

BAR Meeting
December 5, 2018

ISSUE: Partial Demolition and Alterations

APPLICANT: Kevin Deardorff & Lisa Blumerman

LOCATION: 401 North Lee Street

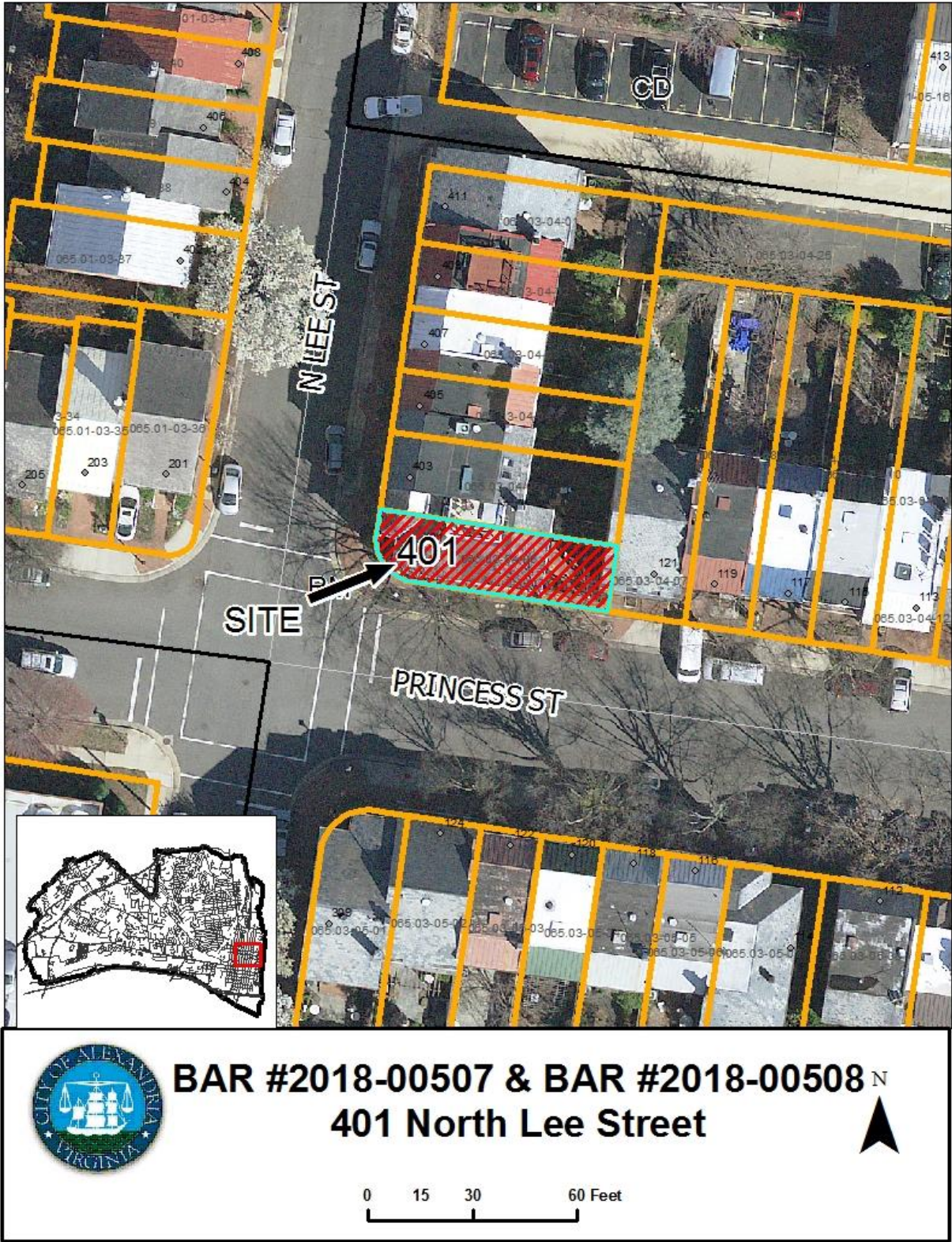
ZONE: RM/Townhouse zone.

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and 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, 703-746-4200 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.



Note: Staff coupled the applications for a Permit to Demolish/Capsulate (BAR2018-00507) and Certificate of Appropriateness (BAR2018-00508) for clarity and brevity.

I. ISSUE

The applicant is requesting a Permit to Demolish/Capsulate and a Certificate of Appropriateness for alterations at 401 North Lee Street. The demolition/capsulation is limited to the removal of the existing flat roof, wood deck and two skylights, approximately 182 square feet of surface area.

The proposed alterations include the following:

- Infilling the skylight locations with framing and roofing material;
- Replacing the existing rubber roof and wood roof deck with a PVC, walkable, flat roof;
- Replacing the existing wood guardrails with 42" white aluminum guardrails. The new guardrails will be located 6" from the roof line on the east and west side of the roof
- Increasing the size of the rooftop deck from approximately 176 square feet to 217 square feet.

II. HISTORY

401 North Lee Street is one of a group of brick townhouses bounded by North Union, Princess, North Lee and Oronoco streets constructed in **1970**. At the time the area was developed it was not within the boundaries of the Old and Historic Alexandria District. The Colonial Revival style property is a three-story, three-bay end-unit townhouse with a hipped roof. The existing wood roof deck and skylights were approved by the BAR on April 7, 2004.

Previous Approvals:

July 17, 1996 – Approved for alterations (BAR96-00139)

April 7, 2004 - Approved for alterations (BAR2004-00055)

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical 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 a 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 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 in which to live?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The proposed demolition/capsulation is limited to the removal of the existing flat roof, wood deck and two skylights on a late 20th-century townhouse. The materials and details are not old, unusual or uncommon and could be reproduced easily.

Certificate of Appropriateness

The proposed alterations include installing a new PVC, walkable, flat roof and replacing the existing wood guardrails with 42” white aluminum guardrails. The new guardrails will be located 6” from the roof line on the east and west side of the roof, this new location is a result of the skylights being removed. The location of the new guardrails will increase the size of the deck by 41 square feet. The proposed alterations are limited to the flat section of the existing roof and do not interfere with the remaining hipped-roof line. Additionally, as recommended by the *Design Guidelines*, the materials do not detract from the architecture of the structure. The proposed alterations and the replacement materials are appropriate for this 1970s property.

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness, as submitted.

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 alterations comply with zoning.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction in the historic district.

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)

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 [BAR2004-00055, BAR96-00139] (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)

Alexandria Archaeology

No archaeology oversight necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2018-0507 & 2018-0508: 401 North Lee Street

ADDRESS OF PROJECT: 401 North Lee Street

TAX MAP AND PARCEL: 065.03-04-06 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: Kevin Deardorff & Lisa Blumerman

Address: 401 N. Lee Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail : _____

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

Name: Harry Braswell, Inc. / Sarah Glenn, Project Manager Phone: 703-801-0823

E-mail: sarah@harrybraswell.com

Legal Property Owner:

Name: Kevin Deardorff & Lisa Blumerman

Address: 401 N. Lee Street

City: Alexandria State: VA Zip: 22314

Phone: (571) 236-0372 E-mail: deardorff@gmail.com

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

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

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

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

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

Replace flat roof deck roofing material (not visible from public right-of way). Eliminate skylights at flat roof as they are currently leaking. Replace roof deck railing with white traditional metal rail system pictured in supporting documents. New railing to be placed closer to edge on east and west sides of roof deck as the result of eliminated skylights.

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: Sarah GlennDate: 11/05/18

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. Lisa Blumerman and Kevin Deardorff	401 N. Lee Street Alexandria, VA 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 401 N. Lee Street (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. Lisa Blumerman and Kevin Deardorff	401 N. Lee Street Alexandria, VA 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. Lisa Blumerman and Kevin Deardorff	n/a	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.

11/05/18

Date

Sarah Glenn

Printed Name



Signature

SKYLIGHT TO BE ELIMINATED

EXISTING ROOF DECK RAIL TO BE REPLACED;
RAILING MOVE CLOSER TO EDGE ON EAST AND
WEST SIDE

FLAT ROOF MEMBRANE AND DECKING MATERIAL TO BE
REPLACED (NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY)



WEST FACADE



SOUTH FACADE

**BLUMERMAN-DEARDORFF
RESIDENCE**

401 N. LEE STREET
ALEXANDRIA, VA 22314

SKYLIGHT TO BE ELIMINATED

EXISTING ROOF DECK RAIL TO BE REPLACED;
RAILING TO MOVE CLOSER TO EDGE ON EAST
AND WEST SIDE



EAST FACADE



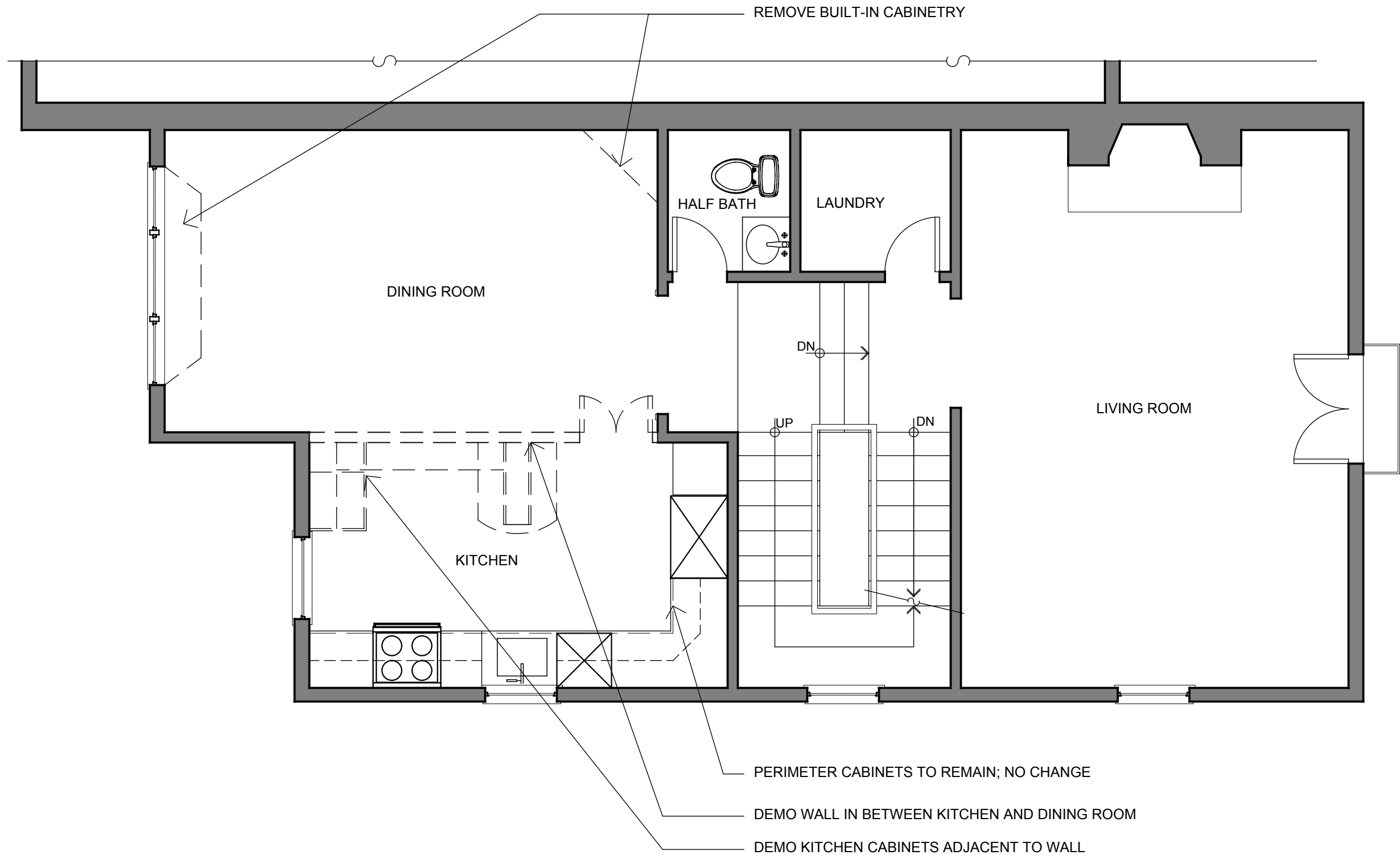
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**BLUMERMAN-DEARDORFF
RESIDENCE**

401 N. LEE STREET
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1 SECOND FLOOR DEMO PLAN



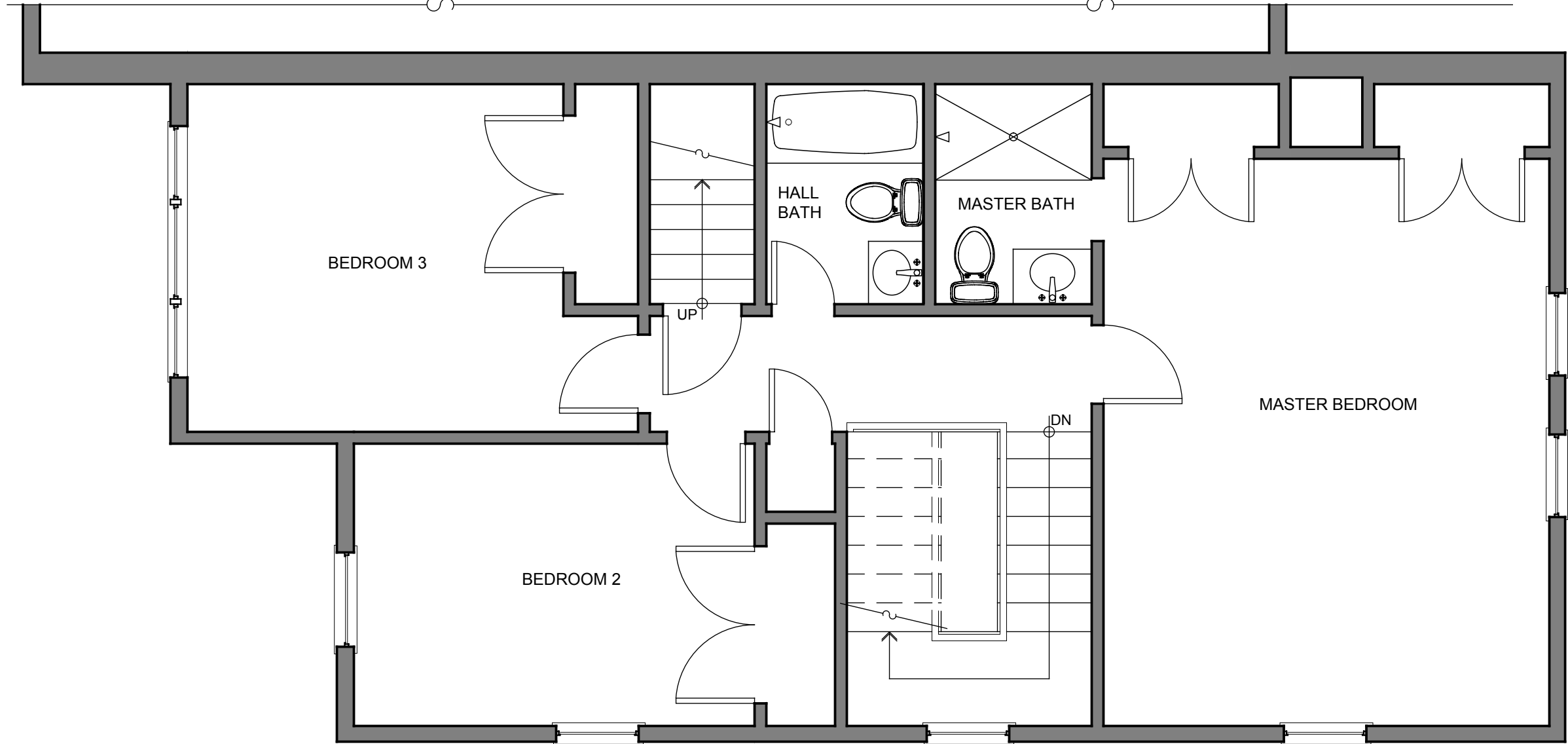
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1 THIRD FLOOR EXISTING PLAN

NO CHANGE TO EXISTING THIRD FLOOR



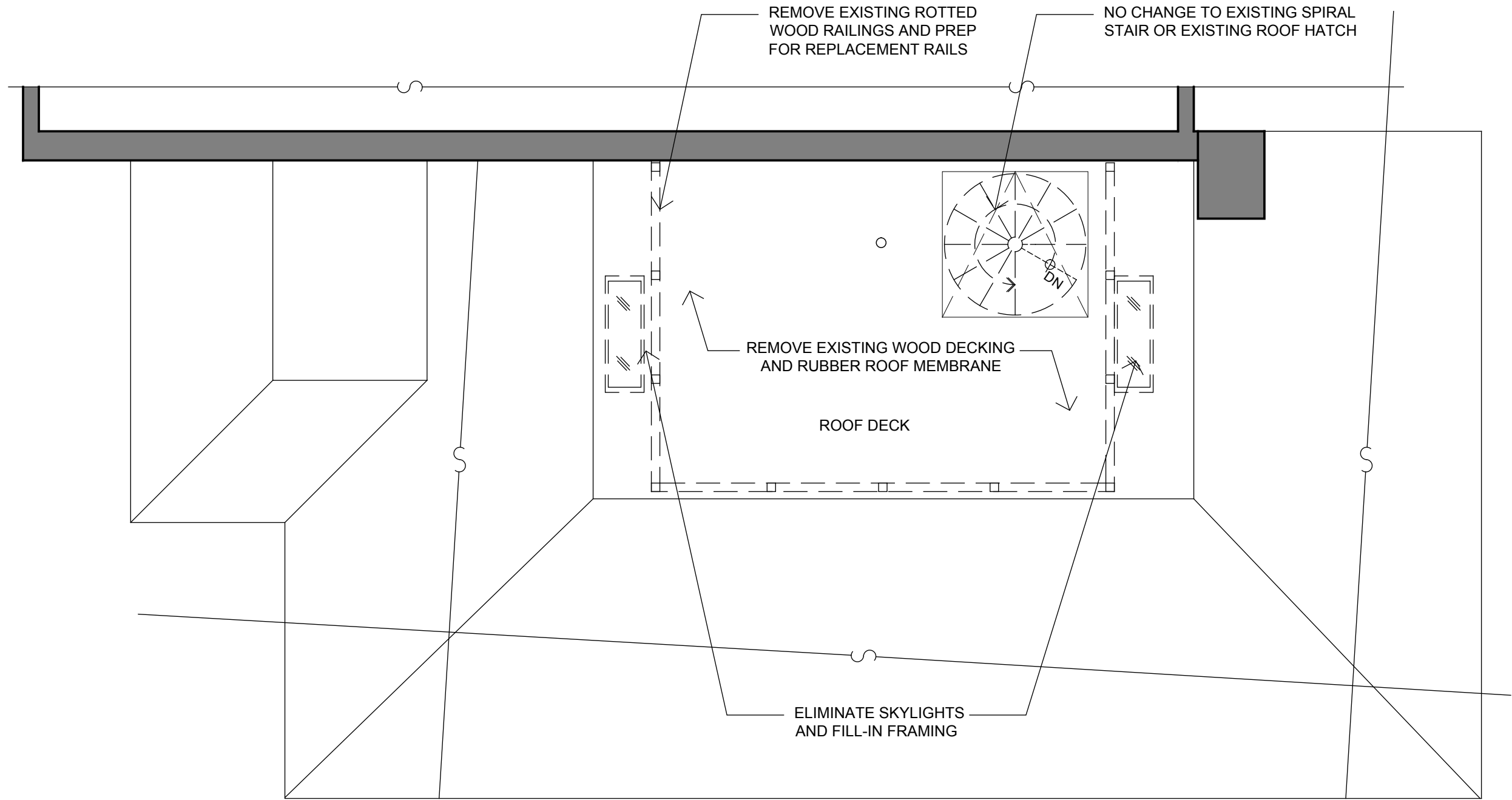
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1 ROOF DECK EXISTING PLAN

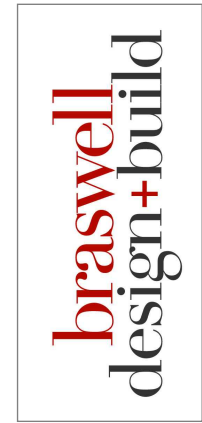
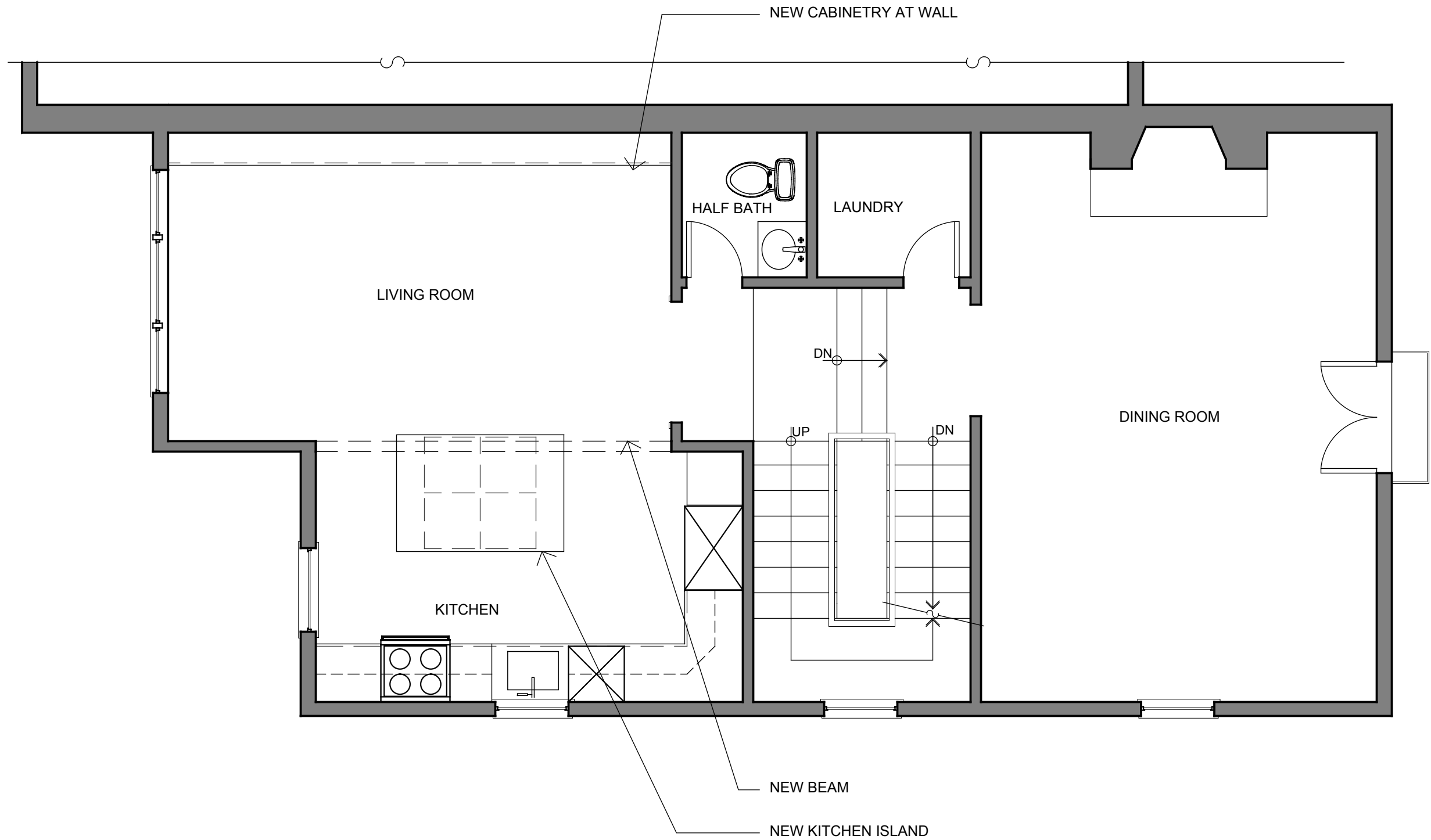


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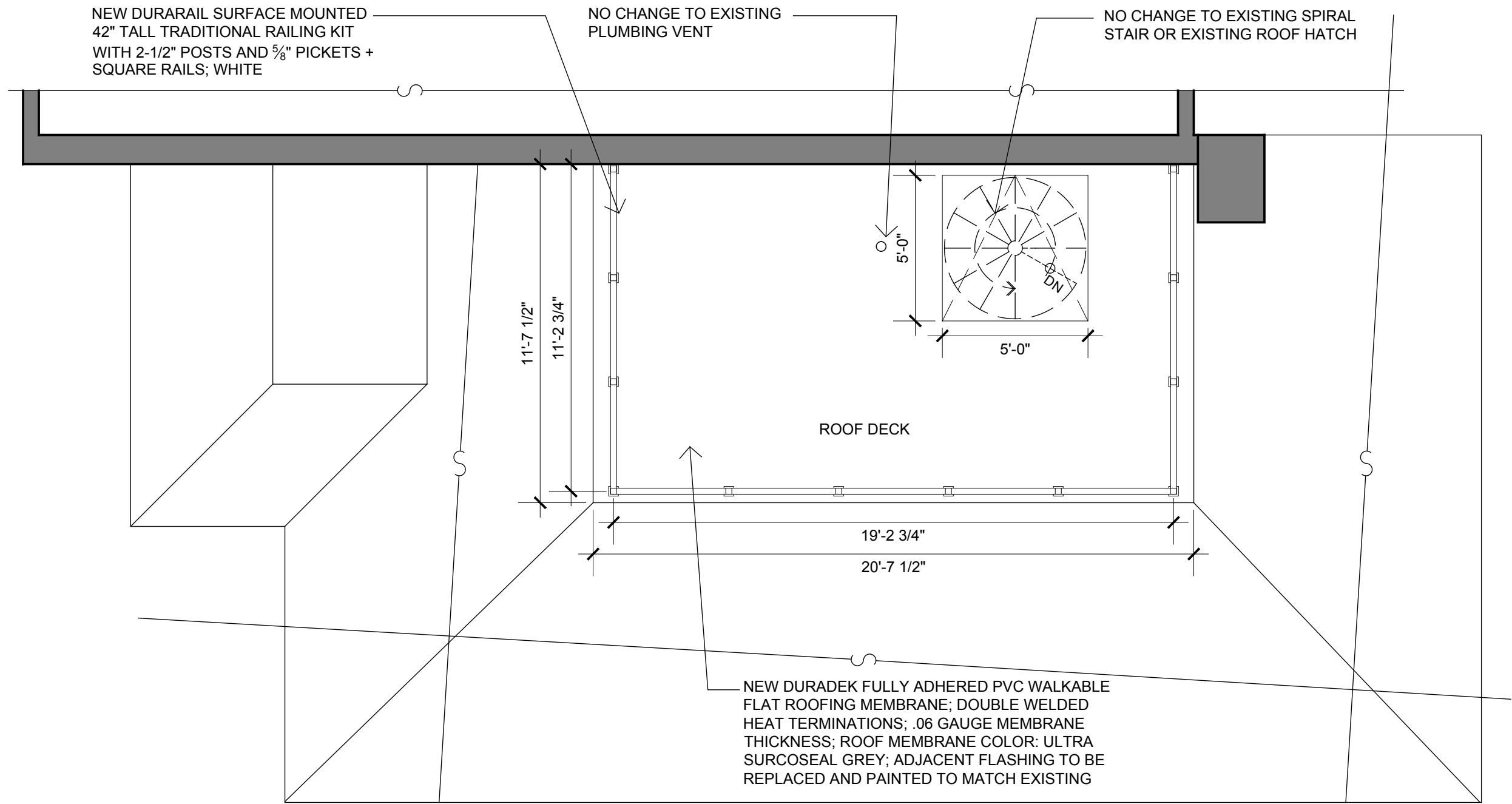
1 SECOND FLOOR PROPOSED PLAN



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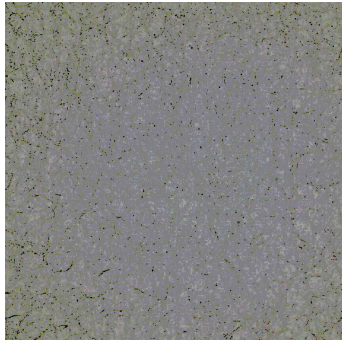
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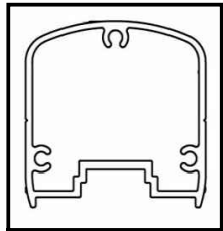
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SHEET

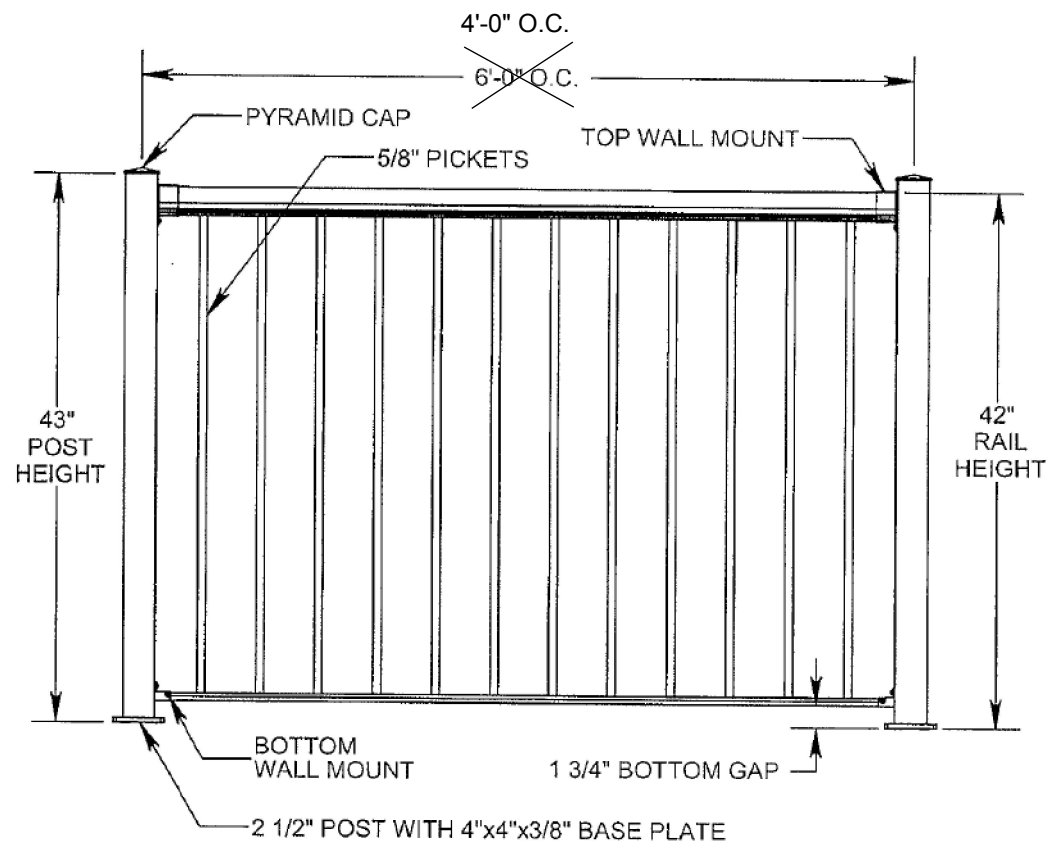
22



MEMBRANE ROOFING MATERIAL:
DURADEK ULTRA SURCOSEAL GREY



RAIL PROFILE



RAIL SPECIFICATIONS

COMPLETE KIT SYSTEM

SUNDECKS | ROOF DECKS | BALCONIES | PATIOS | STAIRS | POOL DECKS | WALKWAYS

2 1/2 Inch Post Kit
Welded Panel Picket System

Available in 4ft, 5ft, and 6ft panels

The traditional picket railing system with innovative convenience.

This easy-to-install guardrail system meets IBC Engineering requirements and helps you save labor costs on the jobsite.

Our safe and attractive railings are warranted to last for decades with virtually no maintenance and no risk of rust or rot - just beautiful outdoor living space.

Pre-welded panels provide easy installation

- 4ft, 5ft, or 6ft panel lengths; 36 or 42 inch rail height.
- 2 1/2 inch post, 43 inch tall with cap.
- Standard square top rail.
- Top and bottom wall mounts.
- Kit available for surface mounted systems.
- Kit available in Black, Textured Black or White.
- Combine Kit system with *Adjustable Stair Railing* (6ft, 8ft and 10ft sections) for the ability to complete an entire project without jobsite cutting and welding.

Components

Wall Mounts

Top Rail

Panel

Post

Fabricated with sturdy aluminum and durable, non-VOC powder coating with the highest level of quality control.

Duradek US Inc.

1722 Iron Street

North Kansas City, MO, USA, 64116

duradekus@duradek.com

T 816 421 5830 | TF 1 800 338 3568

Duradek Canada Ltd.

8288 - 129 Street

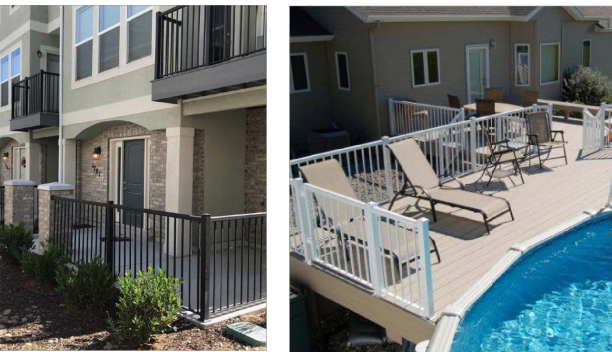
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