

Docket Item #3
BAR CASE # 2016-0418

BAR Meeting
December 21, 2016

ISSUE: Alterations to previously approved plans

APPLICANT: William and Jennifer Strickland

LOCATION: 305 South St. Asaph Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations to previously approved plans, 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.



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I. UPDATE:

The applicant is returning to the Board to seek approval for alterations to the previously approved plans for alterations and an addition at 301 South St. Asaph Street. The applicant proposes to delete the previously approved one-story open porch on the rear elevation and, instead, to install a multi-light French door with sidelights on the first floor and add a second double-hung window on the second floor. The new window will be salvaged from elsewhere on the property, and the French door will be wood, with simulated divided lights, consistent with the new windows and doors approved on the project.



Figure 1: West wall at the first floor

During the interior demolition phase of the project it was discovered that the rear wall of the house was structurally unsound (a large portion of the base of the wall was loose rubble being held together by the interior plaster) and both Code Administration and BAR Staff approved the emergency repair. The applicant carefully dismantled the wall and retained the historic materials, which will be utilized when reconstructing this wall. Because the wall had to be reconstructed anyway, the applicant is taking this opportunity to request the proposed alterations.

Staff notes that the BAR has considered something a demolition only when the feature is removed and not replaced. The zoning ordinance permits a repair under section 10-109 without a Certificate of Appropriateness, so long as the repair and replacement uses the same design and material, as will be the case here.

II. HISTORY

The property at 305 South St. Asaph Street was likely constructed between **1783-1785**, when the subject property and the adjacent lot at 307 South St. Asaph Street were purchased and developed by Benjamin Shreve (307) and James Lawrason (305), according to Ethelyn Cox in her book, *Alexandria Street by Street* (p. 166). The house remained in the Lawrason family until 1824, when it was purchased by Edward Stabler. According to a *Washington Evening Star* article dated August 12, 1916, the single family house was converted to four apartments, which is when the two, two-story small rear additions were added, one to the rear of the main block (proposed for demolition), and one centered on the rear ell. This is also when the two story porch was added.

The building is recognized with a Historic Alexandria Foundation plaque.

The BAR approved a Partial Demolition, Additions and Alterations, and Waiver of Rooftop HVAC Screening Requirement at the subject property on June 1, 2016 (BAR Case #2016-0152 & 155).

III. ANALYSIS

Staff has no objection to the proposed alterations to the previously approved plans. Although it would have been preferable to repair the rear wall in situ, the unstable portions were at the base of the wall and it was too dangerous, so the wall was dismantled. Staff is thankful that the applicant was able to retain the historic brick and window and will be using them to reconstruct the wall. Staff supports the relatively minor alterations to this elevation, although only the second floor will be visible from the public way in Duke Street, looking over the bank parking lot directly behind the property.

STAFF

Stephanie Sample, 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 revision to remove rear porch and add doors complies with zoning.

Code Administration

C-1 A Building Permit and plan review are required for these buildings alterations prior to the start of construction.

Transportation and Environmental Services

- 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 [BAR2016-00152, BAR2016-00155] (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)
- F3. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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 storm water 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 property at 305 South St. Asaph Street served as the home of James Lawrason in the early nineteenth century. Later, William and Deborah Stabler lived in the house until the 1870s. This historic property may contain significant archaeological evidence of early nineteenth-century Alexandria.
- F-2 In the 1990s Alexandria Archaeology investigated an ice well that straddled the property line between 305 and 307 South St. Asaph streets. After excavation, the ice well was sealed in concrete and remains in place in the southwest corner of the lot at 305 South St. Asaph Street. At that same time, Alexandria Archaeology also recorded a second brick shaft feature located in the middle of the back of the lot at 305 South St. Asaph St. The proposed project does not appear as if it will impact the second brick shaft feature.

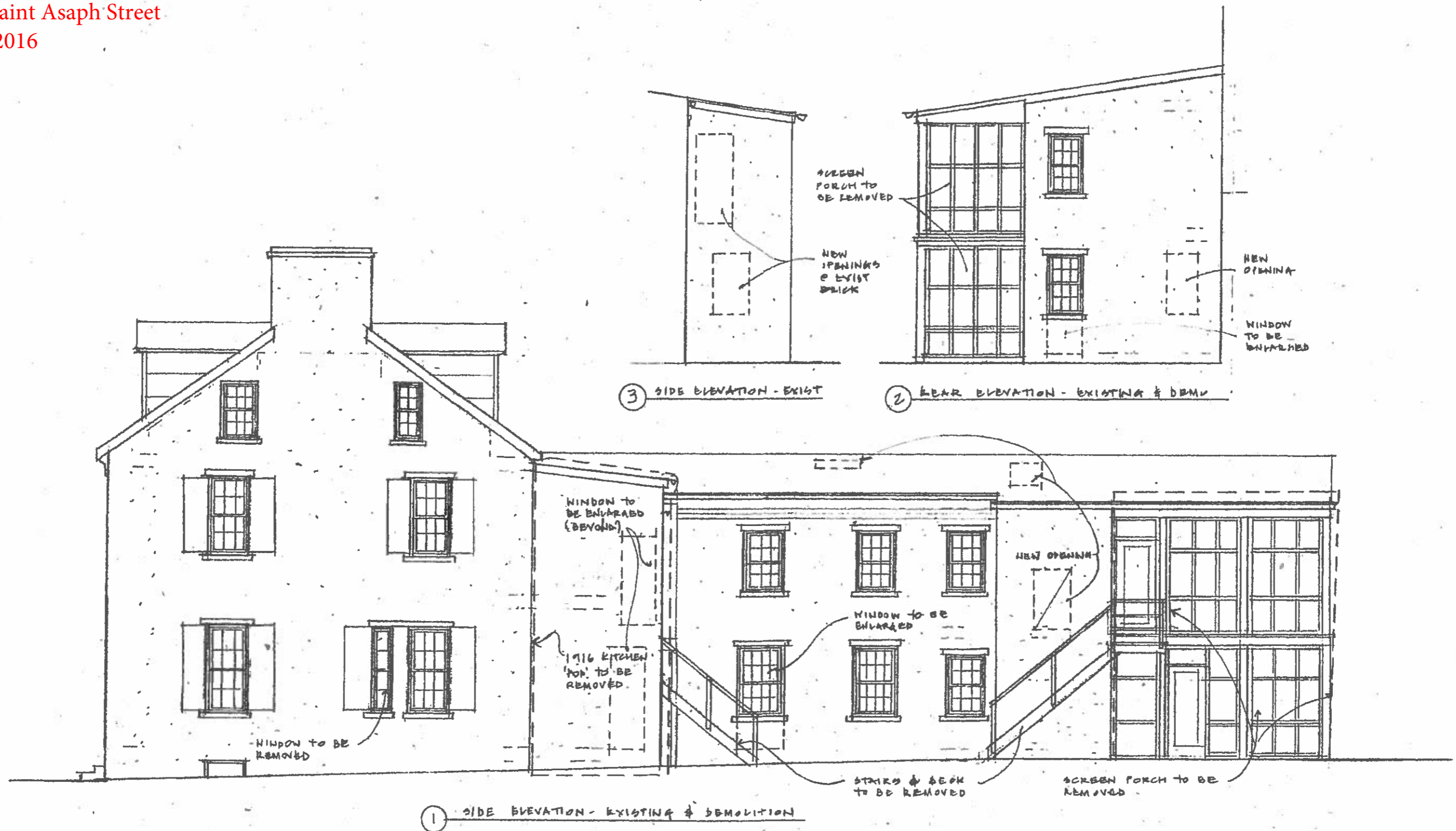
- R-1. The statements below shall appear on final site plan sheets involving any ground disturbing activities so that on-site contractors are aware of the requirements:
- a. The applicant/contractor shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, 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.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2016-0418: 305 S. St. Asaph Street

Applications & Materials
 BAR2016-00418
 305 S Saint Asaph Street
 11/21/2016



ORIGINALLY APPROVED

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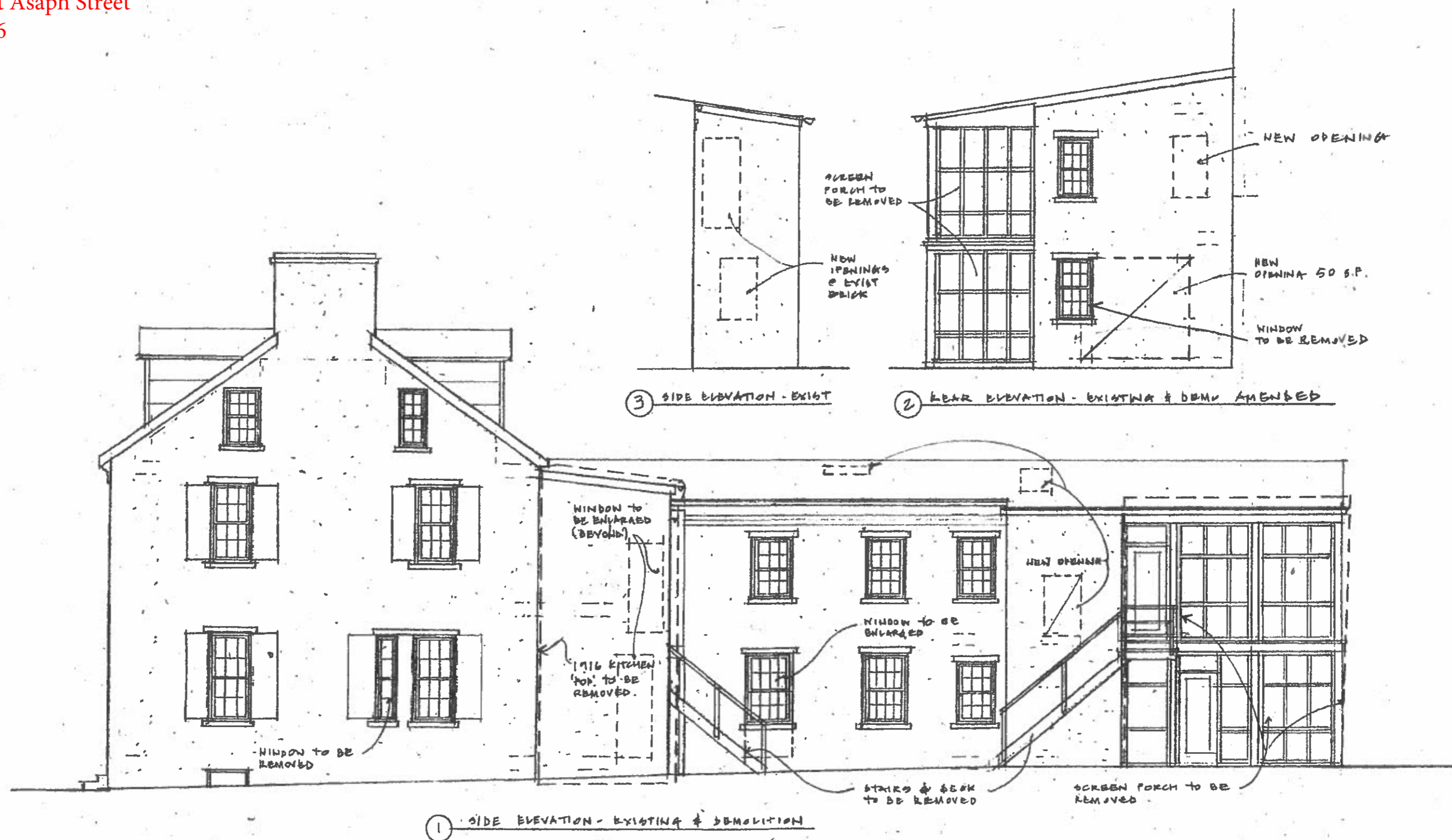
STUDIO CAMUS LLC
 225 North Pitt Street Alexandria Virginia 22314
 studiocamus@comcast.net
 Lynnette 703 989 3777 Patrick 703 626 1984

STRICKLAND RESIDENCE
 305 South St Asaph Street Alexandria Virginia

DATE
 1 MAY 16
 SCALE
 1/8" = 1'-0"

SHEET
 A1

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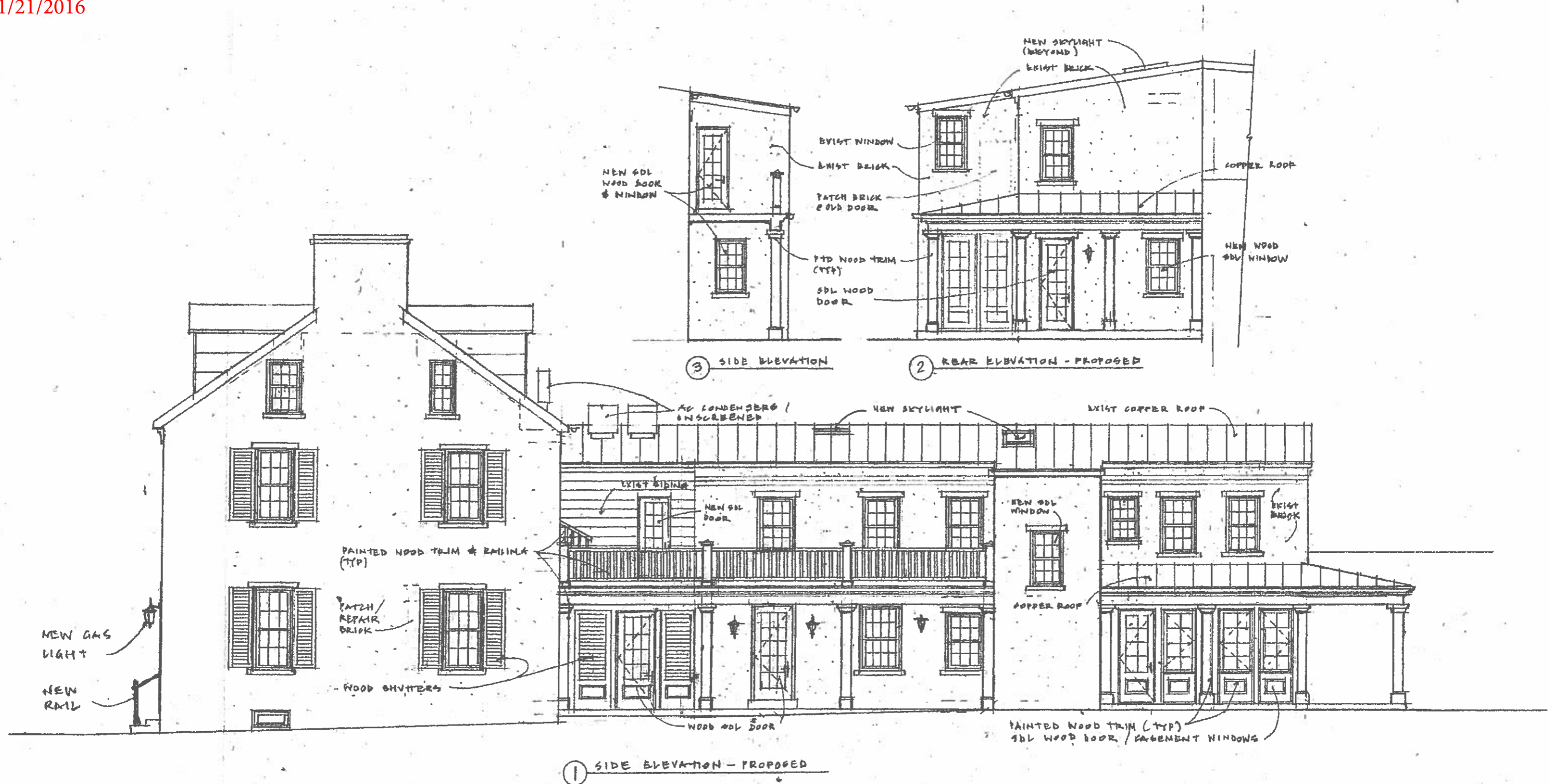
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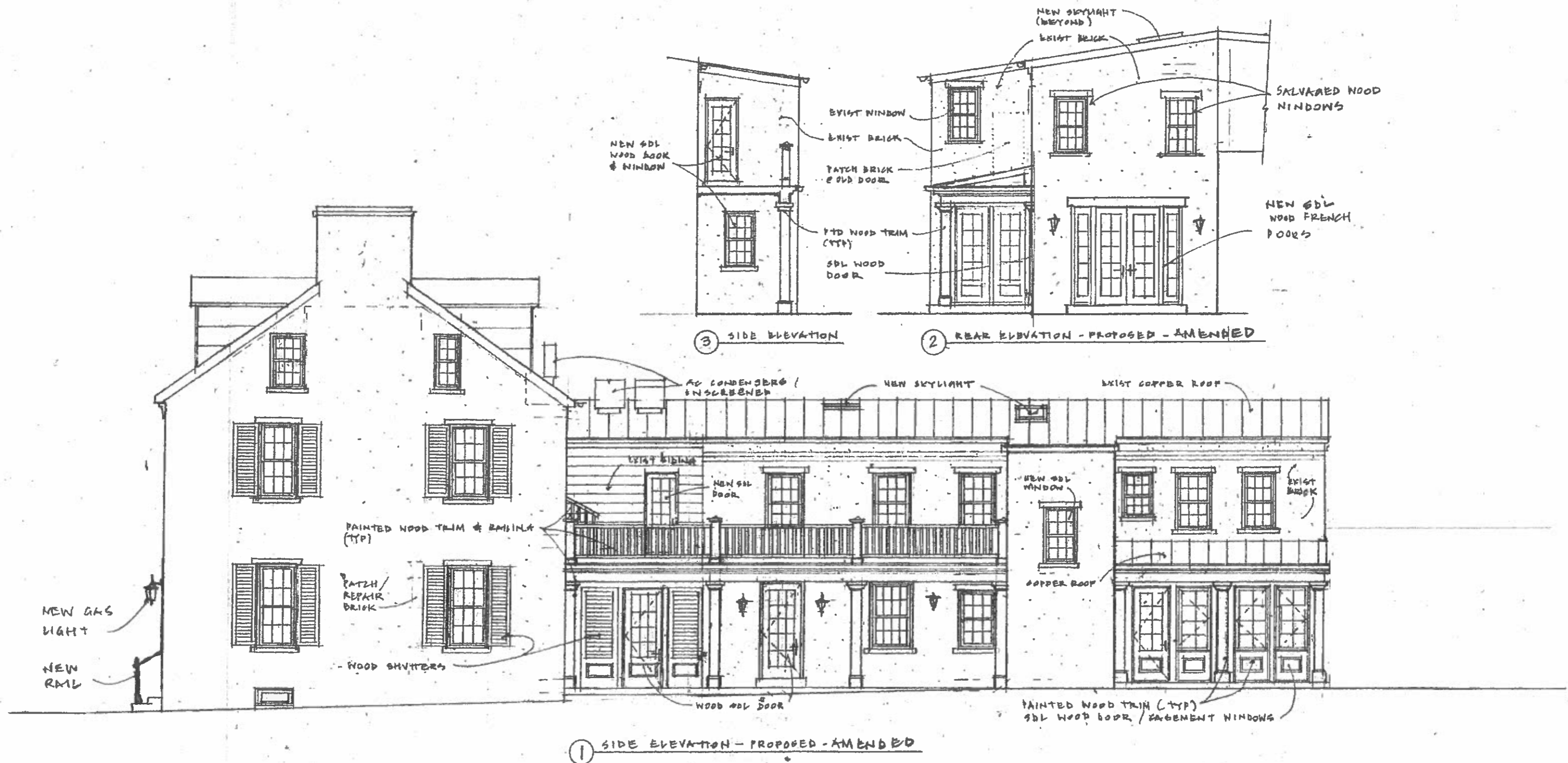
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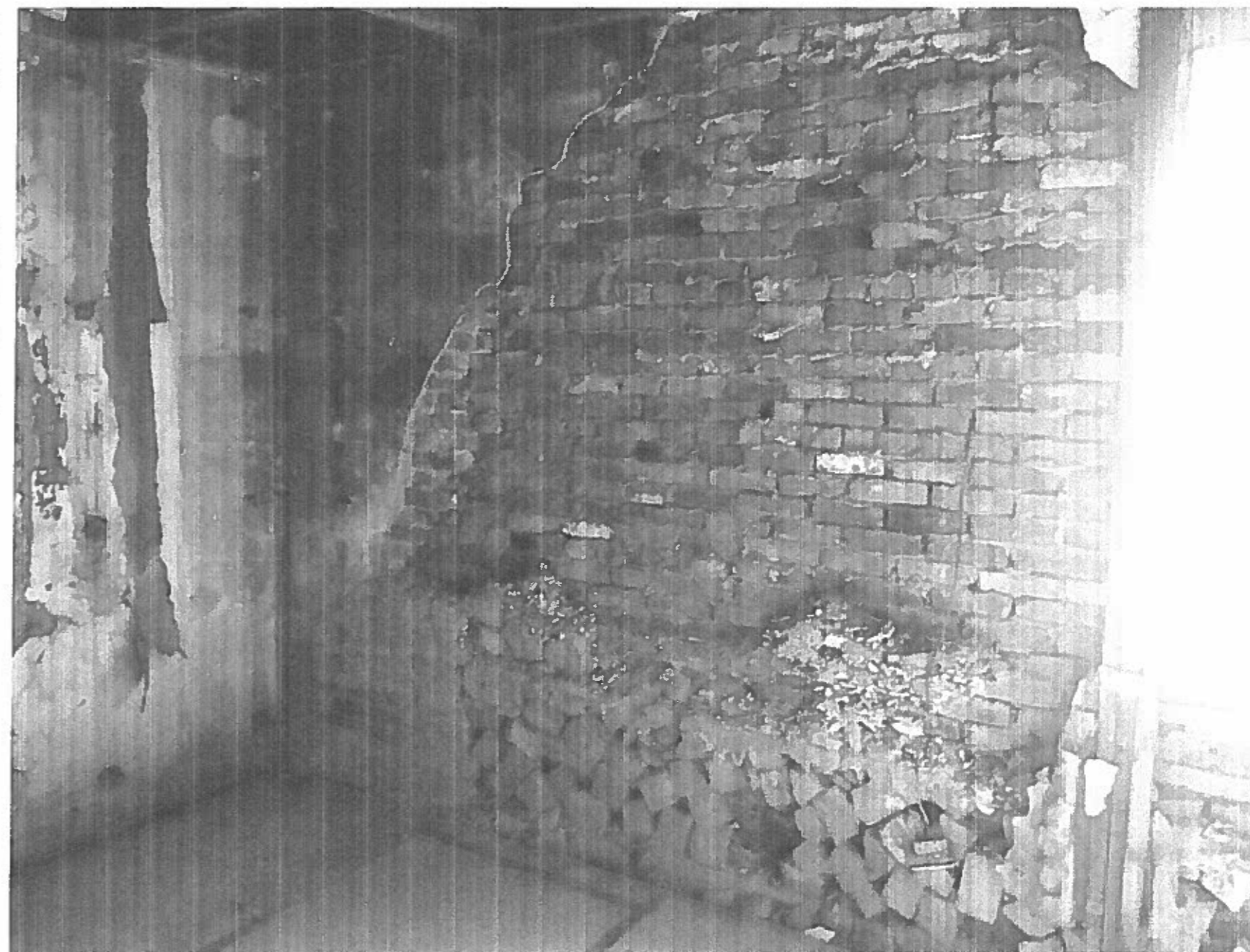
ORIGINALY APPROVED

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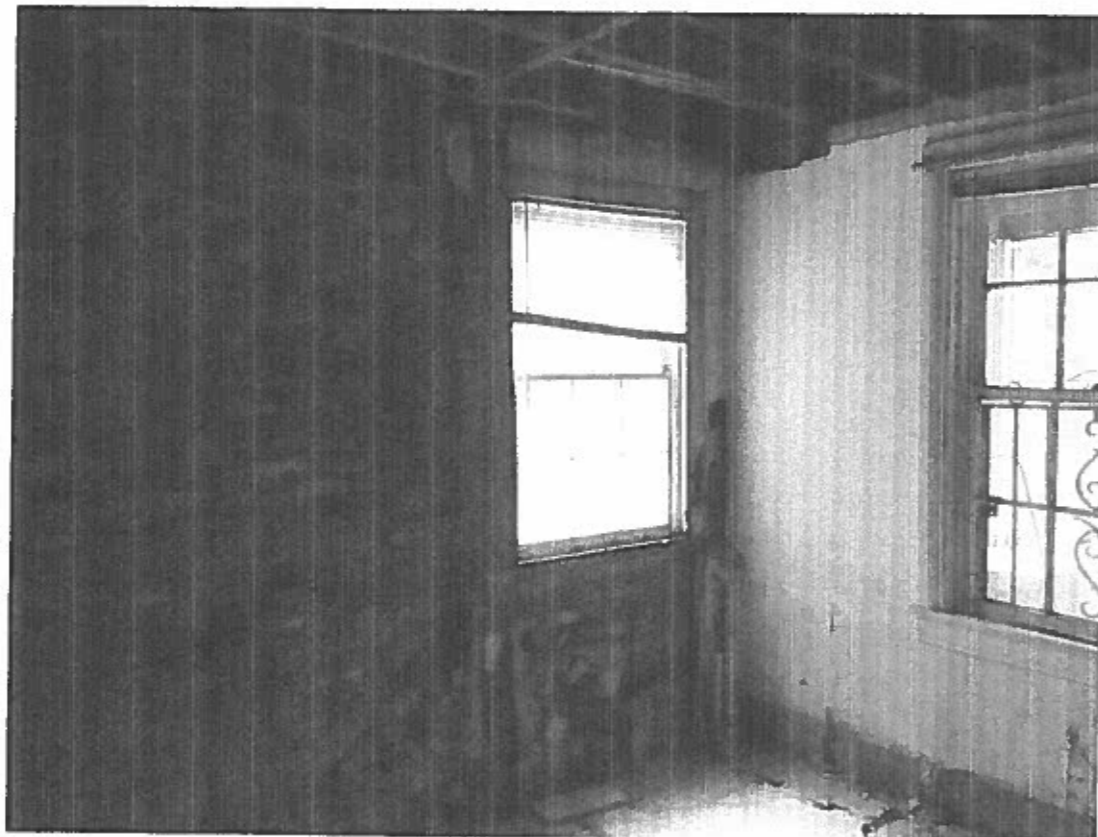




Rear Elevation



Existing rear brick wall was one course thick and bulging



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ADDRESS OF PROJECT: 305 SOUTH SAINT ASAPHTAX MAP AND PARCEL: 7404-03-19 ZONING: RM

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)Name: WILLIAM & JENNIFER STECKLANDAddress: 305 SOUTH ST ASAPHCity: ALEXANDRIA State: VA Zip: 22314Phone: 703 540 5361 E-mail: _____Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ _____Name: PATRICK CAMUS Phone: 703 626 1904E-mail: studiocamusc@gmail.com

Legal Property Owner:

Name: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☒ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☒ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: Please check all that apply

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: Please check all that apply.
- | | | | |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

PROPOSED AMENDMENT TO PREVIOUSLY APPROVED PLANS.
 UPDATE REAR ELEVATION WITH REMOVAL OF REAR PORCH BUT ADD FRENCH DOOR ON THE FIRST FLOOR & ONE WINDOW ON THE SECOND. DUE TO UNSOUND STRUCTURAL ISSUES, A LOT OF THIS WALL HAD TO BE REMOVED FOR SAFETY CONCERNS. ALL EXIST BRICK HAS BEEN SAWED

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
- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Description of the reason for demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> 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: PATRICK CAMUSDate: 21 NOV 16

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. WILLIAM & JENNIFER STRICKLAND	305 S ST ASAPH	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 305 S ST ASAPH (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. WILLIAM & JENNIFER STRICKLAND	305 S ST ASAPH	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. N/A		
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.

21 NOV 16
Date

PATRICK CAMUS
Printed Name


Signature

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