

ISSUE: Certificate of Appropriateness for alterations (after-the-fact)

APPLICANT: Dean Joseph Fajerski

LOCATION: Parker-Gray District
634 North Alfred Street

ZONE: RB/Townhouse zone

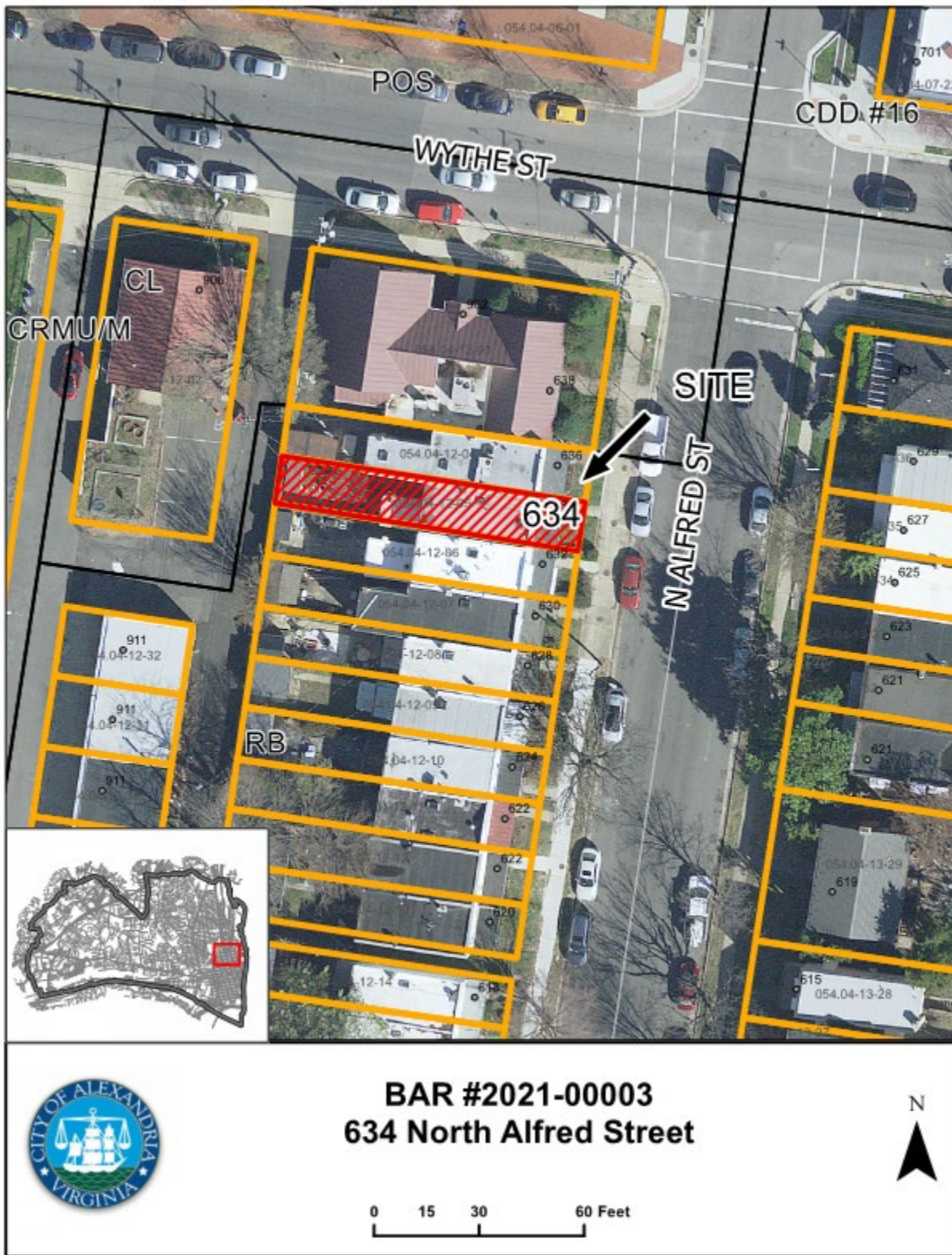
STAFF RECOMMENDATION

Staff recommends approval of the request for an after-the fact Certificate of Appropriateness for the enclosure of the front porch and the replacement of the existing roof with composition shingles with the following conditions:

1. The vinyl windows that have been installed be replaced with windows that meet the requirements of the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.
2. The door that has been installed on the porch be replaced with one that is appropriate for the style of the historic property. The applicant will work with staff on the final design and material for this door.

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 an after-the-fact Certificate of Appropriateness for the enclosure of the existing front porch using vinyl windows and a new door and the replacement of the original standing seam metal roof with composite roof shingles.

Site context

The proposed work is on the east/front side of the property facing North Alfred Street. The porch enclosure and the replacement roofing are visible from the street and adjacent sidewalk.

II. HISTORY

The dwelling located at 634 North Alfred Street was constructed in the **1920s** as one of a row of two-story masonry rowhouses on this block, placing it as an Early Building. The house has a white painted PermaStone finish with an enclosed one-story front porch. This row and a similar row to the south do not appear on the 1921 Sanborn Map but are clearly shown on the map from 1931 (Figure 1).



Figure 1: 1931 Sanborn Map showing townhouses along west side of North Alfred Street

Staff has found no previous BAR approvals associated with this property.

III. ANALYSIS

Certificate of Appropriateness

On December 23, 2020 in response to a complaint, an inspector from the Department of Planning and Zoning visited the property at 634 North Alfred Street and observed that the porch at the front of the property was being enclosed using white vinyl windows and a door. At the time of the visit the work was nearly complete and the inspector notified the owner of the requirements of the historic district. This submission is for the enclosure of the porch and the replacement of the previous standing seam metal roof with new composite roof shingles.

Porch Enclosure

The west side of the 600 block of North Alfred Street features two rows of 2-story townhomes that were built together, all of which originally featured open front porches with a simple shed roof. Some of the houses include wood picket railings between columns where others have a masonry stub wall to railing height at the perimeter of the porch.

The subject property at 634 North Alfred Street is finished with PermaStone including the concrete stub wall at the perimeter of the porch. Prior to the installation of the white vinyl windows and door, the porch was open with only screens and a screen door providing enclosure. In this configuration the open porch was a nice counterbalance to the open porch with a wood picket railing at the adjacent property at 636 North Alfred Street (Figure 2).



Figure 2: View of 634 and 636 North Alfred Street prior to enclosure of the front porch

The *Design Guidelines* say that “Porches are important architectural elements, especially on residential structures... A porch provides a transition area between the public streetscape and the private interior of a building and traditionally provide a social space between the public and private zones.” With the enclosure of the front porch with windows and a solid door this social space is now entirely interior to the house, transforming this area from a front porch to a single-story front addition. This is a unique block in the historic district where the design for each townhome is repeated along the length of the block. The open porch with a continuous building line behind is a character defining feature for this block and is critical to the cohesive design of the block as originally intended. The variation between masonry stub walls and open picket railings creates visual interest along the continuous blockface while the porosity of the porches is a prominent feature of the design. The enclosure of the porch on the subject property breaks this pattern and detracts from the continuity of the block (Figure 3).



Figure 3: View of 634 North Alfred Street after enclosure of front porch

There are a number of front porches on this block that have already been enclosed similar to the work performed at 634 North Alfred Street. Staff has not found approvals for the enclosures of these porches, which could be an indication that the work was completed prior to the establishment of the Parker-Gray District. These other porch enclosures have significantly altered the original

design intent of the block. It is the opinion of staff that the modifications made to other neighboring front porches has altered the design of the blockface such that the original design intent has been lost. While the enclosure of this porch will eliminate a character defining feature on this specific property, it should not be considered as a detriment to the overall blockface.

The *Design Guidelines* indicate that vinyl windows are discouraged in the historic district. The Adopted Parker Gray Design Guidelines for windows specifically states that “vinyl windows... except in certain locations on buildings or additions constructed post-1931” are discouraged. In the years since the publication of the *Design Guidelines* there have been numerous advances in window technology and the Board has entertained a variety of window types for use in the historic district. Vinyl windows have consistently been determined to be inappropriate for use on historic buildings for a number of reasons. Because of their construction they are not able to effectively appear similar to the windows historically used on houses of this era. In addition, the material used in vinyl windows expands and contracts with temperature variations. This leads to cracks and gaps in joints along with discoloration that further indicate this as a modern material that is not compatible with historic fabric. This application is for after-the-fact approval of the installation of white vinyl windows on the front porch of the property. If the Board finds the enclosure of the porch acceptable, the use of vinyl windows on this Early Building is inappropriate and these should be replaced.

Roof Replacement

The applicant is asking for after-the-fact approval of the replacement of the previously existing approximately 50 square foot standing seam metal roof with black/grey 3 tab asphalt shingles similar to those found on neighboring properties. The *Design Guidelines* state that “It is the policy of the Boards to require the use of roofing materials that are historically appropriate for the period of the structure...While asphalt composition shingles have been available since the early 20th century, they were not widely used in the historic district until the middle of the century. As a general policy, the Board discourages the use of asphalt shingles for roofing material.” The 1931 Sanborn Map indicates that the roof of the front porch would have been slate or tin. Based on the condition of some of the remaining metal roofs on neighboring properties, it appears that the roof of the front porch on this property would have been standing seam metal. Per the *Design Guidelines*, the replacement of the roof should be of a material that is similar to that which would have been found on the structure, which would be a standing seam roof. However, along this block of townhomes there are very few remaining standing seam metal roofs; most have been replaced with architectural shingles. It is the opinion of staff that allowing the asphalt shingles to remain in place does not detract from the overall historic nature of this row of townhomes.

In summary, staff recommends approval of the request for an after-the fact Certificate of Appropriateness for the application with the following observations:

1. The original design intent of this block to have open front porches has already been altered such that this enclosure does not represent the significant loss of the historic blockface.
2. The use of vinyl windows on an historic property is specifically discouraged by the *Parker Gray Design Guidelines on Windows* and should be replaced with appropriate windows that meet the requirements of the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

3. While the use of asphalt shingles on this historic property is contrary to the *Design Guidelines*, it has become the norm for properties along this block.

STAFF

Bill Conkey, AIA Historic Preservation Architect, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 The existing porch is currently enclosed with screens and removable glass. Because the porch is already enclosed, the proposal will not change the FAR of the building.

C-1 The proposed new windows, door, and roof repairs comply with zoning.

Code Administration

C-1 Enclosing the front porch will require a building permit and plan review. A building code consultation is recommended prior to approval. Additional information will be 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)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 The front porch appears to be wider than 12 feet and shall not encroach into the right of way to remain in compliance with the City Code. (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

- F-1 No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ 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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail : _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☐ 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
☐ 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).*

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.

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.
- ☐ ☐ 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 or 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 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: Dean Fajerski

Printed Name: Dean Fajerski

Date: 01/06/2021

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.		
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 _____ (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. Dean Joseph Fajerski	634 North Alfred Street	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. <i>Dean Fajerski</i>	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.

Date

Printed Name

Dean Fajerski

Signature







All 6 windows American Craftsman 8601 double hung pane white vinyl / u-factor .30 solar heat co-efficient .21 visible transmittance .42 (identical double hung as 600 block even side North Alfred Street neighbors)

Standard black/grey 3 tab asphalt shingles (identical with 600 block even side North Alfred Street) proposal current enclosed front porch proposal is approximately 50 square feet

- Neighbors are 632 North Alfred Street Patricia A. Moore MAP: 054.04-12-06
- 636 North Alfred Street (from Alexandria website) Rebecca Beattie & Matt Gottfried MAP: 054.04-12-04



PROPOSAL

Jeeves Handyman Services

24020 Burnt Hill Road
Clarksburg, VA 20871
(301) 528-5664
customer.care@jeeveshandyman.com

INVOICE NO. 12720
DATE December 8, 2020
CUSTOMER ID FAJ1120
EXPIRATION DATE February 6, 2021

TO Dean Fajerski
Individual
634 North Alfred Street
Alexandria, VA 22314
202-253-5245

TECHNICIAN	JOB	DEPOSIT	DEPOSIT DUE	BALANCE DUE
Nico	Front Porch Enclosure	33%	Prior to Start	Upon Completion

DESCRIPTION		DISCOUNT	LINE TOTAL
ESTIMATE FOR LABOR ONLY			
Front Porch	Demo existing front porch structure, including roof		
	Re-build front porch structure including framing for (7) windows		
	Install wood and shingle roof		
	Adjust gutters and install flashing		
	Install windows (white PVC windows)		
	Seal from interior and exterior		
	Finish and install interior and exterior trim (PVC on exterior)		
	Install 1/4" plywood panelled ceiling		
	Install new solid metal door with mail slot		
	Install frame for door (interior and exterior)		
	Caulk and paint interior and exterior		
	Labor		11,000.00
	Estimated cost of Materials		2,200.00
	Manager's Discount 10%	\$ (1,320.00)	
NOTES:	Clean-up and disposal of all debris included. Jeeves will facilitate in the purchase and transportation of materials.		

Quotation prepared by: Melissa Kahn

DISCOUNT \$ (1,320.00)

Jeeves Handyman hereby guarantees the work to be performed according to this Proposal. We agree to correct any defects and guarantee for a period of up to One (1) Year, all workmanship. We will make all repairs or replacements, complying with requirements of the original agreement. Prices are subject to change if work that is not listed above is added to the project, or in the case of unforeseen conditions or events. We are not responsible for faulty materials. Materials are covered under manufacturer warranty. No other discounts may be applied to this estimate. Deposits are transferrable.

Dean Fajerski

To accept this document, sign here and return: Dean Fajerski (Dec 9, 2020 12:27 EST)

SUBTOTAL \$ 13,200.00
SALES TAX -
BALANCE DUE \$ 11,880.00

THANK YOU FOR YOUR BUSINESS!