

Docket Item #4  
BAR CASE # 2017-0094

BAR Meeting  
April 5, 2017

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Walter Steimel

**LOCATION:** 401 N Saint Asaph Street

**ZONE:** RM/ Residential

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**STAFF RECOMMENDATION**

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

1. The aluminum vent must be painted to match the adjacent brick.

**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, 703-746-4200 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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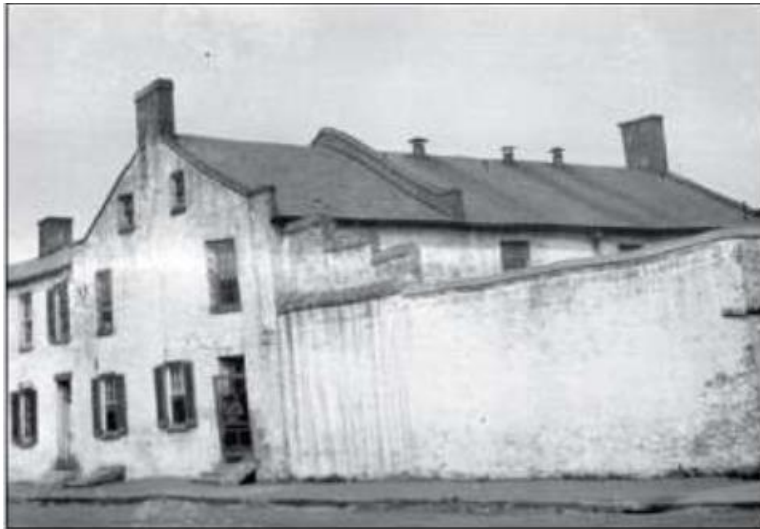


## **I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness to install a kitchen exhaust vent on the front façade at 401 North Saint Asaph Street. The vent will measure 3 ¼” by 10” and will be installed between the second and third floor windows, approximately fifteen feet above grade. The applicant has indicated that the metal vent will be painted to match the adjacent brick.

## **II. HISTORY**

The two-and-one-half story, three-bay brick townhouse at 401 North Saint Asaph Street was originally the Alexandria Jail, designed by nationally renowned architect Charles Bulfinch, in **1826**. Originally from Boston, Massachusetts, Bulfinch served as Architect of the Capitol, completing many parts of the design of the U.S. Capitol, also as Commissioner of Public Buildings for the District of Columbia.



**Figure 1. Historic photograph of Alexandria Jail, undated. Source: Alexandria Library Special Collections.**

In 1989, the Planning Commission and City Council approved a special use permit for a cluster development on this site for a collection of townhouses known as Bulfinch Square. Only a portion of the site is located in the Old and Historic District. In 1988, the BAR approved alterations to a wall at 401 North Saint Asaph Street (BAR 88-157, 9/7/88). The subject property was heavily modified by the conversion of the jail to a townhouse as part of the cluster development though the historic form and masonry generally are retained. An inspection of the painted brick wall reveals that there is significant new brickwork surrounding the window and door openings though large portions of the wall contain historic brick.

More information on the history of the Alexandria Jail can be found in Out of the Attic articles produced by the Office of Alexandria for the Alexandria Times:

<https://www.alexandriava.gov/uploadedFiles/historic/info/attic/2014/Attic20141120Jail1919.pdf>  
<https://www.alexandriava.gov/uploadedFiles/historic/info/attic/2017/Attic20170126Slave.pdf>  
<https://www.alexandriava.gov/uploadedFiles/historic/info/attic/2010/Attic20100805Jail.pdf>

## **III. ANALYSIS**

The proposed project is in compliance with the zoning ordinance.

Although the *Design Guidelines* state that “exhaust and supply fans (vents) should be located in visually inconspicuous sections of a building such as a roof,” BAR Staff has no objection to the installation of the modest vent on the façade. Had the vent been installed on a secondary elevation, the project could have been approved administratively, per the BAR’s Minor Architectural Elements Policy. However, because this property’s north elevation abuts another property, and given the interior location of the kitchen, locating the vent on the façade is the only viable option.

Staff notes that a very small portion of the historic brick wall will be affected by the proposed vent but notes that the vent will be located in a relatively unobtrusive location above the first floor windows.

Staff notes that the number of request for small vents and utility meters are increasing, and asks the Board for guidance on a potential policy change to the Minor Architectural Elements Policy to permit administrative approval of small vents (less than 1’ x 1’) for residential kitchen exhaust hoods, bathroom vents or clothes dryers to be appropriately located on a street-facing elevation when the applicant demonstrates that there is no feasible alternative and the vent is painted to match the adjacent wall surface.

#### **STAFF**

Amirah Lane, Historic Preservation Sr. Planning Technician, 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**

C-1 Proposed scope of work complies with zoning.

##### **Code Administration**

No comments received.

##### **Transportation and Environmental Services**

C-1 The applicant shall comply with the City of Alexandria’s Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 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)
- F-3 The development was originally constructed under SIT87-0079. (T&ES)

### **Alexandria Archaeology**

No comments received.

## **V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2017-0094: 401 N St Asaph St*

Photo 1, Photo of Front of Home with Proposed Placement of Vent



XX marks approximate location of proposed vent. The "XX" is larger than the proposed vent, and highlighted, in order to assist in viewing the location.

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Photo 2. Comparison of Installations



Photo showing BAR approved installation of larger vent at adjoining property, and location of proposed vent which is both smaller and higher on the wall than that of the adjoining property. See yellow highlighted vent to the far left, and approximate location of smaller proposed vent with highlighted "xx."

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PLAT  
SHOWING HOUSE LOCATION ON  
LOT 610  
**BULFINCH SQUARE**  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' MAY 11, 1999

[Home](#) / [Heating, Venting & Cooling](#) / [HVAC Parts & Accessories](#) / [Ducting & Venting](#) / [Appliance Vents](#) / [Wall Vents](#)

 Model # AVW3.25X10    Internet # 202191782    Store SKU #931505  
 Store SO SKU #1000685258
**Master Flow**
 3-1/4 in. x 10 in.  
 Rectangular Appliance Wall  
 Vent

**\$18.97** /each

Quantity



1


**Pick Up In Store Today**
**Add to Cart**

Free store pickup at Alexandria

**3** in stock
Aisle 02, Bay 018 [Text to Me](#)[Change Pickup Store](#)
**We'll Ship It to You**
**Add to Cart**

Free Shipping on \$45 order

Order within 3 hrs 35 mins  
to get it March 8[See Shipping Options](#)Or buy now with **PayPal**We're unable to ship this item to:  
AK, GU, HI, PR, VI**Schedule delivery as soon as tomorrow**

## Product Overview

The Master Flow 3-1/4 in. x 10 in. Rectangular Appliance Wall Vent is designed to fit most range hoods that will be vented outside through a wall. This heavy-duty wall vent is made of zinc-coated galvanized steel. This wall vent features a spring loaded damper which helps provide you with a tighter closing. This vent's design features an extra-long tail piece which helps accommodate walls that are up to 10 in. thick.

- Made of zinc-coated galvanized steel
- Designed for most 3-1/4 in. x 10 in. range hoods that will be vented outside through a wall
- Heavy-duty, metal wall vent

**Info & Guides**[Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents.  
[Download](#) a free copy from the Adobe Web site.

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Walter Steimel &lt;waltersteimel@gmail.com&gt;

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**HOA Approval for kitchen vent at entrance- 401 N. St. Asaph St.**[1 message](#)**Robert Rowe** <roweflight@mindspring.com>

Mon, Mar 6, 2017 at 7:21 AM

To: Walter Steimel &lt;waltersteimel@gmail.com&gt;

Cc: Rochelle Gray &lt;rgray@mcenearney.com&gt;, Elizabeth Saylor &lt;betty\_saylor@hotmail.com&gt;, John Reseska &lt;johnres135@yahoo.com&gt;, JoEllen Frost &lt;joellen41@comcast.net&gt;

Walter,

This will confirm that the Bulfinch Square HOA approves of your proposal to install an outside cooking vent near your front entry, in a discrete treatment consistent with your neighbors in the old jail complex. I understand you will be working with the BAR to work out the precise details. We prefer the vent to be as innocuous and unobtrusive as possible from the street, in its placement and coloring.

Good luck with your project.

Robert Rowe

President, Bulfinch Square HOA

Begin forwarded message:

**From:** Walter Steimel <waltersteimel@gmail.com>**Subject:** Great speaking with you. Here is the application...**Date:** March 5, 2017 at 6:39:21 PM EST**To:** Robert Rowe <roweflight@mindspring.com>

I left out the photograph with both the Borek's house and my house in it because the file is too large. I also left out the plat.

Thanks in advance for providing a letter.

Walt

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**3 attachments****BAR Admin Submission 1.pdf**  
775K**Marked Photo of front of house.pdf**  
857K**Master Flow 3-1\_4 in. x 10 in. Rectangular Appliance Wall Vent-AVW3.pdf**  
239K

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ADDRESS OF PROJECT: 401 North Saint Asaph  
 TAX MAP AND PARCEL: 064.02.10.33 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: Walter Steiner

Address: 401 North Saint Asaph

City: Alexandria State: VA Zip: 22314

Phone: 202.271.9257 E-mail: waltersteiner@gmail.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: Walter Steiner

Address: 401 North Saint Asaph

City: Alexandria State: VA Zip: 22314

Phone: 202.271.9257 E-mail: waltersteiner@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.
- |   |   |   |                                   |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning                       | <input 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 checked="" type="checkbox"/> Other <u>VENT</u> |   |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

See attached.  
 Installation of exterior kitchen vent to front of home. Vent is 3 1/4" x 10" placed at ~ 15' above grade. See attached for details.

**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 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: Walter Steinel Jr.  
 Date: 3/6/17

# 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. <i>Walter Stenick</i>	<i>401 North Saint Asaph</i>	<i>100</i>
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. <i>Walter Stenick</i>	<i>401 North Saint Asaph</i>	<i>100</i>
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. <i>Walter Stenick</i>	<i>None</i>	<i>N/A</i>
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.

*3/6/17*  
Date

*Walter Stenick*  
Printed Name

*[Signature]*  
Signature