

BAR CASE # 2016-00342  
2016-00343

City Council  
January 28, 2017

**ISSUE:** Appeal of a decision of the Board of Architectural Review, Old & Historic Alexandria District, approving a Permit to Demolish and Certificate of Appropriateness

**APPLICANT:** 317 S Lee Street, LLC

**APPELLANT:** Mary Palmer, on behalf of Petitioners

**LOCATION:** 317 South Lee Street

**ZONE:** RM / Residential

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**BAR2016-00342 & 00343**





## I. ISSUE

The petitioners are appealing a decision of the Old & Historic Alexandria District Board of Architectural Review (BAR) that approved a Permit to Demolish and Certificate of Appropriateness, on November 16, 2016 for the dwelling located at 317 South Lee Street. The applicant in this case is 317 S Lee Street, LLC, represented by Scot McBroom.

The appellant is Mary Palmer on behalf of the petitioners. The petitioners' bases for appeal are the following: "Errors in staff reports in 2016 and building on BAR case in 2012 as administrative approval. Implication not only to our property but meaning and interpretation of Article X 105(A)(1) and 105(A)(2)a-j that relate to infill policies and ell designs to open space in O[[H]AD."

## II. DISCUSSION

### Overview History

The subject property, 317 South Lee Street, presently contains a two-story frame townhouse, and was likely constructed by Jeremiah Dowell after he purchased the land in 1820, according to Ethelyn Cox in *Historic Alexandria, Virginia, Street by Street*. The townhouse appears on the earliest Sanborn Fire Insurance Map from 1885. The 1885 map, and subsequent Sanborn maps, shows a one-story rear addition, however, a different configuration of the one-story rear addition first becomes evident on the 1958 Sanborn map.

In June 2011, the BAR approved demolition/capsulation of a small portion of the rear ell to construct a one-story rear addition and a new front stoop (BAR 2011-0125 & 2011-0126, June 15, 2011). In that case, the BAR only reviewed the proposed demolition and not the design of the addition itself because the one story addition was not visible from a public way. The Permit to Demolish was to capsule the rear wall of the existing rear ell and demolish portion of the roof in order to enlarge the rear ell and raise the roof. The Certificate of Appropriateness request at that time was only for alterations to the front stoop. In 2012, staff administratively approved a roof replacement for a standing seam copper roof to replace a deteriorated standing seam tin roof in accordance with the BARs' Roof Materials Policy, jointly adopted by both BARs in October 2010 (BAR 2012-0258, August 2, 2012).

### Review by City Council

Upon appeal City Council must determine whether to affirm, reverse or modify, in whole or in part, the decision of the BAR. The City Council's review is not a determination regarding whether the BAR's decision was correct or incorrect but rather whether the Certificate of Appropriateness should have been granted based upon City Council's review of the standards in zoning ordinance Section 10-105(A)(2). While City Council may review and consider the BAR's previous actions, City Council will make its own decision based on its evaluation of the material presented.

### Permit to Demolish

The appellants did not include the Permit to Demolish in the basis for their appeal, although both BAR case numbers were listed. The only historic fabric that will be lost as part of the project is a small portion of the rear wall of the main block of the house, essentially the removal of an

existing window and sill to create a doorway. This wall area is quite minimal in scope and constructed of common materials and workmanship that could be easily reproduced. The Permit to Demolish granted is typical of what the BAR routinely approves to accommodate rear additions. Staff has no objection to the proposed demolition and capsulation of portions of the 2011 addition because it, too, is minimal in scope and is constructed entirely of modern materials. Given the above, the BAR granted the Permit to Demolish because it found that none of the zoning ordinance criteria were met that would lead it to conclude that the portion of the building should be preserved. An expanded discussion on the six specific criteria to consider for a Permit to Demolish are found on pages 7 and 8 of Attachment A.

Certificate of Appropriateness

In their basis for appeal, the appellants specifically mention the scope of review and standards related to the issuance of a Certificate of Appropriateness.

Section 10-105(A)(1) sets out the scope of review for the BAR, and City Council on appeal and states.

The Old and Historic Alexandria District board of architectural review or the city council on appeal shall limit its review of the proposed construction, reconstruction, alteration or restoration of a building or structure to the building's or structure's exterior architectural features specified in sections 10- 105(A)(2)(a) through (2)(d) below which are subject to view from a public street, way, place, pathway, easement or waterway and to the factors specified in sections 10-105(A) (2)(e) through (2)(j) below; shall review such features and factors for the purpose of determining the compatibility of the proposed construction, reconstruction, alteration or restoration with the existing building or structure itself, if any, and with the Old and Historic Alexandria District area surroundings and, when appropriate, with the memorial character of the George Washington Memorial Parkway, including the Washington Street portion thereof, if the building or structure faces such highway; and may make such requirements for, and conditions of, approval as are necessary or desirable to prevent any construction, reconstruction, alteration or restoration incongruous to such existing building or structure, area surroundings or memorial character, as the case may be.

The scope of review specifies and limits the BAR's purview for a Certificate of Appropriateness to that which is visible from a public way, including streets, pathways, easements, waterways and the like. (This is unlike the BAR's role for reviewing requests for a Permit to Demolish/ Capsulate where the BAR reviews all exterior demolition or capsulation greater than 25 square feet in area regardless of visibility.) Ever since the 1946 ordinance established the Old and Historic Alexandria District, this principle of reviewing all demolition regardless of visibility but only reviewing new construction and alterations subject to public view has been clearly articulated. This approach serves two primary preservation goals: 1) it preserves historic fabric and entire buildings rather than just facades when demolition or capsulation is considered, and 2) it allows for property owners to appropriately modify buildings as inhabitants change and uses evolve over time. Alexandria's preservation ordinances were never intended to freeze the historic districts in time.



Additionally, the scope of review notes that the BAR must consider not just the individual property but also an alteration or addition's compatibility with the "Old and Historic Alexandria District area surroundings." (This is also articulated through the standards examined below). The BAR's practice over the years is to consider the immediate vicinity and the surrounding block when considering compatibility. This can be achieved by studying the building and development patterns of surrounding buildings and understanding how new construction will fit within the existing built environment, the intent being to approve projects that are compatible and sensitive to the buildings nearby. This is also guided by an understanding that, to a great extent, the character of the historic district is the variety that evolved from Alexandria's growth over time: two-story buildings beside three-story buildings alongside one-story elements and open space as well as three-bay rowhouses beside two-bay rowhouses with variations in setbacks and architectural styles.

Section 10-105(A)(2) discusses the standards for a Certificate of Appropriateness and states that the BAR, and City Council on appeal, "shall consider the following features and factors in passing upon the appropriateness of the proposed construction, reconstruction, alteration or restoration of buildings or structures":

*(a) Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures;*

The BAR examines and determines the appropriateness of the height, mass and scale of a new building or an addition and considers how such a proposal fits within the historic district. In this particular case—for a second story addition on an existing one-story rear ell—the BAR considered the visibility of the proposal and how it fit into the existing context. The visibility of this rear addition is extremely limited and only a small portion is obliquely visible from South Fairfax Street through a private alley. From the photograph, the visibility of the proposed addition is nearly indiscernible. However staff notes that the BAR must assume that a project presently hidden by trees would be visible if those trees were to die in the future. Figure 1 shows the ownership of the alleys and Figure 2 shows the sight line through the interior of the block from which the rear addition would be visible if there were no trees.

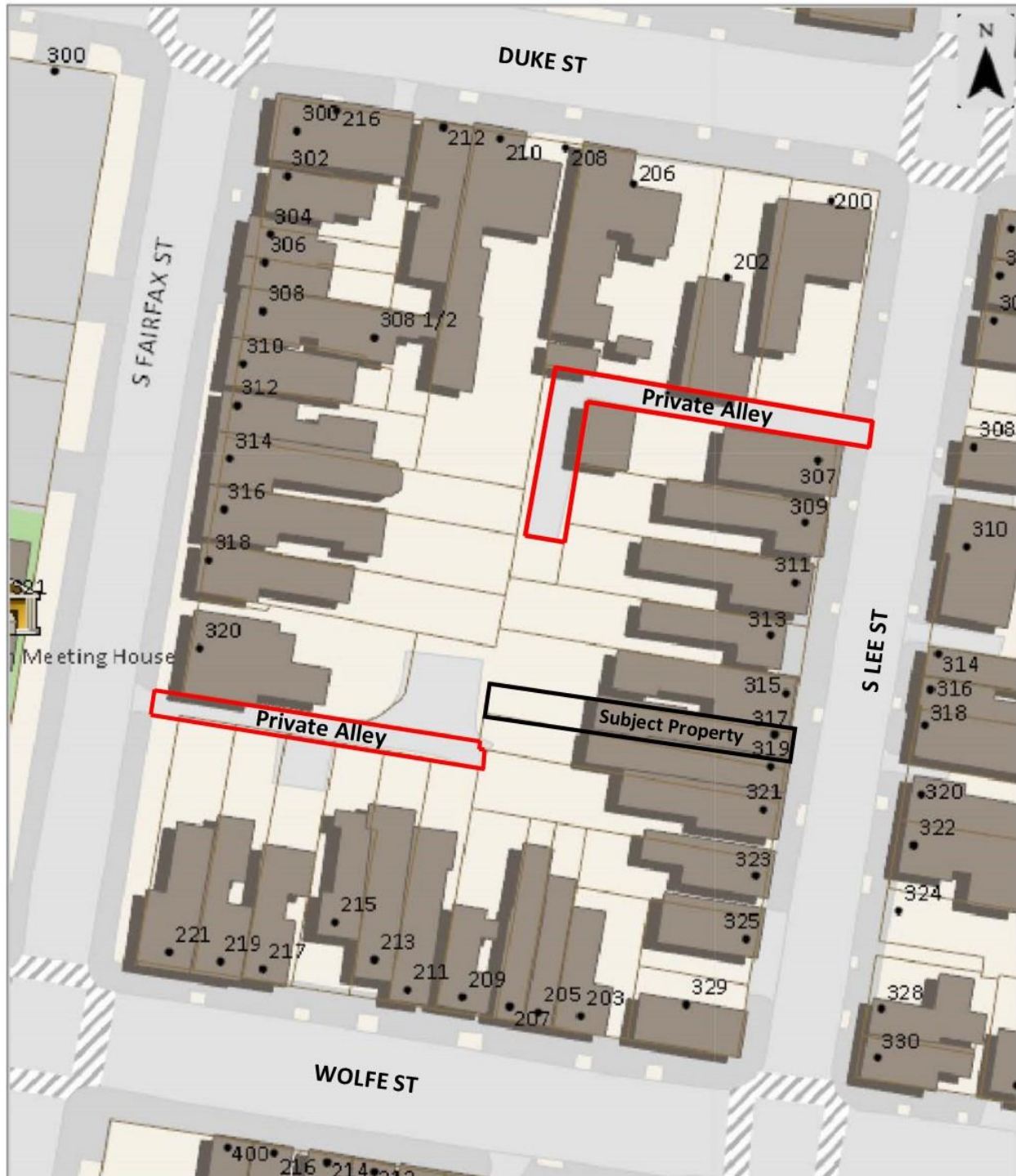


FIGURE 1: Alley ownership





**FIGURE 2:** View from South Fairfax Street through private alley to rear of 317 South Lee; proposed addition to be approximately where red arrow is pointing behind the large trees.

When considering whether the proposed height, scale and mass would fit within the existing context of the interior of this block, staff considered the height, scale and mass of the surrounding buildings. This block is predominantly comprised of townhouses of varying sizes. The height (in stories) of the majority of this block is two stories, which typically includes both the main block and the rear service wings or “ells”. These utilitarian ells extend into the rear yard and originally contained the less formal rooms of the house, including kitchens and secondary bedrooms. They were constructed at the same time as the main block but were frequently reconstructed or expanded over time. For the west side of the 300 block of South Lee Street, staff’s analysis of Sanborn Fire Insurance Maps from 1885-1958 indicates that all but three buildings have had two story rear ells since at least 1902 (see Figure 3). Staff’s research of BAR case files also indicates that the BAR approved eight rear additions, extensions or the enclosing of rear porches from 1966 to the present, including the one-story rear addition in 2011 at the subject property (see Figure 4).

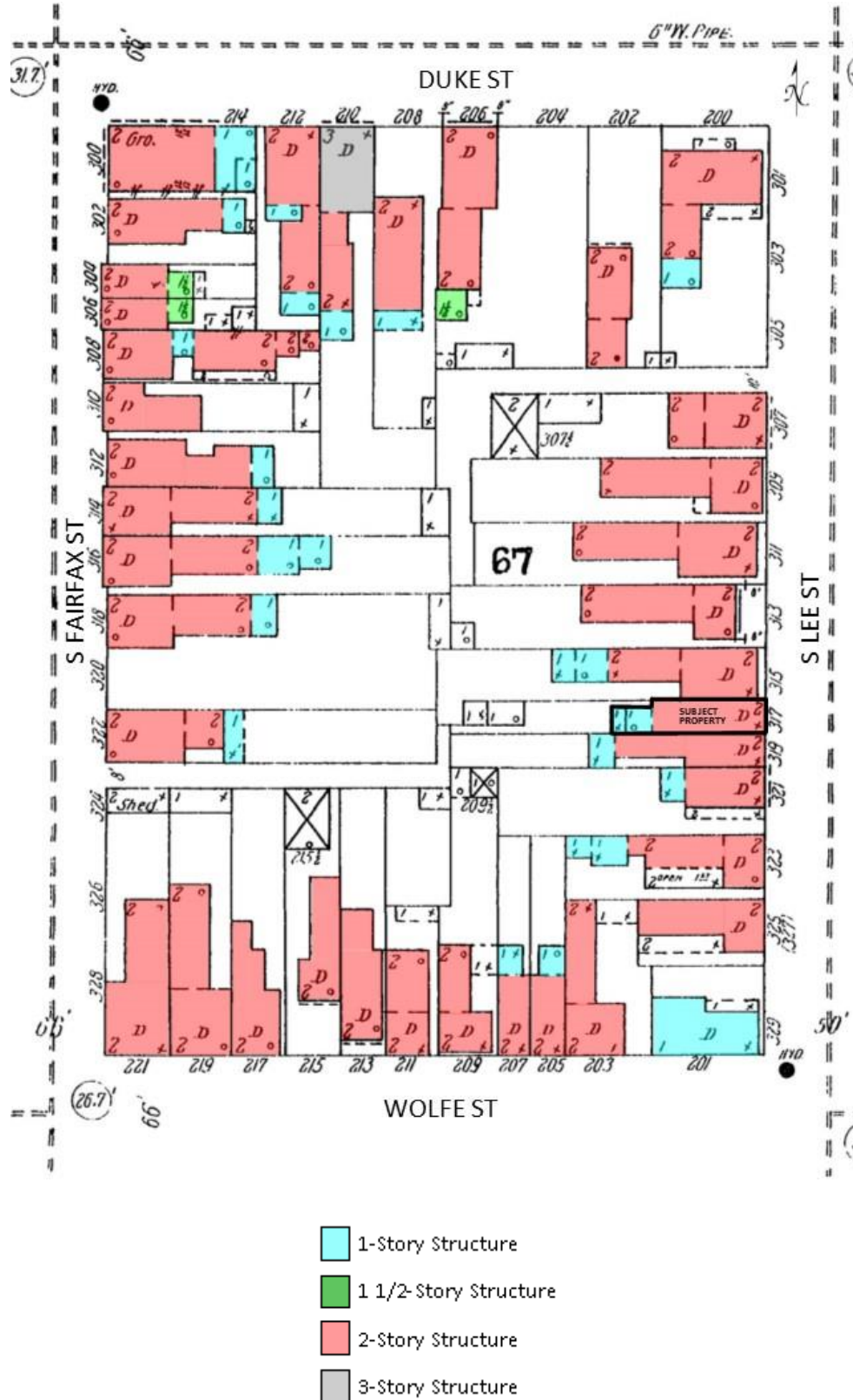


FIGURE 3: 1902 Sanborn Insurance Map with annotations indicating the heights of different building elements in the where the subject property is located.



ST. ADDRESS	2-Story Rear Ell Addition (Sanborn Map)										BAR APPROVALS
	1885	1891	1896	1902	1907	1912	1921	1931	1941	1958	
307 S Lee				Y	Y	Y	Y	Y	Y	Y	BAR2004-00207 - addition (enclosing of porch)
309 S Lee				Y	Y	Y	Y	Y	Y	Y	BAR2005-00028 - addition (2-story rear)
311 S Lee	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
313 S Lee	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
315 S Lee	Y			Y	Y	Y	Y	Y	Y	Y	4/13/66 - Extend Kitchen & erect addition
317 S Lee											6/15/2011 addition (1-story)
319 S Lee	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	BAR2000-00004 - addition (2-story rear)
321 S Lee						Y	Y	Y	Y	Y	8/18/76 - construction of addition
323 S Lee	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
325 S Lee	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	BAR2010-00367 - addition (enclosing of porch)
329 S Lee											5/13/70 - Erect addition

FIGURE 4: Chart illustrating presence of two-story rear ells or additions on west side of 300 block of South Lee Street.

Therefore, the historical research overwhelmingly illustrates that the predominant character of the residential dwellings on this particular block is for two-story buildings, particularly in the rear.

*(b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;*

Due to the limited visibility of the proposed second-story addition, there is less need to focus on the architectural detailing such as trim around windows and doors from a regulatory perspective. However, the addition of two single windows at the second story and minimal ornamentation is compatible and stylistically appropriate for this simple vernacular townhouse and is typical of rear additions found throughout the historic district.

*(c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;*

The typical interior lot in Old Town is long and narrow, with lot width ranging from 14'-22'. In this case, the lot is only approximately 12.5' wide. Due to the typical lot dimensions, the majority of additions proposed are rear additions that tend to be long and narrow, in keeping with the form of the existing house. In some instances, additions are the full width of the lot while others maintain a slight setback from one property line. In this case, the proposed addition will fit within the existing building footprint, as it will be located on top of an existing one-story addition. The impact on the historic setting will be minimal and consistent with the development of this block and the historic district in general.

*(d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;*

The proposed materials and texture are historically appropriate and representative of the vernacular character of the addition. The BAR does not normally review individual paint colors, as long as they are not fluorescent or metallic.

*(e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;*

The proposed second-story addition will result in a typical two-story rear elevation of a historic townhouse with an addition. The other rear additions in this particular block are quite similar in the size, form, location and architectural features.



**FIGURE 5:** view of the rear of the 300 block of South Lee Street showing the character of the interior of the block and predominance of two-story rear additions.

*(f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway;*

This standard is not applicable.

*(g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;*



The proposed addition will have no impact on the streetscape and the historic front section will retain its vernacular character as a simple, early 19<sup>th</sup>-century frame townhouse. The impact on the historic part of the house will be extremely minimal and limited to where the new will attach to the historic. Such an approach is consistent with the BAR's approvals based on the Standards and Design Guidelines over the years.

*(h) The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway;*

This standard is not applicable.

*(i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway; and*

The historic townhouse will be retained and the area of work will be limited to the second story on an existing rear addition and therefore there will be no impact on the general welfare of the city. The project as approved by the BAR represents a thoughtful balance between historic preservation and the adaptation of historic building for modern use.

*(j) The extent to which such preservation and protection will 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.*

As in (g) and (i), the proposed addition will be minimally visible from any public way; is appropriate in scale, height and mass; and will continue to promote the general welfare. The historic streetscape of the 300 block of South Lee Street will be maintained for visitors and residents alike. The design of the addition will allow historians, builders and architects to be able to distinguish the newer construction from the early 19<sup>th</sup>-century area of the house, thereby continuing to stimulate interest in the evolution of architecture and design in Alexandria.

It is the opinion of staff that the remaining bases for appeal are not appropriate under the zoning ordinance; however, staff will address the matters briefly. First, there are no errors in the 2016 staff reports nor are there errors related to other BAR approvals for the property. In 2011, when the applicant appeared before the BAR for a Permit to Demolish to accommodate the one-story rear addition, it was determined by staff at that time that the lower one-story addition would not be visible from a public way. In 2012, staff administratively approved a roof replacement in conformance with the BAR's adopted Roof Policy. Second, with regard to the remaining allegations by the appellants, the standards to be used in determining whether to issue a Certificate of Appropriateness are those examined above from zoning ordinance Section 10-105(A)(2). Therefore, any allegations not related to those zoning ordinance standards are not relevant to the analysis for a Certificate of Appropriateness and should not be considered by City Council.

In summary, staff finds again that the BAR's approval of a Permit to Demolish and Certificate of Appropriateness for a second-story rear addition are consistent with all criteria set forth in Section 10-105 of the zoning ordinance and is consistent with all required City regulations and ordinances, based on the materials provided by and representations made by the applicant.

### III. BOARD ACTION

On November 16, 2016, the BAR *approved the application, as submitted, by a roll call vote of 6-0*. The Board agreed with the staff analysis, finding that the proposed partial demolition/capsulation was appropriate and that the revised design for the minimally visible rear addition was consistent with the *Design Guidelines* and the historic development pattern of rear ells on this block-face.

### IV. STANDARD OF REVIEW ON APPEAL

Section 10-107(A)(3) of the Zoning Ordinance requires that the City Council apply the same standards as are established for the board of architectural review. The City Council "may affirm, reverse or modify the decision of the board, in whole or in part."

### V. RECOMMENDATION

Staff therefore recommends that City Council **affirm** the decision of the BAR made on November 16, 2016, finding the approved partial demolition and capsulation and new construction for an addition to be consistent with the criteria to consider for a Permit to Demolish outlined in Section 10-105(B) and the Standards to consider for a Certificate of Appropriateness outlined in Section 10-105(A)(2) of the Alexandria Zoning Ordinance.

### STAFF

Karl Moritz, Director, Department of Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning  
Catherine Miliaras, Historic Preservation Principal Planner, Planning & Zoning

### VI. ATTACHMENTS

*Attachment A:* Submission Materials (subject of appeal, approved by BAR on 11/16/16)  
*Attachment B:* BAR staff report with BAR actions from the November 16, 2016 meeting  
*Attachment C:* BAR staff report with BAR actions from the November 2, 2016 meeting  
*Attachment D:* Letters in support or opposition submitted to the BAR before the November 16, 2016 meeting





A1. Street Address 317 S. Lee St. Zone RM

$$A2. \frac{1512 \text{ sq ft}}{\text{Total Lot Area}} \times \frac{1.5}{\text{Floor Area Ratio Allowed by Zone}} = \frac{2268 \text{ sq ft}}{\text{Maximum Allowable Floor Area}}$$

Existing Gross Area*		Allowable Exclusions	
Basement	182	Basement**	182
First Floor	945	Stairways**	98
Second Floor	519	Mechanical**	43
Third Floor <small>mech. attic 27'-6" ht.</small>	—	Other**	—
Porches/ Other	—	Total Exclusions	323
<b>Total Gross *</b>	<b>1653</b>		

B1. Existing Gross Floor Area \*  
1653 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
323 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
1330 Sq. Ft.  
 (subtract B2 from B1)

Proposed Gross Area*		Allowable Exclusions	
Basement	—	Basement**	—
First Floor	—	Stairways**	—
Second Floor	385	Mechanical**	3
Third Floor <small>Mech. Attic &lt; 7'-6" hd. under "bridge"</small>	—	Other**	—
Porches/ Other	38	Total Exclusions	3
Total Gross *	423		

C1. Proposed Gross Floor Area \*  
423 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
3 Sq. Ft.  
 C3. Proposed Floor Area minus  
 Exclusions 420 Sq. Ft.  
 (subtract C2 from C1)

D1. Total Floor Area (add B3 and C3) 1753 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 2268 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.*



Existing Open Space	531 #	35.1%
Required Open Space	529 #	35%
Proposed Open Space	531 #	35.1%

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

Signature: Sgt M. B. [illegible] Date: 10/21/16

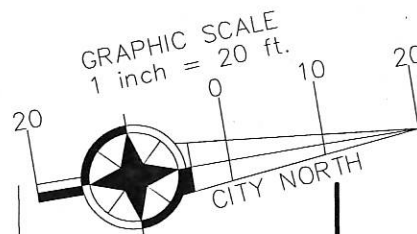
Updated July 10, 2008

PLAT  
SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT  
**#317 SOUTH LEE STREET**  
(INSTRUMENT #120010652)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' AUGUST 23, 2016

<p>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 ENCRDACHMENTS AS OF THIS DATE:</p>		<p>ORDERED BY:</p> <p>317 S. LEE ST., LLC</p> <p>ROBERT BENTLEY ADAMS AND ASSOCIATES</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.</p> <p>A TITLE REPORT WAS NOT FURNISHED.</p> <p>NO CORNER MARKERS SET.</p>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="509 1749 736 1774">  </div> <div data-bbox="736 1749 916 1774"> <p><b>DOMINION</b> <span style="color: red;">Attachment</span> Inc. <span style="color: red;">Metronia</span></p> <p>8808-H PEAR TREE VILLAGE DR ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6112</p> </div> </div>	

Attachment A Submission  
Materials BAR2016-00342 & 00343

Approved at 11/16/2016 OHAD  
BAR Hearing



N/F BROWN  
& PALMER

N 09°30'00" E  
12.25'

[illegible]

EXIST  
1-STORY  
W/A.C.  
UNITS ON  
ROOF

2 STORY  
FRAME  
DWELLING  
#317

S 09°30'00" W 2.5' CURB &  
12.25' GUTTER  
MONUMENT LINE

SOUTH LEE STREET

## Existing Site Plan

$$1'' = 20'-0''$$

Architectural site plan showing property boundaries and features. The plan includes a north arrow pointing towards the top right, indicating a bearing of N 09°30'00" E and a distance of 12.25'. The property is bounded by a brick & garden area to the northwest, a brick wall to the northeast, and a new 2nd floor addition to the southeast. Key features include a brick walk, frame storage, a deck, and a new 2nd floor addition. Dimensions are provided for various areas and setbacks, such as 123.42' for the main lot width, 12.2' for the deck width, and 27.7' for the new 2nd floor addition. The plan also shows a gate, steps, and a brick wall. A note at the bottom left indicates that two existing units on the roof are to be added to the new 2nd floor addition.

(2) EX  
AC UNIT  
ON 1 STOP  
ROOF  
ADD (1)  
AC TO RO

2 STORY  
FRAME  
DWELLING  
#317

S 09°30'00" W 2.5' CURB  
12.25' GUTTER  
MONUMENT LINE

S. LEE ST.

## Proposed Site Plan

$$1'' = 20'-0''$$

**Additions & Alterations**  
**HOPPER RESIDEN**  
317 S. Lee Street  
Alexandria, Virginia

Date:  
29 September 2016

12 Nov. 2016  
revised -  
BAR  
Set

Sheet:

1  
of 14

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



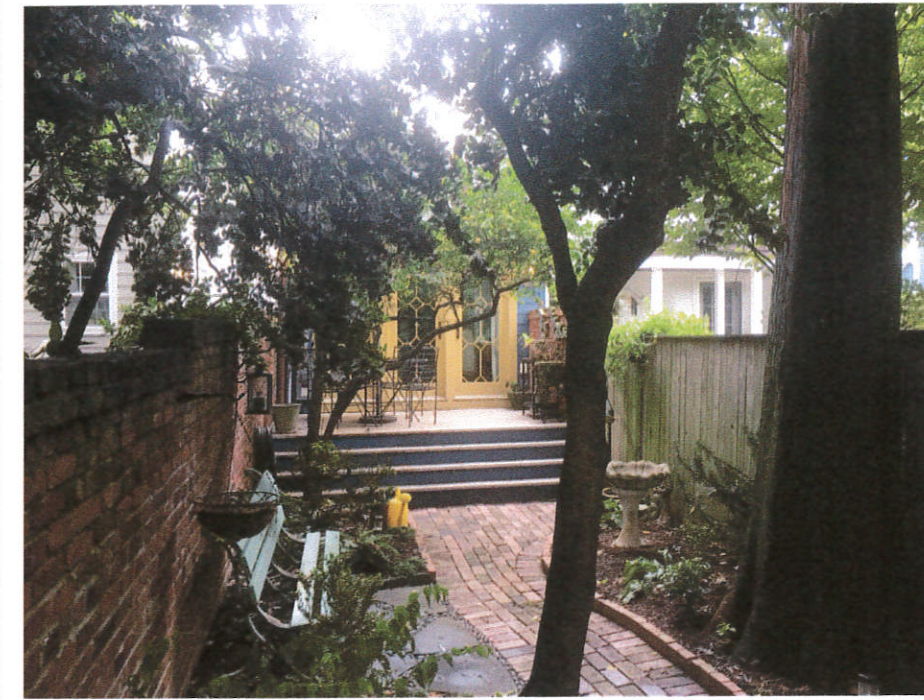




1. View of Front of house-  
No changes, addition not  
visible.



2. View down alley from  
Fairfax St.-  
Site not visible.



3. View from private alley  
of existing  
one story structure and  
adjacent neighbors.



Photo Location Map

Attachment A  
Submission Materials  
BAR2016-00342 & 00343  
317 S Lee Street  
Approved at 11/16/2016  
OHAD BAR Hearing

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



Additions & Alterations  
**HOPPER RESIDENCE**  
317 S. Lee Street  
Alexandria, Virginia

Date:  
29 September 2016  
12 NOV 2016

Sheet:  
2





4. View over existing courtyard looking West.



5. View from courtyard looking East.



6. View of 2nd floor window to be encapsulated by new bridge over existing courtyard(looking East).

Attachment A  
Submission Materials  
BAR2016-00342 & 00343  
317 S Lee Street  
Approved at 11/16/2016  
OHAD BAR Hearing

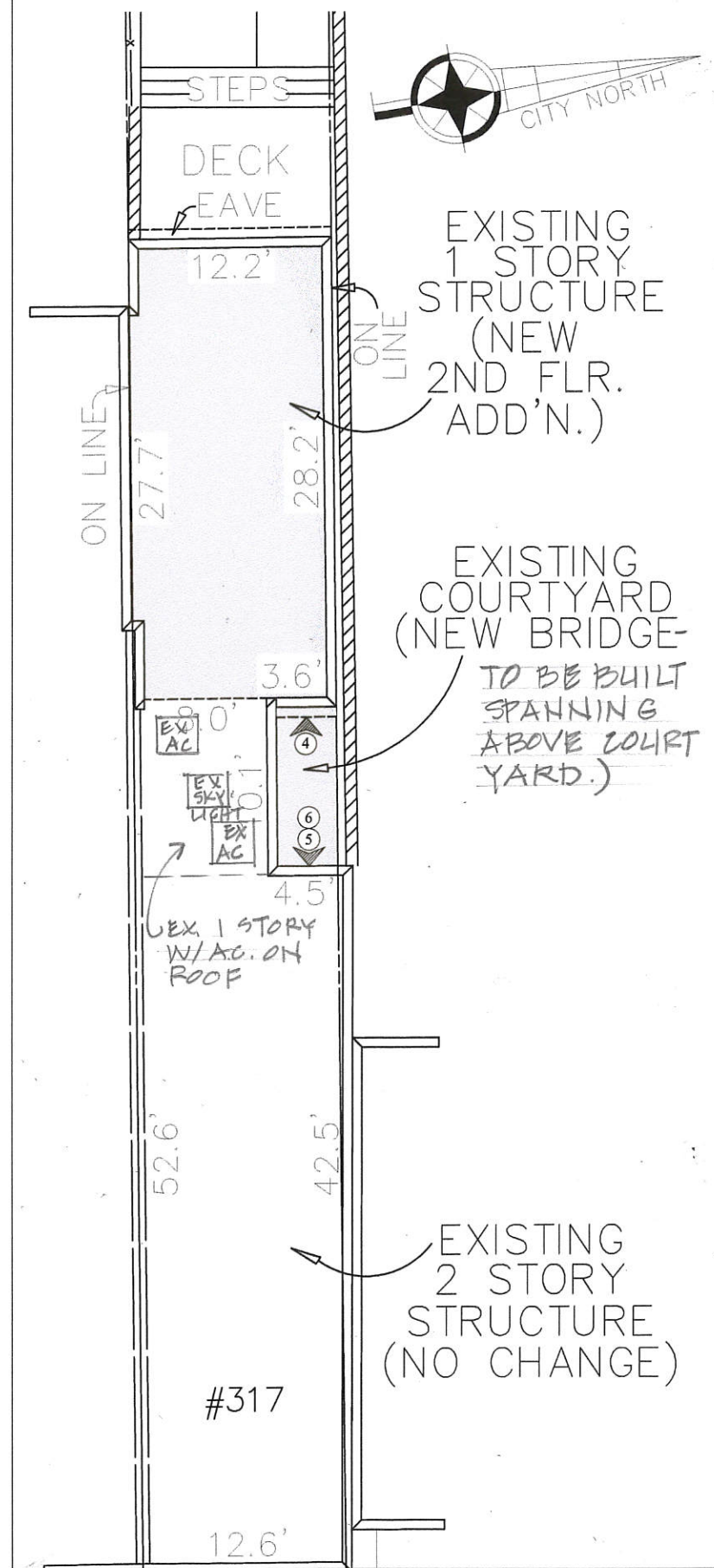


Photo Location Plan - 1:10

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



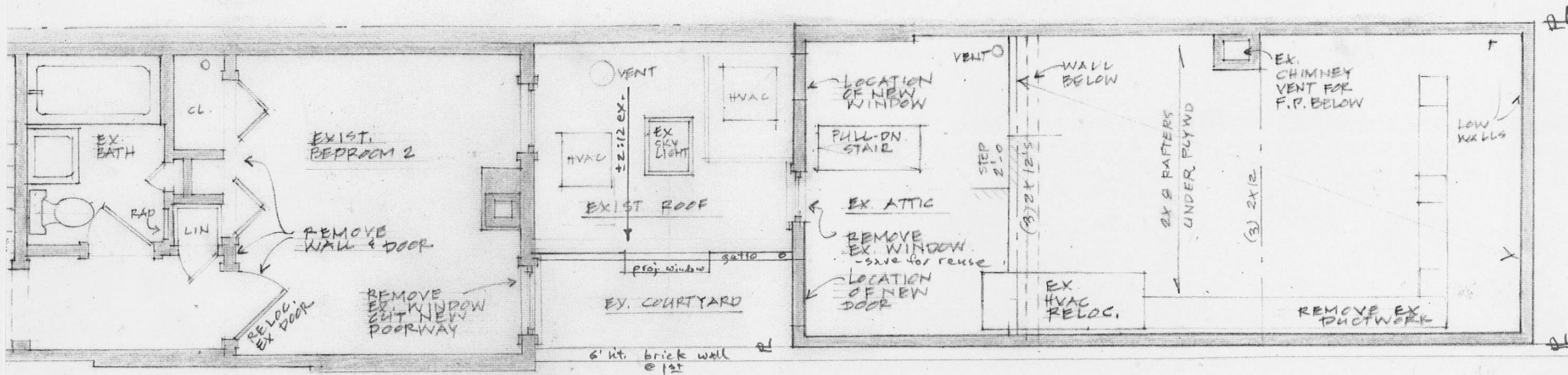
Additions & Alterations  
**HOPPER RESIDENCE**  
317 S. Lee Street  
Alexandria, Virginia

Date:  
29 September 2016  
12 Nov 2016

Sheet:

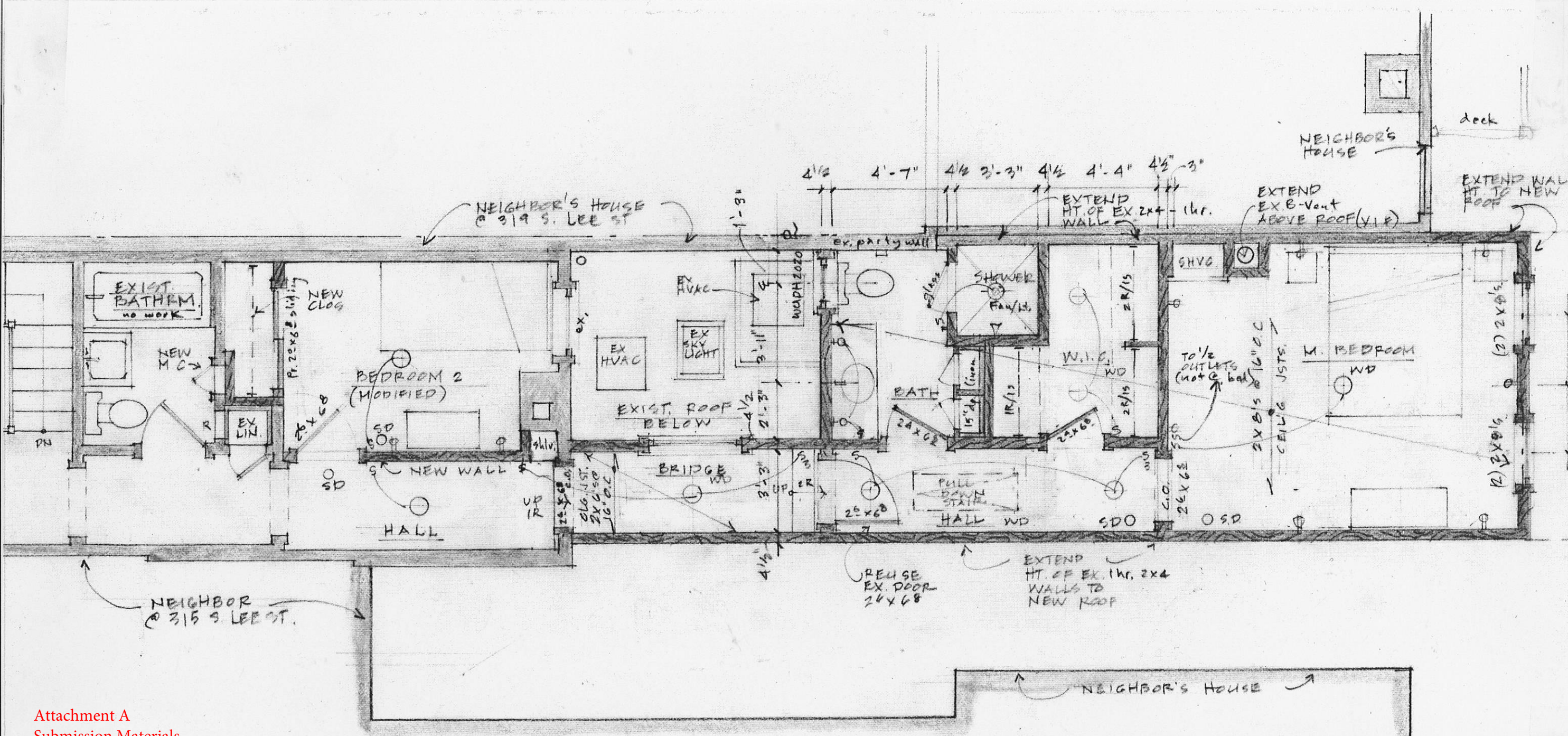
3





EXIST'G. DEMO. - SECOND FLOOR  
 1/4" = 1'-0"



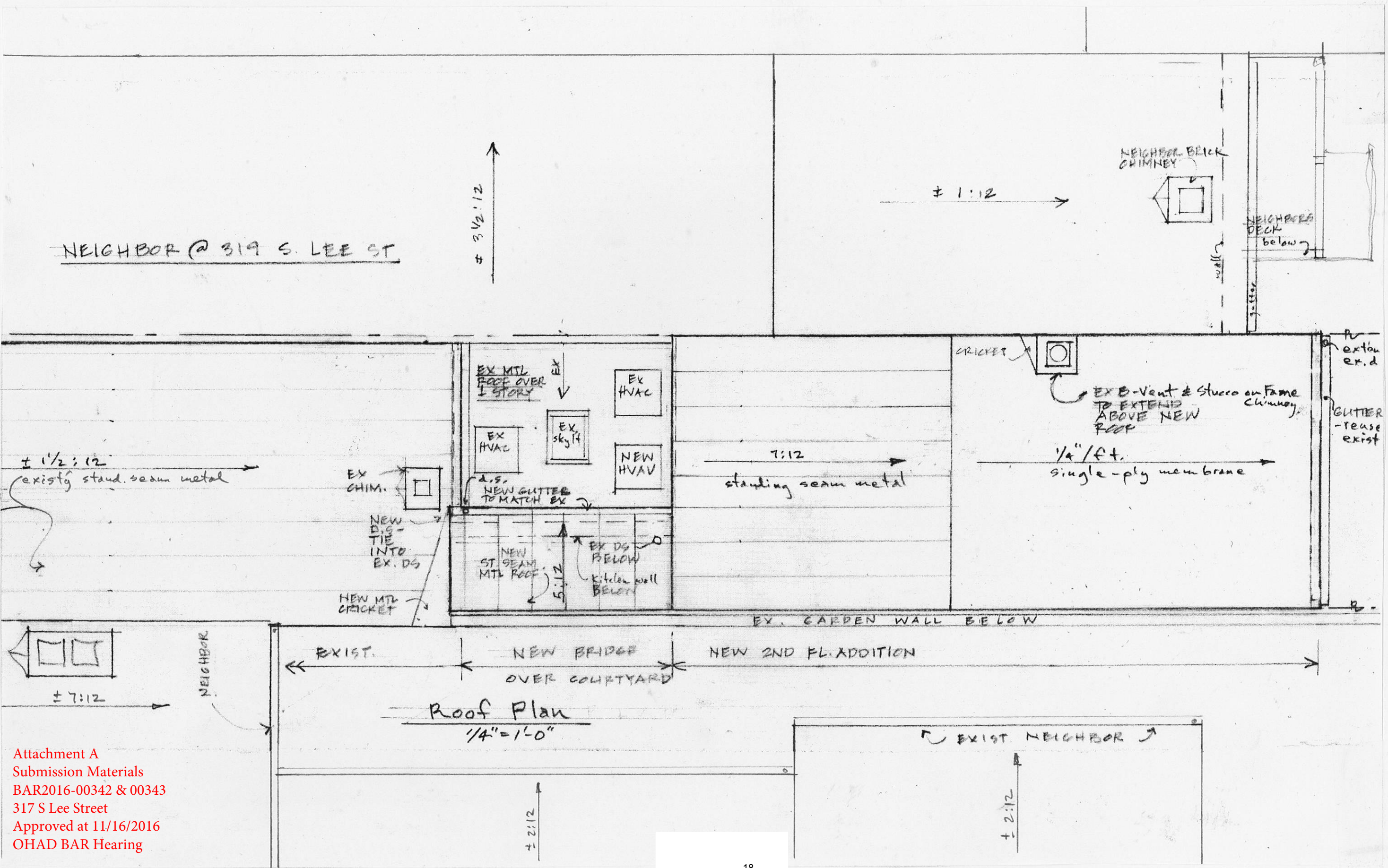


SECOND FLOOR PLAN  
1/4" = 1'-0"

Attachment A  
Submission Materials  
BAR2016-00342 & 00343  
317 S Lee Street  
Approved at 11/16/2016  
OHAD BAR Hearing

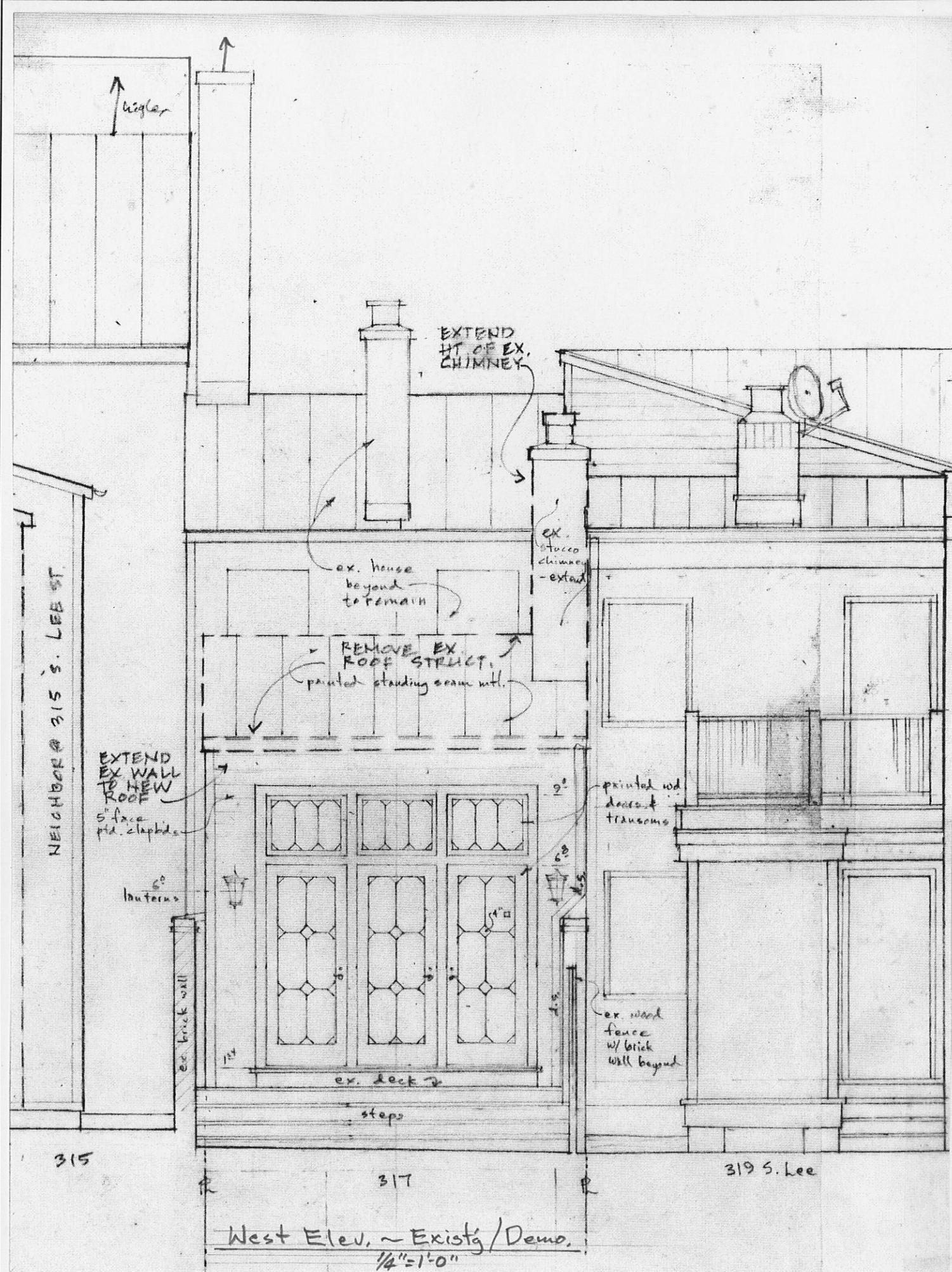
<p>ROBERT BENTLEY ADAMS &amp; ASSOCIATES P.C. 405 South Washington Street Alexandria, Virginia 22314 Tel. 703 549 0650 © Fax. 703 549 3125</p>		<p>ADAMS ARCHITECTURE PLANNING INTERIORS</p>
<p>Additions &amp; Alterations <b>HOPPER RESIDENCE</b> 317 S. Lee Street Alexandria, Virginia</p>		
<p>Date: 12 Nov 2016</p>		
<p>Sheet: 5</p>		



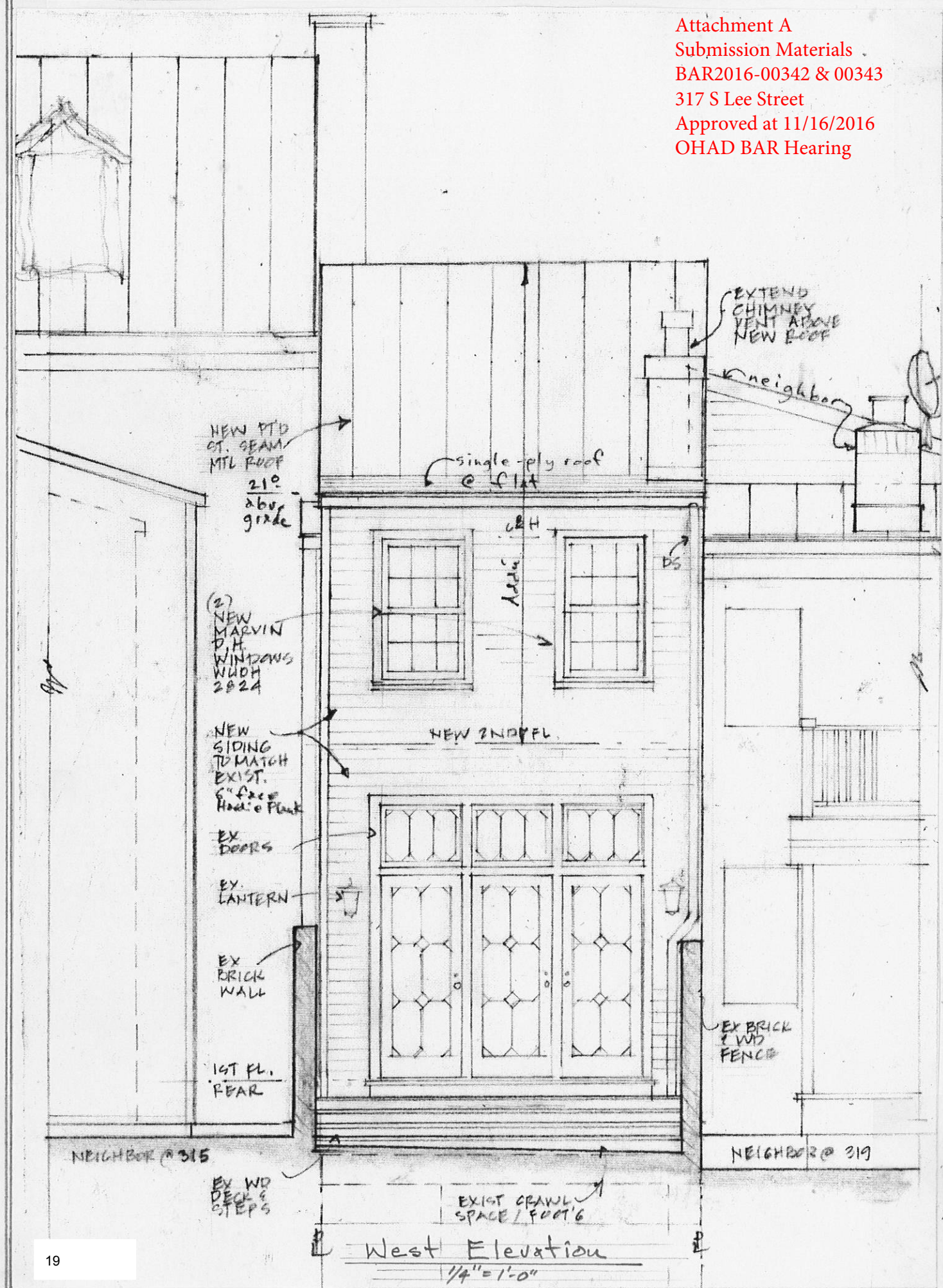


Attachment A  
 Submission Materials  
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 317 S Lee Street  
 Approved at 11/16/2016  
 OHAD BAR Hearing





West Elev. ~ Existg/Demo.  
1/4"=1'-0"



West Elevation  
1/4"=1'-0"

Attachment A  
Submission Materials  
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ADAMS ARCHITECTURE PLANNING INTERIORS

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Additions & Alterations  
**HOPPER RESIDENCE**  
317 S. Lee Street  
Alexandria, Virginia

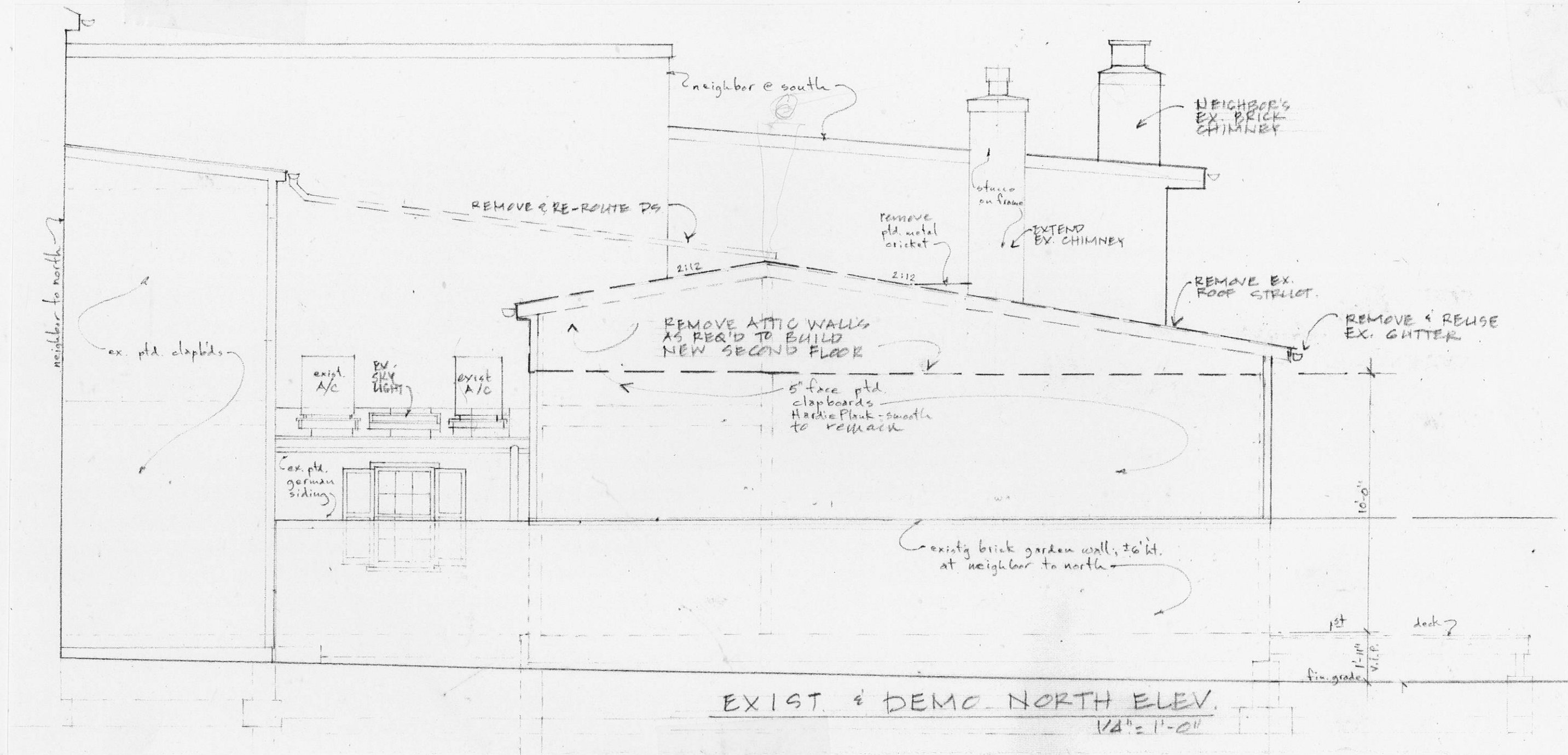
Date:  
12 NOV. 2016

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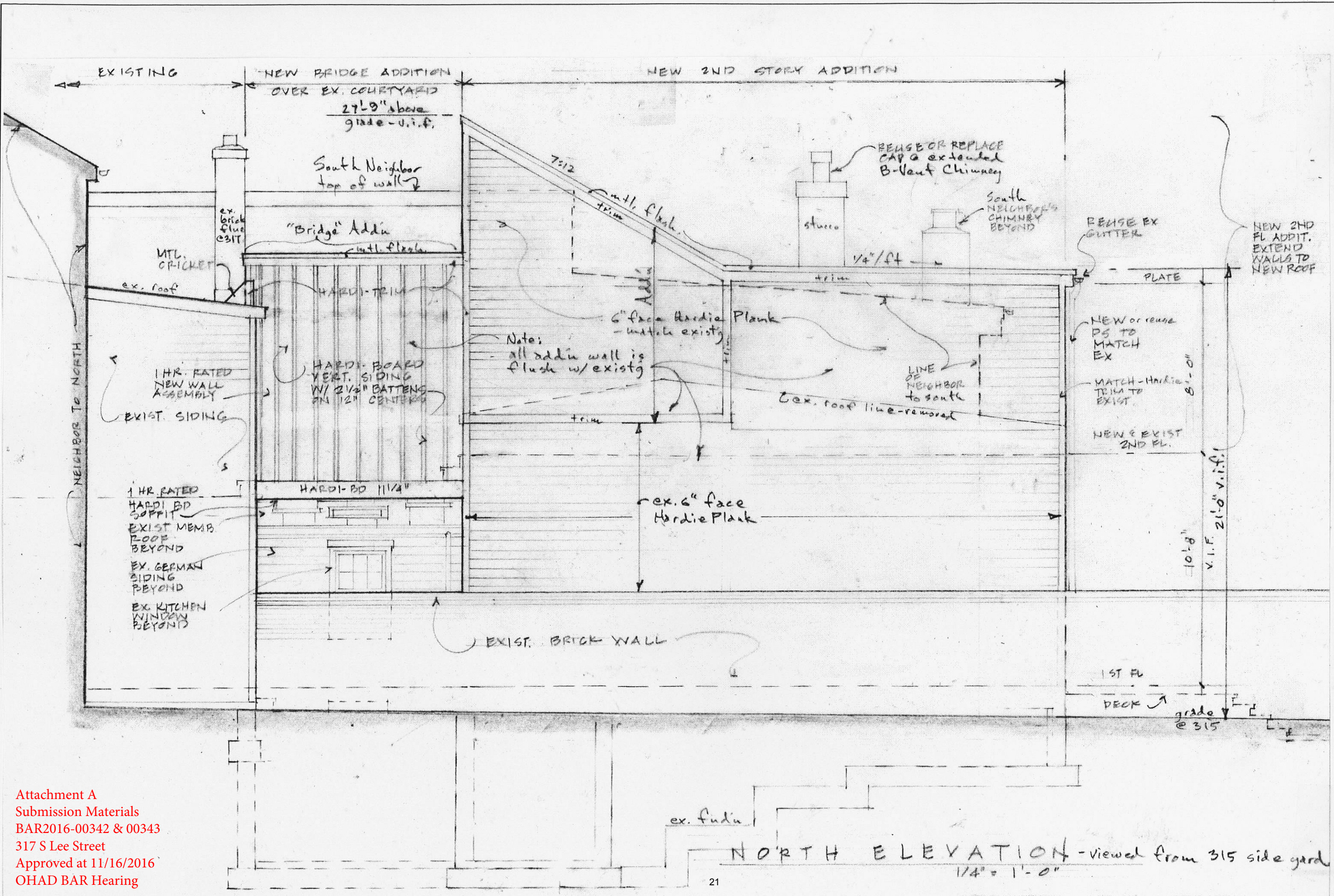
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7









Attachment A  
 Submission Materials  
 BAR2016-00342 & 00343  
 317 S Lee Street  
 Approved at 11/16/2016  
 OHAD BAR Hearing

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



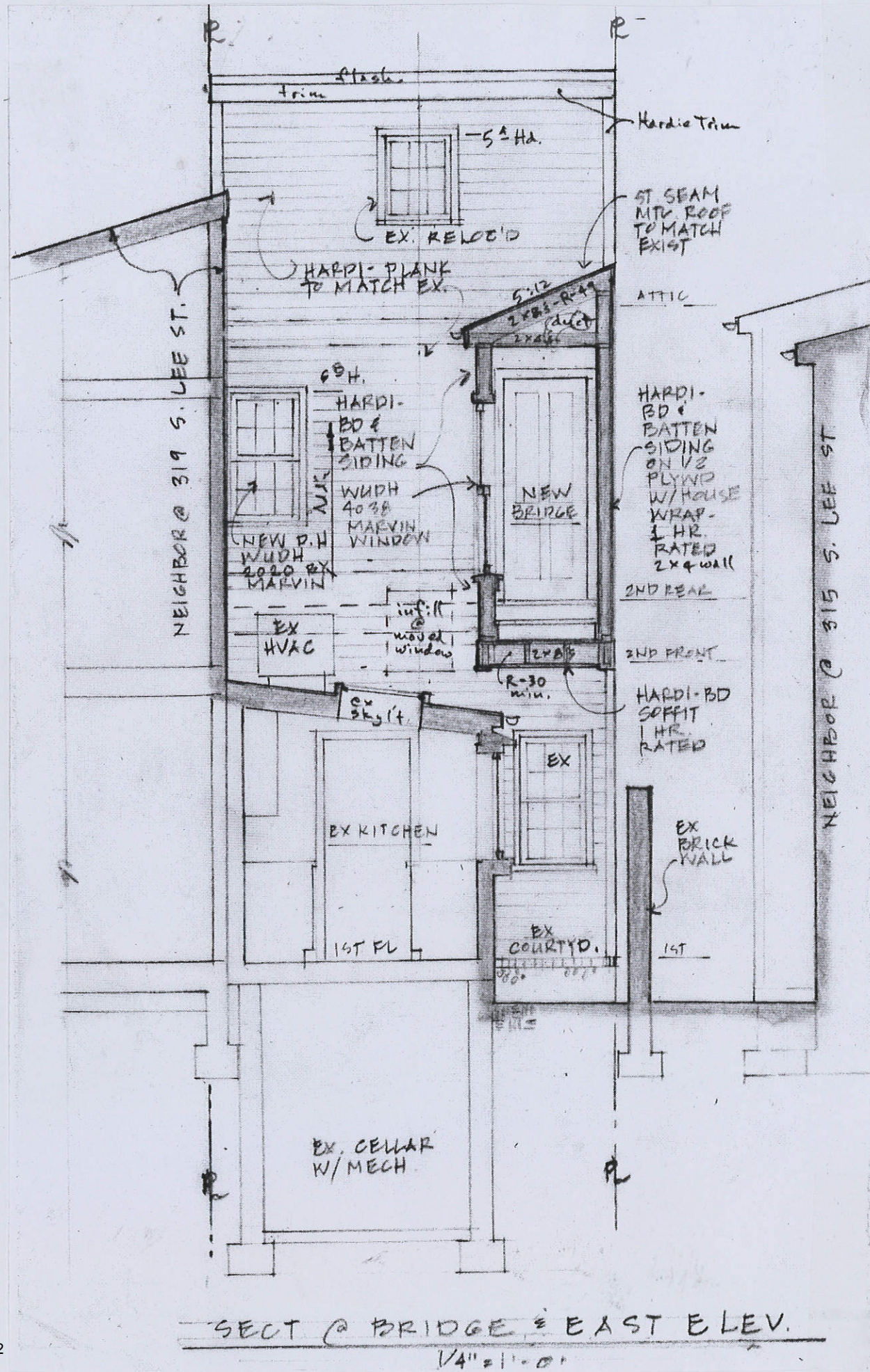
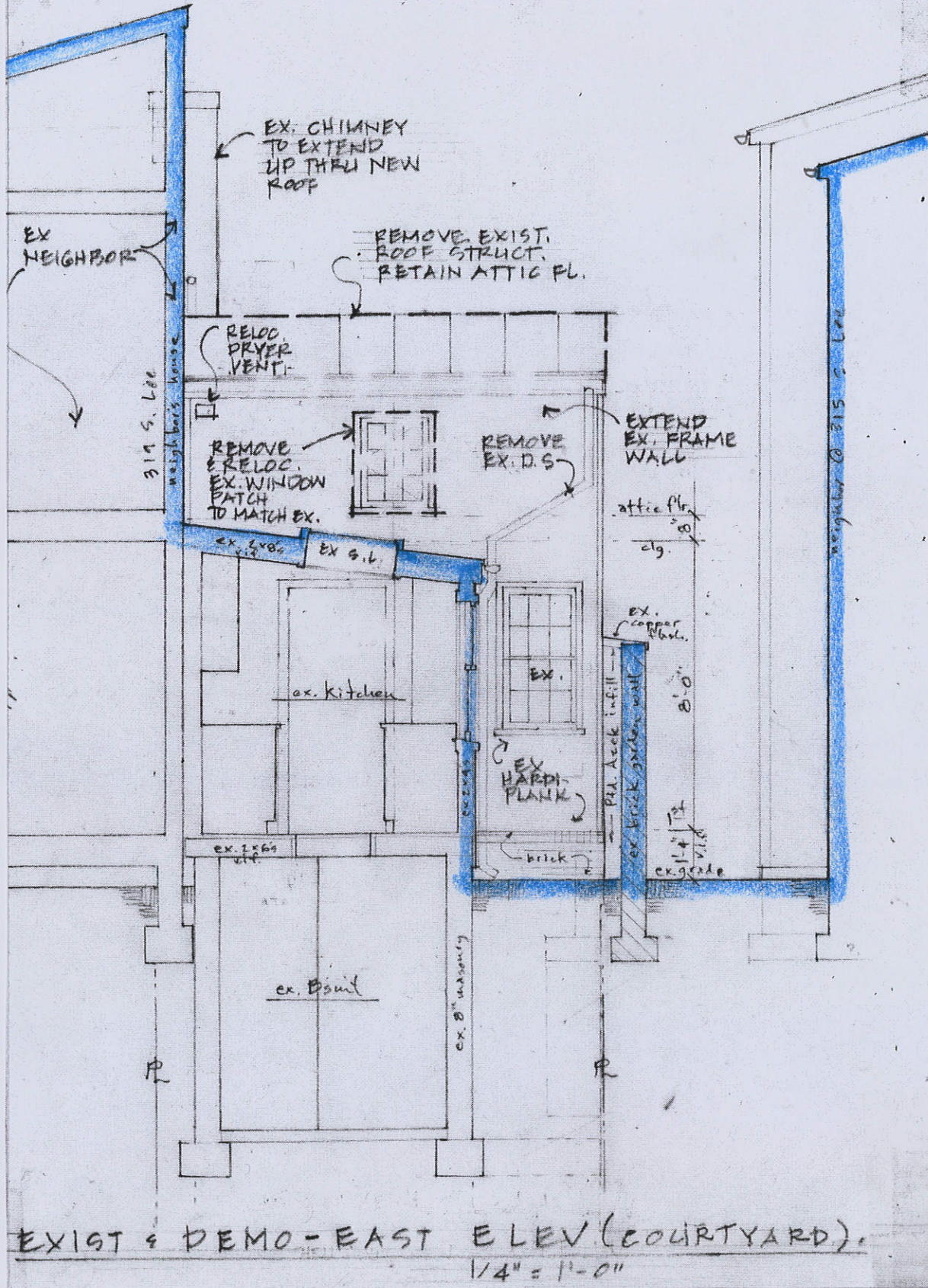
ADAMS ARCHITECTURE PLANNING INTERIORS

Additions & Alterations  
**HOPPER RESIDENCE**  
 317 S. Lee Street  
 Alexandria, Virginia

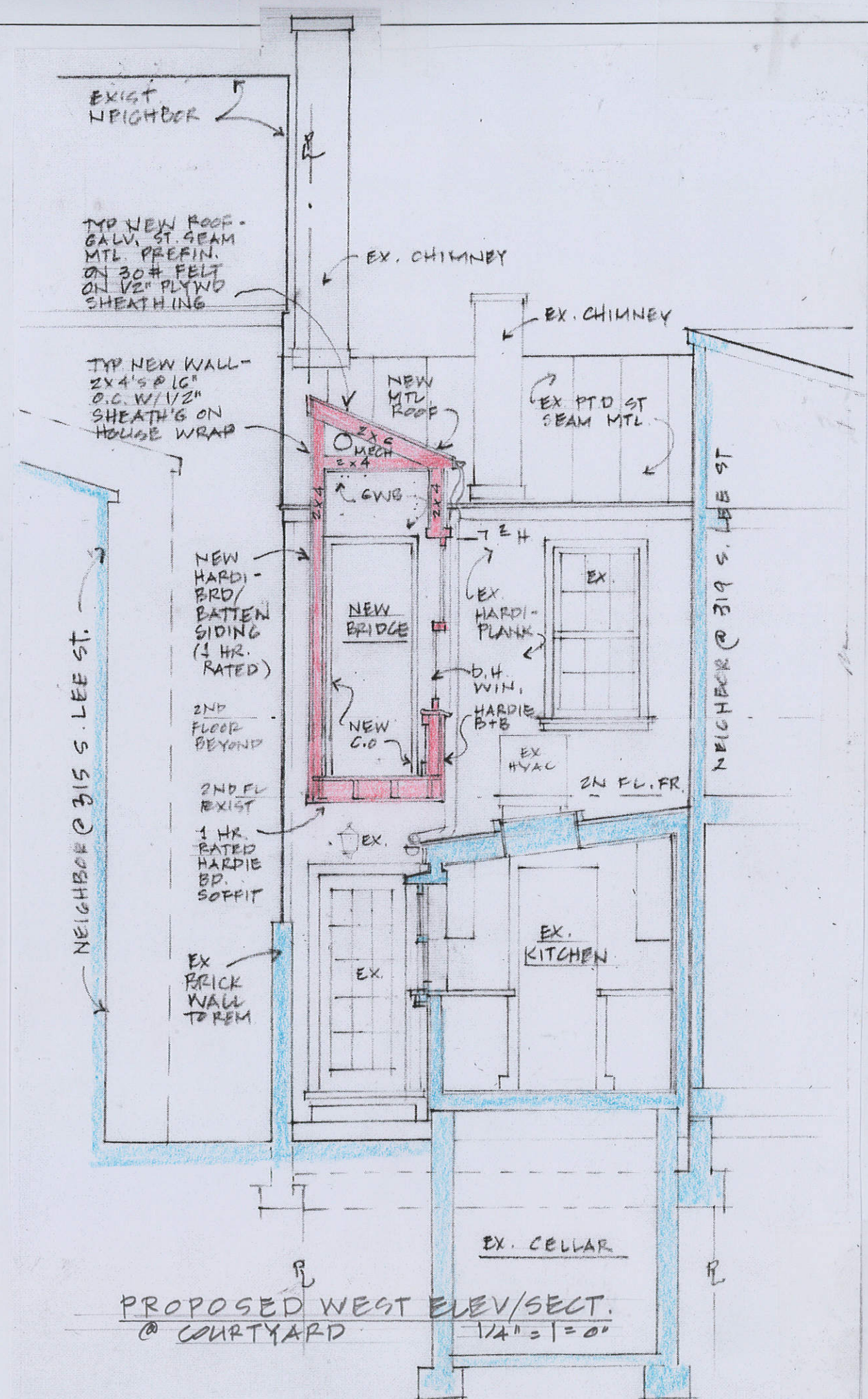
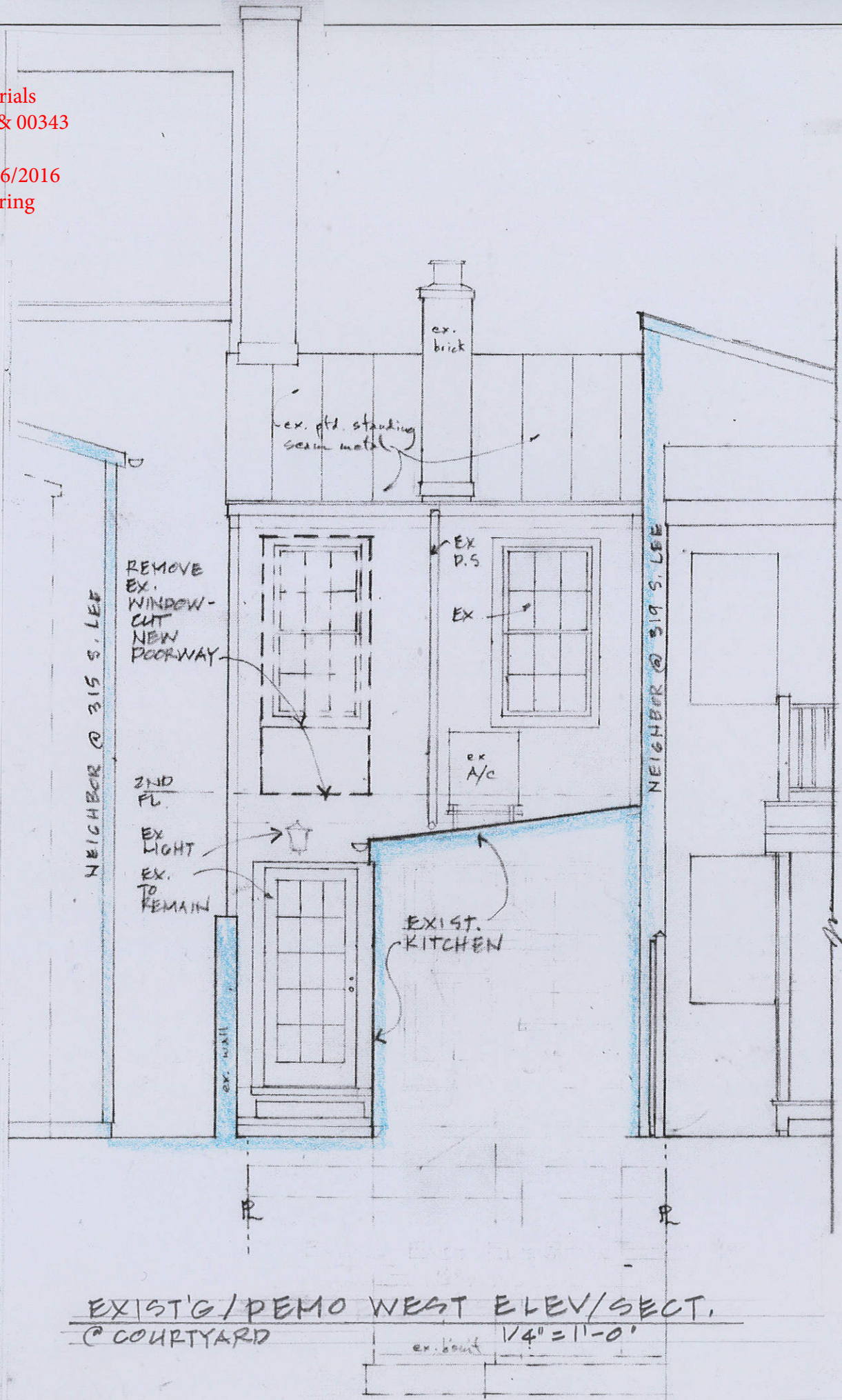
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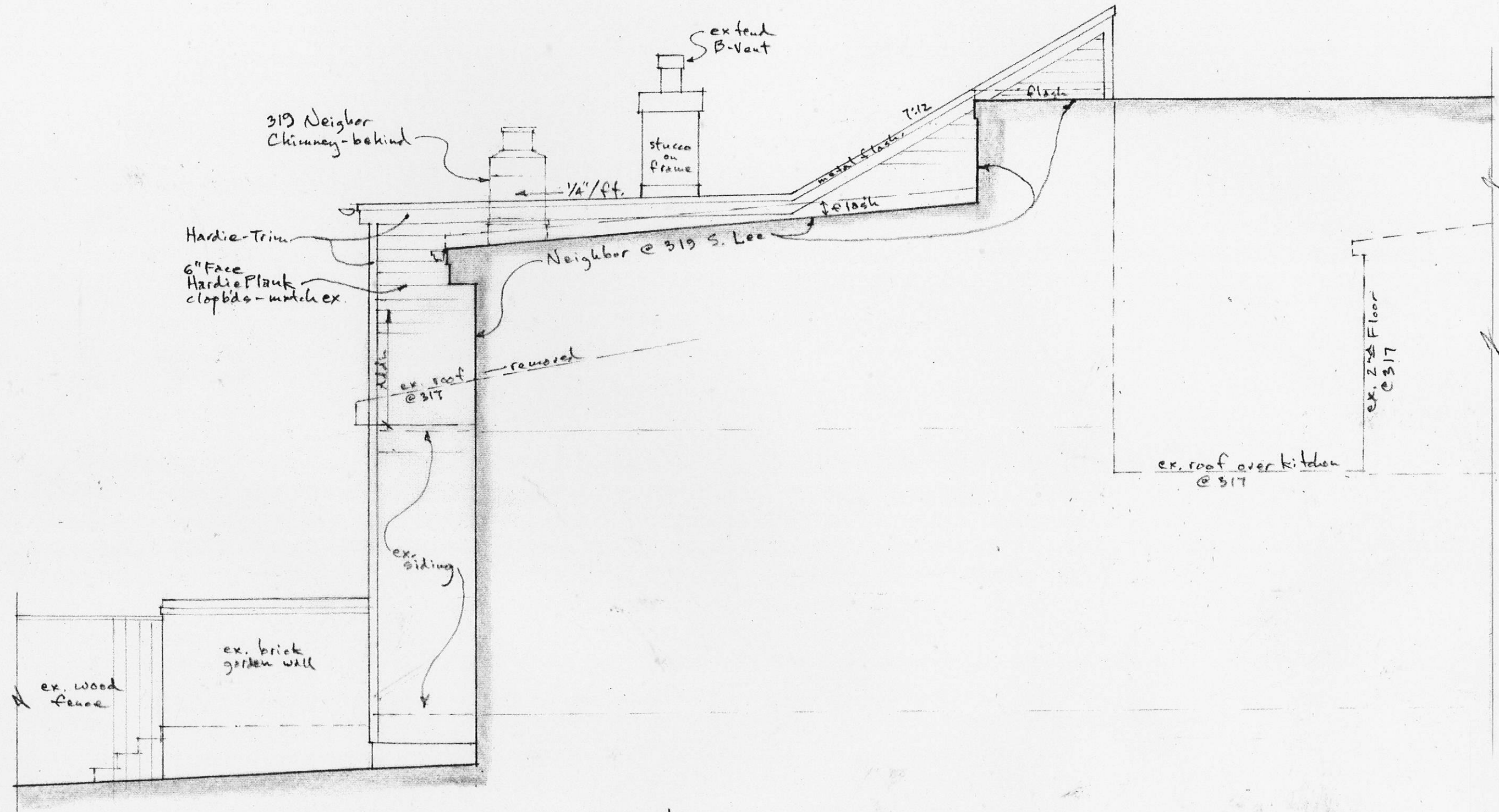













South Elevation  
1/4"=1'-0"



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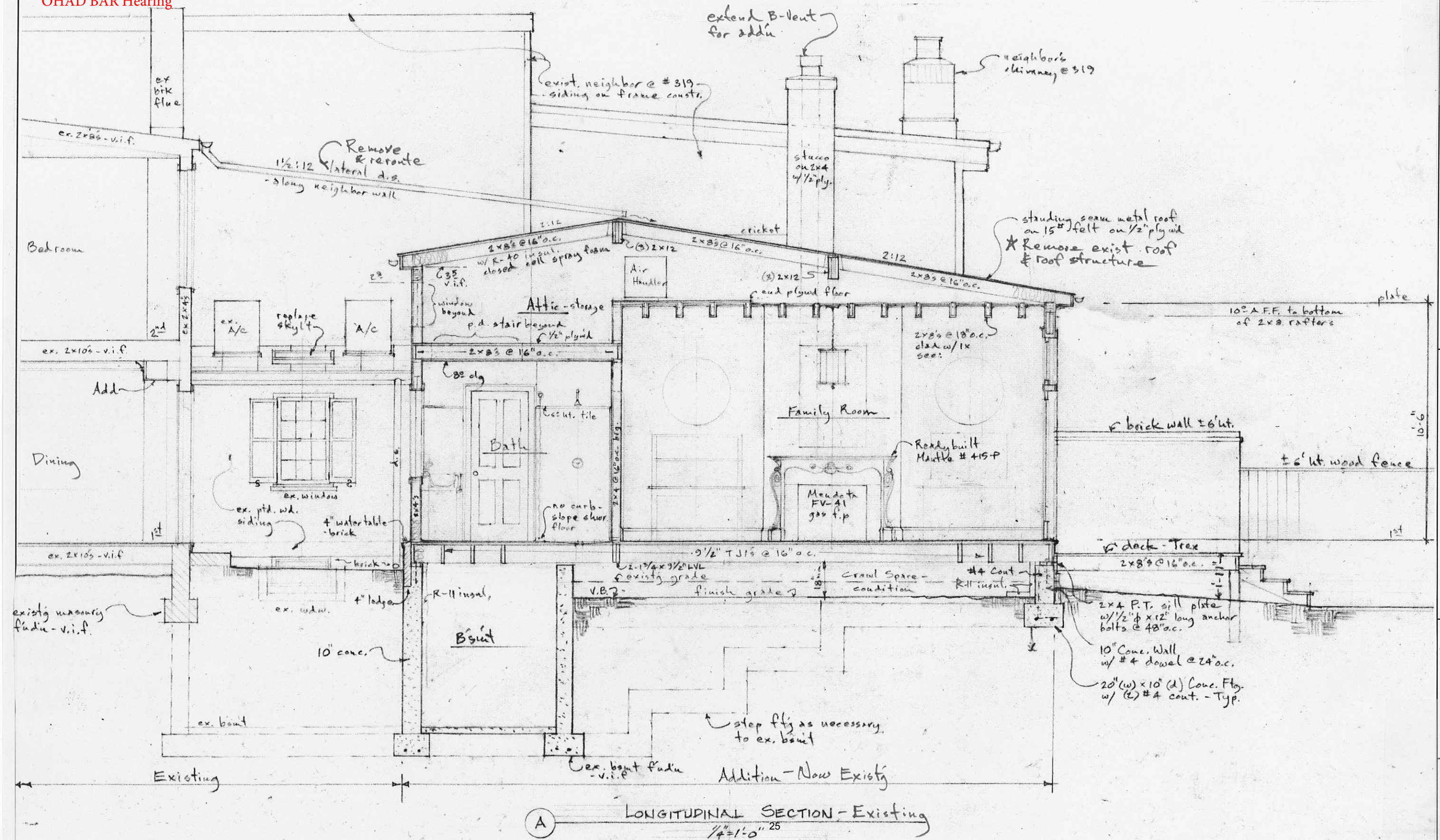
ADAMS ARCHITECTURE PLANNING INTERIORS

Additions & Alterations  
**HOPPER RESIDENCE**  
317 S. Lee Street  
Alexandria, Virginia

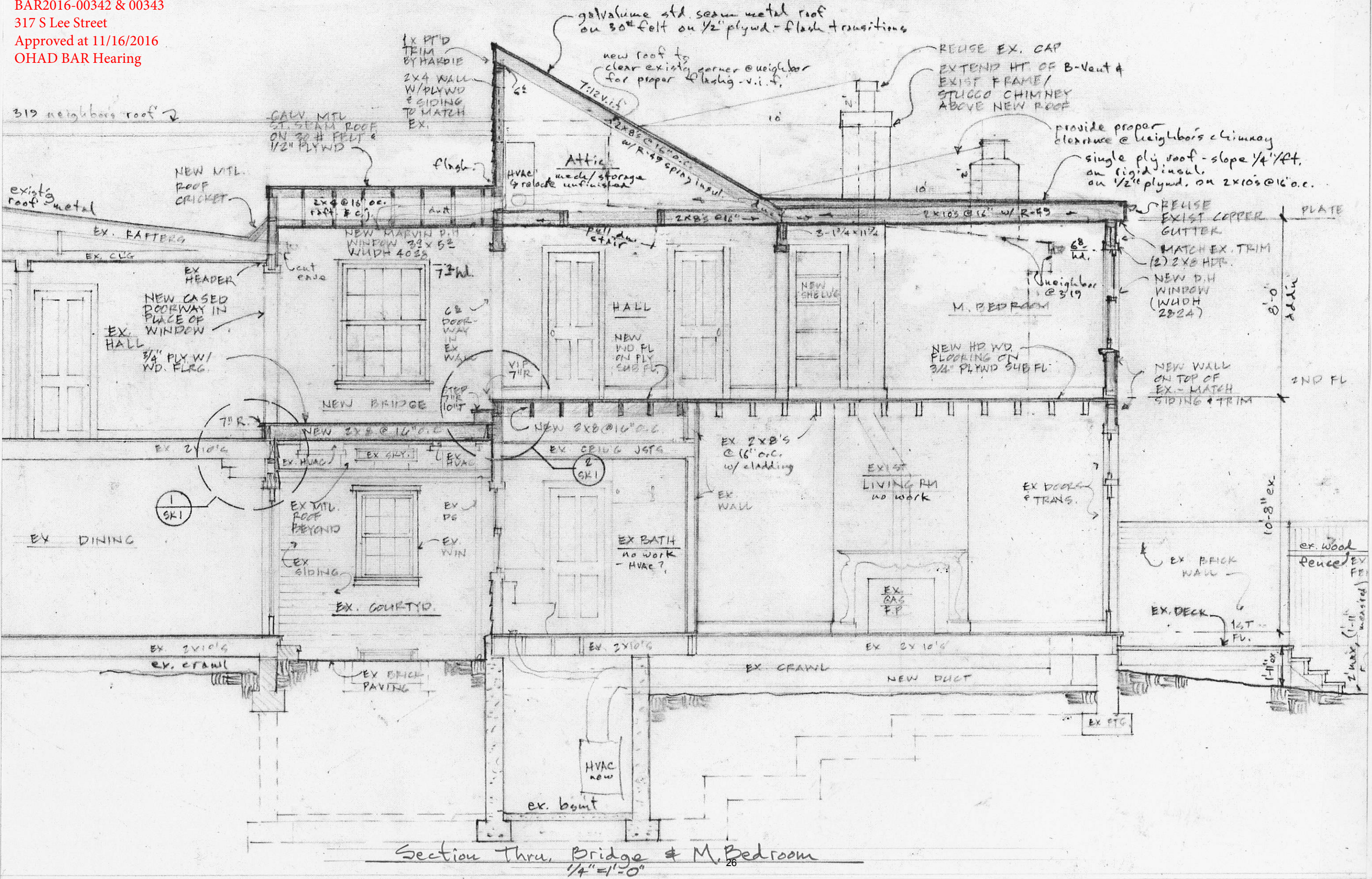
Date:  
12 NOV 2016

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BAR Meeting  
November 16, 2016

**ISSUE:** Partial demolition and Addition/Alterations

**APPLICANT:** 317 South Lee Street, LLC

**LOCATION:** 317 South Lee Street

**ZONE:** RM / Residential

---

**STAFF RECOMMENDATION**

Staff recommends approval of the revised design, submitted November 12, 2016.

**BOARD ACTION NOVEMBER 16, 2016: Approved as amended, 6-0**

On a motion by Ms. Roberts, seconded by Ms. Kelley, the OHAD Board of Architectural Review voted to approve BAR Case #2016-00343 and 00342 as submitted. The motion carried on a vote of 6-0. Mr. Adams recused himself.

**REASON**

The Board agreed with the staff analysis, finding that the proposed partial demolition/capsulation was appropriate and that the revised design for the minimally visible rear addition was consistent with the Design Guidelines and the historic development pattern of rear ells on this block-face.

**BOARD DISCUSSION**

The BAR appreciated the neighbors' testimony and concerns but noted that their purview was limited to architectural features visible from a public way and could not address some of the important issues about which the neighbors commented, such as use of the private alley for construction access or building code requirements for egress from a sleeping room. The BAR found that the proposed second floor addition would be in character with the historic development pattern of ells on this block-face and that this addition in the middle of the block would be very minimally visible from a public way. The BAR, therefore, found the revised plans to be appropriate.

**SPEAKERS**

Scot McBroom, project architect, spoke in support of the revised application and responded to questions. He noted that the drawings had been enlarged to read more clearly, as the BAR requested, and that the roof of the proposed addition had been lowered significantly.

Hattie Barker, 321 South Lee Street, also speaking on behalf of neighbor Elizabeth Noyes at 317 South Lee Street, requested a deferral. She also provided a copy of a letter by Dr. Carl Smith of 200 Duke St. in opposition of the project.

Beal Lowen, 321 South Lee Street, expressed concerns with the project and the process.

Edwin Brown, 315 South Lee Street, made comments regarding the noticing requirements and expressed concern over light and air at his house, should the addition be constructed.

Sally Z. Harper, 106 West Rosemont Avenue, expressed concern about the addition.

Mary Palmer, 315 South Lee Street, spoke in opposition to the project due to significant adverse impacts the addition would have on her adjacent property.

#### **BOARD ACTION NOVEMBER 2, 2016: Deferred, 6-0**

On a motion by Ms. Roberts, seconded by Ms. Mechling, the OHAD Board of Architectural Review voted to defer BAR Case #2016-00342 & 00343 for further study and clarification of zoning compliance regarding open space. The motion carried on a vote of 6-0. Mr. Adams recused himself.

#### **REASON**

The Board expressed concern that the open space was not accurately represented based on testimony made at the hearing and recommended deferral to clarify zoning requirements.

#### **BOARD DISCUSSION**

The Board was concerned about the zoning compliance related to open space and wanted that resolved before discussing the design as the proposal may require restudy to be in compliance with zoning requirements. There was a comment that the height of the addition and attic space should be studied to see whether it can be lowered. The Board also noted that, although drawings must be submitted at 11"x17", all plans must be clearly legible when reproduced and photographs must be color.

#### **SPEAKERS**

Scot McBroom, project architect, spoke in support of the application and responded to questions.

Beal Lowen, 321 South Lee Street, expressed concern with the project and commented that he did not believe the plans were accurate, specifically with respect to the height of the existing deck and its effect on the required open space.

Mary Palmer, 315 South Lee Street, spoke in opposition to the project due to significant adverse impacts the mass of the addition would have on her adjacent property.

#### **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](mailto:preservation@alexandriava.gov) for further information.

Attachment B  
Staff Report with BAR Actions

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, 703-838-4360 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.





**BAR2016-00342 & 00343**



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2016-0342) and Certificate for Appropriateness (BAR #2016-0343) for clarity and brevity.

**UPDATE**

At the November 6, 2016 hearing, there was confusion about the stated height of the existing deck in the rear yard and whether it could be counted as open space, as the proposed “bridge” over the interior courtyard open space would not be permitted if the lot was deficient in standard open space. Staff visited the site on November 11, 2016 and confirmed that the deck is less than two feet above the grade of this parcel and, therefore, complies with the minimum open space requirements of the zoning ordinance. The proposed second floor bridge may therefore be constructed above the non-contributing (less than 8’ x 8’) open space area.



**Figure 1: Height of rear deck on South side**

A concern was also raised by the neighbor at 319 S Lee Street regarding encroachment of the proposed second floor addition on the clearance required by the building code around their chimney, stating that they would not permit their chimney to be raised. The applicant has revised the design of the roof at 317 S Lee so that no chimney extension is required at 319 S Lee.



**Figure 2: Aerial view of the 300 block of S Lee Street looking east**





**Figure 3: Aerial view of the 300 block of S Lee Street looking north**

Other issues raised at the previous hearing relate to access to the site for construction and drainage. Roof drainage is an issue that will be addressed by Code Administration during building permit review and is not before the BAR. Similarly, means and methods of construction are the responsibility of the contractor and issues of trespass are private, civil issues.

The applicant's drawings have been enlarged and reformatted for clarity, as requested by the BAR. As mentioned above, the applicant has also submitted revised building sections and elevations to depict the amended form of the roof over the proposed addition, lowering it on the west end so that it does not conflict with the neighbor's chimney. The east end of the addition still contains an attic to provide room for a ducted mini-split HVAC system.

Staff reminds the BAR that the features and factors for consideration for approval of a Certificate of Appropriateness in section 10-105(A)(2) do not include property ownership, residency, quality of life or property values. The BAR's primary review in this case is how the proposed features and factors affect what is visible from a public way. The alley in the rear is private, so the only public view is from South Fairfax Street through a considerable amount of foliage. Even when one hypothetically removes all trees, that view is still extremely minimal.

Although the addition is proportionally large for this 12' wide townhouse, it does not increase the size of the building into the existing rear yard. As can be seen in Figures 1 & 2 above, every other townhouse on this blockface already has a two-story ell and the existing one-story ell on this property is an anomaly. The historic development pattern on this blockface is tall party walls on the north elevation with shed roofs sloping toward the south and the proposed addition is in general conformance with modern additions on this block. While the proposed addition's roof area might be able to be diminished slightly by using a different HVAC system without an attic, the change from a public way would likely not be perceived.

The previous staff report of November 2, 2016 is copied below without amendments and staff's recommendation for approval is unchanged.



## I. ISSUE

The applicant is requesting a Permit to Demolish for partial demolition of wall area at the rear of the main block and rear ell. The walls proposed to be demolished or capsulated include portions of the second floor inset above a small courtyard. The roof structure on the existing rear addition, constructed circa 2011, will be demolished to accommodate a second story addition.

The proposed addition will be located atop an existing one-story rear addition and will be minimally visible from South Fairfax Street via a **private** alley. The addition will have a pitched roof that will be higher than the adjacent rear addition at 319 South Lee Street. The proposed materials include fiber cement clapboard siding, painted wood windows and a standing seam metal roof. The connecting bridge at the second story above the existing courtyard will not be visible from a public way *and therefore its design is not subject to BAR review*. The overall building design is shown for context only.

The applicant also requests a Waiver of the Rooftop HVAC Screening Requirement to install an additional rooftop HVAC unit. This unit will not be visible from a public way.

## II. HISTORY

The two-story, two-bay frame townhouse at 317 South Lee Street was likely constructed by Jeremiah Dowell after he purchased the land in **1820**, According to Ethelyn Cox's book, *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings*. The townhouse appears on the earliest Sanborn Fire Insurance Map from 1885. The 1885 map, and subsequent Sanborn maps, show a one-story rear addition, however, the current configuration of the one-story rear addition dates to the mid-twentieth century, as it first becomes evident on the 1958 Sanborn map.

In June 2011, the BAR approved demolition/capsulation of a small portion of the rear ell to construct a one-story rear addition and a new front stoop (BAR 2011-0125 & 2011-0126, June 15, 2011). In 2012, staff administratively approved a roof replacement (BAR 2012-0258, August 2, 2012).

## III. ANALYSIS

### Permit to Demolish

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

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 house?	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	No

	reproduced only with great difficulty?	
(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 only historic fabric that will be lost is a portion of the rear wall of the main block and it is minimal in scope as well as of common design that could be easily reproduced. It is typical of what the BAR routinely approves for rear additions. Staff has no objection to the proposed demolition and capsulation which is minimal in scope and predominantly limited to the 2011 addition.

*Certificate of Appropriateness for an Addition*

Regarding residential additions, the *Design Guidelines* state the Board's preference for "contextual background buildings which allow historic structures to maintain the primary visual importance," and for "designs that are respectful of the existing structure and...which echo the design elements of the existing structure." The visibility of the proposed addition is extremely limited due to its location and substantial foliage in the interior of this block. When the applicant constructed the one-story rear addition five years ago, the BAR only reviewed the demolition and not the addition because the one-story height was not visible. However, because this addition is at the second story and has a pronounced roof form, it will be minimally visible.

Staff supports the design, noting that the architect has utilized historically appropriate forms and fenestration, in essence functioning as a background element. Additionally, the choice of materials is appropriate and consistent with the BAR's adopted policies. Although the applicant proposes to use painted wood windows, it should be noted that a number of alternate high-quality materials, such as fiberglass or aluminum-clad windows, would also meet the BAR's policies for new construction and would be acceptable substitutions as final design details are decided.

Staff notes that neither the existing nor the proposed rooftop HVAC units will be visible and will be wholly screened by the main block and the addition; therefore staff recommends approval of the waiver of the screening requirement.

In summary, staff supports the proposal, as submitted.



**STAFF**

Catherine K. Miliaras, 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 Comments**

- C-1 Applicant must maintain at least 529 square feet of open space. A total of 530.67 square feet (43.32' by 12.25') in the rear yard is proposed.
- C-2 Proposed addition complies with zoning.
- F-2 Existing rear deck and stairs are less than 2' in height and can be included in the open space calculation.

**Code Administration**

No comments received.

**Transportation and Environmental Services**

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (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)
- F1. Previously reviewed under [BAR2011-00125,00126 and BAR2012-00258] (T&ES)
- F2. 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)
- F3. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C1. 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)
- C2. 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)
- C3. 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)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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**

No comment.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2016-0342 & 2016-0343: 317 South Lee Street*

*3 – Previous staff report (11/2/16) BAR 2016-0342 & 2016-0343: 317 South Lee Street*



Docket Item #3 & #4  
BAR CASE # 2016-00342 & 00343

BAR Meeting  
November 2, 2016

**ISSUE:** Partial demolition and Addition/Alterations

**APPLICANT:** 317 South Lee Street, LLC

**LOCATION:** 317 South Lee Street

**ZONE:** RM / Residential

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**STAFF RECOMMENDATION**

Staff recommends approval as submitted.

**BOARD ACTION: Deferred, 6-0**

On a motion by Ms. Roberts, seconded by Ms. Mechling, the OHAD Board of Architectural Review voted to defer BAR Case #2016-00342 & 00343 for further study and clarification of zoning compliance regarding open space. The motion carried on a vote of 6-0. Mr. Adams recused himself.

**REASON**

The Board expressed concern that the open space was not accurately represented based on testimony made at the hearing and recommended deferral to clarify zoning requirements.

**BOARD DISCUSSION**

The Board was concerned about the zoning compliance related to open space and wanted that resolved before discussing the design as the proposal may require restudy to be in compliance with zoning requirements. There was a comment that the height of the addition and attic space should be studied to see whether it can be lowered. The Board also noted that, although drawings must be submitted at 11"x17", all plans must be clearly legible when reproduced and photographs must be color.

**SPEAKERS**

Scot McBroom, project architect, spoke in support of the application and responded to questions.

Beal Lowen, 321 South Lee Street, expressed concern with the project and commented that he did not believe the plans were accurate, specifically with respect to the height of the existing deck and its effect on the required open space.

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## **GENERAL NOTES TO THE APPLICANT**

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**BAR2016-00342 & 00343**





**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2016-0342) and Certificate for Appropriateness (BAR #2016-0343) for clarity and brevity.

## **I. ISSUE**

The applicant is requesting a Permit to Demolish for partial demolition of wall area at the rear of the main block and rear ell. The walls proposed to be demolished or capsulated include portions of the second floor inset above a small courtyard. The roof structure on the existing rear addition, constructed circa 2011, will be demolished to accommodate a second story addition.

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(2)	Is the building or structure of such interest that it could be made into a historic house?	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

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In summary, staff supports the proposal, as submitted.



**STAFF**

Catherine K. Miliaras, 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 Comments**

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- F-2 Existing rear deck and stairs are less than 2' in height and can be included in the open space calculation.

**Code Administration**

No comments received.

**Transportation and Environmental Services**

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**Alexandria Archaeology**

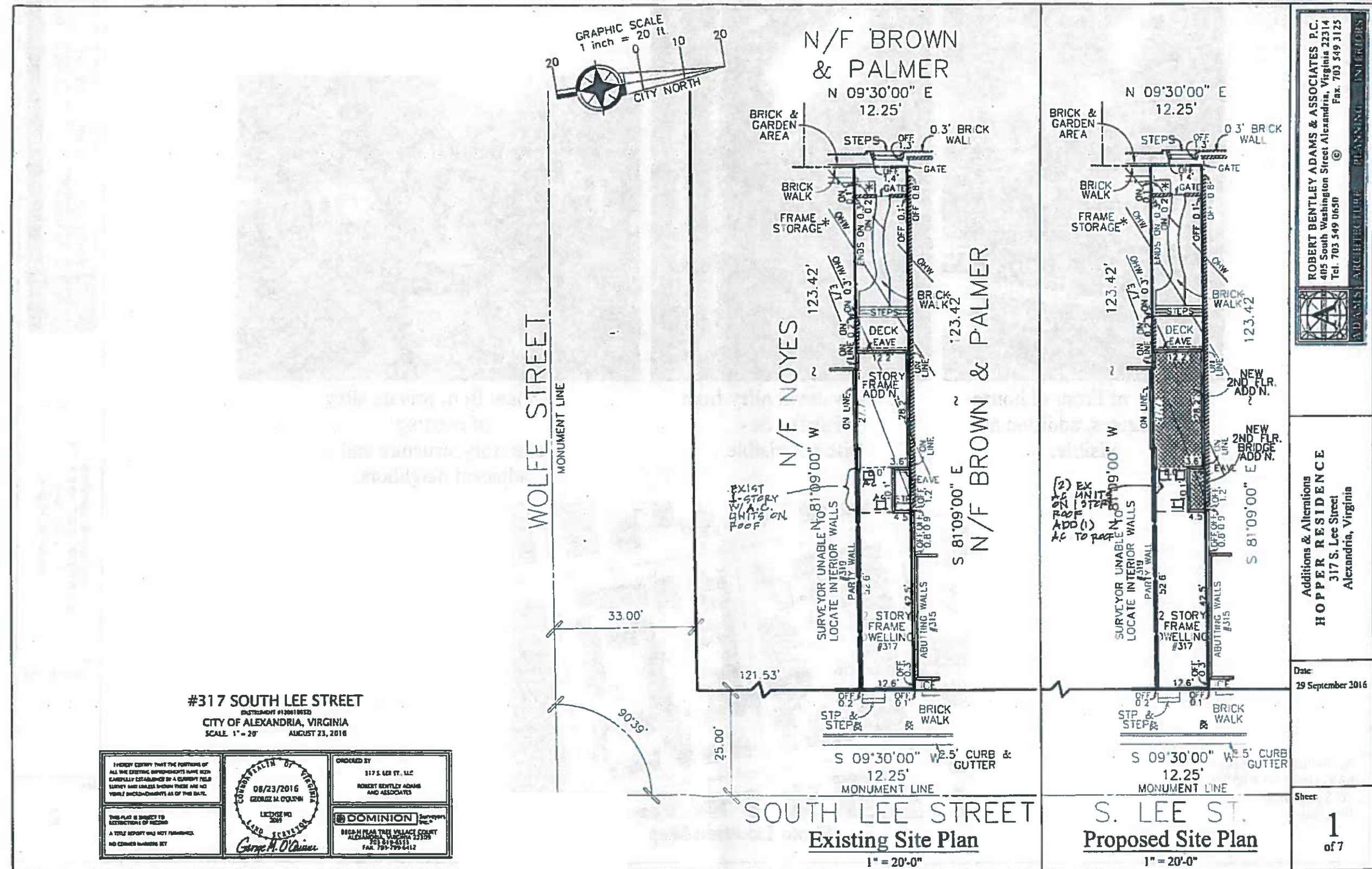
No comment.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2016-0342 & 2016-0343: 317 South Lee Street*





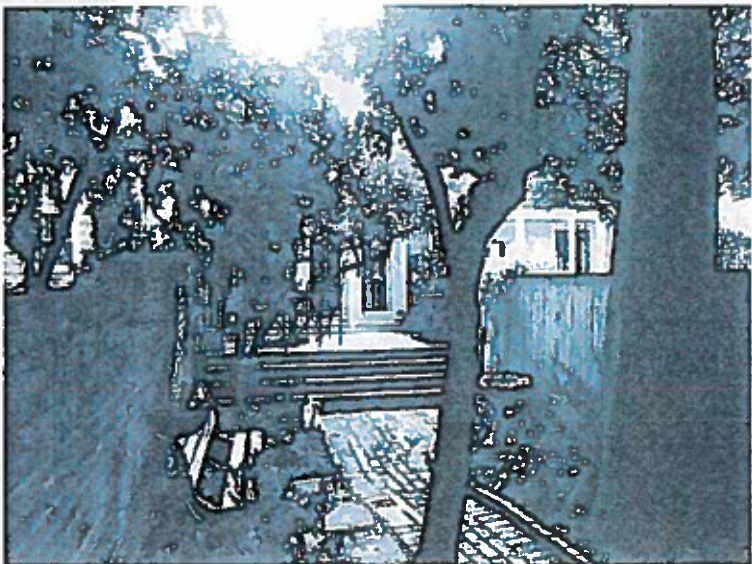




1. View of Front of house-  
No changes, addition not  
visible.



2. View down alley from  
Fairfax St.-  
Site not visible.



3. View from private alley  
of existing  
one story structure and  
adjacent neighbors.



Photo Location Map



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

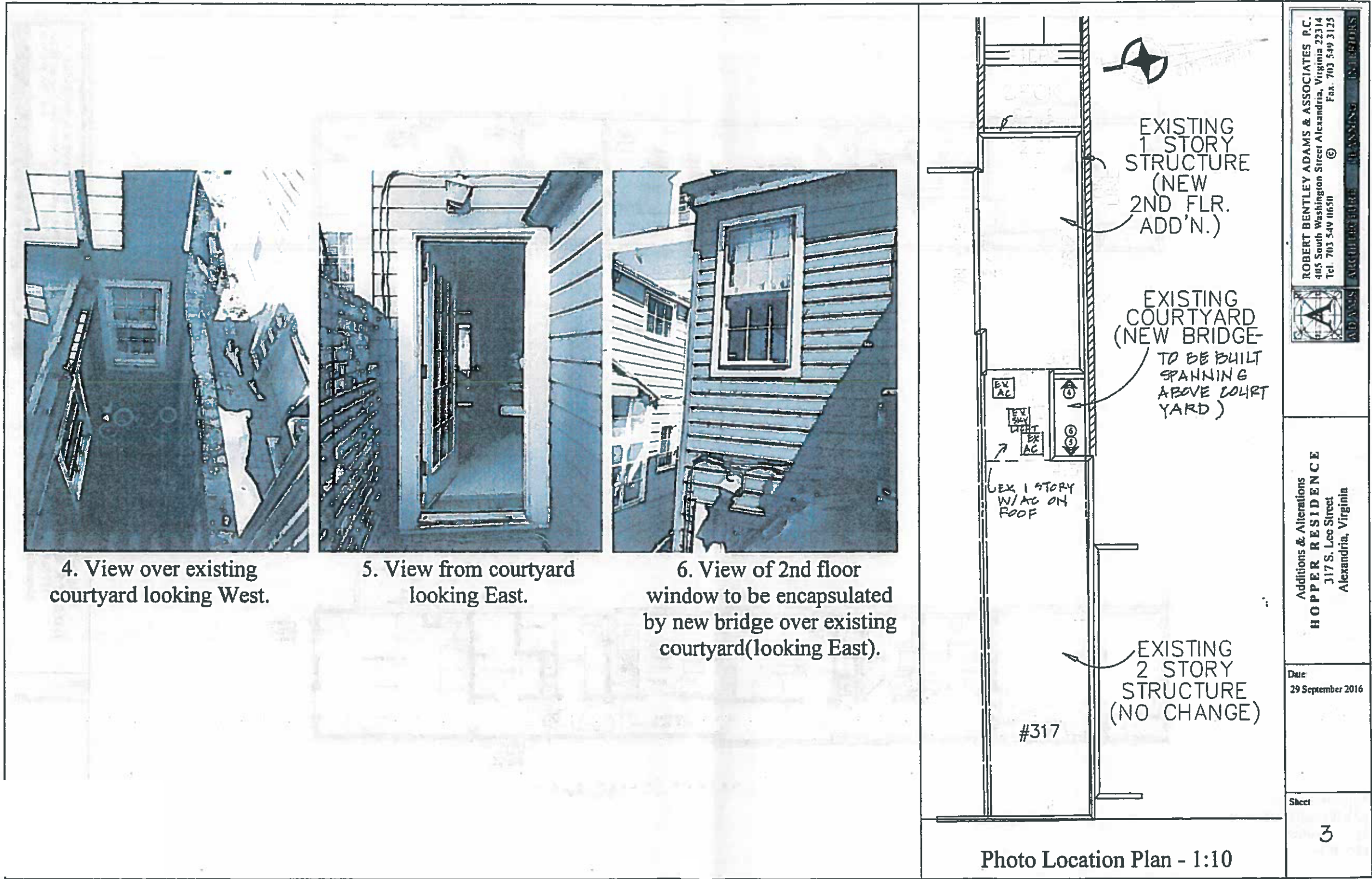
ADAMS ARCHITECTURE PLANNING INTERIORS

Additions & Alterations  
**HOPPER RESIDENCE**  
317 S. Lee Street  
Alexandria, Virginia

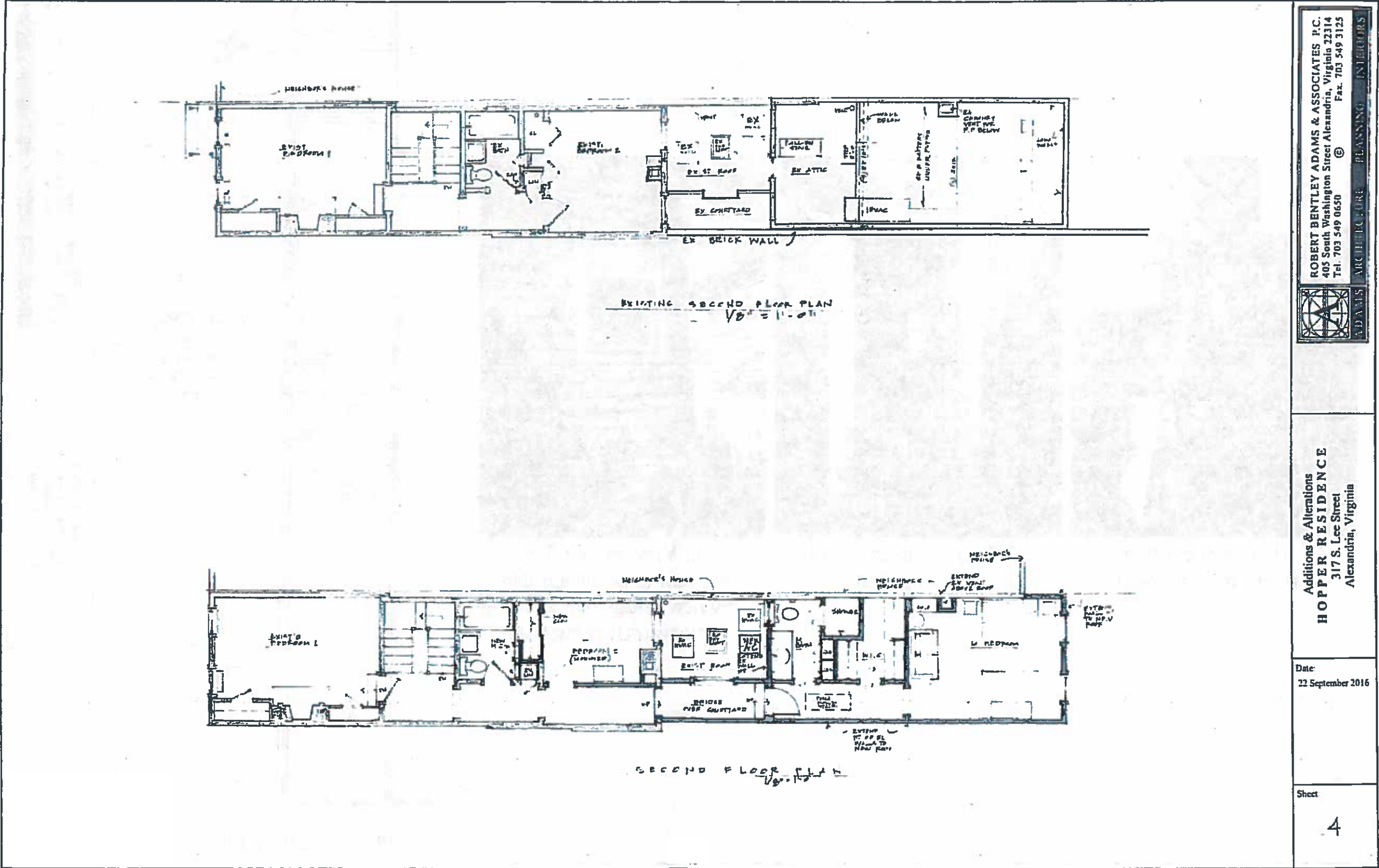
Date  
29 September 2016

Sheet  
2









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

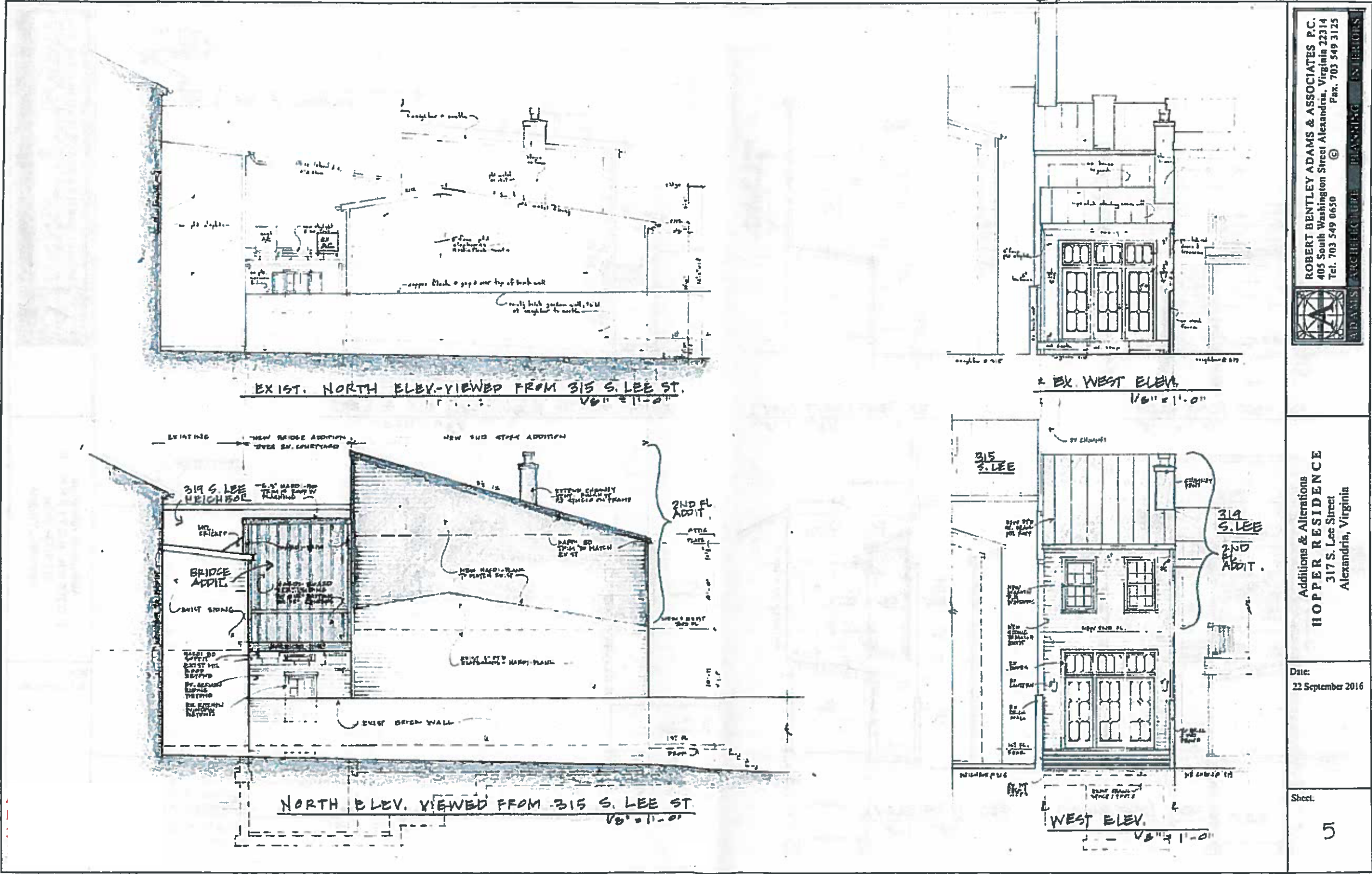


Additions & Alterations  
**HOPPER RESIDENCE**  
317 S. Lee Street  
Alexandria, Virginia

Date:  
22 September 2016

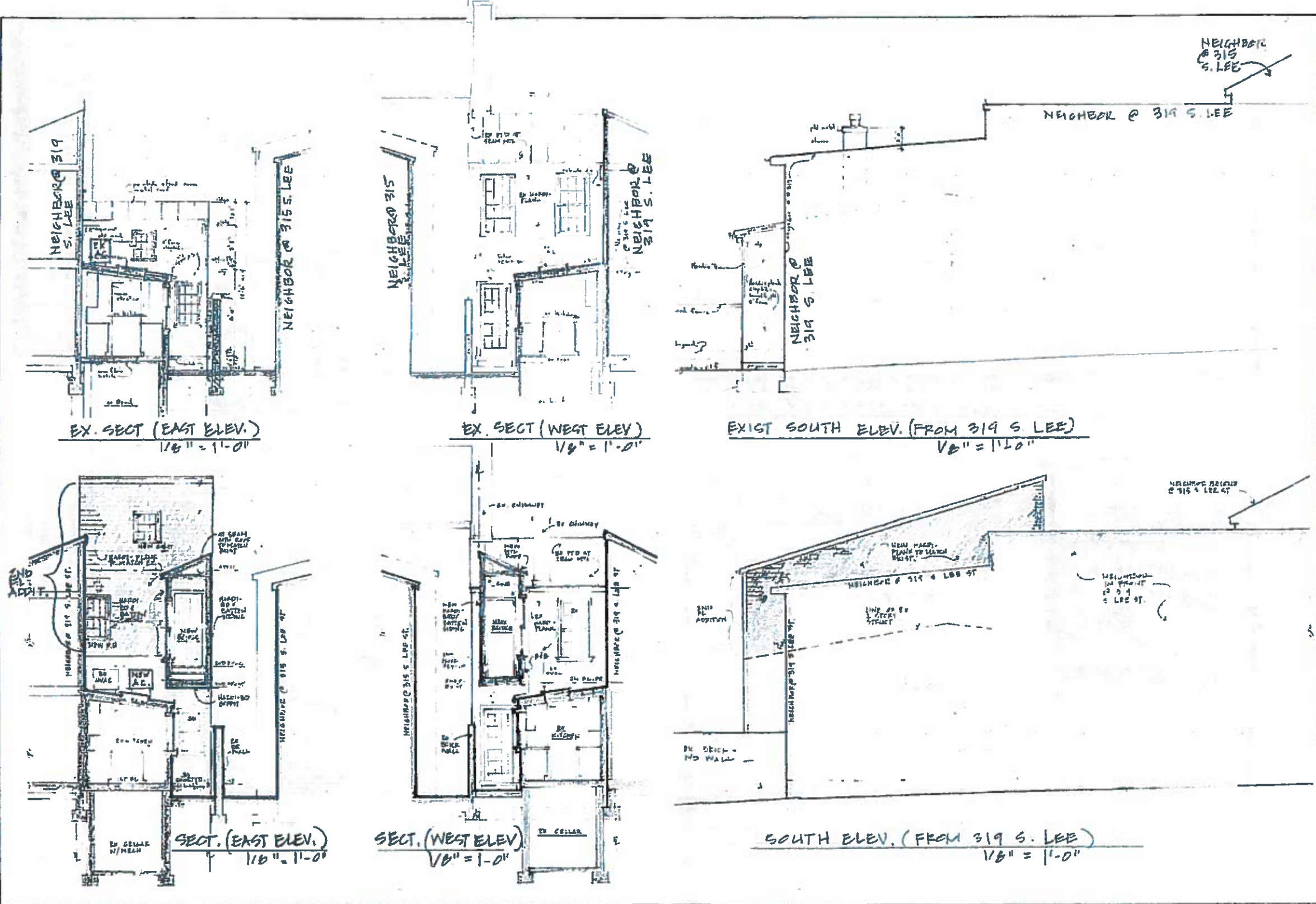
Sheet  
4





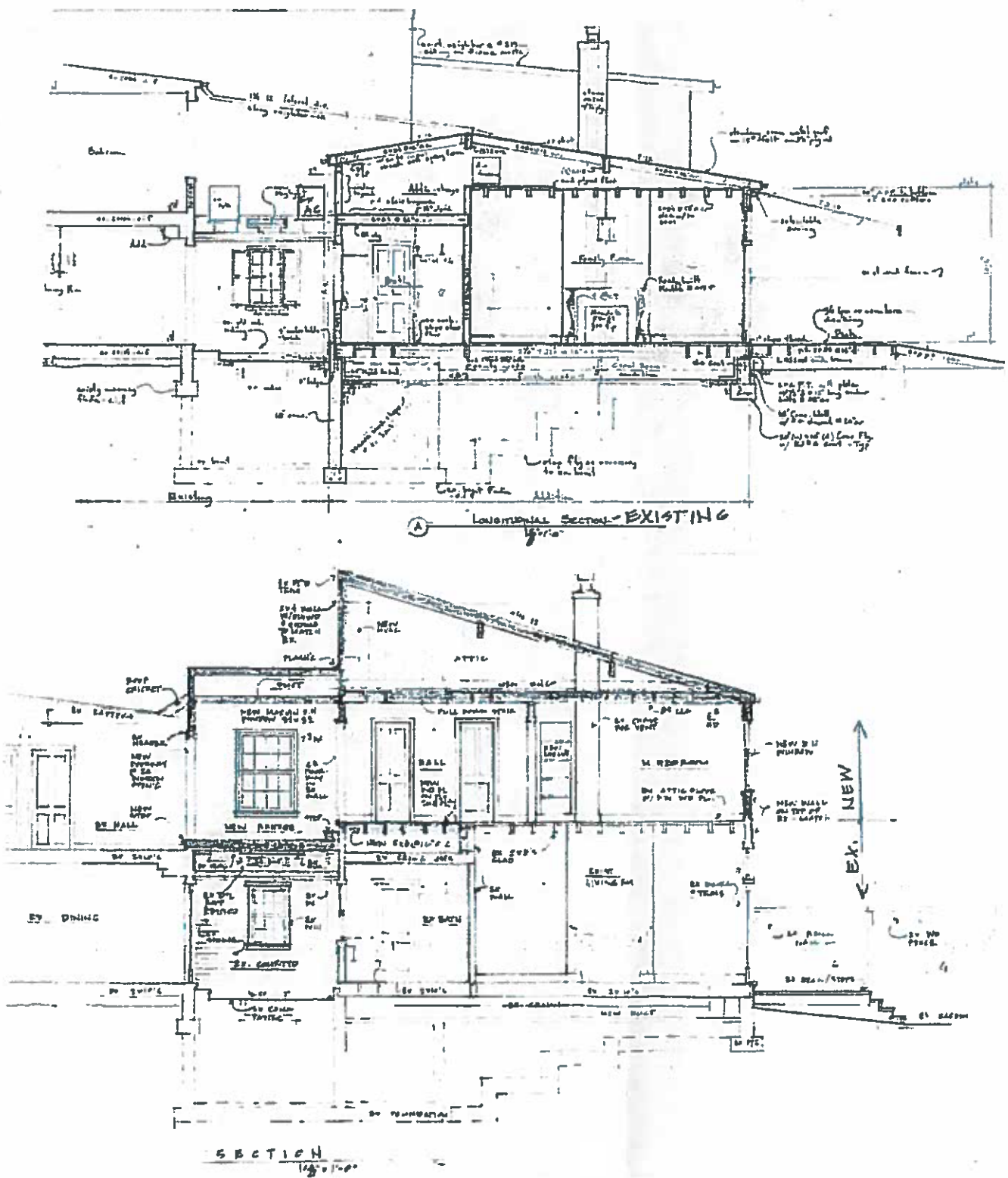
<p>ROBERT BENTLEY ADAMS &amp; ASSOCIATES, P.C. 405 South Washington Street Alexandria, Virginia 22314 Tel. 703 549 0650 Fax. 703 549 3125</p> <p>ADAMS ARCHITECTURE PLANNING INTERIORS</p>	
<p>Additions &amp; Alterations <b>HOPPER RESIDENCE</b> 317 S. Lee Street Alexandria, Virginia</p>	
<p>Date: 22 September 2016</p>	
<p>Sheet: 5</p>	





 <p>ROBERT BENTLEY ADAMS &amp; ASSOCIATES, P.C. 405 South Washington Street Alexandria, Virginia 22314 Tel. 703 549 0650 © Fax. 703 549 3125 ADAMS ARCHITECTURE PLANNING INTERIORS</p>	
<p>Additions &amp; Alterations <b>HOPPER RESIDENCE</b> 317 S. Lee Street Alexandria, Virginia</p>	
Date: 22 September 2016	
Sheet: 6	





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



Additions & Alterations  
HOPPER RESIDENCE  
317 S. Lee Street  
Alexandria, Virginia

Date  
22 September 2016

Sheet

7



ADDRESS OF PROJECT: 317 S. Lee Street  
TAX MAP AND PARCEL: 075.03-06-15 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: 317 S. Lee St., LLC

Address: 317 S. Lee St.

City: Alexandria State: VA Zip: 22314

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

Name: Scot McBroom (e Adams Architects) Phone: 703-549-0650

E-mail: scot@adamsarchitects.com

Legal Property Owner:

Name: 317 S. Lee St., LLC

Address: 317 S. Lee St.

City: Alexandria State: VA Zip: 22308

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

- |                              |  |  |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property?               |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No            | If yes, has the easement holder agreed to the proposed alterations?        |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property?                      |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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.



BAR Case # BAR2016-00342 & 00343

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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning              | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors               | <input checked="" type="checkbox"/> windows         | <input checked="" type="checkbox"/> siding          | <input type="checkbox"/> shed     |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____         |   |   |                                   |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Add second floor frame addition (360 s.f.)  
over existing one story rear structure.  
Exterior to be clapboard siding, roof to be  
standing seam metal to match existing.  
Windows to be painted wood double hung.

**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 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.
- ☒ ☐ 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.

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

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

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

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



BAR Case # BAR2016-00342 & 00343

**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.

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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: Scot M. Broom

Printed Name: Scot M. Broom

Date: 10/3/16



# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. 317 S. Lee St., LLC	317 S. Lee St.	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 317 S. Lee St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. 317 S. Lee St., LLC	317 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. 317 S. Lee St., LLC	BUSINESS	none
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.

10/24/16  
Date

Scot McBroom  
Printed Name

Scot McBroom  
Signature





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

### A. Property Information

A1. Street Address 317 S Lee St. Zone RM  
A2. 1512  $\div$  1.5 = 2268  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	182	Basement**	182
First Floor	245	Stairways**	98
Second Floor	519	Mechanical**	43
Third Floor <sup>mech. att. &lt; 7'6" ht.</sup>	—	Other**	—
Porches/ Other	—	Total Exclusions	323
Total Gross *	1653		

B1. Existing Gross Floor Area \*  
1653 Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
323 Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
1330 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	—	Stairways**	—
Second Floor	385	Mechanical**	3
Third Floor <sup>mech. att. &lt; 7'6" ht.</sup>	—	Other**	—
Porches/ Other <sup>under bridge</sup>	38	Total Exclusions	3
Total Gross *	423		

C1. Proposed Gross Floor Area \*  
423 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
3 Sq. Ft.  
C3. Proposed Floor Area minus Exclusions  
420 Sq. Ft.  
(subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1753 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 2268 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	531 $\div$	35.1%
Required Open Space	529 $\div$	35%
Proposed Open Space	531 $\div$	35.1%

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

Signature: Sgt M. B. [Signature] Date: 10/21/16



## Catherine Miliaras

---

**From:** Mary Palmer <mary.emery.palmer@gmail.com>  
**Sent:** Sunday, November 13, 2016 11:27 PM  
**To:** Al Cox; Catherine Miliaras  
**Cc:** Edwin Brown; Edwin Brown; cbr313@aol.com; Elizabeth Noyes; Hattie Barker; Beal Lowen; jvonsenden@home.com  
**Subject:** Requests regarding 317 S. Lee BAR Application and building plans

Dear Al and Catherine,

The 317 LLC's contractor and crew went through our property last week despite my having given the architect notice at the Nov 2 BAR meeting and the owner in the email trail forwarded below where I responded to her threatening legal action based on Mr. Scott Brome's misunderstanding. Apparently neither notified Mr. Todd Litchfield, the contractor, so it was very unpleasant for us to have to do so. I presume that that problem relates to a civil matter, but I bring it up as pertains to permission for access mentioned as a part of the BAR process and that I had raised during the previous BAR meeting. I also write with 4 requests which are aided by the attached pictures in PDF and the video for #4.

These represent request related to concerns as citizens of the Alexandria Historic District( #1), requests for a walk-through by the BAR (#3), complete up-to-date regulations (#2 & #4), and referrals to pertinent city authorities #5:

1. Now that I find that there is a re-application to the BAR for the 317 S Lee St *speculation property that is for sale*, I am doubly concerned that as next door neighbors we did not receive notification for the first or second of these applications. On November 4th, I had mentioned not receiving notification for the first to Catherine on November 4th, and she gave me a card with whom to contact. I have asked her again by email for whom to contact since I have misplaced the card. This double oversight deeply concerns us.
2. I request the link to 1. the definitions and requirements for open space, and 2. the most current BAR requirements for approval. My vague understanding is that open space involves both openness to sky above and permeability of the ground below. And was it 37%? I would like to learn for clarification of the issues in Old Town regarding this issue as well as any plans that we might formulate for our own home.
3. We would really appreciate a walk through of the 317 spec property by the BAR to verify their representation of open space.

Please reference the pictures in the attached PDF file.

The LLC has now "increased" open space by taking the roof off of the rear shed and adjusting something in the deck (heard power tools in that area but don't see changes). I seriously doubt that they do not intend to replace at least the roof if the proposal is approved since the property is for sale. These actions must be what predicates their re-application to the BAR earlier than expected. I have written to Catherine for the contact information on how to get written notices since I have not received any and have misplaced the card she gave me on Nov 4th.

The shed and brick work on the ground were added after completion of the addition, and I question if these had been part of the BAR approved plan and hence included in their open space calculations for that plan and changed after project completion. The brickwork was added not only over old brick work but also over what had been permeable dirt on their property at that time. Again, I do not know if these had been included in the original plans at the time of the addition. I try to represent the issue with pictures in the attached PDF.

4. In addition to the open space issues, we would appreciate the most up-to-date information about BAR approval regarding Quality of Life and Property Values. My 96 year old mother remembers when proposed construction near 307 S. Lee was disallowed due to blockage of light into Dr. Ben Jones art studio. Have the BAR requirements leading to that decision and that precedent since changed? If so, when?

5. I still have concerns about the water issue that I raised at the meeting. Please reference the pertinent pictures in the PDF and the attached video of the water pouring out of the north side pipe/gutters into the side courtyard. We were concerned that it would cause water damage to adjacent properties including our own.

They answered the problem with a PVC pipe that runs the length of their garden and opens on the other side of their rear wall. I include a picture of its exit from the wall.



Maria

Mary Palmer <[mary.emery.palmer@gmail.com](mailto:mary.emery.palmer@gmail.com)>

Nov 3 (10 days ago)



to maria



Dear Maria,

Thank you for your email.

There were several people interested in your LLC house on Halloween.

I was happy to support your desire to improve your mother's home and have her live closer to her granddaughter. It came at a cost to us, but I weighed that as a neighbor.

Clearly, Ed and I have to look after our own best interests. The proposed addition would adversely affect the value of our property and our quality of life.

Scott misunderstood. I will not offer access to our private parking area this time around. I refused your offer for parking rent last time and offered it to you as a neighbor, but this time we cannot offer you access to our parking property; that is what I meant by access. That is a private area and does not impact your legal rights. That's all.

So please do not mention lawyers, Maria. This is not legal, and to jump to that threat is sad. I cannot imagine that that is really the way you want to talk and continue to be. You have an opportunity to reconsider and revise the way you interact as a neighbor.

Neighbors on this block historically have been friendly and while we have disappointed one another's plans from time to time, we cut our losses and changed plans that proved to have potential to negatively impact another --without resorting to lawyers. That is resilience of the block.

Despite warnings about working with you and learning about the horrible pain your lawsuit introduced to this block and to my friends, I still gave you benefit of the doubt by understanding and weighing the importance of mother-daughter -grandchild relations. I made that decision in spite of the negative impact to our views and first floor light caused by your addition. Please recognize that your construction plans would do harm, and kindly release them. Some things aren't legal or for sale or good conquests. Golden rule: I request that you show the same respect and understanding or my husband, sons and myself and stop action.

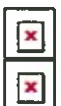
I hope that every day you feel grateful for the financial assets that you have and what that can buy but surely, you don't want to do harm to others with those? Would you plant a garden with plants with rotting or diseased roots? Imagine if your finances all disappeared tomorrow: what would you have and be? Please reflect on this. You have nothing to prove, Maria. Another business conquest won't make you any better or any happier. You can be okay without it and how lovely just to let go and become a member of the block with all the good will that that means.

I hold you in the light,

Mary

Mary Palmer <[mary.emery.palmer@gmail.com](mailto:mary.emery.palmer@gmail.com)>

Nov 4 (9 days ago)



to cbr313



--



**Joseph Onyebuchi**

---

**From:** Al Cox  
**Sent:** Wednesday, November 16, 2016 5:59 PM  
**To:** Joseph Onyebuchi  
**Subject:** FW: BAR CASE # 2016-00342 & 00343

Please print for the BAR tonight.

---

**From:** Carl Smith [mailto:carl@dcsmiths.com]  
**Sent:** Wednesday, November 16, 2016 5:51 PM  
**To:** Al Cox  
**Subject:** BAR CASE # 2016-00342 & 00343

Mr. Cox,

This to register my opposition to approval of the approval of BAR CASE # 2016-00342 & 00343. We are adjacent neighbors as you know. I was unable to attend the previous hearings, but after review of the proceedings and discussion of the impact of the proposal with the residents who are directly impacted we are convinced that the proposed addition negatively impacts the properties at 321, 319, and 315 South Lee Street. It is ironic that in 2005 an applicant at 309 South Lee was forced to alter their original proposal for a similar addition. Their architect was the firm representing the current applicant. As I recall, the objection from a rather distant neighbor was a block of sunlight from the south. Please share this objection with the Board.

Thanks for your attention to this matter,

Carl Smith

200 Duke Street

PLEASE NOTE MY EMAIL HAS CHANGED. IT IS NOW

[carl@dcsmiths.com](mailto:carl@dcsmiths.com)