

Docket Item # 4 & 5  
BAR CASE # 2013-00077 &  
2013-00078

BAR Meeting April 17, 2013

**ISSUE:** Partial Demolition/Capsulation and Addition

**APPLICANT:** Kevin T. and Halley M. Coyne by Stephen Kulinski, AIA

**LOCATION:** 418 South Pitt Street

**ZONE:** RM / Residential Townhouse Zone

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**STAFF RECOMMENDATION:**

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the following conditions:

1. The applicant work with Staff to ensure that if present, historic windows on the north elevation are retained and that any replacement windows meet the criteria set forth in the *Window Policy*.

**\*\*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.

**\*\*BUILDING PERMIT NOTE:** 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, 703-838-4360 for further information.



**BAR2013-00077 & BAR2013-00078**



**Update:** At the April 17, 2013 hearing, the BAR deferred the case for restudy. The architect has since worked with Staff to address the BAR's comments and has proposed a new design for the rear addition that incorporates the majority of the north wall of the historic ell. The applicant is also requesting to relocate two historic windows to the north elevation. *New information and analysis is shown below in italics and information now incorrect is struck thru.*

At the hearing on April 17, 2013, Staff recommended deferral of the Permit to Demolish/Capsulate and Certificate of Appropriateness for restudy. Staff recommended that:

1. At a minimum, the north wall of the ell be retained and;
2. The main block, ell, and addition read as three distinct components to illustrate the evolution of the property.

**\*Note:** The two reports for 418 South Pitt Street, BAR #2013-0077 (Permit to Demolish/Capsulate) and BAR #2013-0078 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.

## **I. ISSUE**

The applicant is requesting approval of a Permit to Demolish/Capsulate to ~~completely~~ demolish a two story rear ell with a footprint of 277 square feet. *Staff originally recommended that the applicant study alternate designs which would, at a minimum, retain the north wall of the historic ell. The applicant now proposes to demolish the entire ell with the exception of a significant portion of the north wall and to salvage windows and siding from the demolition to repair the main block.* The applicant also requests a Certificate of Appropriateness to construct a new addition in a similar form with a footprint of ~~449 square feet~~ *417 square feet* and a slightly higher roofline and for several exterior alterations to the front façade and fences, most of which could be approved administratively.

### Demolition/Capsulation:

The applicant proposes to demolish:

- ~~Three~~ *Two* exterior walls of the rear ell
- One six-over-six window on the north elevation of the main block
- 20th century brick planter in the front yard
- Concrete stoop on the front elevation

### Addition:

The applicant proposes a two story addition and basement on the east elevation of the main block. The addition will be three bays wide with a projecting two bay massing that resembles the historic ell with a half-gabled, standing-seam metal roof. The addition will be clad in fiber cement siding with a 5" exposure and smooth finish. ~~The north elevation of the addition will have five six-over-six double hung wood windows.~~ *The applicant has since altered the fenestration on the north elevation so that the two existing windows on the north wall of the historic ell will be removed and replaced with a six-over-six double hung window on the first story and four two-light clerestory windows on the upper story. The new rear addition will have three six-over-six aluminum-clad wood SDL windows.* On the east elevation, the applicant proposes a pair of fifteen-light aluminum-clad wood doors with a seven-light transom and two flanking "carriage style" light fixtures on the first floor. The site plan also indicates two flanking AC units, which will be minimally visible due to the proposed privacy fence. The second story

will have a 5' x 8' wood deck accessed from the interior by a pair of fifteen-light aluminum-clad wood doors. There will be one four-over-four double-hung wood window on the east elevation. The applicant proposes three six-over-six double-hung wood windows for the south elevation of the new addition.

Alterations:

- Removal of all aluminum siding and the retention and repair of existing wood siding underneath;
- Replacement of standing seam metal roof in kind;
- Replacement of existing door with a four-panel door;
- Replacement of existing electric light fixture with gas fixture;
- Removal of concrete stoop and construction of new brick stoop;
- Replacement of wood fence in the front yard with metal fence and gate;
- Replacement of chain link and stockade fences in rear and side yards with a six foot board on board fence; *and*
- *Replacement of two six-over-six windows on the north elevation of the main block with two historic six-over-six windows salvaged from the east elevation of the ell.*

## **II. HISTORY**

According to Sanborn Fire Insurance Maps, the subject property was constructed between **1885** and **1891** as a semi-detached building with a rear ell in a nearly identical footprint to the current structure. The Sanborn Fire Insurance Maps indicate that the width of the rear ell changed over time, extending the full width of the main block between the years 1912-1931. However, Staff inspected the exterior walls of the house and determined that the south wall of the rear ell and the exposed east wall of the main block are historic, if not original. This conclusion is based on physical evidence that includes historic windows with cylinder glass on the east elevation of the main block and historic wood siding secured with cut nails existing under the current aluminum siding on both elevations. It is possible that the footprint depicted on the Sanborn Maps is a cartographic error or indicates a temporary addition, such as a porch or overhang. It is the opinion of Staff that the house, including the original rear ell, remains largely intact and in good condition.

There are no previous BAR approvals recorded for this property.

## **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):

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?

- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

In the opinion of Staff, criteria 3 and criteria 5 to demolish and capsule generally are met and the Permit to Demolish should ~~not~~ be granted *for the portion now requested*. The Board regularly approves the *partial* demolition/capsulation of rear ells or additions to allow for a rear addition when they are not of particularly old or unusual construction. There are very few, if any, documented cases where the Board has approved the complete demolition of an historic rear ell. Demolition cases for 713 S. Lee Street (BAR2011-00105 & 00106) and 214 N. Alfred Street (BAR2012-00232) were approved for partial demolition of rear ells to allow for higher ceilings and additional floor area, but a significant portion of wall area was preserved and incorporated into the design.



Figure 1: Comparison of an image from BAR2011-00105 & 00106 for 713 S Lee Street. Proposed addition incorporates the entire historic wall into the design.

In the case of 418 S. Pitt Street, the house and its existing two-story rear ell dates to at least 1891 and is primarily intact, both on the exterior and interior. It retains its historic footprint and materials, largely unaltered, although covered with later materials. The existing materials, including historic wood siding, cut nails, and cylinder glass, cannot be easily reproduced, thus meeting criteria 3. Additionally, the ell and its relationship to the main block, as well as to the adjoining twin, are integral to the legibility and understanding of this particular house form, typical to Alexandria. The wholesale demolition of the historic ell would destroy any physical evidence of the historic house form, building materials, and construction method (criteria 5). Staff recommends that the applicant retain and preserve, at a minimum, the entire north wall and as much of the remaining exterior walls and materials as possible. Staff supports some demolition and capsulation to this feature and supports a scheme that would result in three distinct components: the historic main block, the historic rear ell, and the new addition.

The applicant has demonstrated some obvious rot and termite damage to the historic framing. However, most frame buildings of this age have had similar damage and staff does not believe at this time that it is sufficient to warrant complete demolition of the ell. Staff is concerned that if the Board sets a precedent to allow for the entire demolition of rear ells based on termite damage or room size, that the preservation efforts of the Board will ultimately result in façadism. Staff believes that this is the reason that the zoning ordinance has always granted the BAR authority to review demolition/capsulation whether or not it is visible from a public way.

The applicant requests the demolition of a 20<sup>th</sup> century brick planter in the front yard and the removal of one six-over-six window on the north elevation. Staff supports removal of the planter, as it will be part of the effort to restore the front façade and yard to its historic appearance. Staff has no objection to the removal of the first floor window on the north elevation, as its significance and relation of the interior floor plan will be lost once the interior demolition and reconfiguration is complete. Historically, the window was installed to bring light into the hall and into the rear first floor room through an interior door and transom. However, the proposed interior demolition will eliminate any relationship between the subject window and interior space.

*Although the new proposal is essentially façadism, Staff notes that the Board has no pruvieview over the interior framing and the applicant has responded to the Board's request that, at a minimum, the north wall of the historic ell be retained. The applicant has gone a step further to incorporate salvaged materials from the historic ell into the main block for repair and replacement (siding and two windows). Therefore, Criteria #3 for demolition is not met, as the applicant proposes to retain a significant portion of historic material. By retaining the north wall, the applicant will preserve the outline of the historic building when viewed from South Pitt Street and Criteria #5 can be considered as not met. Therefore it is Staff's opinion the criteria to prohibit demolition and capsulation generally are not met and the Permit to Demolish should be granted.*

#### Addition

The proposed addition complies with zoning; however the proposed fence must be located completely on the subject property.

The proposed addition will be visible from South Royal Street due to an open parking area behind the property as well as obliquely from South Pitt Street. Staff finds the proposed addition to be generally compatible with respect to the scale, mass and architectural character of the rear of the existing building. However, the form and roof line of the proposed addition are essentially an enlarged reproduction of the existing ell that is proposed for demolition. The *Design Guidelines* state that “an addition to a historic building should be clearly distinguishable from the original structure ... [and] not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past.” The applicant has made efforts to distinguish the proposed addition from the historic main block through the use of fiber cement siding and a vertical trim board. However, if the north wall of the historic ell is retained, the distinction between the historic and new construction can be strengthened by establishing three different rooflines or forms for the three distinct building phases: the main block, the historic ell, and the proposed addition.

*As previously stated, the applicant has revised the design to include preservation and retention of the north wall of the historic ell. While the applicant proposes to build a rear addition with a significantly higher roofline than the existing, the historic ell’s original roofline will be depicted by a new short shed roof and an 8 inch setback of the elevation above said roofline. Eight inches is minimal and Staff would prefer to see at least a 24 inch setback to create a distinct yet compatible contrast with the historic ell and the new addition’s rooflines. However, the applicant has stated that the location of the southern property boundary, combined with the desired interior improvements exclude a greater setback. The setback creates a contemporary clerestory clad in vertical siding with four two-light windows. The window operation and material of the siding or windows has not been indicated. However, Staff highly encourages the use of modern materials to distinguish it as 21<sup>st</sup> century construction.*

*Additionally, the applicant proposes replacing the window on the north elevation of the historic ell. Replacement of this window must comply with the Board’s Window Policy for 19<sup>th</sup> century structures.*

#### Alterations

The proposed alterations and materials are all considered appropriate by BAR policies and, with the exception of the front yard fence, could be approved administratively by Staff. Staff has no objections to the proposed alterations to the front façade or fences and notes that the restoration of the historic wood siding on the side elevation will be a great improvement.

#### Recommendation

Staff recommends deferral of the application to restudy an alternate design that would incorporate, at a minimum, the entirety of the north wall of the ell into the proposed addition, while also distinguishing between the three phases of construction. There is not sufficient evidence to support complete demolition of this character-defining building element.

*As will all historic buildings in Old Town, Staff would always prefer that everything be saved for scholars in future generations to study – whether visible or even on the interior. However, Alexandria is a living city and not a museum. It is not realistic to expect everyone who lives here to light their homes with candles or churn their own butter. In this case, the ceiling heights in the ell are very low and the grade in the rear yard does not permit the floor level to be lowered*

*to gain additional height on the first floor. Thus, the applicant has asked to raise the roof of the ell to at least comply with the modern building code. The Board has approved similar alternations on hundreds of other houses over the years but has always tried to retain some vestige of the past building form. The applicant has heard and responded to the Board's previous comments in this case.*

*Although a greater clerestory setback is preferred by Staff, the north elevation is visible only obliquely from South Pitt Street. The applicant has incorporated the Board's recommendations from the previous hearing and Staff finds that the revised application is a suitable compromise that allows the exterior of the building to depict the evolution of its construction. The historic portion is clearly distinguished from the new and from South Pitt Street, the casual passerby will only see a small portion of the new construction. The view from South Royal Street will be only of the new addition, but obscured by distance and fencing.*

**STAFF**

Mary Catherine Collins, 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

**Archaeology Recommendations**

F-1 In the mid-nineteenth century the lot at 418 South Pitt Street appears to have been undeveloped. An "orphan asylum" was in operation a few lots north from the subject property at the corner of Wolfe and Pitt. The asylum was later used as a school for girls. As the applicant has demonstrated from the Sanborn Fire Insurance maps, the house on the property appears to have been built between 1885 and 1891. In support of this later date of construction, the detailed 1877 Hopkins map of Alexandria depicts the subject lot as vacant. The property has the potential to contain archaeological resources which could provide insight into residential life in late 19<sup>th</sup>-century and 20<sup>th</sup>-century Alexandria.

R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

- a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

**Code Administration**

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief at ken.granata@alexandriava.gov 703-746-4193.

C-1 Building and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction; as well as, mechanical, plumbing, fuel-gas and electrical layouts and schematics (as necessary)

C-2 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction.

**Transportation and Environmental Services (T&ES)**

**RECOMMENDATIONS**

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R3. 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)
- R4. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

**CITY CODE REQUIREMENTS**

- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 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-5 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

**V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application for BAR2013-00077 & BAR2013-00078 at 418 South Pitt Street*

**Attachment 1****Description of Proposed Work****Existing House**

This proposal is for alterations, demolition and a new addition at 418 South Pitt Street. Alexandria City records indicate that the house was built in 1860. However, the Sanborn Fire Insurance Maps date the house between 1885 and 1891 (Figure 1). The house was built in 2 sections--the main house block and a rear "el" addition. The main block consists of a two-story frame structure on a brick masonry foundation (Figure 2). The foundation consists of a crawl space and cellar beneath the western and eastern portions of the main block, respectively. The main block is covered with a standing seam metal gable roof. The north and east elevations of the main block are covered with aluminum and asphalt siding (Figure 3). Based on a limited field survey, the aluminum and asphalt siding appears to cover the original wood clapboard siding on the north and east elevations of the main block (Figure 4). These elevations include six-over-six windows. The west (front) elevation of the main block is finished with historic wood clapboard siding and two-over-two windows.

The rear "el" addition consists of a two-story structure on a shallow brick foundation (Figure 5), creating a crawl space beneath the first floor. The rear addition has a shed roof covered with a single-ply rubber membrane. The exterior walls are covered with aluminum and asphalt siding. Based on a limited field survey, the aluminum and asphalt siding appears to cover plywood sheathing in some locations (Figure 6) and wood siding in others. A review of the Sanborn Fire Insurance Maps shows that the form of the rear addition was subject to a number of alterations during the 20<sup>th</sup> century (Figure 1). The lumber used to frame the rear addition (sill plates, studs, etc.) and the brick used for the addition's foundation are dimensionally different and appear to be of a different vintage than the framing and brick used for the main house block.

**Proposed Alterations**

- 1) Remove aluminum and asphalt siding, and repair historic wood siding and trim, on north elevation of the existing main block. Repair historic wood siding and trim on west (front) elevation of main block. Wood siding from existing rear addition will be salvaged and used to replace damaged siding on the north elevation of the existing main block. Wood siding and trim to be painted blue-gray and white, respectively.
- 2) Repair and paint original two-over-two windows on west (front) elevation and six-over-six windows on north elevation of existing main block.
- 3) Remove one existing window from the current entry hallway, infill the opening, and install siding to match the original. Components of the window will be reused during restoration of the existing windows on the west (front) and north elevations of the main house block. This alteration allows for the relocation of the main staircase, which provides better flow and functional space on the first and second floors. We considered leaving the main staircase in its existing location, but this layout does not allow adequate functional connection between the new addition and the adjacent living space.

- 4) Replace existing standing seam roof on the rear slope of the main block (Figure 7). New roof to match existing standing seam roof. This section of the roof has exceeded its expected lifespan and is not currently waterproof.
- 5) Replace existing six panel front door with a four panel door painted black. Per the recommendation of the BAR staff, the proposed door is more appropriate to the period of the house than the existing door.
- 6) Replace existing front concrete stoop with a brick stoop. The existing concrete stoop is covered in green AstroTurf and appears to be 1950's vintage.
- 7) Replace existing electric light fixture located on the west (front) elevation with a gas lamp. Existing electric porch light, mount and wiring have deteriorated, creating a hazard from water intrusion and electrical shock.
- 8) Remove existing brick planter on the front elevation. This planter appears to be 1950's vintage. Removal of the planter will provide additional functional space in the front yard.
- 9) Replace existing wood fence located on the west (front) property line with a decorative metal fence and gate. The existing wood fence appears to be 1970's vintage. Per the recommendation of the BAR staff, the proposed fence is appropriate to the period of the house.
- 10) Replace existing chain-link and stockade fences located on the north, east and south property lines with a 6'-0" high, board on board, privacy fence. Install new wood gate at front entrance to north alley to match fence.

### **Proposed Demolition**

- 1) Remove the existing rear two-story "el" addition. Components of the existing windows will be used to repair the existing historic windows on the west (front) and north elevations of the main block. Existing wood siding will be salvaged and used to replace damaged historic siding on the existing main block. Brick from the rear chimney will be reused to repair the existing chimney and fireplace in the main block. We considered leaving the rear addition undisturbed, but a structural analysis of the addition shows significant deficiencies in the framing, including rotten floor joists and sill plates (Figure 8 and Figure 9), as well as termite damage to exterior studs (Figure 10). Further, the existing brick foundation is deteriorated and lacks sufficient bearing capacity in some locations. In addition to the structural issues, the removal of the existing rear addition allows for the construction of a new rear addition to provide a more functional living space on all floors.
- 2) Remove the exterior wall (approximately 4') and two windows on the east elevation of the main block in order to connect with the proposed addition. Components of the existing windows will be used to repair the existing historic windows on the west (front) and north elevations of the main house block. Existing wood siding will be salvaged and used to replace damaged historic siding on the existing main block. This change allows open connection and access between the existing space and proposed addition, improving the function of both spaces. We considered

leaving the wall undisturbed, but this layout does not allow for appropriate interior connections to the adjacent spaces.

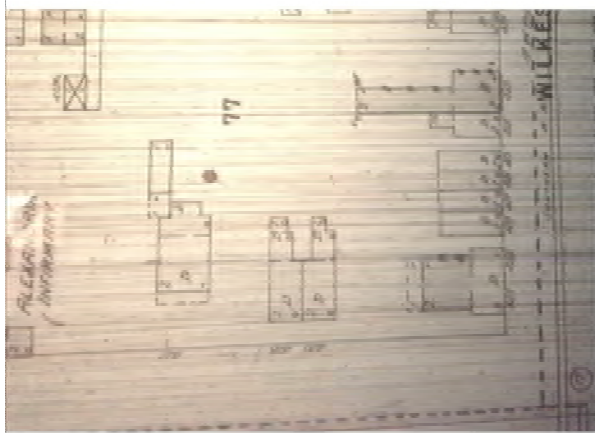
- 3) Remove and replace the rear portion of the existing brick foundation on the north side of the main block due to structural damage to this portion of the foundation.

### **Proposed Addition**

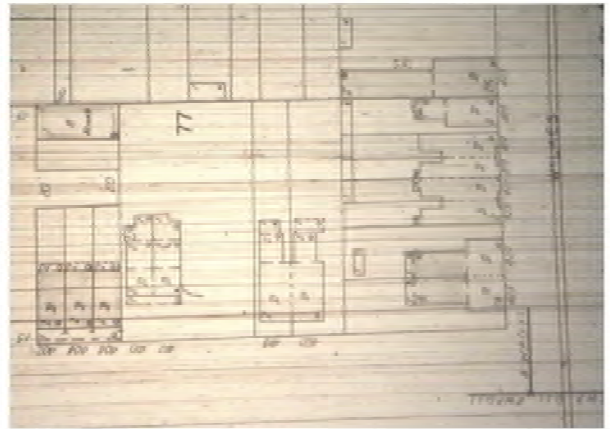
The proposed two-story rear addition and basement takes the place of the existing two-story rear addition and crawl space. The existing addition has a footprint of 227 square feet. The proposed addition has a footprint of 449 square feet and provides new living space in the basement, new kitchen and family room space on the first floor, and two bedrooms and a bathroom on the second floor. A balcony is provided on the second floor on the east side of the proposed addition. The proposed addition includes an “el” that is consistent in form with the existing “el”. In addition, approximately 48 square feet of the space between the existing “el” and the south property line are filled-in as part of the proposed addition. A window well (with grate for fall protection) is located to the east of the infill portion of the proposed addition. This window well provides egress from the new basement.

The “el” of the proposed addition has a shed roof similar in slope and configuration to the existing “el” addition. The infill portion of the proposed addition has a shed roof that ties-in with the existing roof of the main block and slopes to the east. Both the “el” and infill sections of the proposed addition are finished with a standing seam metal roof to match the existing main block.

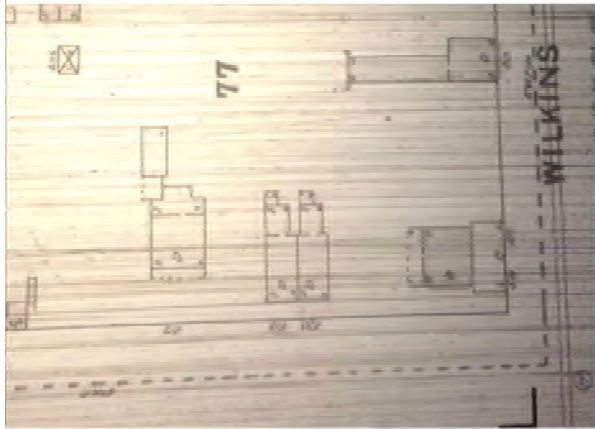
The exterior walls of the proposed addition are finished with Hardie Plank lap siding and trim painted blue-gray and white, respectively. The new siding has a smaller exposure than the historic siding on the existing main block, helping to differentiate the proposed addition from the existing main block. The proposed addition includes new six-over-six double hung wood windows (five on the first floor and three on the second floor) and a single four-over-four double hung wood window on the second floor of the east elevation. The east elevation of the first floor includes fifteen-lite patio doors with a seven-lite transom window above. Wall-mounted “carriage-style” electric porch lights flank the first floor patio doors. The second floor of the east elevation includes fifteen-lite patio doors leading to a wood balcony. Two new HVAC condensing units are surface mounted on the east side of the proposed addition. New painted metal half-round gutters and downspouts will be installed as needed.



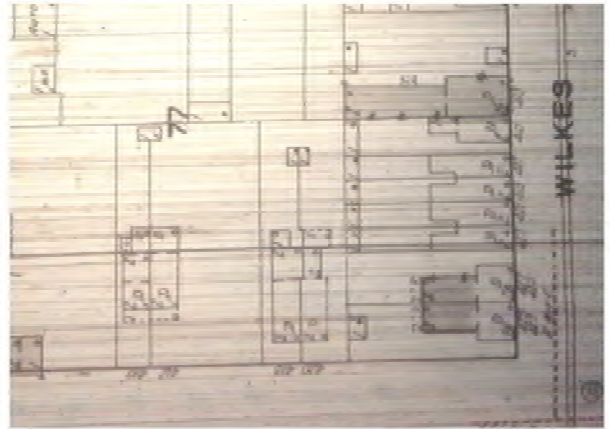
1886



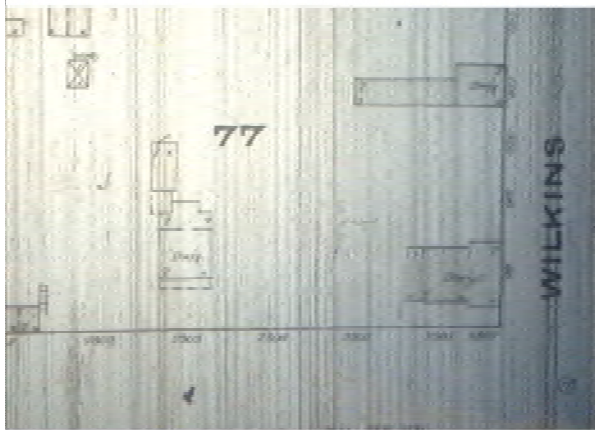
1891



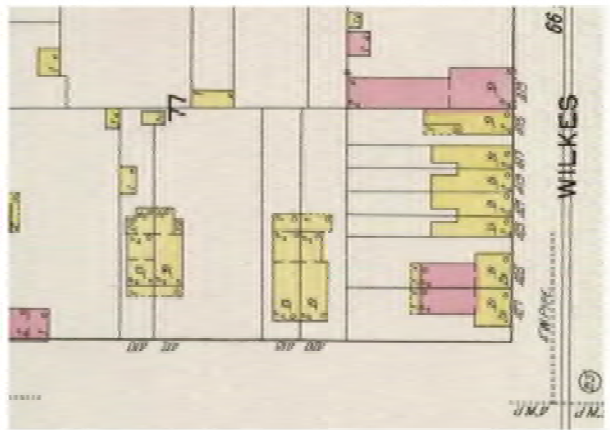
1896



1912



1912



1941

Figure 1 – Sanborn Fire Insurance Maps for Subject Property



Figure 2 – View of main block looking east



**Figure 3 – Asphalt siding on east elevation of main house block visible after removal of aluminum siding**



**Figure 4 – Wood siding on east elevation of main house block visible after removal of aluminum and asphalt siding**



Figure 5 – View of existing rear “el” addition



Figure 6 – View from interior of existing rear “el” addition of plywood sheathing on exterior studs



**Figure 7 – View of rear roof slope of main house block**



**Figure 8 – Condition of floor and framing in existing rear “el” addition**



**Figure 9 - Condition of floor and framing in existing rear "el" addition**



**Figure 10 – Damage to exterior stud in existing rear "el" addition**



## DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address 418 S. Pitt Street Alexandria, VA 22314 Zone RM  
 A2. 2,460 x 1.5 = 3,690  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	334	Basement**	334
First Floor	640	Stairways**	163
Second Floor	640	Mechanical**	26
Third Floor	—	Other**	—
Porches/ Other	—	Total Exclusions	523
<b>Total Gross *</b>	<b>1,614</b>		

B1. Existing Gross Floor Area \*  
1,614 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
523 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
1,091 Sq. Ft.  
 (subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	417	Basement**	417
First Floor	417	Stairways**	—
Second Floor	399	Mechanical**	—
Third Floor	—	Other**	—
Porches/ Other	—	Total Exclusions	417
<b>Total Gross *</b>	<b>1,233</b>		

C1. Proposed Gross Floor Area \*  
1,233 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
417 Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions  
816 Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,907 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 3,690 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

### F. Open Space Calculations

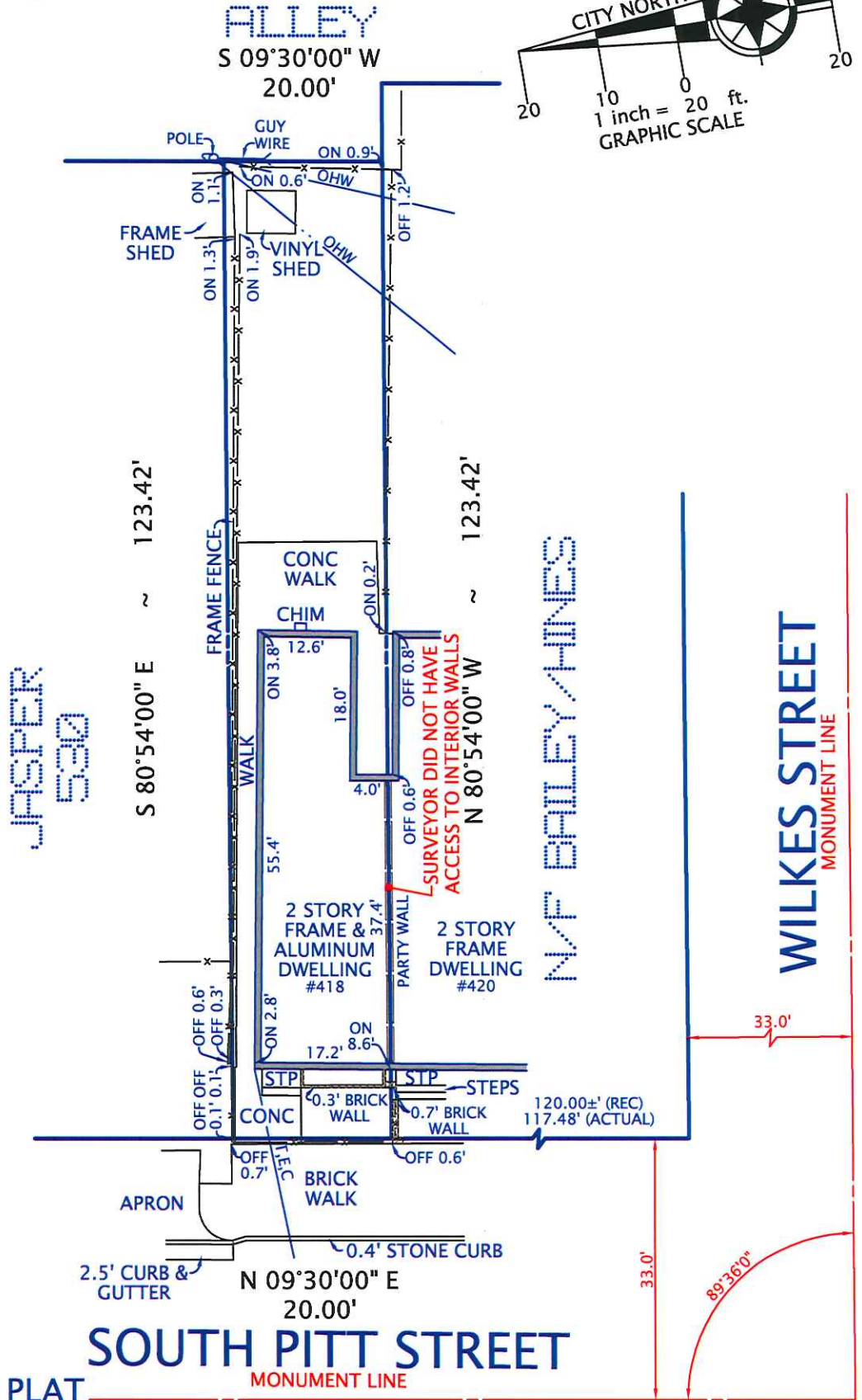
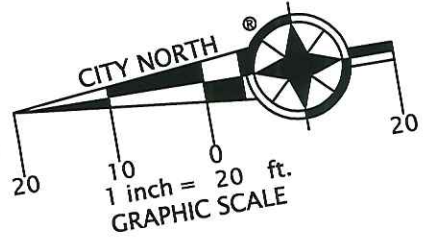
Existing Open Space	1,287
Required Open Space	861
Proposed Open Space	1,063

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: \_\_\_\_\_

Date: 4/23/13

- NOTES: 1. FENCES ARE CHAIN LINK UNLESS NOTED.  
 2. AREA=2,468 SF (COMP).

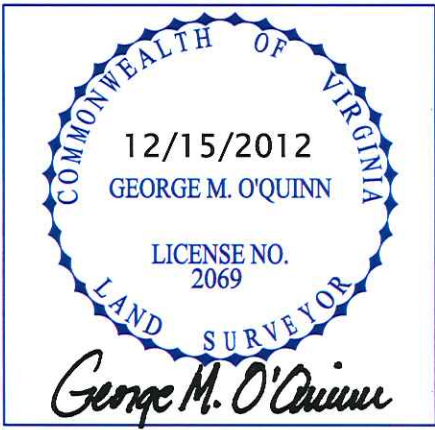


PLAT  
 SHOWING HOUSE LOCATION ON  
 THE PROPERTY LOCATED AT  
**#418 SOUTH PITT STREET**  
 (DEED BOOK 413, PAGE 447)  
**CITY OF ALEXANDRIA, VIRGINIA**  
 SCALE: 1" = 20'      DECEMBER 15, 2012

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I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

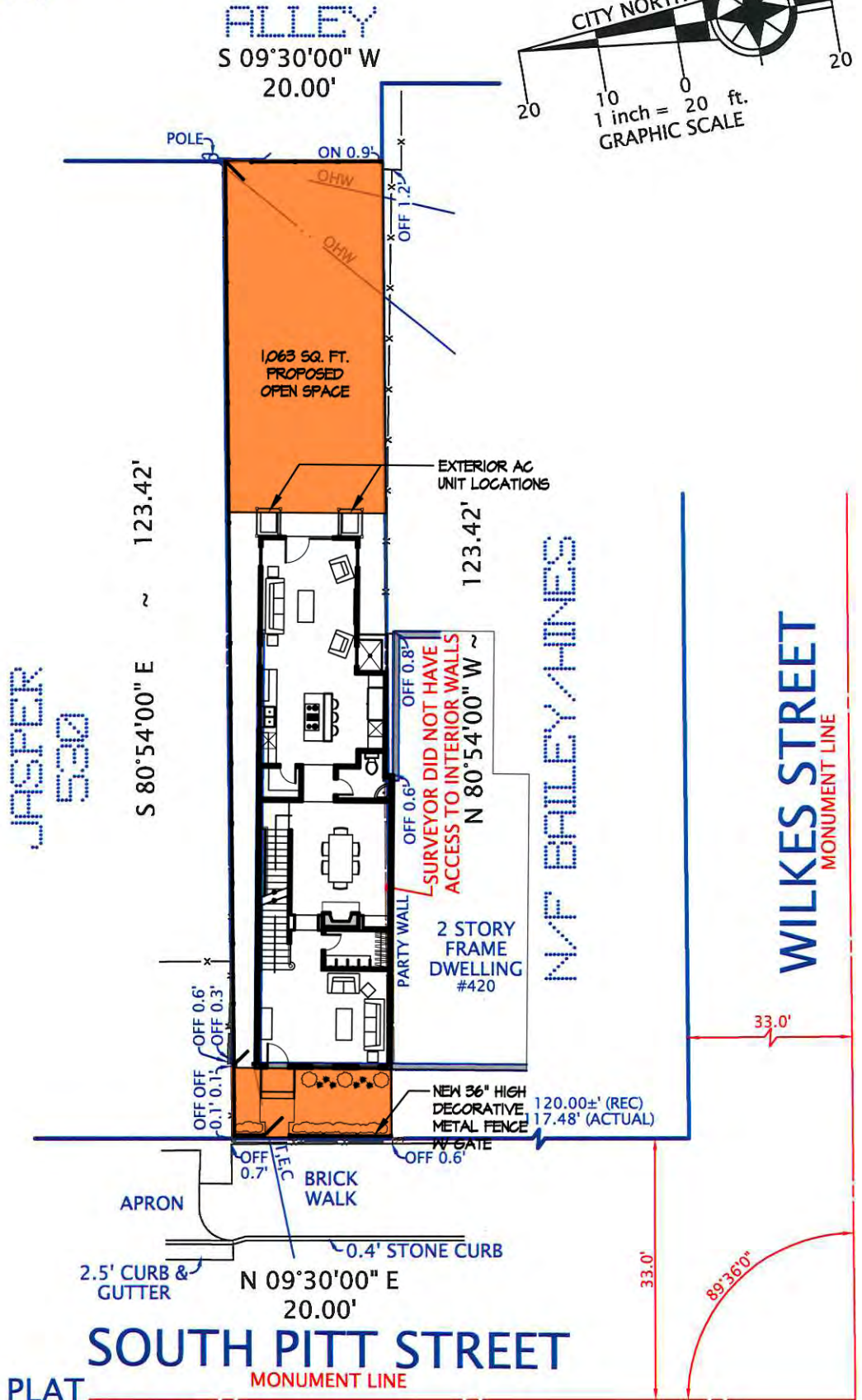
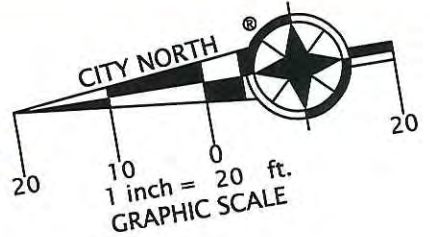
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  
 A TITLE REPORT WAS NOT FURNISHED.  
 NO CORNER MARKERS SET.



Ordered by:  
  
 7619 Little River Turnpike  
 Suite 300  
 Annandale, Virginia 22003  
 703-916-1800  
 703-916-1801 (Fax)

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

NOTES: 1. FENCES ARE CHAIN LINK UNLESS NOTED.  
 2. AREA=2,468 SF (COMP).

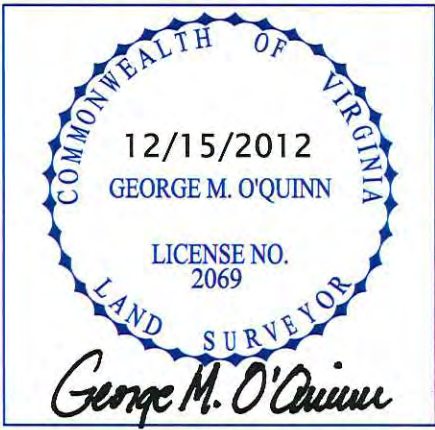


PLAT  
 SHOWING HOUSE LOCATION ON  
 THE PROPERTY LOCATED AT  
**#418 SOUTH PITT STREET**  
 (DEED BOOK 413, PAGE 447)  
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## **418 S. Pitt Street, Alexandria, VA 22314 - Old and Historic District**

### **Materials Specification List**

#### **1. West Side Elevation:**

- New four panel wood door
  - Painted black
- New porch light
  - Gas lamp by Bevolo (or similar)
- Existing wood siding and trim to remain
  - Repair as needed
  - All trim to be painted white
  - All siding to be painted blue-gray
- Existing windows to remain
  - Repair as needed
  - Windows to be painted white
- Existing standing seam roof to remain
- New brick stoop w/ re-used metal handrails from existing stoop
- New decorative metal fence w/ gate at front property line
- New 6'-0" high privacy fence w/ gate at alley
  - Pressure treated lumber w/ natural stain

#### **2. North Side Elevation Existing Portion:**

- Existing wood siding and trim to remain
  - Repair as needed
  - All trim to be painted white
  - All siding to be painted blue-gray
- Existing windows to remain
  - Repair as needed
  - Windows to be painted white
- New 6'-0" high privacy fence at property line
  - Pressure treated lumber w/ natural stain

#### **3. North Side Elevation New Portion:**

- New windows at addition - Lincoln (or similar) double hung wood windows
  - White aluminum clad
  - Six over six
- New trim at addition
  - 1x6 Azek (or similar) corner boards
  - 1x4 Azek (or similar) window trim
  - 1x6 Azek (or similar) fascia boards
  - All trim to be painted white

#### **418 S. Pitt Street, Alexandria, VA 22314 - Old and Historic District**

- New Hardie Plank lap siding at addition
  - 5" exposure
  - Smooth face exposed
  - All siding to be painted blue-gray
- New 6'-0" high privacy fence at property line
  - Pressure treated lumber w/ natural stain
- New standing seam metal roof at addition
  - Color and style to match existing standing seam at front elevation

#### **4. East Side Elevation:**

- New doors - Lincoln (or similar) wood patio door
  - White aluminum clad
  - Fifteen lite w/ seven lite transom window above
- New standing seam metal roof
  - Color and style to match existing standing seam at front elevation
- New windows - Lincoln (or similar) double hung wood windows
  - White aluminum clad
  - Four over four
- New trim at addition
  - 1x6 Azek (or similar) corner boards
  - 1x4 Azek (or similar) window trim
  - 1x6 Azek (or similar) fascia boards
  - All trim to be painted white
- New Hardie Plank lap siding at addition
  - 5" exposure
  - Smooth face exposed
  - All siding to be painted blue-gray
- New 6'-0" high privacy fence at property line
  - Pressure treated lumber w/ natural stain
- New porch lights
  - "Carriage Style" electric porch lights
- Balcony
  - Pressure treated lumber w/ Azek (or similar) cladding

#### **5. South Side Elevation New Portion:**

- New windows at addition – Lincoln (or similar) double hung wood windows
  - White aluminum clad
  - Six over six
- New trim at addition

## **418 S. Pitt Street, Alexandria, VA 22314 - Old and Historic District**

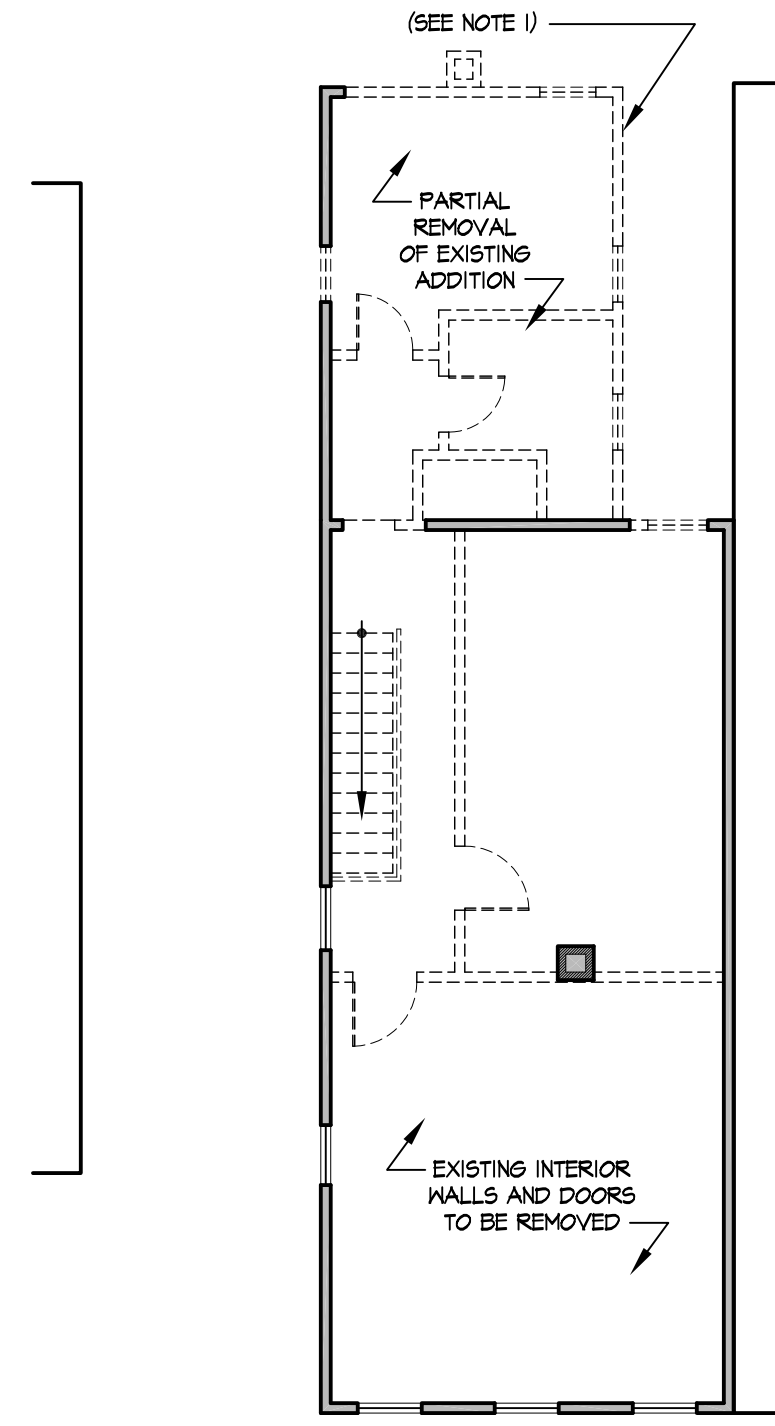
- 1x6 Azek (or similar) corner boards
- 1x4 Azek (or similar) window trim
- 1x6 Azek (or similar) fascia boards
- All trim to be painted white
- New Hardie Plank lap siding at addition
  - 5" exposure
  - Smooth face exposed
  - All siding to be painted blue-gray
- New standing seam metal roof at addition
  - Color and style to match existing standing seam at front elevation
- New 6'-0" high privacy fence at property line
  - Pressure treated lumber w/ natural stain

### **6. Miscellaneous Exterior:**

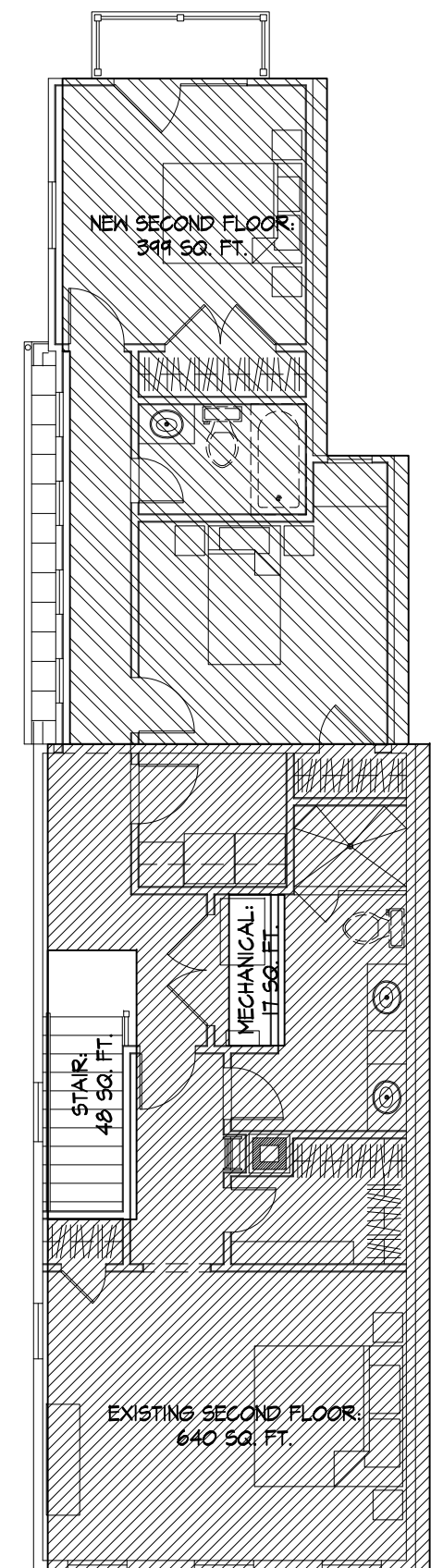
- New gutters to be metal half-round
  - Painted white
- New downspouts to be metal full-round
  - Painted white
- New exposed foundation - parged concrete finish
- New exterior mechanical units
  - Surface mounted at rear
- New window well
  - Metal grate at ground level for fall protection



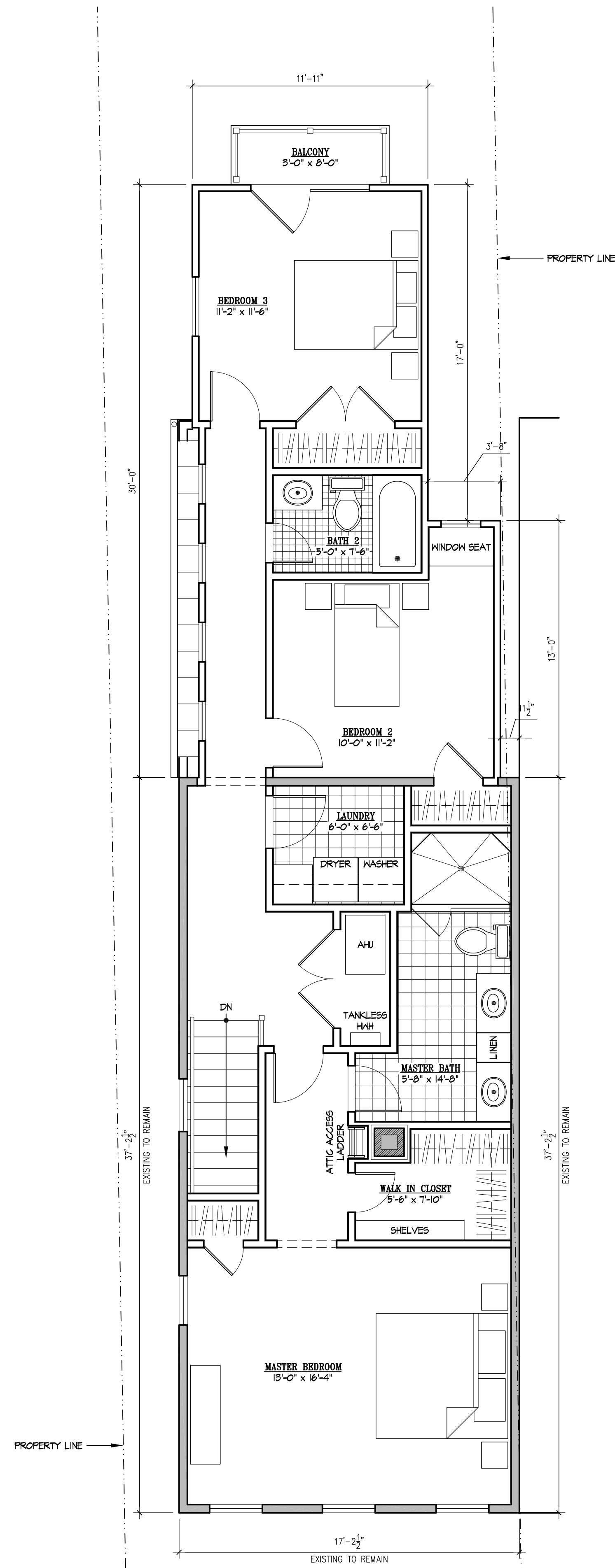
CITY OF ALEXANDRIA  
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT  
 PLAN SUBMITTAL



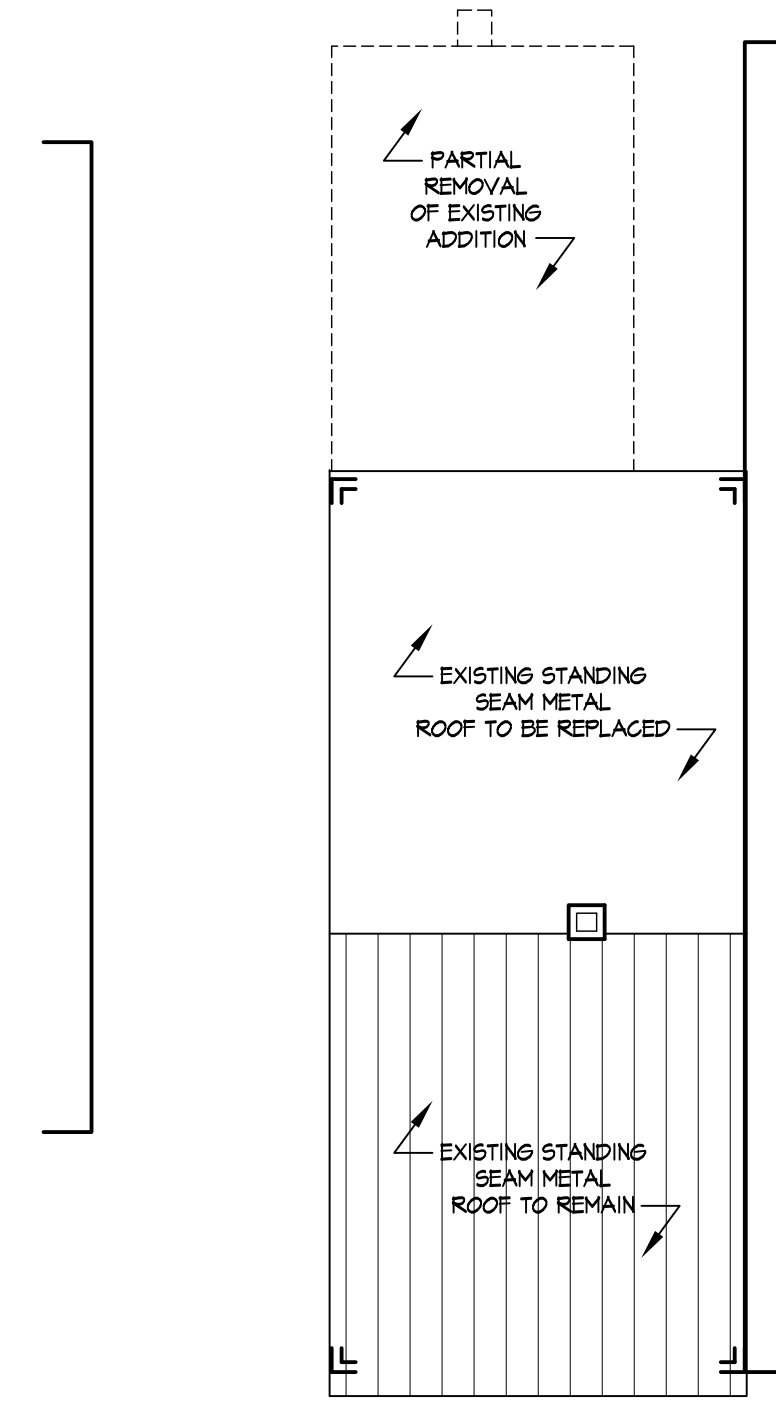
**1 SECOND FLOOR DEMOLITION PLAN**  
 A2 SCALE: 1/8" = 1'-0"  
 NOTES: 1. SALVAGE EXISTING WOOD SIDING FOR RE-USE / REPAIR AT EXISTING MAIN HOUSE BLOCK.



**2 SECOND FLOOR F.A.R. DIAGRAM**  
 A2 SCALE: 1/8" = 1'-0"

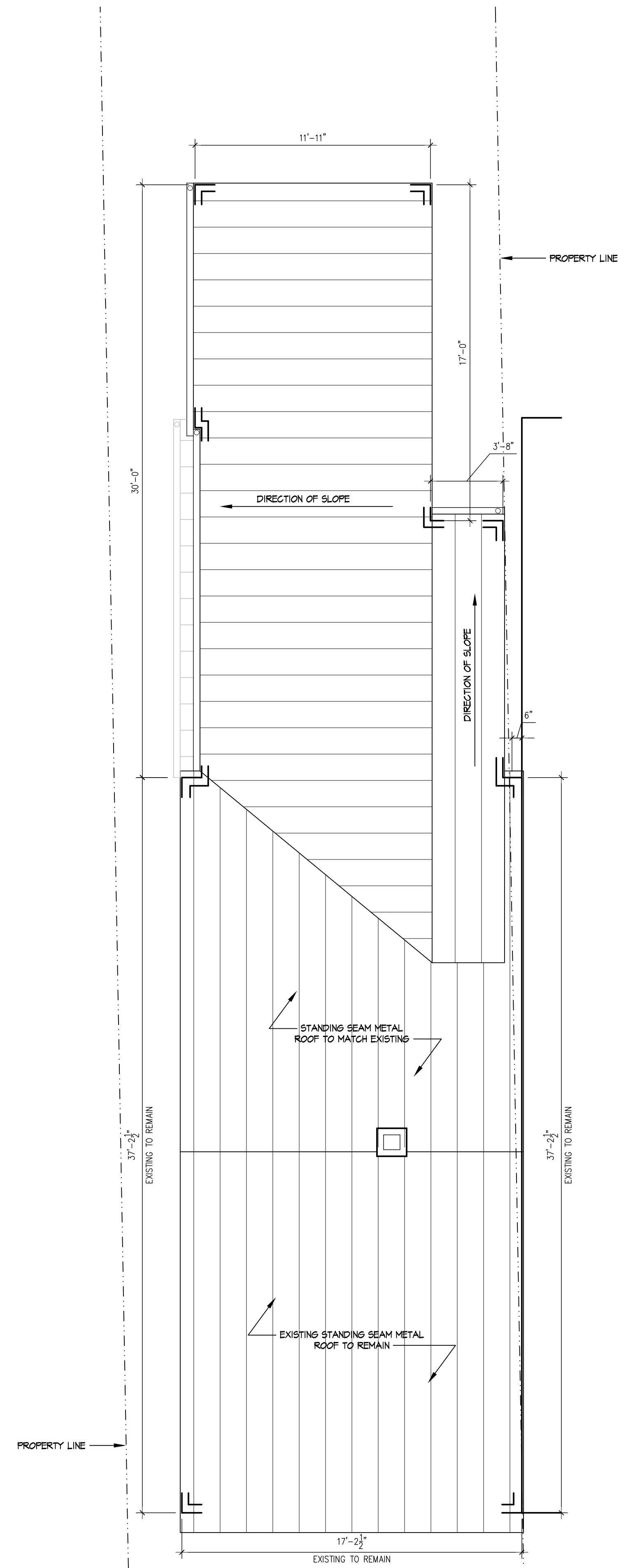


**3 PROPOSED SECOND FLOOR PLAN**  
 A2 SCALE: 1/4" = 1'-0"



**4 ROOF DEMOLITION PLAN**  
 A2 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING FULL HEIGHT WALL TO REMAIN
	NEW FULL HEIGHT WALL
	NEW PARTIAL HEIGHT WALL



**5 PROPOSED ROOF PLAN**  
 A2 SCALE: 1/4" = 1'-0"

COYNE RESIDENCE - ADDITION / RENOVATION

418 SOUTH PITT STREET ALEXANDRIA, VA 22314

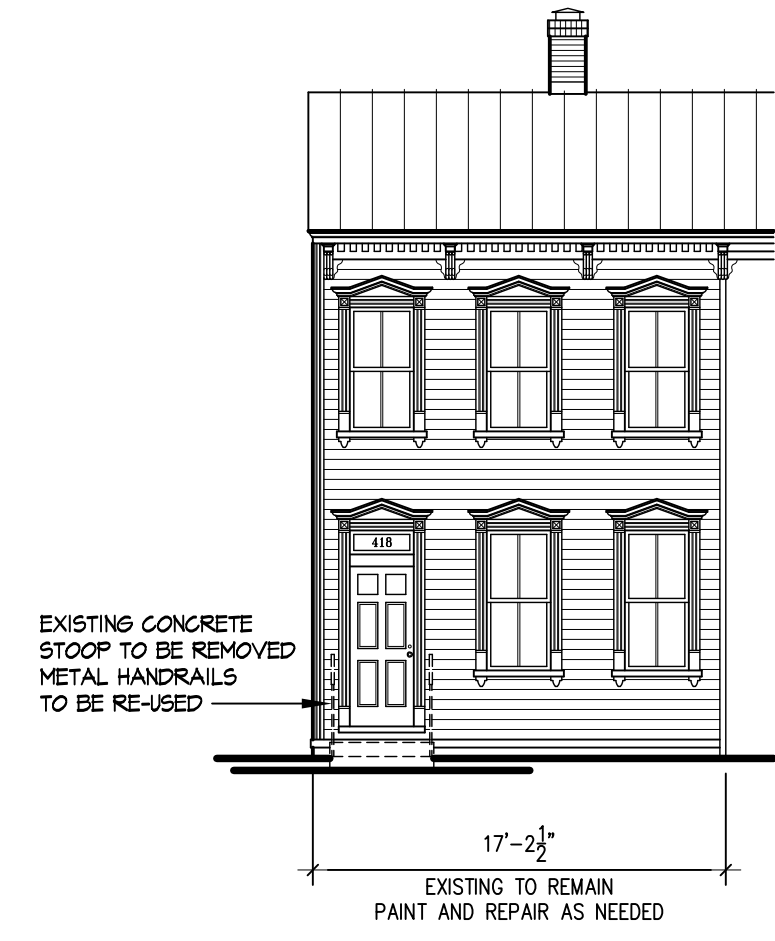
DEMOLITION / PROPOSED PLANS



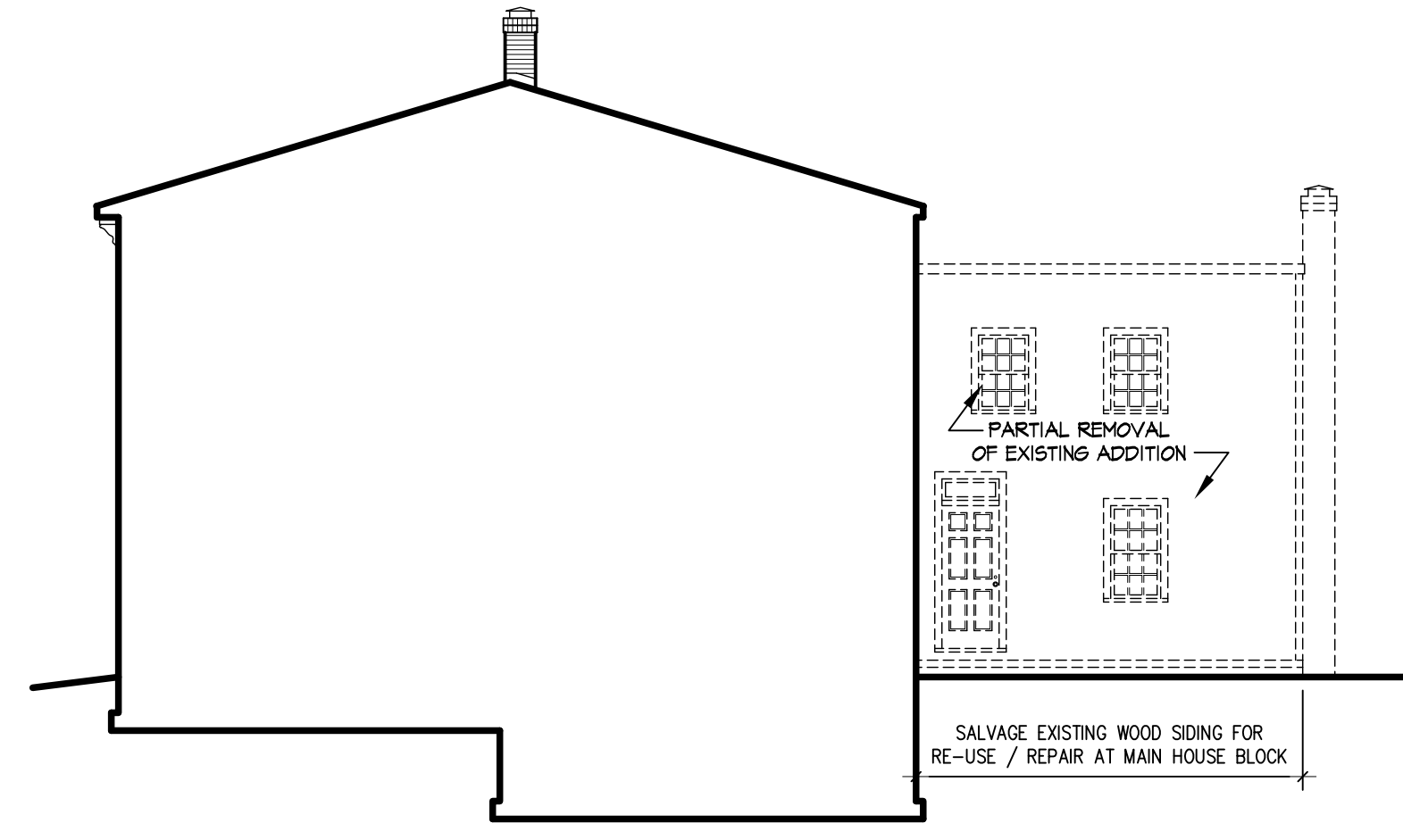
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PROJECT NUMBER 1308		
DATE 4/23/13		
SCALE AS NOTED		
DRAWN JMB	DESIGNED SAK	APPROVED
SHEET NUMBER A2		

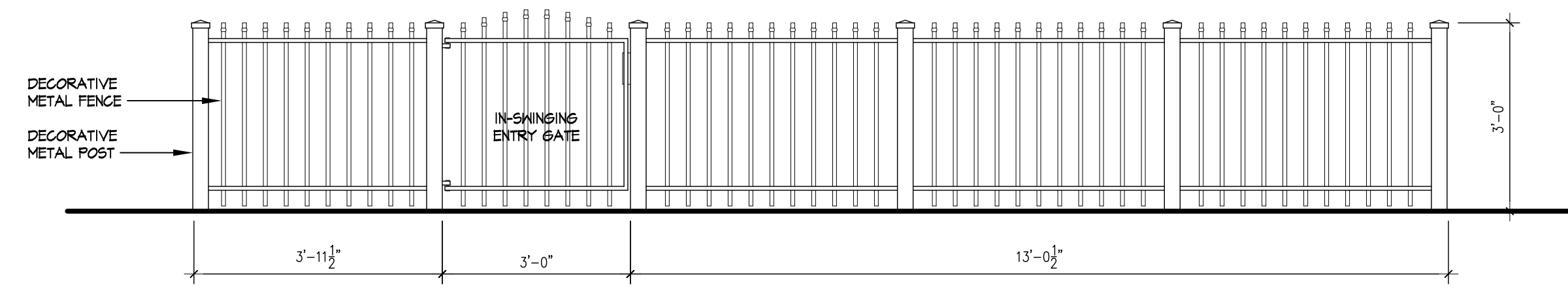
CITY OF ALEXANDRIA  
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT  
 PLAN SUBMITTAL



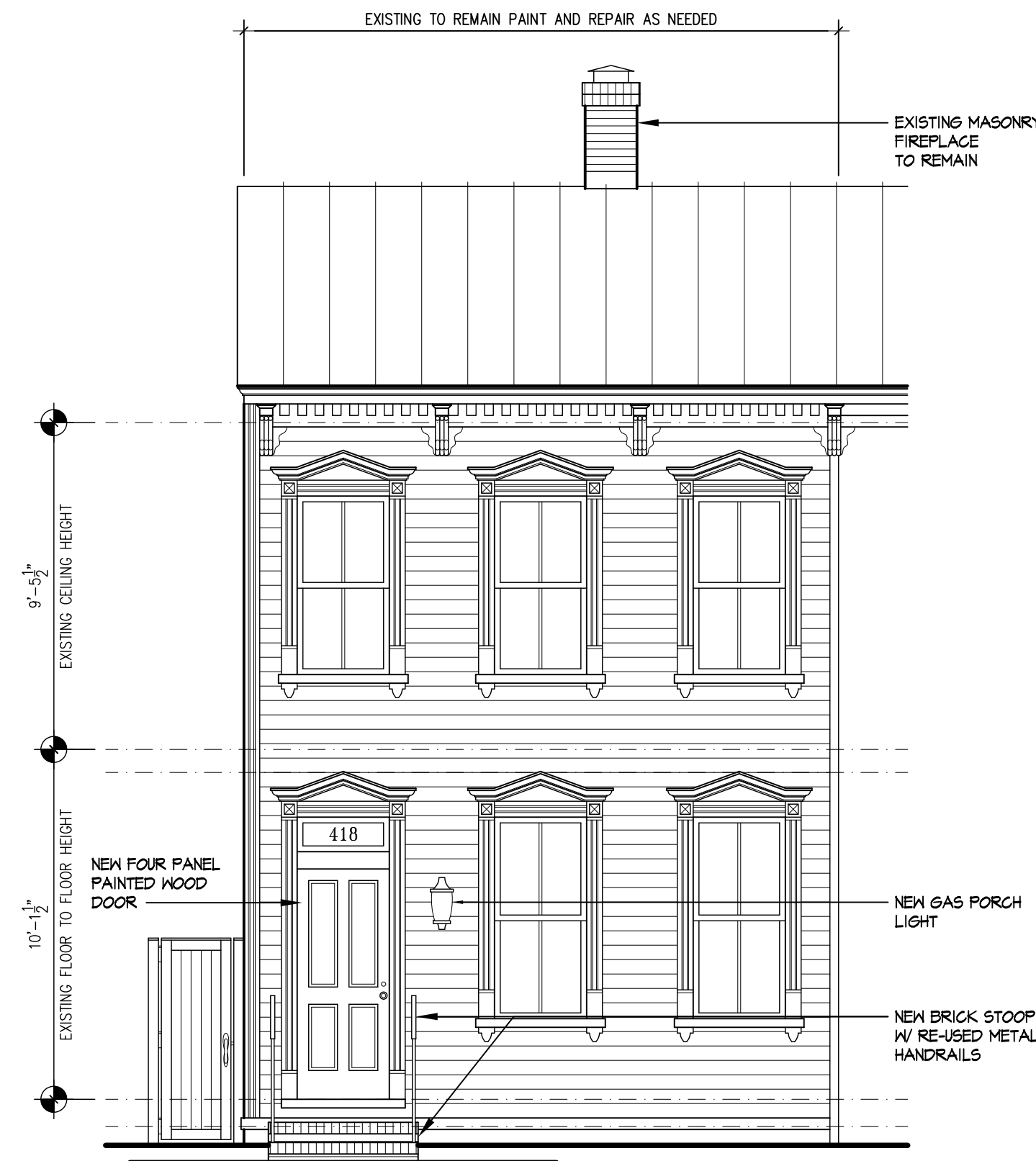
**1 FRONT DEMOLITION ELEVATION**  
 A3 SCALE: 1/8" = 1'-0"



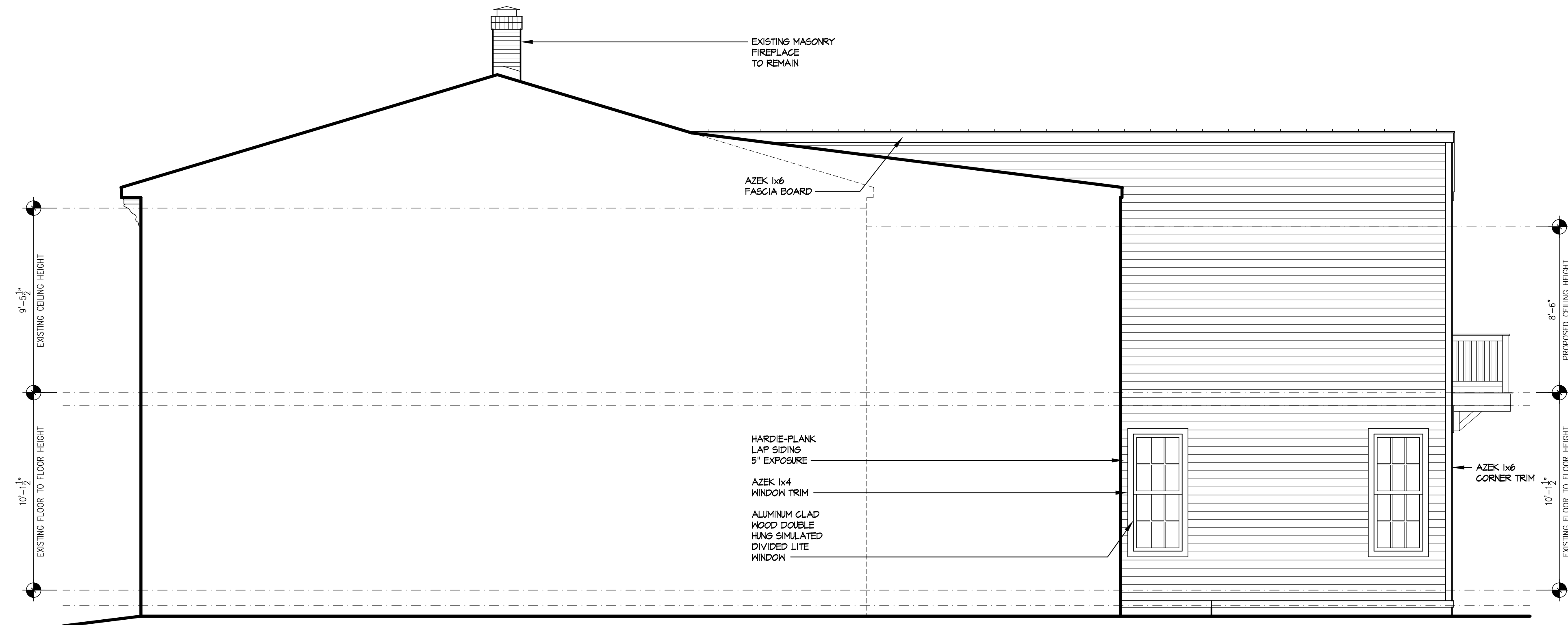
**2 RIGHT SIDE DEMOLITION ELEVATION**  
 A3 SCALE: 1/8" = 1'-0"



**3 FRONT METAL FENCE DETAIL**  
 A3 SCALE: 1/2" = 1'-0"



**4 PROPOSED FRONT ELEVATION**  
 A3 SCALE: 1/4" = 1'-0"



**5 PROPOSED RIGHT SIDE ELEVATION**  
 A3 SCALE: 1/4" = 1'-0"

**COYNE RESIDENCE - ADDITION / RENOVATION**  
 418 SOUTH PITT STREET ALEXANDRIA, VA 22314  
**DEMOLITION / PROPOSED ELEVATIONS**

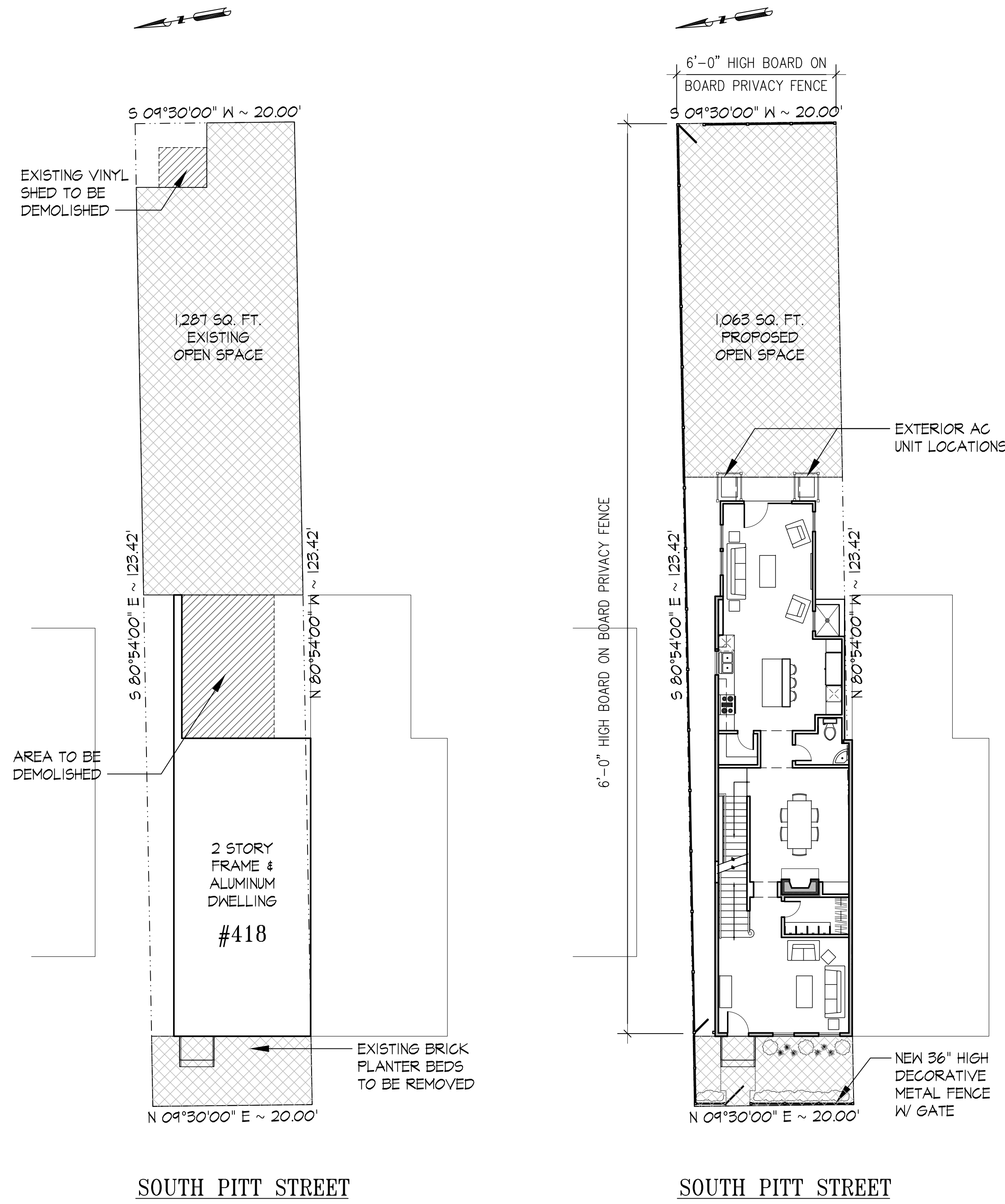
REVISIONS

PROJECT NUMBER	1308
DATE	4/23/13
SCALE	AS NOTED
DRAWN	JMB
DESIGNED	SWK
APPROVED	

SHEET NUMBER	A3
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CITY OF ALEXANDRIA  
BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT  
PLAN SUBMITTAL



**3 FRONT ELEVATION (A)**  
A5 SCALE: N.T.S.



**4 FRONT ELEVATION (B)**  
A5 SCALE: N.T.S.



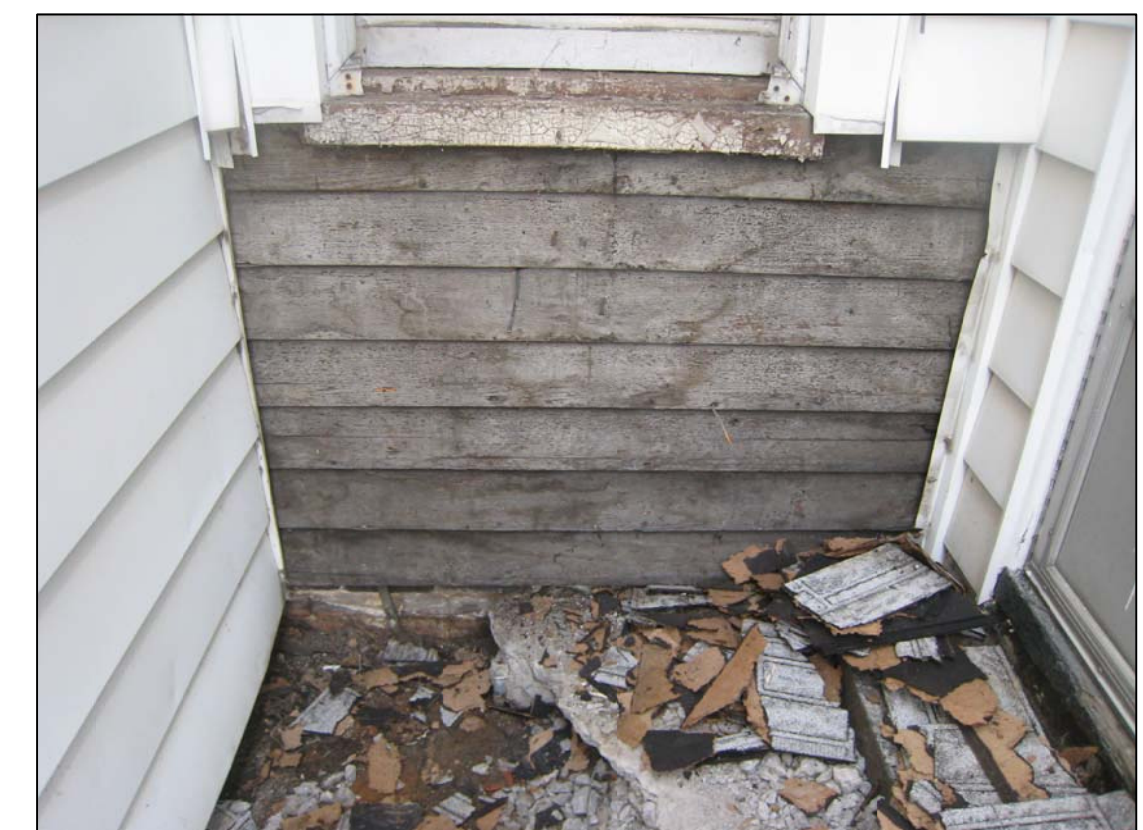
**5 SIDE ELEVATION**  
A5 SCALE: N.T.S.



**6 REAR ELEVATION**  
A5 SCALE: N.T.S.



**7 REAR/ SIDE ELEVATION**  
A5 SCALE: N.T.S.



**8 EXISTING SIDING DETAIL**  
A5 SCALE: N.T.S.



**9 VIEW OF THE REAR OF 418 SOUTH PITT STREET LOOKING WEST**  
A5 SCALE: 1" = 10'-0"



**10 VIEW OF 418 SOUTH PITT STREET LOOKING EAST**  
A5 SCALE: 1" = 10'-0"

REVISIONS

PROJECT NUMBER	1308
DATE	4/23/13
SCALE	A5 NOTED
DRAWN	JMB
DESIGNED	SWK
APPROVED	

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BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 418 S Pitt Street

TAX MAP AND PARCEL: 074.04-08-39 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 T and Halley M Coyne

Address: 418 S Pitt Street

City: Alexandria                      State: VA    Zip: 22314

Phone: (703) 517-9082                      E-mail: kcoyne01@hotmail.com

**Authorized Agent** *(if applicable):*     Attorney     Architect     \_\_\_\_\_

Name: Stephen Kulinski, AIA    Phone: (703) 517-9082

E-mail: steve@kulinskigroup.com

**Legal Property Owner:**

Name: Kevin T and Halley M Coyne

Address: 418 S Pitt Street

City: Alexandria                      State: VA    Zip: 22314

Phone: (703) 517-9082                      E-mail: kcoyne01@hotmail.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 \_\_\_\_\_
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Please see attached description

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**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 12 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 12 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: Kevin Coyne

Printed Name: Kevin Coyne

Date: 3.18.13