

Docket Item # 3 & 4
BAR CASE # 2018-00343
& 2018-00344

BAR Meeting
September 19, 2018

ISSUE: Partial Demolition/Capsulation and Addition and Alterations

APPLICANT: Steve Kelmar

LOCATION: 609 South Lee Street

ZONE: RM / Residential Townhouse Zone

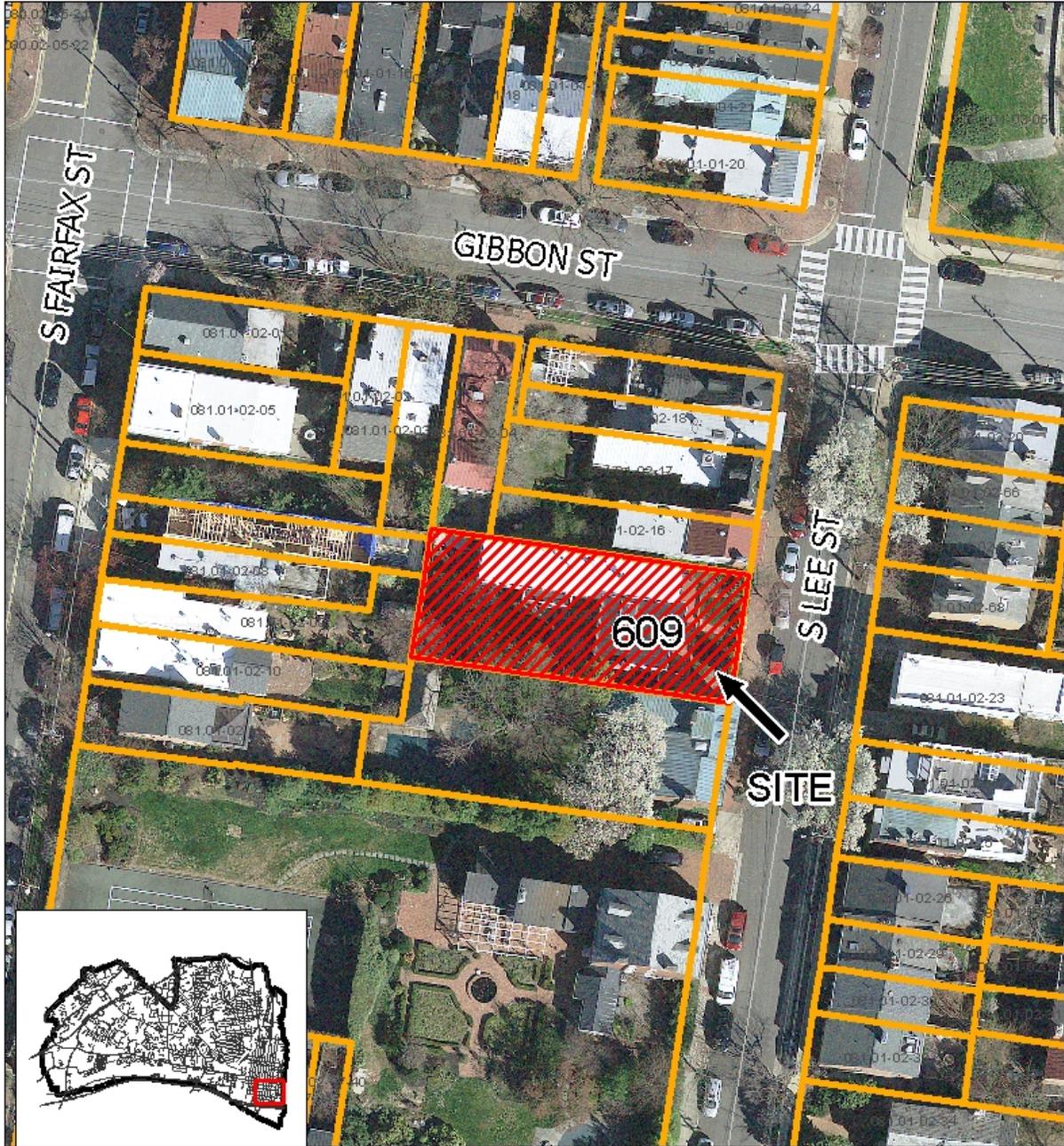
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness for alterations and an addition with the following conditions:

1. Work with staff to restudy the roof form of the central turret above the front entrance to lower or eliminate the pyramidal roof and finial and to retain the existing front cornice.
2. Construct the new parapet/rooftop mechanical screen of brick to match the wall below, rather than wood. Work with staff on the final details of the recessed panels and coping.
3. The applicant may use simulated divided light double glazed windows on the front façade, per the BAR's existing window policy, at their option.
4. Include the following statements in the General Notes of all construction documents 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 or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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 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, 703-746-4200 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.



BAR #2018-00343 & BAR #2018-00344
609 South Lee Street



0 25 50 100 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2018-00343) and Certificate of Appropriateness (BAR #2018-00344) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. ISSUE

The applicant is requesting a Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations and an addition at 609 South Lee Street.

Demolition/Capsulation

Demolition and capsulation is largely limited to the south elevation and the rear ell, with minor demolition on the front façade.

- On the front façade, the one-story portico will be demolished. The existing cornice will be removed but will be slightly simplified and reinstalled. The existing skylight on the flat roof main block will also be removed and a small 2.5' by 2.5' section of roof will be demolished for a new skylight. A 9' by 9' portion of the roof over the projecting bay will be capsulated.
- On the south elevation a 37' by 12' section of the low slope roof will be demolished, leaving the existing low slope roof in the five-foot side yard setback area on the north. Significant portions of the south elevation will be demolished and/or capsulated to construct the new addition, especially on the first floor. The existing inset area on the second floor will be capsulated.
- The rear elevation of the existing two-story ell will be capsulated, and portions will be demolished.

Alterations & Additions

On the main block the applicant proposes to reinstall the wood cornice and add a 2'-11" parapet wall that will wrap approximately 13' around the south elevation to the existing chimney. A cupola will be added over the projecting center bay with a copper roof and decorative finial and a new three-bay front porch with a hipped copper roof and decorative porch columns will be constructed. The existing windows on the front facade will be replaced with new single-glazed wood windows in a six-over-six configuration and paneled shutters will be installed. On the rear of the main block a wood pergola will be constructed and the window configuration on the second floor will be changed.

The new addition will project six-to-ten feet from the south elevation of the ell, with a two-story brick portion flanked by one-story frame additions. A two-story frame (fiber cement clad) addition will project three feet beyond the existing rear wall of the ell, occupying all but the northernmost five feet to accommodate the side yard setback requirement. The two-story brick addition will have a hipped pyramidal copper-clad roof, while the first floor portions will have sloped copper roofs. The two-story frame portion will also have a hipped roof with copper cladding. The remaining second story windows on the south elevation will be replaced and/or relocated. The new south elevation will have a combination of doors or windows on the first floor, and punched window openings on the second floor. Windows and doors on the addition will be aluminum clad, multi-light, with fixed exterior muntins.

Work on the north elevation is limited to replacing the existing second-floor window with a new aluminum clad window in the same operation and configuration but with aluminum cladding. The wood siding on this elevation will also be replaced with fiber cement siding.

The southernmost brick pier in the front wall will be dismantled and relocated approximately one-and-a-half feet to the north to allow for a slightly wider opening for vehicles (the existing curb cut will not be modified). The paving area will be expanded and a low brick retaining wall will be constructed in the front yard to accommodate a new patio. The wood fence and gate on the front brick wall will also be replaced with a decorative iron gate and fence.

II. HISTORY

609 South Lee Street is a two-story, five-bay freestanding brick residential building in an Italianate style. According to Ethelyn Cox in her book *Alexandria Street by Street* a portion of the existing house was likely constructed **ca. 1842** (Figure 1). Given the setback and shed roof form, it may have been an ell that was constructed with the expectation that a significant addition would be built at the front lot line in the future – what in Alexandria would be called a Flounder House.



Figure 1: Aerial showing the location of the original portion of the house

The footprint of the house remained largely unchanged, according to the Sanborn Fire Insurance Maps, from 1902, the first year the house was mapped, until 1958 (Figure 2). A large addition was constructed to the south of the historic house in 1967 (approved by the Board 11/9/1966), which created a symmetrical appearance on the front elevation and making the historic portion of the house read as one of two symmetrical flanking bays.

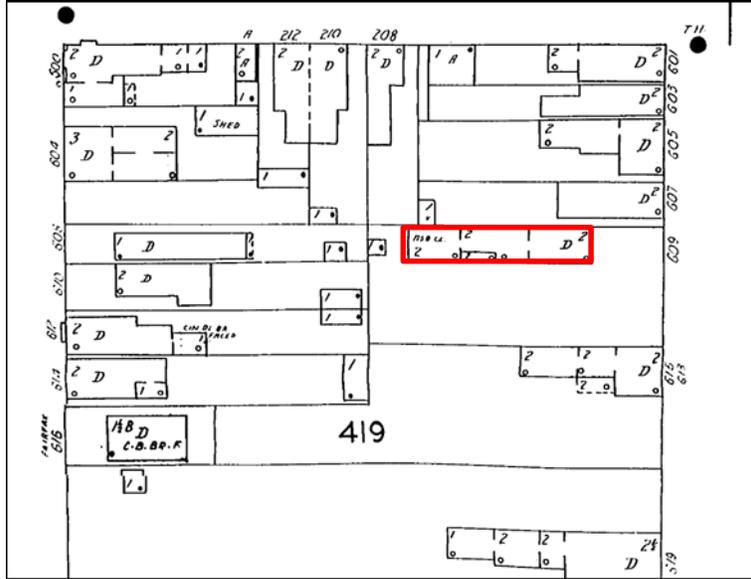


Figure 2: Sanborn map from 1958

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

Visibility of the addition will be limited to what can be seen from Gibbon Street over the rear yards of 601-607 South Lee Street as there are no interior alleys on this block and the front of the house blocks views from South Lee Street.

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 amount of demolition and capsulation proposed is significant, especially on the south and west elevations, but is largely limited to areas that date from the 20th century. In Figure 3, the yellow area identifies material that likely dates from the mid-19th century. The areas outlined in red are impacted by either demolition or capsulation.



Figure 3: Yellow identifies historic portions; red represents demolition/capsulation

The material that will be demolished and capsulated – the historic masonry or the later construction - is not of unusual or uncommon design and it could be reproduced easily. While there is a small amount of historic fabric remaining in the original portion of the building, and staff has worked with the applicant in the field to identify and recommend its preservation, the overall structure and its context was so altered in the late 20th century that it has lost its architectural and historic significance. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted.

Alterations and Addition

The changes proposed to the front façade of the house will impart a more high-style design on the existing house, which is already a significant departure from the two-bay historic house that once occupied the lot. In the opinion of staff, the BAR-approved changes that converted the property

from two-bays to five-bays in the 1960s largely compromised the historic integrity of the house and resulted in somewhat awkward proportions when a high-style traditional architectural style was forced upon a visually diminutive vernacular building. Figure 4 is a photo of the property taken around 1970, after the construction of the south addition but before the brick house was painted, and it is obvious that the front façade of the historic portion was highly altered by the large triple hung windows on the first floor, the addition of a classical cornice and the lack of a front door facing the street. Therefore, the street facing façade of this house is being treated in this report as alterations to modern infill construction from 1967.



Figure 4: Photo ca. 1970

Because of the lack of historic integrity, staff does not object to the alterations to the front façade that improve the existing architectural design. As noted in the BAR’s Design Guidelines: “The Boards are primarily concerned with the compatibility of a new building with the adjacent historic structures.” (New Residential Construction – Page 2) The Guidelines go on to state that the style of: “...Design elements should complement and reflect the architectural heritage of the City.” and Architectural detailing such as cornices, lintels, arches, and chimneys should express the traditional quality and quantity of architectural detailing found on historic structures found throughout the districts.” (New Residential Construction – Pages 4&6)

However, the 600 block of S Lee is a very historic street and the appearance of this modern building in that setting is important. Fortunately, the house is set back over 20 feet from the front property line and is located behind a six-foot fence, so it does not visually compete with the historic facades on the blockface when looking down the street. (see Figure 5) The first floor is also lower than the sidewalk by several feet, so it is already somewhat diminished in stature compared to those nearby historic homes with stoops and elevated first floors and cornices.

The applicant proposes the following primary alterations to the front façade:

1. The addition of a new three bay, one story open porch in a simplified Italianate Victorian style.
2. Construction of a new wood parapet that will also serve as rooftop mechanical screening for four new condensing units and slight alterations
3. Construction of a two-stepped pyramidal hip roof above the central entrance bay.



Figure 5: West side of the 600 block of S Lee St. The subject dwelling is sits behind the white front yard fence indicated by the red arrow above.

Staff agrees with the applicant that the proportions of the existing front façade are not historically appropriate and that the existing floor-length triple-hung first floor windows serve little architectural purpose without a porch to walk thru to. The proposed Italianate style porch successfully engages the front garden and the simple column brackets recall the forms on the existing portico. The overall building form of a one story, three bay front porch on a two-story five bay dwelling that is set back from the street recalls 629 S Fairfax.

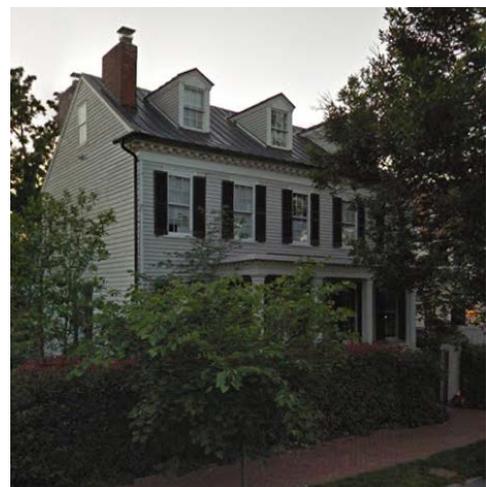


Figure 6: porch at 629 S Fairfax St.

The proposed parapet significantly improves the overall building proportions and functionally screens the four new rooftop HVAC condensing units needed to serve this house. Parapets above the cornice are historically appropriate, having been used since antiquity, and exist on numerous structures throughout Old Town. (Figure 7) However, even though the existing brick building is painted the texture and weathering will be different between wood and masonry. Staff recommends that the parapet be constructed of masonry, as it would historically have been. While staff finds the very minor alterations to the existing modern cornice to be improvements, staff does not believe it is necessary and suggests that the existing cornice remain.



Figure 7: 227 N Columbus brick parapet

Finally, the pyramidal hip roof and finial over the main entrance has been a lightning rod (pun intended) with some staff and community members finding it too high-style for this house in this location. While the pyramidal hip roof is an appropriate architectural form found on many Victorian period and some new dwellings in Old Town (Figures 8&9)



Figure 8: 200 block N Columbus St.



232 Queen St.



Figure 9: 300 block N Columbus new townhouses with pyramidal hip roof

Staff finds architectural value in the upper portion of the pyramidal roof as a way to reinforce the overall visual hierarchy of the façade and to identify the location of the primary entrance and supports this feature but recommends that the lower portion, or sloping base, of the two-step pyramidal roof and the finial be eliminated to make this feature more visually quiet and less competitive with nearby historic dwellings.

The applicant will bring a revised elevation drawing to the hearing that will respond to staff's suggestions, so that the BAR may understand the overall effect of these recommendations.

Rear Alterations

The alterations and addition to the rear of the property will not be functionally visible from a public way, with only a portion of the north wall of the existing house and new rear addition visible through the block from Gibbon Street. Nonetheless, staff finds the rear addition to be well-designed and compatible with the Board's *Design Guideline for Residential Additions* recommends: "...a distinct yet compatible contrast with the original building through the use of differing materials, colors and the abstraction of the principal design elements of the original elements." Likewise, staff has no objection to the modification to the front brick wall and fencing, or the additional pavers in the front yard.

Staff recommends approval of the application, with recommendations regarding the turret above the entry and the cornice/parapet as discussed above and carries forward the archaeology recommendations.

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- C-1 Proposed rear stoop/stair shown on C103 is located in the required side yard, but is not shown on other pages of the plan set. If greater than 2' in height, not a permitted obstruction in the required side yard. Submit revised elevations indicating height and revised page SP101 to show on plat.
- C-2 Proposed repairs/replacement fence and pillars are in the public right of way and are not direct replacements. Consult with TES to determine if an encroachment is required. (T&ES staff confirmed that an encroachment is not required).

Code Administration

- C-1 A building permit, plan review and inspections are required prior to the start of construction.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 Historical documents indicate that portions of this house date to 1842 when John Harris pledged it in a deed of trust. The lot therefore has potential to yield archaeological resources which could provide insight into residential life in early nineteenth-century Alexandria.
- R-1 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.
- R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3. The statements in archaeology conditions above marked with an asterisk "*" 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.

V. ATTACHMENTS

- 1 – Application for BAR 2018-00343 & 2018-00344: 609 South Lee Street*
- 2 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 609 S. Lee St.

TAX MAP AND PARCEL: 081.01-02-15 ZONING: RM

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business (Please provide business name & contact person)

Name: Robert Bentley & Associates, Architects

Address: 405 S. Washington St.

City: Alexandria State: VA Zip: 22314

Phone: (703) 549 0650 E-mail: bud@adamsarchitects.com

Authorized Agent (if applicable): Attorney Architect _____

Name: Robert Adams

Phone: 703-549-0650

E-mail: bud@adamsarchitects.com

Legal Property Owner:

Name: Steve Kelmar

Address: 609 S. Lee St.

City: Alexandria State: VA Zip: 22314

Phone: 800.707.9502 E-mail: skelmar@gmail.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).*

- Encapsulate ex. roof in section of rear ell with new bay.
- Frame additions to rear ell. New brick bay @ rear ell.
- Demolition and reconstruction of early 20th c. end section of ell.
- New frame construction porch @ front. New soffit to replace exist. soffit from 1991.
- New parapet/roof to conceal mechanical equipment @ front
- Replace ex. wood fence with new @ side
- Encapsulate first floor brick @ rear ell built 1842.
- Modify ex. masonry garden wall @ street front/new ironwork gate
- Modify front sunken terrace (less than 2' deep) 734 sq. ft. demolition

SUBMITTAL REQUIREMENTS:

889 sq. ft. new construction

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.*

- 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 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- ^{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. *(All items to comply w/BAR guidelines)*
- 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 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: Robert Bentley Adams, AA

Printed Name: Robert Bentley Adams

Date: 7-19-18

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. Robert Bentley Adams & Assoc.	405 S. Washington St	none
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 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.

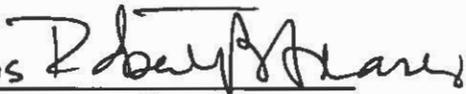
Name	Address	Percent of Ownership
1. Steve Kelmar Patricia Kelmar	609 S. Lee St.	100%
2.		
3.		

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. Robt Bentley Adams & Assoc.	none	B.A.R
2. Steve Kelmar Patricia Kelmar	none	B.A.R
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.

7-18-18 Robert Bentley Adams 
 Date Printed Name Signature



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

B

A. Property Information

A1. 609 SOUTH LEE STREET RM
Street Address Zone

A2. 6,171.00 x 1.50 = 9,256.50
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	496.00	Basement**	496.00	B1. 4,484.00 Sq. Ft. Existing Gross Floor Area*
First Floor	1,973.00	Stairways**	64.00	B2. 901.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor	1,894.00	Mechanical**	48.00	B3. 3,583.00 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	0.00	Attic less than 7***	0.00	
Attic	0.00	Porches**	21.00	
Porches	21.00	Balcony/Deck**	100.00	
Balcony/Deck	100.00	Lavatory***	140.00	
Lavatory***	0.00	Other**	32.00	
Other**	0.00	Other**	0.00	
B1. Total Gross	4,484.00	B2. Total Exclusions	901.00	Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	253.00	Basement**	253.00	C1. 889.00 Sq. Ft. Proposed Gross Floor Area*
First Floor	172.00	Stairways**	27.00	C2. 722.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor	162.00	Mechanical**	48.00	C3. 167.00 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	0.00	Attic less than 7***	200.00	
Attic	200.00	Porches**	102.00	
Porches	102.00	Balcony/Deck**	0.00	
Balcony/Deck	0.00	Lavatory***	60.00	
Lavatory***	0.00	Other**	32.00	
Other	0.00	Other**	0.00	
C1. Total Gross	889.00	C2. Total Exclusions	722.00	

D. Total Floor Area

D1. 3,750.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 9,256.50 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Existing Open Space

E2. Required Open Space

E3. 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: _____ Date: _____



188.1 0 94.04 188.1 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DRAWING INDEX:		X101	EXISTING FLOOR PLAN	A101	PROPOSED FLOOR PLANS
C101	COVER SHEET	X102	EXISTING FLOOR PLAN	A102	PROPOSED FLOOR PLANS
C102	EXISTING HOUSE DIAGRAMS	X103	EXISTING ROOF PLAN	A103	PROPOSED ROOF PLANS
C103	PROPOSED HOUSE DIAGRAMS	X201	EXISTING ELEVATIONS	A201	PROPOSED ELEVATIONS
C104	SITE PHOTOGRAPHS	X202	EXISTING ELEVATIONS	A202	PROPOSED ELEVATIONS
C105	SITE PHOTOGRAPHS	X203	EXISTING ELEVATIONS	A203	PROPOSED ELEVATIONS
SP100	EXISTING PLAT	X204	EXISTING ELEVATIONS	A204	PROPOSED ELEVATIONS
SP101	SITE PLANS	X205	EXISTING ELEVATIONS	A205	PROPOSED ELEVATIONS
SP102	FRONT YARD PLAN			A206	PROPOSED FENCE ELEVATIONS

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405 South Washington Street Alexandria, Virginia 22314
Tel. 703 549 0650 Fax. 703 549 3125

ADAMS ARCHITECTURE PLANNING INTERIORS

KELMAR RESIDENCE
609 S. LEE STREET
ALEXANDRIA, VIRGINIA 22314

DATE	SHEET
REVISED AUGUST 30, 2018	C101
ALEXANDRIA BOARD OF ARCHITECTURAL REVIEW SUBMISSION	



EXISTING EAST (SOUTH LEE ST.) ELEV.



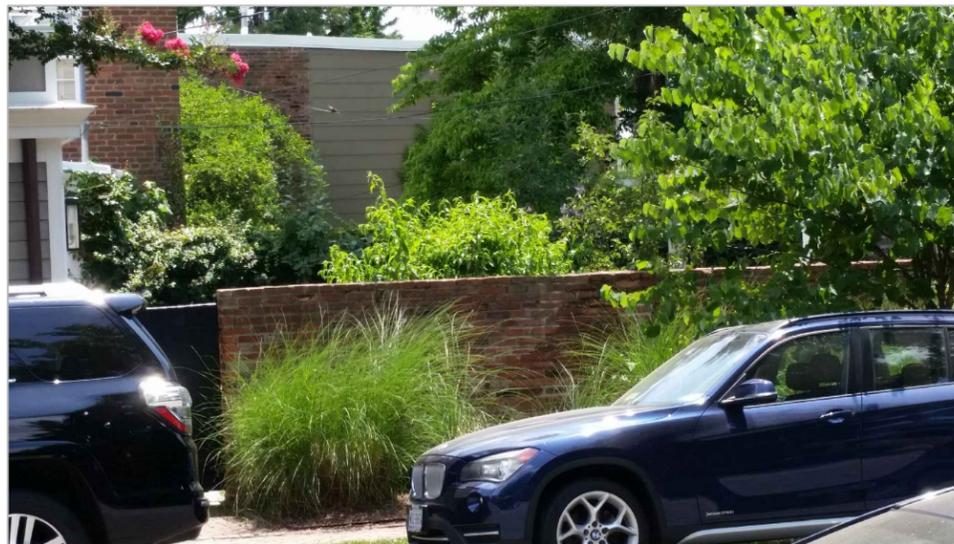
EXISTING EAST (FRONT) ELEV.



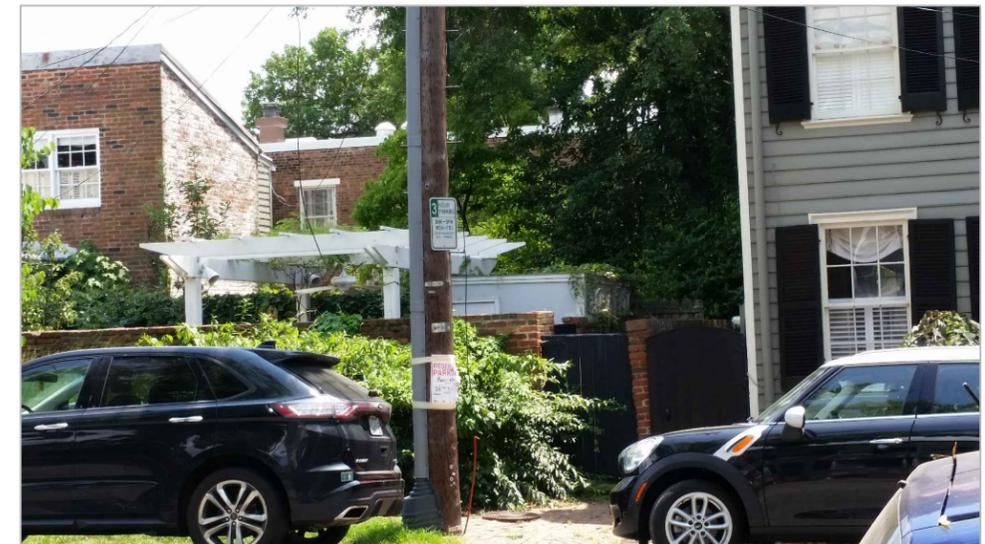
FRONT YARD LOOKING SOUTH



FRONT YARD LOOKING NORTH



VIEW OF NORTH ELEV. FROM GIBBON ST.



VIEW OF NORTH ELEV. FROM GIBBON ST.

	<p>ROBERT BENTLEY ADAMS & ASSOCIATES P.C. 405 South Washington Street Alexandria, Virginia 22314 Tel. 703 549 0650 © Fax. 703 549 3125</p>
	<p>ADAMS ARCHITECTURE PLANNING INTERIORS</p>

KELMAR RESIDENCE
 609 S. LEE STREET
 ALEXANDRIA, VIRGINIA 22314
 20

DATE	SHEET
REVISED AUGUST 30, 2018	C104



VIEW OF FRONT YARD AND
LOW PATIO LOOKING
NORTH



VIEW FROM N.E. CORNER
ALONG PROPERTY LINE



PARTIAL SOUTH ELEV.



REAR YARD LOOKING WEST



PARTIAL WEST ELEV. TO BE
DEMOLISHED



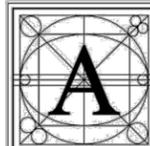
PARTIAL WEST ELEV. (EXISTING)



PARTIAL EAST ELEV. (EXISTING)



REAR (WEST) FENCE- WOOD FENCE TO BE REPLACED
W/ BRICK WALL

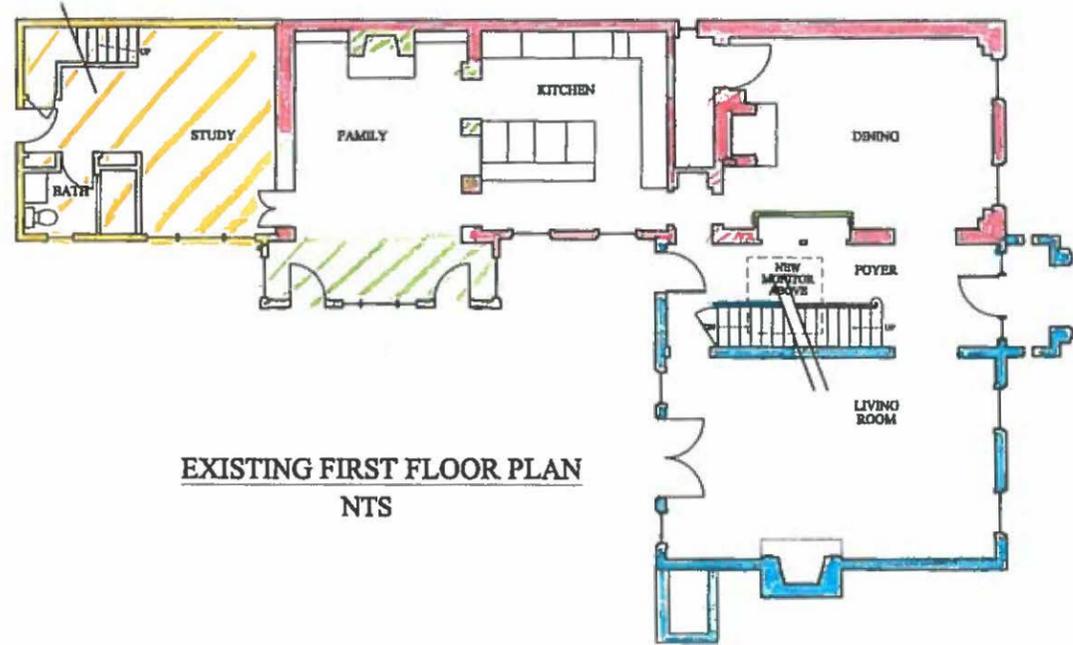


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Tel. 703 549 0650 © Fax. 703 549 3125

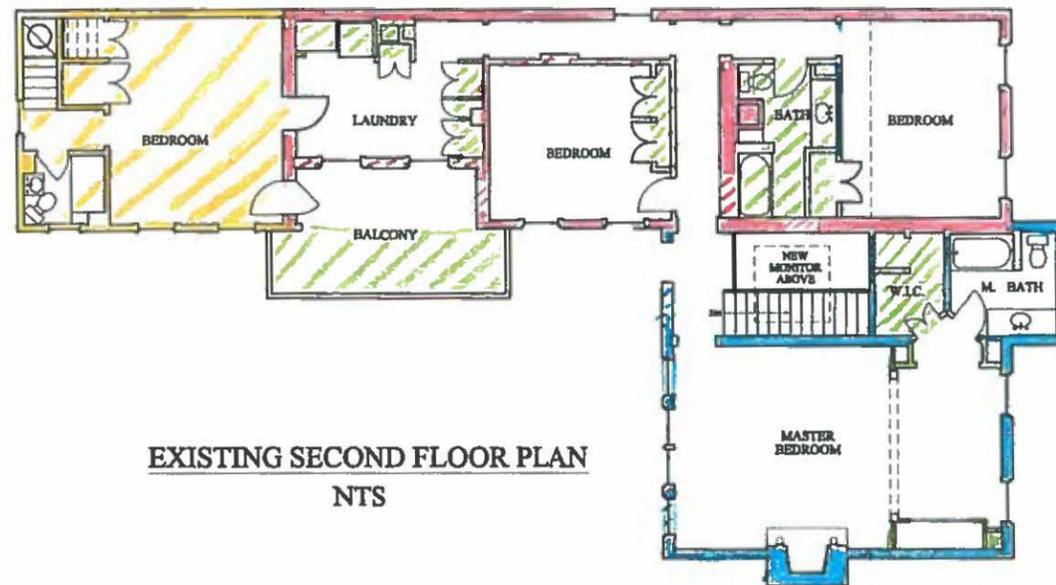
ADAMS ARCHITECTURE PLANNING INTERIORS

KELMAR RESIDENCE
609 S. LEE STREET
ALEXANDRIA, VIRGINIA 22314

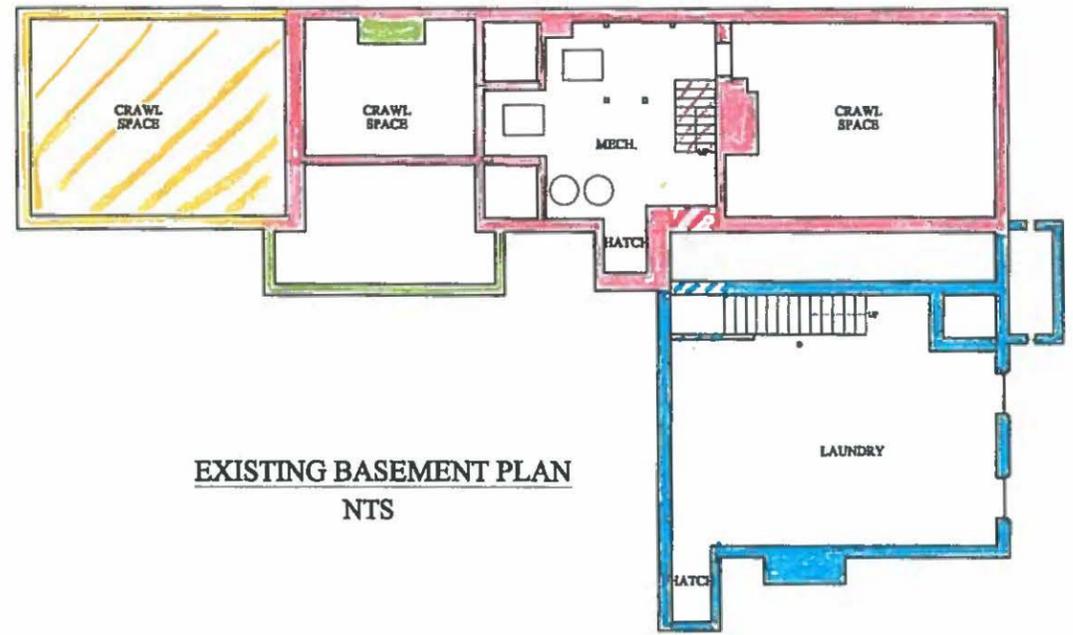
DATE	SHEET
REVISED AUGUST 30, 2018	C105



EXISTING FIRST FLOOR PLAN
NTS



EXISTING SECOND FLOOR PLAN
NTS



EXISTING BASEMENT PLAN
NTS

COLOR KEY TO IDENTIFY AGE OF CONSTRUCTION AND CHANGES

- original ca. 1842 construction to remain
- original ca. 1842 construction to be demolished (and discussed w/ BAR staff)
- 1967 addition to remain
- 1967 addition to be demolished
- unknown early 20th century addition to remain
- unknown early 20th century addition to be demolished
- 1991 addition to remain
- 1991 addition to be demolished
- 2018 proposed new construction
-see new construction plans and elevations

SHEET 3

Sheet:
3

Date:
JULY 23, 2018

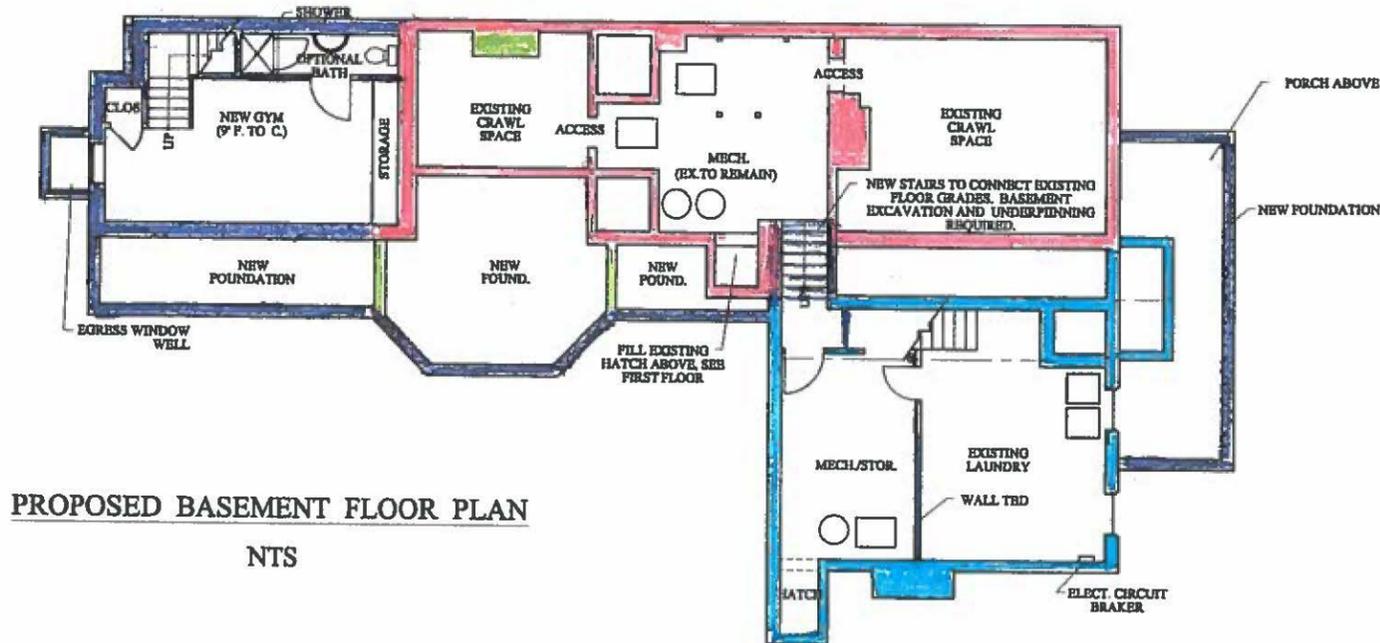
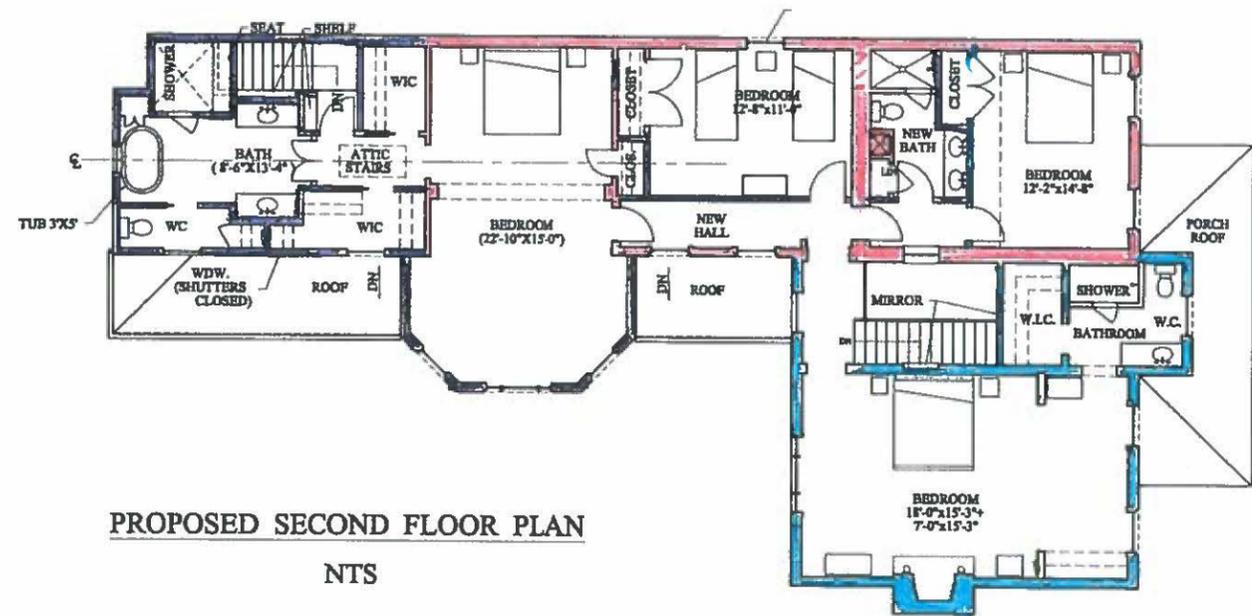
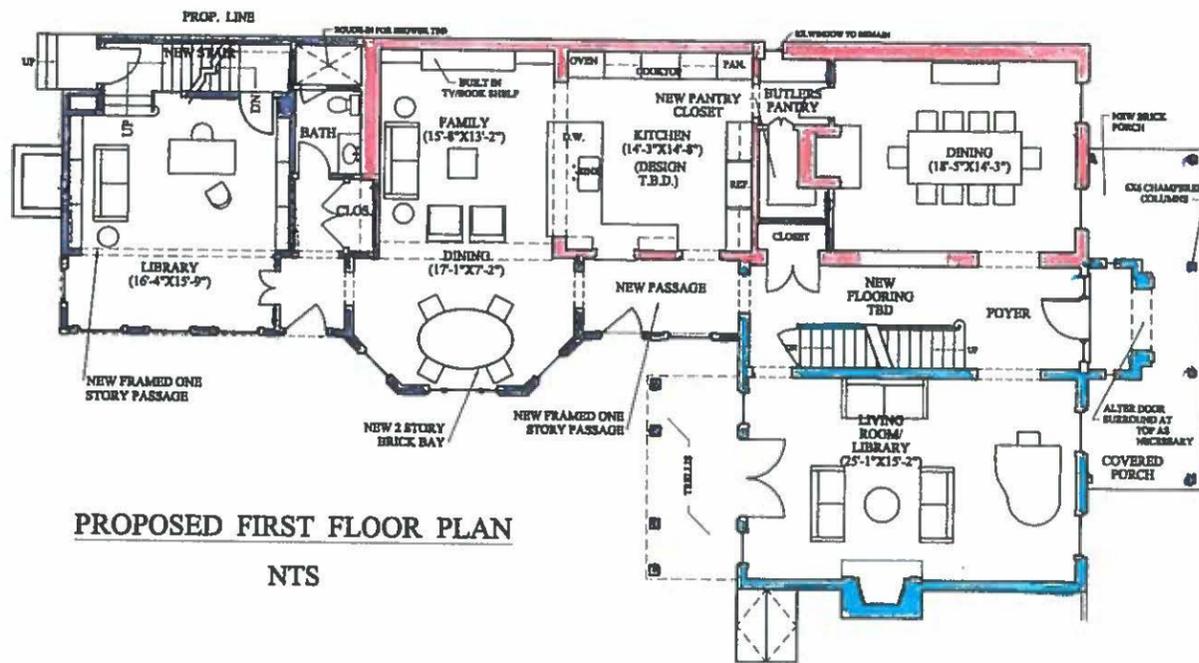
Additions & Alterations
KELMAR RESIDENCE
609 S. Lee Street
Alexandria, Virginia



ADAMS

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ARCHITECTURE PLANNING INTERIORS



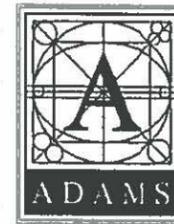
COLOR KEY TO IDENTIFY AGE OF CONSTRUCTION AND CHANGES

- original ca. 1842 construction to remain
- original ca. 1842 construction to be demolished (and discussed w/ BAR staff)
- 1967 addition to remain
- 1967 addition to be demolished
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- 2018 proposed new construction
-see new construction plans and elevations

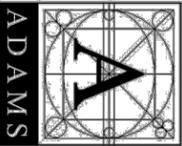
SHEET 4

Sheet: **4**
Date: JULY 23, 2018

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



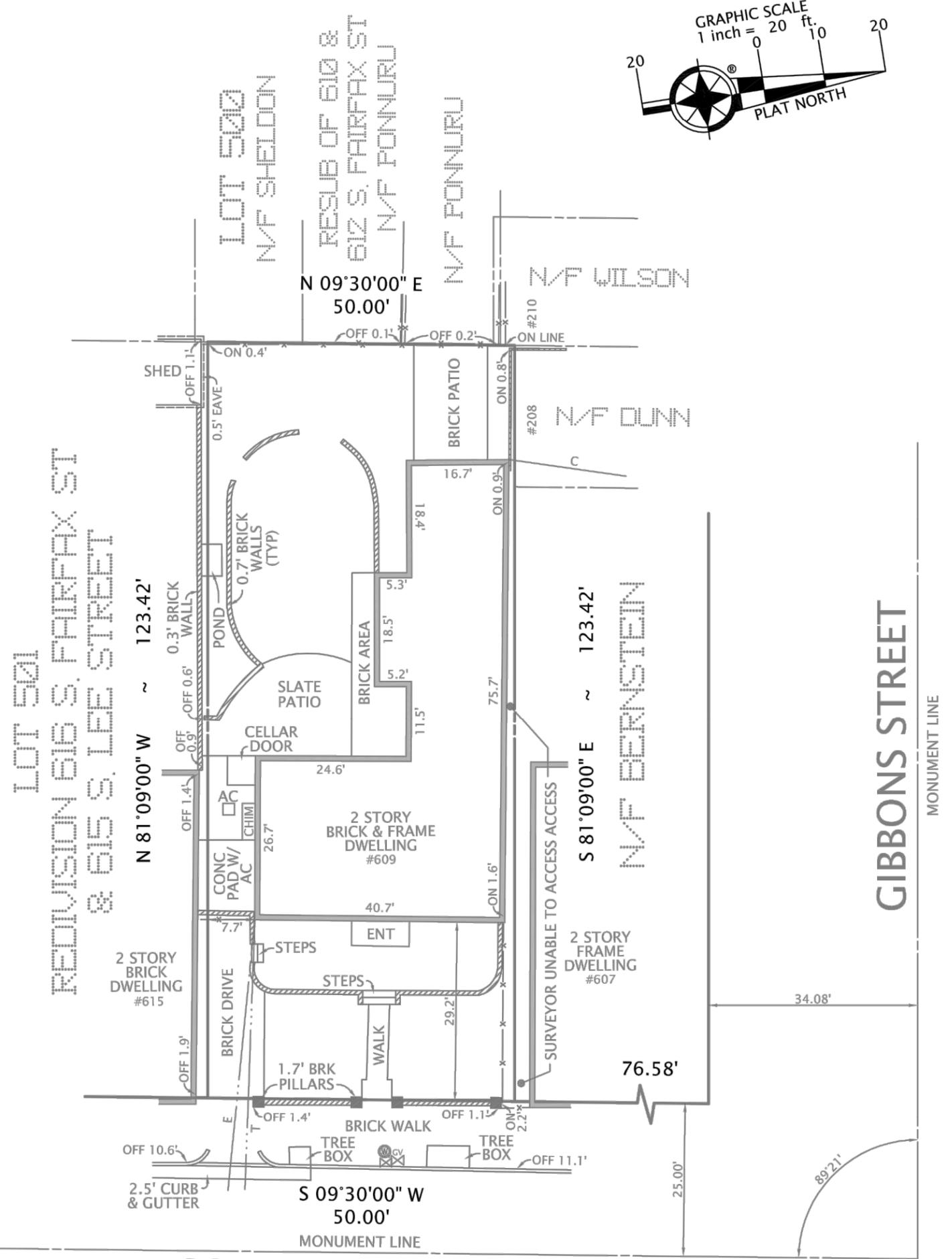
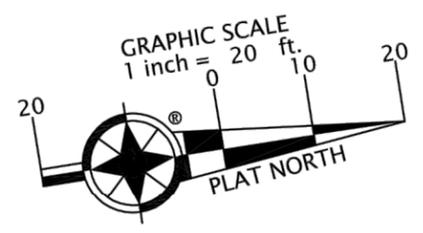
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ADAMS ARCHITECTURE PLANNING INTERIORS



ADAMS ARCHITECTURE
PLANNING INTERIORS
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KELMAR RESIDENCE
 609 S. LEE STREET
 ALEXANDRIA, VIRGINIA 22314

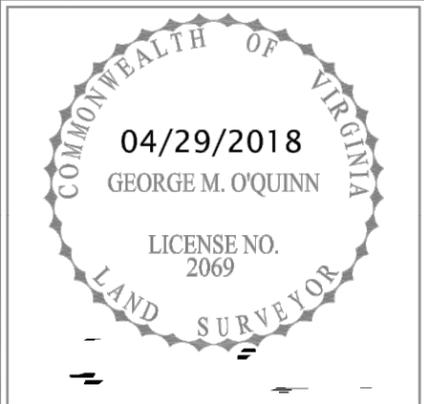
5 ARE FRAME.



SOUTH LEE STREET

PLAT
 SHOWING HOUSE LOCATION ON
 THE PROPERTY LOCATED AT
#609 SOUTH LEE STREET
 (INST. #010000820)
CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' APRIL 29, 2018

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:



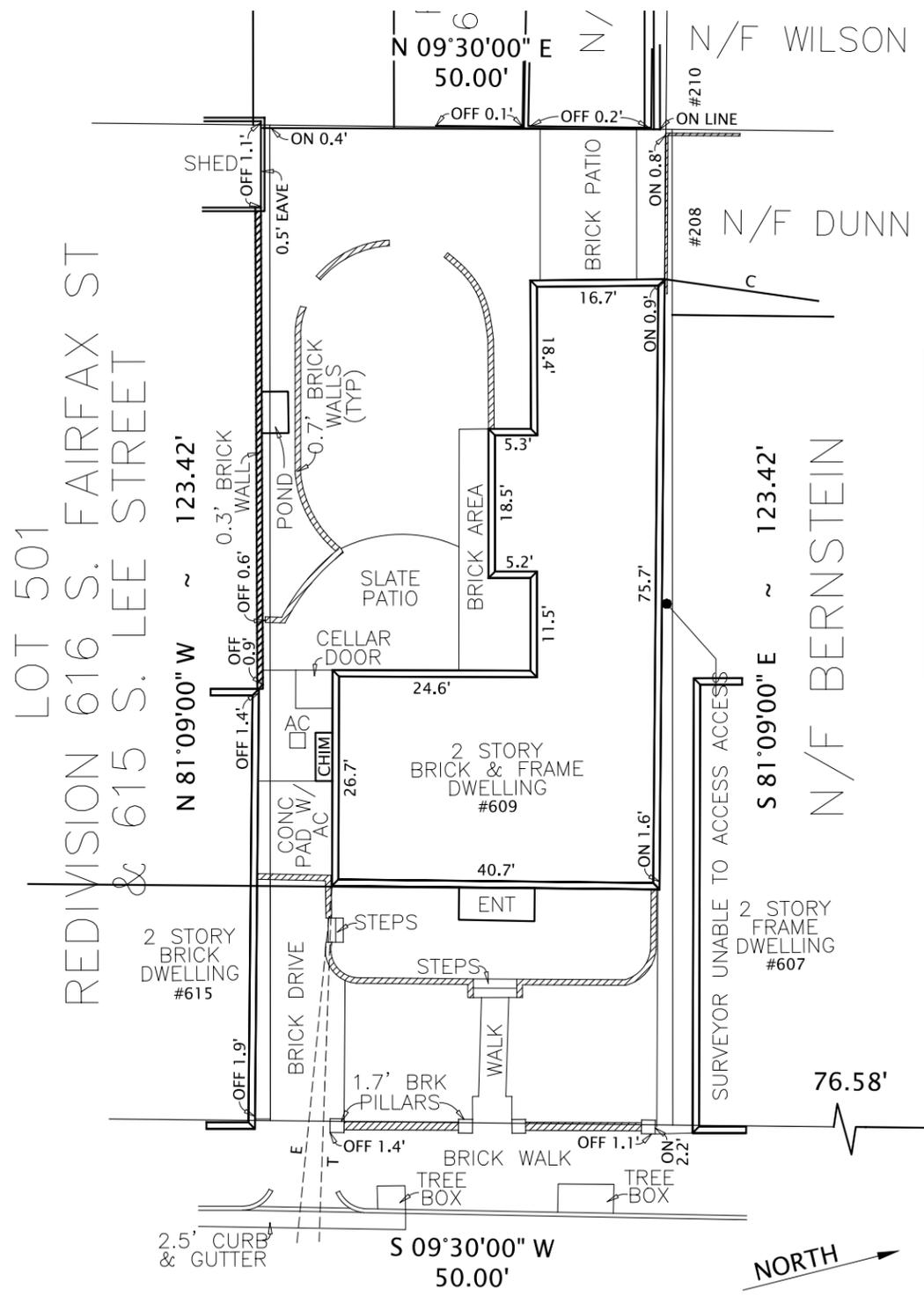
Ordered by:
Land, Carroll & Blair PC
 524 King Street
 Alexandria, Virginia 22314
 Phone: (703) 836-1000

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

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

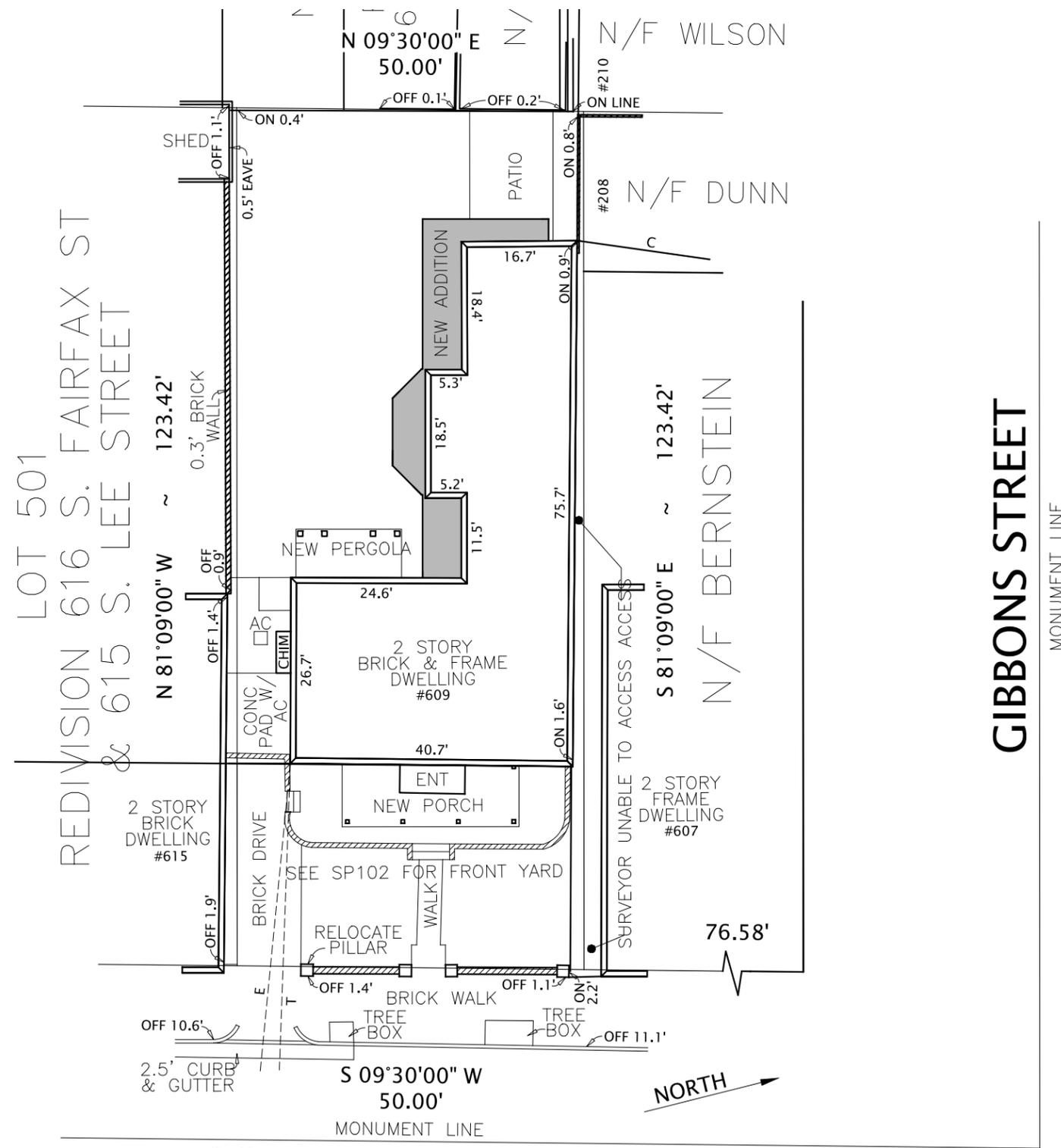
DATE
 REVISED
 AUGUST 30, 2018

SHEET
SP100



EXISTING SITE PLAN

SCALE: 1" = 20'-0"



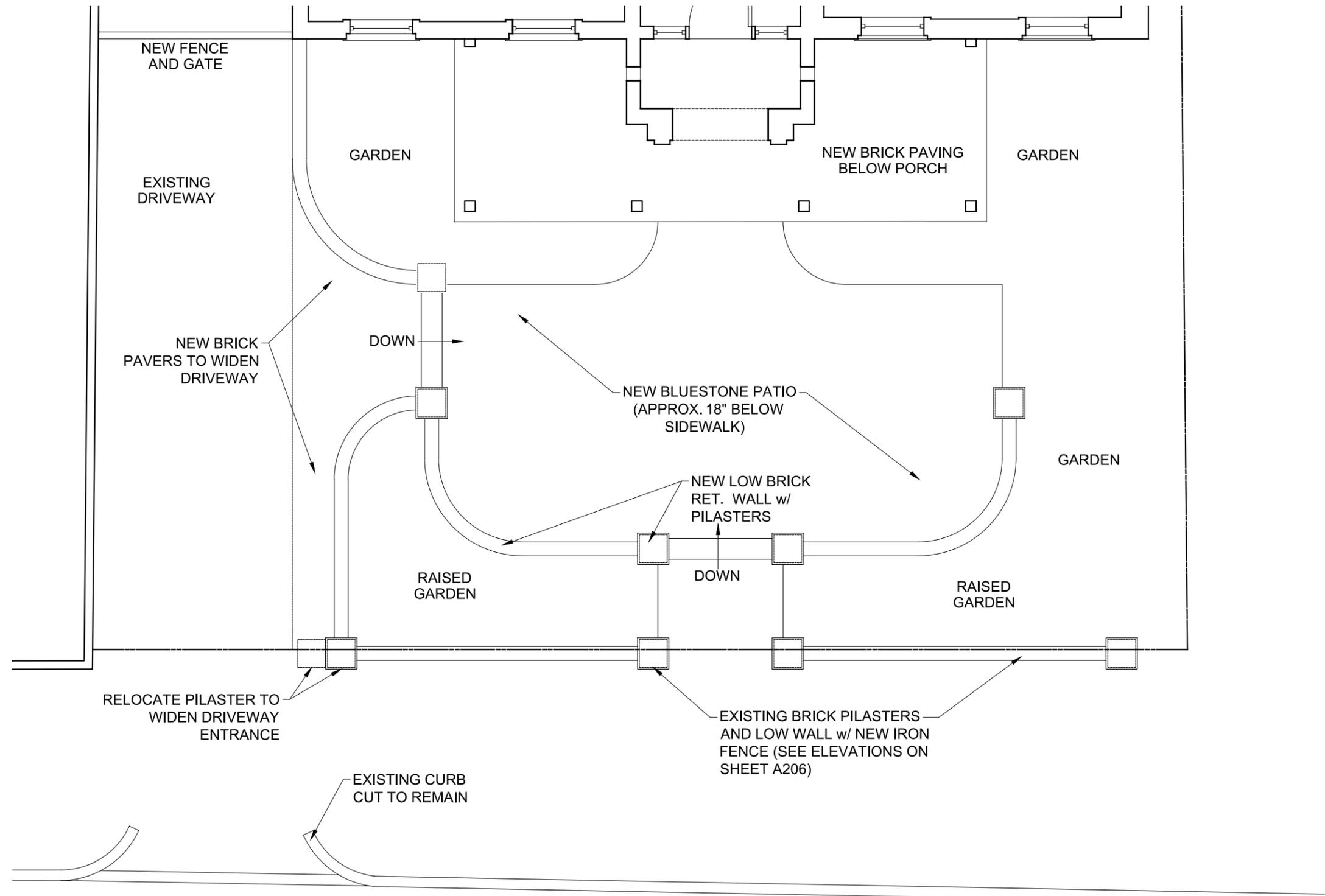
PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

	ROBERT BENTLEY ADAMS & ASSOCIATES P.C. 405 South Washington Street Alexandria, Virginia 22314 Tel. 703 549 0650 Fax. 703 549 3125	
	ADAMS	ARCHITECTURE
PLANNING		INTERIORS

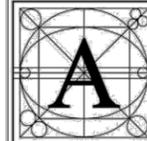
KELMAR RESIDENCE
 609 S. LEE STREET
 ALEXANDRIA, VIRGINIA 22314

DATE	SHEET
REVISED AUGUST 30, 2018	SP101



PROPOSED FRONT YARD PLAN

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

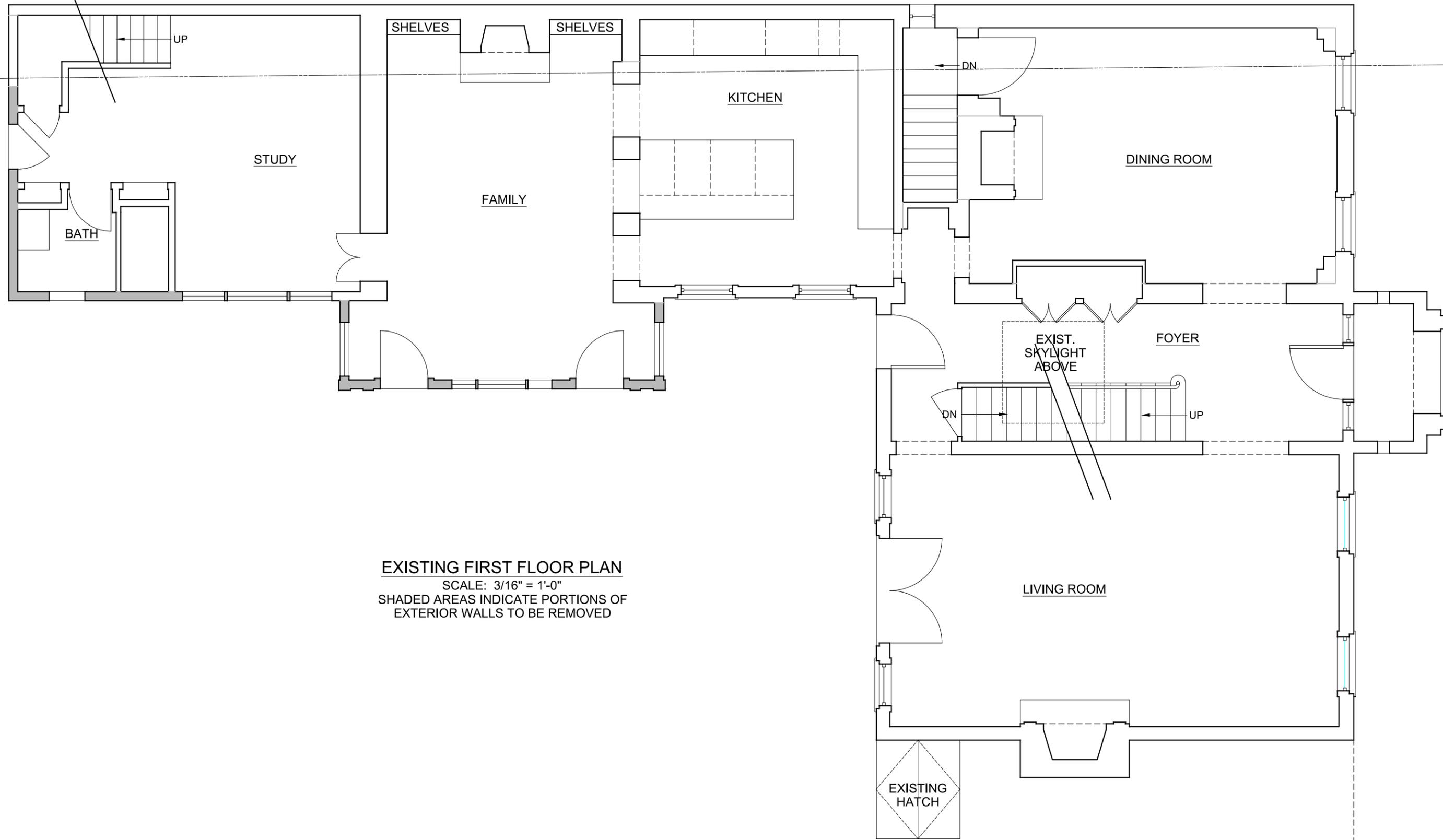


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ADAMS ARCHITECTURE PLANNING INTERIORS

KELMAR RESIDENCE
 609 S. LEE STREET
 ALEXANDRIA, VIRGINIA 22314

DATE	SHEET
REVISED AUGUST 30, 2018	SP102

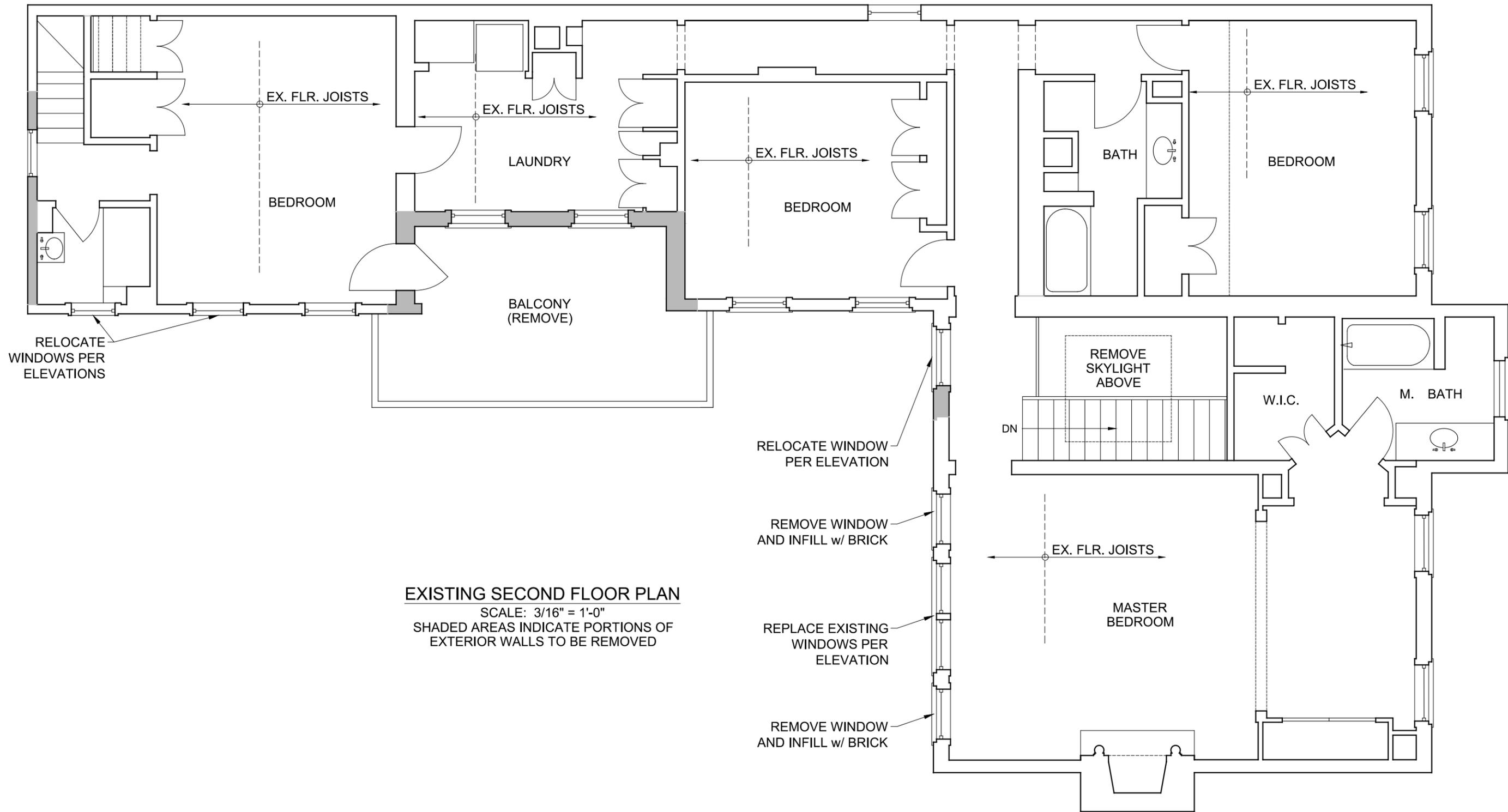


EXISTING FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 SHADED AREAS INDICATE PORTIONS OF
 EXTERIOR WALLS TO BE REMOVED

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	ADAMS	ARCHITECTURE	PLANNING INTERIORS

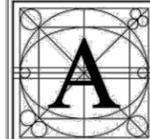
KELMAR RESIDENCE
 609 S. LEE STREET
 ALEXANDRIA, VIRGINIA 22314

DATE	SHEET
REVISED AUGUST 30, 2018	X101



EXISTING SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"
 SHADED AREAS INDICATE PORTIONS OF EXTERIOR WALLS TO BE REMOVED



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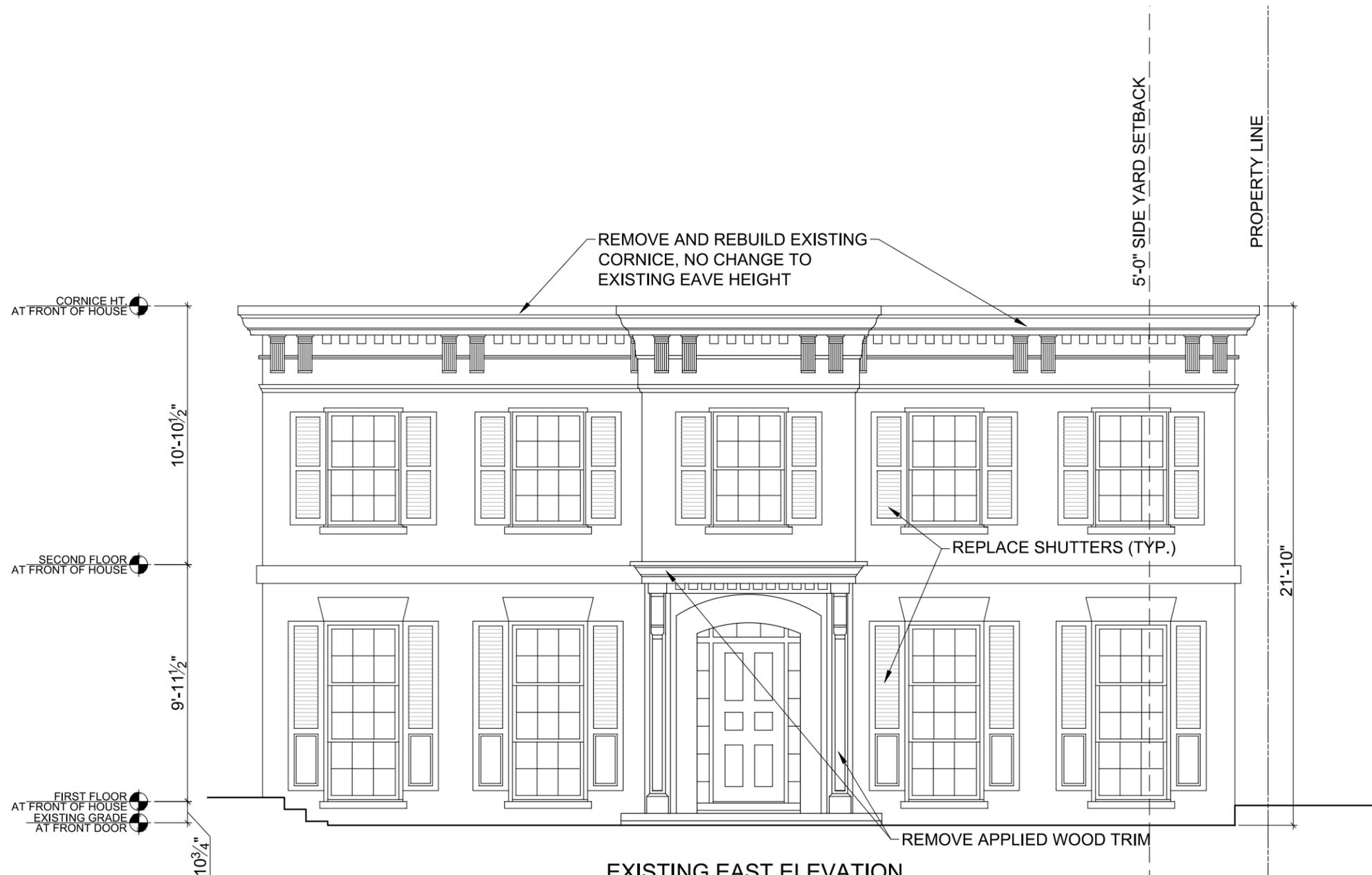
ADAMS ARCHITECTURE PLANNING INTERIORS

KELMAR RESIDENCE
 609 S. LEE STREET
 ALEXANDRIA, VIRGINIA 22314

DATE
 REVISED
 AUGUST 30, 2018

SHEET

X102



EXISTING EAST ELEVATION
 SCALE: 3/16" = 1'-0"
 SHADED AREAS INDICATE
 PORTIONS TO BE REMOVED

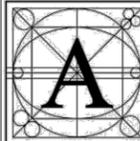
	ROBERT BENTLEY ADAMS & ASSOCIATES P.C. 405 South Washington Street Alexandria, Virginia 22314 Tel. 703 549 0650 Fax. 703 549 3125
	ADAMS ARCHITECTURE PLANNING INTERIORS

KELMAR RESIDENCE
 609 S. LEE STREET
 ALEXANDRIA, VIRGINIA 22314

DATE	SHEET
REVISED AUGUST 30, 2018	X201



EXISTING SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"
 SHADED AREAS INDICATE
 PORTIONS TO BE REMOVED

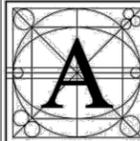
 ADAMS	ROBERT BENTLEY ADAMS & ASSOCIATES P.C. 405 South Washington Street Alexandria, Virginia 22314 Tel. 703 549 0650 © Fax. 703 549 3125
	ARCHITECTURE PLANNING INTERIORS

KELMAR RESIDENCE
 609 S. LEE STREET
 ALEXANDRIA, VIRGINIA 22314

DATE	SHEET
REVISED AUGUST 30, 2018	X202

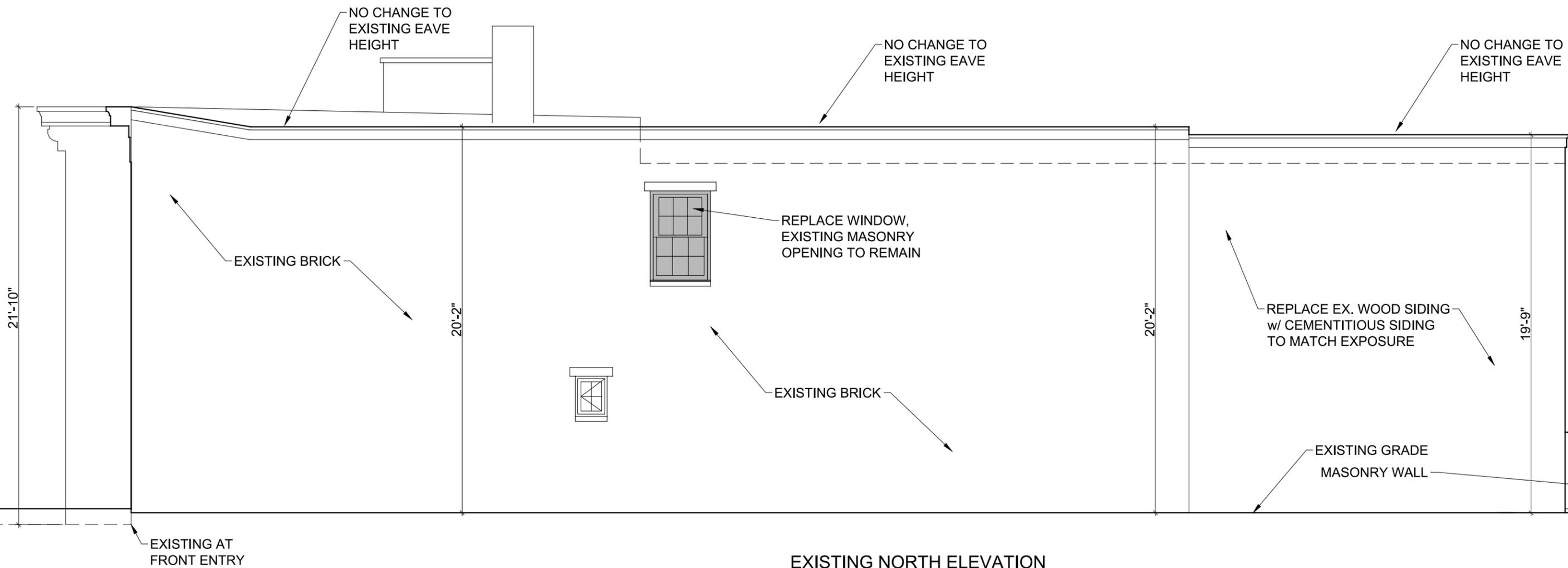


EXISTING WEST ELEVATION
 SCALE: 3/16" = 1'-0"
 SHADED AREAS INDICATE
 PORTIONS TO BE REMOVED

 ADAMS	ROBERT BENTLEY ADAMS & ASSOCIATES P.C. 405 South Washington Street Alexandria, Virginia 22314 Tel. 703 549 0650 © Fax. 703 549 3125		
	ARCHITECTURE	PLANNING	INTERIORS

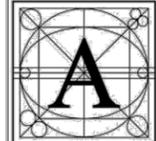
KELMAR RESIDENCE
 609 S. LEE STREET
 ALEXANDRIA, VIRGINIA 22314
 32

DATE	SHEET
REVISED AUGUST 30, 2018	X203



EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0"
 SHADED AREAS INDICATE
 PORTIONS TO BE REMOVED

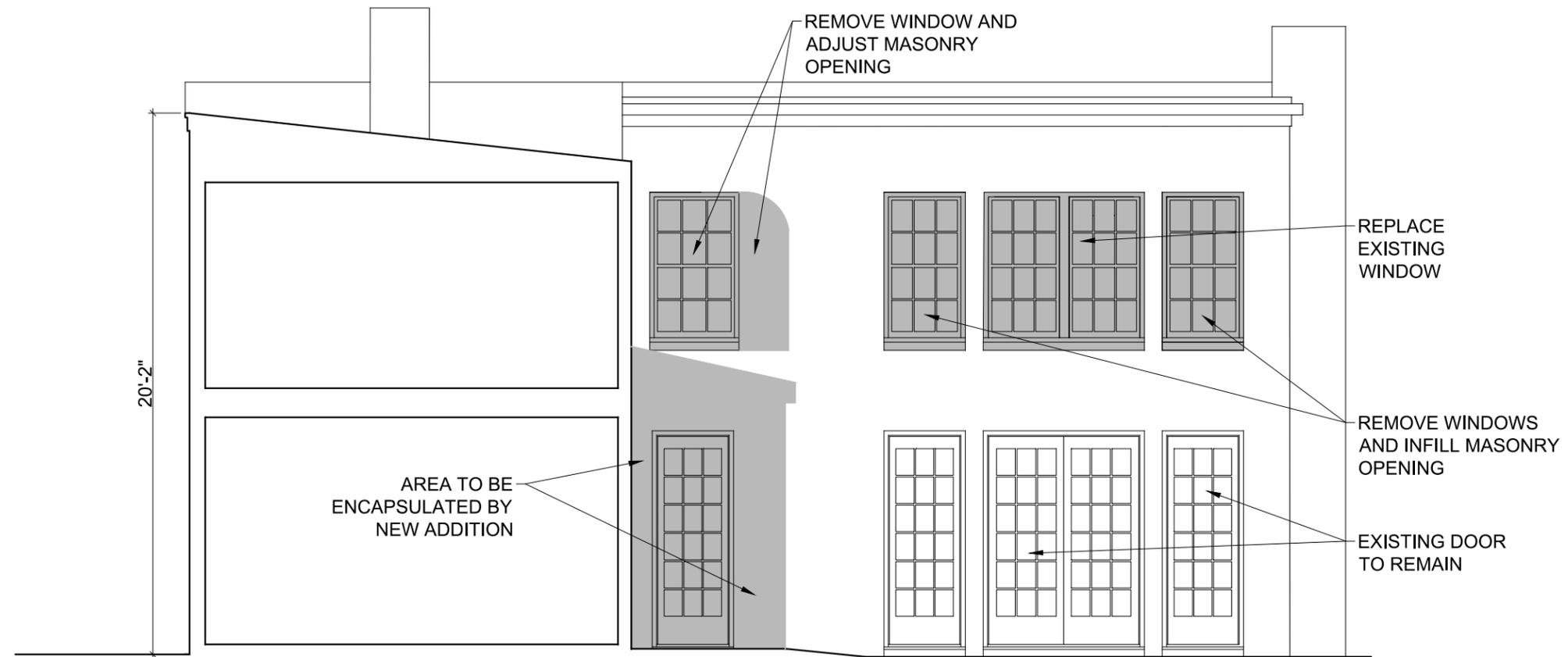


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ADAMS ARCHITECTURE PLANNING INTERIORS

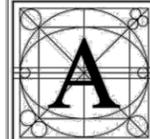
KELMAR RESIDENCE
 609 S. LEE STREET
 ALEXANDRIA, VIRGINIA 22314

DATE	SHEET
REVISED AUGUST 30, 2018	X204



EXISTING WEST ELEVATION / SECTION

SCALE: 3/16" = 1'-0"
 SHADED AREAS INDICATE
 PORTIONS TO BE REMOVED

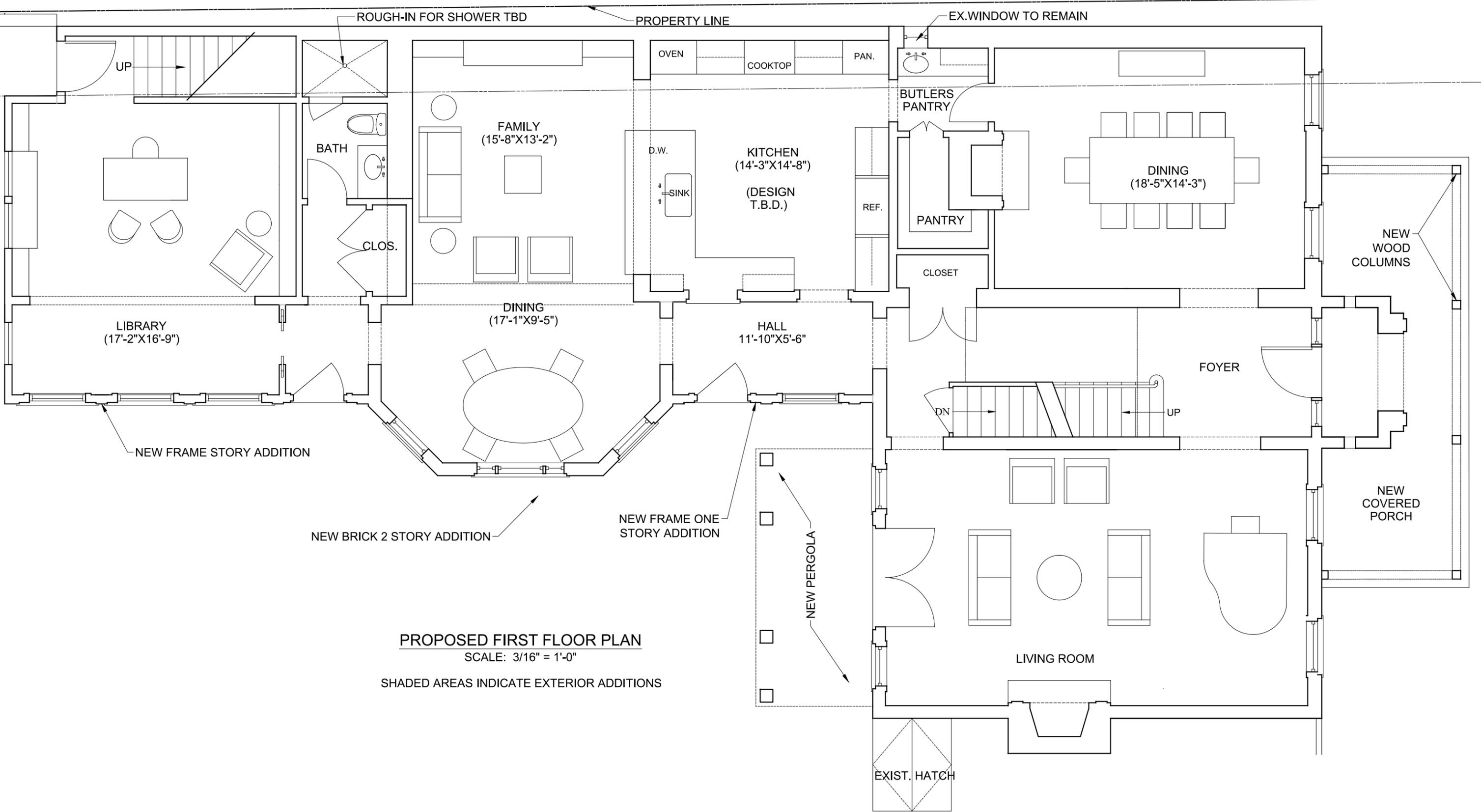


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ADAMS ARCHITECTURE PLANNING INTERIORS

KELMAR RESIDENCE
 609 S. LEE STREET
 ALEXANDRIA, VIRGINIA 22314

DATE	SHEET
REVISED AUGUST 30, 2018	X205



PROPOSED FIRST FLOOR PLAN

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

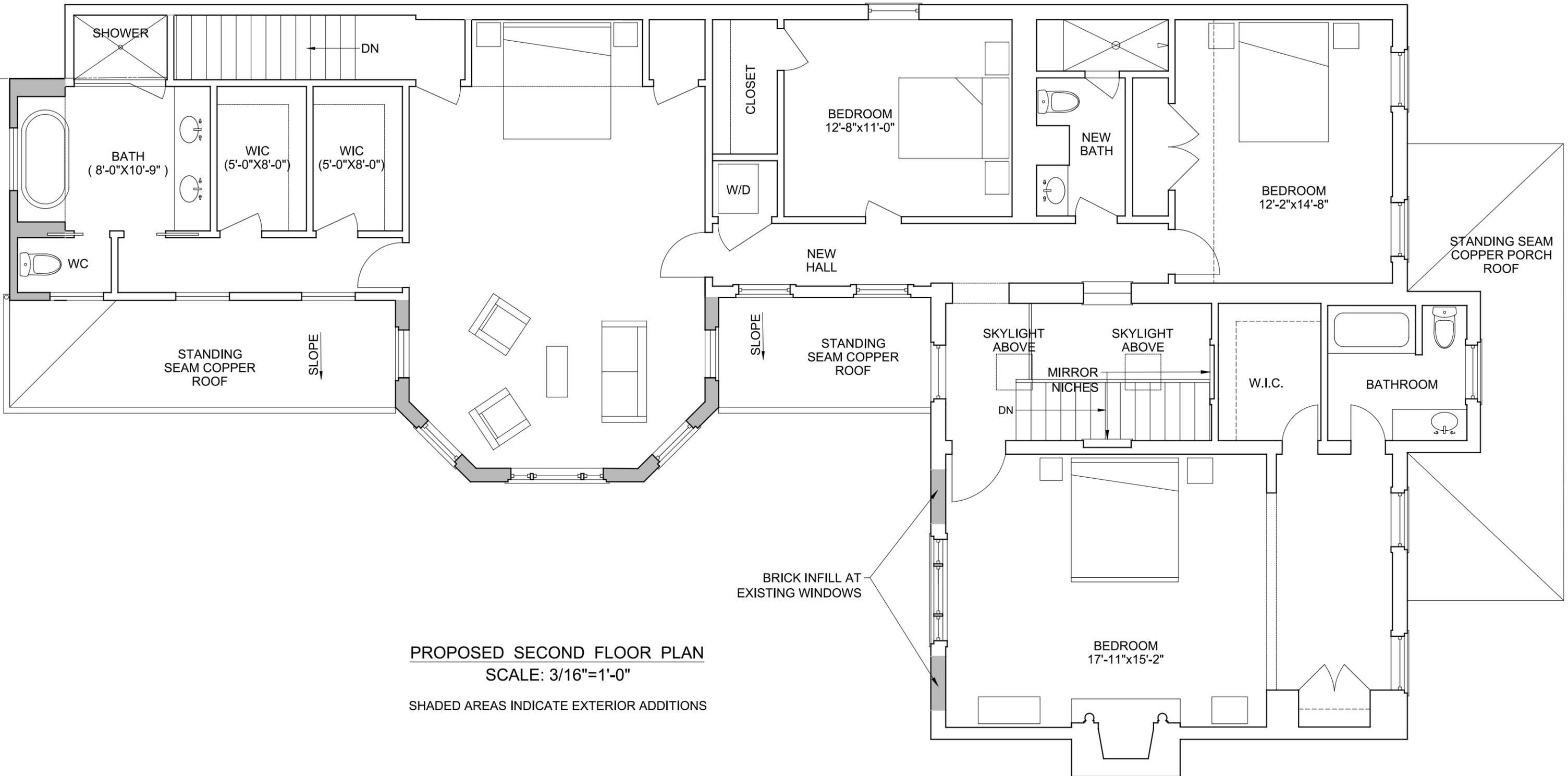
SHADED AREAS INDICATE EXTERIOR ADDITIONS

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	ADAMS ARCHITECTURE PLANNING INTERIORS

KELMAR RESIDENCE
 609 S. LEE STREET
 ALEXANDRIA, VIRGINIA 22314
 35

DATE	SHEET
REVISED AUGUST 30, 2018	A101

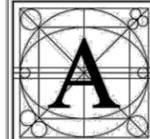
PROPERTY LINE



PROPOSED SECOND FLOOR PLAN

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

SHADED AREAS INDICATE EXTERIOR ADDITIONS



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Tel. 703 549 0650 © Fax. 703 549 3125

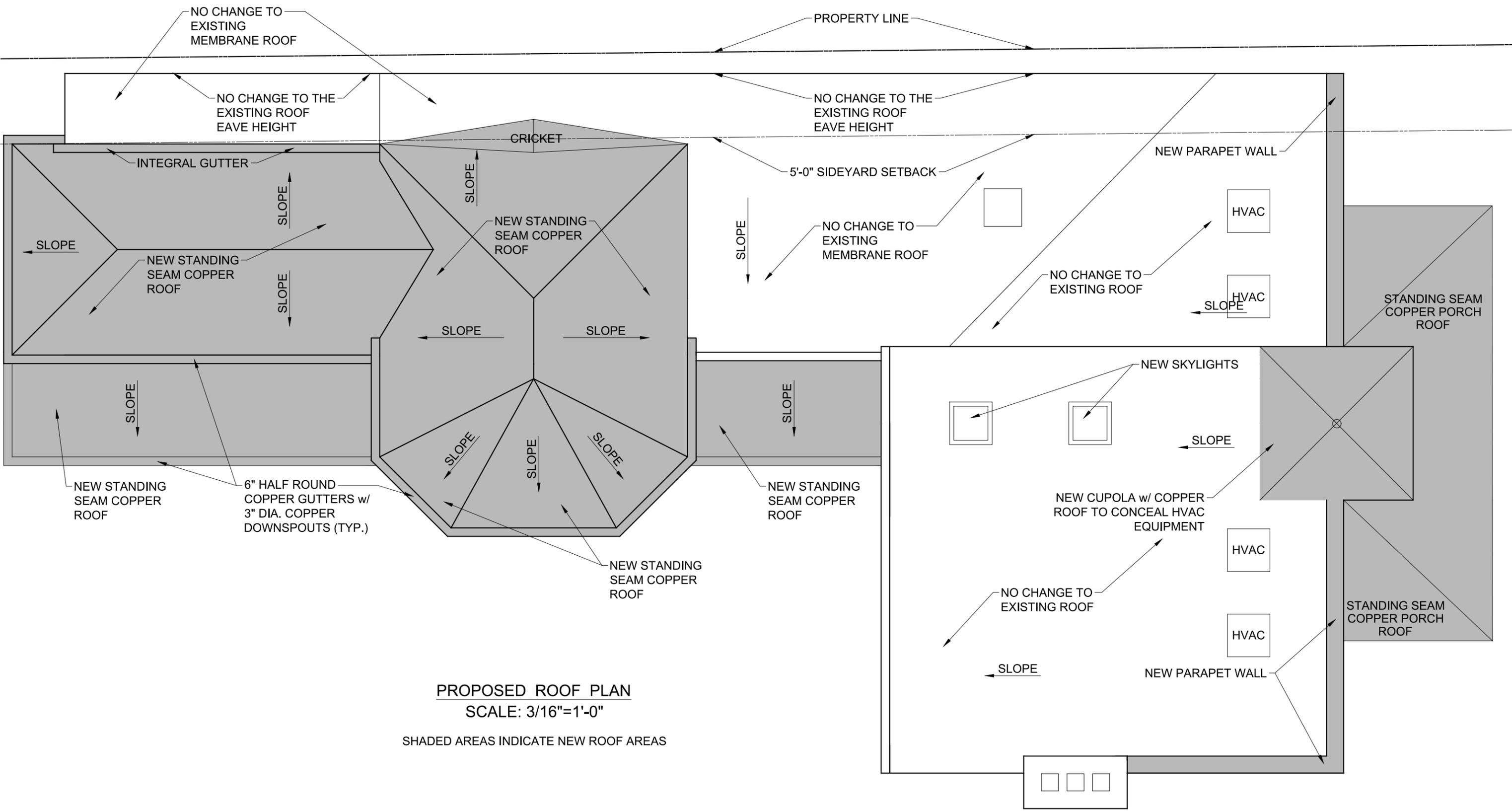
ADAMS ARCHITECTURE PLANNING INTERIORS

KELMAR RESIDENCE
609 S. LEE STREET
ALEXANDRIA, VIRGINIA 22314

DATE
REVISED
AUGUST 30, 2018

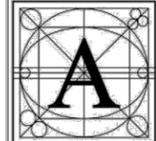
SHEET

A102



PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"

SHADED AREAS INDICATE NEW ROOF AREAS

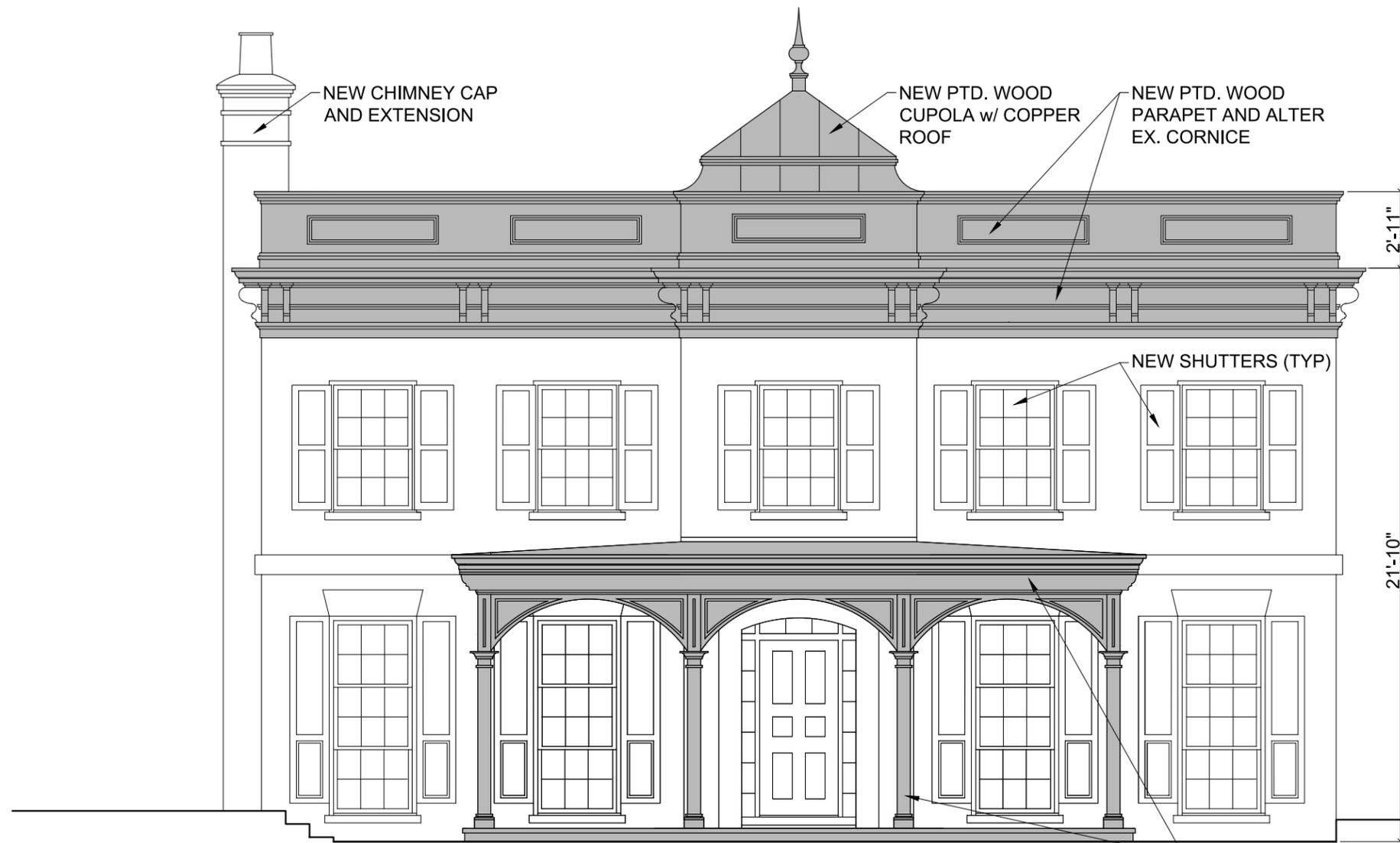


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ADAMS ARCHITECTURE PLANNING INTERIORS

KELMAR RESIDENCE
609 S. LEE STREET
ALEXANDRIA, VIRGINIA 22314

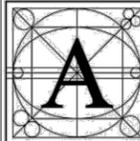
DATE	SHEET
REVISED AUGUST 30, 2018	A103



REPLACEMENT AND NEW WINDOW SPECIFICATIONS

- FRONT OF HOUSE:**
 MANUFACTURER: KOLBE AND KOLBE
 MODEL: TRADITIONAL HERITAGE SERIES
 MATERIAL: ALL WOOD, PAINTED
 MUNTIN BARS: TRUE DIVIDED LITE w/ 7/8" MUNTIN BARS
 GLAZING: SINGLE GLAZED
- REAR AND SIDES OF HOUSE**
 MANUFACTURER: KOLBE AND KOLBE
 MODEL: TRADITIONAL HERITAGE SERIES
 MATERIAL: ALL WOOD w/ ALUM. CLAD EXT.
 MUNTIN BARS: SIMULATED DIVIDED LITE w/ 7/8" MUNTIN BARS
 GLAZING: INSULATED LOW-E ARGON FILLED

PROPOSED EAST ELEVATION
 SCALE: 3/16" = 1'-0"
 SHADED AREAS INDICATE NEW CONSTRUCTION

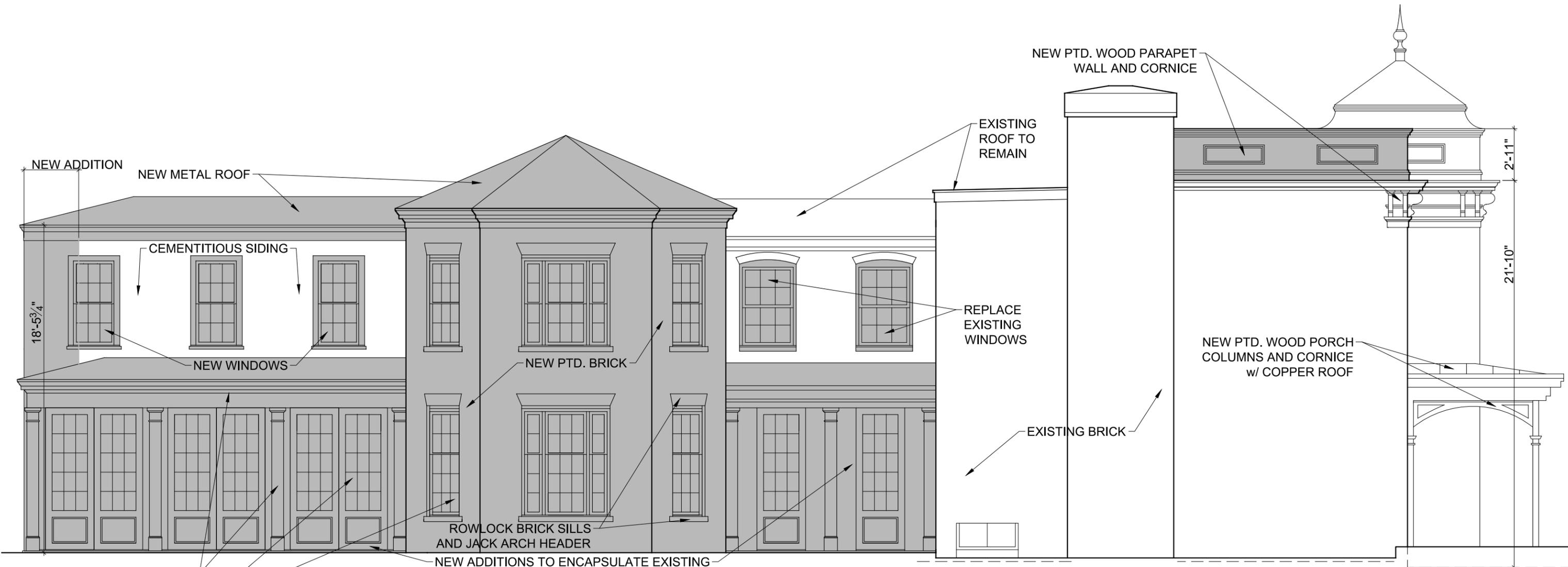


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ADAMS ARCHITECTURE PLANNING INTERIORS

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DATE	SHEET
REVISED AUGUST 30, 2018	A201

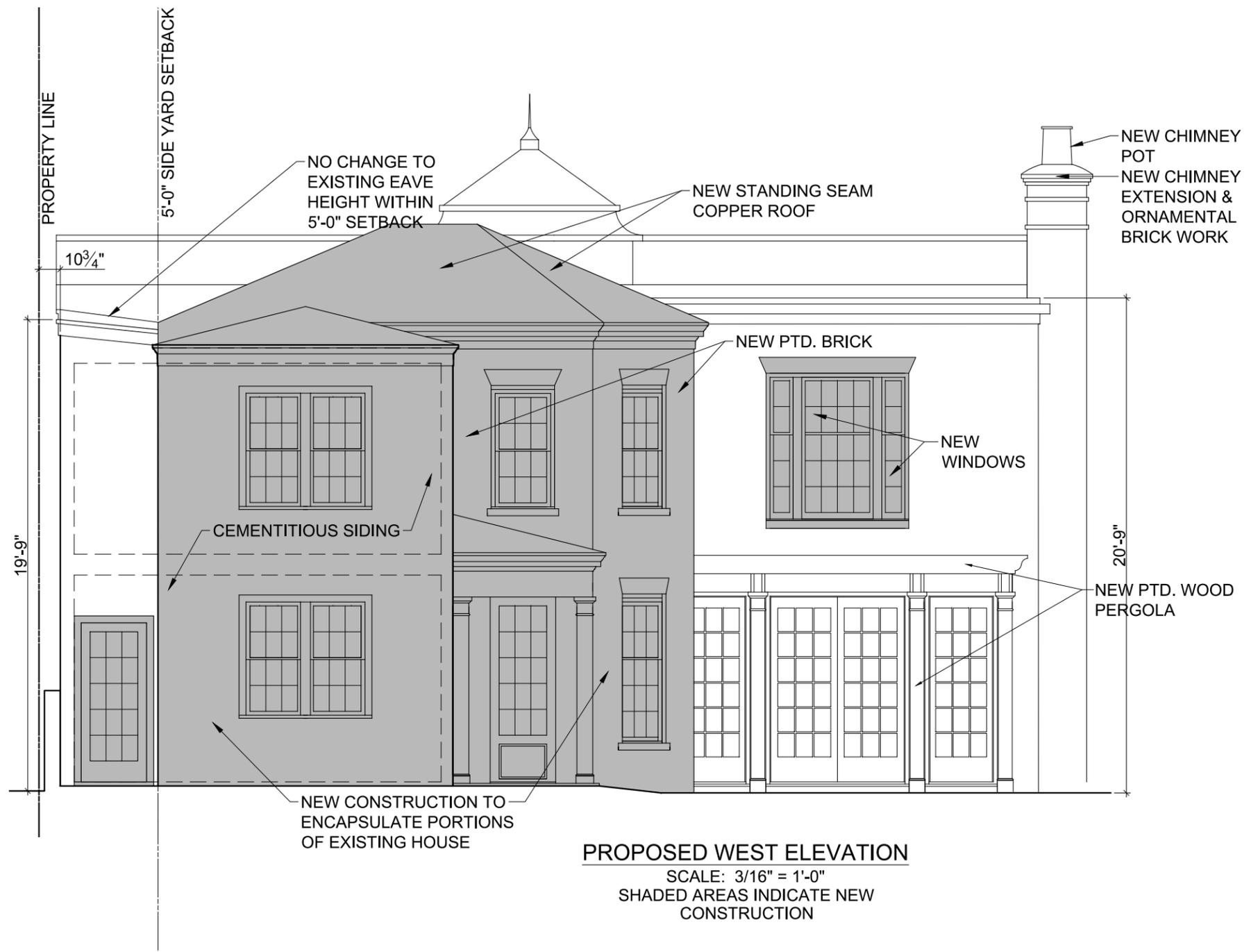


PROPOSED SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"
 SHADED AREAS INDICATE NEW CONSTRUCTION

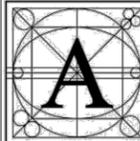
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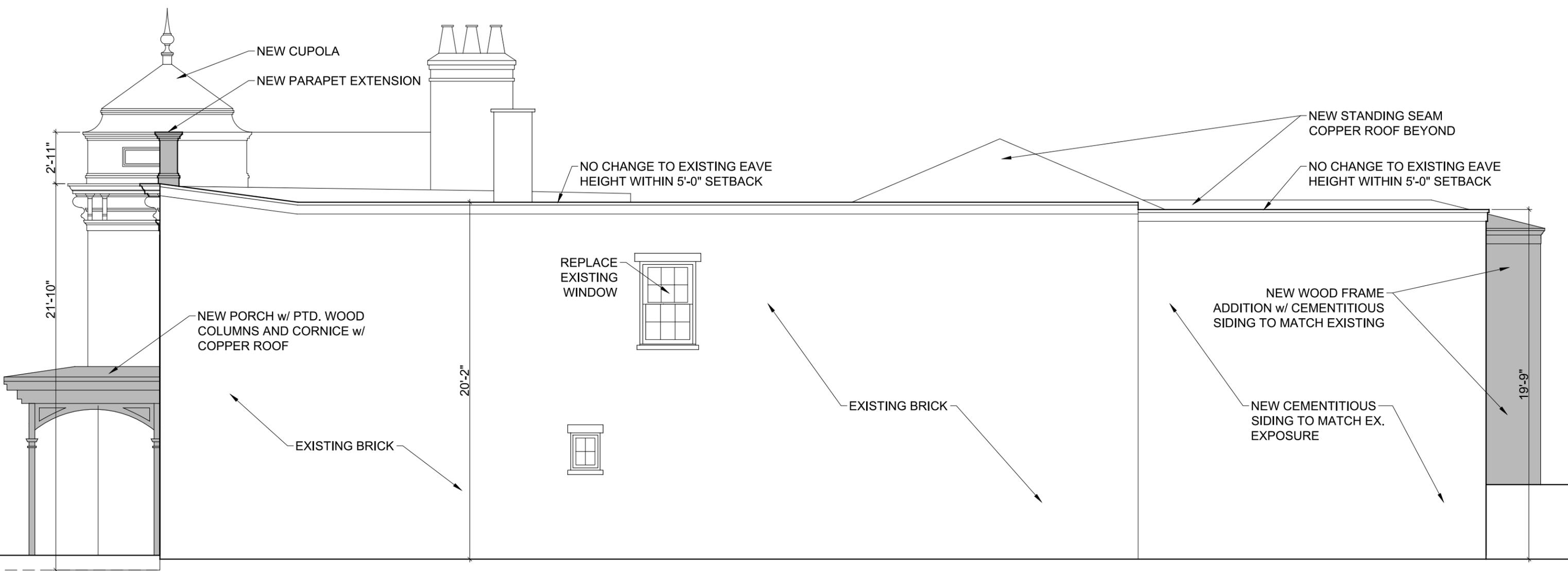


PROPOSED WEST ELEVATION
 SCALE: 3/16" = 1'-0"
 SHADED AREAS INDICATE NEW CONSTRUCTION

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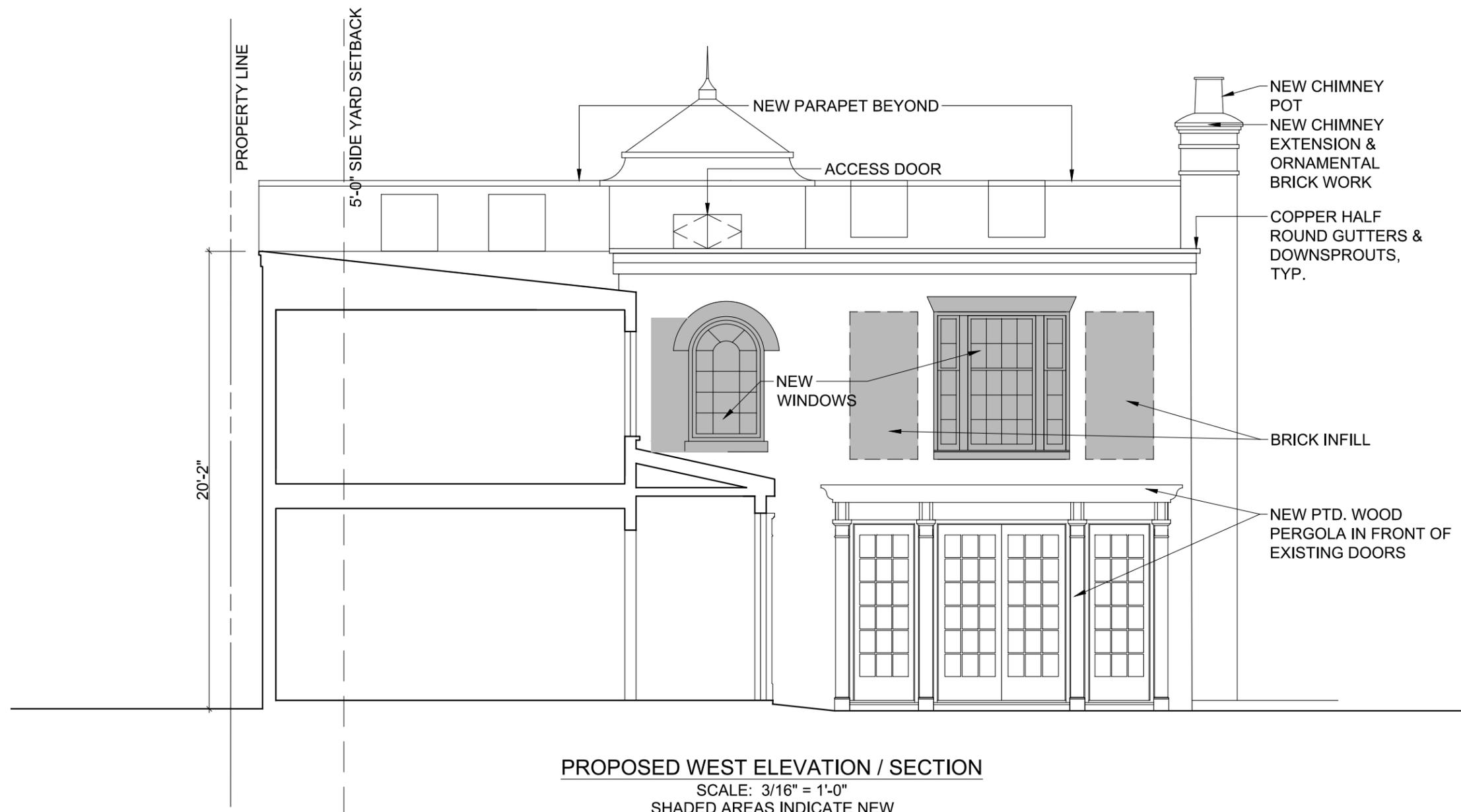
PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"
 SHADED AREAS INDICATE NEW CONSTRUCTION

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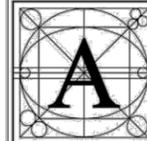
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PROPOSED WEST ELEVATION / SECTION

SCALE: 3/16" = 1'-0"
 SHADED AREAS INDICATE NEW
 CONSTRUCTION

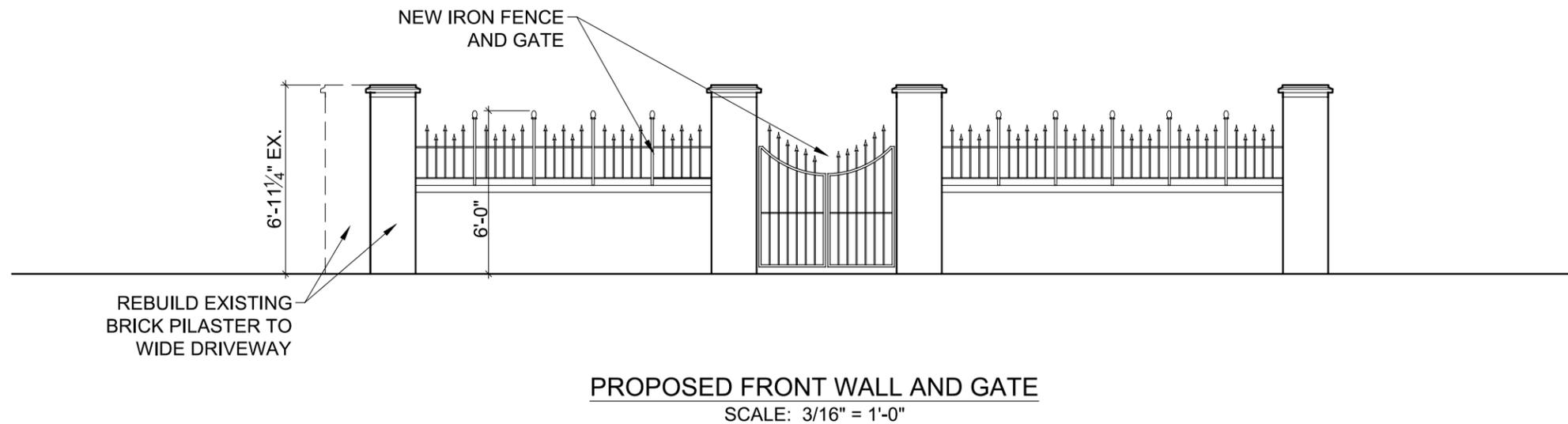
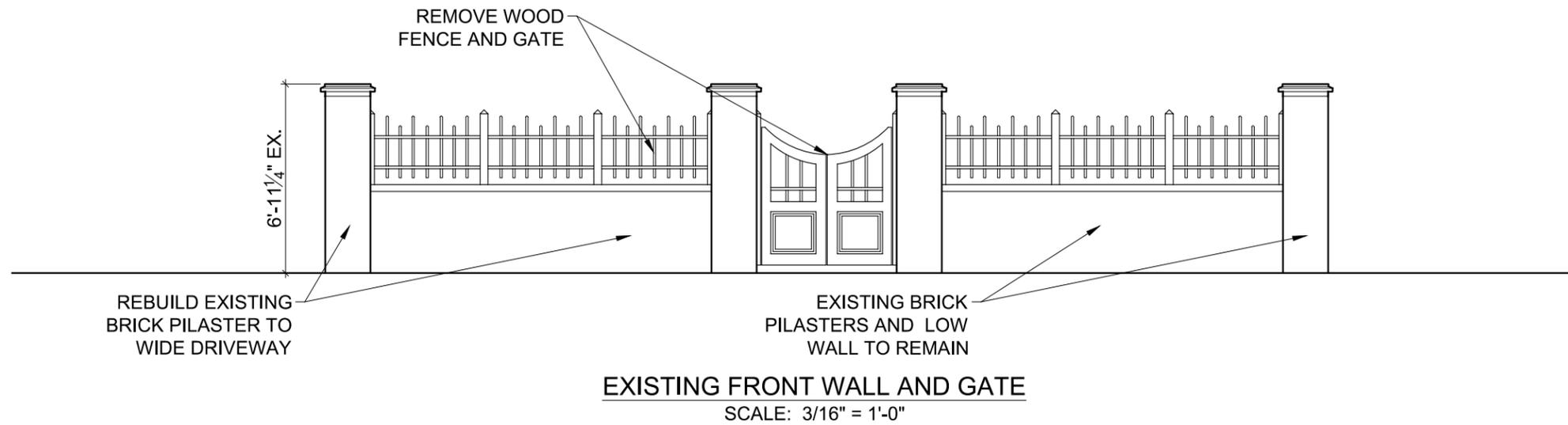


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DATE	SHEET
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Al,

Because 609 S. Lee was on an earlier preliminary agenda, the HAF Advocacy Committee has been able to discuss it in time to give you some comments for staff's consideration before the staff reports come out.

Our concern is with the magnitude of the changes to the main (east) facade of this historic house. The fact that the south part of the main block is an addition (from the 1960's) does not negate the fact that the house is a significant element of the 600 block of South Lee. The proposal creates a false hierarchy in the front facade. The simple door surround and entrance porch have been turned into an elaborate pseudo-Italianate 3-bay porch, really changing the classic lines of this Greek Revival/Italianate facade. In addition, the turret has no context for this house and would be totally confusing to anyone who wanted to understand the evolution of this historic house.

The change to the streetscape would be considerable with these proposed modifications.

Thanks for your consideration of these comments.

*Gail Rothrock
Co-chair, HAF Advocacy Committee*