

Docket Item #3
BAR CASE # 2018-00245

BAR Meeting
June 20, 2018

ISSUE: Alterations

APPLICANT: Robin Noyes

LOCATION: 629 South Fairfax Street

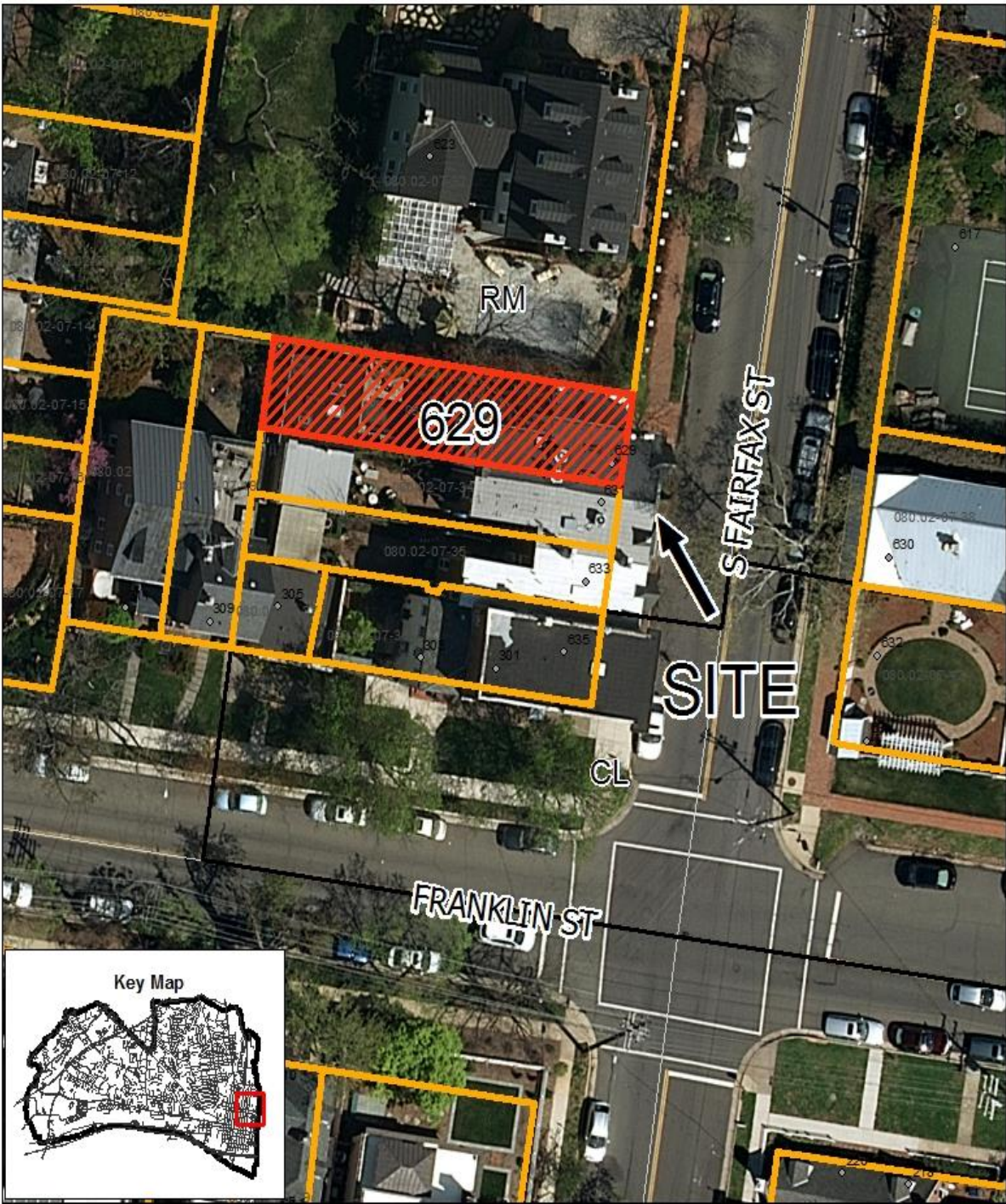
ZONE: RM / Townhouse zone

STAFF RECOMMENDATION

Staff recommends approval 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.



0 0.002 0.004 0.008 0.012 0.016 Miles



BAR Case #2018-00245
629 South Fairfax Street



I. ISSUE

The applicant is requesting a Certificate of Appropriateness to remove an existing 6/6 wood window and install shutters in the closed position over an existing opening on the side (north) elevation. The proposed composite shutters will be operable with hardware and wide louvers. Beneath the shutters, the applicant proposes to fill in part of the opening and install a small window however neither will be visible once the shutters are installed.

II. HISTORY

The two-story, brick residence at 629 South Fairfax Street was constructed sometime between **1891 and 1896** as one in a row of three townhouses. The subject property is a late Victorian, Queen Anne-influenced townhouse with decorative brick segmental arches, a projecting two-story bay and a cast-iron stoop.

In 1998 the BAR denied painting this previously unpainted brick building (BAR Case #98-0093, 6/17/2000). In 2000, the BAR approved construction of a brick garden wall (BAR Case #2000-0258, 12/6/2000).

III. ANALYSIS

The BAR's *Design Guidelines* note that "windows are a principal character-defining feature of a building and serve both functional and aesthetic purposes" and "changes to windows can have a dramatic impact on the historic appearance of a structure." In this particular case, the proposed window sash to be removed is a replacement window so staff is not concerned about the loss of historic fabric. While the addition of fixed shutters in the closed position will be a design change, such a change is rather inconspicuous on the side elevation toward the rear of the property. The applicant initially had requested to brick in the interior of the opening. However, staff expressed concern about the ability to reverse such an alteration in the future. The current proposal calls for installing a simple solid panel with a small window above. While this will not be visible due to the positioning of the shutters, these alterations occur frequently over time and this recommendation will allow for a simple reversal in the future should another owner wish to reintroduce a full-sized window into the existing opening.

Therefore, staff recommends approval as submitted.

STAFF

Catherine K. Miliaras, Principal Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

C-1 Proposed scope of work complies with zoning.

Code Administration

C-1 A building permit, plan review and inspections are required.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (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)

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 – Application for BAR 2018-00245: 629 South Fairfax Street

2 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 629 S. FAIRFAX ST

TAX MAP AND PARCEL: 080.02-07-33 ZONING: _____

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: ROBIN NOYES

Address: 629 S. FAIRFAX ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-963-2432 E-mail: RUNOYES@MSN.COM

Authorized Agent (if applicable): Attorney Architect _____

Name: GERIE STONE Phone: 702-255-5779

E-mail: GSTONE@NORRINGHILLGARDENS.COM

Legal Property Owner:

Name: ROBIN NOYES

Address: 629 S. FAIRFAX ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-963-2432 E-mail: RUNOYES@MSN.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.

Application Materials
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629 S Fairfax
Date Routed: 5.24.2018

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

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

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

*Existing Window - REMOVE. BRICK UP
Opening Approx 50%. INSTALL NEW
MARVIN DESIGN WINDOW & INSTALL
FIXED EXTERIOR SHUTTERS.*

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.

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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.

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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: Robin Y. Noyes
 Printed Name: Robin Y. Noyes
 Date: 12 MAY 2018

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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.	R. Noyes	629 S. Fairfax ST.	100%
2.	B. Noyes	ALEX, VA	
3.		22314	

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 629 S. Fairfax (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.

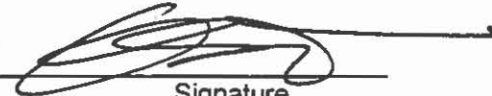
	Name	Address	Percent of Ownership
1.	R. Noyes	629 S. Fairfax	100%
2.	B. Noyes	ST. ALEX VA	
3.		22314	

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.	R. Noyes	N/A	BAR
2.	B. Noyes		
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.

5/15/18 Geoff Stone 

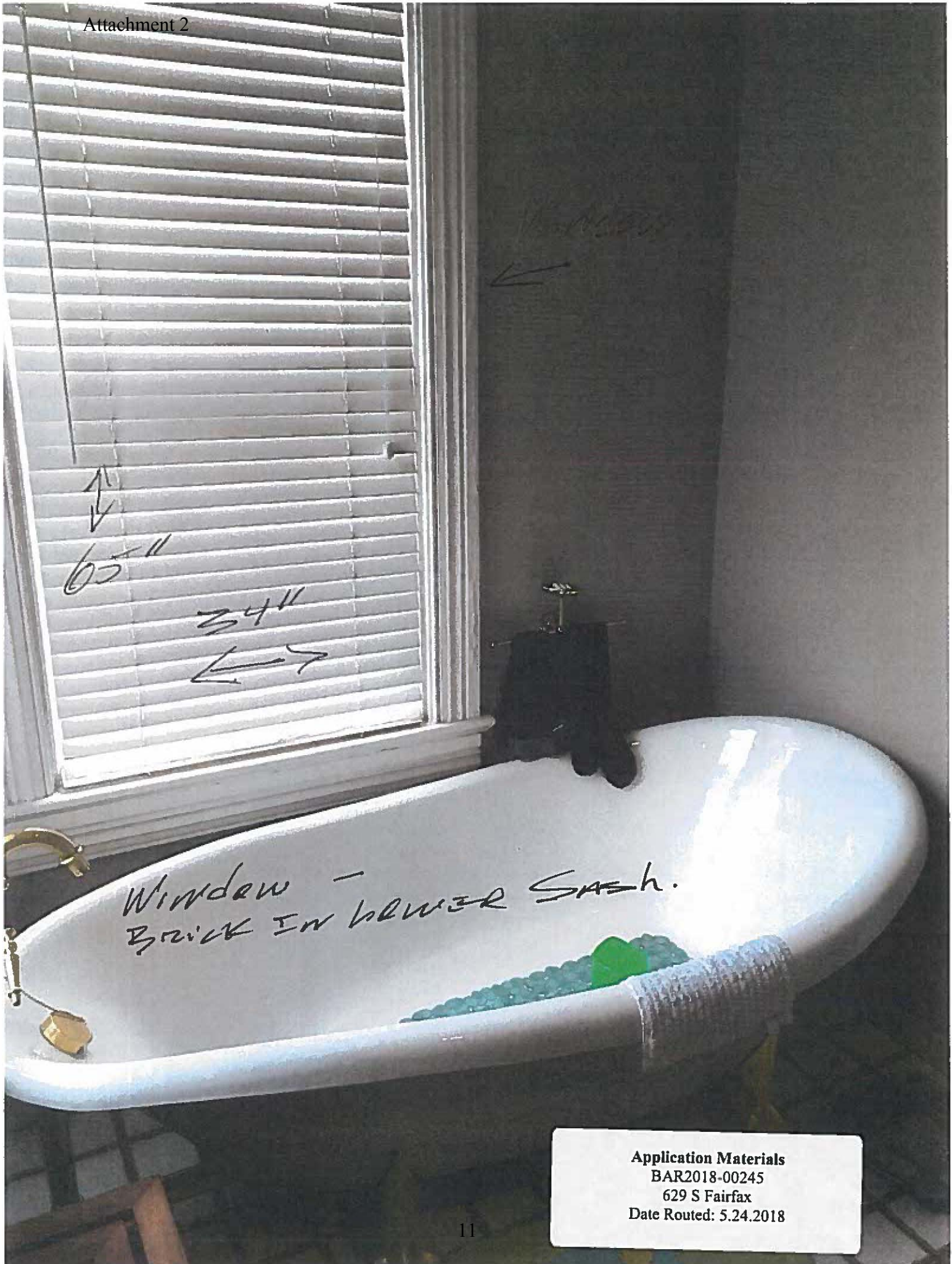
Date Printed Name Signature

REPLACE & ADD FIXED
SANITARY/DRAIN. SEE
SPECS ATTACHED.

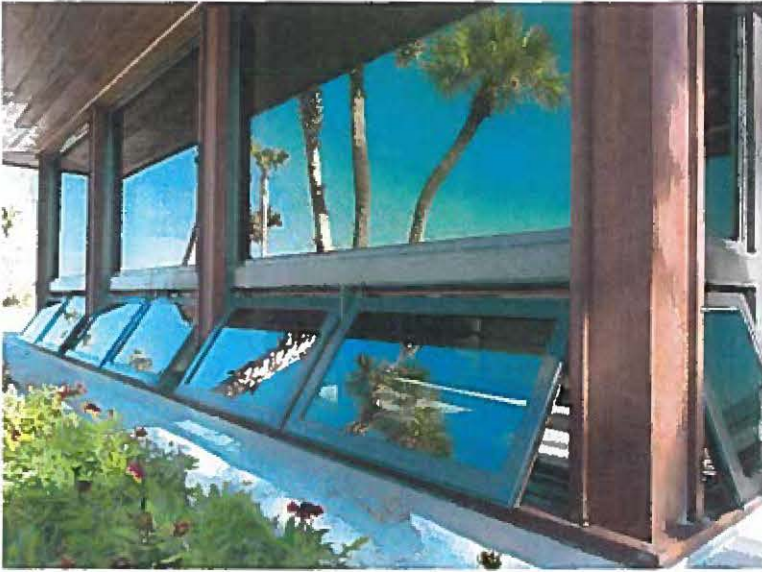
Attachment 2



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Window Sample
629 S. Fairfax St.

AWNING

Awning windows feature window sash attached to the frame by one or more hinges. Awning-style windows

TIMBERLANE

Because every "Welcome Home" moment should be extraordinary

EXTERIOR SHUTTERS (<https://www.timberlane.com/products/exterior-shutters>) - HARDWARE (<https://www.timberlane.com/products/hardware/>) GETT **WLO Operable Louver Shutter: 1-3/4" Louvers**

The most popular of our operable louver shutters. A classic 1-3/4" wide x 3/8" thick louver with the freedom to move.

Specifications

Stiles	2-1/2"
Top Rail	2-1/2"
Middle Rail(s)	2-1/2"
Bottom Rail	3-3/4" to 5"
Stile/Rail Thickness	1-5/16"
Louver Pitch	Variable
Louver Spacing	1-1/2" on center
Louver Thickness	3/8"



WLO - Wide Operable Louver 1-3/4" Louvers



All Louver Styles

All Materials Endurian Fundamentals Premium Wood



LBI
[\(https://www.shutters/shutstyles/louver/\)](https://www.shutters/shutstyles/louver/)



NE1
[\(https://www.shutters/shutstyles/louver/\)](https://www.shutters/shutstyles/louver/)



SW1
[\(https://www.shutters/shutstyles/louver/\)](https://www.shutters/shutstyles/louver/)



TR1
[\(https://www.shutters/shutstyles/louver/\)](https://www.shutters/shutstyles/louver/)



TR2
[\(https://www.shutters/shutstyles/louver/\)](https://www.shutters/shutstyles/louver/)



WL1
[\(https://www.shutters/shutstyles/louver/\)](https://www.shutters/shutstyles/louver/)
View Full Specs
[\(https://www.timberlane.com/shutters/shutterstyles/louver/wl1/\)](https://www.timberlane.com/shutters/shutterstyles/louver/wl1/)



WL2
[\(https://www.shutters/shutstyles/louver/\)](https://www.shutters/shutstyles/louver/)
View Full Specs
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LBO
[\(https://www.shutters/shutstyles/louver/\)](https://www.shutters/shutstyles/louver/)
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SWO
[\(https://www.shutters/shutstyles/louver/\)](https://www.shutters/shutstyles/louver/)
View Full Specs
[\(https://www.timberlane.com/shutters/shutterstyles/louver/swo/\)](https://www.timberlane.com/shutters/shutterstyles/louver/swo/)



WLO
[\(https://www.shutters/shutstyles/louver/\)](https://www.shutters/shutstyles/louver/)
View Full Specs
[\(https://www.timberlane.com/shutters/shutterstyles/louver/wlo/\)](https://www.timberlane.com/shutters/shutterstyles/louver/wlo/)

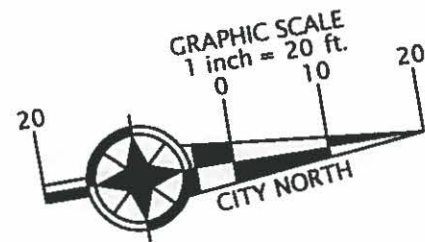


FUL
[\(https://www.shutters/shutstyles/louver/\)](https://www.shutters/shutstyles/louver/)
View Full Specs
[\(https://www.timberlane.com/shutters/shutterstyles/louver/ful/\)](https://www.timberlane.com/shutters/shutterstyles/louver/ful/)

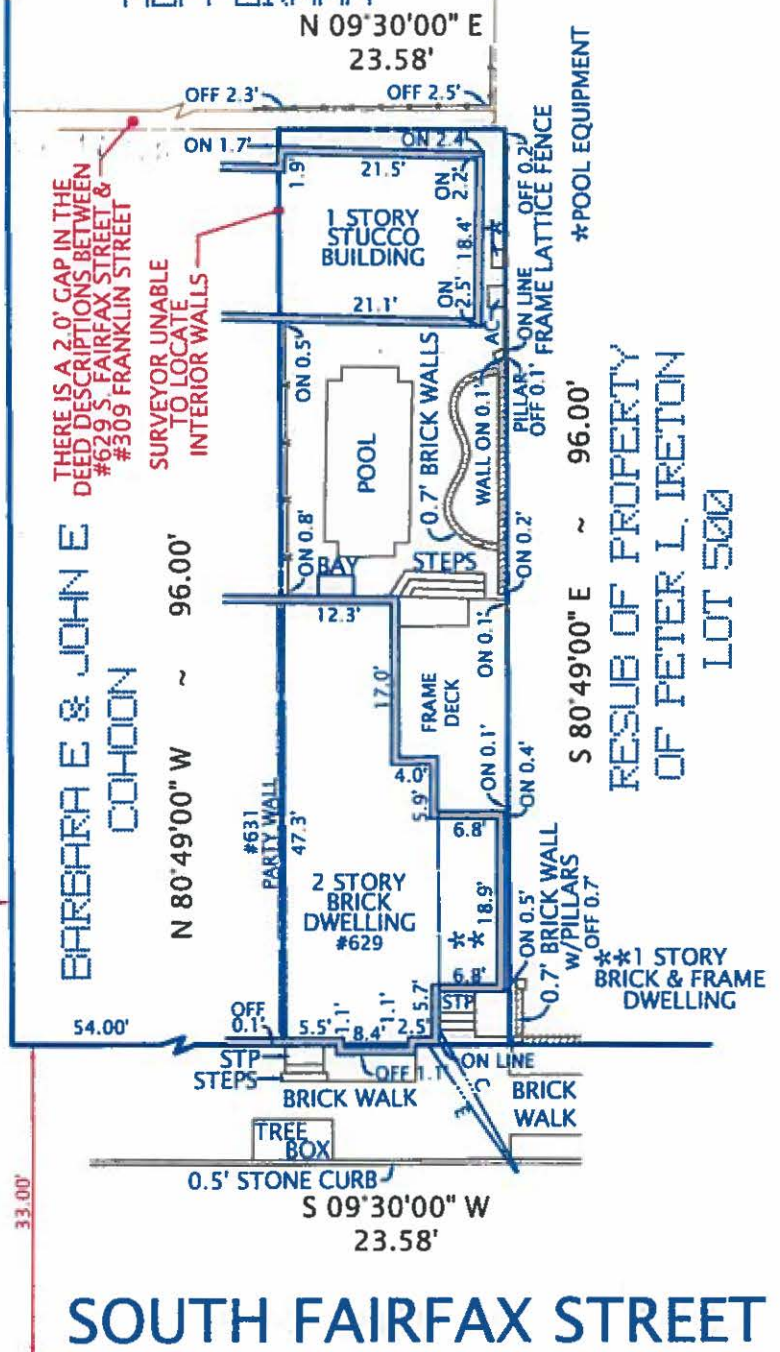
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- NOTES: 1. FENCES ARE FRAME.
 2. UTILITIES ARE UNDERGROUND.
 3. LAND AREA: 2,264 SF

FRANKLIN STREET



BRENDA A & DAVID
HEFFERNAN



SOUTH FAIRFAX STREET

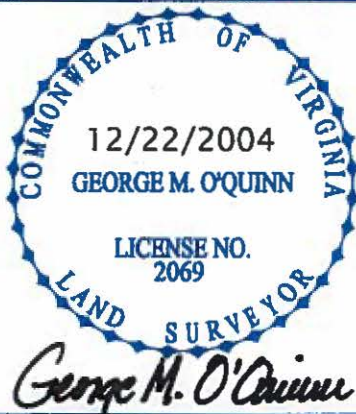
PLAT
 SHOWING HOUSE LOCATION ON
 THE PROPERTY LOCATED AT
#629 SOUTH FAIRFAX STREET

(INSTRUMENT NO. 000009126)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' DECEMBER 22, 2004

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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:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 A TITLE REPORT WAS NOT FURNISHED.
 NO CORNER MARKERS SET.



CASE NAME:
 NEWTON ~ NOYES
 MARK S. ALLEN

DOMINION SURVEYORS, INC.®
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412