

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Lyle and Christine Roberts

LOCATION: Old and Historic Alexandria District
509 South Lee Street

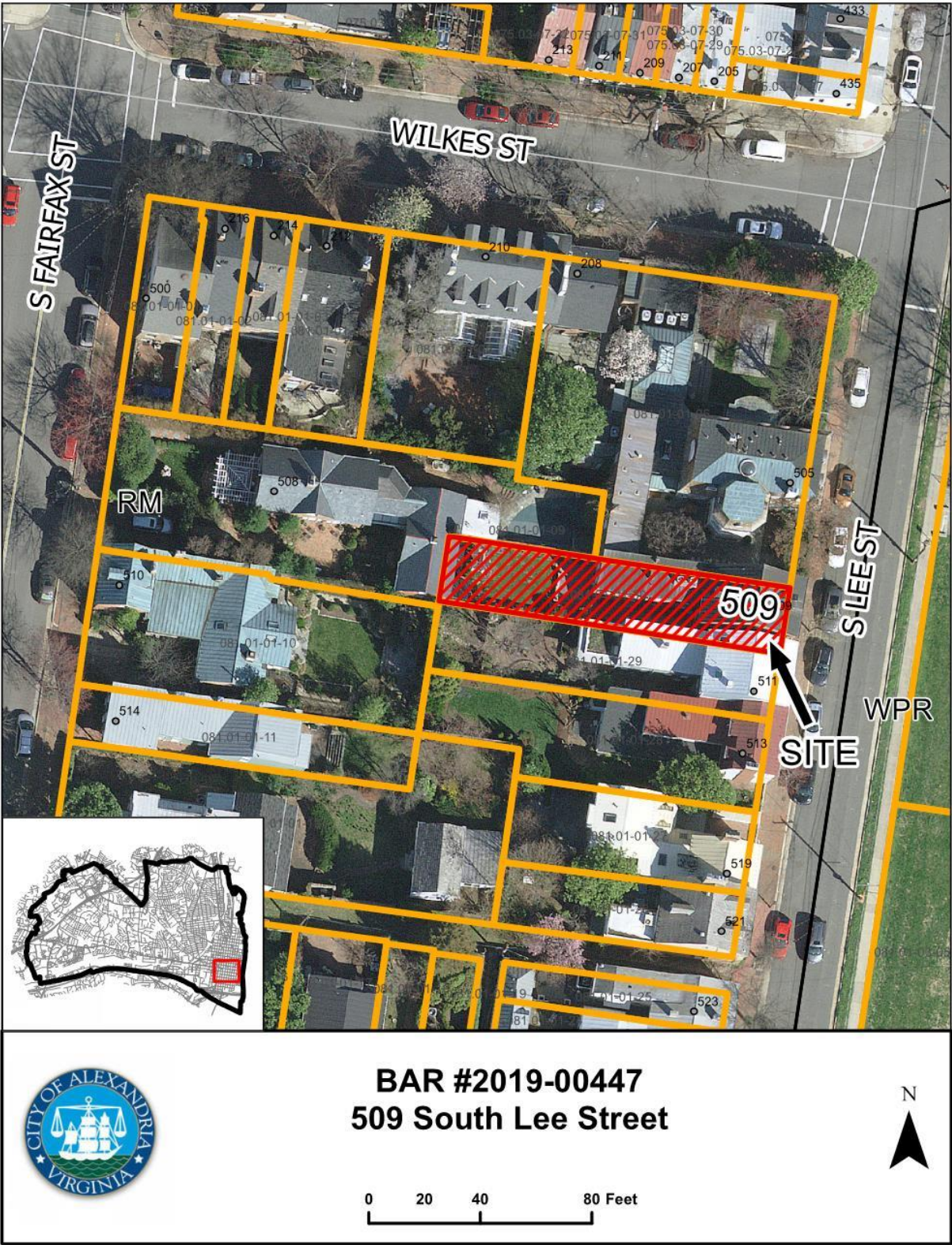
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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 Department of 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. APPLICANT'S PROPOSAL

The applicant is requesting approval of a Certificate of Appropriateness for the installation of two skylights on the rear roof slope at 509 South Lee Street. Each skylight will measure 30 inches by 54 inches and will require the demolition of less than 25 square feet of roof material. The skylights will be located on either side of the single dormer and will be minimally visible from the public right-of-way (Figure 1). The Velux skylights will be located around the mid-point of the roof and will have integral blinds.

Site context

There is no alley behind the subject property so visibility is limited to what can be seen from Fairfax Street to the west looking over the property at 508 South Fairfax Street.



Figure 1: View of the rear roof slope of 509 South Lee Street from South Fairfax Street (outlined in red)

II. HISTORY

509 South Lee Street is a two-and-one-half story, three-bay, side-gabled, brick townhouse constructed in **1811-12** by Captain John McNamara, according to Ethelyn Cox in *Historic Alexandria, Virginia, Street by Street*. The house appeared in its current configuration on the G. M. Hopkins City Atlas of Alexandria from 1877. By 1902, the Sanborn Fire Insurance Map showed a similar configuration with a one-story addition on the south of the rear ell, however it was removed by 1921, according to Sanborn Fire Insurance Maps.

Previous BAR Approvals

BAR Case #1990-00030: Approval of the replacement of a bay window on the first floor.

BAR Case #2012-00170: Approval of a Permit to Demolish (partial) to remove a portion of the rear wall to install French doors. The doors were not visible from the public right-of-way so a Certificate of Appropriateness was not required.

III. ANALYSIS

When the *Design Guidelines* were written in 1993, they discouraged the installation of skylights unless all other options for light and ventilation had been explored, in part because at that time the guidelines were written skylights were often poorly designed white plexiglass bubbles on mill finish aluminum curbs and these became prominent roof features. Today, flat glass skylights (or roof windows as they are sometimes called) are much more streamlined and low profile, sitting on curbs that match the roofing. The Board frequently approves these units on non-street-facing elevations, provided that significant historic fabric, such as hand hewn rafters or decking, is not demolished. This application minimally disturbs the roof and does not require a Permit to Demolish. The type of skylights proposed by the applicant lay very flat on the roof and use materials colored to match the adjacent roof material. As recommended in the BAR's *Design Guidelines*, the proposed skylights are located on the least visually prominent location on the building; they do not disrupt the character of the roof proportions; and they include integrated blinds to reduce light seepage to the sky at night.

Staff recommends approval of the application, as submitted.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 Changes are structural in nature and comply with the zoning requirements.

Code Administration

No comments provided.

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 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)

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 comments provided.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00447: 509 South Lee Street

BAR Case # _____

ADDRESS OF PROJECT: 509 SOUTH VEE ST

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker - Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 8101-01-30 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: LYLE & CHRISTINE ROBERTS

Address: 509 SOUTH VEE ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703 622 8704 E-mail: croberts799@mac.com

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

Name: PATRICK CAMUS Phone: 703 626 1984

E-mail: studiocamus@comcast.net

Legal Property Owner:

Name: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- | | | |
|------------------------------|--|--|
| <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.

BAR Case # _____

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

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

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

REQUEST APPROVAL FOR TWO SKYLIGHTS
ON THE REAR, WEST, FACING ROOF

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.*

- | | | | |
|--------------------------|-------------------------------------|-----|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | N/A | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Description of the reason for demolition/encapsulation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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.

- | | | | |
|--------------------------|--------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input type="checkbox"/> | | FAR & Open Space calculation form. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Existing elevations must be scaled and include dimensions. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls. |
| <input type="checkbox"/> | <input type="checkbox"/> | | 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.

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | N/A |
| <input type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details. |
| <input type="checkbox"/> | <input type="checkbox"/> | Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls. |
| <input type="checkbox"/> | <input type="checkbox"/> | Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale. |
| <input type="checkbox"/> | <input type="checkbox"/> | An official survey plat showing the proposed locations of HVAC units, fences, and sheds. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Historic elevations or photographs should accompany any request to return a structure to an earlier appearance. |

BAR Case # _____

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: PATRICK CAMUS

Date: 17 Oct 2019

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 three 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. LYLE & CHRISTINE ROBERTS	509 S LEE	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 **509 S LEE** (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. LYLE & CHRISTINE ROBERTS	509 S LEE	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. CHRISTINE ROBERTS	N/A	CHAIR BAR D+HD
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.

17 OCT 19 **PATRICK CAMUS**
Date Printed Name

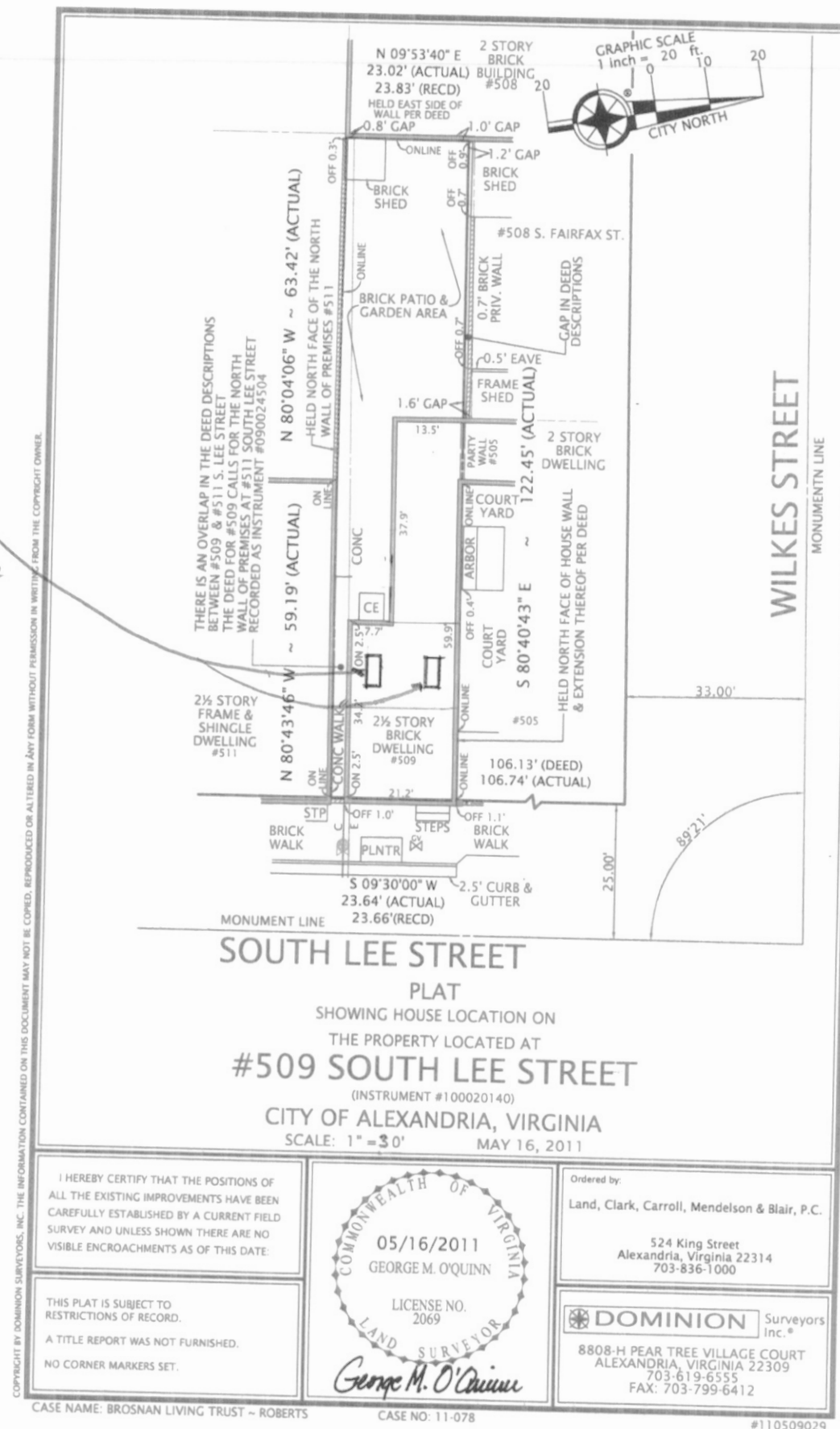

Signature

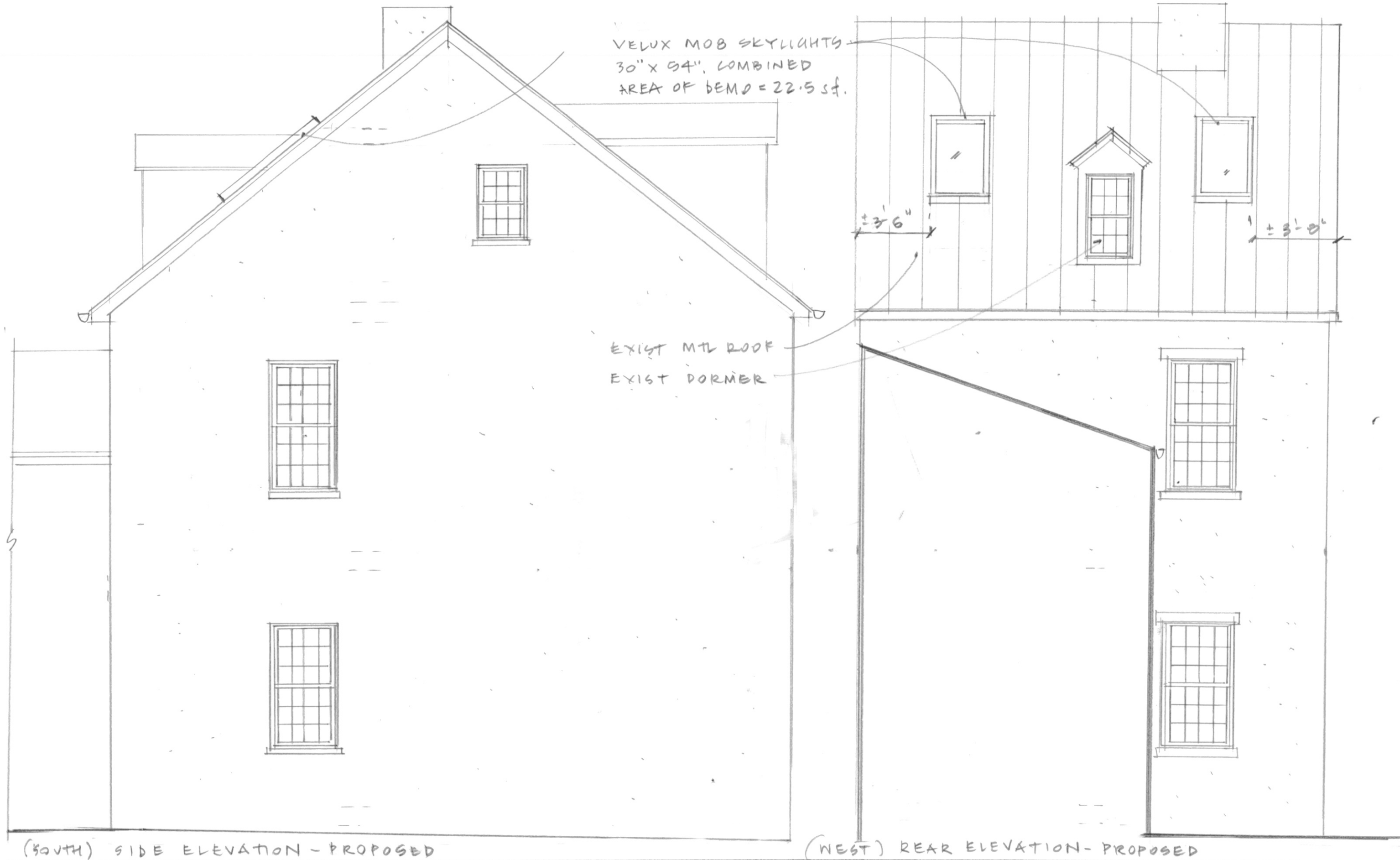


Velux Skylights
Electric "Fresh Air" Skylight (VSE) - Deck Mounted
MO8 30 9/16" x 54 1/16" with integral blind

2 NEW SKYLIGHTS
ON REAR ROOF

TOTAL AREA OF
DEMOLITION = 22'5 SF





(SOUTH) SIDE ELEVATION - PROPOSED

(WEST) REAR ELEVATION - PROPOSED

