

BAR Meeting
June 19, 2013

ISSUE: Permit to Demolish/Capsulate and Addition/Alterations

APPLICANT: Andrew and Tamara Saltonstall by Patrick Camus

LOCATION: 217 South Fairfax Street

ZONE: RM / Residential

STAFF RECOMMENDATION

1. Approval of the Permit to Demolish/Capsulate;
2. Approval of the Certificate of Appropriateness for alterations and the infill addition at the northwest corner of the house;
3. Denial of the at-grade infill addition between the house and the outbuilding; and
4. The following archaeology conditions shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - a. Ground disturbing activities shall be monitored by City archaeologists. The applicant/developer shall call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection/monitoring schedule for city archaeologists can be arranged.
 - b. 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.
 - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

****EXPIRATION OF APPROVALS:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.

****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.



BAR2013-00169 & BAR2013-00170



Note: Staff coupled the reports for BAR #2013-0169 (Permit to Demolish/Encapsulate) and BAR #2013-0170 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness for a number of alterations and the construction of two small additions. The applicant is also requesting a waiver of the front yard fence height in order to construct a 6' fence on the front property line. The project consists of the following elements:

Demolition/Capsulation

- Demolition/capsulation of a 7' by 13' portion of the northwest corner covered porch.
- Capsulation of a 12' portion of the south wall of the one-story brick outbuilding.

New construction

- A 7' by 13' infill addition at the northwest corner of house. The addition will have four simulated divided light wood casement windows with 7/8" muntins at the upper level and with beaded wood siding below to match the existing siding.
- A 12' by 7.5' at-grade addition connecting the new addition with the one-story outbuilding. The flat roof will have 1.5' overhang with decorative rafter ends on the east and 6' porch overhang on the west. Both the east and west elevations of the addition will have a single multi-light French door flanked by sidelights.

Alterations

- Two new skylights will be added on the south slope of the shed roof of the existing one-story outbuilding.
- The existing white picket fence on the front property line will be relocated on top of a new 2' brick retaining wall, for a maximum height of 6'.
- The 6' brick wall along the north property line will be extended 35' to the front property line.
- A portion of the lawn/landscaping in the rear will be removed in order to extend the parking pad to add a second surface parking space.

II. HISTORY

The 2 ½ story wood frame residence at 217 South Fairfax Street was constructed in 1786 by Dr. William Baker, according to Historic Alexandria: Street by Street (Ethelyn Cox, p. 44). It is unclear whether the one-story brick outbuilding dates from the late 18th century, although an outbuilding is shown as early as 1877 on the Hopkins Map. There have been a number of alterations to the property since its construction, including Board approval of an addition and fence in 1981 and 1982. More recently, the Board approved the demolition of a late 19th century porch on the south elevation in order to reconstruct the 18th century entry (BAR Case #1992-0216, December 2, 1992). At the same time the Board also approved alterations to the historic portion of the house and a new rear addition (BAR Case #1992-0217).

III. ANALYSIS

The proposed alterations and additions comply with the zoning ordinance.

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

In the opinion of Staff, none of the criteria for demolition and capsulation are met for the demolition/capsulation of the rear porch and the Permit to Demolish/Capsulate should be granted. The area of impact on the house is relatively minor and is part of the late 20th century addition. While Staff has some concerns about the proposed connector addition, the brick wall of the outbuilding will be capsulated and not demolished and the proposed addition could be reversible, thus re-exposing the elevation. The proposed areas of demolition and capsulation are visible from South Fairfax Street.

New construction

The *Design Guidelines* encourage “designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.” In the opinion of Staff, the small infill addition at the northwest corner of the house is compatible with the architecture of the historic building, as well as the later addition. The proposed materials are appropriate for the addition.

Staff is concerned about the at-grade one-story addition which will link the existing residence to the historic outbuilding. While the existing south wall will be capsulated and not demolished, the addition of this connector significantly compromises the historic integrity of the freestanding structure and further enlarges the footprint of this significant house. Outbuildings play a significant role in the history of Old Town, as they add a visible layer to the history of neighborhood development. Staff recommends denial of this portion of the application. Staff could support a simple trellis connecting the two features.

Alterations

Staff has no objection to the installation of two low-profile skylights on the south slope of the outbuilding roof. An inspection of the outbuilding reveals that what was once likely a utilitarian building has had a number of repairs over the years, the building has relatively new roof rafters and the building has been dry walled. The roof is relatively new. The loss of historic fabric on the roof is minimal and visibility of the skylights will be extremely minimal.

Staff supports the applicant's proposal to extend the 6' brick wall on the north property line an additional 35' to the front property line. In addition, Staff finds the relocation of the rear fence acceptable.

The increased height of the front property line fence is more problematic. As the BAR is aware, the Board has the ability to waive the front yard fence height "where the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district." Staff is somewhat reluctant to recommend approval of the height increase given that the public's ability to see and appreciate the open space was a representation made by a prior owner when requesting Board approval of the rear addition in 1992. In addition, the Board clearly articulated the historic solid/void relationship of buildings and open space on the west side of this block during the recent denial of a proposed garage at 207 South Fairfax Street. A tall, solid fence would diminish the rhythm of these open spaces on this block face. However, because the 50% open wood picket fence will remain atop the new brick retaining wall, Staff supports the minor height increase. Furthermore, the 6' fence will still be approximately one foot lower than the adjacent brick wall at 227 South Fairfax Street.

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

No comments received.

Transportation and Environmental Services

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R4. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

FINDINGS

- F1. 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)

CITY CODE REQUIREMENTS

- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the applicant must provide a design to mitigate impact of storm water drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (5-6-224) (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-5 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Alexandria Archaeology

Archaeology Finding

- F-1 This property is situated in the early historic core of the town and has potential to yield significant archaeological resources that could provide insight into life in late eighteenth- and early nineteenth-century Alexandria. The original house at 217 South Fairfax Street was built ca. 1786 by William Baker and Company who rented it from the property owner, Nathaniel Hunter. Dr. Stephen Cooke acquired the house in 1795, and a series of tenants rented the property in the early nineteenth century, including school teacher Celina Nichols (1809-1812). Merchant Charles Slade purchased the property in 1816 and sold it to Thomas Sanford, a sail maker, in 1824. The Sanford family owned the house until it was sold to Esther and James Dempsey in 1854. The Dempseys held on to the property for the remainder of the nineteenth century.
- F-2 Alexandria Archaeology conducted limited testing on the property in 1981. In 1993 Alexandria Archaeology excavated the area in and around the front porch in an effort to identify the location of the original stoop. In both instances archaeologists recovered artifacts and information that date to the earliest periods of activity on the property.
- F-3 While the proposed alterations to the property under this permit application will likely cause relatively limited ground disturbance, in light of the historic nature of the property and the information recovered during previous archaeological studies, archaeological monitoring is warranted for this project.

Archaeology Recommendations

- *1. Ground disturbing activities shall be monitored by City archaeologists. The applicant/developer shall call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection/monitoring schedule for city archaeologists can be arranged.
- *2. 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.
- *3. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
4. 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 – Supporting Materials

2 – Application for BAR2013-0169 & BAR2013-0170 at 217 South Fairfax Street



STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

SALTONSTALL RESIDENCE

217 South Fairfax Street Alexandria Virginia

DATE
20 MAY 13
SCALE
1"=20'-0"

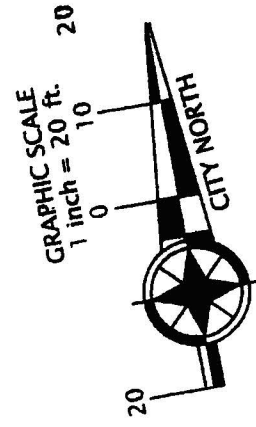
SHEET
CSI

NOTES: 1. FENCES ARE FRAME UNLESS NOTED.

2. UTILITIES ARE UNDERGROUND.

3. AREA=10,346 SF.

4. WALLS ARE 0.7' BRICK UNLESS NOTED.



PARKING DRIVE TO BE
EXTENDED. COBBLES
TO BE REMOVED, REPLACE
W/ BRICK PAVERS

EXIST FENCE TO
BE RELOCATED

10' ALLEY

ASPHALT ALLEY

N 09°30'00" E
EDGE OF PAVEMENT
ON 0.2'

88.44'

(2) SKYLIGHTS
ADDED TO
2x15' ROOF

N/F HARRIS, TR.

N/F FENNEL

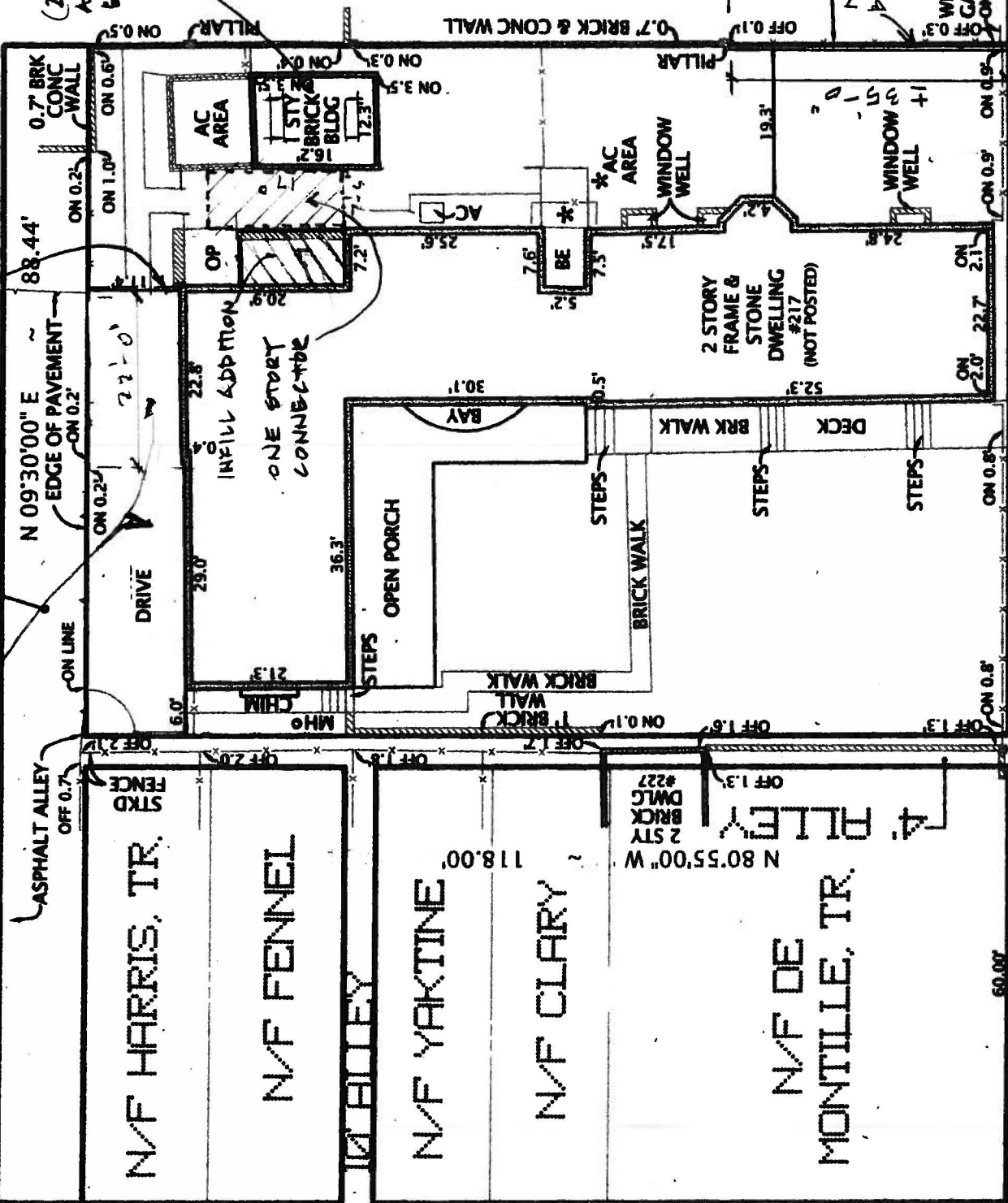
10' ALLEY

N/F YAKTINE

N/F CLARY

N/F DE
MONTILLE, TR.

N/F PROCOPIO



0.5' STONE CURB
S 09°30'00" W ~ 88.44'

SOUTH FAIRFAX STREET

SHOWING HOUSE LOCATION ON
ON THE PROPERTY LOCATED AT

#217 SOUTH FAIRFAX STREET

(INSTRUMENT #050003775)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=20' FEBRUARY 25, 2013

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

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



Ordered by:
Land, Carroll & Blair, P.C.
524 King Street
Alexandria, Virginia 22314
703-836-1000

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



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

A. Property Information

A1. Street Address 217 SOUTH FAIRFAX Zone RM
A2. 10,346 x 1.5 = 15,519
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	3006	Basement**	3006
First Floor	3006	Stairways**	260
Second Floor	2354	Mechanical**	55
Third Floor		Other**	
Porches/ Other	702	Total Exclusions	3321
Total Gross *	9068		

B1. Existing Gross Floor Area *
9068 Sq. Ft.
B2. Allowable Floor Exclusions**
3321 Sq. Ft.
B3. Existing Floor Area minus Exclusions
5747 Sq. Ft.
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	120	Stairways**	0
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	0
Total Gross *	120		

C1. Proposed Gross Floor Area *
120 Sq. Ft.
C2. Allowable Floor Exclusions**
0 Sq. Ft.
C3. Proposed Floor Area minus
Exclusions 120 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 5867 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 15,519 Sq. Ft.

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

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

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

F. Open Space Calculations

Existing Open Space	6121 sf	59%
Required Open Space	3621 sf	35%
Proposed Open Space	5879 sf	56%

INC PARKING
INC NEW PARKING

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

Signature: [Signature] Date: 15 May 13

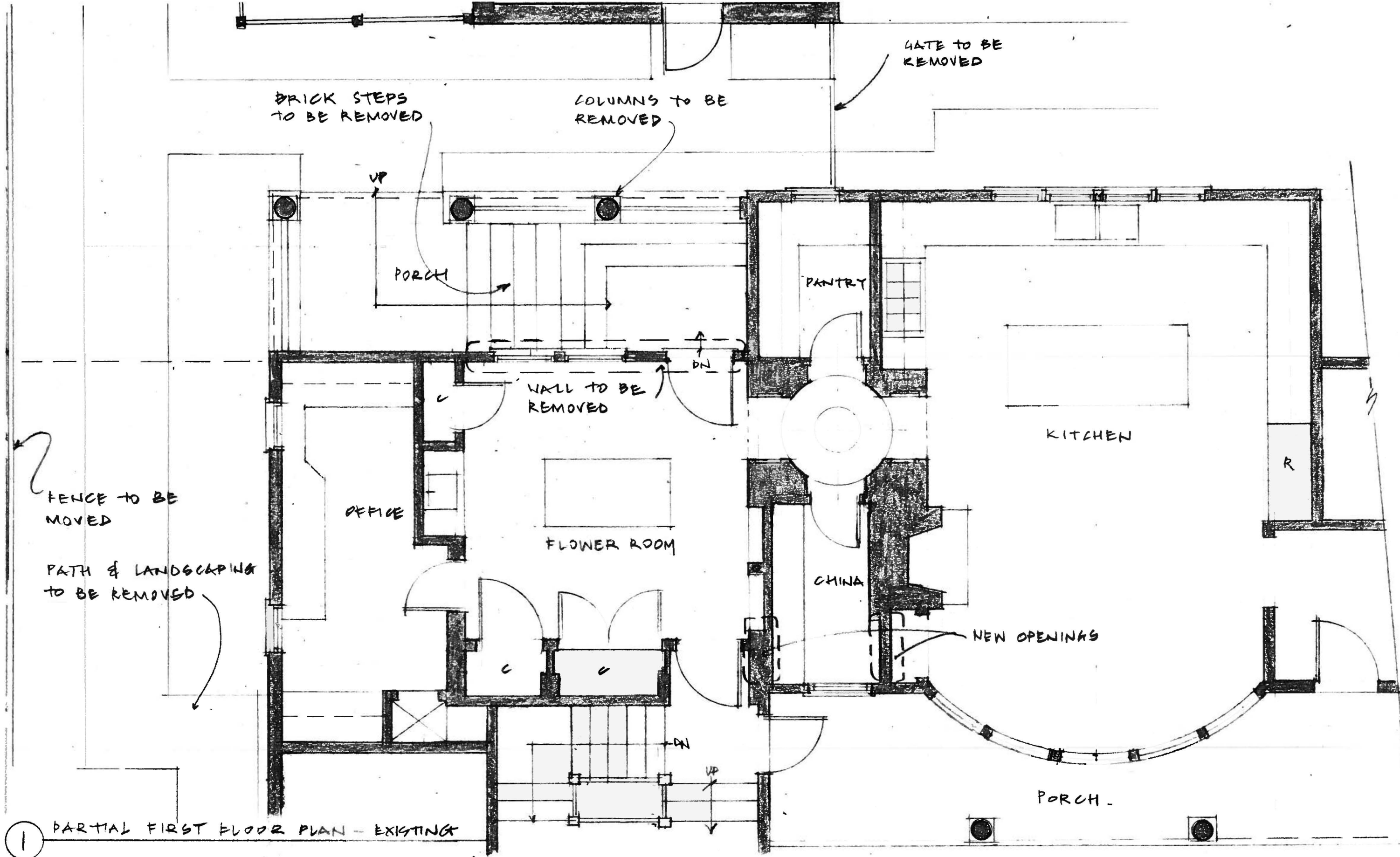
Updated July 10, 2008

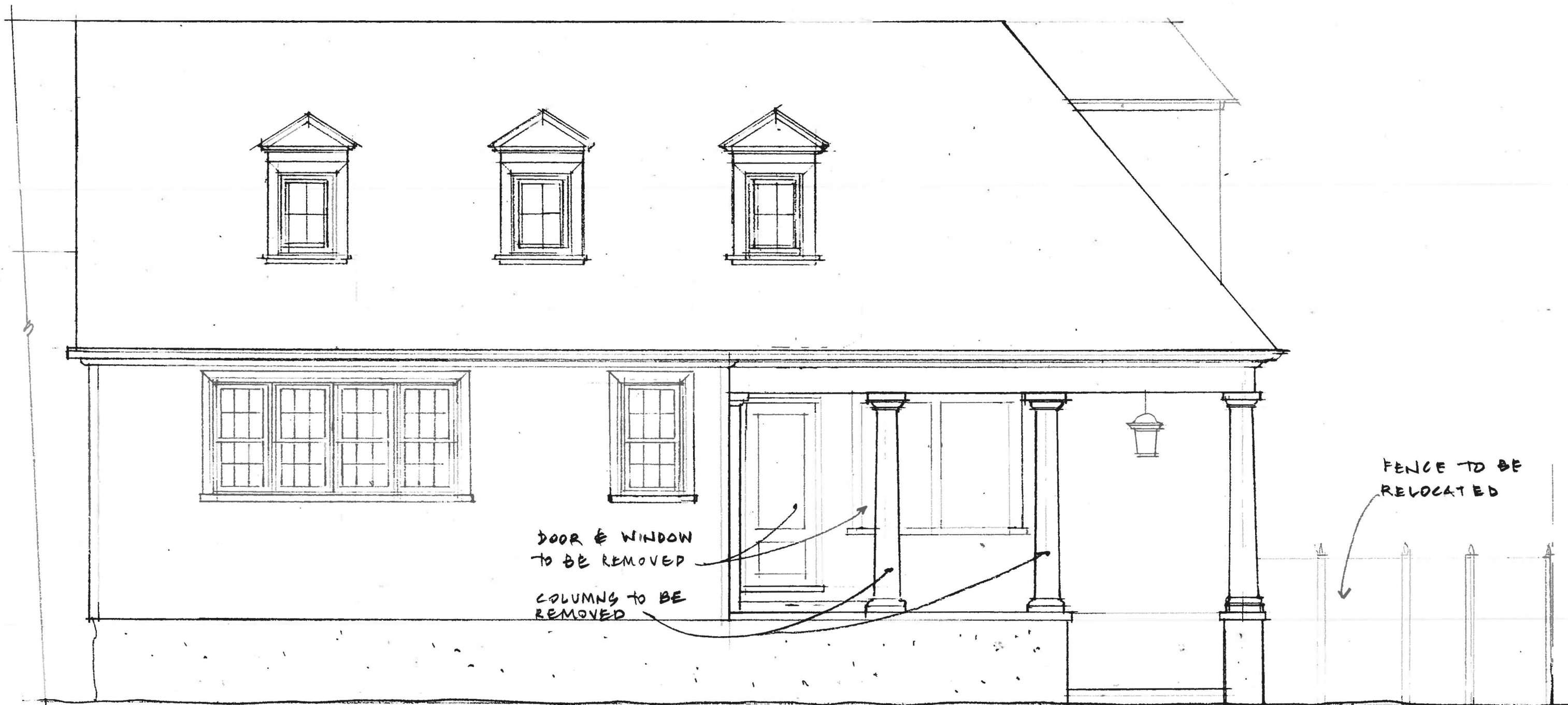


STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

SALTONSTALL RESIDENCE
217 South Fairfax Street Alexandria Virginia

DATE
20 MAY 13
SCALE
SHEET
CS2





1 PARTIAL SIDE ELEVATION - EXISTING

C²

STUDIO CAMUS LLC

225 North Pitt Street Alexandria Virginia 22314
 studiocamus@comcast.net
 Lynnette 703 989 3777 Patrick 703 626 1984

SALTONSTALL RESIDENCE

217 South Fairfax Street Alexandria Virginia

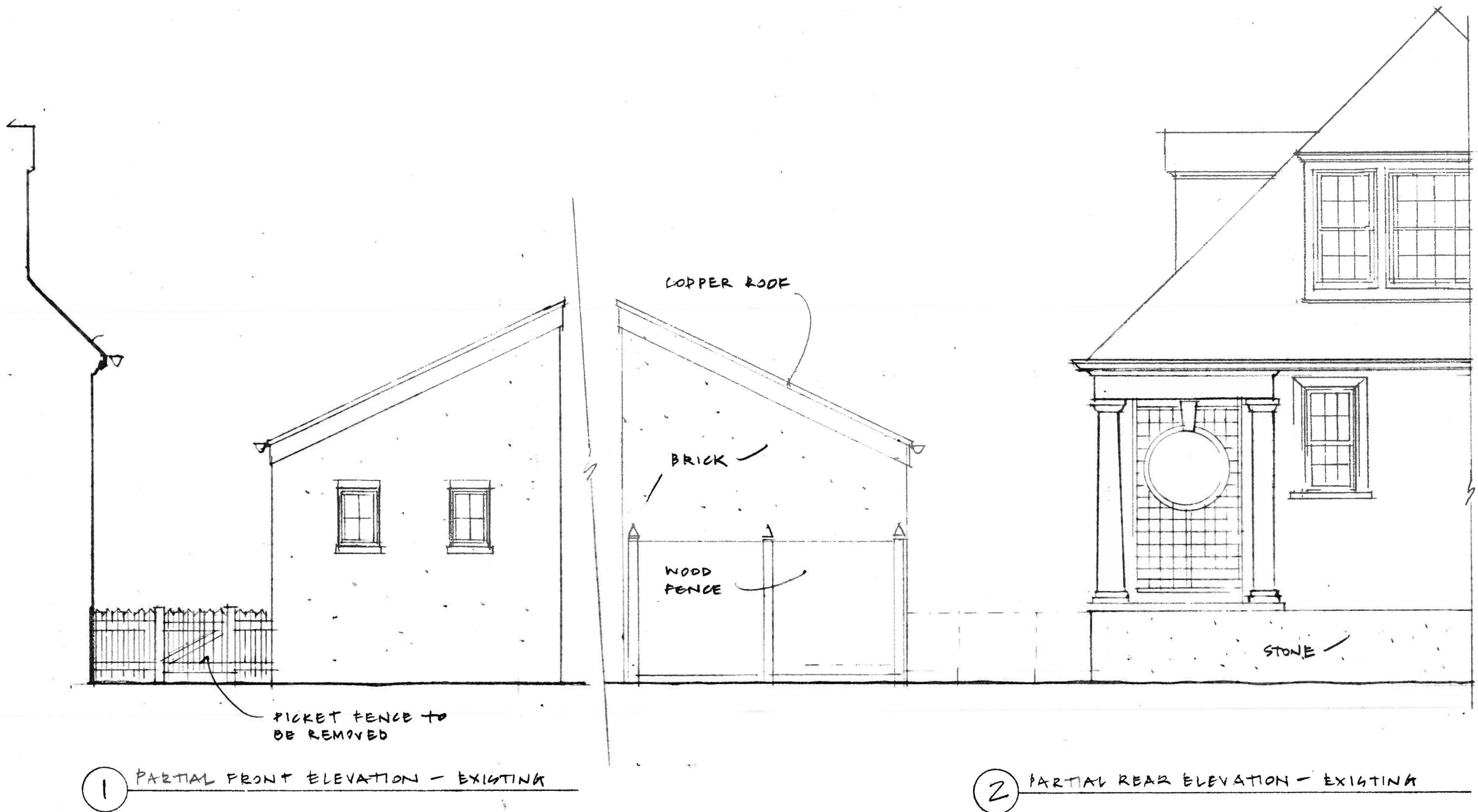
11

DATE
20 MAY 13

SCALE
1/4" = 1'-0"

SHEET

A2



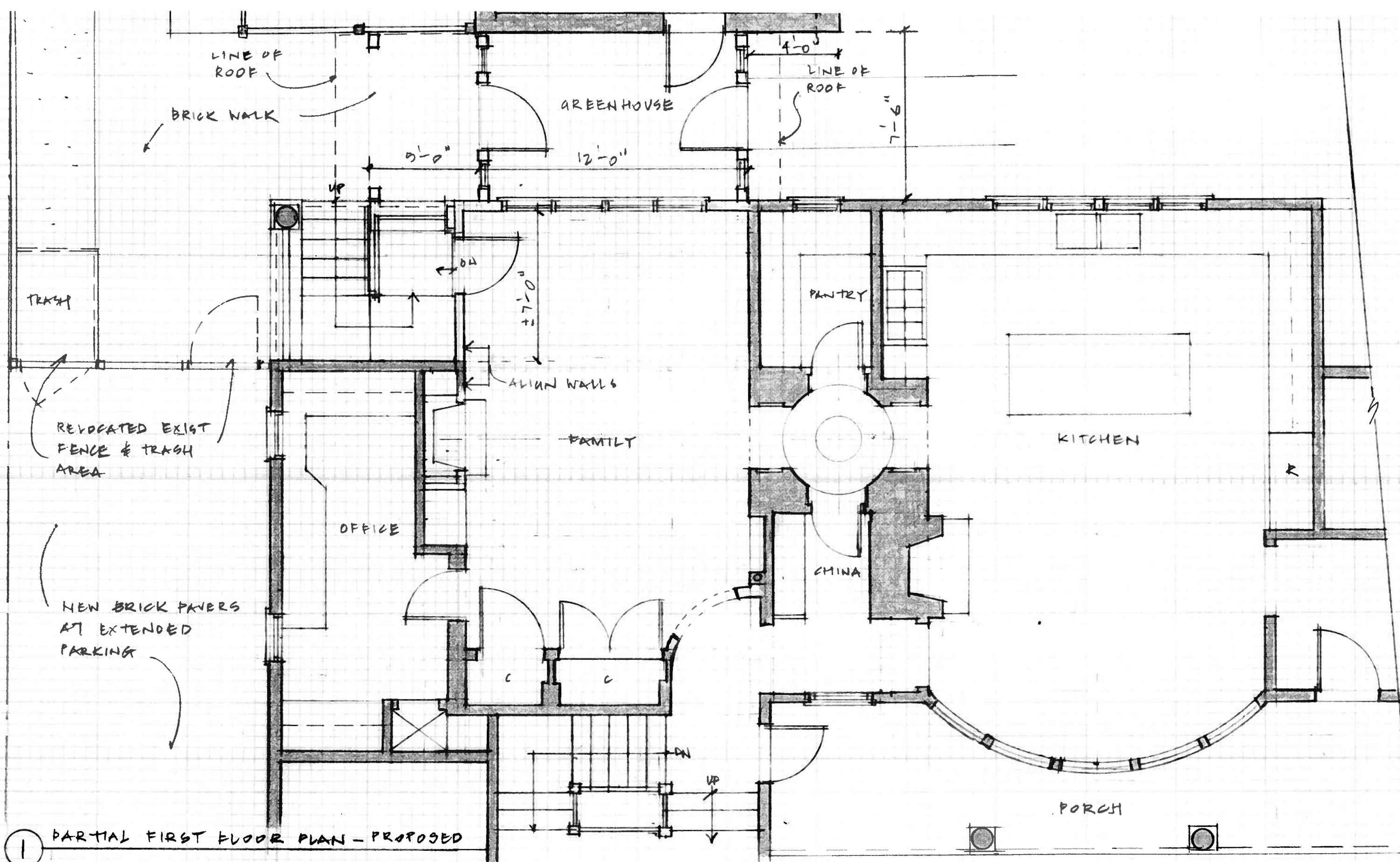
C²

STUDIO CAMUS LLC
 225 North Pitt Street Alexandria Virginia 22314
 studiocamus@comcast.net
 Lynnette 703 989 3777 Patrick 703 626 1984

SALTONSTALL RESIDENCE
 217 South Fairfax Street Alexandria Virginia

DATE
 20 MAY 13
 SCALE
 1/4" = 1'-0"

SHEET
 A3



1 PARTIAL FIRST FLOOR PLAN - PROPOSED

PERFORMANCE DIVIDED LITES FOR WOOD WINDOWS & DOORS

Applies to Ultra, Heritage, Classic & Magnum Series wood windows & doors
Applies to Custom wood doors & Fiberglass doors as noted

Performance Divided Lites couple energy efficiency with historic beauty. Although the appearance is similar to true divided lites, the PDL system uses single insulating glass units, which offer much better U & R values than true cuffed units. The illusion of division is created by adhering bars to both sides of an insulating glass unit and champagne-colored bars within the insulating glass unit. Airflow within the unit is not hindered, however, so the thermal break of a single insulating glass unit is maintained.

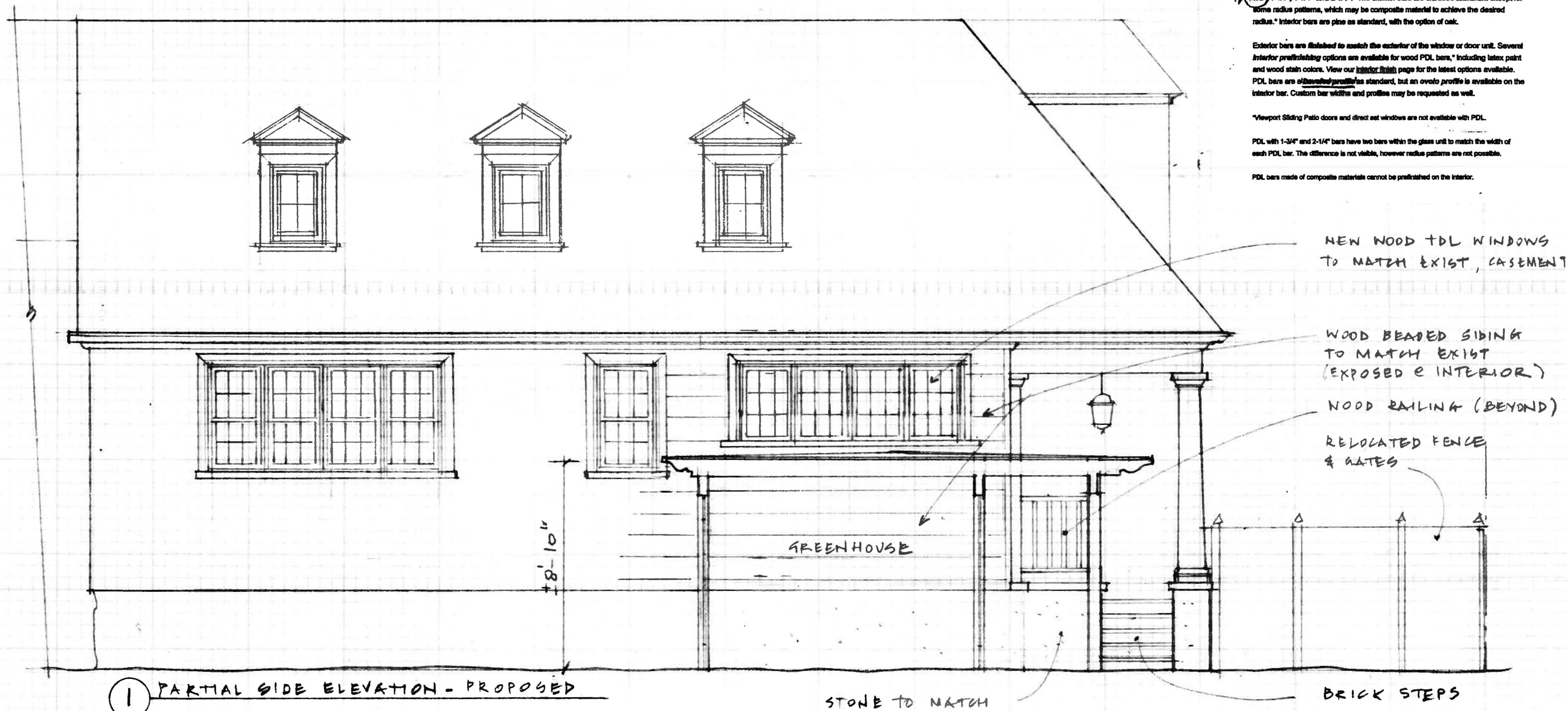
PDL for Kolbe wood products are available in a variety of bar widths, including 5/8", 1-1/8", 1-3/4" and 2-1/4". The exterior bars are extruded aluminum except for some radius patterns, which may be composite material to achieve the desired radius. Interior bars are pine as standard, with the option of oak.

Exterior bars are finished to match the exterior of the window or door unit. Several interior prefinishing options are available for wood PDL bars, including latex paint and wood stain colors. View our interior finish page for the latest options available. PDL bars are standard profile as standard, but an ovolo profile is available on the interior bar. Custom bar widths and profiles may be requested as well.

*Viewpoint Sliding Patio doors and direct set windows are not available with PDL.

PDL with 1-3/4" and 2-1/4" bars have two bars within the glass unit to match the width of each PDL bar. The difference is not visible, however radius patterns are not possible.

PDL bars made of composite materials cannot be prefinished on the interior.



1 PARTIAL SIDE ELEVATION - PROPOSED



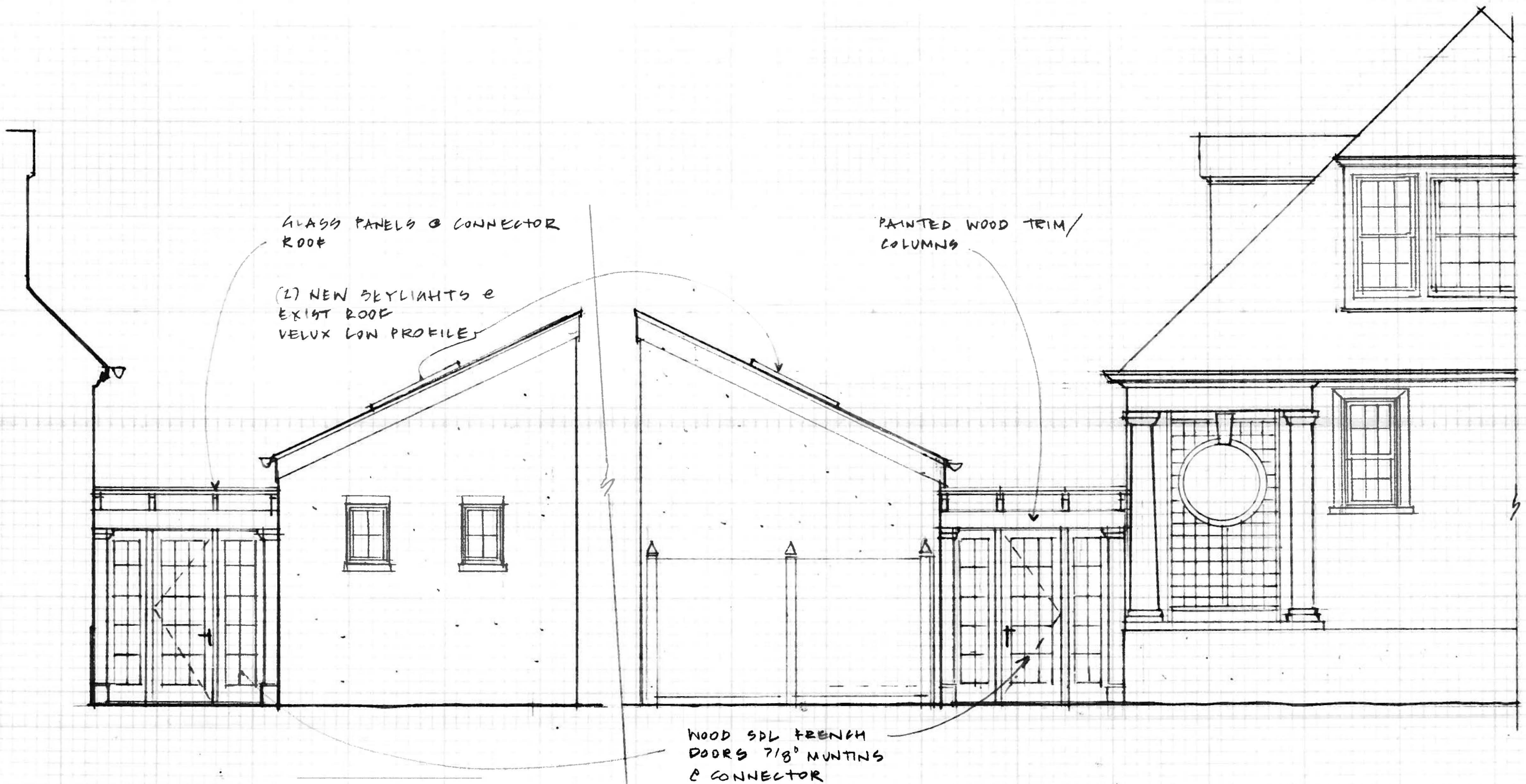
STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

SALTONSTALL RESIDENCE
217 South Fairfax Street Alexandria Virginia

14

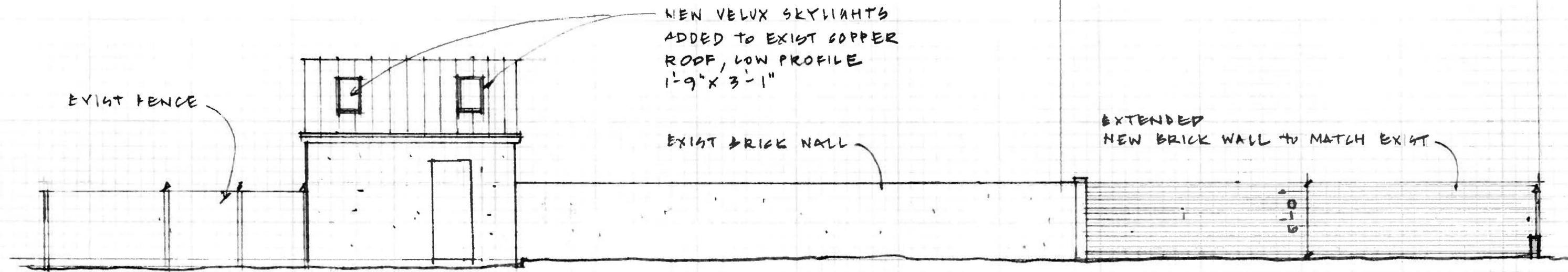
DATE
20 MAY 13
SCALE
1/4" = 1'-0"

SHEET
A5



1 PARTIAL FRONT ELEVATION - PROPOSED

2 PARTIAL REAR ELEVATION - PROPOSED



2 NORTH SIDE WALL ELEVATION - PROPOSED



1 FRONT ELEVATION - PROPOSED



REAR



REAR PARKING



SIDE



FRONT

EXISTING PHOTOS



STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

SALTONSTALL RESIDENCE
217 South Fairfax Street Alexandria Virginia

DATE
20 MAY 13
SCALE
—

SHEET
X8

ADDRESS OF PROJECT: 217 SOUTH FAIRFAX STTAX MAP AND PARCEL: 7903/01/03 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: ANDREW & TAMARA SALTONSTALLAddress: 217 SOUTH FAIRFAX STCity: ALEXANDRIA State: VA Zip: 22314Phone: 970 379 1236 E-mail: _____Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ DESIGNERName: PATRICK CAMUS Phone: 703 626 1984E-mail: studiocamus@comcast.net

Legal Property Owner:

Name: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.



NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|--|---|-----------------------------------|
| ☐ awning | ☒ 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).*

RAISE EXISTING FRONT PICKET FENCE ON NEW BRICK BASE
TO ± 6'-0" TOTAL HEIGHT
PARTIALLY INFILL SIDE REAR PORCH
NEW ONE STORY CONNECTOR ADDITION AT BRICK SHED
ADD TWO SKYLIGHTS @ BRICK SHED ROOF
ENCAPSULATE PART OF HOUSE & SHED ADDITION
EXPAND PARKING AREA AT REAR AND RE-PAVE WITH BRICK
MOVE EXISTING FENCE TO ALLOW FOR PARKING

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☒ ☐ Description of the reason for demolition/encapsulation.
- ☒ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- ☒ ☐ N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☒ ☐ FAR & Open Space calculation form.
- ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☒ ☐ Existing elevations must be scaled and include dimensions.
- ☒ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☒ N/A Linear feet of building: Front: _____ Secondary front (if corner lot): _____
- ☐ ☒ Square feet of existing signs to remain: _____
- ☐ ☒ Photograph of building showing existing conditions.
- ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ☒ ☐ N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☒ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:Signature: Printed Name: PATRICK CAMUSDate: 20 MAY 2013

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. ANDREW & TAMARA SALTONSTALL	217 S FAIRFAX	100 %
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 217 SOUTH FAIRFAX (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. ANDREW & TAMARA SALTONSTALL	217 S FAIRFAX	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.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

20 May 13
Date

PATRICK CAMUS
Printed Name


Signature