

Docket Item # 2

BAR CASE # 2016-00327

BAR Meeting

October 19, 2016

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Navarro Construction on behalf of Joseph S. and Ann M. Shumard

**LOCATION:** 809 Oronoco Street

**ZONE:** RB/Residential

---

### **STAFF RECOMMENDATION**

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

1. The composite siding (Hardie Plank) must have a smooth surface and six-inch reveal.
2. The front stoop may not extend farther than four feet (4') beyond the street lot line and the applicant must show the exact location of the stoop approved by the BAR on the plat submitted for the building permit.

### **GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2016-00327



## **I. ISSUE**

The applicant is seeking a Certificate of Appropriateness for alterations to 809 Oronoco Street. The proposed scope of work entails cladding the rear (north) elevation of the historic main block and the east, west, and north elevations of the rear ell in a composite siding material (Hardie Plank) as well as enlarging the existing front stoop on Oronoco Street. The applicant also had applied to BAR to replace the existing windows and doors on the front and rear elevations, but those alterations were approved administratively this past September.

The rear (north) elevation will be visible from two public alleys that intersect and terminate near 809 Oronoco Street's rear property line.

## **II. HISTORY**

The 19<sup>th</sup>-century vernacular townhouse at 809 Oronoco Street is one in an assemblage of small-scale row-houses that defines the residential streetscape. In fact, the plethora of repeated forms – two-story attached houses with shallow-pitched gable roofs and zero setbacks – suggests that this portion of the street (the north side of the block between North Alfred and North Columbus streets) was developed at the same time, perhaps by a single developer. While a couple of houses are depicted in the approximate location of this address in Charles Magnus' 1863 *Birds Eye View of Alexandria, Va.*, the footprint of 809 Oronoco clearly appears on Griffith M. Hopkins' 1877 *City Atlas of Alexandria, Va.* Its L-shaped form was repeated on the 1902 Sanborn Fire Insurance Company map of Alexandria, in which it is shown abutting both 807 and 811 Oronoco. The façades of the wood-frame houses have remained largely unaltered through the present time.

The contiguous units 807-811 Oronoco were frequently owned by one individual through the 20<sup>th</sup> century, as was the case in 1922, when P.F. Downey requested a building permit for all three units.<sup>1</sup> However, the residences seem to have been rental properties for most of the 20<sup>th</sup> century: in a 1934 alteration permit for 809 Oronoco, although L.A. Downey was listed as the owner, the applicant was Mrs. S.L. Pullman, who also had applied for three permits for 811 Oronoco between 1926 and 1928.<sup>2</sup> Waldron L. Adams owned the two houses (809 and 811) from circa 1950 through the mid-1970s and made significant alterations to the form and exterior appearance of the subject address. In 1950, Adams was issued a permit for 809 Oronoco "to replace sills where necessary to bring building back into line" as well as "replace decayed first floor joists, install masonry foundation under house... replace siding on north side, [and] replace loose lath and plaster."<sup>3</sup> Two years later, Adams was issued an alteration permit to "remove the present cypress siding and replace it ... with Celotex Insulating siding," which was an asbestos-based synthetic material.<sup>4</sup> In 1961, Adams re-sided the façades of 809 and 811 with aluminum siding.<sup>5</sup>

It would also seem by the documentary evidence that Adams was an absentee landlord. By 1974, the house was in dire shape: there was broken plaster in the living room, dining room, and

---

<sup>1</sup> Alexandria Library Special Collections Division, "Early Building Permits Index," Lloyd House, 1996.

<sup>2</sup> Alteration/repair permit #780 from 2/15/1934. Alexandria Library Special Collections Division, "Early Building Permits Index," Lloyd House, 1996.

<sup>3</sup> Alteration/repair permit #9288 from 7/31/1950.

<sup>4</sup> Alteration/repair permit #10025 from 1/3/1952.

<sup>5</sup> Alteration/repair permit #16792 from 1/6/1961.

stairwell; a hole in the front bedroom door; the electrical and plumbing systems were not in compliance with Code; and Adams was in violation of the city's Health Department.<sup>6</sup> Alain Roman Restoration Associates purchased 809-811 and gutted the interiors of both in 1979; the firm then appealed to BAR to alter and construct an addition and fence, which was approved.<sup>7</sup> The only other BAR case for 809 Oronoco was held in May 1996 (BAR96-100), when the applicant applied to reroof the front slope of the historic house in standing-seam tin, the rear slope in composite shingles, and the flat roof of the rear ell in EPDM.

### **III. ANALYSIS**

Since 2002, complaints have been lodged against this address for the condition of the exterior walls. The house at 807 Oronoco lost its historic rear ell to demolition approved by the BAR in 2011 due to advanced deterioration and deferred maintenance, and as one can see, the rear elevation of 809 Oronoco is also in an advanced state of decay. Archival documentary evidence and visual analysis suggest that the current siding is not historic and that it is unlikely that salvageable historic cladding is extant underneath the mid-20<sup>th</sup>-century sheathing. The date of the rear ell is also in question: although an L-shaped footprint appears in maps as early as 1877, the 1979 BAR application for an undisclosed "addition" suggests that the rear ell may have been altered at that time. Unfortunately, the documentation from that case which BAR Staff could locate is scanty and inconclusive.

The applicant proposes new siding on a portion of the main block's north elevation and the east, west, and north elevations of the rear ell using smooth Hardie Plank brand fiber cement clapboard siding with a six-inch reveal. This application is before the BAR because the OHAD's policy requires replacement siding to be wood to match the existing six-inch exposure on all elevations that are visible from a public right-of-way. However, the applicant hopes that BAR recognizes his attempt to restore the house to an improved condition. BAR staff supports the re-siding in a composite material in this instance, noting that this rear ell is only visible from an alley and the difference in material will not affect the public's understanding of this particular row of townhouses, particularly from a distance across the rear yard and once it is painted. For reference only, staff notes that fiber cement siding may be administratively approved on the sides and rear of an early house such as this in the Parker-Gray District, whose boundary is only two doors to the west in this same row, although the street facing elevations of early houses in Parker-Gray must continue to be wood siding because they are typically subject to close view by the public.

In addition, the applicant wishes to enlarge the current 'stoop,' which is a mere shallow step currently, measuring 45 inches long by 10 inches wide and 3.5 inches high. The applicant's contractor has presented two options: A) which has a 60-inch by 30-inch stoop, expanding the width by 20 inches and the length by 15 inches; and B) which has a 48-inch by 30-inch stoop, expanding the width the same amount but the length by only three inches. The height of the single riser will raise the current step's height by 1.5 inches, to 5 inches. The new stoop will provide a landing at the front entrance in place of the single step. The materials will include a

---

<sup>6</sup> Letter from Alexandria Health Department, Property Standards Division to Waldron Adams, Sr. dated February 6, 1974. Permit 0 for 809 Oronoco Street.

<sup>7</sup> Alteration/repair permit #35733 from 10/19/1979 for 809 Oronoco; also, BAR index files, case for 809-811 Oronoco from 12/5/1979

substrata of gravel (measuring 4 inches) and concrete slab (another 4 inches), but the ground level will consist of bricks. Staff has no objection to either stoop width. The narrower version would likely be more historically appropriate for this modest rowhouse but the 60-inch wide version will make opening the door and entering the house somewhat easier. Neither stoop option includes a handrail, but staff would not support that modern feature for this single step.

### **STAFF**

Heather McMahon, 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 replacement front stoop appears to comply. A maximum of a 4' projection beyond the street lot line is permitted. Applicant must show the location of the stoop on the plat when submitted for building permit.

C-2 Proposed replacement siding complies with zoning.

### **Code Administration**

C-1 A building permit, plan review and inspection will be required for alterations to the front stair in the historic district.

### **Transportation and Environmental Services**

- 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. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C4. 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)
- C5. The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the

City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

**Please submit Insurance Certificate:**

**City of Alexandria**

**T&ES**

**Attn: Shanna Austin**

**301 King Street, Room 4130**

**Alexandria, VA 22314**

- 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)
- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

**Alexandria Archaeology**

No comments received.

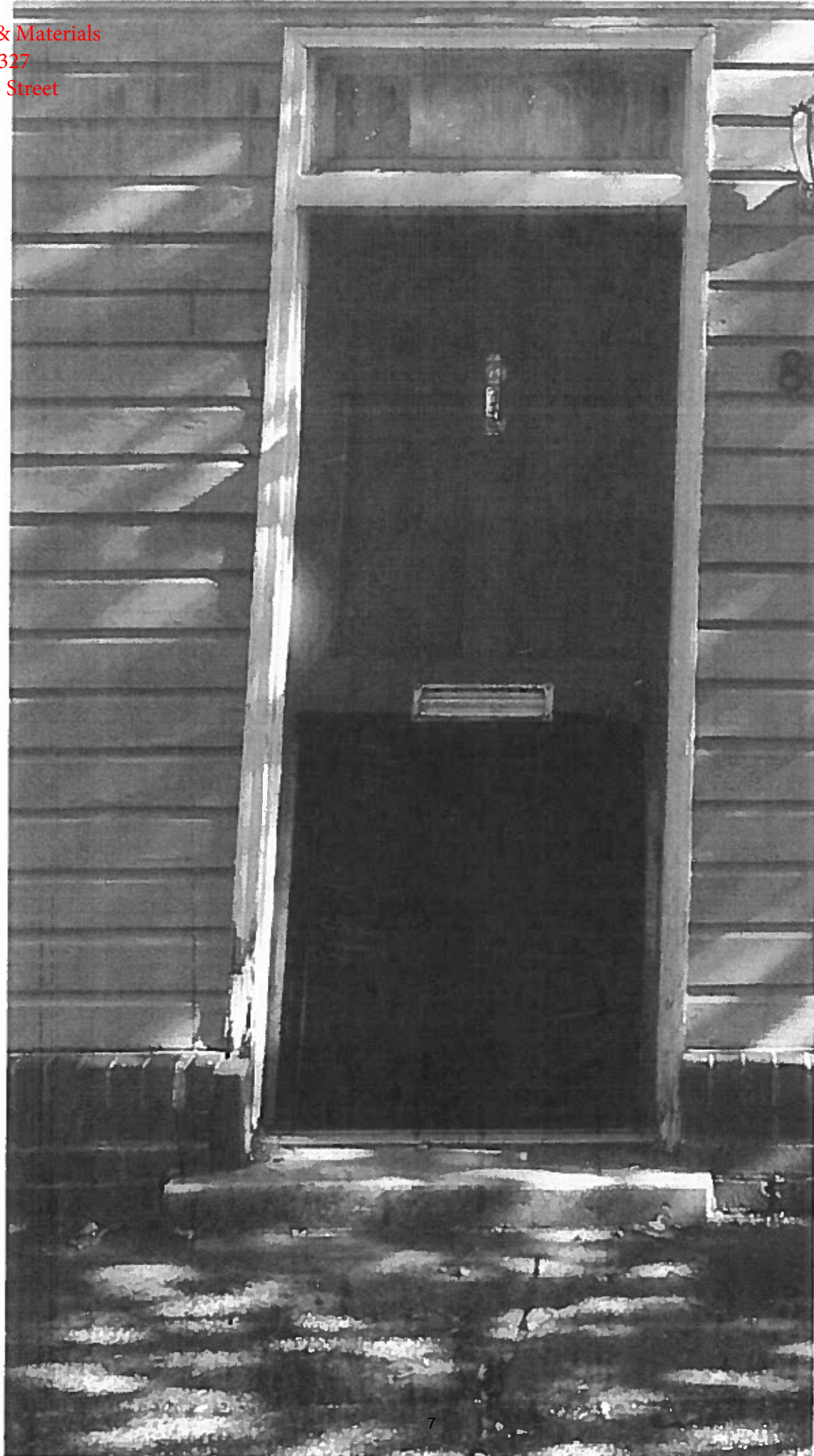
**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR2016-00327: 809 Oronoco Street.*



Application & Materials  
BAR2016-00327  
809 Oronoco Street  
9/22/2016



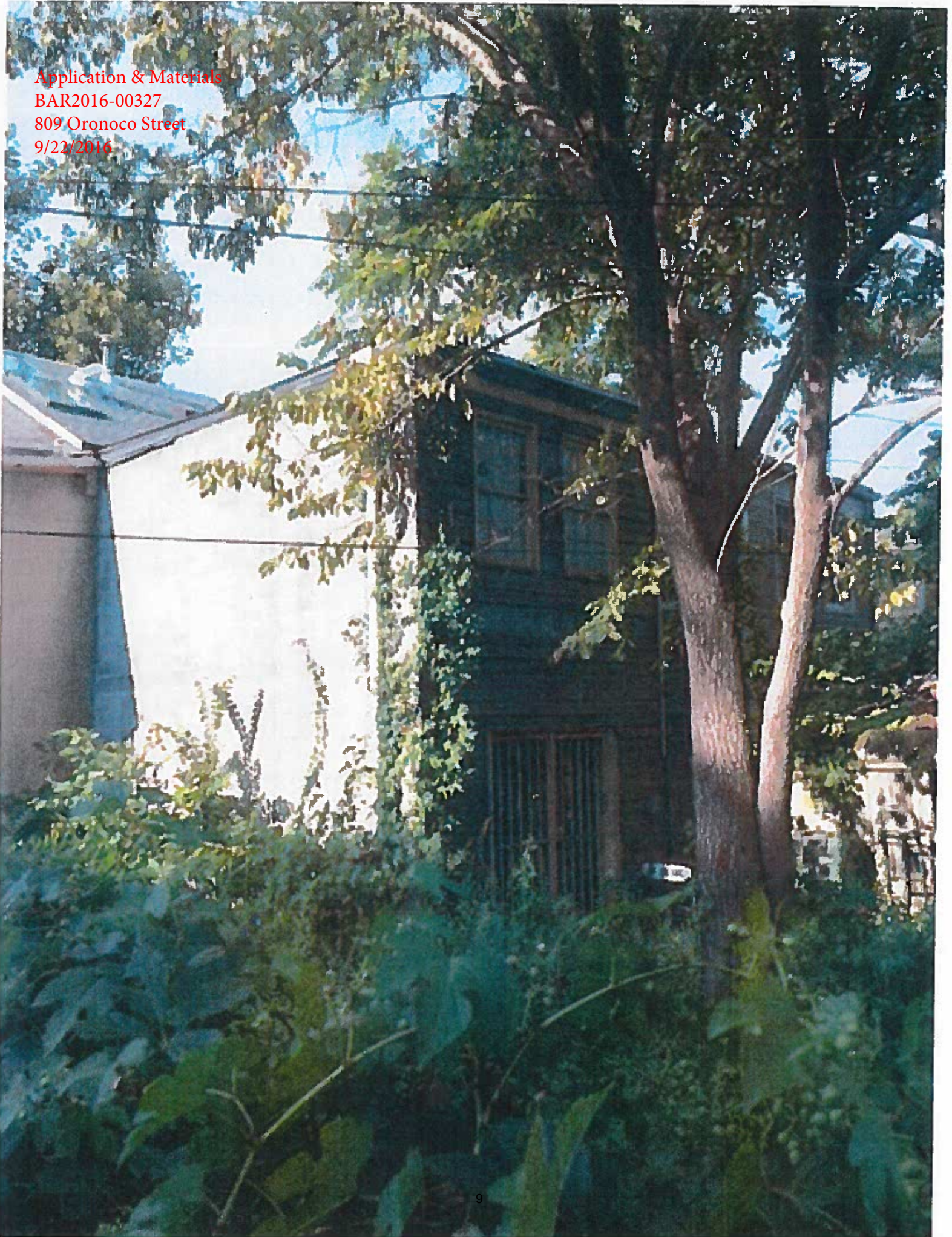


Application & Materials  
BAR2016-00327  
809 Oronoco Street  
9/22/2016

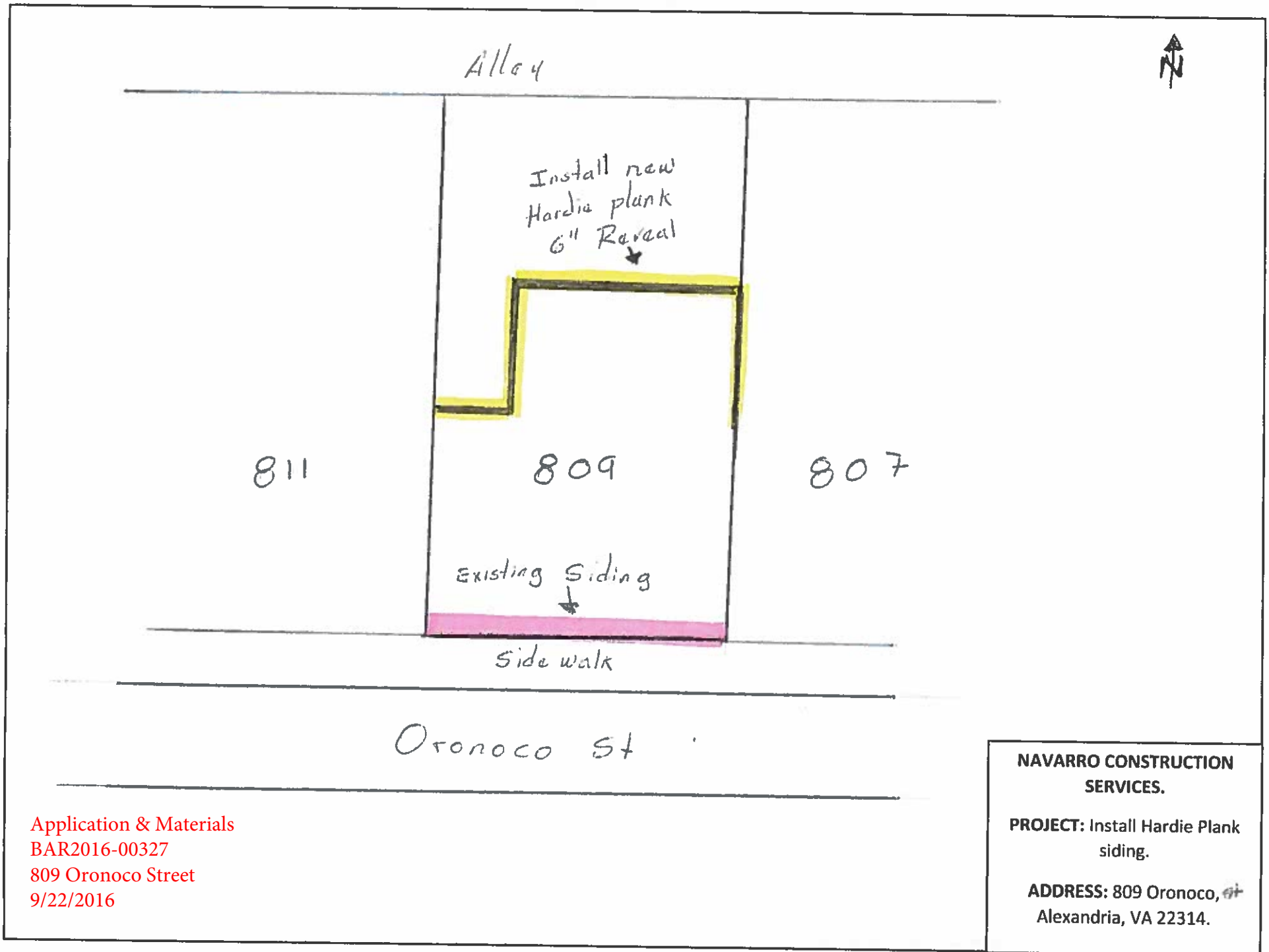




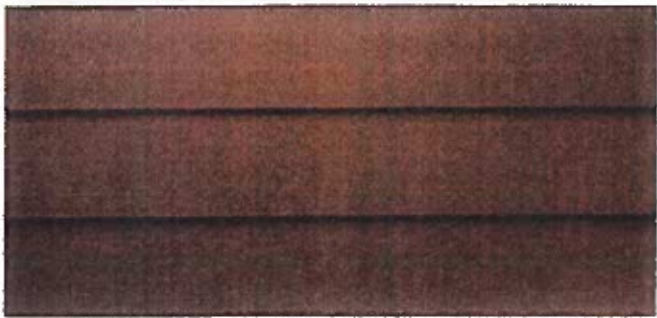
Application & Materials  
BAR2016-00327  
809 Oronoco Street  
9/22/2016







Application & Materials  
BAR2016-00327  
809 Oronoco Street  
9/22/2016



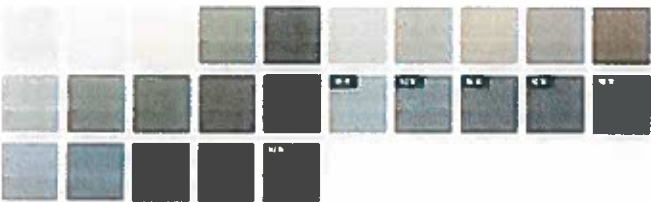
SMOOTH

*Gentryline® Red*

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
Color/Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3

T&D

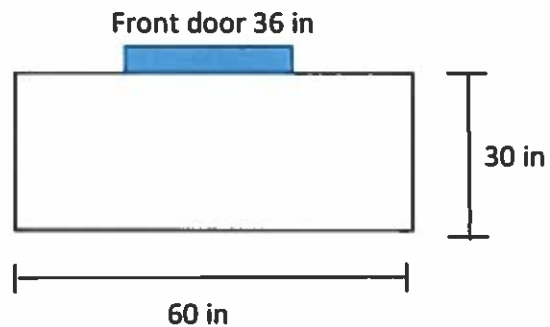
Available Colors



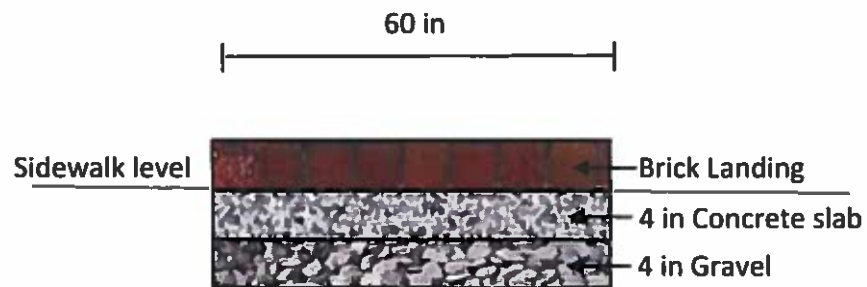
View all HardiePlank Lap Siding Products



"A option"



Plan proposal landing 60x30 in



Elevation proposal landing 60x30 in

Application & Materials  
BAR2016-00327  
809 Oronoco Street  
9/22/2016



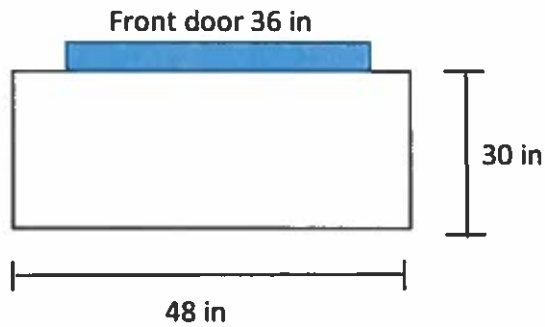
Existing Landing 45x10in

NAVARRO CONSTRUCTION  
SERVICES.

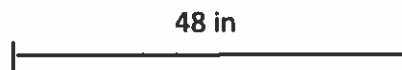
PROJECT: Front Landing. 30x60

ADDRESS: 809 Oronoco,  
Alexandria, VA 22314.

"Option"



Plan proposal landing 48x30 in



Elevation proposal landing 48x30 in

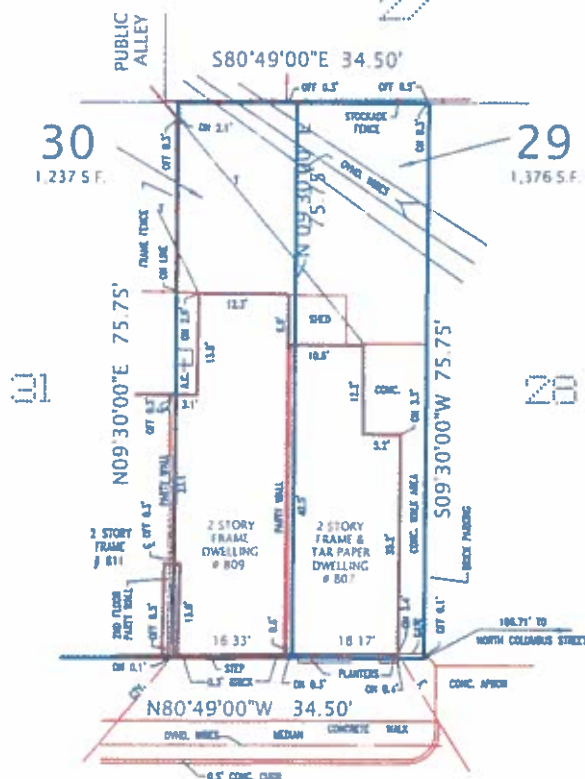


Existing Landing 45x10in

Application & Materials  
 BAR2016-00327  
 809 Oronoco Street  
 9/22/2016

**NAVARRO CONSTRUCTION  
 SERVICES.**  
**PROJECT:** Front Landing. 48x30  
**ADDRESS:** 809 Oronoco,  
 Alexandria, VA 22314.

Application & Materials  
 BAR2016-00327  
 809 Oronoco Street  
 9/22/2016



# ORONOCO STREET R/W VARIES

PLAT  
 SHOWING HOUSE LOCATION ON  
 LOT 29 & 30  
**#809 & #807 ORONOCO STREET**  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1" = 20'      OCTOBER 28, 2011

CASE NAME:

JOSEPH SHUMARD

GRAPHIC SCALE



BY PROVISIONS OF THE VIRGINIA CODE, NO CORNER MARKERS SET.  
 BOUNDARY SURVEY NOT PERFORMED.  
 PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS  
 OF ALL THE EXISTING IMPROVEMENTS  
 HAVE BEEN CAREFULLY ESTABLISHED BY  
 A CURRENT FIELD SURVEY, AND UNLESS  
 OTHERWISE SHOWN, THERE ARE NO  
 VISIBLE ENCROACHMENTS.

REQUESTED BY:

JOSEPH SHUMARD

**ALEXANDRIA SURVEYS, LLC**

3949 PENDER DRIVE, STE #105 FAIRFAX, VIRGINIA 22030  
 TEL. NO 703 660 6615 FAX NO 703 768 7754





ADDRESS OF PROJECT: 809 ORONOCO ST. ALEXANDRIA VA 22314TAX MAP AND PARCEL: 064.02-02-29 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: NAVARRO CONSTRUCTIONAddress: 8311 FORECAST LACity: Alex State: VA Zip: 22303Phone: 703-740-7544 E-mail: RICARDO.NAVARROCONSTRUCTION@GMAIL.COMAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ BuilderName: RICARDO NAVARRO Phone: 703-740-7544E-mail: ricardo.navarroconstruction@gmail.com

## Legal Property Owner:

Name: SHUMARD JOSEPH S. OR ANN M.Address: 809 ORONOCO ST.City: ALEXANDRIA State: VA Zip: 22314Phone: 703-408-4483 E-mail: joes shumard@gmail.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 FRONT STOOP  
☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

- ① ASPER ATTACHED SHEET HARD; BOARD ON ALL of REAR.  
 ② ENLARGE size of FRONT STOOP AS PER SHEET ATTACHED

**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.



**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: Ricardo NAVARRO

Date: 9/14/16

Application & Materials  
 BAR2016-00327  
 809 Oronoco Street  
 9/22/2016

# 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. JOSEPH SHUMARD OR ANN M.	809 ORONOCO ST. ALEXANDRIA	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (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. JOSEPH SHUMARD OR ANN M.	809 ORONOCO ST. ALEX.	100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. JOSEPH SHUMARD OR ANN M.	NO	NO
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.

9/14/16 RICARDO NAVARRO   
 Date Printed Name Signature