

Docket Items #3 & #4
BAR CASE # 2017-0181 &
2017-0182

BAR Meeting
June 28, 2017

ISSUE: Permit to Demolish and Certificate of Appropriateness for Alterations

APPLICANT: ChangKi Hong

LOCATION: 631 N Alfred St.

ZONE: RB/Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish, and Certificate of Appropriateness with the following conditions:

1. All new and replacement shutters must be constructed of solid material, operable (shutter dogs and hinges) and sized to fit the opening of the window, as described in the BAR's *Design Guidelines*;
2. The new windows must comply with the BAR's adopted Window Policy. The glazing on the windows must be clear, non-reflective and without tint. Low-E glazing is encouraged, but the glass must have a minimum 72% visible light transmission (VLT). Low-E 272 generally meets these criteria. Provide final specifications to confirm conformance with the Window Policy as part of the building permit process;
3. Siding used to repair wall area affected by utility window relocation must match the existing wood siding.

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, 703-746-4200 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.



BAR #2017-00181 & 182
631 North Alfred Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2017-0181) and Certificate of Appropriateness (BAR #2017-0182) for clarity and brevity.

I. ISSUE

The applicant is requesting a Permit to Demolish and a Certificate of Appropriateness in order to rehabilitate the historic bungalow at 631 N Alfred St.

Demolition/Capsulation

The following minor demolition is proposed on the north elevation:

- Removal of existing shingled awning above the porch on the north (Wythe St) side.
- Demolition of a 23 square foot section of the north façade for the installation of a pair of windows.
- Demolition of a 9 square foot section of the north facade for the relocation of an existing window and storm window (this opening will be covered with siding).

Certificate of Appropriateness (Alterations)

- A pair of double-hung wood windows and matching shutters are proposed on the north elevation.
- The existing 9 square foot window will be relocated on the north façade and will be aligned between the new and remaining window.

II. HISTORY

The one-story vernacular frame bungalow at 631 N Alfred Street was constructed **between 1921 and 1931**, according to the Sanborn Fire Insurance maps. It is, therefore, considered an Early residence according to the Parker-Gray Residential Reference Guide. The house retains its original form, with two 20th-century rear additions constructed in 1968 and 1982 respectfully.



Figure 1: Existing North Elevation (Wythe St.)

Previous Approval

BAR 2017-00159 was approved administratively for exterior alterations per the *Parker-Gray Reference Guide*. The alterations included replacement siding, removal of a non-permitted chimney, waiver of the rooftop HVAC screening requirement, roof and gutter replacement, and deck railing.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(5)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

Staff has no objection to the proposed minor demolition of portions of the north wall of this wood frame house to accommodate new window openings, or the removal of existing awning above the side patio. Staff finds that there will be no loss of material of such old and unusual or uncommon design, texture and material and that it could be reproduced easily, and recommends approval of the Permit to Demolish.

Certificate of Appropriateness

Staff commends the applicant for significantly rehabilitating this historic dwelling. The proposed painted wood, 1/1 sash, double-hung windows vary in size but are well composed on the façade and enhance the Wythe Street elevation. An existing window (with storm window

and shutters) will be relocated on the north façade to accommodate the new kitchen layout. The wall area affected by the relocation will be repaired with wood siding to match the existing siding profile.

The new shutters will be constructed of high-quality wood and will be operable. Staff notes that high quality composite shutter materials are also permitted by the BAR's Minor Architectural Elements policy, as long as they are paintable, millable and solid through the core. While staff supports the use of shutters on this structure, the *Design Guidelines* call for shutters to be operable and able to cover the entire window when closed. The shutters proposed for the new pair of windows will not be able to do this unless they are larger or bi-fold.

Staff supports the proposed alterations, finding them appropriate for this building, with the conditions noted above.

STAFF

Amirah Lane, 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 project complies with zoning.
- F-1 On September 9, 1982, the Board of Zoning Appeals granted BZA#3084, requests for variances for the construction of an addition in the required front and side yard. The addition measures approximately 22 feet by 15 feet.

Code Administration

- C-1 A building permit, plan review and inspections are required for the addition portion of this application.

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)

Alexandria Archaeology

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2017-00181 & BAR2017-00182: 631 N Alfred St.

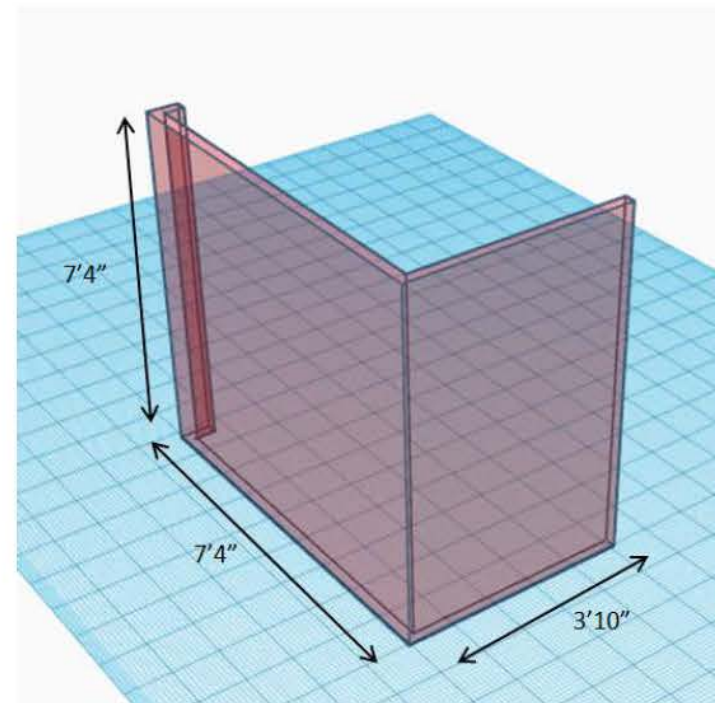
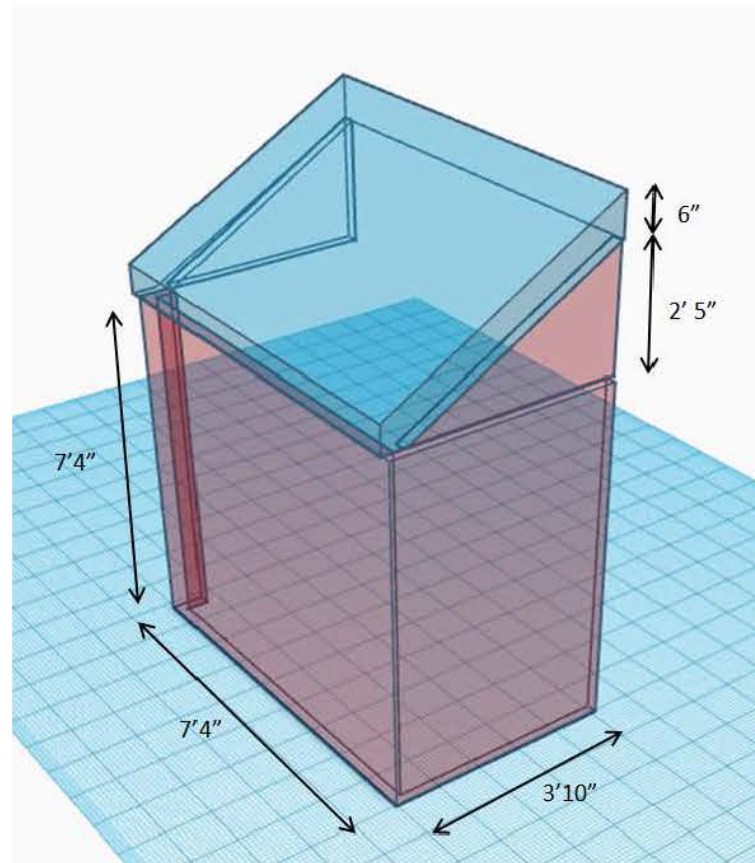
DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

- 1) Removal of shingled awning on Wythe front facing side (proposed removal to provide open feel in side patio provide more natural light into the house – Proposed and Referred to BAR Hearing Application in Administrative Approval Application BAR CASE # 2017-00159)
- 2) Addition of 2 29.375x56 inch windows/shutters on the Wythe front facing side with framing and shutters that match other windows on the same street facing side (Living/dining room does not have any windows, requesting addition of windows to allow light and view from main living area) – Demolition of part of the wall to allow installation of window

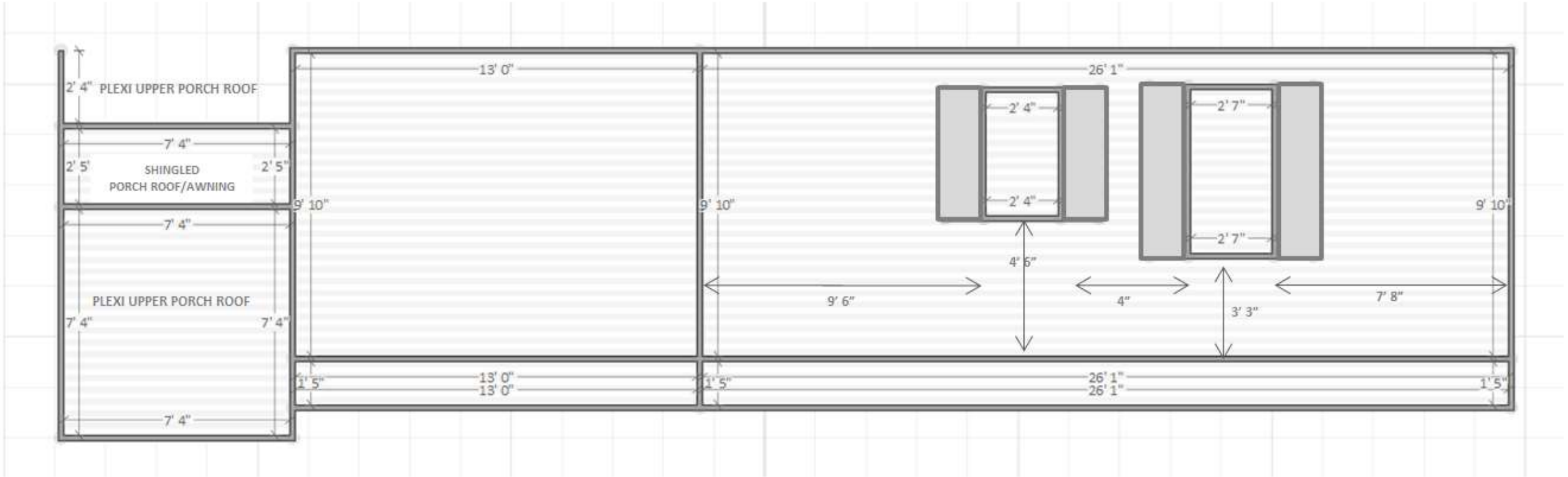
Window Type: JELD-WEN 29.375 in. x 56 in. W-2500 Series Double Hung Wood Window - White. http://www.homedepot.com/p/JELD-WEN-29-375-in-x-56-5-in-W-2500-Double-Hung-Wood-Window-Z40050/202985808?MERCH=REC_-PIPHorizontal1_rr_-202985792_-202985808_-N

- 3) Relocation of 1 utility window + existing storm window on the Wythe front facing side. With new framing to match existing size/style (relocation of window from utility room to new kitchen sink location. Building permit has been granted to relocate the kitchen – BLD Application ID 201705081039331258) - Demolition of part of the wall to allow installation of window

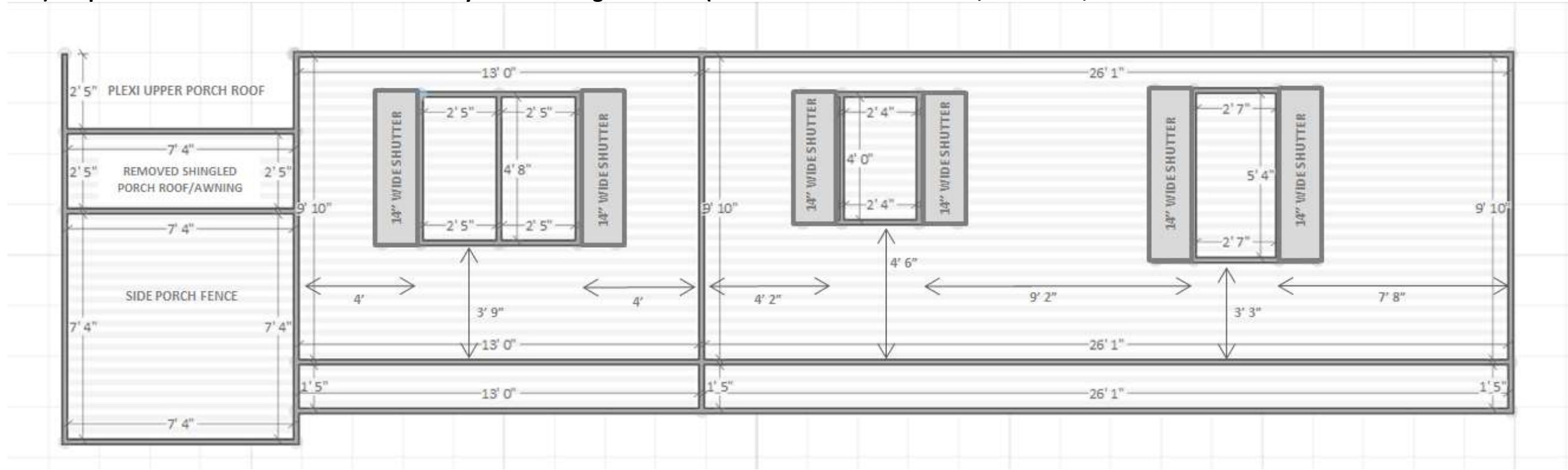
1) Schematic and Photos for Removal of Shingled Awning on the Wythe St. Facing Side.



2 & 3) Current Window Placements on Wythe St Facing Wall Side (631 N. Alfred St. Alexandria, VA 22314)



2 & 3) Proposed Moved and New Windows on Wythe St. Facing Wall Side (631 N. Alfred St. Alexandria, VA 22314)



3) Information on Proposed New Windows

JELD-WEN 29.375 in. x 56.5 in. W-2500 Double Hung Wood Window

Specifications

Dimensions			
Grid Width (in.)	None	Product Width (in.)	29.375
Jamb Depth (in.)	4.5625	Rough Opening Height (In.)	57.25
Product Depth (in.)	4.5625	Rough Opening Width (In.)	30.125
Product Height (in.)	56.5		
Details			
Exterior Color/Finish Family	White	Number of Locks	1
Features	Argon Gas Insulated,Low-E Glass,Paintable/Stainable	Product Weight (lb.)	46.3lb
Frame Material	Wood	Returnable	90-Day
Glazing Type	Double-Pane	Solar Heat Gain Coefficient	0.27
Grid Pattern	None	U-Factor	0.3
Hardware Color/Finish Family	Bronze	Window Type	Double Hung
Interior Color/Finish Family	Unfinished Wood	Window Use Type	New Construction
Lock Type	Cam Action		
Warranty / Certifications			
Energy Star Qualified	Not Qualified	Manufacturer Warranty	20 Year Limited



1, 2 & 3) Photo of Current Wythe St. Facing Side

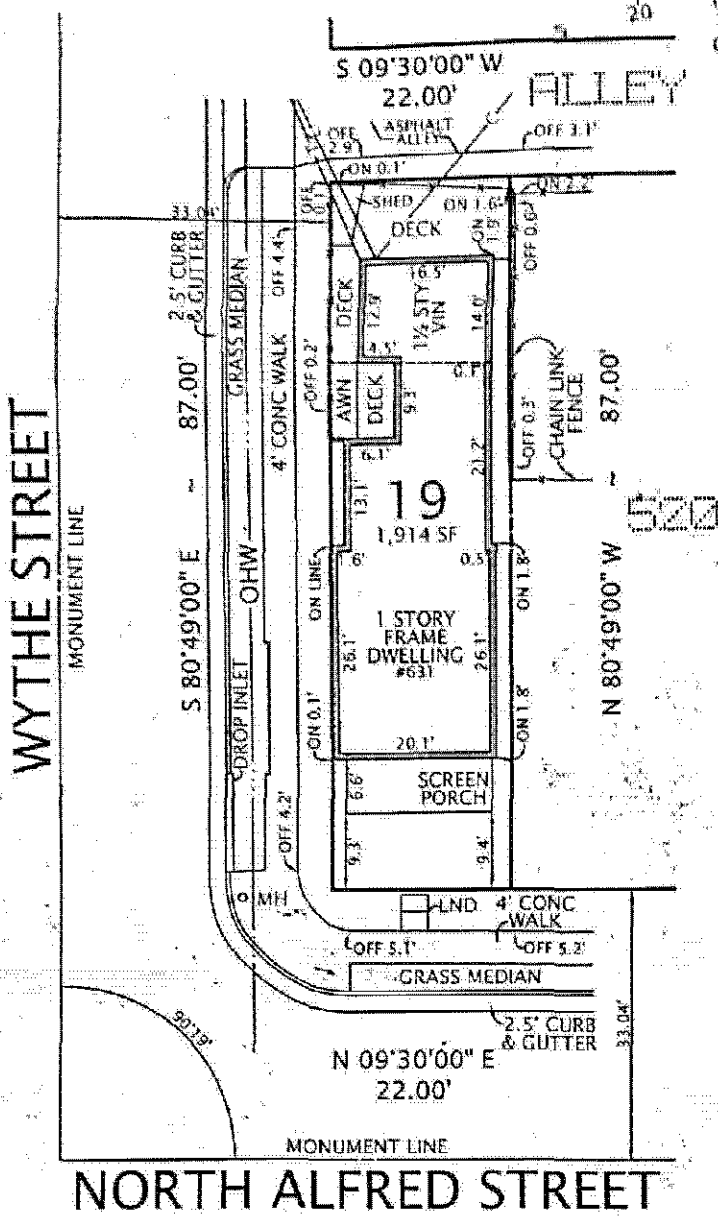
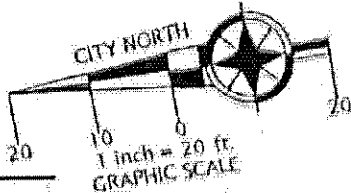


1, 2 & 3) Visual Rendering of Current and Proposed Window Placement of Wythe St. Facing Side and Removal of the Shingled Awning



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NOTES: 1. FENCES ARE FRAME UNLESS NOTED.



PLAT
SHOWING HOUSE LOCATION ON
LOT 19, BLOCK 1
CHAS. KING AND SON CO. INC
(DEED BOOK 76, PAGE 239)
ALEXANDRIA COUNTY, VIRGINIA
SCALE: 1" = 20' MARCH 11, 2005

<p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:</p>	<p>COMMONWEALTH OF VIRGINIA 03/11/2005 GEORGE M. O'QUINN LAND SURVEYOR LICENSE NO. 2069 <i>George M. O'Quinn</i></p>	<p>CASE NAME: KELLY ~ TALLMAER MARK S. ALLEN</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.</p>		<p>DOMINION SURVEYORS, INC.® 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412</p>

CASE NAME: TALLMAER CASE NO: 05-0105 #50310007

ADDRESS OF PROJECT: 631 N. Alfred St., Alexandria, VA 22301

TAX MAP AND PARCEL: MAP: 054.04-13-01 ZONING: RB

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: ChangKi Hong

Address: 631 N. Alfred St.

City: Alexandria State: VA Zip: 22314

Phone: 571-216-7116 E-mail: hongchangki@gmail.com

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

Name: Daniel Chong Phone: 703-431-7078

E-mail: azsolid@gmail.com

Legal Property Owner:

Name: ChangKi Hong

Address: 631 N. Alfred St

City: Alexandria State: VA Zip: 22301

Phone: 571-216-7116 E-mail: hongchangki@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.

5/24/17

NATURE OF PROPOSED WORK: *Please check all that apply*

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

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

See attached description of work

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.

5/24/17

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.

5/24/17

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: Daniel ChongDate: 05/24/2017

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

BAR2017-00181 & 182

Application Materials

5/24/17

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. Changki Hong	631 N. Alfred St. 22314	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 631 N. Alfred St. 22314 (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. Changki Hong	631 N. Alfred St. 22314	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.		
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.

05/24/2017

Date

Daniel Chong

Printed Name



Signature