

Docket Item # 4
BAR CASE #2017-0144

BAR Meeting
June 7, 2017

ISSUE: Certificate of Appropriateness (Alterations)

APPLICANT: James Gateau and Kim Place-Gateau

LOCATION: 911 South Alfred Street

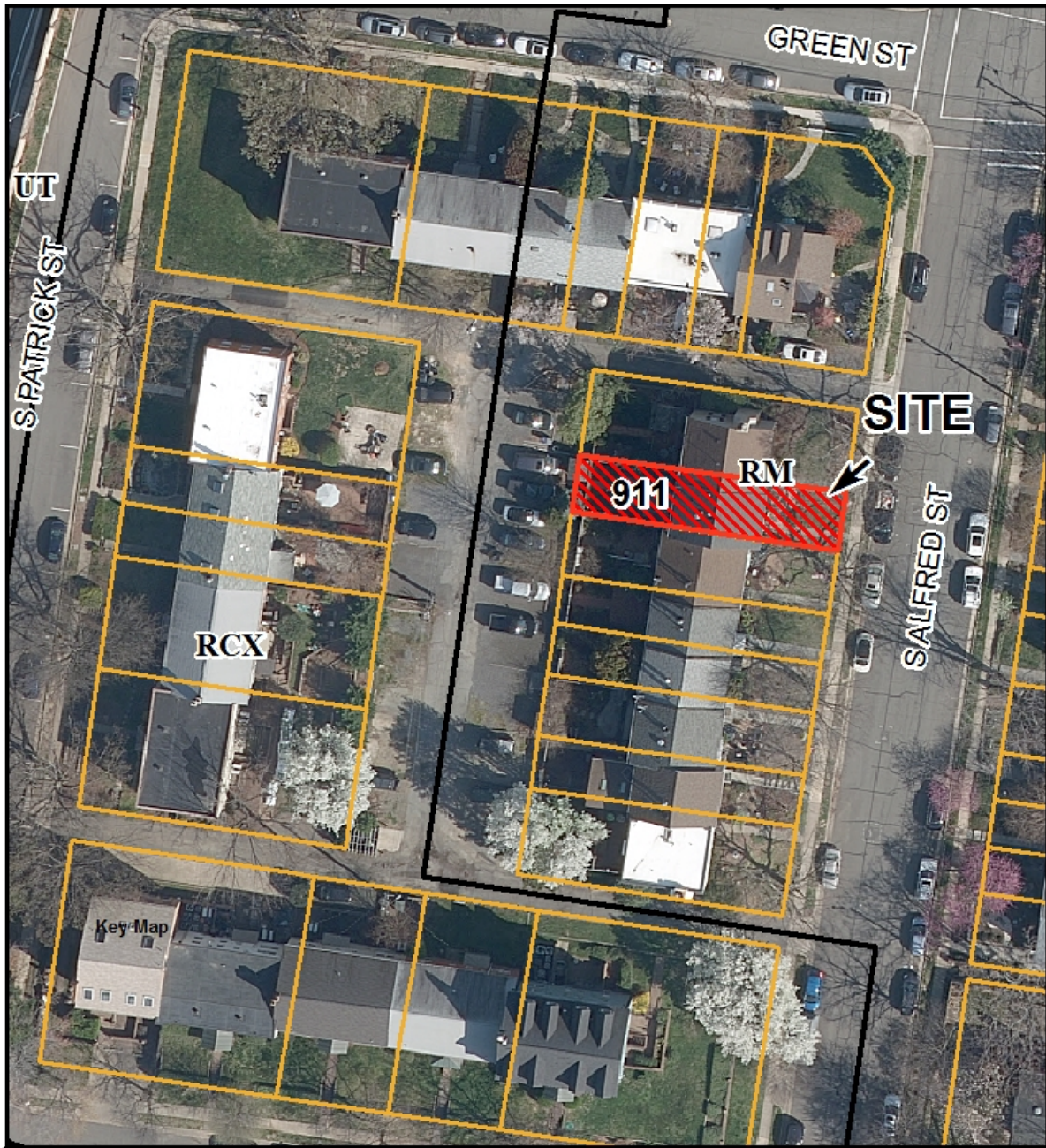
ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, 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.



BAR Case #2017-00144
911 South Alfred Street



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for the following exterior alterations at 911 South Alfred Street:

- Applying lime wash to the brick exterior
- Replacing the front porch light
- Replacing the three-tab asphalt shingle roof with architectural shingles in a cobblestone grey color

II. HISTORY

The two-story, brick-clad cinderblock townhouse at 911 South Alfred Street was originally part of an apartment complex constructed ca. **1942**, according to staff's building permit research. In 1977, the Board approved the conversion of the four connected apartment buildings (then known as 911, 915, 919 & 932 South Alfred Street) to eight single family townhomes (now known as 909, 911, 913, 915, 917, 919, 921 and 923 South Alfred Street). Architectural embellishments were added to the fronts of all eight units and the exteriors of several of units were painted or clad with siding, while openings at the rear were altered, allowing each unit to read and function as a separate two-story townhouse.

On December 15, 2004, the Board approved a rear shed at the subject property (BAR CASE# 2004-0258).

III. ANALYSIS

Staff has no objection to the replacement of the existing light fixture or the new roof material. Both alterations meet existing Board policies and are eligible for BAR administrative approval but were included here to provide context for the front façade alterations and to reduce the application fees.

While the *Design Guidelines* discourage painting masonry, both as a technical preservation measure and to retain the historic red brick character of Old Town, staff supports the application of lime wash on some modern brick façades because it is a traditional water-based and breathable finish that penetrates the surface but does not damage the brick. Lime wash acts more like a stain by soaking into the surface of brick while still allowing moisture to escape. Color is built up by applying successive coats. As the lime washed area ages, it evolves into an attractive weathered patina. By contrast, painting a masonry surface not only potentially traps moisture in the wall, it is also largely irreversible because it is difficult to remove without potentially damaging the brick.

Figure 1 shows a number of examples of lime washed brick in the Old & Historic Alexandria District, including the ca. 1969 commercial building at 605 Franklin Street, Patina, which the Board approved in 2013 (BAR Case #2013-0124).

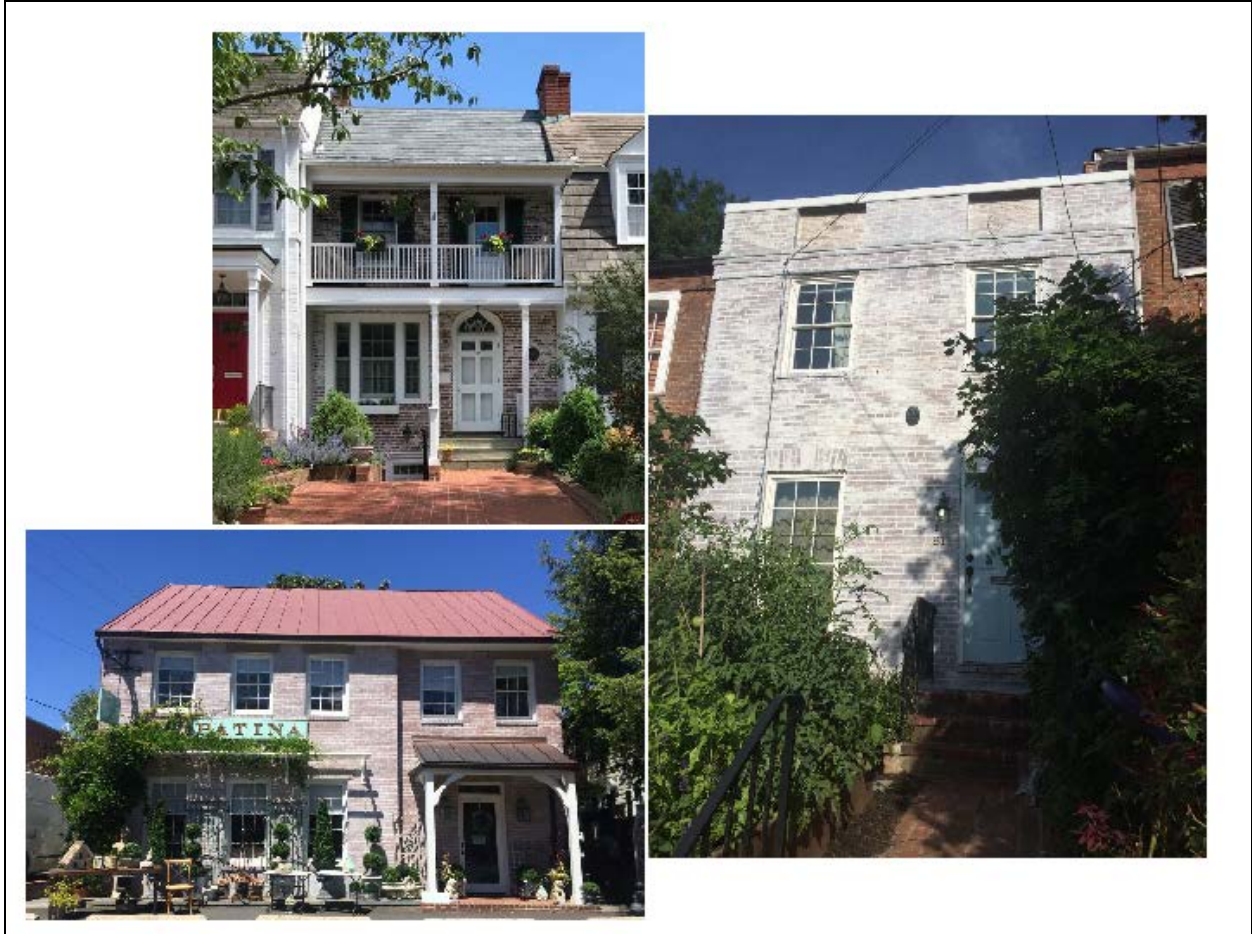


Figure 1: Lime wash examples in Old Town

While Staff supports the application of lime wash on the machine-made mid-20th century brick at 911 South Alfred Street, staff and the Board would need to carefully consider the use of lime wash on historic 18th and 19th century brick, as early brick is more porous than modern brick and lime wash could compromise and obscure the historic character and integrity of the material.

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

C-1 Proposed scope of work complies with zoning.

Alexandria Archaeology

F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Transportation and Environmental Service

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 Previously reviewed under [BAR2004-00258] (T&ES)

F-2 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-3 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)

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)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2017-0144; 911 South Alfred Street

Kim Place-Gateau
James Gateau

911 South Alfred Street
Alexandria, VA 22314

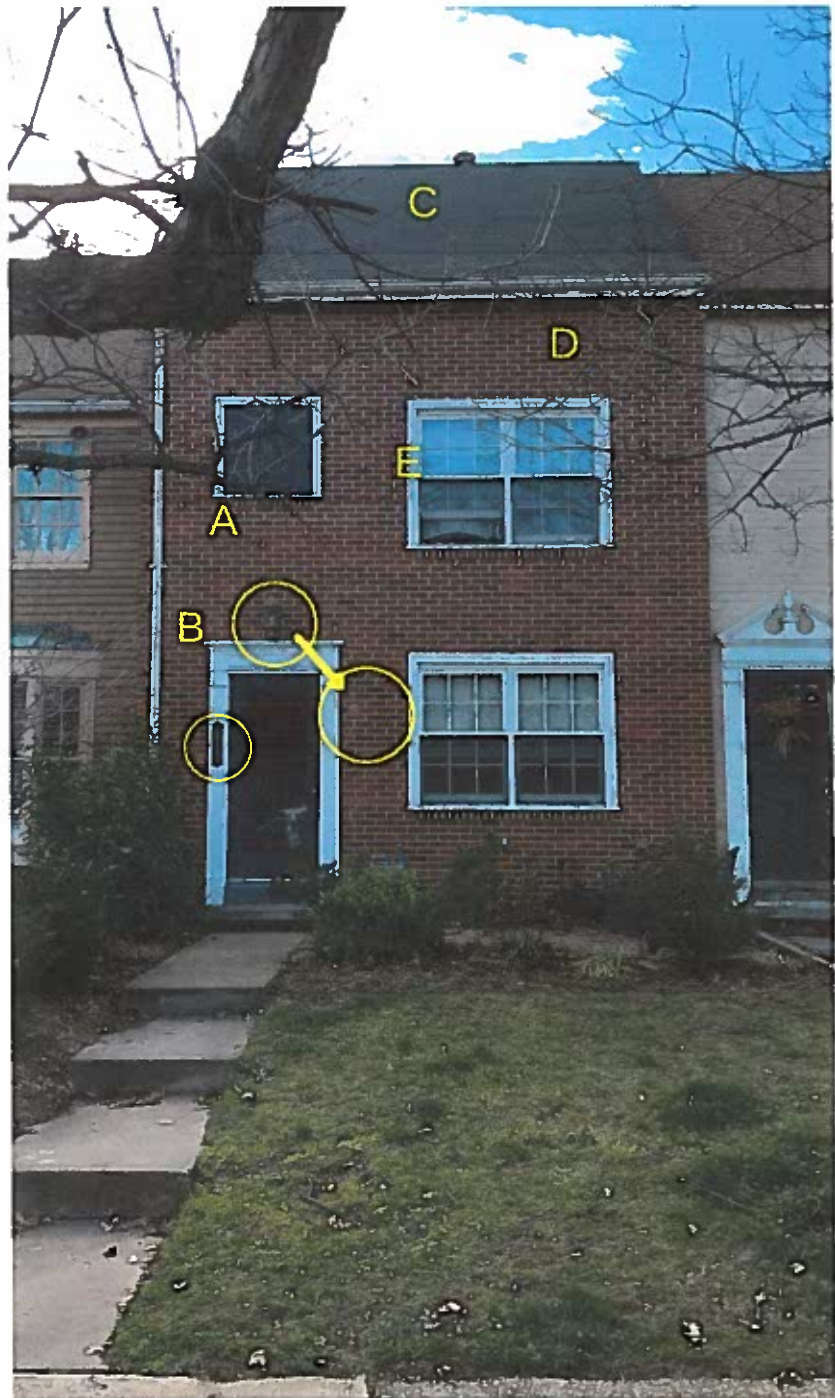
Tax Map # 080.03-04-09

K - 619.346.3950

J - 619.278.8935

kimplacegateau@gmail.com

jamesgateau@gmail.com



A - Replace porch lamp return to original location

B - Replace house numbers and move to location directly below porch lamp
House numbers will be black, powder coated aluminum in the below font

911

C - Replace roof shingles with Board of Architectural Review Roof Materials
Policy-compliant materials

D - Limewash front of house

E - Repair and re-paint trim

Application Package
BAR2017-00144
911 S Alfred Street
April 24, 2017

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911 S Alfred Street
April 24, 2017

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Application Package
BAR2017-00144
911 S Alfred Street
April 24, 2017



Proposal

Virginia Class "A" License
2701-034988

Alexandria Roofing Company, Inc.

601 King Street, Suite 400

Alexandria, VA 22314

(703) 354-3531

Fax: (703) 750-1397

Alexandria Roofing will not assume financial responsibility for roof top satellite dishes, antennas, and A/C units.

Proposal Submitted To Kim Place	Phone 619-346-3950	Date 10/10/16
Street 911 South Alfred Street	Job Name Same	
City, State, and Zip Code Alexandria, Virginia 22314	Job Location	
Attention To	Job Phone	

We Propose hereby to furnish material and labor – complete in accordance with specifications below, for the sum of:
Four thousand nine hundred eighty eight 00/100 \$ 4,988.00

Payment to be made as follows

1/3 down (\$ 1,663.00), balance on completion (\$ 3,325.00)

FINAL PAYMENT DUE UPON COMPLETION, PAYMENTS RECEIVED 10 DAYS FROM COMPLETION WILL BE ACCESSED A 2% LATE FEE

WE ACCEPT M/C, VISA, & AMERICAN EXPRESS

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or derivation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature: _____

Note: This proposal may be withdrawn by us if not accepted within ____ days.

Start by date: _____ Completion by date: _____

We propose to furnish the necessary labor and materials to perform the following roof related work on the above listed address:

SHINGLE ROOF

- Remove the existing shingles from the entire roof. **NOTE:** If more than two layers are found add, \$20.00 per layer, per 100 sq. ft.
- Install new "Ice and Water" shield at the gutter lines.
- Install new CertainTeed Landmark Limited Lifetime shingles over new synthetic felt on the entire main roof (approx. 1,000 sq. ft.)
- The shingles will be installed using four galvanized roofing nails per shingle.
- Install new LIFETIME collars on the sanitary vent pipes.
- Cut out the peak and install a new shingle over ridge vent.
- Install a new Tall Cone flashing at the furnace pipes. Paint the pipes.
- Clean debris from gutters.

- **WARRANTY:** 10 year workmanship
- 50 year Limited Lifetime shingle Manufacturer's Material Warranty
-

UPON COMPLETION OF YOUR NEW ROOF, PLEASE MAKE ARRANGEMENTS WITH YOUR CABLE PROVIDER TO READJUST/RECALIBRATE YOUR SATELLITE DISH.

Application Package
BAR2017-00144
911 S Alfred Street
April 24, 2017

ADDRESS OF PROJECT: 911 S. Alfred Street

TAX MAP AND PARCEL: 50264600 Lot 507

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: James Gateau and Kim Place-Gateau

Address: 911 S. Alfred St.

City: Alexandria State: VA Zip: 22314

Phone: 619.278.8935 E-mail: jamesgateau@gmail.com

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

Name: Phone:

E-mail:

Legal Property Owner:

Name:

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 type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input checked="" type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other <u>Roof Replacement</u> | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Limewash front brick exterior.
 Paint trim.
 Replace front porch light; move back to original location next to door.
 Replace roof shingles. - color will match existing.

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: Kim Place-GateauDate: 4/22/2017

Application Package
BAR2017-00144
911 S Alfred Street
April 24, 2017

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. Kim Place-Gateau	911 S. Alfred St.	50%
2. James Gateau	911 S. Alfred St.	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 911 S. Alfred St. (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. Kim Place-Gateau	911 S. Alfred St.	50%
2. James Gateau	911 S. Alfred St.	50%
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Kim Place-Gateau	None	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.

4/22/2017

Date

Kim Place-Gateau

Printed Name


Signature