

ISSUE: Revisions to Previously Approved Plans (alterations)

APPLICANT: Steven and Patricia Kelmar

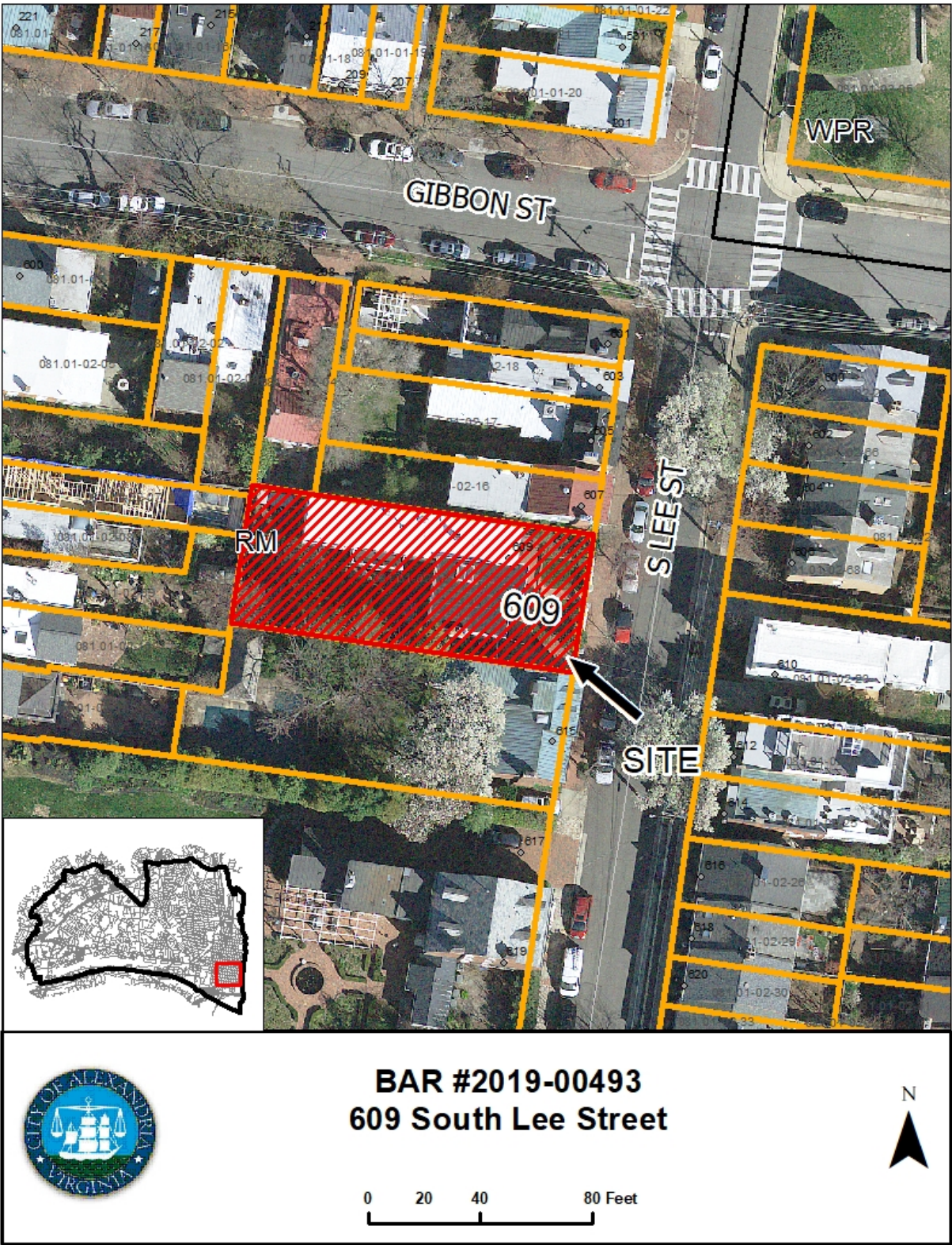
LOCATION: Old and Historic Alexandria District
609 South Lee Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION: Staff recommends approval of the proposed alterations, with the condition that the applicant continue to work with BAR staff to refine or modify the pedimented parapet wall and the cornice area on the second floor of the projecting bay.

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.



UPDATE

Following the Board's approval of an addition and alterations at the subject property on September 19, 2018, the applicant received BAR approval for a modified fence design on June 5, 2019. Construction on the addition and alterations is currently underway.

I. APPLICANT'S PROPOSAL

The applicant is requesting revisions to the front façade at 609 South Lee Street, including:

1. Replacement of the deteriorated wood cornice and frieze, removing the Victorian period brackets and installing a simpler pattern of dentils or modillions to fill out the cornice.
2. Redesign of the front porch in a more classical style with either Ionic or Tuscan style columns and a raised pediment at the entry to create additional height.
3. Revisions to the recently constructed parapet to add a pediment to match the new pediment on the porch, with an oval louver in the center in front of the turret.

II. HISTORY

609 South Lee Street is a two-story, five-bay freestanding brick residential building. According to Ethelyn Cox in her book *Historic Alexandria Virginia: Street by Street* a portion of the existing house was likely constructed **ca. 1842**. Given the front yard setback and shed roof form, that structure was very likely a service ell that was constructed with the expectation that a significant addition for the main building mass would be built at the front lot line in the future. In Alexandria an ell without the front portion of the house would be called a Flounder House.

The footprint of the house remained unchanged, according to the Sanborn Fire Insurance Maps, from 1902, the first year the house was mapped, until 1958. Because an adjoining lot was available to the south, a large three-bay wide addition was constructed to the south of the two-bay historic house in **1967** (approved by the Board 11/9/1966) with the later addition of some elements of the Italianate Victorian architectural style. This created a symmetrical five-bay wide front elevation, with the historic portion of the house serving as one of the symmetrical flanking bays. This is identical in form to the addition to the flounder house at 711 Prince in the early 19th century.

While portions of the original flounder house remain on the east and north elevations and, based on site inspection by staff, much of the roof framing, a significant portion of the historic flounder house is now gone and the period of architectural significance of the primary mass of the house facing South Lee Street is, effectively, 1967.

Previous BAR approvals

The front fence was approved by the Board on September 21, 1983 but it was modified less than ten years later in order to install a parking pad at the front of the residence (Case BAR #91 26, 2/6/91). A Permit to Demolish was approved in 1997 for a rear addition that was not visible, however but the addition was never constructed. On September 2018, the BAR approved a Permit to Demolish/Capsulate and a Certificate of Appropriateness for an addition and alterations,

including alterations to the front fence (BAR Case #20-180343 & 0344). On September 19, 2018 the BAR approved alterations to the front masonry and iron fence.

III. ANALYSIS

As sometimes happens with residential construction projects, construction in the field does not quite match the architect's design drawings or what was approved by the BAR. The differences in this case are only a matter of inches but, cumulatively, they change the overall proportions and the effect is not what the architect originally intended. In addition, owners often do not understand what details in architectural drawings will look like when constructed and they rightly request changes during construction to more closely match their original vision. Finally, some features originally proposed to remain, such as the existing cornice and brackets in this case, turn out to be in very poor condition and their replacement presents an opportunity to create a more unified architectural character.

Therefore, the applicant is asking to alter two architectural features previously approved by the BAR in order to present a more consistent, early 20th century Classical Revival style façade preferred by the owners. Staff has met with the applicant on several occasions and supports the minor design shift from the previously approved Late Victorian, Italianate Free Classic design, with segmental arches on the porch and a bracketed cornice above, to a simpler Colonial Revival style porch and cornice. While the BAR's Design Guidelines do not mandate any specific style, once a style has been chosen, the Guidelines recommend that elements of that style be consistent throughout the project. The Colonial Revival style began in the late 19th century following a burst of patriotism after the 1876 Centennial Exhibition in Philadelphia. Unlike the more pure Georgian Revival or Federal Revival styles, Colonial Revival freely combines Georgian and Federal architectural elements with some holdovers of the Victorian period. Colonial Revival, therefore, seemed an appropriate style to apply to this late 20th century dwelling.

This house is set back from the front lot line and the first floor is approximately two feet below the sidewalk grade with a sunken front yard. The lowered grade, paired with the horizontality of the five-bay townhouse and lack of a water-table course, creates the appearance of a rather squat house and a primary goal of the changes proposed by the architect has been to create more verticality. This was the original design purpose of the addition of a pyramidal hip roof turret above the entrance.



Figure 1: BAR approved elevation 9/19/18 (building permit drawing)

The photos in Figure 2 show the current condition of the property under construction – the previously approved parapet and pyramidal turret with a copper roof have already been added. The former bracketed architrave surrounding the entrance has been demolished in preparation for the new porch. Part of the awkwardness is created by the visual competition between the elaborate bracketed cornice and the turret, which appears to be very slightly taller than originally proposed.



Figure 2: Photos of 609 South Lee Street under construction

Staff supports the addition of more classical details, such as the applied jack arches, new classical entablature and 1' diameter Ionic style classical columns (Figure 3). However, the addition of the pedimented cornice on the parapet wall above the main building cornice is awkward and the proportions are somewhat less successful than the façade previously-approved by the BAR (Figure 1).

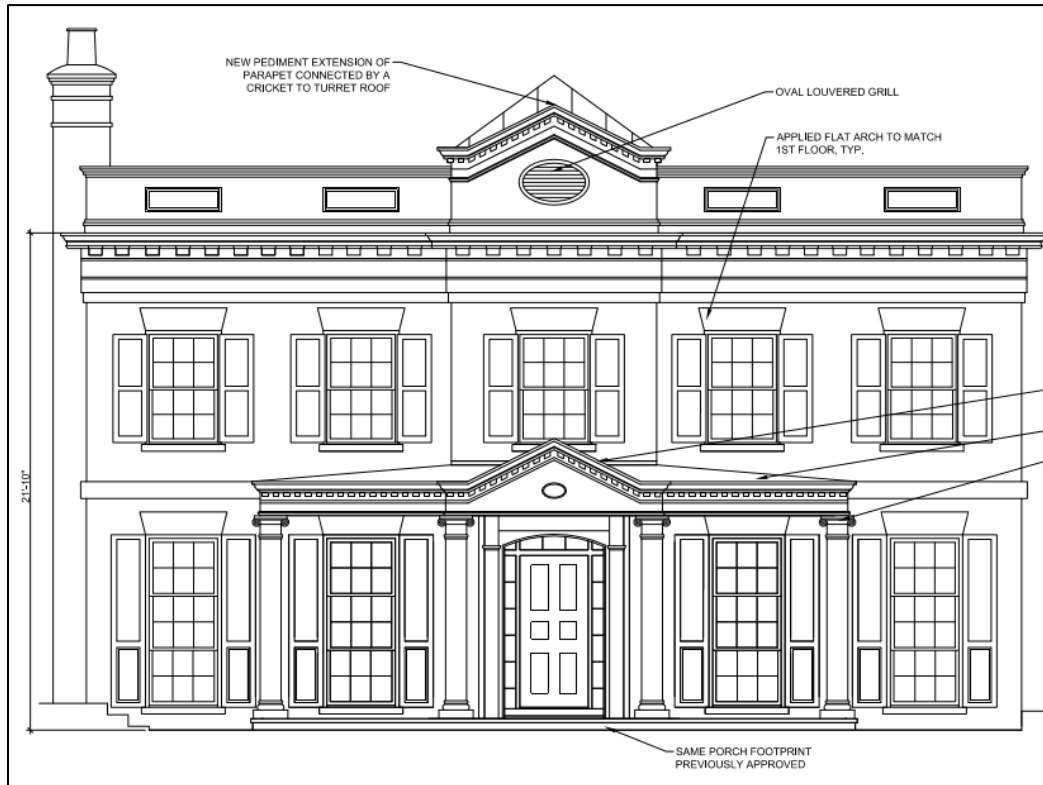


Figure 3: Current application (Alternative A)

In recent discussions between the applicant and staff, it was suggested that the current application drawing (Alternative A in Figure 3) showing the overlay of a pediment in front of the pyramidal roof of the turret was awkward and the pediment on the porch seemed visually unsupported. However, the addition of the pediment form at the second floor of the house does draw the eye up and, in combination with the pediment at the porch, reinforces the hierarchy of the façade at the entrance.



Figure 4: Alternative to current application (Alternative B)

The applicant has responded with an alternative sketch (Alternative B) which staff believes is a further improvement. Figure 4 integrates a pediment in the revised entablature of the building above. Lowering the pediment on the building removes it from the conflict with the pyramidal roof of the turret shown in Alternative A. The bolder single brackets of Alternative B are a classical, rather than Victorian form, and the bolder modillions, or dentils, are more appropriate for the Colonial Revival. However, staff recommends that the entablature be the taller, classical height of the one shown in Alternative A. Finally, staff recommends that the frieze below the cornice of the porch be carried across the entry bay below the pediment to provide some visual support.

These are all minor architectural details that improve the overall composition and, with direction from the BAR, staff is comfortable working with the architect on the final details during construction, so that the contractor may complete the project without additional delay.

STAFF

Stephanie Sample, Urban 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

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

Code Administration

A building permit and plan review are required prior to the start of construction.

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 BAR2018-00343;344. (T&ES)
- F-2 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 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 archaeological oversight is necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00493: 609 South Lee Street

BAR Case # _____

ADDRESS OF PROJECT: 609 S. LEE ST.
DISTRICT: ☒ Old & Historic Alexandria ☐ Parker - Gray ☐ 100 Year Old Building
TAX MAP AND PARCEL: 081.01-02-15 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 Bentley Adams & Associates

Address: 405 S. Washington St.

City: Alexandria State: VA Zip: 22314

Phone: 703.549.0650 E-mail: bud@adamsarchitects.com

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

Name: ROBERT ADAMS

Phone: 703.549.0650

E-mail: bud@adamsarchitects.com

Legal Property Owner:

Name: STEVEN & PATRICIA SKELMAR

Address: 609 S. LEE ST.

City: ALEX. State: VA Zip: 22314

Phone: 860.707.9502 E-mail: skelmar@gmail.com

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input 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 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 | <i>porch & cornice & balustrade alterations</i> | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

see previous description submitted attached

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.

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.

The residence at 609 S Lee St is almost totally a creation of subsequent additions and modifications combining several styles, none of which relates to the small portion of brick that remains, we think, from the original house. Twenty years ago, a Second Empire style cornice and door surround was added in an attempt to give the 1960s addition a unifying style.

In 2019, Adams Architects again worked on the house, retaining the cornice and adding more elements of the Victorian style. It was a default decision based on the cornice.

Recently the cornice was discovered to be in very poor condition. The owners, now comfortable with more classical interior architecture, asked for a restudy of the cornice. They requested the removal of the Victorian corbels and a simpler more classical treatment.

Since the approved front porch was so Victorian in style, we began study of a more classical design. Because the Jeffersonian window and jack arches reflected a more federal style, we came to the design we are presenting.

Al Cox was very helpful with our study and some refinements. He correctly labeled the result of so many renovations as "Free Classical," an early form of colonial revival that is slightly unconventional and imperfect. This style began at the end of the Victorian era as yet another phase of architectural design.

The proposed changes included in the Minor Amendment are as follow:

- 1. Replacing the deteriorated cornice and frieze. The Victorian brackets are removed, and a simpler pattern of dentils or modillions fill out the cornice.*
- 2. Redesign the front porch in a classical style, rather than the previously approved complex Victorian posts and decorations. The columns may be Ionic or Tuscan, based on the owner's choice. The raised pediment at the center bay eliminates the need for a gutter and adds height to the composition. It will be attached by a slanted cricket to avoid the window behind.*
- 3. The central portion of the recently added parapet would be modified to include a similar pediment to the front porch, and an oval louver. This element is placed in front of the turret, and attached by a cricket. The turret was an unsuccessful addition to the house, perhaps watered down from the original concept of a low mansard that was abandoned during early design phase. As the copper ages, I believe the turret will be almost unnoticeable.*

Adams Architects plans to work with Al Cox on the details as they are more finely developed. We hope these changes meet the Board's approval. As the architect, I am relieved to have a second change to complete this house with the same quality of work as the new interiors. The owners have been the best, very interested in making this house a fine addition to the community.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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. (Submitted to BAR)
- ☐ ☐ 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. BAR has it.
- ☐ ☒ 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:*

- 135⁰⁰ done
on line
- ☒ 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 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: _____

Date: _____

Robert Bentley Adams

Robert B. Adams

11/19/19

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. STEVEN + PATRICIA KELMAR	609 S. LEE ST. ALEX.	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 609 S. LEE ST. (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. STEVEN + PATRICIA KELMAR	609 S. LEE ST. ALEX	100%
2.		
3.		

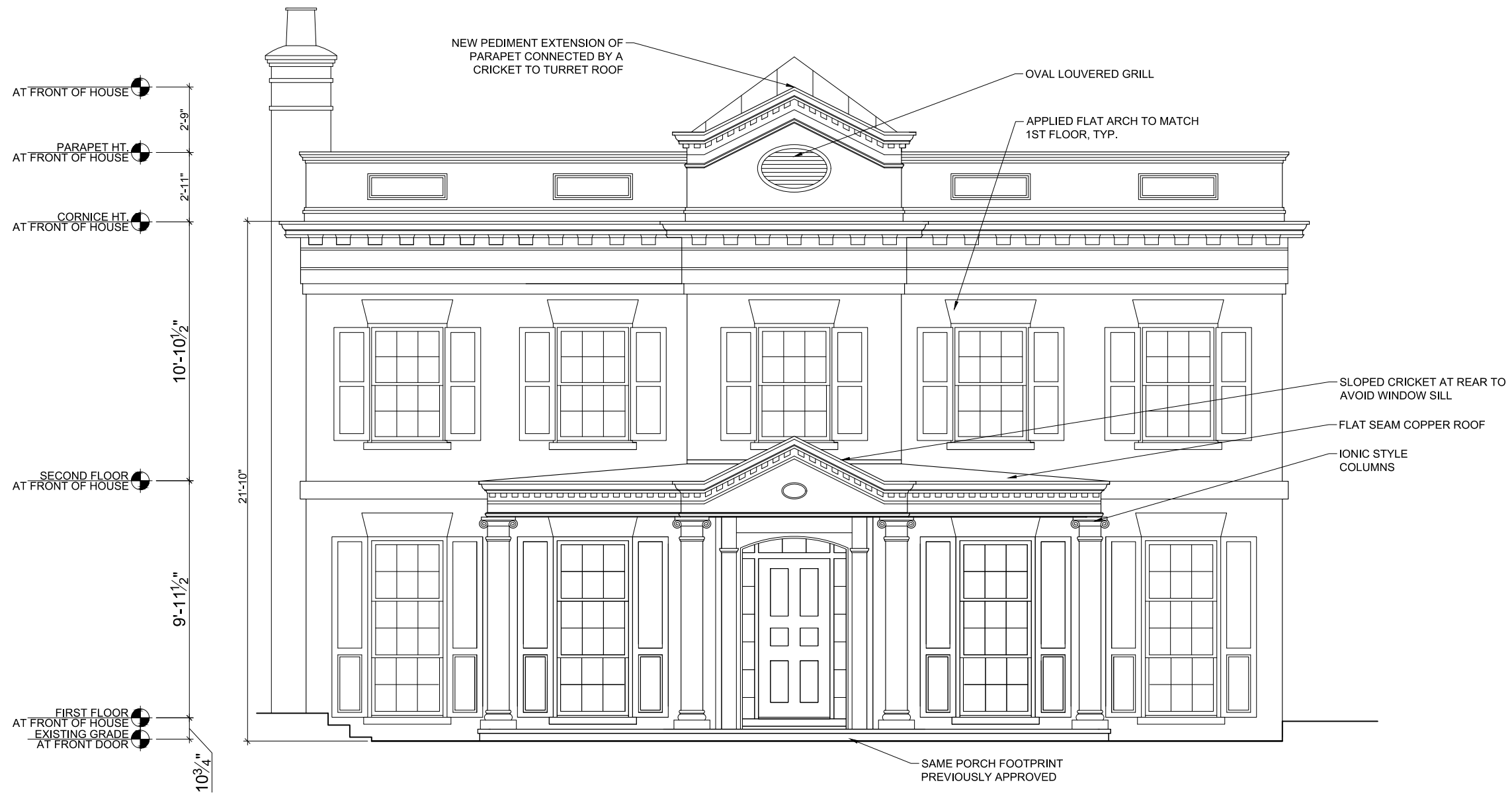
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this 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. Steven + Patricia Kelmar	609 S. Lee St.	
2.		
3.		Robert B Adams

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.

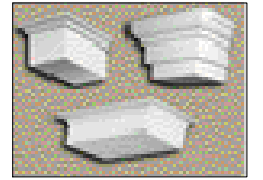
11/19/19 Robert B. Adams Robert B Adams
Date Printed Name Signature



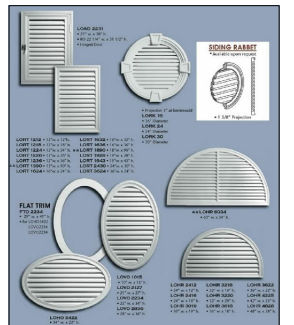
**PROPOSED MINOR AMENDMENT TO BAR APPROVAL
FRONT ELEVATION 609 S. LEE STREET**

SCALE: 3/16" = 1'-0"

HIGH DENSITY
POLYURETHANE ITEMS



**VINTAGE WOODWORKS
BL 2405**



**VINTAGE WOODWORKS
LOUVER: LOHO K 3422**

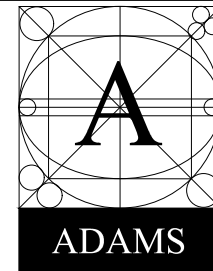
**ARCHITECT TO DISCUSS
DETAILS WITH
BAR STAFF AS DESIGN
DEVELOPS FURTHER**

Sheet:

Date:

NOVEMBER 14, 2019

Additions & Alterations
KELMAR RESIDENCE
609 S. Lee Street
Alexandria, Virginia



ROBERT BENTLEY ADAMS & ASSOCIATES P.C.

405 South Washington Street Alexandria, Virginia 22314

Tel. 703 549 0650

©

Fax. 703 549 3125

ARCHITECTURE

PLANNING

INTERIORS