

Docket Item # 3
BAR CASE # 2017-00353

BAR Meeting
October 18, 2017

ISSUE: Permit to Demolish/Capsulate

APPLICANT: Robert Adams

LOCATION: 510 South Fairfax Street

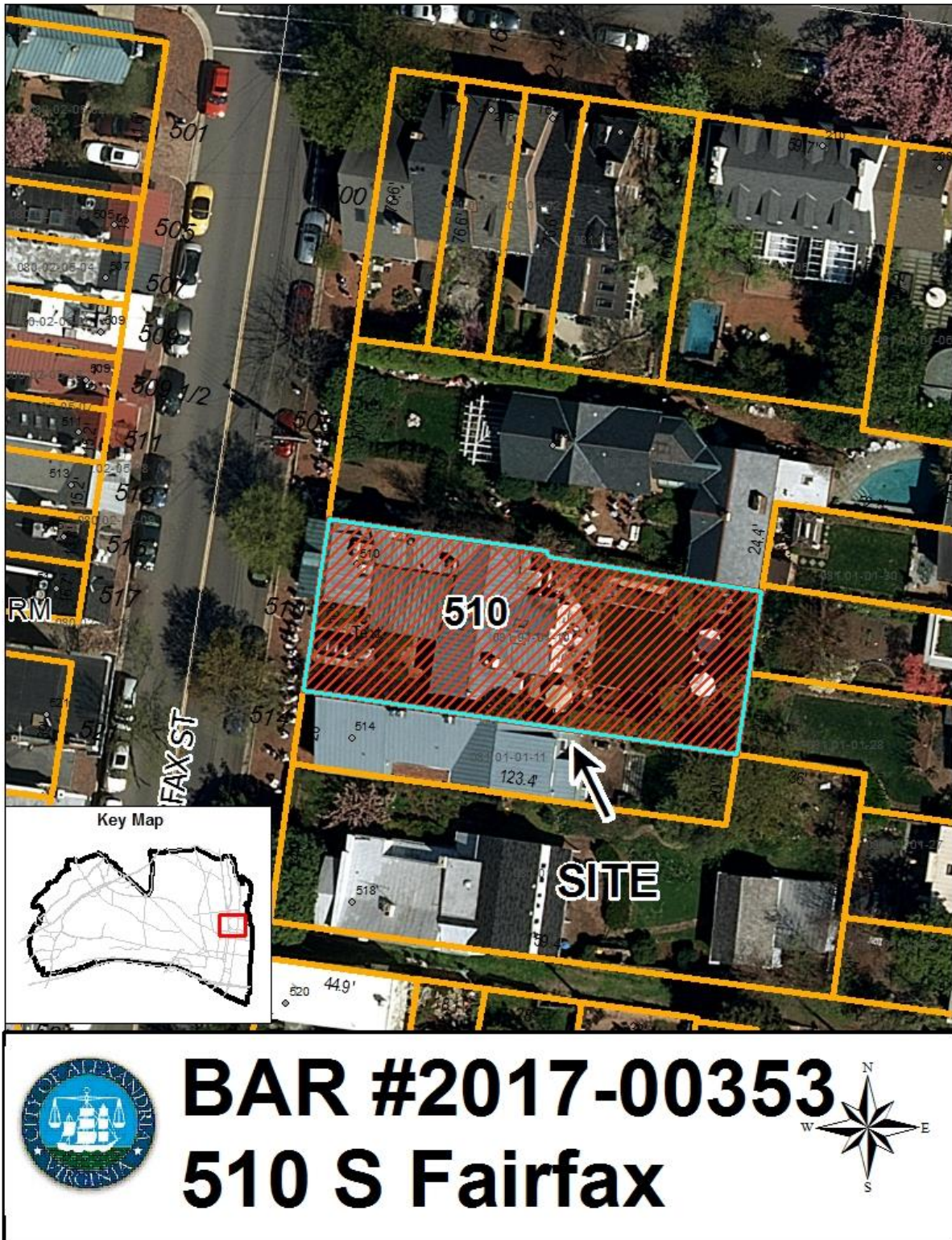
ZONE: RM/Townhouse zone.

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, 703-746-4200 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.



I. ISSUE

The applicant is requesting a Permit to Demolish/Capsulate to enclose an existing covered porch on the east (rear) elevation and capsulate the adjacent wall area. The proposed enclosed porch will not be visible from the public right-of-way so no Certificate of Appropriateness is required. This docket item requires a roll-call vote.

II. HISTORY

According to Ethelyn Cox's Alexandria Street by Street, the main block of the three-bay, two-story brick residence at 510 South Fairfax Street was constructed **ca. 1802-1805**.

In 1994, the Board approved a two-story brick addition at the south (rear) of the existing residence, with a two-story open porch at the south elevation, and a new fence at the front property line, and pergola at back yard (BAR94-0200).

The unbuilt pergola was reapproved, and a brick wall along the rear and south side lot lines was approved by the Board in 1998 (BAR98-0017). In 1999, the brick wall and pergola remained unbuilt and was reapproved by the Board once again (BAR99-0076).

Previous Approvals:

BAR2012-00080 – administrative approval of a 6' foot wood fence located on the rear property line.

III. ANALYSIS

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 moving, removing, capsulating or razing 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 the memorial character of the George Washington Memorial Parkway?	No
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	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	No

	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?	
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The applicant is proposing to enclose the existing one-story covered porch on the rear (east) elevation of 510 South Fairfax Street. A pair of new aluminum-clad French doors and sidelights will be used to enclose the 65-sq. ft. area. The existing wood columns will be retained and reworked as needed to properly fit the new doors and sidelights. The existing cornice will also remain. The brick sill of the window on the side (north) elevation of the porch will be lowered to accommodate the new aluminum-clad window. Approximately, 1.5 sq. ft. of the existing brick will be removed.

The proposed capsulation will be located on a late 20th-century addition and will not affect any historic fabric. Staff finds that none of the criteria for demolition/capsulation are met and the Permit to Demolish/Capsulate should be granted.

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 scope of work complies with zoning. No change to the existing side yard setback, existing building footprint or open space.

Code Administration

No comments received.

Transportation and Environmental Services

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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits.

(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 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– Application for BAR2017-0353: 510 S. Fairfax Street
2 – Supplemental Materials

ADDRESS OF PROJECT: 510 S Fairfax St., Alexandria VATAX MAP AND PARCEL: 081.01-01-10 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: Robert AdamsAddress: 510 S Fairfax St.City: Alexandria State: VA Zip: 22314Phone: 703-626-0767 E-mail: bud@adamsarchitects.com**Authorized Agent** *(if applicable):* ☐ Attorney ☒ Architect ☐ _____Name: Daniel Jacobeen (Adams Architects) Phone: 703-549-0650E-mail: daniel@adamsarchitects.com**Legal Property Owner:**Name: Robert AdamsAddress: 510 S Fairfax St.City: Alexandria State: VA Zip: 22314Phone: 703-626-0767 E-mail: bud@adamsarchitects.com

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the homeowner's association approved the proposed alterations? |

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

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

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

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

Enclose an existing covered porch by installing new doors and windows at the perimeter. Enclosing the porch will stop water from leaking through the floor into the basement.

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: Daniel JacobsonDate: 9/15/17



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 510 S Fairfax St. Zone RM
 A2. 6067 x 1.5 = 9100.5
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	902	Basement**	
First Floor	1871	Stairways**	
Second Floor	1462	Mechanical**	
Third Floor	660	Other**	
Porches/ Other	280	Total Exclusions	
Total Gross *	5175		

B1. Existing Gross Floor Area *
5175 Sq. Ft.

B2. Allowable Floor Exclusions**
0 Sq. Ft.

B3. Existing Floor Area minus Exclusions
5175 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	+80	Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other	-80	Total Exclusions	
Total Gross *	0		

C1. Proposed Gross Floor Area *
0 Sq. Ft.

C2. Allowable Floor Exclusions**
0 Sq. Ft.

C3. Proposed Floor Area minus Exclusions
0 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 5175 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 9100.5 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

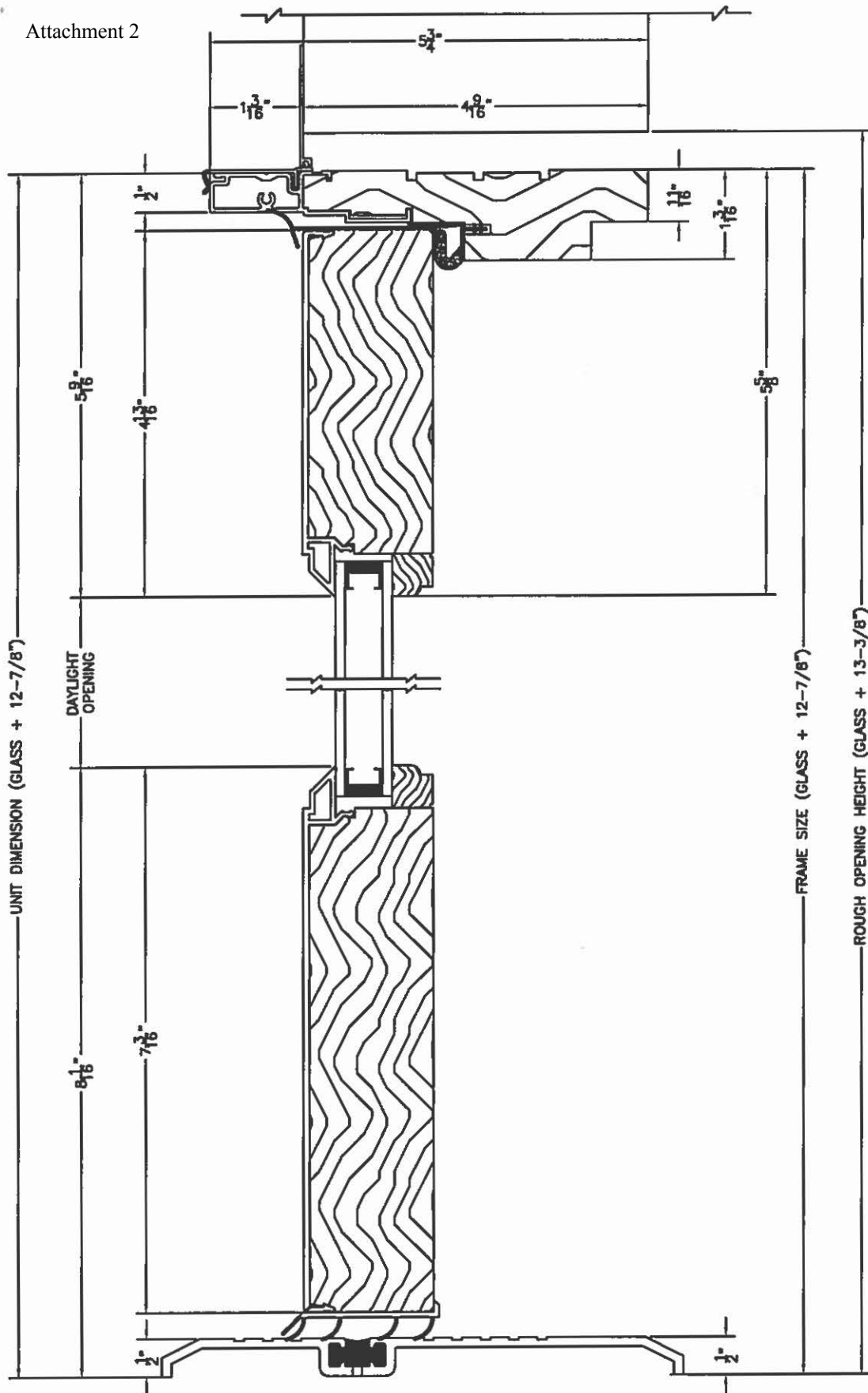
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	4016 sq. ft.	(66%)
Required Open Space	2123.5 sq. ft.	(35%)
Proposed Open Space	4016 sq. ft.	(66%)

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

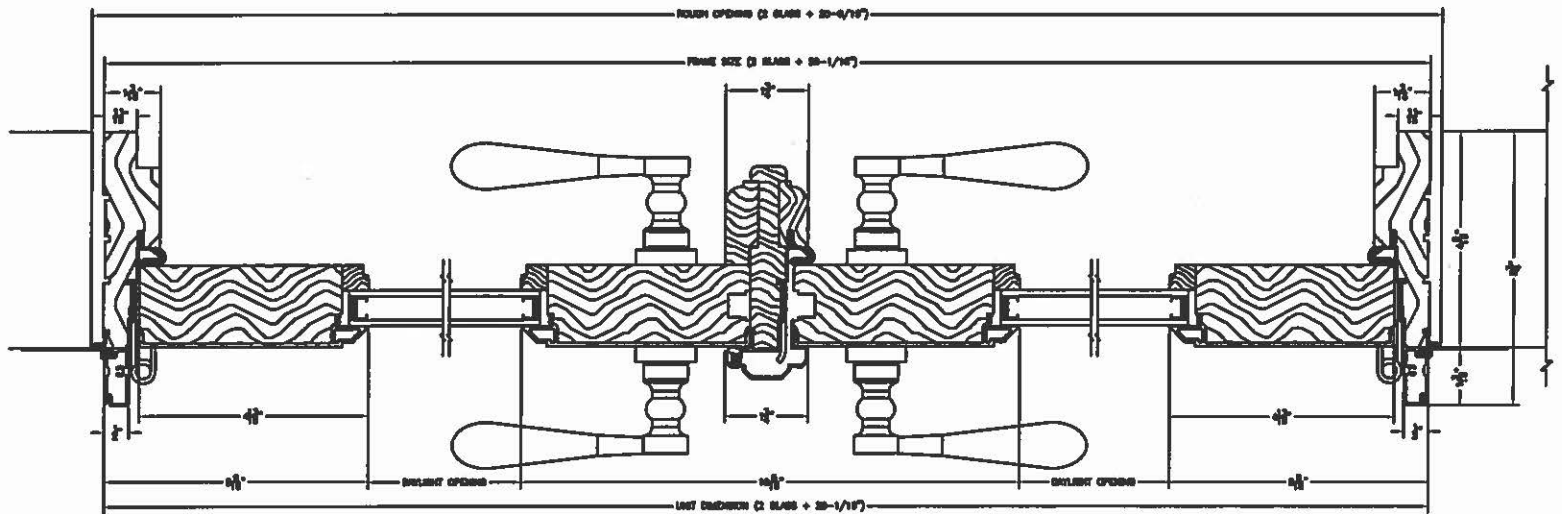
Signature: [Signature] Date: 9/15/17



ALUMINUM CLAD OUT-SWING PATIOD DOOR - VERTICAL SECTION
 ADA SILL - WIDE BOTTOM RAIL
 SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

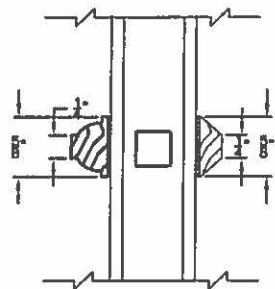
1400 W. TAYLOR ST. 11 Merrill, WI 54452 (715) 536-2461



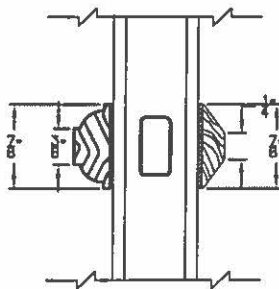
ALUMINUM CLAD OUT-SWING FRENCH DOOR - HORIZONTAL SECTION
SCALE: NOT TO SCALE

LINCOLN WOOD PRODUCTS, INC.

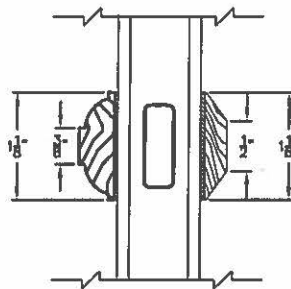
1406 W. TAYLOR ST. MARSHFIELD, WI 54452 (715) 636-2451



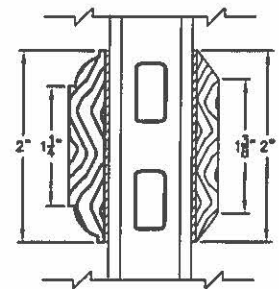
5/8" SIMULATED DIVIDED LITE
WITH INTERNAL GRILLE



7/8" SIMULATED DIVIDED LITE
WITH INTERNAL GRILLE

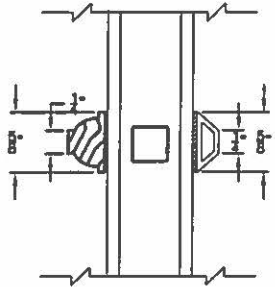


1-1/8" SIMULATED DIVIDED LITE
WITH INTERNAL GRILLE

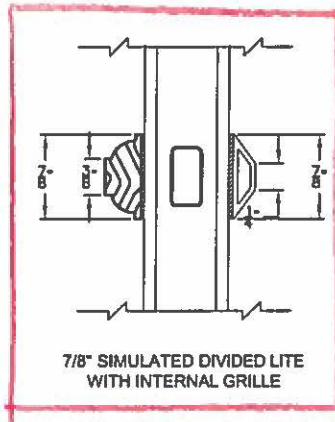


2" SIMULATED DIVIDED LITE
WITH INTERNAL GRILLE

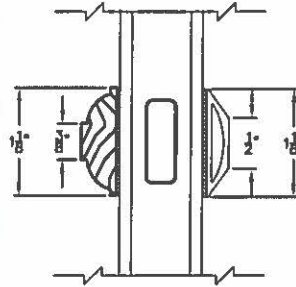
WOOD SIMULATED DIVIDED LITE



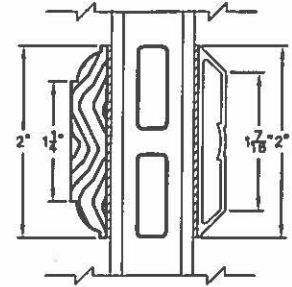
5/8" SIMULATED DIVIDED LITE
WITH INTERNAL GRILLE



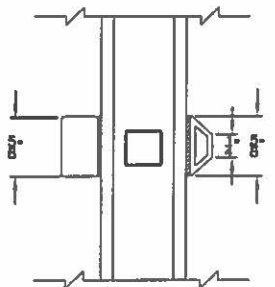
7/8" SIMULATED DIVIDED LITE
WITH INTERNAL GRILLE



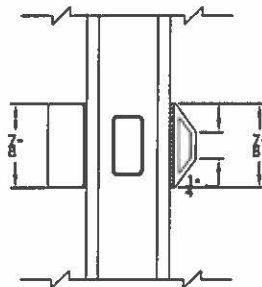
1-1/8" SIMULATED DIVIDED LITE
WITH INTERNAL GRILLE



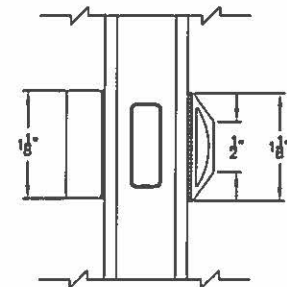
2" SIMULATED DIVIDED LITE
WITH INTERNAL GRILLE



5/8" SQUARE SIMULATED DIVIDED LITE

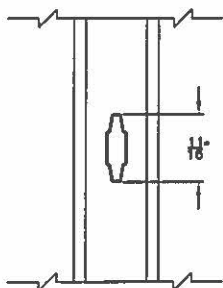


7/8" SQUARE SIMULATED DIVIDED LITE

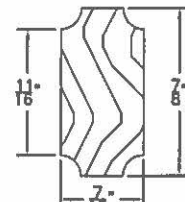
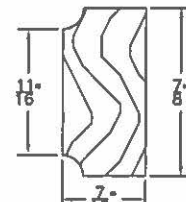
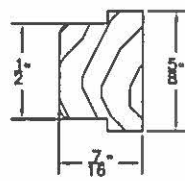
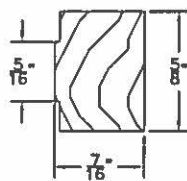


1-1/8" SQUARE SIMULATED DIVIDED LITE

CLAD/WOOD SIMULATED DIVIDE LITE CASEMENTS/AWNINGS/PATIO DOORS QUANTUM DOUBLE HUNG



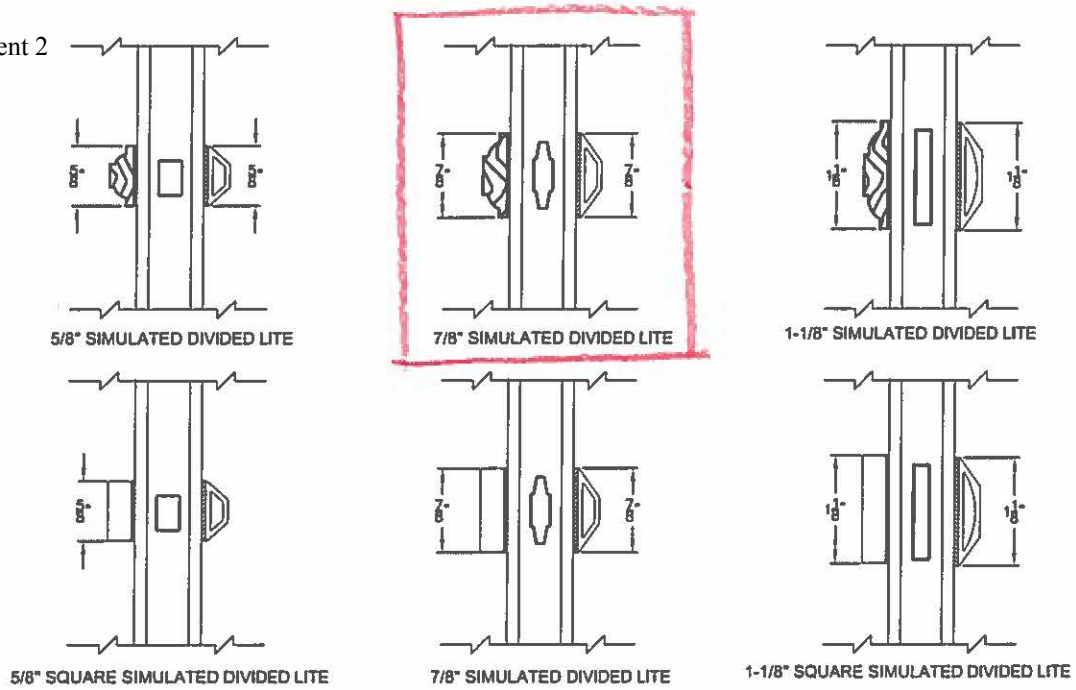
INTERNAL GRID



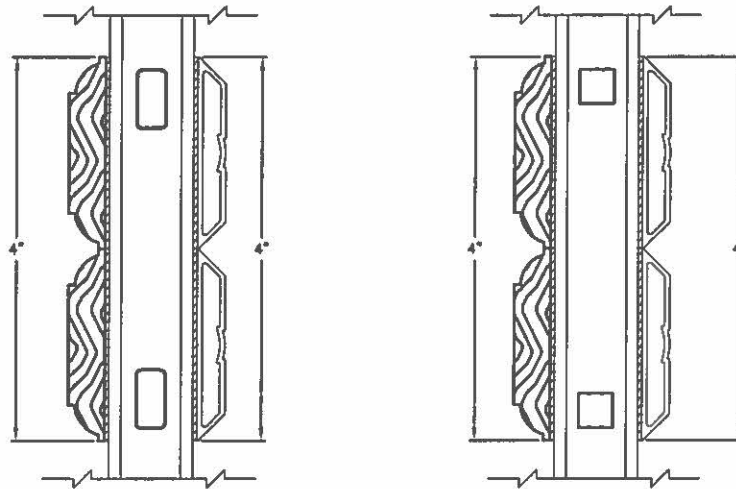
INTERIOR GRID
SCALE 2X



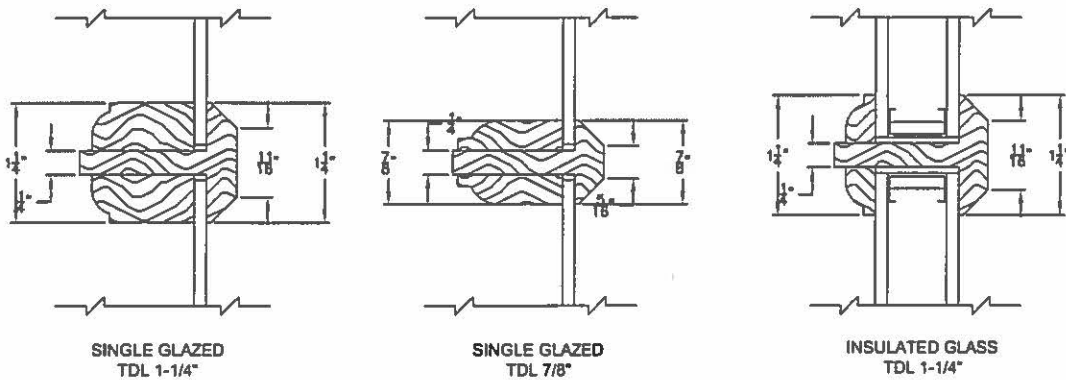
GRID OPTIONS - STANDARD PRODUCTS
SCALE: 6" = 1' 0"
LINCOLN WOOD PRODUCTS, INC.
1400 W. TAYLOR ST. 13 Merrill, WI 54452 (715) 536-2461



CLAD/WOOD SIMULATED DIVIDE LITE DOUBLE HUNG / GLIDER WINDOWS



4" SIMULATED DIVIDED LITE
WITH INTERNAL GRID



TRUE DIVIDED LITE



GRID OPTIONS - STANDARD PRODUCTS
SCALE: 6" = 1' 0"

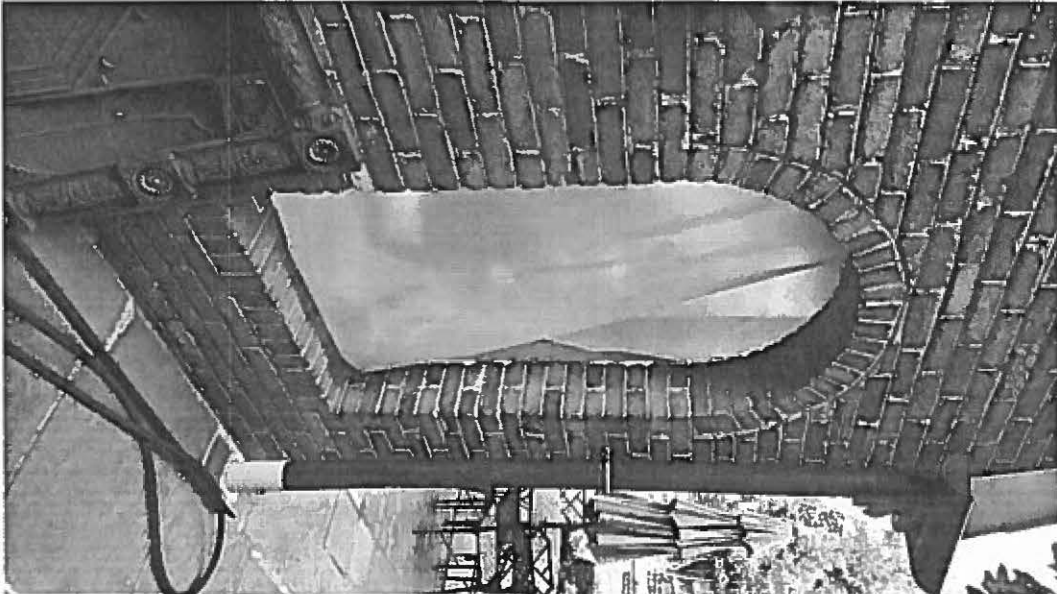
LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST. 14 Merrill, WI 54452

(715) 536-2461



View of porch from rear yard



View of brick opening on side elevation



View of side yard from sidewalk



Attachment 2



ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
405 South Washington Street Alexandria, Virginia 22314
Tel. 703 549 0650 © Fax. 703 549 3125

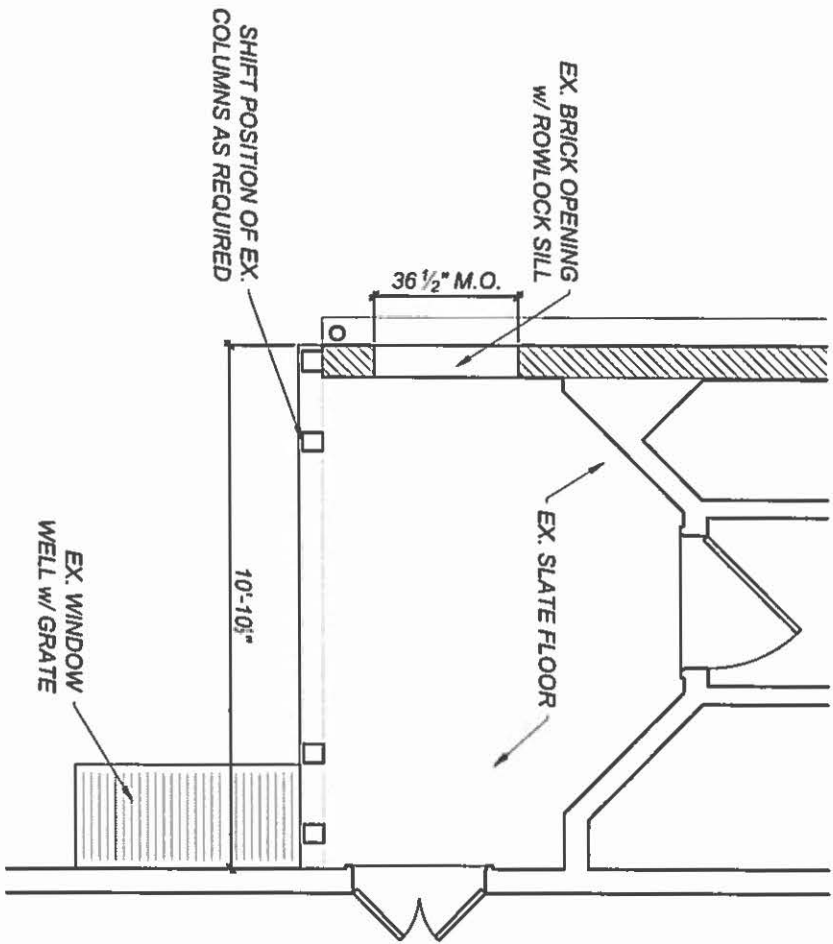
ARCHITECTURE PLANNING INTERIORS

ADAMS RESIDENCE
510 S FAIRFAX STREET
ALEXANDRIA, VIRGINIA 22314

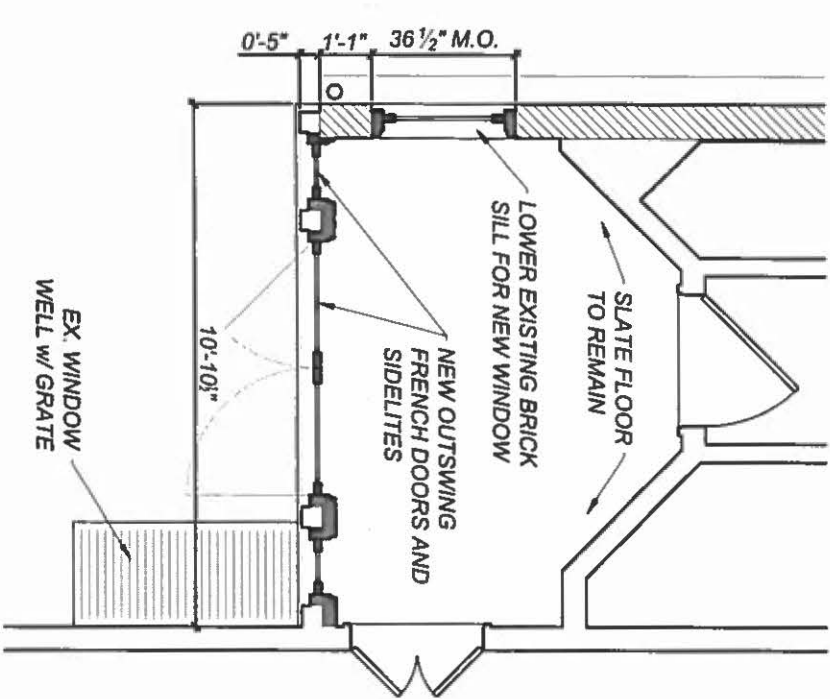
Date: September 18, 2017

BAR
Submission

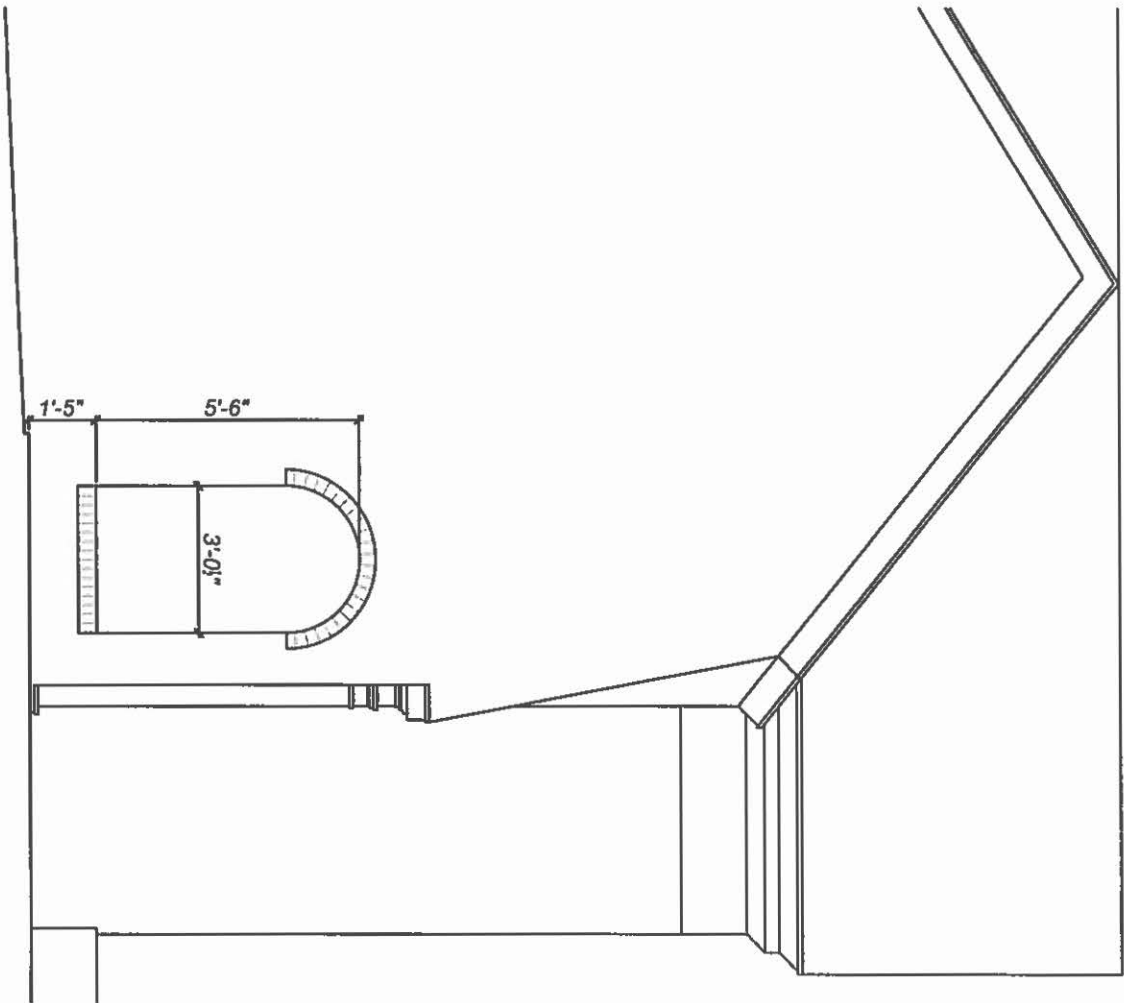
Sheet:



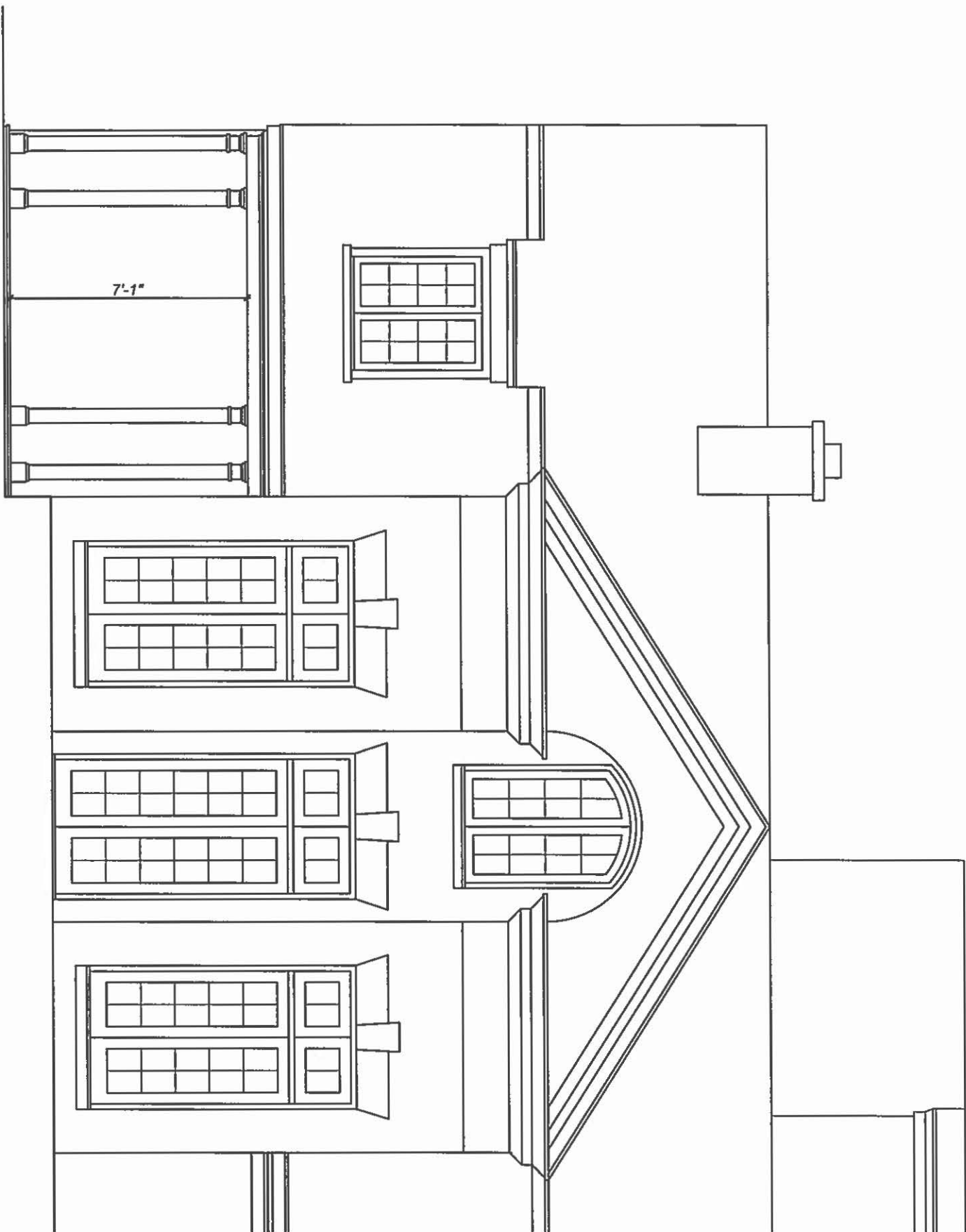
1 Existing Floor Plan
A2 Scale: 1/4" = 1'-0"



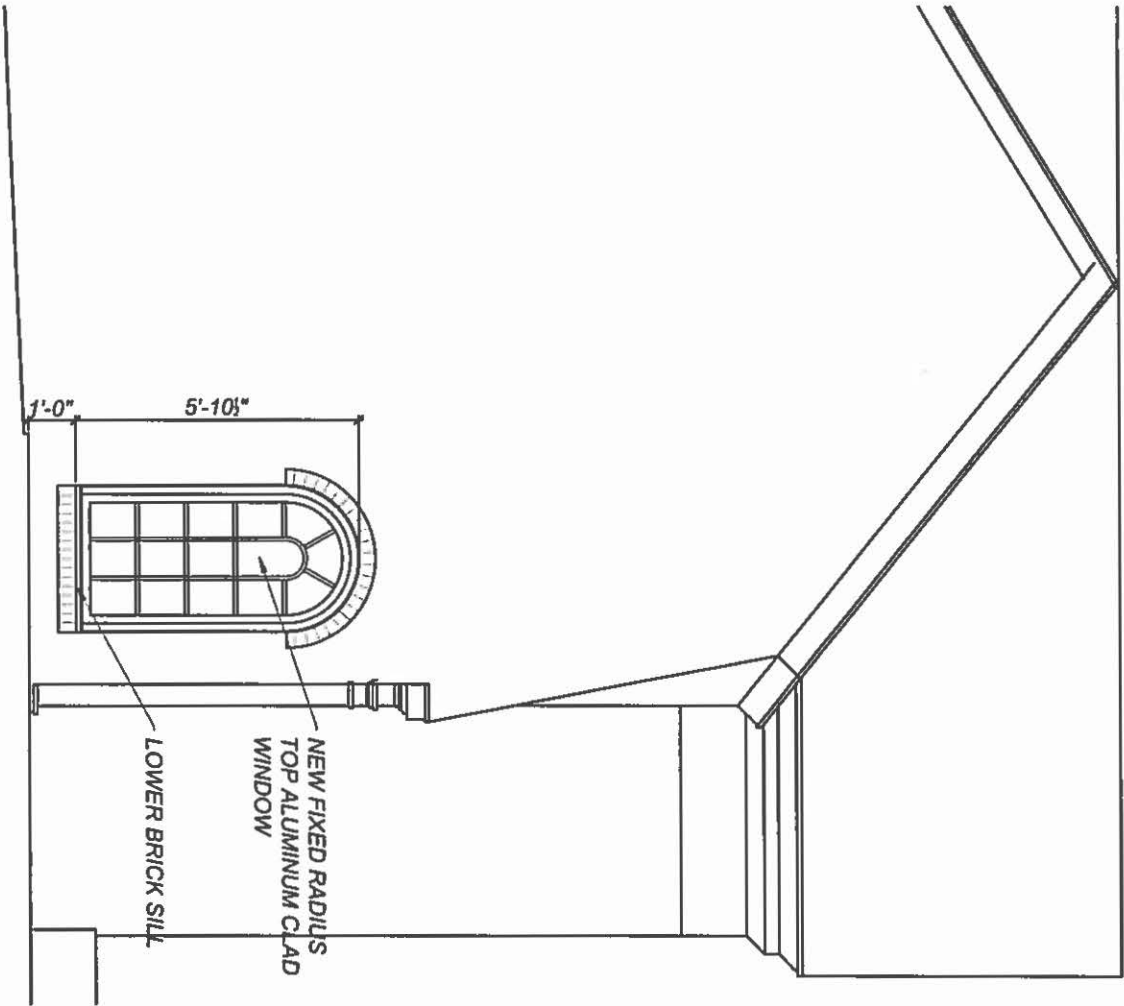
2 Proposed Floor Plan
A2 Scale: 1/4" = 1'-0"
= new construction



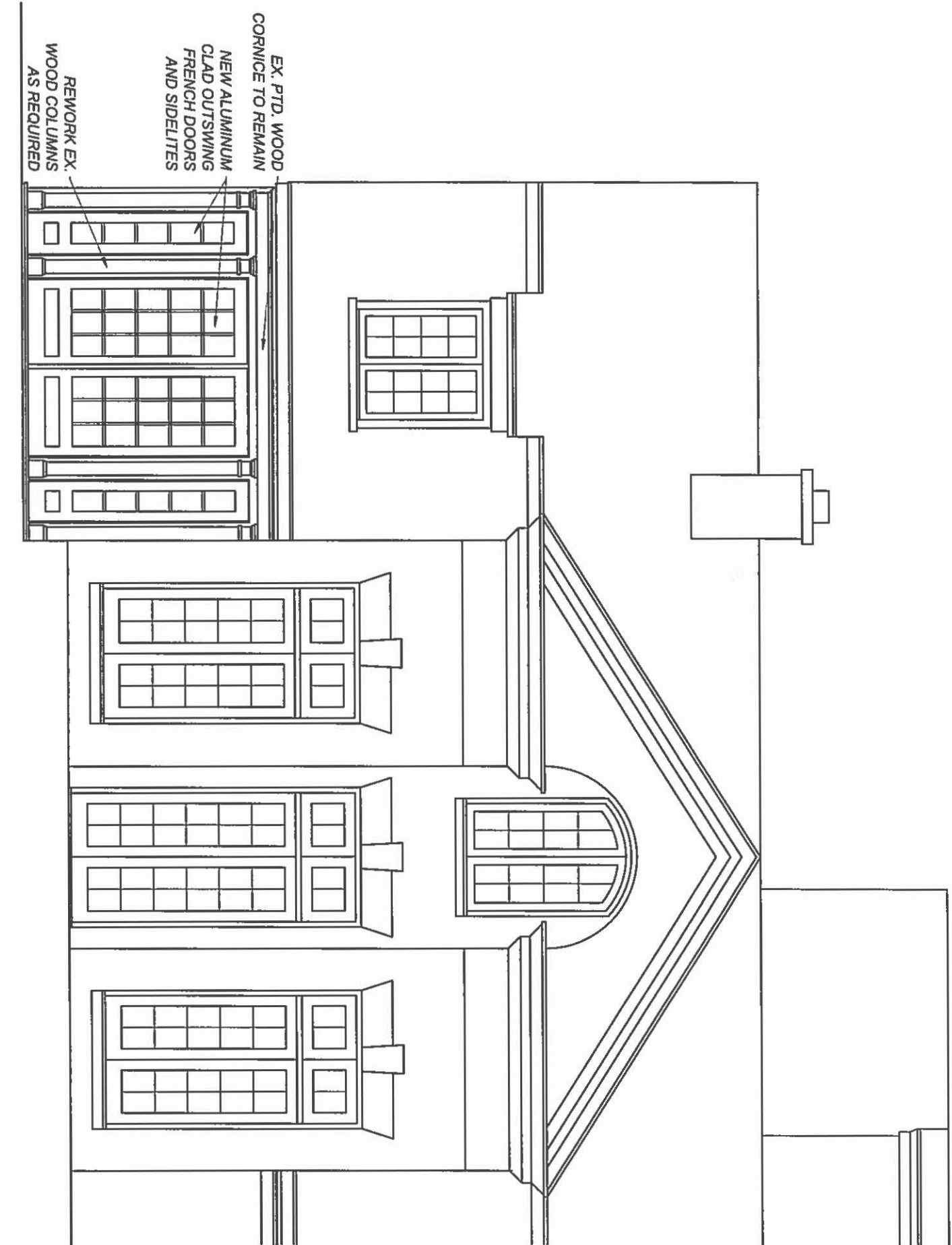
2 Existing Side Elevation
A3 Scale: 1/4" = 1'-0"



2 Existing Rear Elevation
A3 Scale: 1/4" = 1'-0"



1
A4
Proposed Side Elevation
Scale: 1/4" = 1'-0"



2
A4
Proposed Rear Elevation
Scale: 1/4" = 1'-0"

ADAMS RESIDENCE
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