

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

APPLICANT: Daniel Bradfield and Kristen Connelly, by Kulinski Group Architects

LOCATION: Old and Historic Alexandria District
500 Wolfe Street

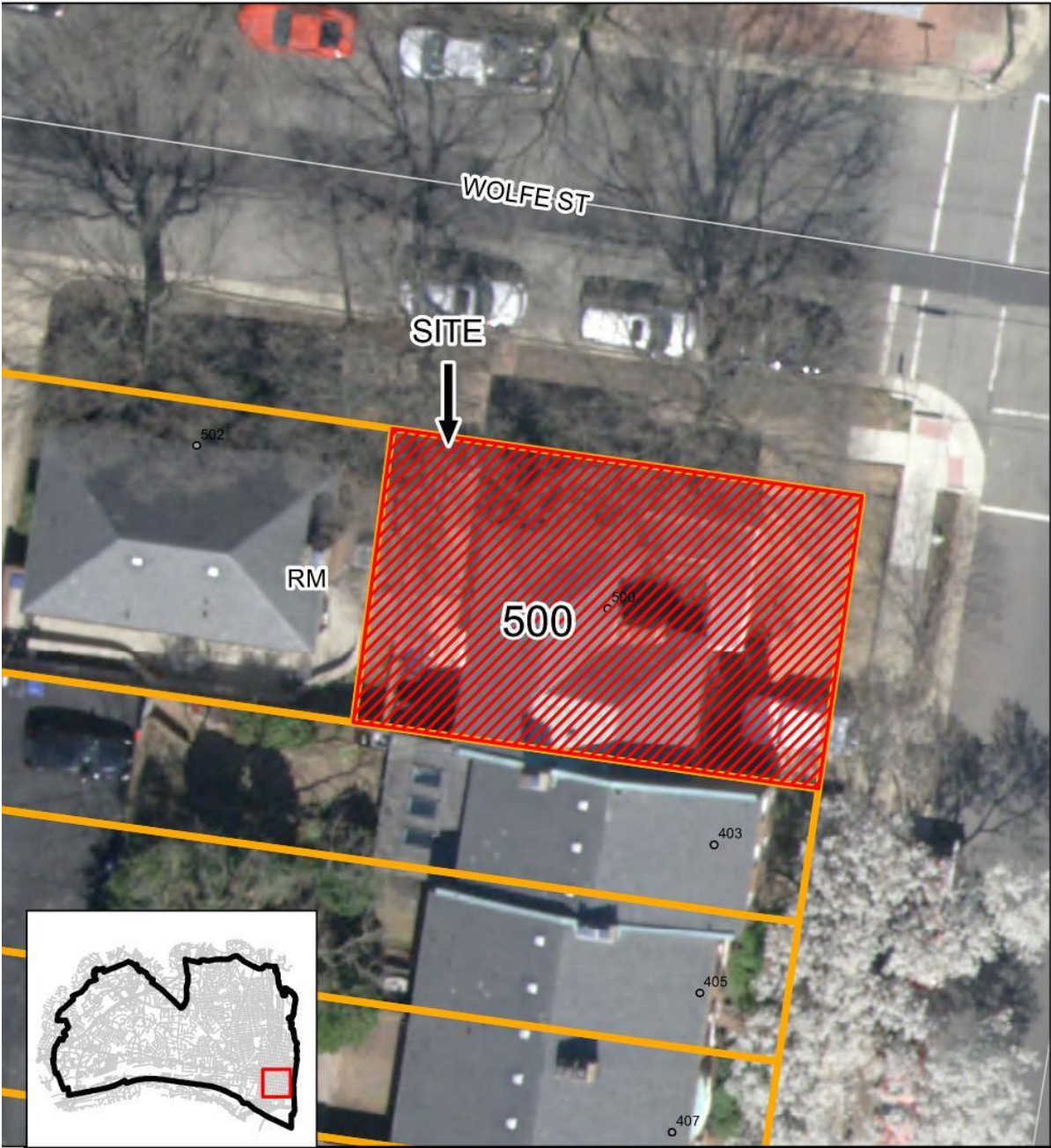
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations as submitted.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



BAR#2023-00351 & BAR#2023-00352
500 Wolfe Street



0 5 10 20 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2023-00351) and Certificate of Appropriateness (BAR #2023-00352) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to add two new window openings, alter existing windows and doors, and replace a light fixture. All proposed changes are on the lower/basement level of the house.

Site context

The property is located at the southwest corner of Wolfe and South Pitt streets.

II. HISTORY

Building permit #5420 was issued on May 18, **1961** to J.F. Philipp and R.F. Ward for construction in the 500 block of Wolfe Street and the 400 block of South Pitt Street. The two-story Colonial Revival house at 500 Wolfe Street dates to that permit.

Previous BAR Approvals

BAR1999-00221, 12/15/1999	Demolish existing greenhouse attached to west side of house
BAR2019-00294, 7/23/2019	Administrative approval, fence
BAR2020-00133, 3/17/2020	Administrative approval, HVAC screening

III. ANALYSIS

Permit to Demolish/Capsulate

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

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No

(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The select portions of the building proposed for demolition are not historic, nor are they of unusual or uncommon design. Staff therefore recommends approval of the demolition.

Certificate of Appropriateness

The *Design Guidelines* state that “An informed and careful analysis of the existing condition should be made before any decision to replace historic materials is made.” In this case, the materials to be replaced are not particularly historic, and the proposed alterations will upgrade the exterior appearance of the house. The proposed windows, door, and exterior light all comply with the *BAR Policies for Administrative Approval in the Historic Districts* and could therefore be approved administratively.

On the west elevation, the applicant proposes replacing two glass block openings with windows at the basement level. As noted above, the specifications of these new windows comply with our *BAR Policies for Administrative Approval in the Historic Districts* and could be approved administratively. Additionally, this alteration is not visible from a public right of way.

On the north elevation, the applicant proposes creating masonry openings to add two windows with rowlock sills on the lower level, below the existing windows on the east side of the elevation. See Figure 1 for the existing north elevation and Figure 2 for the proposed. This change greatly enhances the elevation by breaking up a monotonous brick wall and adding interest with a symmetrical window design. The north elevation will now appear more balanced and harmonious.

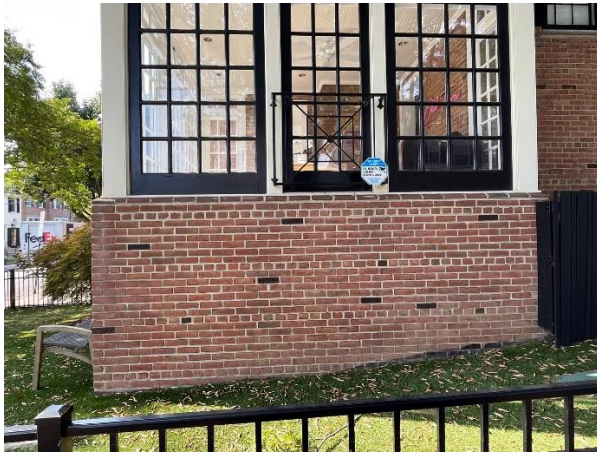


Figure 1: Existing north elevation

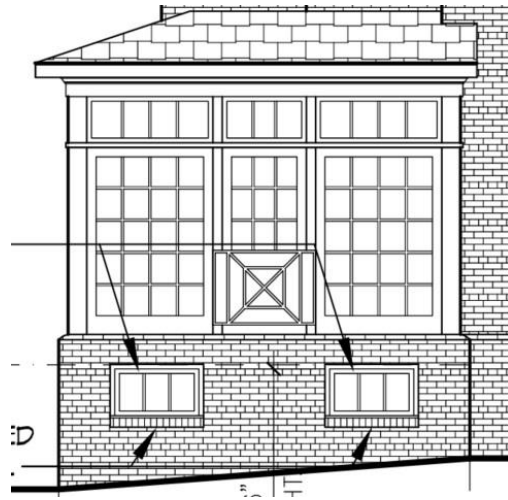


Figure 2: Proposed north elevation

The majority of the proposed changes are on the east elevation. Here, the applicant requests the removal of an existing window and door at the basement level entry area to replace them with a new egress window and another window, thus creating a triple window. A new door to the north of the new triple window will replace an existing window. These alterations will transform a somewhat haphazard looking basement level entry area into a more cohesive configuration. See Figure 3 for existing and Figure 4 for proposed. Also at the basement entry area, an existing door on the south elevation of the main block of the house will be converted into an egress window. See Figure 5 for existing and Figure 6 for proposed.



Figure 3: Existing east elevation entry area

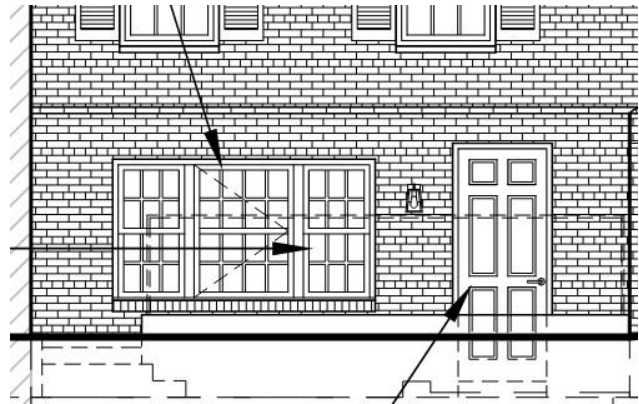


Figure 4: Proposed east elevation entry area



Figure 5: Existing door

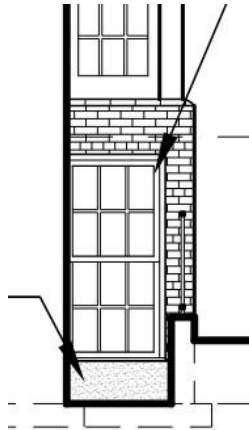


Figure 6: Proposed egress window

Staff finds the proposed alterations to be an improvement to the existing conditions and therefore recommends approval of the project as submitted.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed alteration to windows and doors on the lower level. Two new window openings in existing masonry. Replacement of existing light fixture will comply with zoning.

Code Administration

C-1 A building permit is 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 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)
- 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 Archaeology comments.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials



APPLICATION BOARD OF ARCHITECTURAL REVIEW

_____	Filing Fees Paid
<u>08/21/2023</u>	Date of Submission
<u>09/20/2023</u>	Board of Architectural Review Hearing Date

Applicants must send written notice of public hearings by regular mail to all abutting property owners at least 10 days prior to the Board of Architectural Review hearing, and not more than 30 days prior to the hearing.

Send notices by first-class U.S. mail between the dates of

08/21/2023 and **09/11/2023**

BAR Case # _____

ADDRESS OF PROJECT: 500 Wolfe Street

TAX MAP AND PARCEL: 074.04-09-03

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: Kulinski Group Architects, PC

Address: 104 N West Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-7243 E-mail: Steve@KulinskiGroup.com

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

Name: STEPHEN W. KULINSKI, AIA

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Daniel Bradfield & Kristen Connelly

Address: 500 Wolfe Street

City: Alexandria State: VA Zip: 22314

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

☐ 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).*

Alteration to windows and doors on the lower level. Two new window openings in existing masonry. Replacement of existing light fixture.

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 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.

BAR Case # _____

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee)
 - ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
 - ☒ I, the applicant, or an authorized representative will be present at the public hearing.
 - ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 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: _____

Printed Name: STEPHEN W. KULINSKI, AIA

Date:08/21/23

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Daniel Bradfield	500 Wolfe Street Alexandria, VA 22314	50%
2. Kristen Connelly	500 Wolfe Street Alexandria, VA 22314	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 500 Wolfe Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Daniel Bradfield	500 Wolfe Street Alexandria, VA 22314	50%
2. Kristen Connelly	500 Wolfe Street Alexandria, VA 22314	50%
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. Daniel Bradfield	None	None
2. Kristen Connelly	None	None
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.

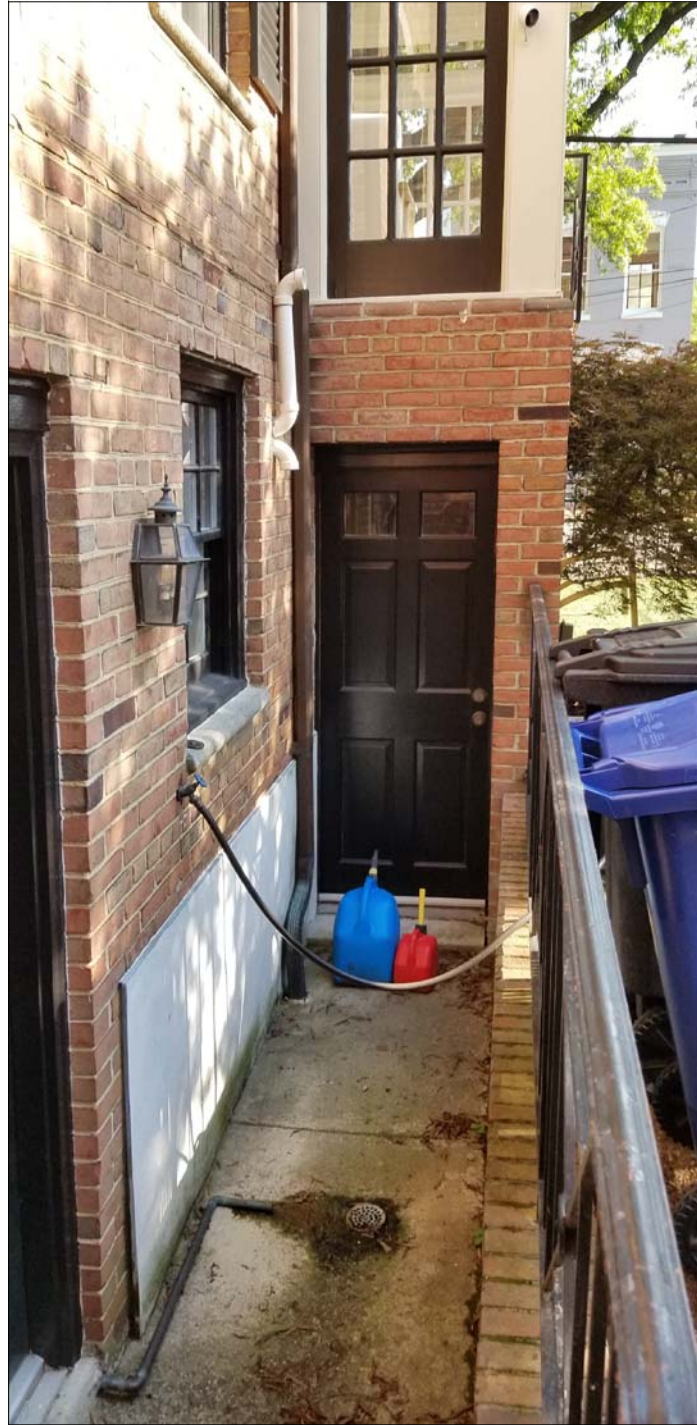
08/21/23

STEPHEN W. KULINSKI, AIA

Date

Printed Name

Signature



1 IMAGE A @ EXIST. AREAWAY
 A1 SCALE: N/A

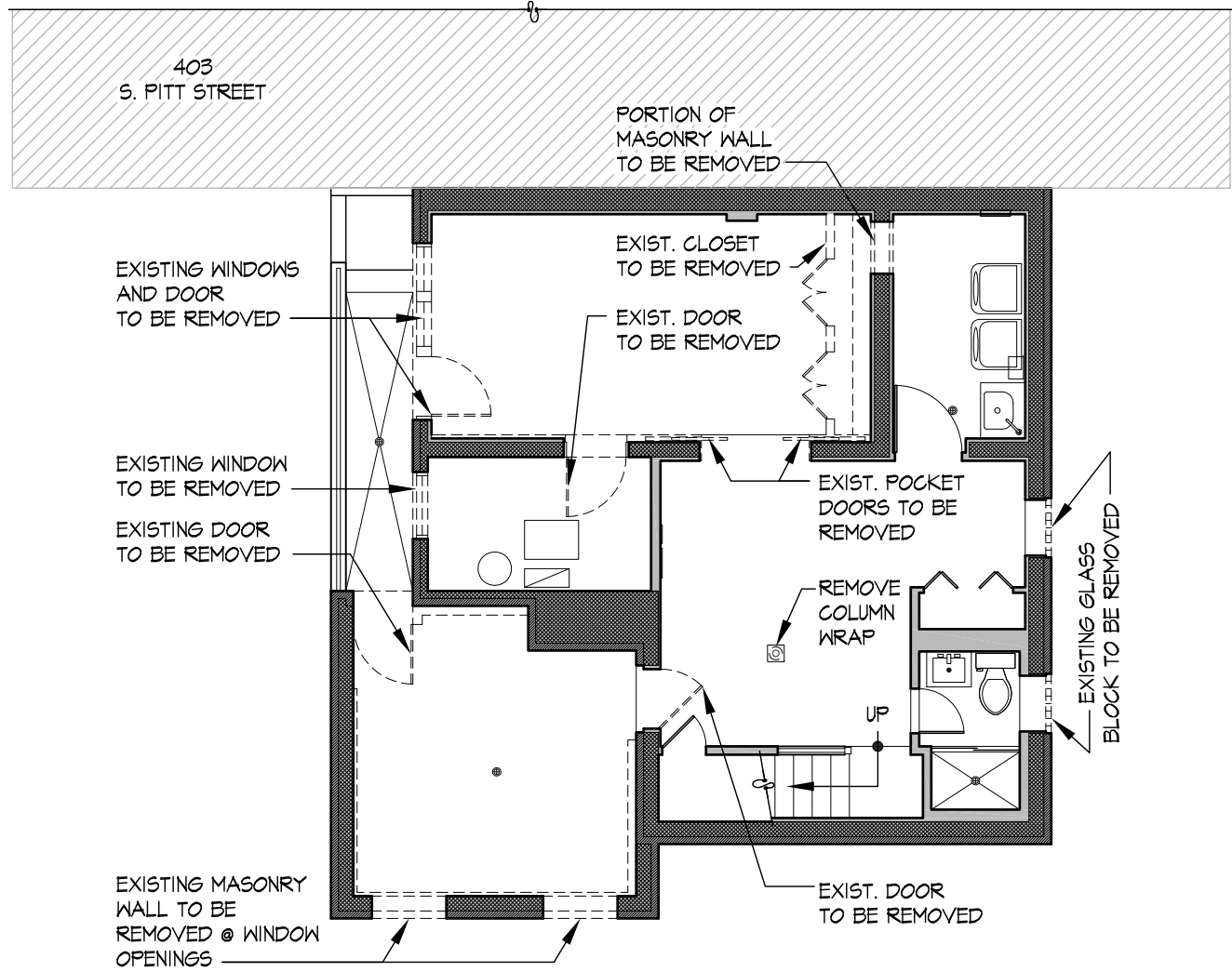


2 IMAGE B @ EXIST. AREAWAY
 A1 SCALE: N/A

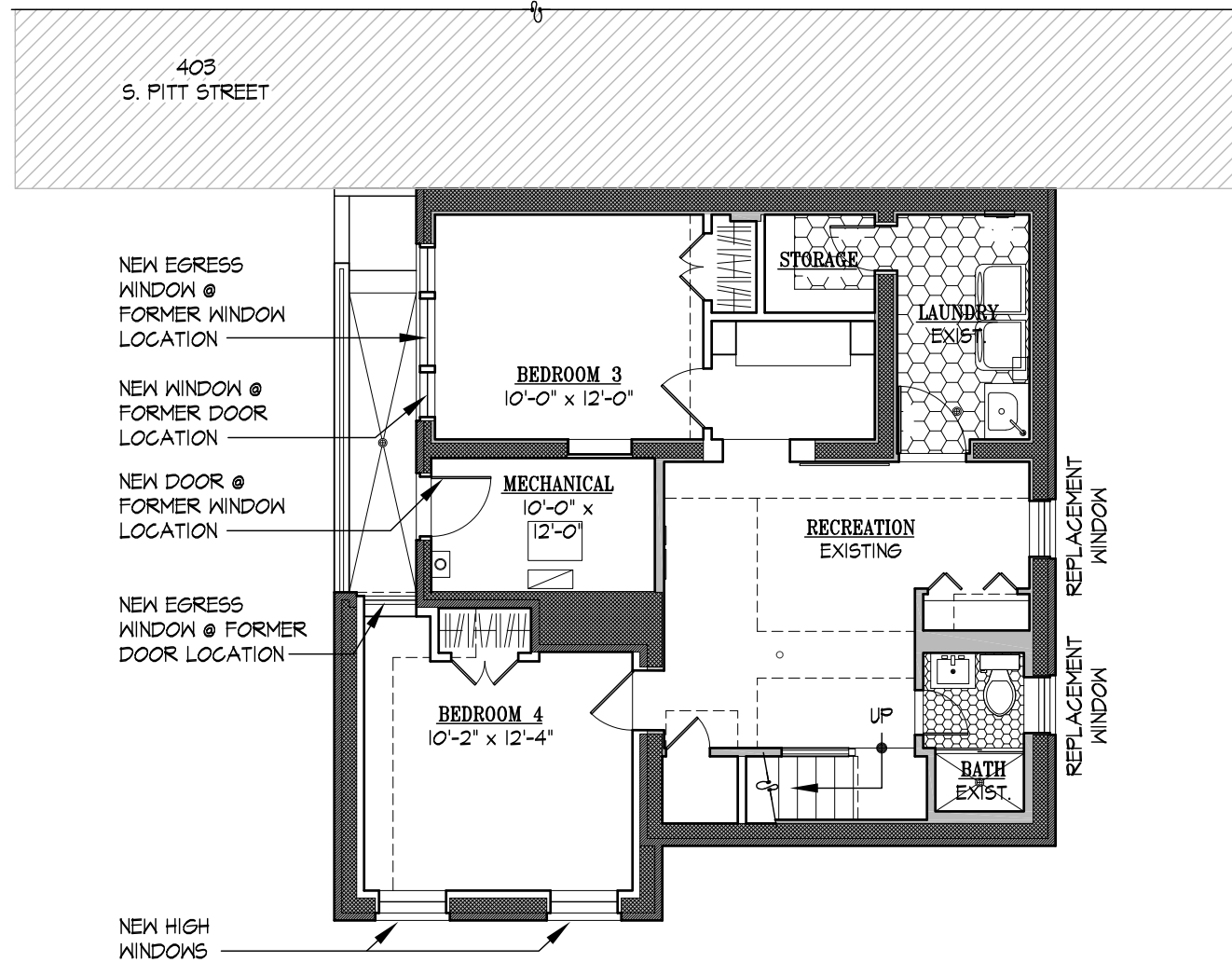


3 IMAGE @ EXISTING SUNROOM
 A1 SCALE: N/A

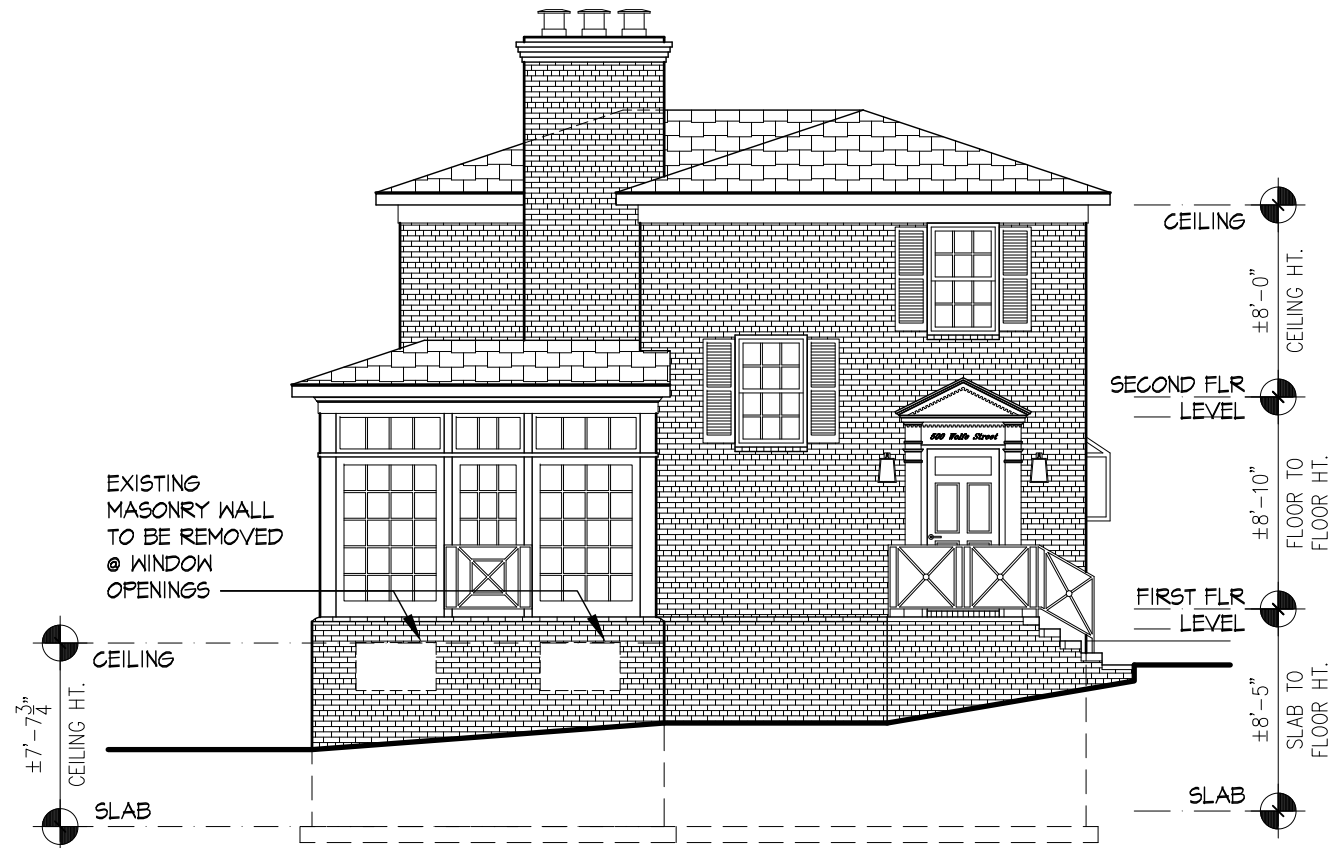
2023 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



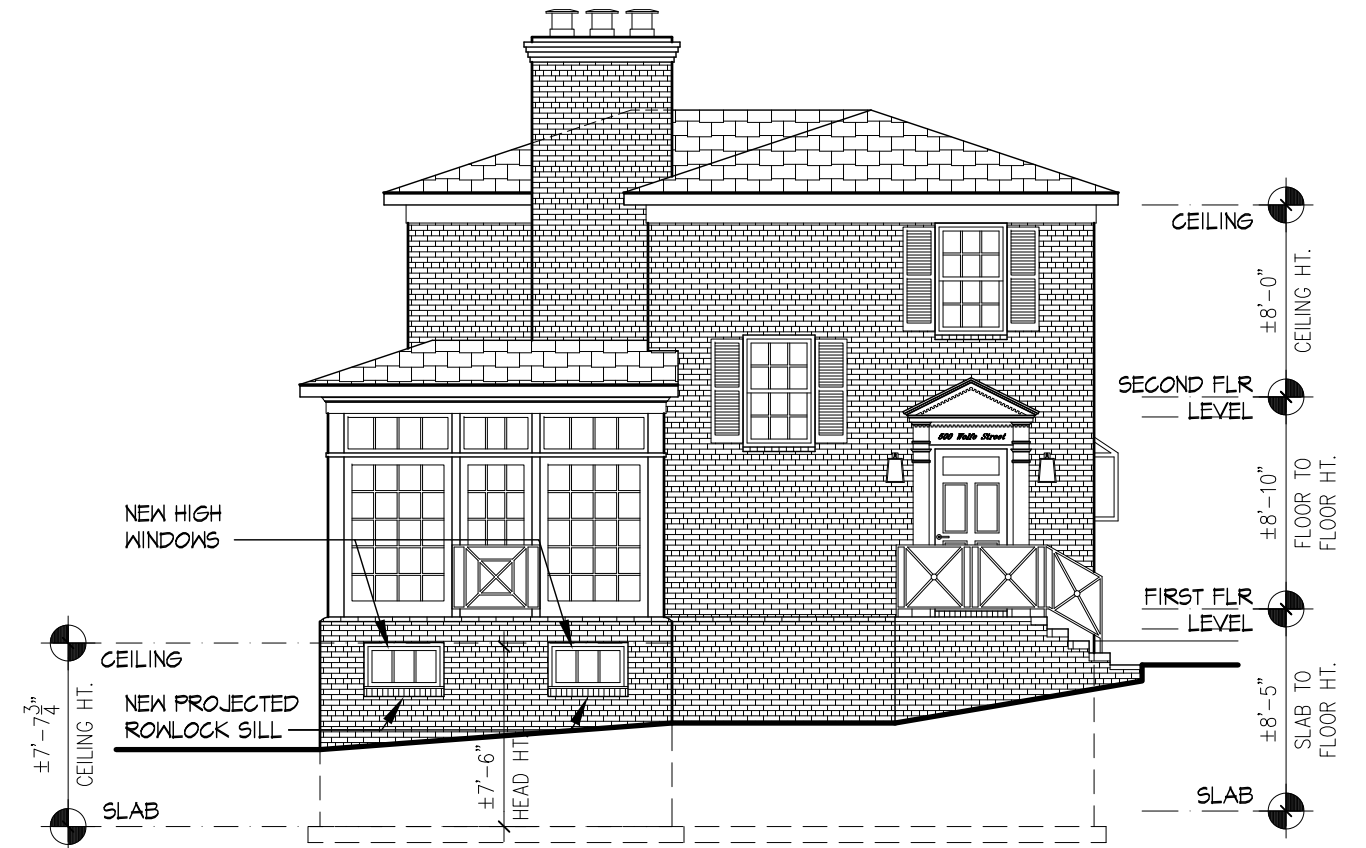
1 BASEMENT PLAN (DEMO)
 A2 SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN (NEW WORK)
 A1 SCALE: 1/8" = 1'-0"

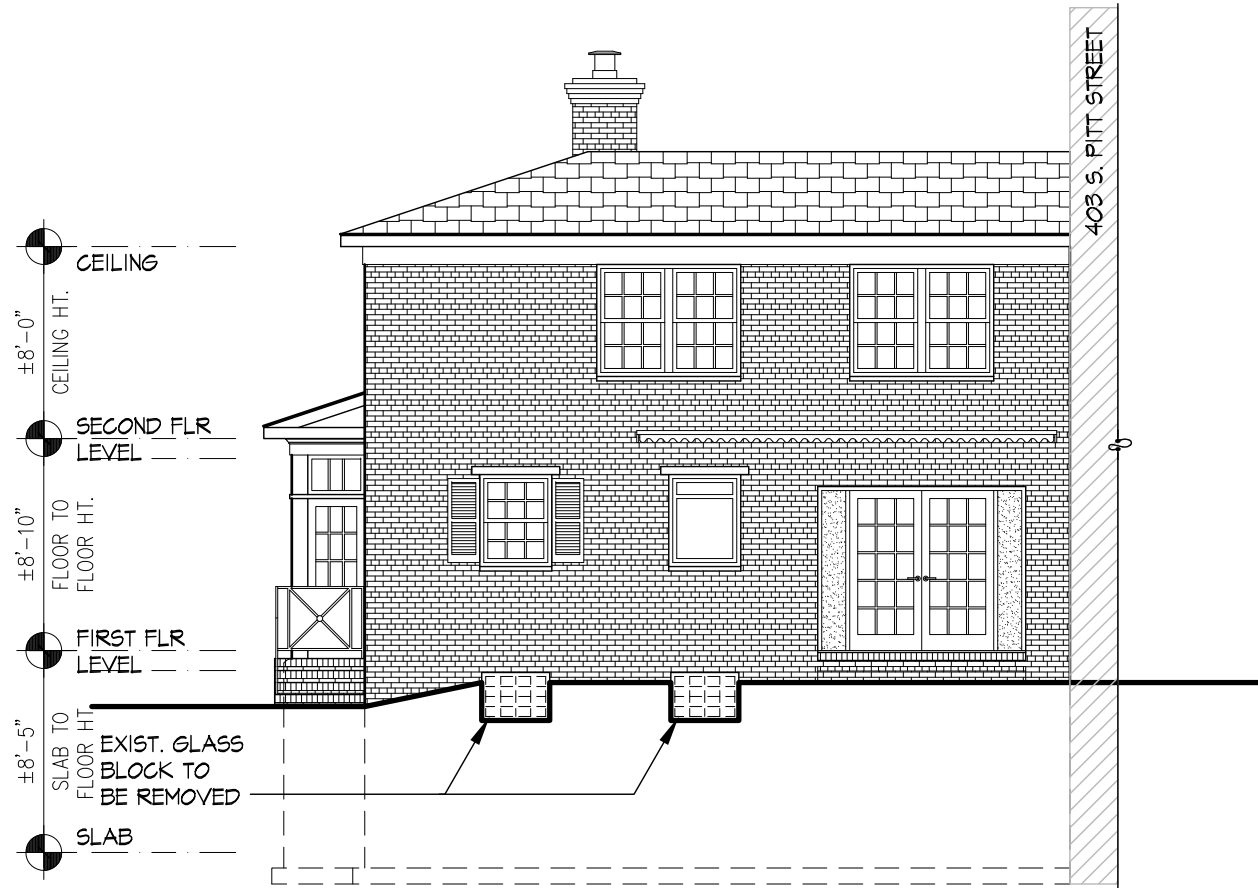


1 NORTH ELEVATION (DEMO)
 A3 SCALE: 1/8" = 1'-0"

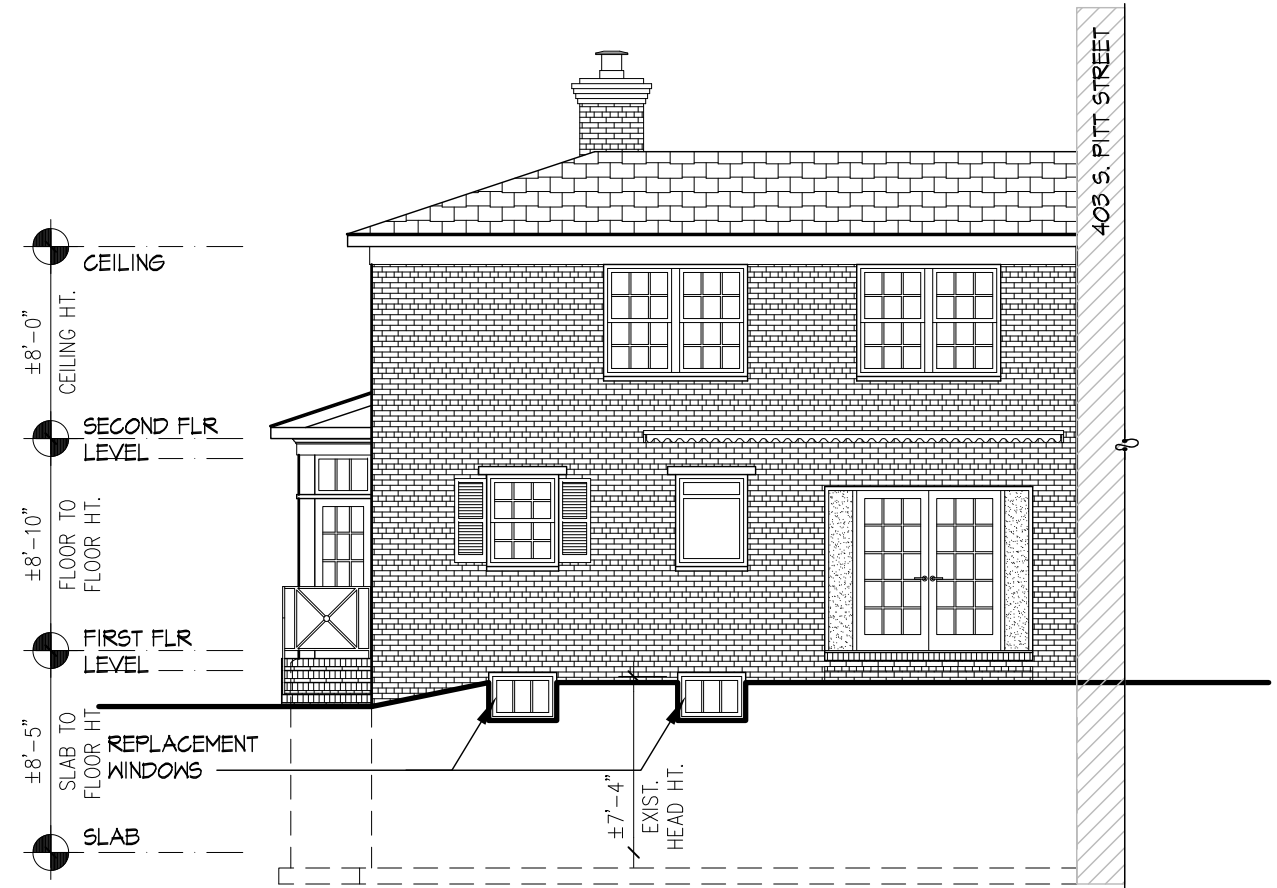


2 NORTH ELEVATION (NEW WORK)
 A3 SCALE: 1/8" = 1'-0"

2023 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

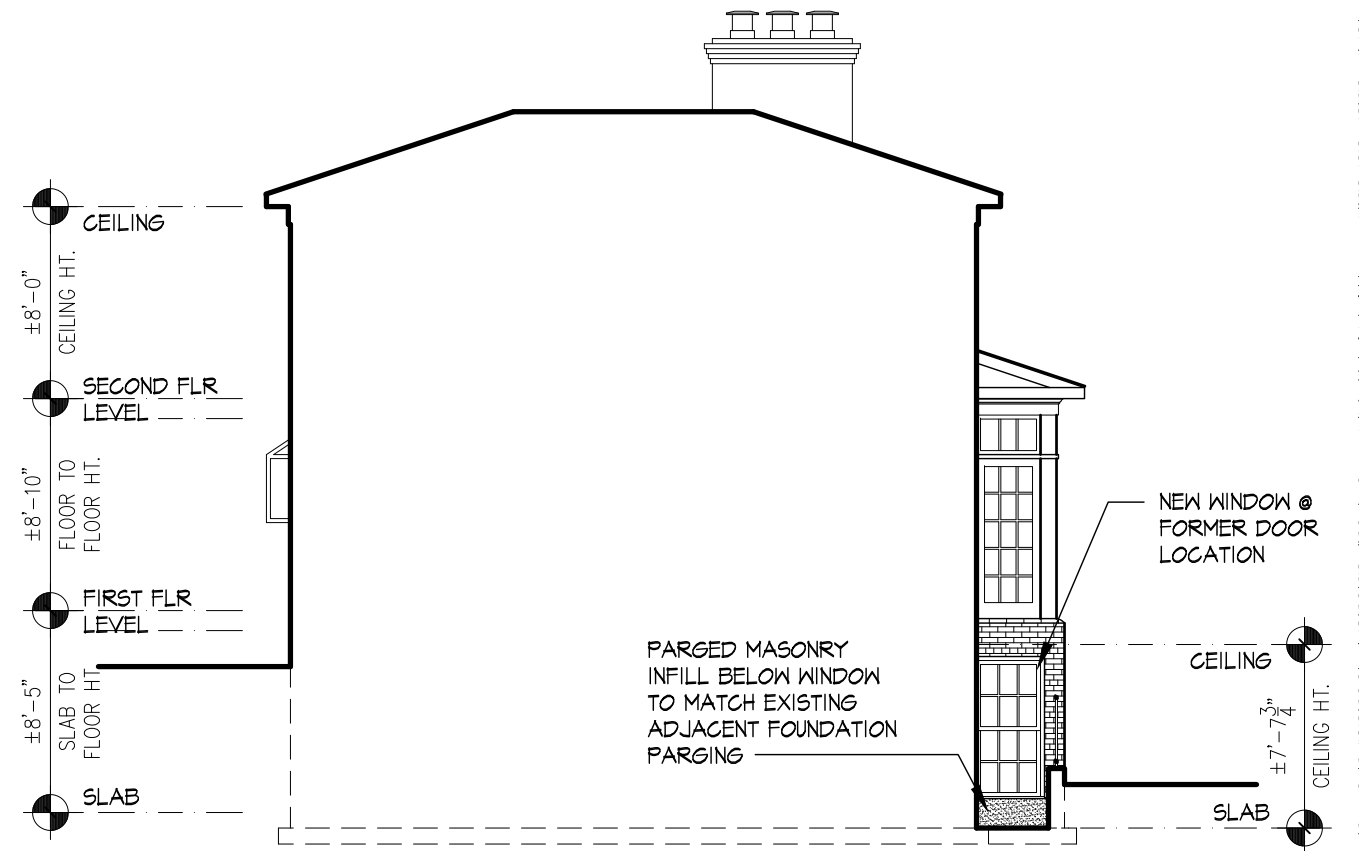
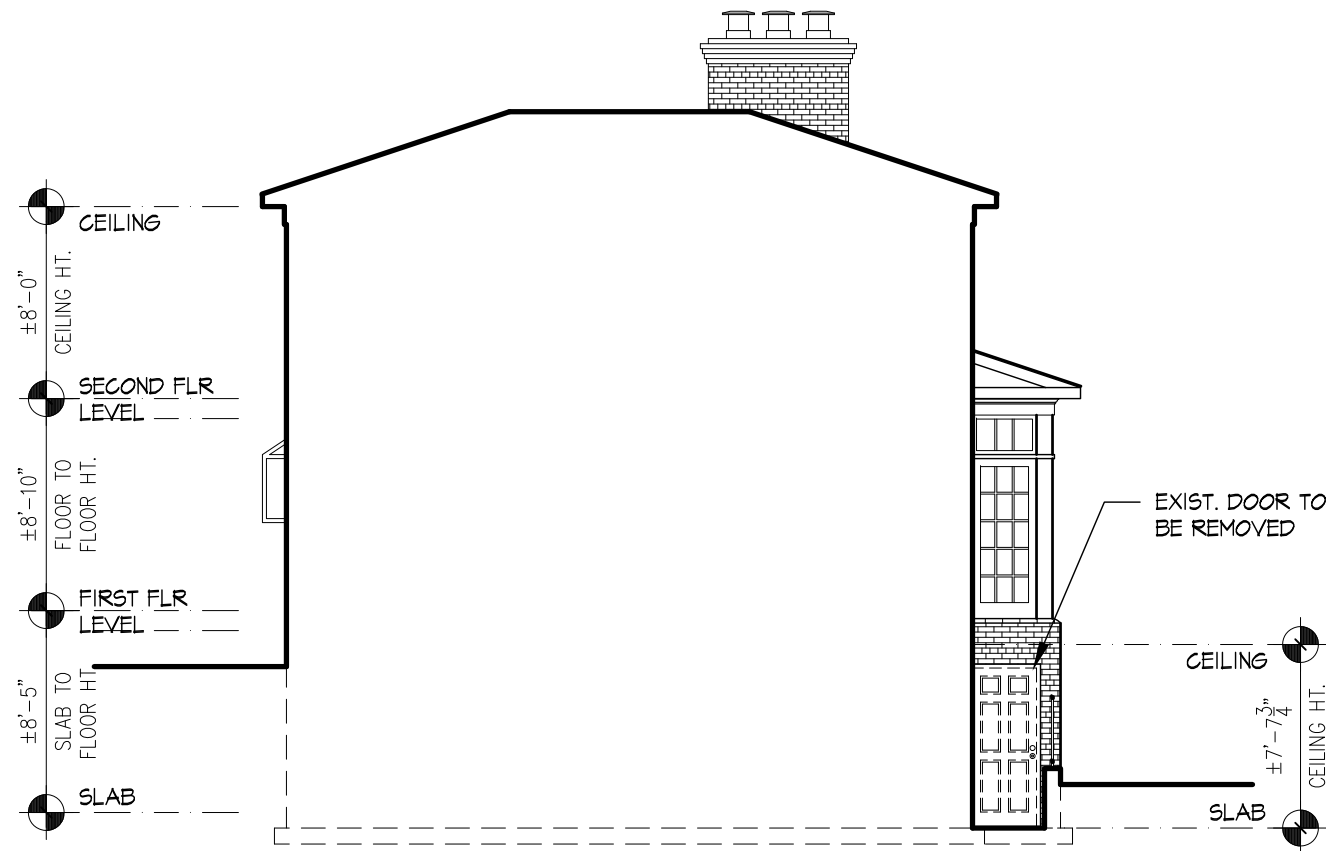


1 WEST ELEVATION (DEMO)
 A4 SCALE: 1/8" = 1'-0"

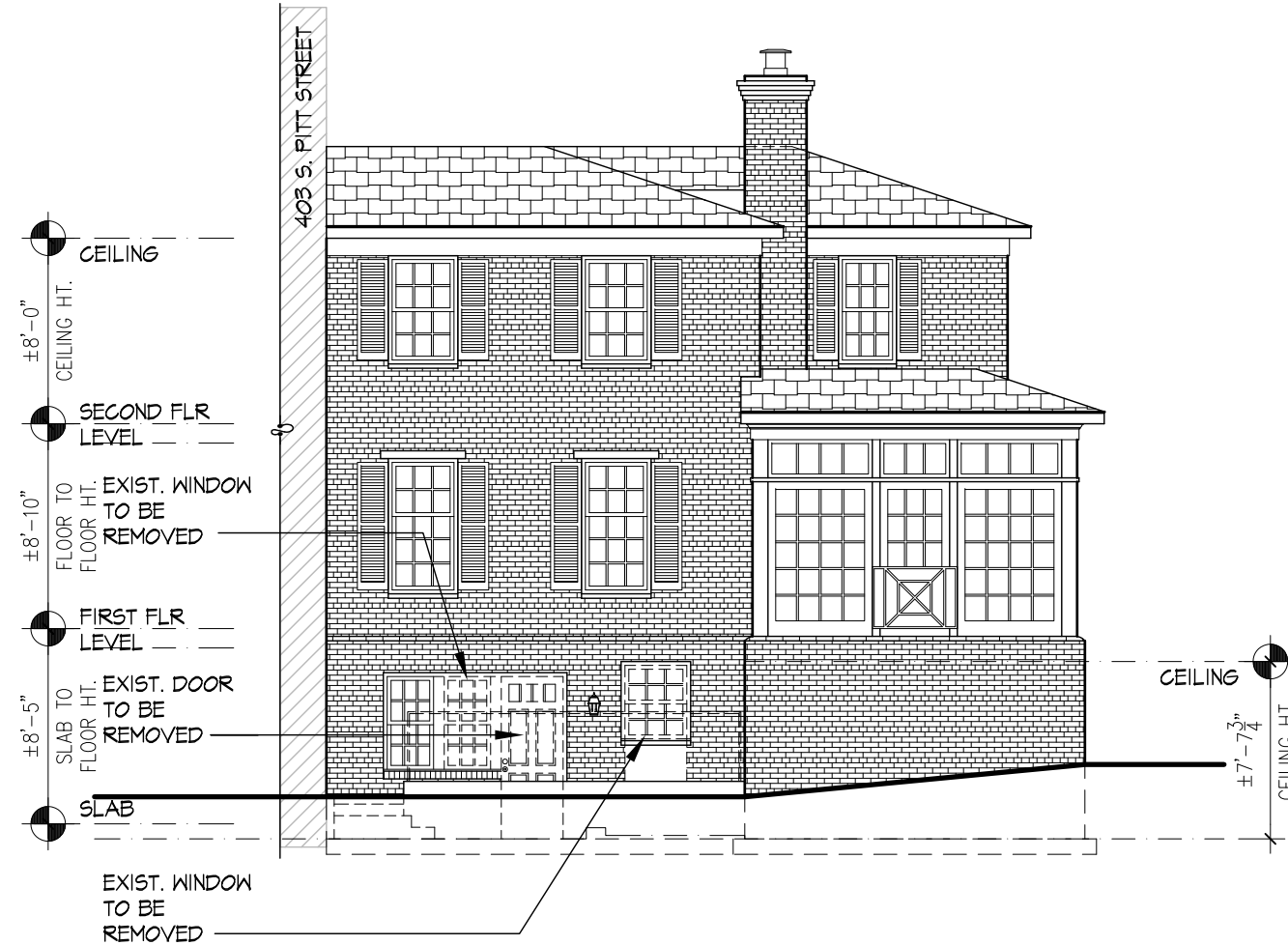


2 WEST ELEVATION (NEW WORK)
 A4 SCALE: 1/8" = 1'-0"

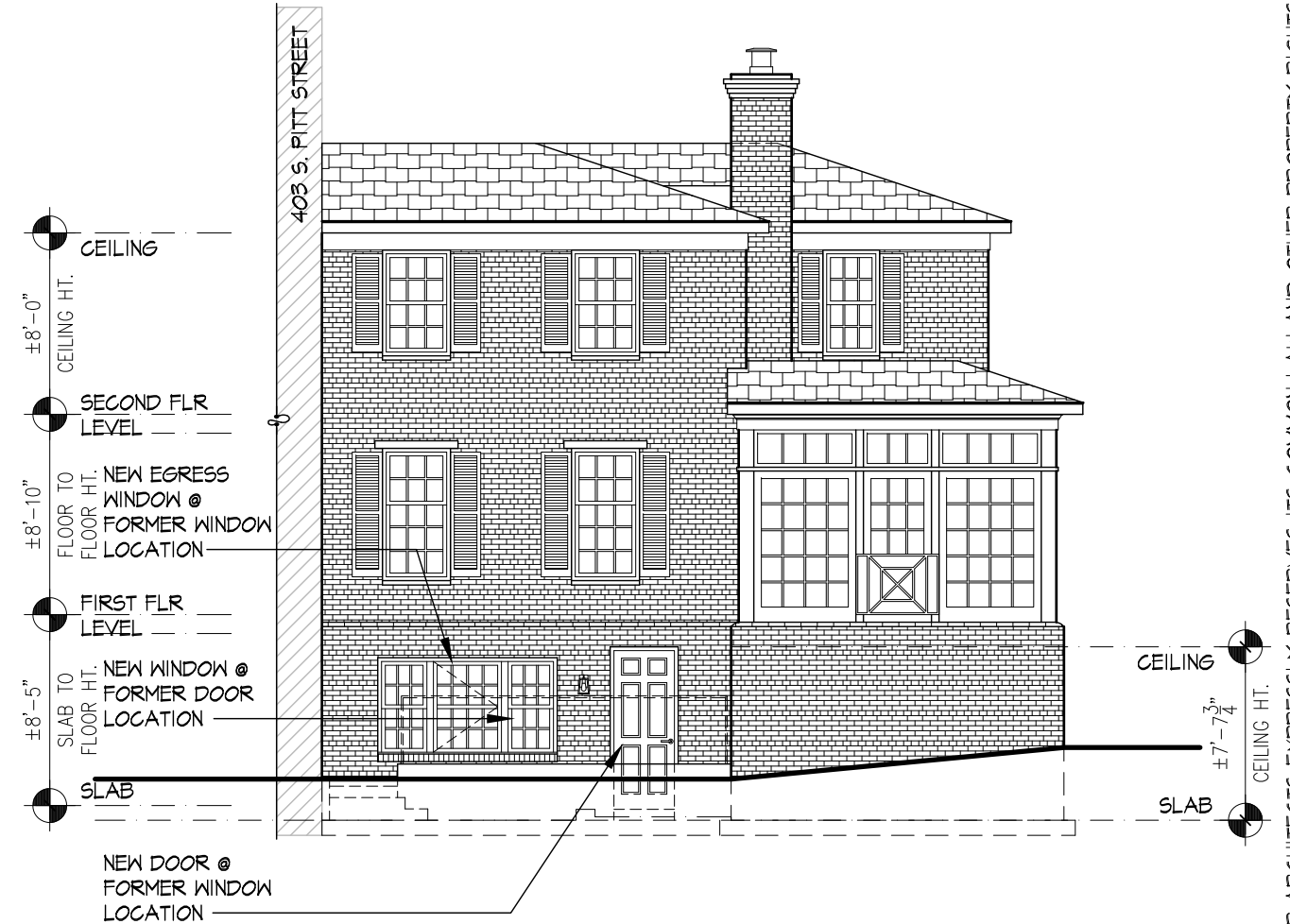
2023 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



2023 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



1 EAST ELEVATION (DEMO)
 A6 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (NEW WORK)
 A6 SCALE: 1/8" = 1'-0"

2023 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 500 WOLFE STREET RM
Street Address Zone

A2. 2,072.00 x 1.50 = 3,108.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor 930.00

Second Floor 930.00

Third Floor 742.00

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B1. 2,602.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 2,602.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. 0.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

Notes

*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

D1. 2,602.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3,108.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 728.00 Sq. Ft.
Existing Open Space

E2. 725.00 Sq. Ft.
Required Open Space

E3. 728.00 Sq. Ft.
Proposed Open Space

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

Signature: _____

Sheela K...

20

Date: _____

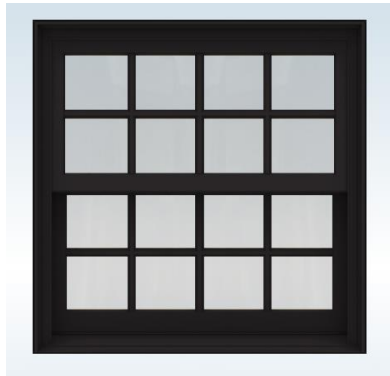
08/21/2023

Application Received 8/21

500 Wolfe Street Material Specifications - Old and Historic District

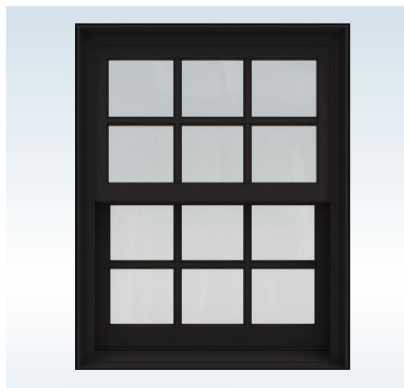
Egress Window @ Bedroom 3:

Supplier: JeldWen Siteline Aluminum Clad Wood Window
Type: Casement – Crank Out
Color: Exterior – Iron Ore / Match Existing
Interior – Bright White / Match Existing
Light Pattern: 8-over-8 Simulated Divided Light w/ center checkrail



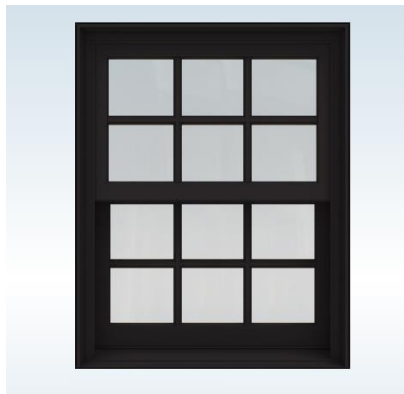
Window @ Bedroom 3:

Supplier: JeldWen Siteline Aluminum Clad Wood Window
Type: Double Hung
Color: Exterior – Iron Ore / Match Existing
Interior – Bright White / Match Existing
Light Pattern: 6-over-6 Simulated Divided Light



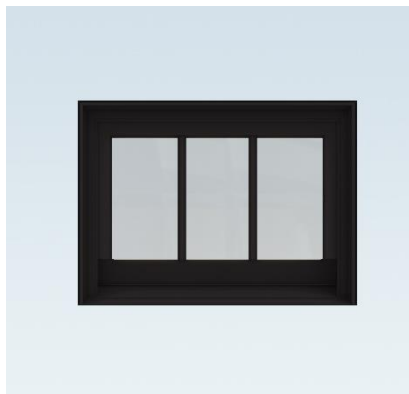
Egress Window @ Bedroom 4:

Supplier: JeldWen Sitrine Aluminum Clad Wood Window
Type: Double Hung
Color: Exterior – Iron Ore / Match Existing
Interior – Bright White / Match Existing
Light Pattern: 6-over-6 Simulated Divided Light



Window @ Bedroom 4:

Supplier: JeldWen Sitrine Aluminum Clad Wood Window
Type: Fixed
Color: Exterior – Iron Ore / Match Existing
Interior – Bright White / Match Existing
Light Pattern: 3 lite - Simulated Divided Light



Exterior Door @ Areaway:

Supplier: Jeld-wen Authentic Wood Exterior Door

Panel: Six Panel

Color: Match Trim



Outdoor Light @ Areaway Door:

Supplier: Lumens – Jennifer Outdoor Wall Sconce by Alder & Ore

Size: Small

Finish: Black





Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 500 WOLFE STREET RM
Street Address Zone

A2. 2,072.00 x 1.50 = 3,108.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
First Floor 930.00
Second Floor 930.00
Third Floor 742.00
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7'***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. 2,602.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 2,602.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 2,602.00 B2. **Total Exclusions** 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7'***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

C1. 0.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 0.00 C2. **Total Exclusions** 0.00

D. Total Floor Area

D1. 2,602.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3,108.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 728.00 Sq. Ft.
Existing Open Space

E2. 725.00 Sq. Ft.
Required Open Space

E3. 728.00 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____

Sheela K...

24

Date: _____

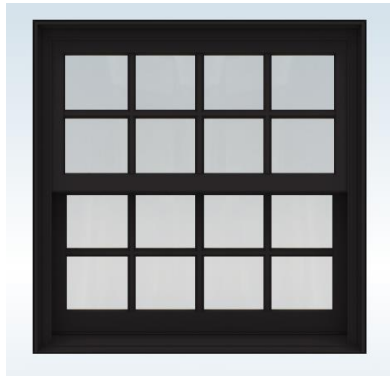
08/21/2023

Application Received 8/21

500 Wolfe Street Material Specifications - Old and Historic District

Egress Window @ Bedroom 3:

Supplier: JeldWen Siteline Aluminum Clad Wood Window
Type: Casement – Crank Out
Color: Exterior – Iron Ore / Match Existing
Interior – Bright White / Match Existing
Light Pattern: 8-over-8 Simulated Divided Light w/ center checkrail



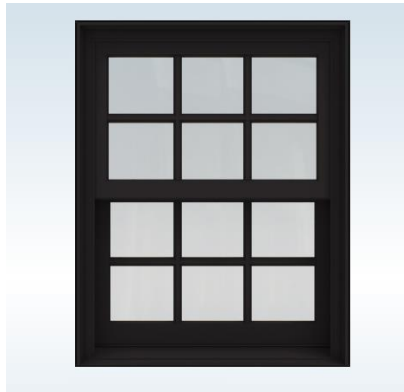
Window @ Bedroom 3:

Supplier: JeldWen Siteline Aluminum Clad Wood Window
Type: Double Hung
Color: Exterior – Iron Ore / Match Existing
Interior – Bright White / Match Existing
Light Pattern: 6-over-6 Simulated Divided Light



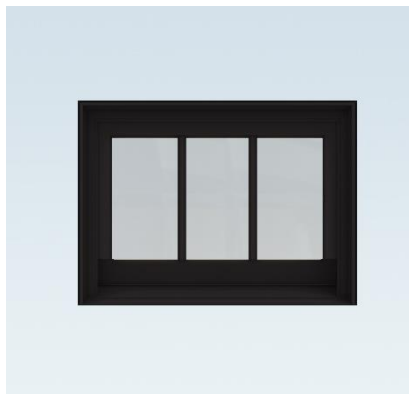
Egress Window @ Bedroom 4:

Supplier: JeldWen Sitaline Aluminum Clad Wood Window
Type: Double Hung
Color: Exterior – Iron Ore / Match Existing
Interior – Bright White / Match Existing
Light Pattern: 6-over-6 Simulated Divided Light



Window @ Bedroom 4:

Supplier: JeldWen Sitaline Aluminum Clad Wood Window
Type: Fixed
Color: Exterior – Iron Ore / Match Existing
Interior – Bright White / Match Existing
Light Pattern: 3 lite - Simulated Divided Light



Exterior Door @ Areaway:

Supplier: Jeld-wen Authentic Wood Exterior Door

Panel: Six Panel

Color: Match Trim



Outdoor Light @ Areaway Door:

Supplier: Lumens – Jennifer Outdoor Wall Sconce by Alder & Ore

Size: Small

Finish: Black

