

Docket Item #1
BAR CASE # 2016-0444

BAR Meeting
January 18, 2017

ISSUE: Alterations - Railings

APPLICANT: Magaly Galdo-Hirst and Thompson M. Hirst

LOCATION: 100 Quay Street

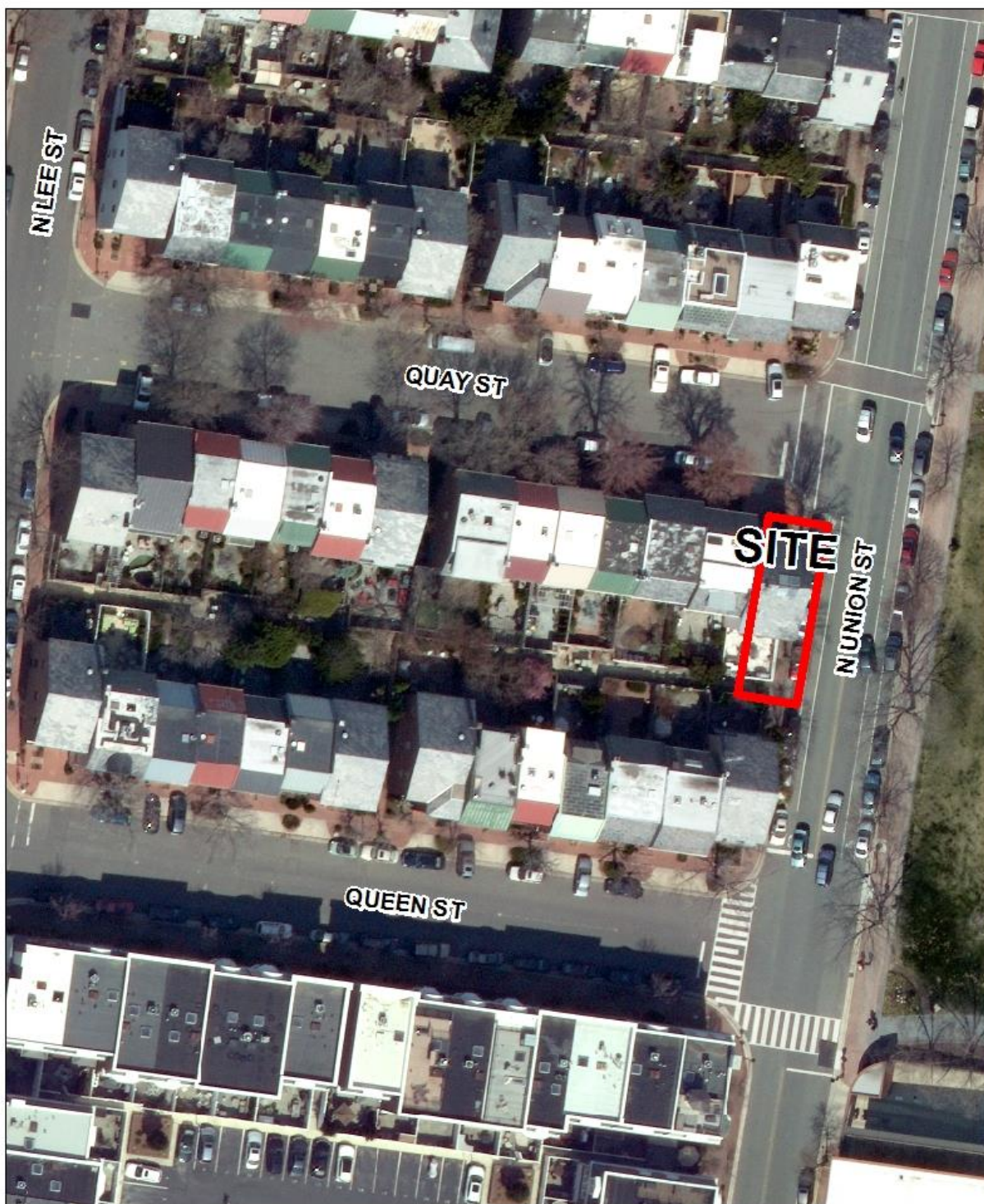
ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the application, as submitted.

GENERAL NOTES TO THE APPLICANT

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



BAR2016-00444



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness to replace the railing at the front stoop and to replace the railing at the patio of this corner property which also fronts on North Union Street. The existing patio railing and front stoop railing are simple, utilitarian metal railings with pickets. The proposed front railing features a decorative rectilinear design, similar to the Juliet balcony railing and flower box design previously approved by the BAR. The patio railing will be transparent glass within a metal frame.

II. HISTORY

100 Quay Street is a three-story brick residential rowhouse on a corner lot located at North Union and Quay Street. The Colonial Revival styled building was constructed in **1971** as part of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco Streets. This area was not included in the Old and Historic Alexandria District until 1984. The BAR approved a retractable awning at this property in 1988 (#88-00073) and earlier this year approved a rear dormer and changes in the window and door designs for the property (BAR #2014-00032 and 2014-00033). The recently approved project is underway but the dormer has not yet been constructed. During construction, the opportunity presented itself to make this a model house for alternative energy and solar collectors were proposed. A ground source heat pump well has also been installed in the small driveway on Quay Street. Also in 2014, the BAR approved roof-mounted solar panels (BAR #2014-0275, 9/17/14).

III. ANALYSIS

When the applicant first came to the BAR in 2014, the BAR was extremely supportive of the cohesive and thoughtful redesign of what was a vaguely Colonial Revival style townhouse with awkward proportions. The BAR noted that the window style and fenestration, as well as the new balcony railings, were stylistically compatible and represented how a “new and untried approach” can be applied to common design challenges and be successful, as discussed in the *Design Guidelines*. At that time, it was noted that the existing iron railing and fences were off-the-shelf builder grade products whose floral motif was somewhat foreign to the style of the house or historic Alexandria. In 2014, the BAR approved the new railing design for the Juliet balcony and flower box, whose rectilinear form recalled the work of early modern artists such as Piet Mondrian or Diego Giacometti, consistent with the replacement window design. Continuing to use this same metal railing for the front stoop railing will complete the overall design intent. The proposed glass and metal railing at the patio, approximately 10-12 feet above the sidewalk grade, is a clean and simple approach that is also stylistically compatible with the contemporary design. Additionally, the transparent railing will also increase visibility into the block’s open space.

Therefore, staff supports the railing replacements finding them to be appropriate and consistent with the Design Guidelines.

STAFF

Catherine K. Miliaras, Principal 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 of existing front and rear railings comply with zoning.

Code Administration

C-1 A building permit, plan review and inspections are required to replace existing rear metal railing with metal and glass railing. A building permit, plan review and inspections are not required to replace front railing with decorative metal railing.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2016-0444: 100 Quay Street



Application & Materials
 BAR2016-00443 & 00444
 100 Quay Street
 12/19/2016

100 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING FRONT ELEVATION

CLIENT:

Magaly Galdo & Tom Hirst
 100 Quay Street
 Alexandria, VA 22314

ARCHITECT:

325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@conkeyarchitects.com

19 DECEMBER 2016

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ASK
1.0A



Application & Materials
 BAR2016-00443 & 00444
 100 Quay Street
 12/19/2016

100 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING SIDE & REAR ELEVATION

CLIENT:

Magaly Galdo & Tom Hirst
 100 Quay Street
 Alexandria, VA 22314

ARCHITECT:

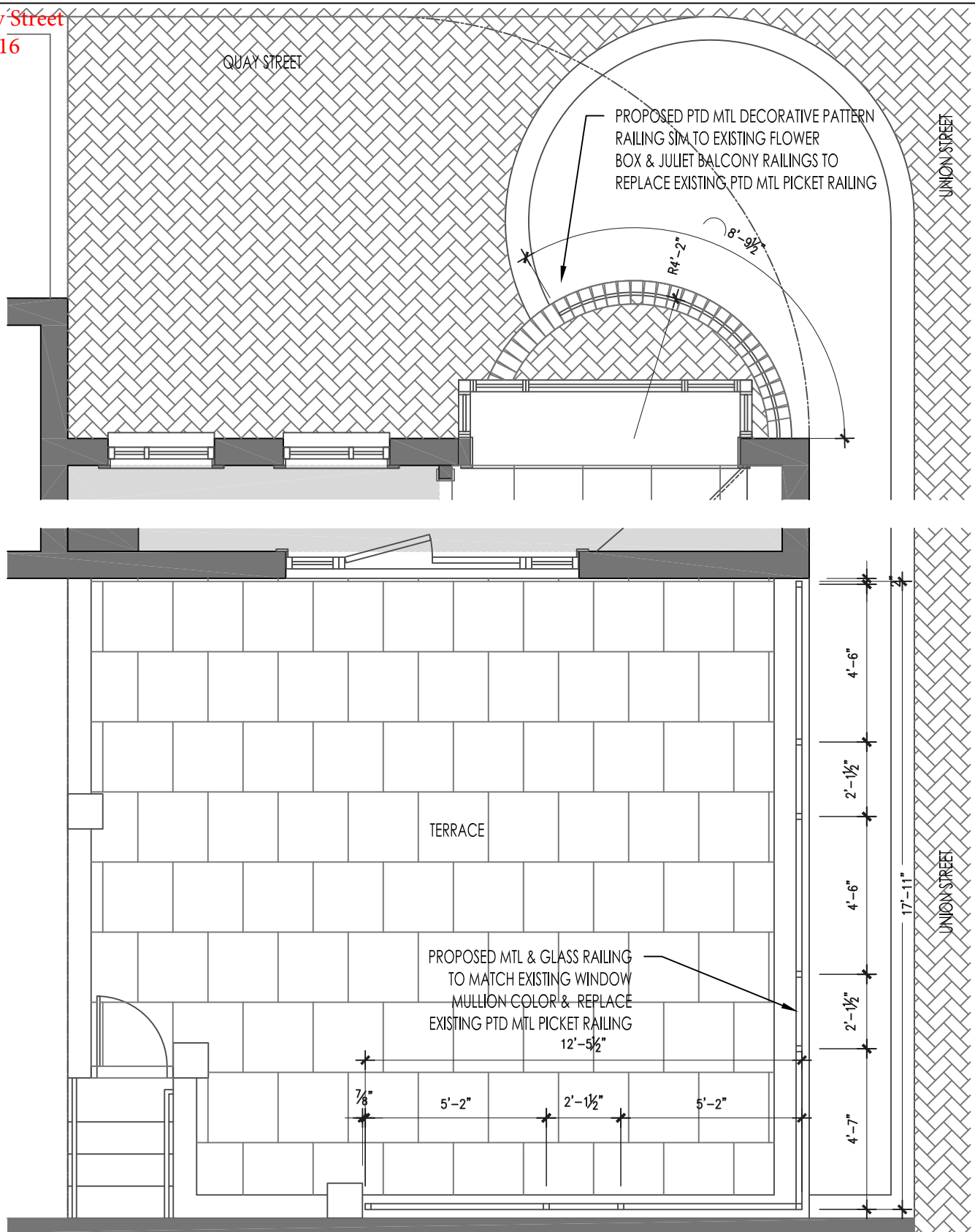
325 north patrick street
 alexandria, va 22314
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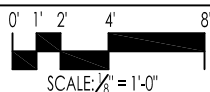
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1.0B



100 Quay Street, Alexandria, VA 22314

EXISTING 1ST FLOOR PLAN

CLIENT:
 Magaly Galdo & Tom Hirst
 100 Quay Street
 Alexandria, VA 22314



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ARCHITECT:

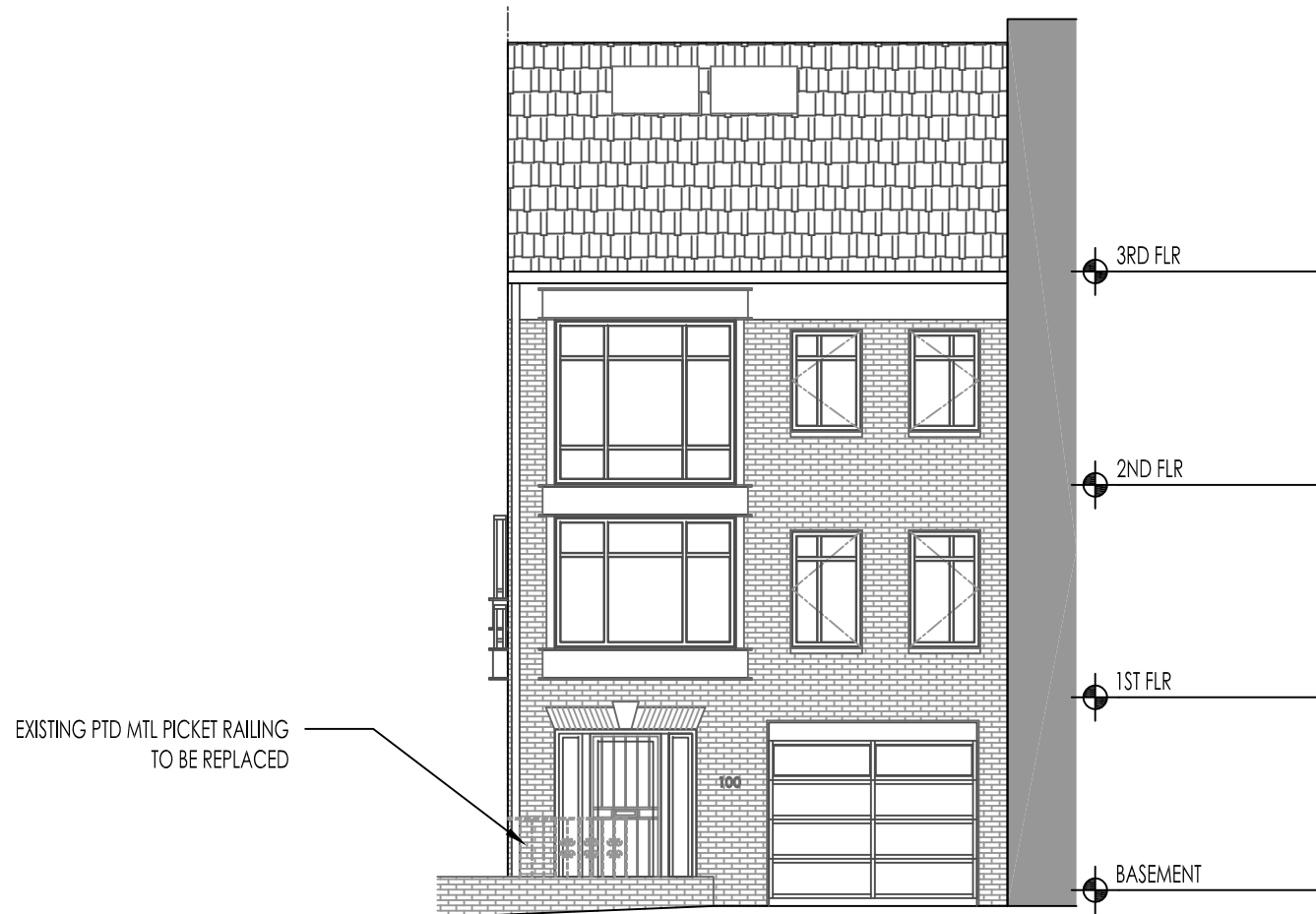
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Application & Materials
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 100 Quay Street
 12/19/2016

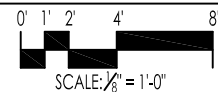


100 Quay Street, Alexandria, VA 22314

NORTH ELEVATION - PROPOSED DEMOLITION

CLIENT:
 Magaly Galdo & Tom Hirst
 100 Quay Street
 Alexandria, VA 22314

8



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ARCHITECT:

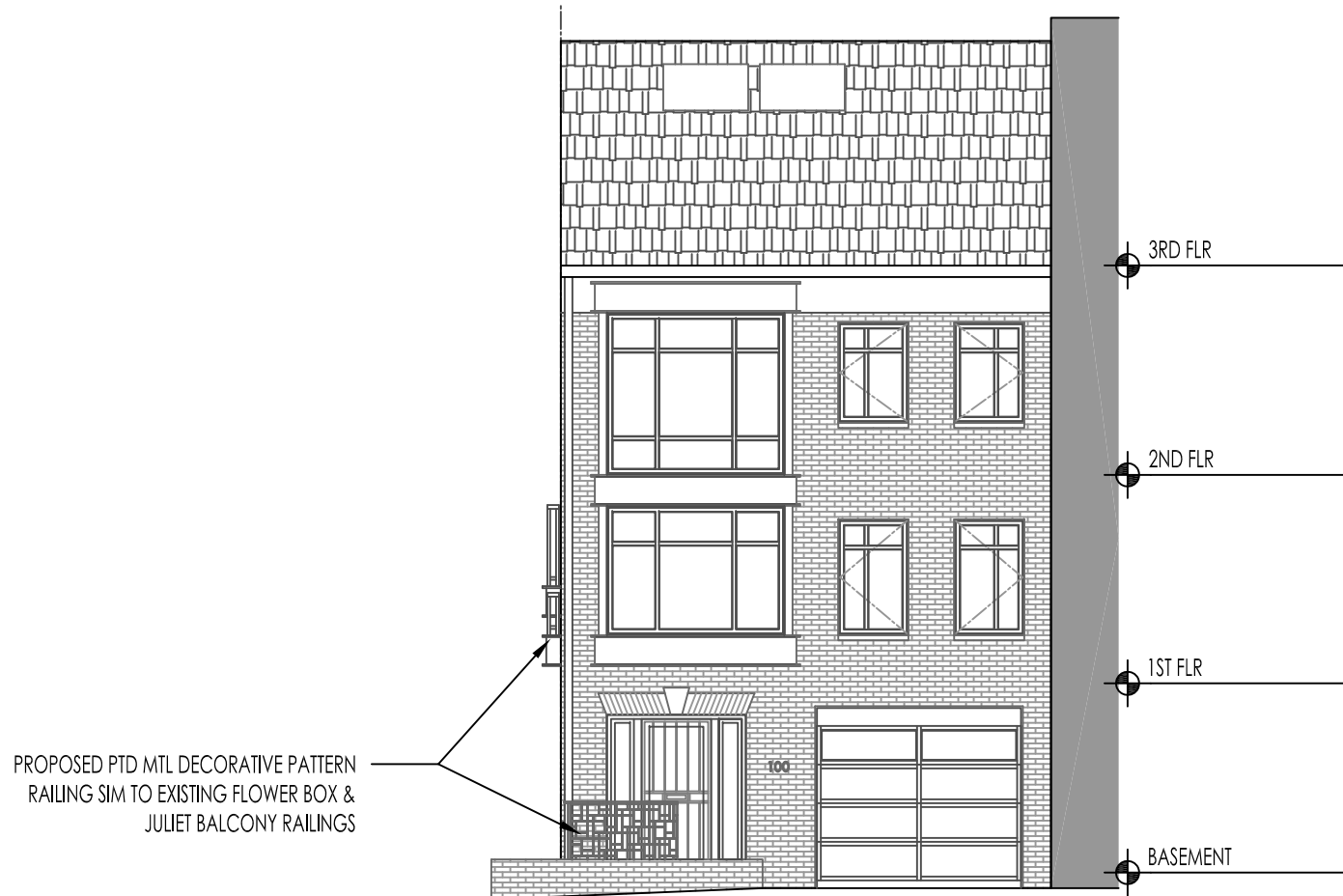
325 north patrick street
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BAR SUBMISSION

ASK
3.1

Application & Materials
 BAR2016-00443 & 00444
 100 Quay Street
 12/19/2016

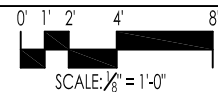


100 Quay Street, Alexandria, VA 22314

PROPOSED NORTH ELEVATION

CLIENT:
 Magaly Galdo & Tom Hirst
 100 Quay Street
 Alexandria, VA 22314

9



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ASK
3.1A

Application & Materials
 BAR2016-00443 & 00444
 100 Quay Street
 12/19/2016

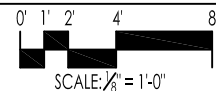


100 Quay Street, Alexandria, VA 22314

EAST ELEVATION - PROPOSED DEMOLITION

CLIENT:
 Magaly Galdo & Tom Hirst
 100 Quay Street
 Alexandria, VA 22314

10



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ASK
3.2

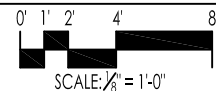
Application & Materials
 BAR2016-00443 & 00444
 100 Quay Street
 12/19/2016



100 Quay Street, Alexandria, VA 22314

PROPOSED EAST ELEVATION

CLIENT:
 Magaly Galdo & Tom Hirst
 100 Quay Street
 Alexandria, VA 22314



19 DECEMBER 2016

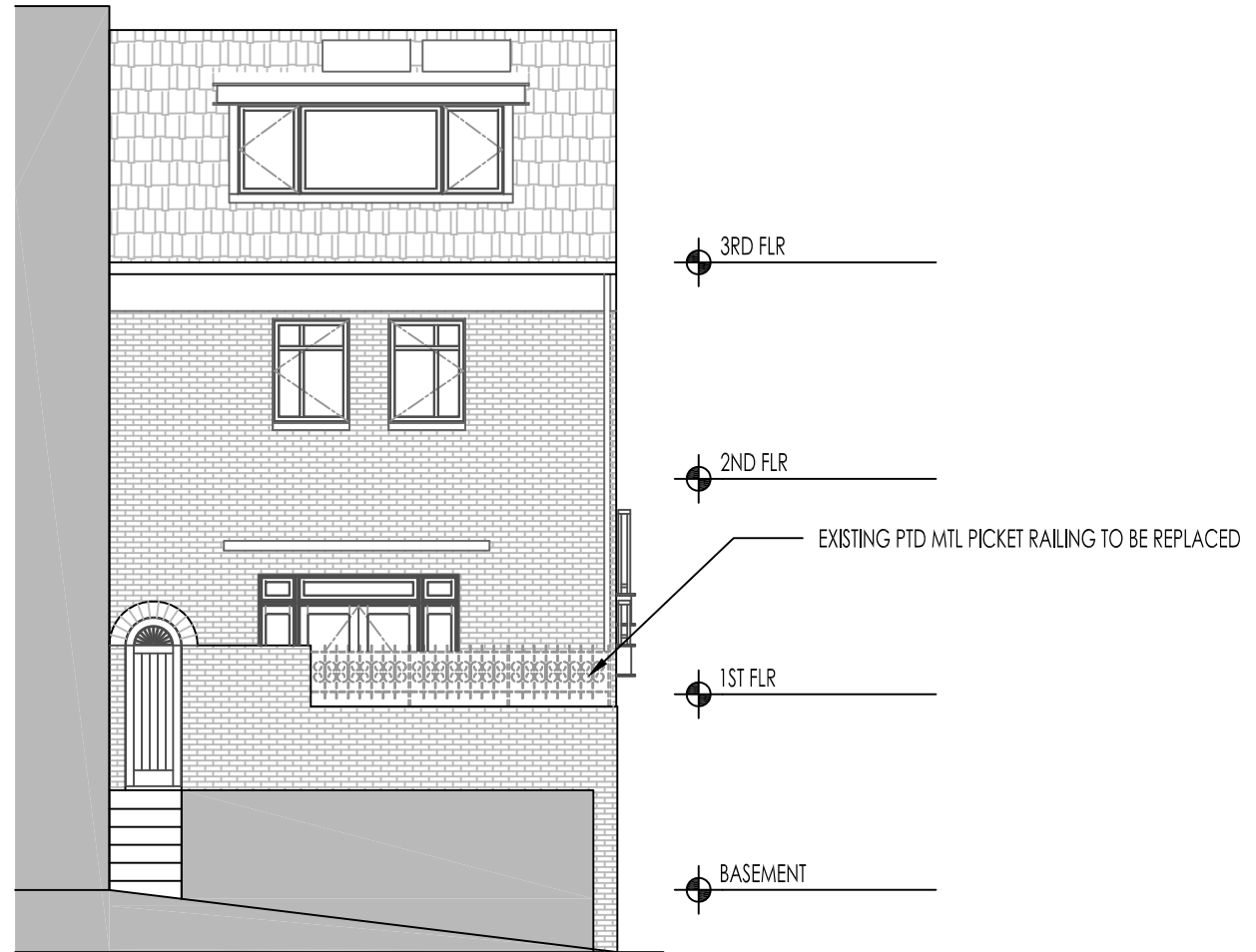
ARCHITECT:
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BAR SUBMISSION

ASK
3.2A

Application & Materials
 BAR2016-00443 & 00444
 100 Quay Street
 12/19/2016

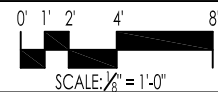


100 Quay Street, Alexandria, VA 22314

SOUTH ELEVATION - PROPOSED DEMOLITION

CLIENT:
 Magaly Galdo & Tom Hirst
 100 Quay Street
 Alexandria, VA 22314

12



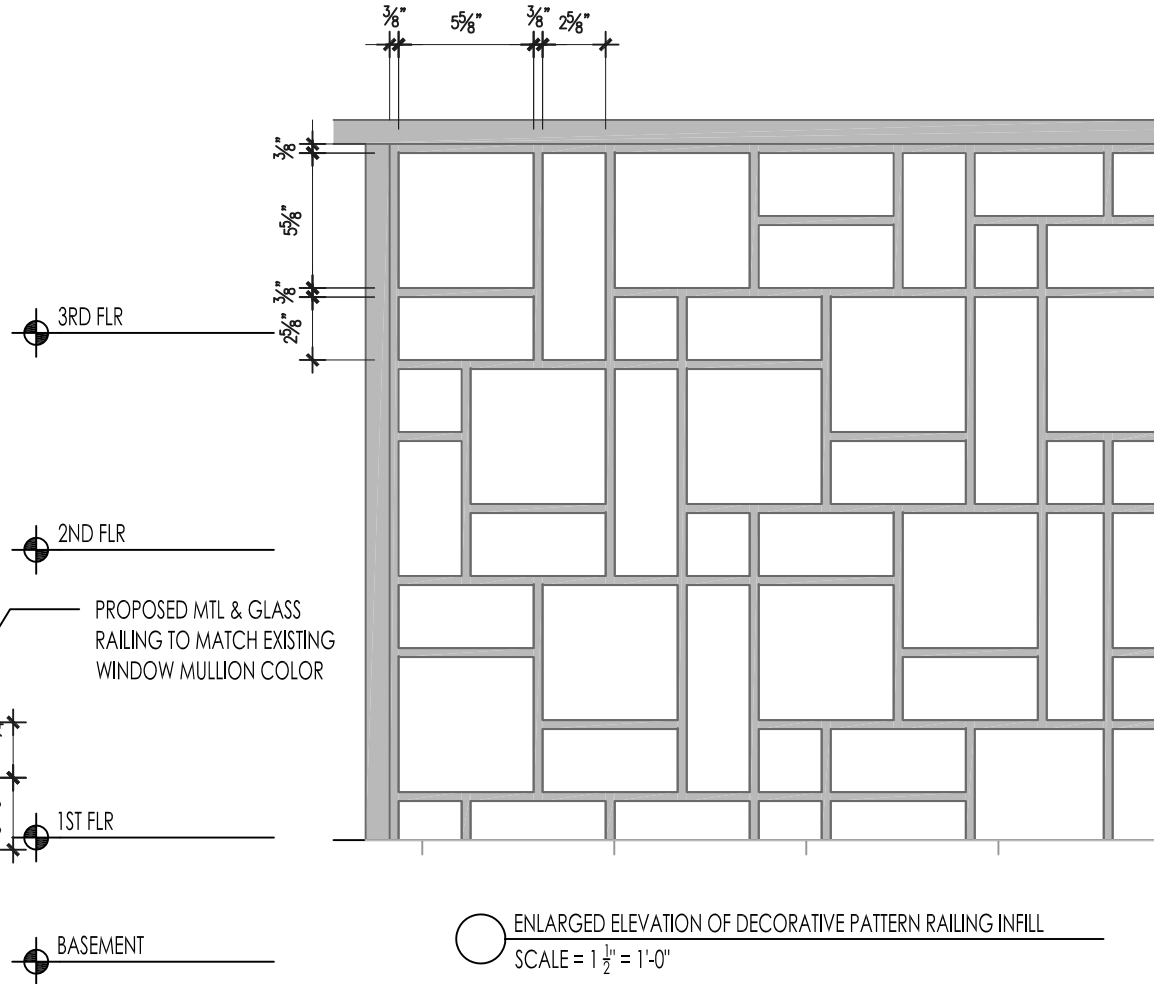
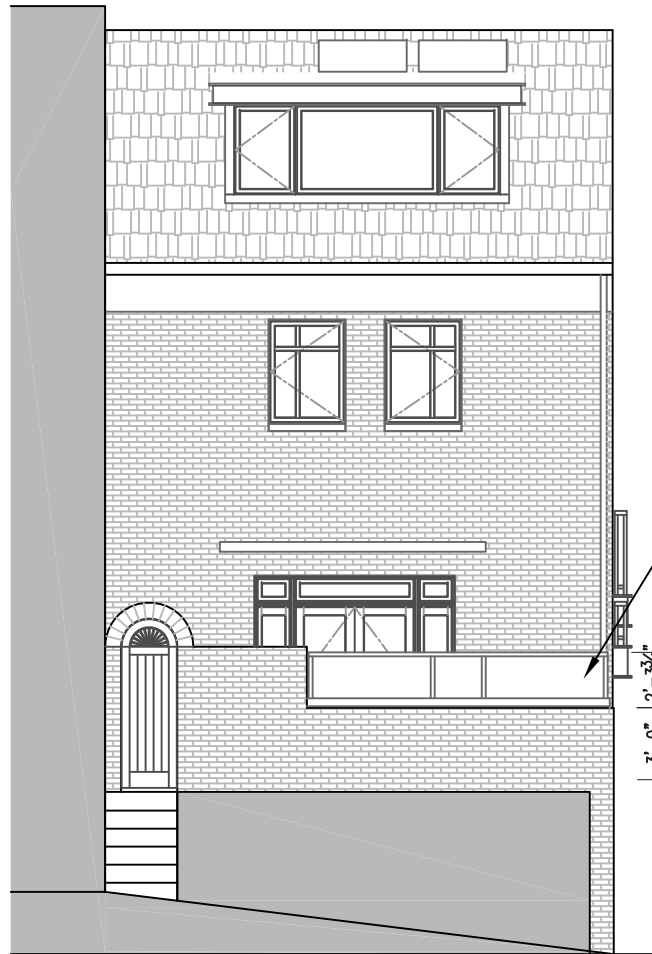
19 DECEMBER 2016

ARCHITECT: 325 north patrick street
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 info@conkeyarchitects.com

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BAR SUBMISSION

ASK
3.3

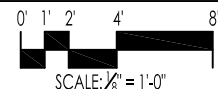


100 Quay Street, Alexandria, VA 22314

PROPOSED SOUTH ELEVATION

CLIENT:
Magaly Galdo & Tom Hirst
100 Quay Street
Alexandria, VA 22314

13



19 DECEMBER 2016

ARCHITECT:

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alexandria, va 22314
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BAR SUBMISSION

ASK
3.3A

ADDRESS OF PROJECT: 100 Quay Street, Alexandria, VA 22314

TAX MAP AND PARCEL: 065.03-05-42 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: Magaly Galdo-Hirst & Thompson M. Hirst

Address: 100 Quay Street

City: Alexandria State: VA Zip: 22314

Phone: 703-683-0648 E-mail: mmgaldo@yahoo.com

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

Name: Karen Conkey

Phone: 703-589-4550

E-mail: kconkey@conkeyarchitects.com

Legal Property Owner:

Name: Magaly Galdo-Hirst & Thompson M. Hirst

Address: 100 Quay Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 683-0648 E-mail: mmgaldo@yahoo.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.*
- | | | | |
|--------------------------------------|--|---|-----------------------------------|
| <input type="checkbox"/> awning | <input checked="" type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input 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).*

The applicant proposes the following exterior alterations to the 1970's era brick and stucco townhome located at 100 Quay Street. Replace rear metal picket railing with metal and glass railing. Replace metal picket railing at front stoop with decorative metal railing similar to the decorative-patterned flower box and Juliet balcony railings approved and installed during the recent renovation.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☒ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☐ ☒ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☒ ☐ Description of the reason for demolition/encapsulation.
- ☒ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 5 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 5 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: Karen Conkey

Date: 12/19/2016

Application & Materials
BAR2016-00443 & 00444
100 Quay Street
12/19/2016

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. Thompson M. Hirst & Magaly Galdo Hirst	100 Quay Street	100%
2. Thompson M. Hirst & Magaly Galdo Hirst		
3. Thompson M. Hirst & Magaly Galdo Hirst		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 100 Quay Street (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. Thompson M. Hirst & Magaly Galdo Hirst		100%
2. Thompson M. Hirst & Magaly Galdo Hirst		
3. Thompson M. Hirst & Magaly Galdo Hirst	100 Quay Street	

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Thompson M. Hirst & Magaly Galdo Hirst	NONE	N/A
2. Thompson M. Hirst & Magaly Galdo Hirst	NONE	N/A
3. Thompson M. Hirst & Magaly Galdo Hirst	NONE	N/A

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.

12/18/2016

Karen Conkey

Date

Printed Name

Signature

Application & Materials
BAR2016-00443 & 00444
100 Quay Street
12/19/2016