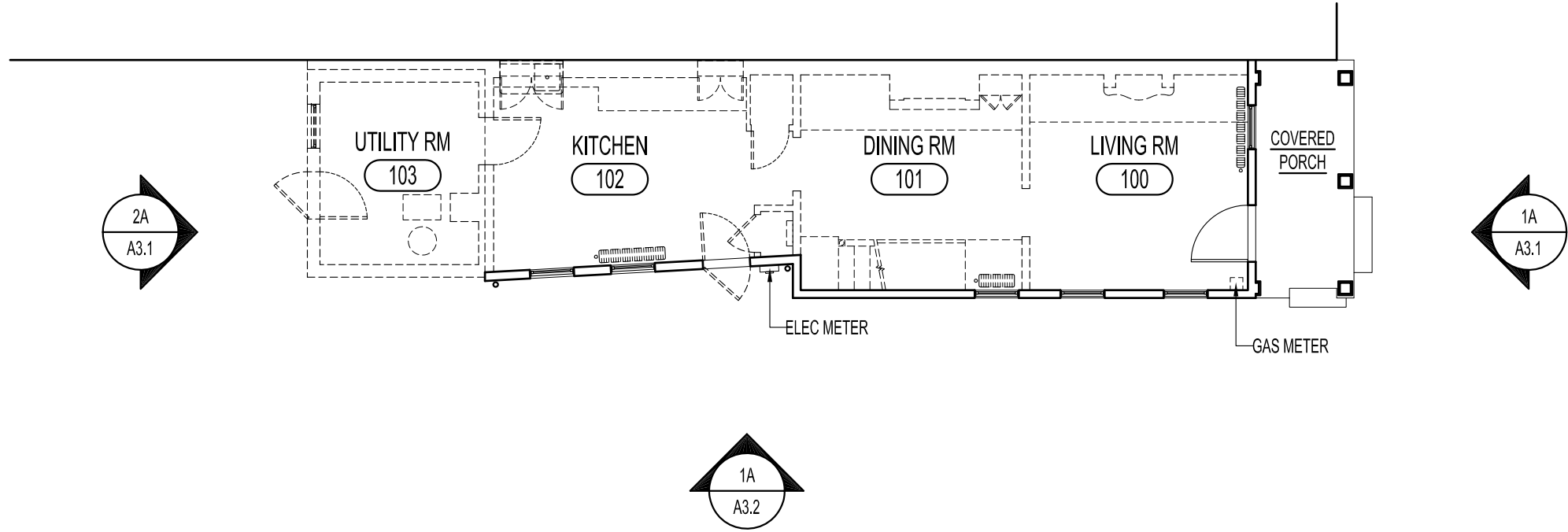
Existing Condition
Photos

date	07.11.16	A1.0
scale	Not to Scale	
title		

1

EXISTING 1ST FLOOR DEMOLITION PLAN

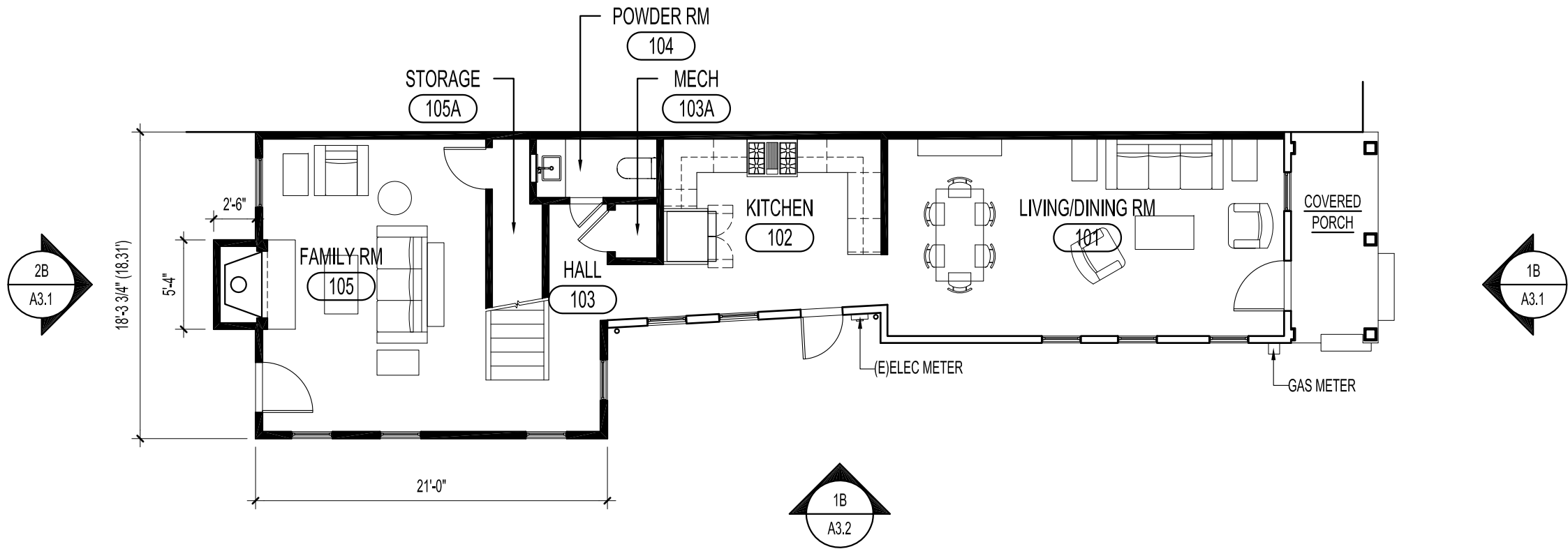
1/8" = 1'-0"



2

NEW 1ST FLOOR PLAN

1/8" = 1'-0"



Commerce Street Residence
308 Commerce Street | Alexandria, VA 22314

no.	date	issue / revision
2	07.11.16	Revision 01
1	05.16.16	BAR Submission

Existing & New
1st Floor Plan

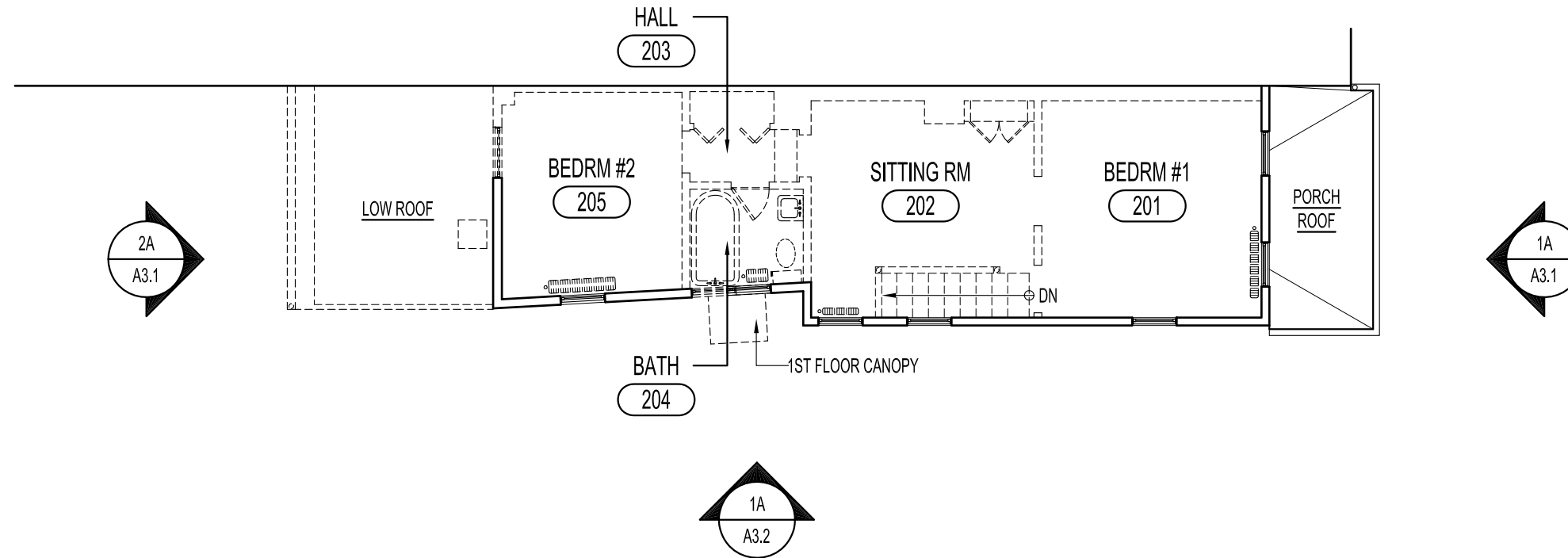
date
07.11.16
scale
1/8" = 1'-0"

A2.1

1

EXISTING 2ND FLOOR DEMOLITION PLAN

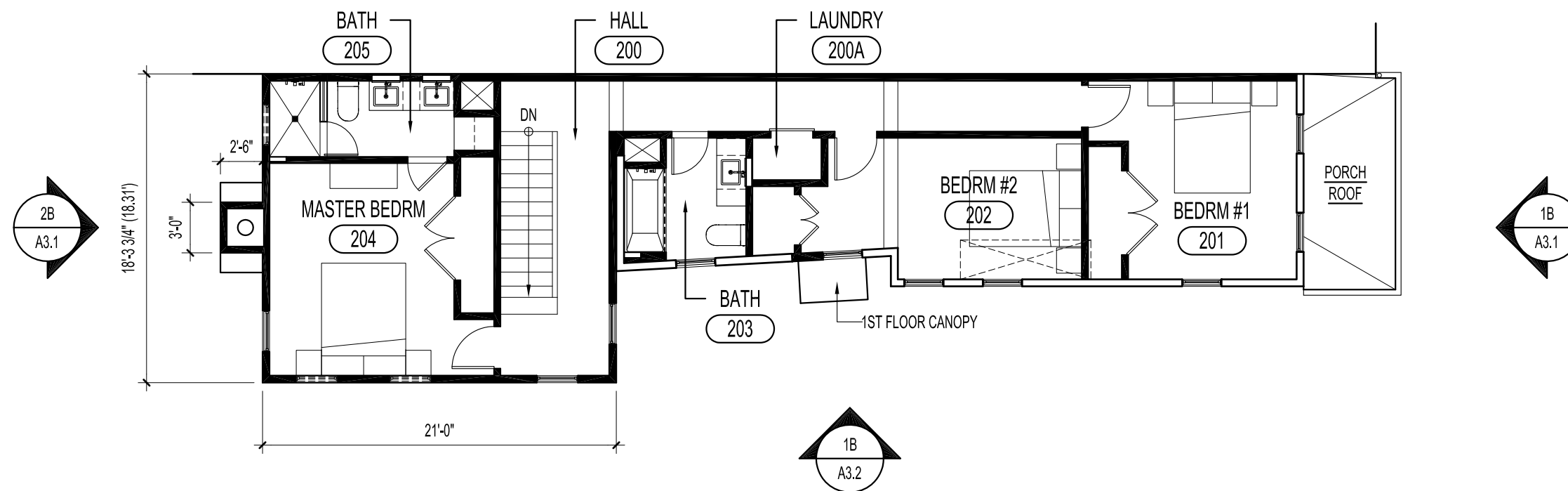
1/8" = 1'-0"



2

NEW 2ND FLOOR PLAN

1/8" = 1'-0"



no.	date	issue / revision
2	07.11.16	Revision 01
1	05.16.16	BAR Submission

Existing & New 2nd Floor Plan

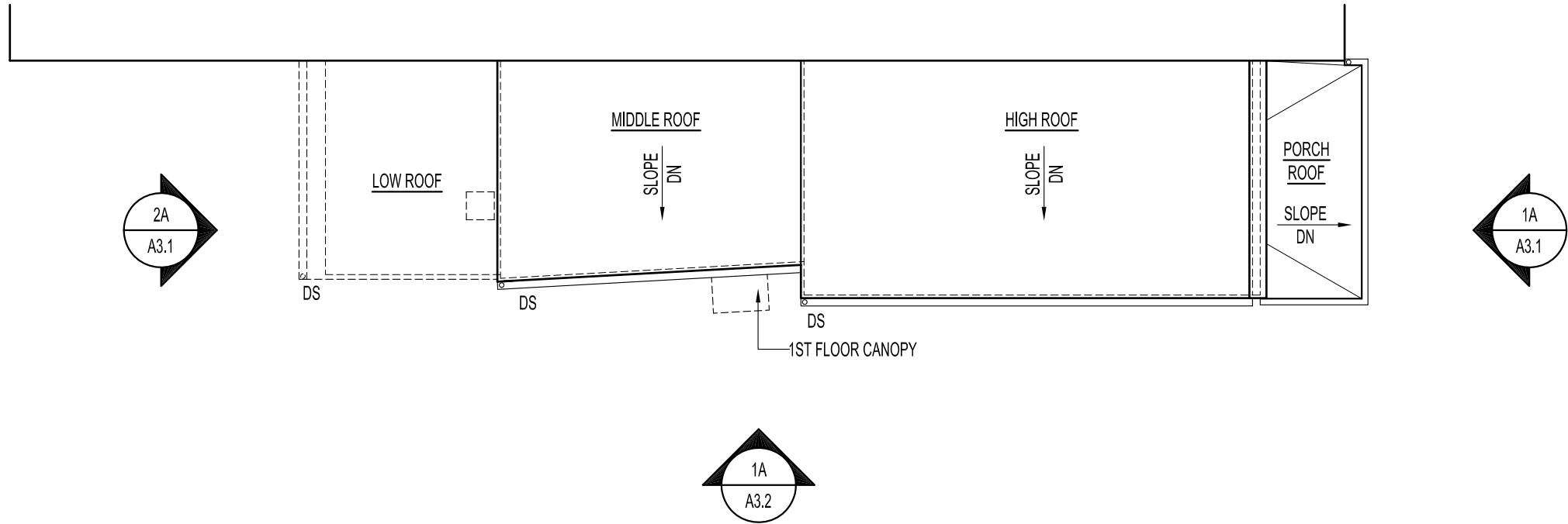
date
07.11.16
scale
1/8" = 1'-0"

A2.2

1

EXISTING ROOF DEMOLITION PLAN

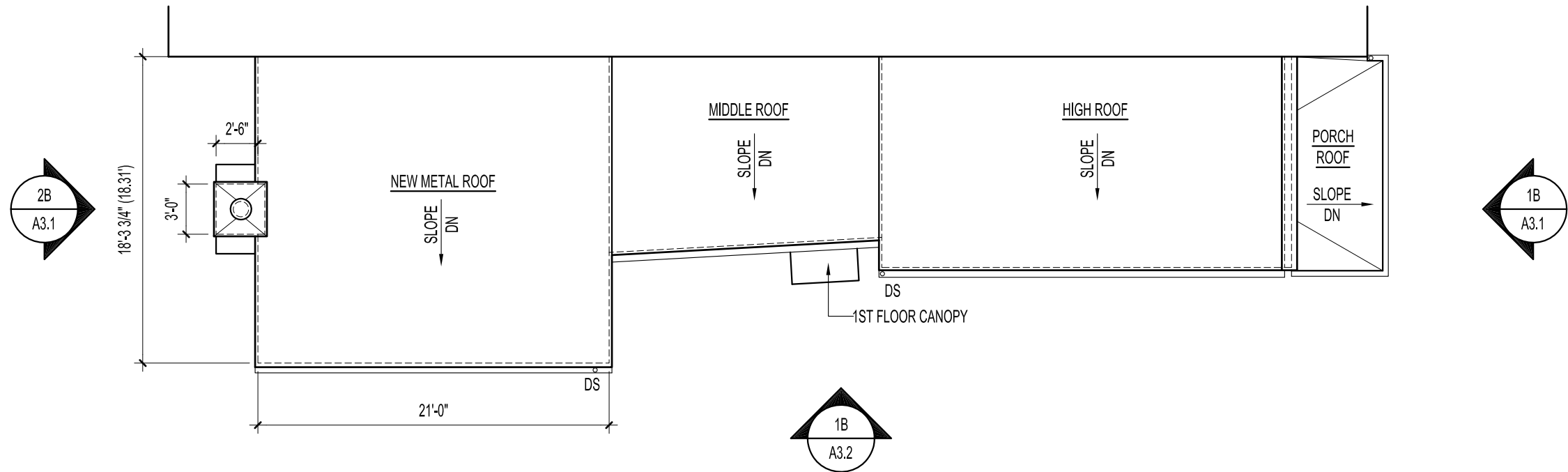
1/8" = 1'-0"



2

NEW ROOF PLAN

1/8" = 1'-0"



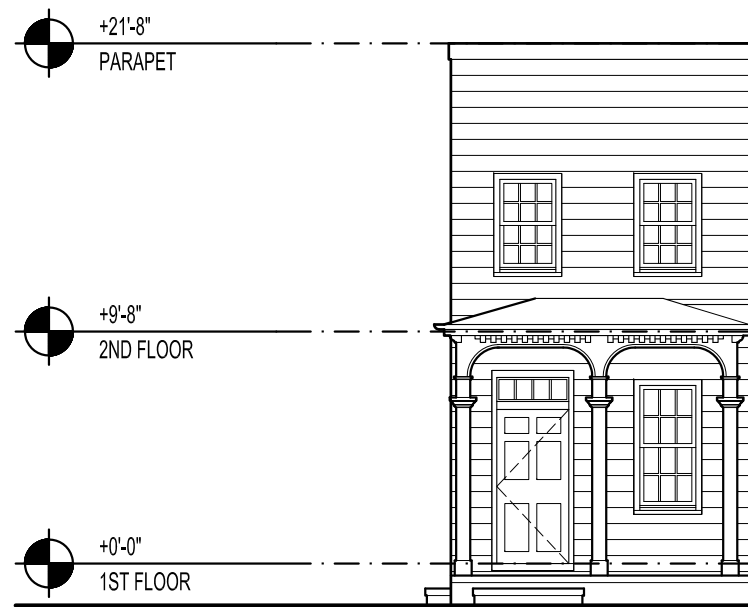
Commerce Street Residence
308 Commerce Street | Alexandria, VA 22314

no.	date	issue / revision
2	07.11.16	Revision 01
1	05.16.16	BAR Submission

Existing & New
Roof Plan

date
07.11.16
scale
1/8" = 1'-0"

A2.3

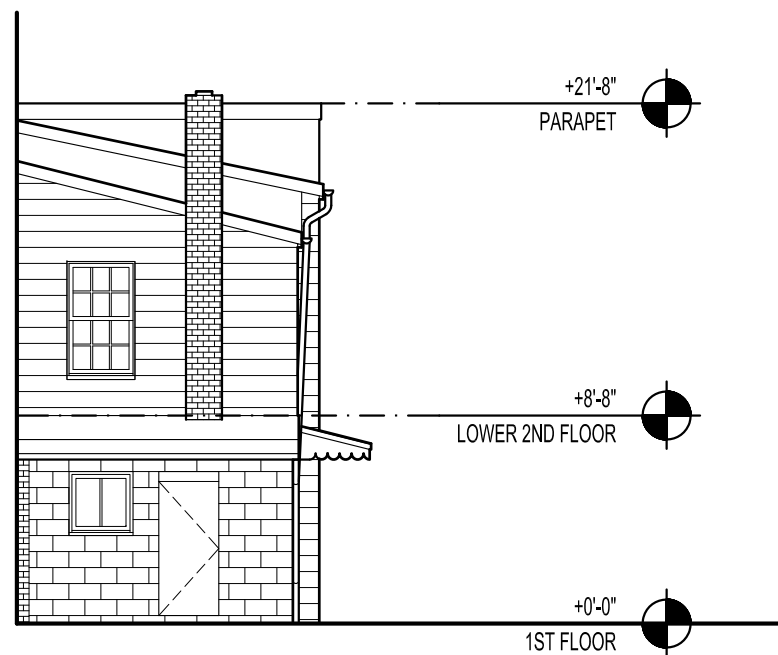


1A

EXISTING FRONT / NORTH ELEVATION

1/8" = 1'-0"

AFTER EXISTING METAL SIDING HAS BEEN REMOVED, OWNER WILL WORK WITH BAR STAFF ON THE DESIGN OF THE CORNICE DETAILS, WINDOW TRIM BRACKETS, ETC.



2A

EXISTING REAR / SOUTH ELEVATION

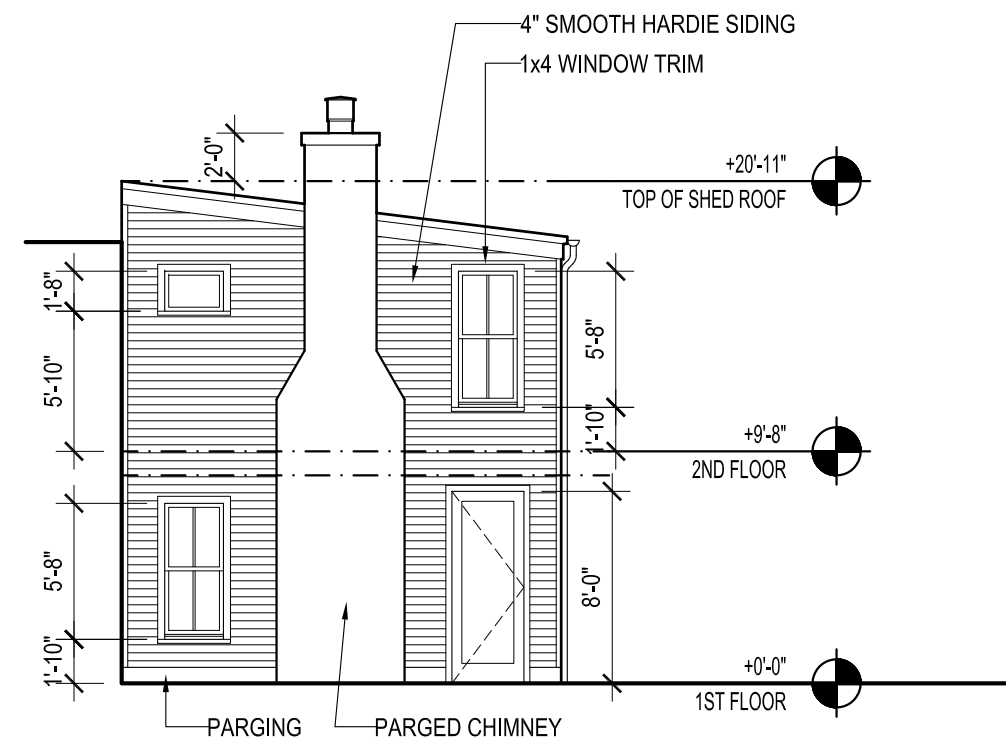
1/8" = 1'-0"



1B

NEW FRONT / NORTH ELEVATION

1/8" = 1'-0"



2B

NEW REAR / SOUTH ELEVATION

1/8" = 1'-0"

no.	date	issue / revision
2	07.11.16	Revision 01
1	05.16.16	BAR Submission
title		

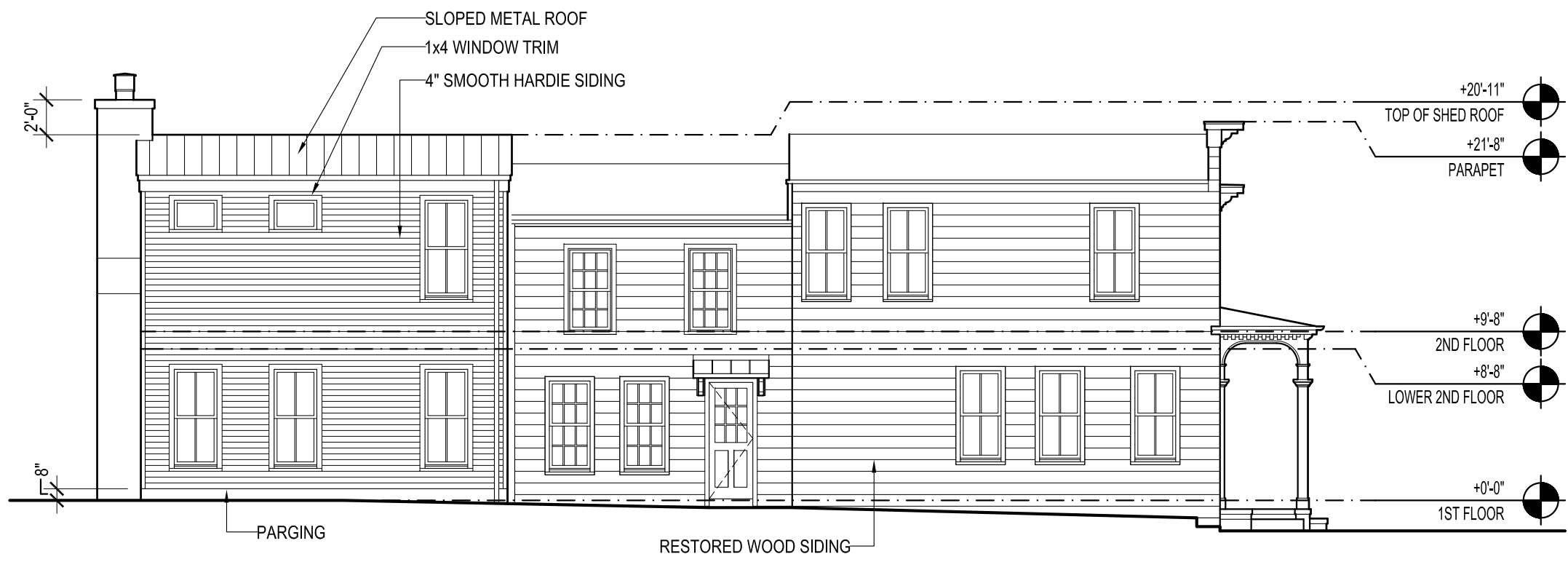
Existing & New
Exterior Elevations

date
07.11.16
scale
1/8" = 1'-0"

A3.1



1A EXISTING SIDE / EAST ELEVATION
1/8" = 1'-0"



1B NEW SIDE / EAST ELEVATION
1/8" = 1'-0"

Commerce Street Residence
308 Commerce Street | Alexandria, VA 22314

no.	date	issue / revision
2	07.11.16	Revision 01
1	05.16.16	BAR Submission
title		

Existing & New
Exterior Elevations

date	07.11.16
scale	1/8" = 1'-0"
	A3.2

June 3, 2016

Board of Architectural Review
Alexandria, VA 22314

RE: Request for Demolition/Encapsulation & Addition, 308 Commerce Street

To Whom It May Concern,

Mr. and Mrs. Dameron of Windmill Hill, LLC would like to formally request a hearing with the Board of Architectural Review to review to obtain approval for *demolition/encapsulation & addition* to their property at 308 Commerce Street, Alexandria, Virginia.

As we understand it from on-site discussion with BAR Staff Al Cox and Catherine Miliaras, 308 Commerce Street was built in the late 1700's or early 1800's and with a small addition added in the 1960s. We will maintain the original 1700/1800 structures but are requesting to demolition the 1960s addition. Our requested addition will encompass the area of the removed 1950 addition plus an additional 12' towards the rear of the property for a new footprint of 18.31' wide by roughly 22' deep (shown on Survey Plat of Demolition Application). The new addition will maintain current CD Zoning mandated 5' offset from property line along the NE property line. BZA Case # 2016-0007 Special Exception for Additions was approved on Thursday May 12, 2016 allowing the proposed addition to be built tight to the property line abutting 310 Commerce Street.

Inclusive in this document are all of the requirements for the Board of Architectural Review.

Demolition/Encapsulation -

- Scaled survey plat showing the extent of the proposed demolition/encapsulation
- Existing elevation drawings clearly showing elements proposed for demolition/encapsulation.
- Photographs of all elevations.
- Description of reason for demolition/encapsulation
- Description of alternatives and why they are not feasible

Additions & New Construction-

- Scaled survey plat showing dimensions of lot and location of existing building and other structures of the lot.
- Scaled survey plot showing location of proposed addition and all exterior ground and roof mounted equipment
- FAR and Open Space Calculation form

- Clear and labeled photographs of the site, surrounding properties, and existing structures.
- Existing and proposed elevations.
- Materials and colors to be used have been identified on the plans.
- Manufactures specs for materials to be used on the project are included in this report.

Furthermore, this package includes a CD containing an electronic copy of this file.

Thank you for your consideration.

Sincerely,
Michael & Leigh Dameron

Mike Dameron cell: 703-989-7399 mike@wmhhomes.com
Leigh Dameron cell: 571-345-5558 leigh@wmhhomes.com

Description of Proposed Work – Demolition & Encapsulation

As we understand it, the rear addition was built in the 1950s and is not part of the original, historic structure. To the best of our knowledge, material to be removed will be:

- 8 inch concrete masonry block
- Deteriorated rubber roof
- 1 door

Description of the Alternatives to the Demolition/Encapsulation

The only perceived alternative to demolition is to use existing shed structure (rear elevation) internally within the proposed addition.

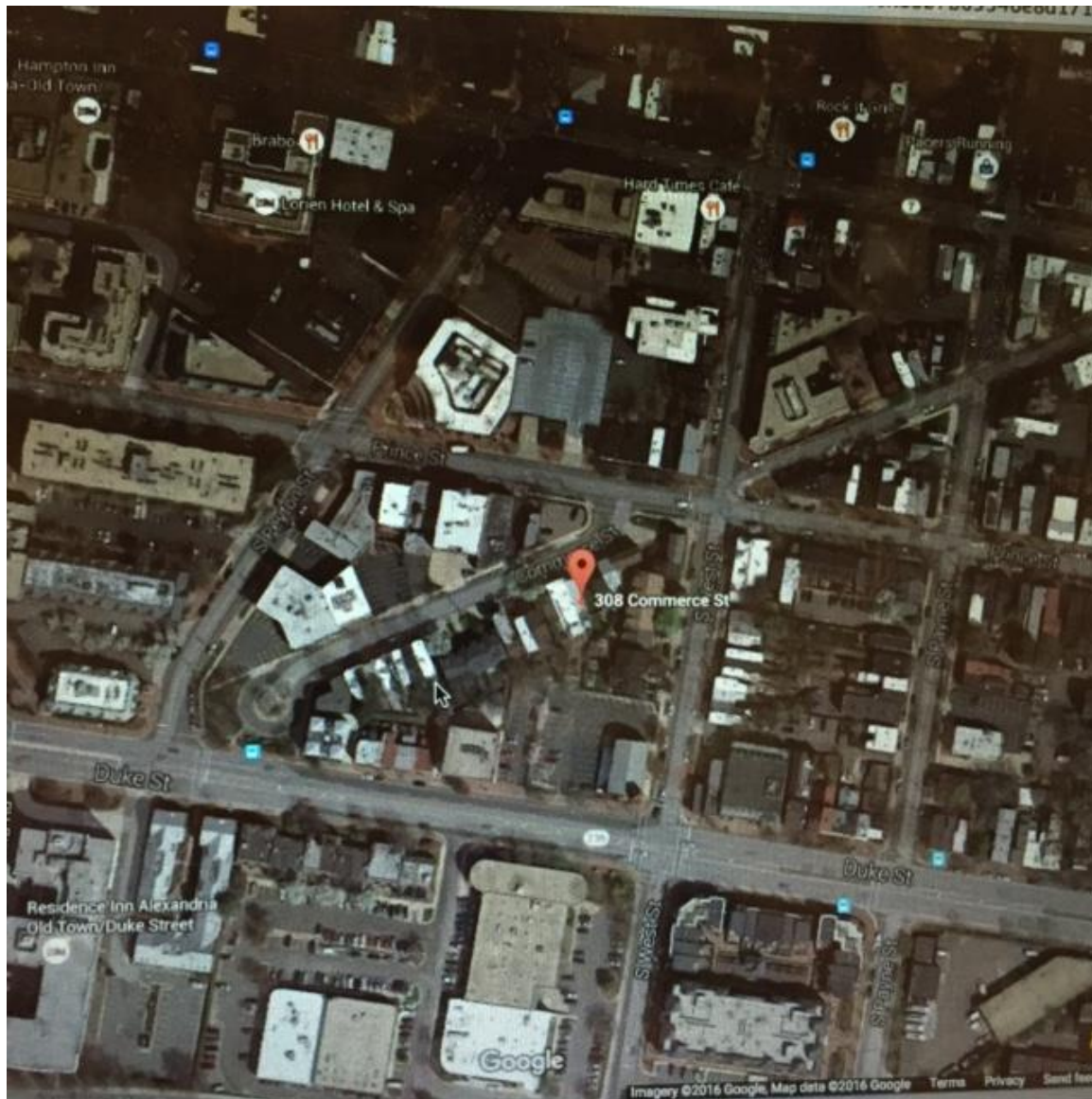
Why these Alternatives are Not Considered Feasible

This is not considered feasible because the existing structure does not have fully functioning plumbing, electrical systems or HVAC, Kitchen & working bathroom.

Furthermore, there is not available information regarding the structural integrity of the footings, slab, and foundation walls. The structural integrity of these items must be verified in order for us to create the addition

Description of Proposed Work – Addition & New Construction

Windmill Hill, LLC would like to add a rear 2 story addition 22' deep off the rear historical structure and 18.31' off the "abutting wall" with 310 Commerce Street. The new addition would maintain the required 16' rear property line offset as well as the 5' side yard offset with 306 Commerce Street per CD Zoning Code. The requested special exception would apply to rebuild to the abutting wall in its current location (1960's structure) as well as an additional 12' addition along the abutting wall – the new addition would not cover up any existing windows or doors along the abutting wall with 310 Commerce Street.



Location of 308 Commerce Street Alexandria, VA 22314

Exterior Lighting



Master Bedroom Velux Skylights



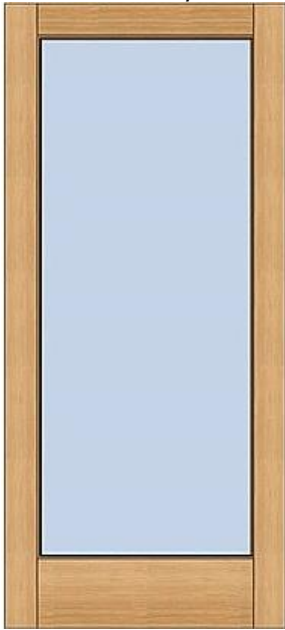
Exterior Windows – Jelwen Sitrine Wood Windows



Exterior East Elevation Door – Simpson Fir



Exterior Rear/South Elevation Door – Simpson Fir



4" Smooth HardiePlank Lap Siding



Application Materials
BAR2016-00204/00206
308 Commerce St
6/14/2016

Outdoor AC Unit – Carrier CA14 Series



6' Wood Fence at rear yard location



Application Materials
BAR2016-00204/00206
308 Commerce St
6/14/2016

4' Cedar Picket Fence at front side yard location



Metal Roof Replacement – Firestone Una-Clad – Color “Cityscape”

				
Stone White	Bone White	Almond	Sandstone	Slate Gray
				
Cityscape	Charcoal Gray	Sierra Tan	Medium Bronze	Dark Bronze
				
Extra Dark Bronze	Matte Black	Brandywine	Colonial Red	Terra Cotta
				
Mansard Brown	Regal Red	Sky Blue	Electric Blue	Regal Blue
				
Teal	Patina Green	Dark Ivy	Sherwood Green	Hartford Green
				
Hemlock Green	Tropical Patina	Silver Metallic	Classic Copper	Champagne Metallic

To: Preservation
Subject: RE: Assistance Requested Re: BAR discussion of CASE #2016-0204 & 0206

From: Stephen Tedeschi <dr.tedeschi@gmail.com>
Sent: Thursday, July 7, 2016 11:48 AM
To: Preservation
Cc: Dr. Stephen Thomas Tedeschi PhD
Subject: Assistance Requested Re: BAR discussion of CASE #2016-0204 & 0206

Dear Board of Architectural Review,

I am writing in reference to BAR CASE #2016-0204 & 0206, Docket Item #11 & #12 of BAR meeting heard on July 6, 2016. I attended the meeting to express concerns about a specific aspect of the design and was surprised to hear so much discuss on other aspects that appeared not only inline with guidelines but developed in collaboration with the BAR staff. I am ignorant to many of the specifics which may be why I was so confused by the discussion at the board hearing last night. I am writing with the humble request for more education so I can develop a better understanding of the codes and procedures with the hope I will be able correctly apply them to a historic property of my own in the near future.

My family and I live in 306 Commerce St, directly adjacent to the subject property. Homes sell fast in this market and are not inexpensive but it is easy to see why. One of the main reasons my wife and I longed to live in Old Town was because of the historic charm and city's desire to preserve it. After many years of hunting, we were able to buy 306 Commerce St adjacent to the subject property and have since started our family here. Although not a historic home, we are able to live in the midst of historic homes until we can have one for our own.

I hate to see other cities that are allowed to become a local Disney World by building new houses that look old or demolishing the old houses altogether destroying history. At the same time, adding a very modern addition, especially in a different architectural style or with different architectural details, also significantly detracts from the history, character, and value of the home, and thus city. Alexandria is different. The BAR preserves this history and I for one appreciate that.

I am also personally invested in these particular plans, as I stated at the hearing last night, because I live next to the property. I work from home and look out my window at this building all day long and plan to for the foreseeable future. I look forward to revitalization of the property as that impacts my mood everyday, local home values, as well as the character and charm of the neighborhood.

As I understand from speaking with the BAR staff over the last few years, Mr. Dameron's explanation of the designs based on his discussion with the staff, and affirmation by Mr. Carlin at last night's hearing (who very will may be the definitive authority on this house after living up the road), that in this area specifically the requirement is that additions or improvements be built in a consistent architecture to that of the original house yet clearly show a distinction to avoid at all cost faking history, or as I like to say becoming a theme park like Disney World. Nor should the design be an architectural hodgepodge that is clearly out of place.

The proposed plans for this home appear to be aligned with the requirements as currently stated and are

designed in a way that improves the house minimizing the impact on the adjacent properties. Some of the yard will be lost, however a larger house is required to make this a home suitable for a family. The design is consistent, pleasing, and fits well with the history and character of the property. This is a simple house with simple charm that brings us back to simpler times, as I believe Mrs. Miller also pointed out. The side of the house has clean lines that can also be seen in many other houses in the area both immediate and further across Old Town. It is hard to fully appreciate the side of the house based on the one image that become the focus of the discussion does not fully show the details such as the varying width that added to the look and function. This can be seen in subsequent images in the attachment. Also, this house does not have many grandiose features like sandstone steps or wrought iron railings, elaborate orientation around the entire house or awing rooflines as we saw in previous presentations last evening. Those features are just not part of this house. As I've learned is common for this time period, extra effort was placed on the front of the house but the rest left simple.

How can that history, character, and charm be preserved and BAR guidelines followed if the addition is anything but the consistent design and architecture what was proposed? There are many features that would make the house more impressive, more attention-grabbing, and possible even more expensive, but at what cost? Charm? Character? History? Many possible features would also negative effect the surrounding properties. Dormers would create a higher roofline are inconsistent with the current architecture and further block sun from the yard and adjacent property. Changing the pitch of the addition roof from generally flat to a typical flounder slope or gables are neither consistent nor appropriate for this architecture and both will emphasize the addition and detract from the historic portion of the property. Consideration of any of these options all seems out of alignment with the underlying goal of preservation.

So here I am, utterly confused by how to maintain a consistent architecture to preserve the history, character, and charm of a house while adding completely different architectural and design features to an addition. I understand there is a lot I have to learn, and am very eager to do so. I love this area and want to participate in any way I can to keep this the wonderful and historic city it is. The summer is upon us and I know you must be busy clearing your dockets for the August break. I'd be grateful for any time the Board or Staff would have to further discuss this specific application of BAR guidelines so that I can learn and apply them better to my own properties in the future.

I greatly appreciate your time, patience, and willingness to teach me how I can help to best preserve this wonderful city. I look forward to the opportunity to meet and discuss this further at your convenience. I could even bring coffee!

Thank you and best regards,

Stephen

Dr. Stephen Tedeschi, PhD
306 Commerce St
Alexandria, VA 22314
352.262.3429
dr.tedeschi@gmail.com