

BAR Meeting
November 13, 2013

ISSUE: Permit to Demolish/Capsulate and Certificate of Appropriateness for an Addition and Alterations and a Waiver of the rooftop HVAC Screening Requirement, Section 6-403(B)(3)

APPLICANT: Peter and Rose Downes by John Katinas, AIA

LOCATION: 703 South Fairfax Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends that the Board **approve** the Permit to Demolish/Capsulate and Certificate of Appropriateness with the following conditions:

1. That all the trim be fabricated out of a smooth finish, paintable synthetic/composite wood solid-through-the-core, millable high-quality material.
2. That the cement-fiber siding to be installed on the addition has a smooth exterior finish.
3. That the applicant use historically appropriate materials on the original portions of the structure, in compliance with the Board's adopted policies.
4. That the applicant may elect to utilize fiberglass windows which are in compliance with the Board's Window Policy on the basement of the original portion of the dwelling.
5. That the following archaeology conditions be included on all construction drawings involving any ground disturbing activities.
 - a. Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged.
 - b. 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 shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays.

***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.



BAR2013-00366 & BAR2013-00367



***Note:** Staff coupled the two reports for 703 South Fairfax Street, BAR #2013-0366 (Permit to Demolish/Capsulate) and BAR #2013-0367 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The subject application includes a Permit to Demolish/Capsulate to demolish an existing one story porch addition on the rear (west) elevation and an interior chimney, and to partially demolish/capsulate the rear/side elevations of the existing dwelling in order to accommodate two, new additions, one on the west elevation and a second along the north elevation.

Approx. Total Sq. Ft. Structure Demolition	240 Sq. Ft.
Approx. Total Sq. Ft. Wall Area Demolition	580 Sq. Ft.
Approx. Total Sq. Ft. Wall Capsulation	55 Sq. Ft.

The west addition is two stories in height and measures approximately 28' by 12'- 4". The north one-story addition measures 15' by 20' and contains a one-story enclosed porch extension (10'- 6" by 9'- 6"). The materials for the additions include: brick veneer foundation walls, fiber cement clapboard profile siding with PVC trim, aluminum-clad wood windows, copper standing seam and soldered seam roofs and copper gutters/downspouts.

Two, new HVAC condenser units are proposed on the roof of the one-story north addition and will be partially visible from Franklin Street. The applicants are requesting a Waiver of Rooftop Screening for these units.

The applicant also proposes to make alterations to the **c1935 building**, which includes:

- Removing the central chimney and installing a new exterior end masonry chimney on the north elevation.
- Installing new, wood, two, paneled louvered shutters.
- Repairing and repainting the existing wood lap siding.
- Removing and existing paired window on the first floor of the south (side) elevation and replace with a new, 1/1 aluminum-clad wood window.
- Repairing the existing wood 1/1 windows and installing new Mon-Ray (or similar) storm windows.
- Installing new gutters and downspouts.
- Removing existing basement awning windows and replace with new, aluminum clad wood awning windows.

Finally, the proposal also includes the replacement of the existing picket fence along Fairfax and Franklin which currently sits within the right-of-way. The existing fence on Franklin Street is in the public right-of-way and the Board's approval of the fence design is subject to approval by the Department of Transportation and Environmental Services.

II. HISTORY

The 2-1/2-story, three-bay, frame, Colonial Revival dwelling was constructed c1935 and features a side gable roof with a large gable dormer. The house contains one-story, full-width, enclosed porch addition with roof balustrade along rear (west) elevation which was partially constructed c1958. Sited on a 65' wide lot at the southwest corner of Franklin and South Fairfax Street, this house's form is unusual in the Old and Historic District, as its character is more that of a freestanding suburban dwelling rather than an urban townhouse.

III. ANALYSIS

Permit to Demolish/Capsulate

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

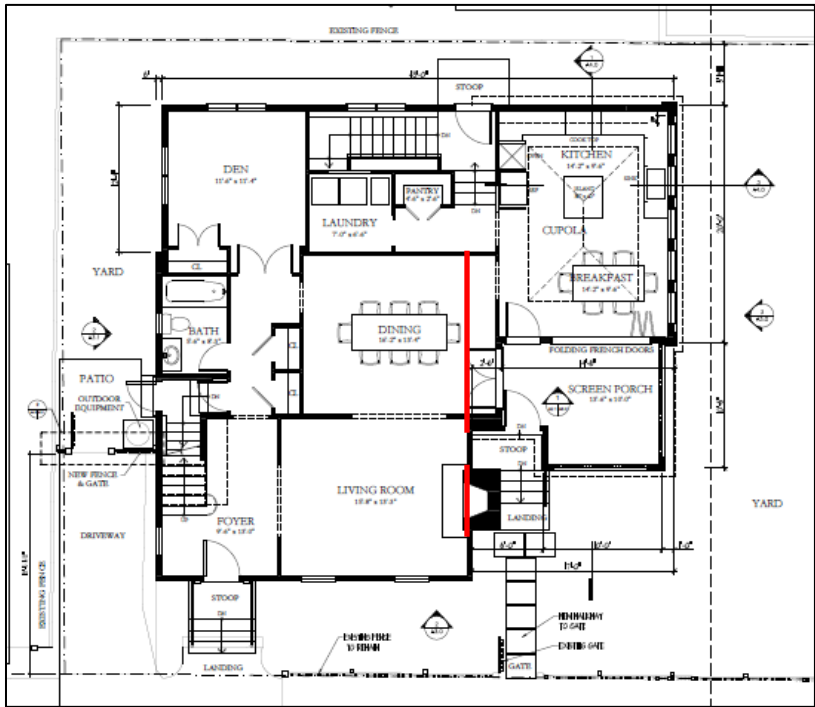
- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or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

Staff has no objection to the proposed demolition or capsulation and finds the proposed additions to be compatible with the existing building. The scope of the proposed demolition is minimal in scope, contained to contemporary additions or secondary facades, does not remove any portion of the building containing character defining features of uncommon design or historic merit, and does not compromise the integrity of the building as a whole.

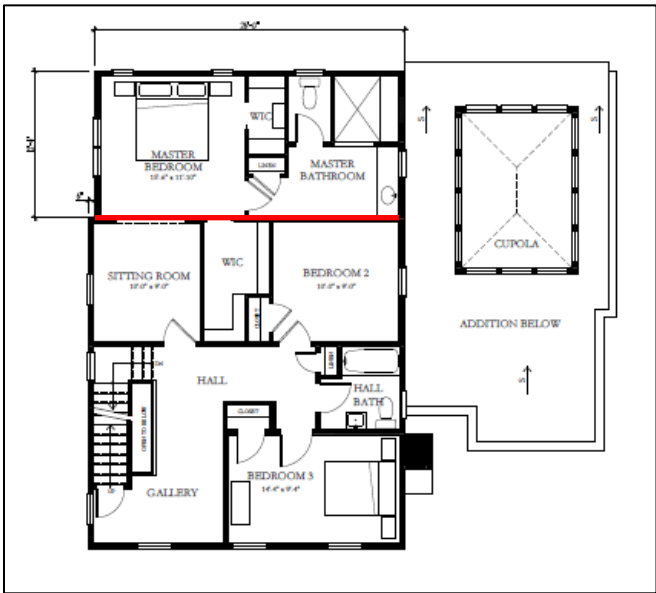
The rear enclosed porch to be demolished was constructed c1958, and is not original to the building. As such, staff does not object to its removal. The demolition of the remaining rear exterior wall surface is minimal (250 sq. ft.), as the majority of the rear wall area on the main house proposed to be demolished is capsulated inside the existing one-story enclosed porch, which was previously not visible or subject to BAR's review.

In case of the north (side) addition, the majority of the first floor of this elevation will either be capsulated or demolished for the construction of this addition. The Board regularly approves partial demolition and capsulation to allow for additions when the existing walls or are not particularly unusual or of uncommon construction. Staff does not find that this particular

elevation contains elements, forms or features which define this building’s architectural style or form. Nor does staff find that the proposed additions would diminish the historic integrity or confuse a future observer about the scale and form of the original house.



Proposed First Floor Plan



Proposed Second Floor Plan

Figure 1. Illustrations showing walls proposed to be demolished / capsulated

Finally, Staff has conducted several site visits to the property and believes that the original central masonry chimney appears to be from the original date of construction. The *Design Guidelines* state that “chimneys can have an important impact on the overall visual composition of a building,” encourages their “maintenance in situ,” and discourages their removal without a “compelling reason and substantial justification.” However, in this particular case, because the subject chimney is located behind the large gabled dormer, is barely visible from the ROW, and does not contribute to the overall visual composition of this building, staff does not object to its removal.

In staff’s opinion, the Criteria listed above are not met and the Permit to Demolish/Capsulate should be granted.

On a separate note, although not within the BAR’s purview, Staff appreciates that the applicant’s floor plans retain much of the existing, original interior spaces and architectural details and minimizes interior demolition and room reorganization.

Alterations

Staff supports the proposed alterations to the main building, noting that the majority of the alterations will be sensitive restorations of the main building’s original or character-defining features, including rehabilitating the wood windows, repairing and painting the wood siding, and replacing the asphalt shingle roof with a new composition roof. Where new elements are proposed, such as the new chimney on the north elevation and the new basement windows, Staff finds the materials and detailing to be consistent with the *Design Guidelines*, as traditional light and fenestration patterns are being maintained and architectural details are either salvaged and restored, or are compatible and historically appropriate to a c1930 Colonial Revival style dwelling.

The applicant proposes to replace the existing wood awning windows in the basement level with aluminum-clad wood awning windows. Due to the high level of moisture in this location, and minimal visibility, Staff recommends that the Board offer a fiberglass window option for the basement windows for the applicant’s consideration. Basement windows generally are obscured from view due to foundation plantings and, therefore, receive minimal amount of sunlight and air movement, creating a localized environment which retains moisture and promotes decay. On a case by case basis, the Board has previously approved modern materials in minimally visible locations where moisture can be an issue, such as a fascia board behind a gutter, or a skirt board near grade.

Addition

The construction of an addition to any building within a historic district must be evaluated not only for its impact on the building to which it is being attached, but also for its impact on the district as a whole. A design for any addition should respect the historic structure by creating subtle delineations between the historic house and the new additions. It should also not overwhelm the existing structure and must be sympathetic to the predominant architectural style of the building as well as traditional building patterns within the district, including height, massing and roof pitch. The *Design Guidelines* also encourage designs for new additions that

are “respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.”

While the proposed additions are substantial in size—nearly half the floor area of the historic house itself, Staff generally finds the relationship of the proposed additions to the existing setting and context to be appropriate. Because the lot is over 3400 sq. ft. in size, and the house is positioned at the south end of the lot, staff finds that the site can visually support large additions, while still maintaining the rhythm and scale of the block’s urban streetscape.

Although set back 43 feet from Franklin Street and 33 feet from South Fairfax Street, the additions will be visible from both public right-of-ways. The two-story rear addition (west elevation) will be moderately visible, as it only has a 5.5 foot setback from the rear property line and located behind the proposed, one-story addition located on the north (side) elevation.

The proposed design evokes a two-story-enclosed sleeping porch with one-story sunroom/side porch form which is a common feature on Colonial Revival dwellings. Some of the most visible details include Doric pilasters, a roof monitor/cupola, prominent cornice profiles, large fenestrations, and a brick veneer foundation. These materials and details complement the features and architectural details of the main dwelling. Finally, the sunroom/side porch addition sited within the formal garden/courtyard a typical location for this building form.

Staff finds the proposed high quality aluminum-clad wood windows, cement-fiber lap siding, fiberglass columns, and composite trim on the new addition to be appropriate and notes that these modern materials will provide a subtle differentiation between the new addition and the original Colonial Revival style dwelling.

In Staff’s opinion, the appearance of the proposed addition from the street is appropriate and compatible with the main historic house in terms of mass, scale, height, and architectural expression and does not negatively impact the integrity of the historic resource or its adjacent historic resources.

Staff recommends approval of the Permit to Demolish/Capsulate and the Certificate of Appropriateness for an addition and alterations with the conditions noted above.

Waiver of Mechanical Screening Requirement - Section 6-403(B)(3):

Per Section 6-403(B)(3): In the Old and Historic Alexandria and the Parker-Gray Districts, the requirement of sections 6-403(B)(1) may be waived or modified by the board of architectural review where the board finds that the screening requirement would be architecturally inappropriate and inconsistent with the character of the district.

In general, staff prefers that HVAC equipment be located on the ground for a variety of reasons. However, in this instance, the Zoning Ordinance prohibits HVAC equipment in a front yard and locating the equipment in the required side yards requires approval of a waiver from the neighbors. If this waiver cannot be obtained, then Staff recommends that the Board find that

screening for the proposed rooftop mechanical equipment would be larger and more visually obtrusive than the units themselves and supports the waiver of the screening requirement.

Installing HVAC equipment on the rooftop is consistent with the character of the district and is common on surrounding buildings. Staff recommends that the Board support the waiver of Section 6-403(B)(1) screening requirement of the equipment.

STAFF

Michele Oaks, 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 Section

C-1 Complies with zoning.

Archaeology

Ordinance Requirements

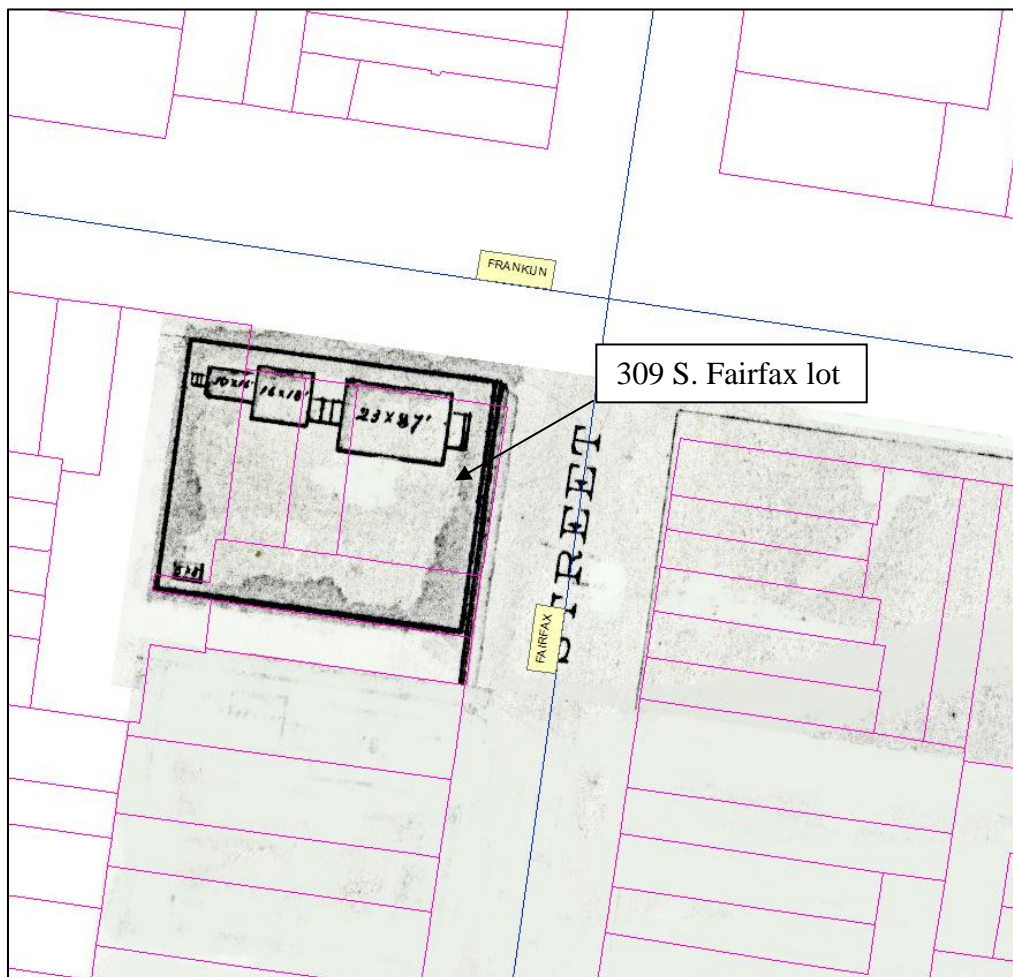
C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Findings

- F-1 A 23 ft. by 87 ft. structure used as a hospital during the Civil War once stood on the lot at 703 South Fairfax Street. According to a period Quartermaster map, the main building that served as the Battery Rodgers Hospital was located in what is now the north half of the lot, in the apparent location of the proposed expansion of the house (see attached map). Although the City of Alexandria was populated with many hospitals during the Civil War, none of them have been intensively studied archaeologically. The potential for the proposed construction project to impact significant archaeological resources pertaining to the Battery Rodgers military hospital is very high.
- F-2 In 1991 Alexandria Archaeology conducted an exploratory excavation in order to identify the location of the hospital building. They were able to pinpoint the location of one of the corners of the hospital.
- F-3 Prior to the initiation of the construction project, Alexandria Archaeology would like to return to the property and conduct additional archaeological testing on the hospital area. We have spoken with one of the owners of the property, Peter Downes, who has given his assent. We will continue to work directly with Mr. Downes regarding ingress to the property, as well as other documentation of our proposed testing strategy. We greatly appreciate the opportunity to add another archaeological chapter to the history of Alexandria.

Recommendations

- R-1 Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-2 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-3 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.



Code Administration

- F-1 The following comments are for BAR review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 Building, trade permits and inspections are required for new addition.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Transportation and Environmental Services (T&ES)

RECOMMENDATIONS

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

FINDINGS

- F1. An approved grading plan may be required at the time of building permit application per City Code 5-6-224 (d). Insufficient information has been provided to make that determination at this time. (T&ES)

CITY CODE REQUIREMENTS

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 Compliance with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- C-3 The applicant shall provide an Erosion Control plan for land disturbing activity greater than 2,500 square feet. (Sec. 5-4) (T&ES)

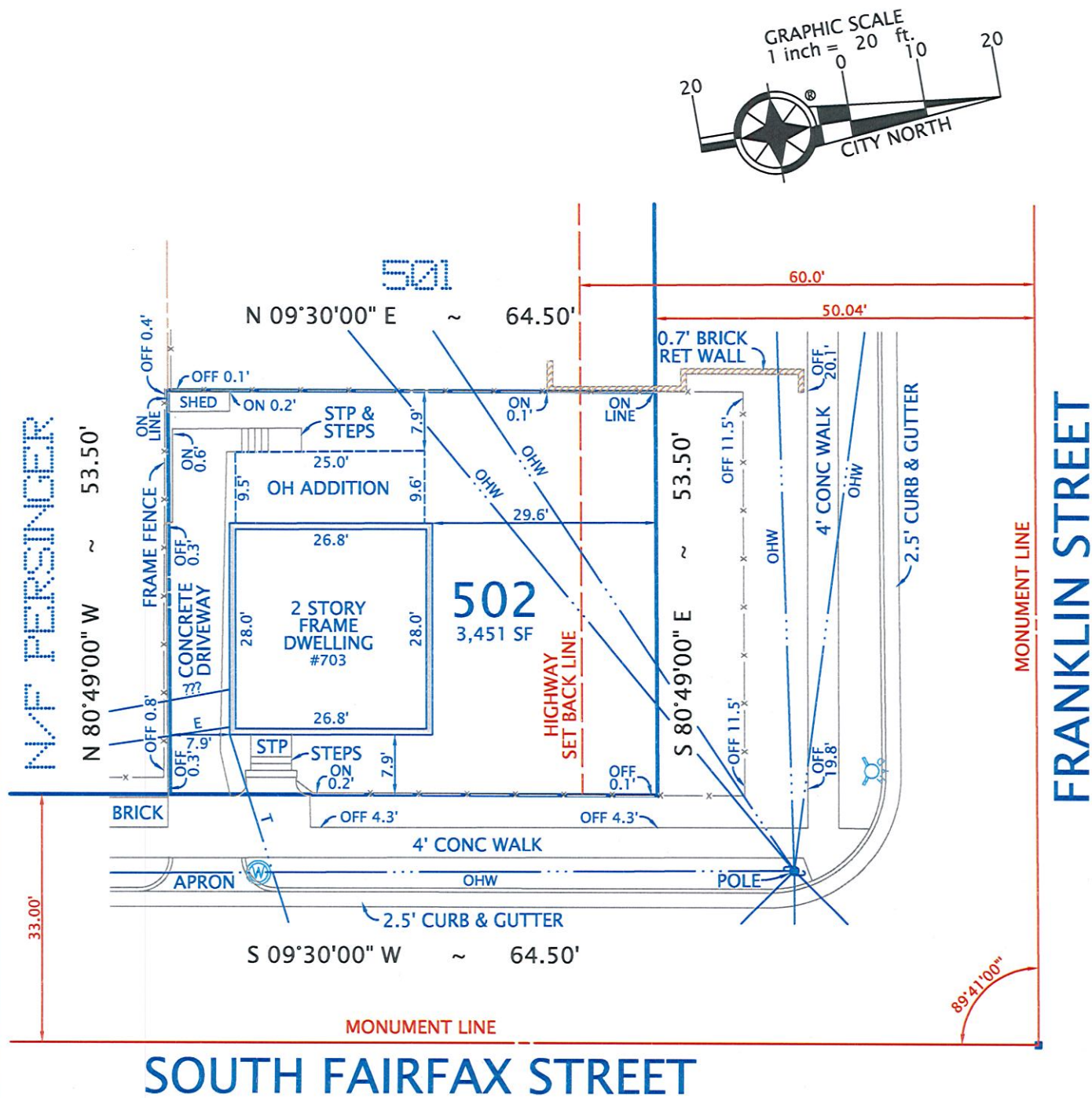
- C-4 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-5 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-6 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-7 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2013-0366 & 0367 at 703 South Fairfax Street

NOTES: 1. FENCES ARE PICKET UNLESS NOTED.



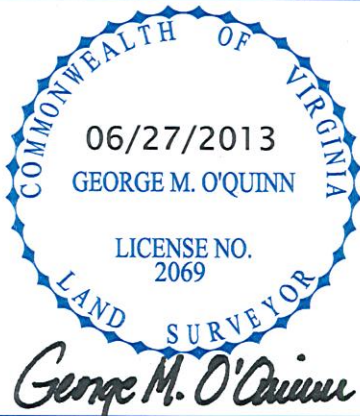
SOUTH FAIRFAX STREET

PLAT
SHOWING HOUSE LOCATION ON
LOT 502
RESUBDIVISION OF THE PROPERTY OF
CHARLES E. & MARY PERSINGER
(DEED BOOK 588, PAGE 564)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JUNE 27, 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:

FRENCH ~ DOWNES

PETE DOWNES



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 703 South Fairfax Street Zone

A2. 3451 x 1.5 = 5176.5
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	733	Basement**	
First Floor	963	Stairways**	
Second Floor	733	Mechanical**	
Third Floor	473	Other**	
Porches/ Other	20	Total Exclusions	
Total Gross *	2922		

B1. Existing Gross Floor Area *
2933 Sq. Ft.

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

B3. Existing Floor Area minus Exclusions
2933 Sq. Ft.
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	681 (1414)	Basement**	
First Floor	469 (1432)	Stairways**	
Second Floor	321 (1054)	Mechanical**	
Third Floor	0 (473)	Other**	
Porches/ Other	125 (145)	Total Exclusions	
Total Gross *	1596 (4518)		

C1. Proposed Gross Floor Area *
1596 Sq. Ft.

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

C3. Proposed Floor Area minus Exclusions
1596 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 4518 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 5176.5 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	3451-963-20=2468
Required Open Space	35% of 3451=1208
Proposed Open Space	3451-(1432+125)=1894

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

Signature: _____ Date: _____



South Side Elevation

Project Address:

703 South Fairfax Street
Alexandria, VA 22314



South East Corner Elevation

Project Address:

703 South Fairfax Street
Alexandria, VA 22314



North East Corner Elevation

Project Address:

703 South Fairfax Street
Alexandria, VA 22314



North Side Elevation

Project Address:
703 South Fairfax Street
Alexandria, VA 22314



North West Corner Elevation

Project Address:
703 South Fairfax Street
Alexandria, VA 22314

Revised 11/6/2013

DOWNES RESIDENCE ADDITION

ARCHITECT:

KATINAS BRUCKWICK ARCHITECTURE
CANAL TERRACE AT GEORGETOWN PLACE
1101 30TH STREET NW, SUITE B100
WASHINGTON, DC 20007
TEL: 301.652.8300 FAX: 301.652.8306

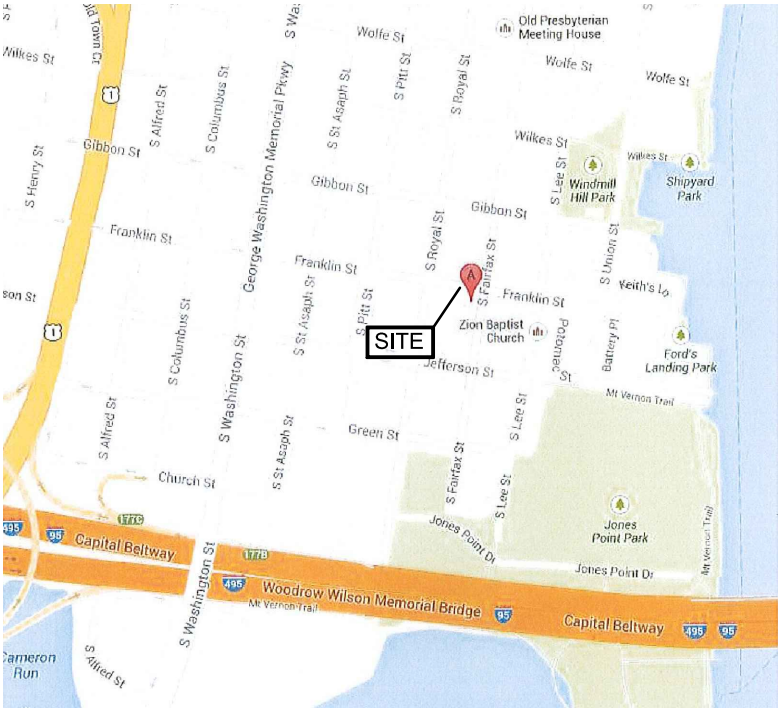
703 SOUTH FAIRFAX STREET
ALEXANDRIA, VA 22314

DRAWING INDEX

- A-0.0 COVER SHEET
- A-1.0 EXISTING & PROPOSED SITE PLANS & AREA TABULATION
- A-1.1 EXISTING & DEMOLITION PLANS & ELEVATIONS
- A-2.0 BASEMENT FLOOR PLAN
- A-2.1 FIRST FLOOR PLAN
- A-2.2 SECOND & ATTIC FLOOR PLAN
- A-2.3 ROOF PLAN
- A-3.0 BUILDING ELEVATIONS
- A-3.1 BUILDING ELEVATIONS
- A-4.0 PARTIAL BUILDING SECTIONS

SCOPE OF WORK

THE SUBJECT PROPERTY IS A CIRCA 1935 COLONIAL REVIVAL FRAME TWO STORY WITH ATTIC AND BASEMENT SINGLE FAMILY HOME LOCATED ON A SPACIOUS LOT ON THE SOUTH WEST CORNER OF SOUTH FRANKLIN STREET AND FRANKLIN STREET. THIS PROJECT IS THE ALTERATION OF AND ADDITION TO THE BUILDING AND INCLUDES THE DEMOLITION OF THE EXISTING ONE STORY REAR PORCH ROOM, REAR YARD SHED AND THE CENTER HOUSE MASONRY CHIMNEY. THE PROPOSED ADDITION INCLUDES A TWO STORY PLUS BASEMENT PORTION REPLACING THE DEMOLISHED ONE STORY PORCH ROOM OFF THE REAR (WEST) OF THE BUILDING AND A ONE STORY PLUS BASEMENT PORTION OFF THE SIDE (NORTH) OF THE BUILDING THAT IS SET BACK FROM FAIRFAX AND FRANKLIN STREETS . ALSO ADDED TO THE BUILDING IS A MASONRY CHIMNEY OFF THE LIVING ROOM ON THE NORTH SIDE. THE NORTH SIDE ADDITION INCLUDES A SCREEN PORCH, CUPOLA AND EXTERIOR STAIR. ALTERATIONS TO THE EXISTING BUILDING ARE LIMITED TO THOSE AREAS IN CONTACT WITH THE ADDITIONS. ALL EXISTING EXTERIOR SURFACES, WINDOWS AND DOORS WILL BE RESTORED AND PAINTED. THE EXISTING ASPHALT SHINGLED ROOF WILL BE REPLACED AS WILL THE EXISTING STORM WINDOWS, WOOD SHUTTERS, GUTTERS AND DOWNSPOUTS. MATERIALS FOR THE ADDITION WILL INCLUDE STANDING SEAM AND SOLDERED SEAM COPPER ROOFS, PVC TRIM FOR PAINT, ALUMINUM CLAD WINDOWS, BRICK VENEER WATERTABLE AND EXPOSED FOUNDATION WALL, COPPER GUTTERS AND DOWNSPOUTS. A NEW PAINTED WOOD FENCE WILL REPLACE THE EXISTING FENCE ALONG FAIRFAX AND FRANKLIN STREETS AND A NEW SECTION OF FENCE WILL BE ADDED ON THE SOUTH SIDE CREATING A SCREEN FOR OUTDOOR EQUIPMENT AND TRASH CONTAINERS.



LOCATION PLAN
NTS

1
A-0.0

DOWNES RESIDENCE

703 SOUTH FAIRFAX STREET
ALEXANDRIA, VA 22314

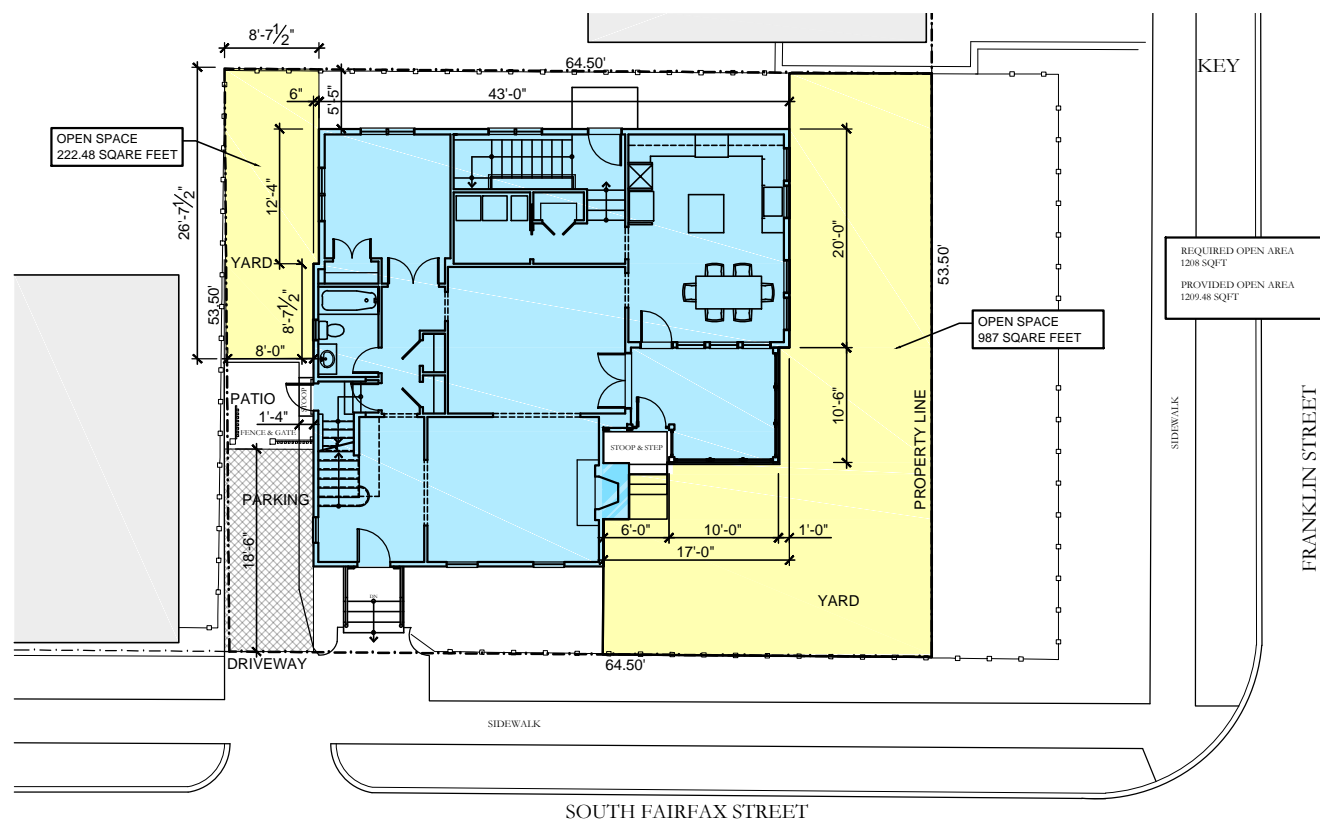
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1	B.A.R. REVIEW	06 NOV. 2013
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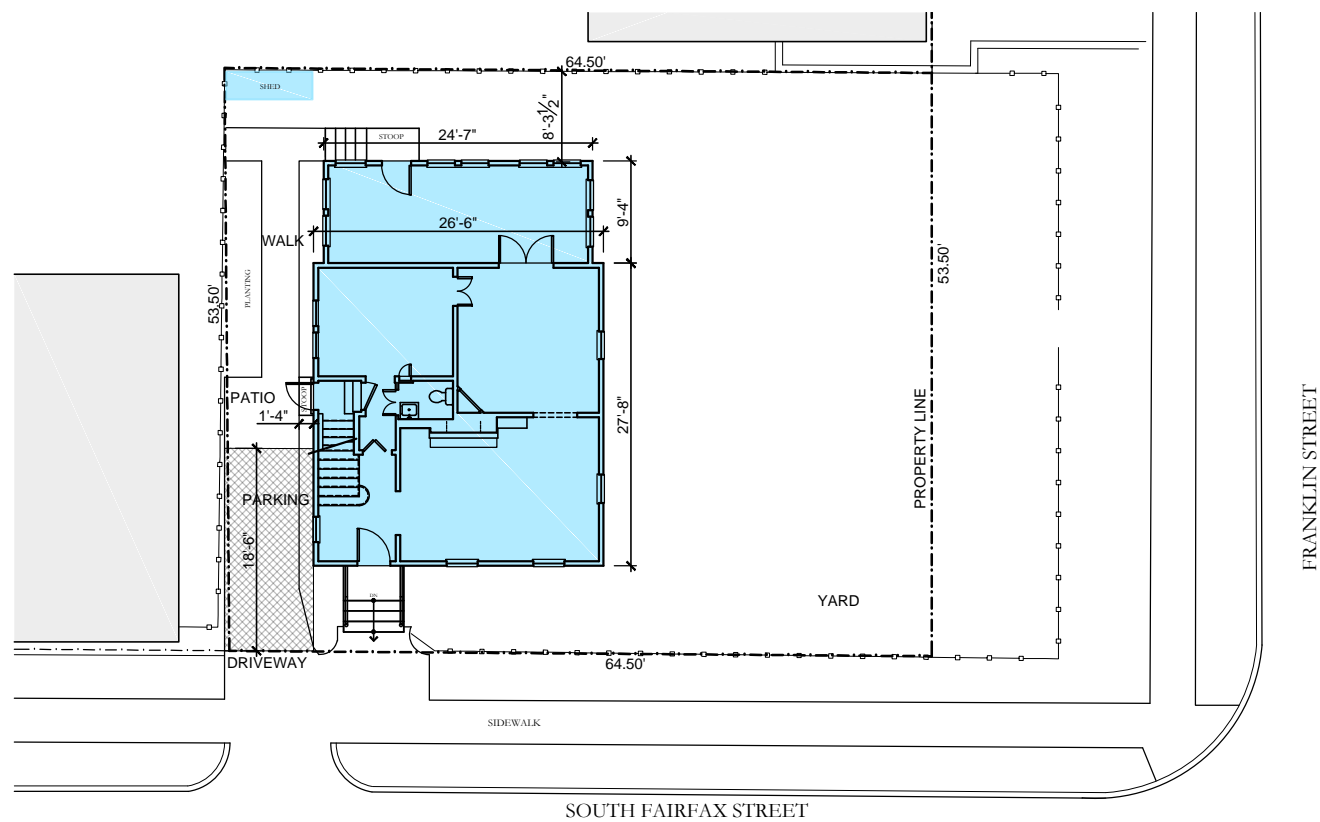
COVER
A-0.0
SHEET

KATINAS
BRUCKWICK
ARCHITECTURE
CANAL TERRACE AT GEORGETOWN PLACE
1101 30TH ST NW, SUITE B100
WASHINGTON, DC 20007
TEL 301.652.8300 WWW.KBARCHITECTURE.COM

Revised 11/6/2013



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"







EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"





SITE ADDRESS
703 SOUTH FAIRFAX STREET
LOT 502

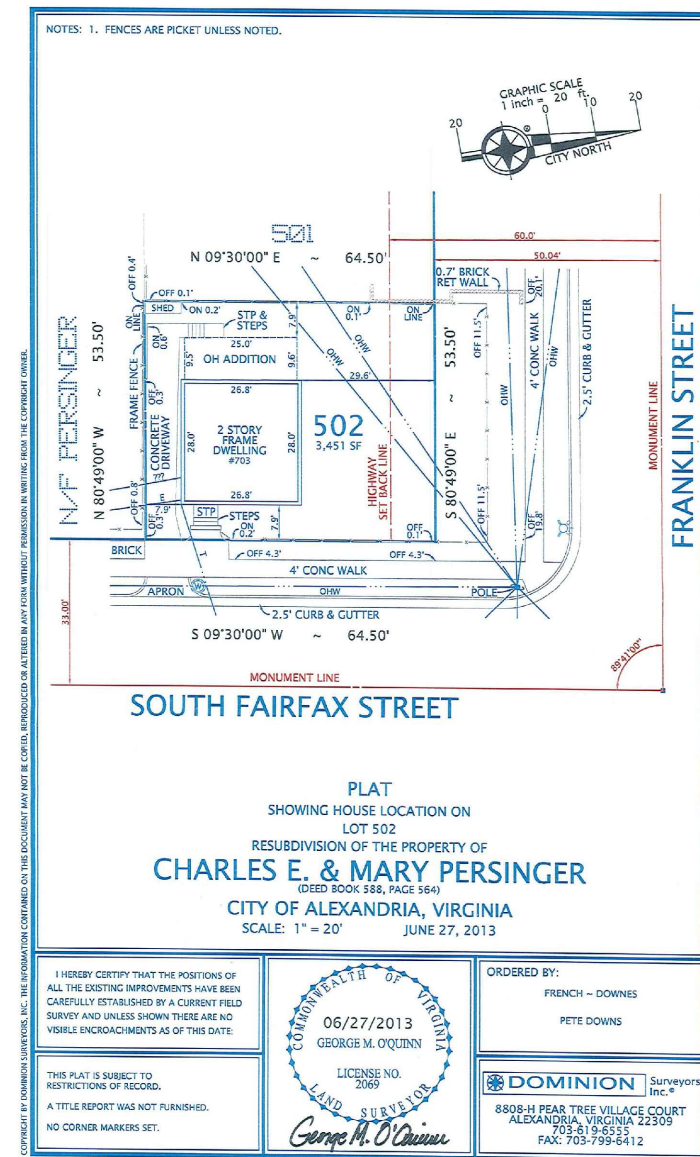
DEVELOPMENT TABULATION		
ZONING DISTRICT : RM RESIDENTIAL		
ELEMENT	REQUIRED	EXISTING
FRONT YARD SETBACK	NONE	7.9' ON SOUTH FAIRFAX ST. ± 30.1' ON FRANKLIN ST.
SIDE YARD SETBACK	5.0'	7.9'
REAR YARD SETBACK	NONE PER CORNER LOT	NONE PER CORNER LOT
FAR	1.5 MAX	
BUILDING HEIGHT	35.0' MAX.	± 25.5' AT MID RIDGE
OPEN SPACE	35% MINM.	71.4% (2664 SF INCLUDING DRIVEWAY)
LOT COVERAGE	65% MAXM. (2243 SF)	28.6% (986.60 SF FIRST FLOOR FOOT PRINT)

KEY

-  BUILDING
 OPEN SPACE
 PARKING
 ADJACENT STRUCTURE

KEY

-  BUILDING
 OPEN SPACE
 PARKING
 ADJACENT STRUCTURE



EXISTING PLAT
SCALE: AS SHOWN


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

A. Property Information A1. Gross Address: Zone: 			Zone: 	
A2	Floor Area	Floor Area Ratio Allowed by Zone	Maximum Allowable Floor Area	
B. Existing Gross Floor Areas				
Existing Gross Area Allowable Exclusions				
Basement	733	Basement ¹	31	1. Existing Gross Floor Area ¹ Sq. Ft.
First Floor	963	Third Floor	92	2. "Non-Floor Exclusions" ² Sq. Ft.
Second Floor	733	Mechanical ³	31	3. Existing Floor Area minus Exclusions Sq. Ft.
Third Floor	473	Other ⁴	0	(Subtract 82 from B1)
Porch(es) / Other	20	Total Exclusions		
Total Gross Area ⁵	2022			
C. Proposed Gross Floor Area (does not include existing area)				
Proposed Gross Area Allowable Exclusions				
Basement	661	Basement ¹	661	C1. Proposed Gross Floor Area ¹ Sq. Ft.
First Floor	1402	Third Floor	0	C2. Allowable "Non-Floor Exclusions" ² Sq. Ft.
Second Floor	321	Mechanical ³	0	C3. Proposed Floor Area minus Exclusions Sq. Ft.
Third Floor	0	Other ⁴	0	(Subtract 82 from C1)
Porch(es) / Other	135	Total Exclusions		
Total Gross Area ⁵	1029			
D. Existing + Proposed Floor Area				
<div style="display: flex; justify-content: space-between;"> <div> D1. Total Floor Area (ask B and C2) 3151 Sq. Ft. D2. Total Floor Area Allowed by Zone (A2) 2122 Sq. Ft. </div> <div style="width: 60%; font-size: small;"> <p>¹ Gross floor area is the sum of all gross horizontal areas, under not measured from the face of exterior walls including balconies, porches, decks, patios, breezeways, and other accessory buildings and other accessory buildings.</p> <p>² Excludes the following areas (Section 6.0.6.1) and consists with zoning staff for information regarding allowable exclusions:</p> <p>If utility enclosures or other accessories, floor plans with excluded areas may be submitted for review. Sections may also be required for some enclosures.</p> </div> </div>				
F. Open Space Calculations				
Total Open Space 116.0				
Required Open Space	35% of 3451 = 1208			
Proposed Open Space	387 + 222.46 = 1209.46			

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

Signatures: _____
Date: _____

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

Signature: _____ Date: _____

Printed by: _____

DOWNES RESIDENCE

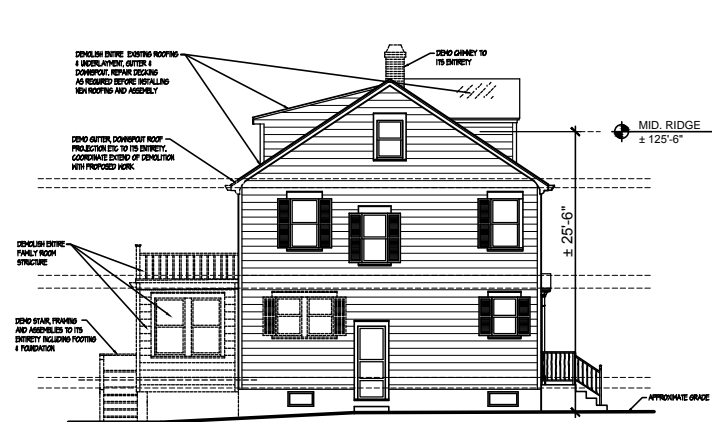
703 SOUTH FAIRFAX STREET
ALEXANDRIA, VA 22314

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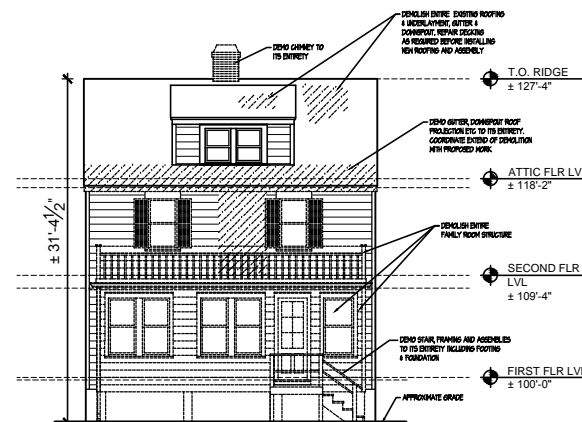
EXISTING
& PROPOSED
A-1.0
SITE PLANS &
AREA
TABULATION

Revised 11/6/2013

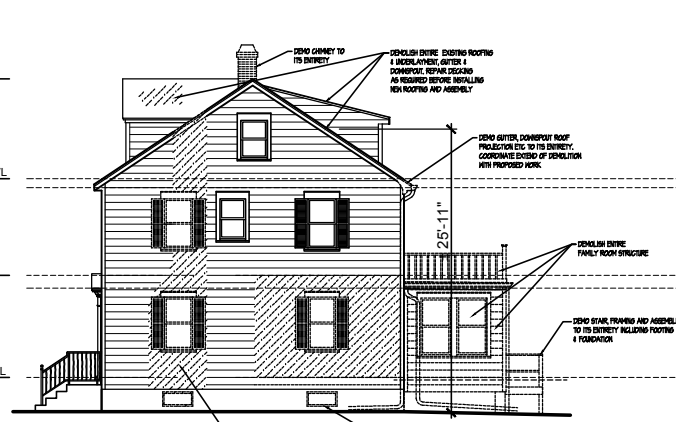


LEFT (SOUTH) ELEVATION

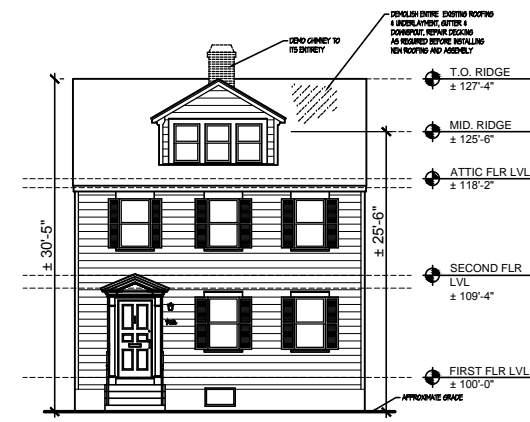
SCALE: $\frac{1}{8}" = 1'-0"$

REAR (WEST) ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$

RIGHT (NORTH) ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$



FRONT (EAST) ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$

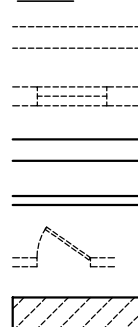
DEMO NOTES

1. SALVAGE MATERIALS PER OWNERS DIRECTION.
2. DEMO FINISH FLOOR TO ITS ENTIRETY.

GENERAL DEMO NOTES:

1. PROVIDE TEMPORARY SUPPORT & SHORING AS REQUIRED BEFORE NEW WORK IS IN PLACE.
2. RECYCLE MATERIALS PER GOOD WASTE MANAGEMENT PRACTICES.
3. PROVIDE DUST ENCLOSURE AND LIMIT INTRUSIONS OUTSIDE OF THE WORK AREA.
4. DEMOLISH FINISH CEILINGS, WALLS, ETC. AS REQUIRED FOR UTILITY CONNECTIONS, WIRING, STRUCTURAL MEMBERS, ETC. PER CONTRACTORS NECESSITY IN AREAS OF HOME NOT TO BE RENOVATED.
PATCH TO MATCH EXISTING AS REQUIRED.
5. PROTECT FINISHES TO REMAIN FROM DAMAGE. REPAIR EXPEDIENTLY TO MATCH EXISTING IF DAMAGED.
7. MAJOR AREAS OF DEMOLITION ARE SHOWN FOR CLARITY. CONTRACTOR TO REFER TO ENTIRE DRAWING SET TO DETERMINE OTHER AREAS OF DEMOLITION. CONTRACTOR MAY OR MAY NOT DEMO PART OR ENTIRE LENGTH OF PARTITION WALL AS PER HIS CONVENIENCE.

LEGEND



WALLS / ASSEMBLIES
TO BE DEMOLISHED

REMOVE WINDOW, WINDOW SILL, HEAD AND
ENTIRE WINDOW SYSTEM, AND REMOVE PORTION
OF WALL BELOW AND/OR ABOVE THE WINDOW

EXTERIOR WALL TO REMAIN

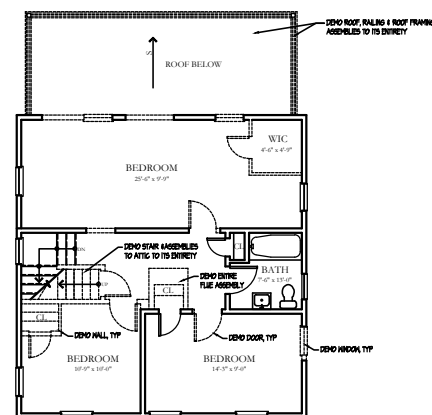
INTERIOR WALL TO REMAIN

REMOVE DOOR, HINGES, DOOR FRAME,
AND ENTIRE DOOR SYSTEM ASSEMBLY

ROOF/WALL TO BE DEMOLISHED

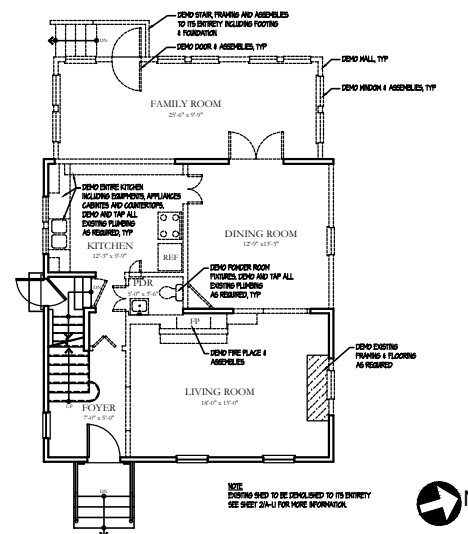
NOTE

DASHED LINES SHOW DEMO WORKS.
ALL OTHER COMPONENTS, NOT INDICATED
ON DRAWING BUT SHOWN IN CONTINUOUS LINES,
ARE ALSO TO REMAIN.



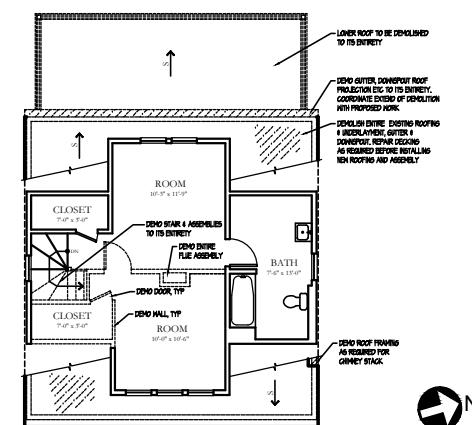
SECOND FLOOR PLAN

SCALE: $\frac{1}{8}" = 1'-0"$



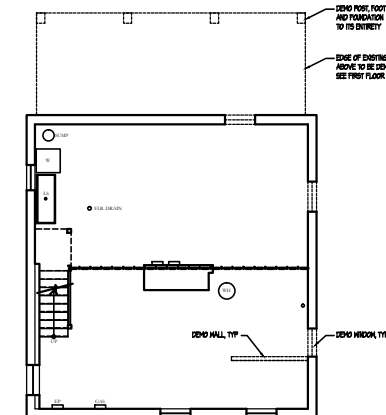
FIRST FLOOR PLAN

SCALE: $\frac{1}{8}" = 1'-0"$



ATTIC FLOOR PLAN

SCALE: $\frac{1}{8}" = 1'-0"$



BASEMENT FLOOR PLAN

SCALE: $\frac{1}{8}" = 1'-0"$

DOWNES RESIDENCE

703 SOUTH FAIRFAX STREET
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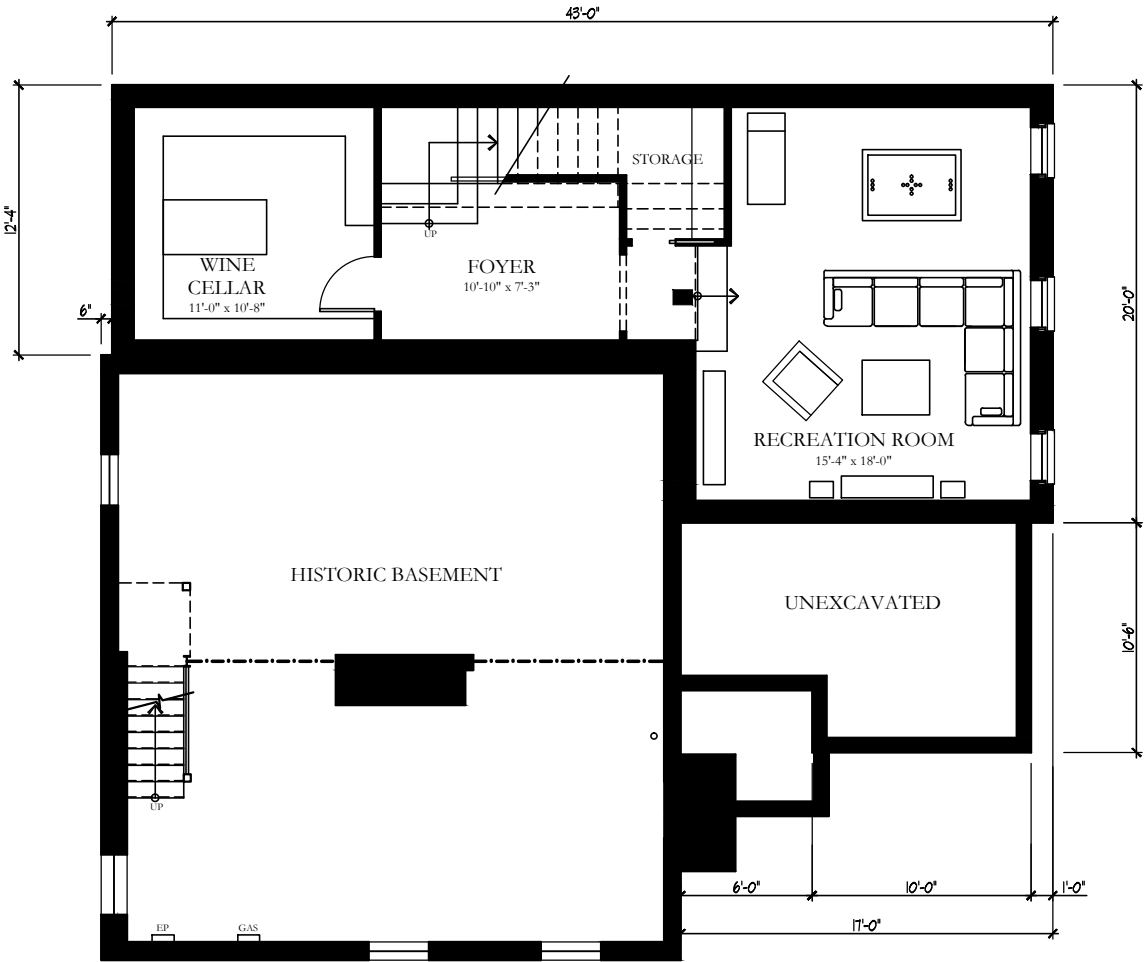
13-380

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EXISTING
& DEMOLITION

A-1.1

PLANS &
ELEVATIONS



1 BASEMENT FLOOR PLAN
A-2.0 SCALE: 1/4" = 1'-0"



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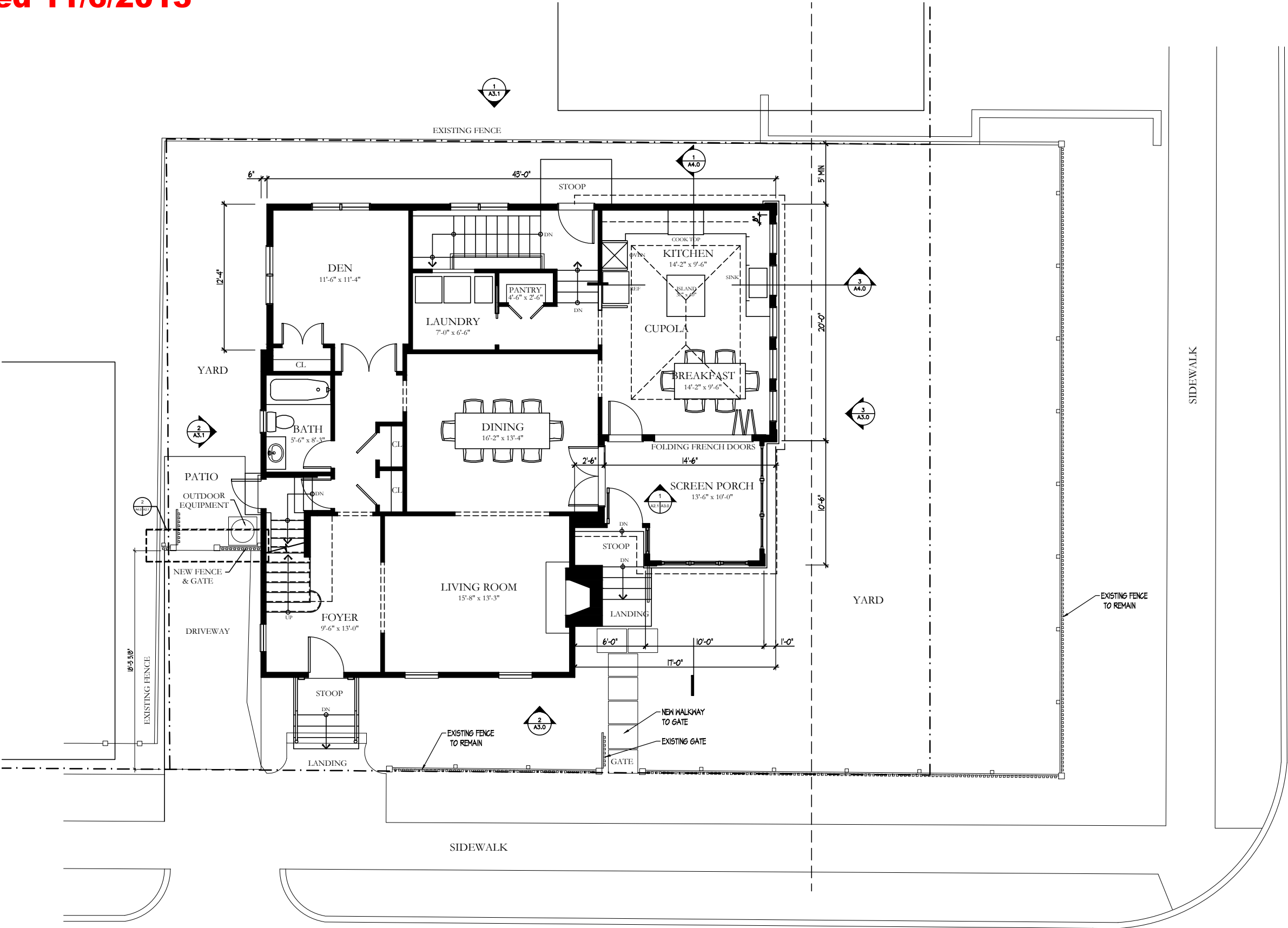
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BASEMENT
A-2.0
PLAN

Revised 11/6/2013



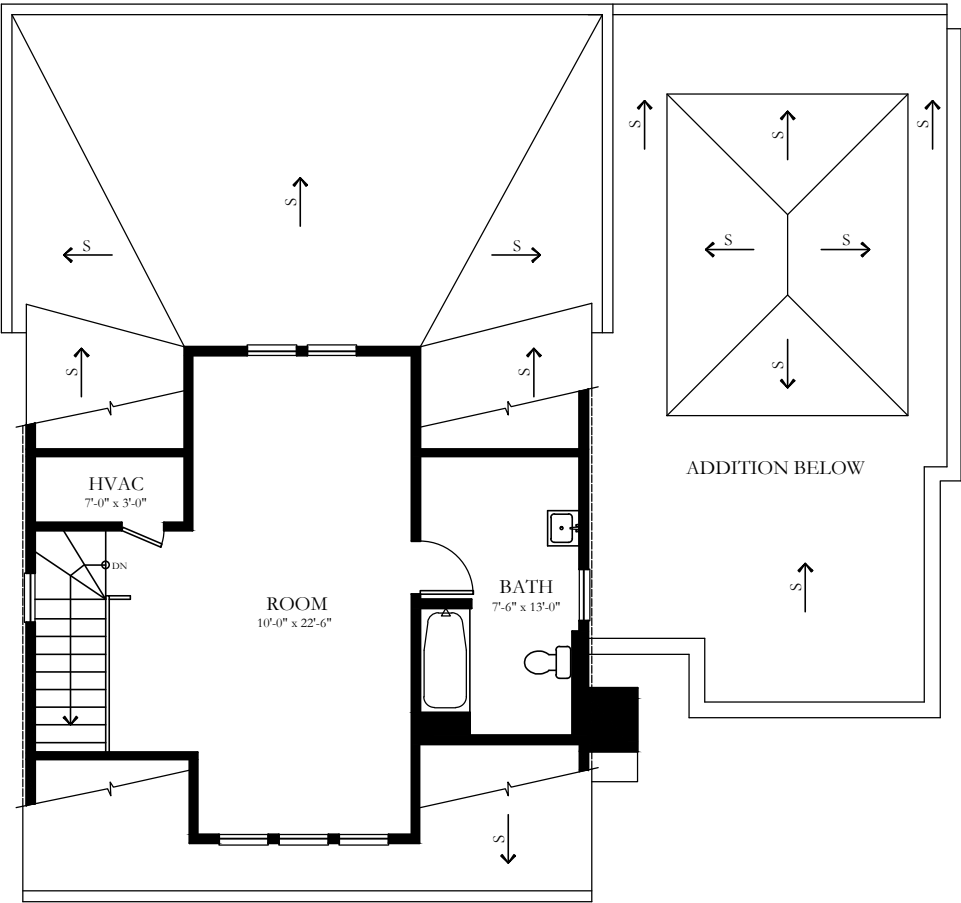
1 FIRST FLOOR PLAN
A-2.1 SCALE: 1/4" = 1'-0"

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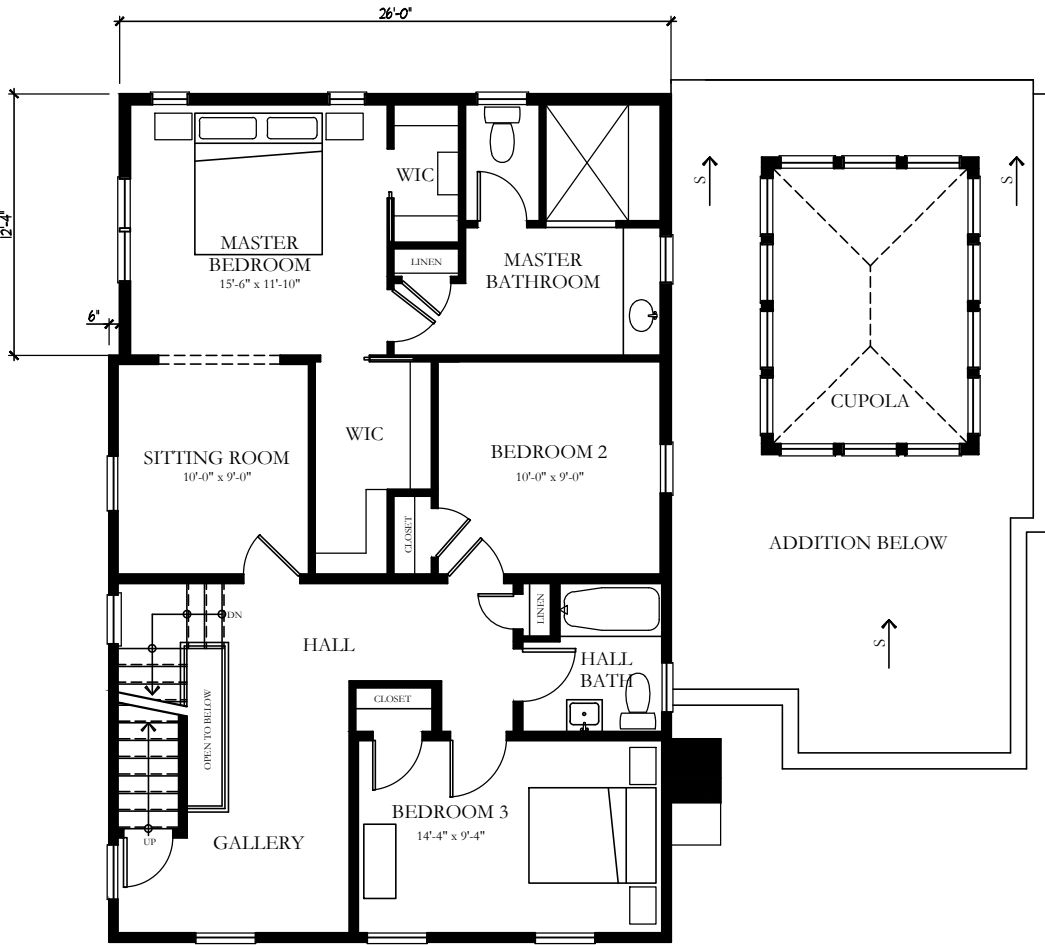
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FIRST FLOOR
A-2.1
PLAN



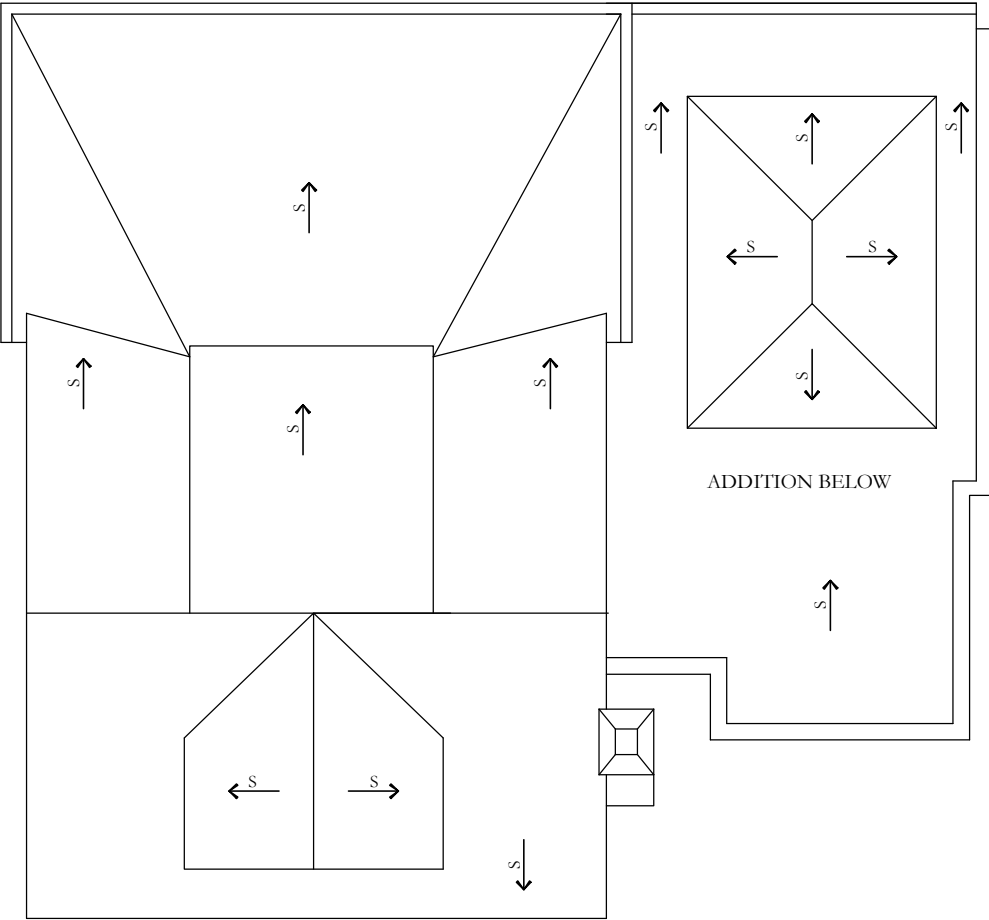
2 ATTIC FLOOR PLAN
A-2.2 SCALE: 1/4" = 1'-0"



1 SECOND FLOOR PLAN
A-2.2 SCALE: 1/4" = 1'-0"



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1 ROOF PLAN
A-2.3 SCALE: 1/4" = 1'-0"



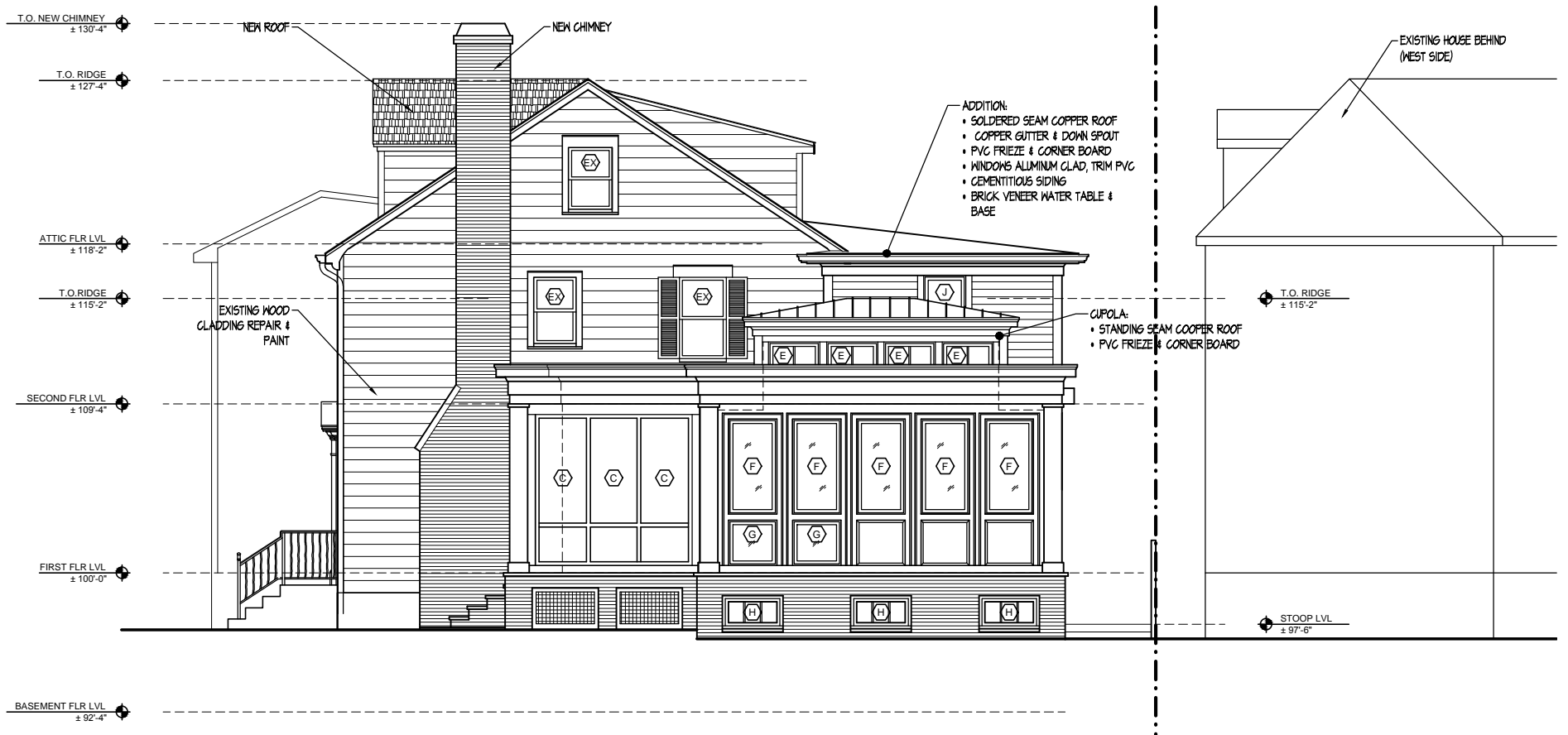
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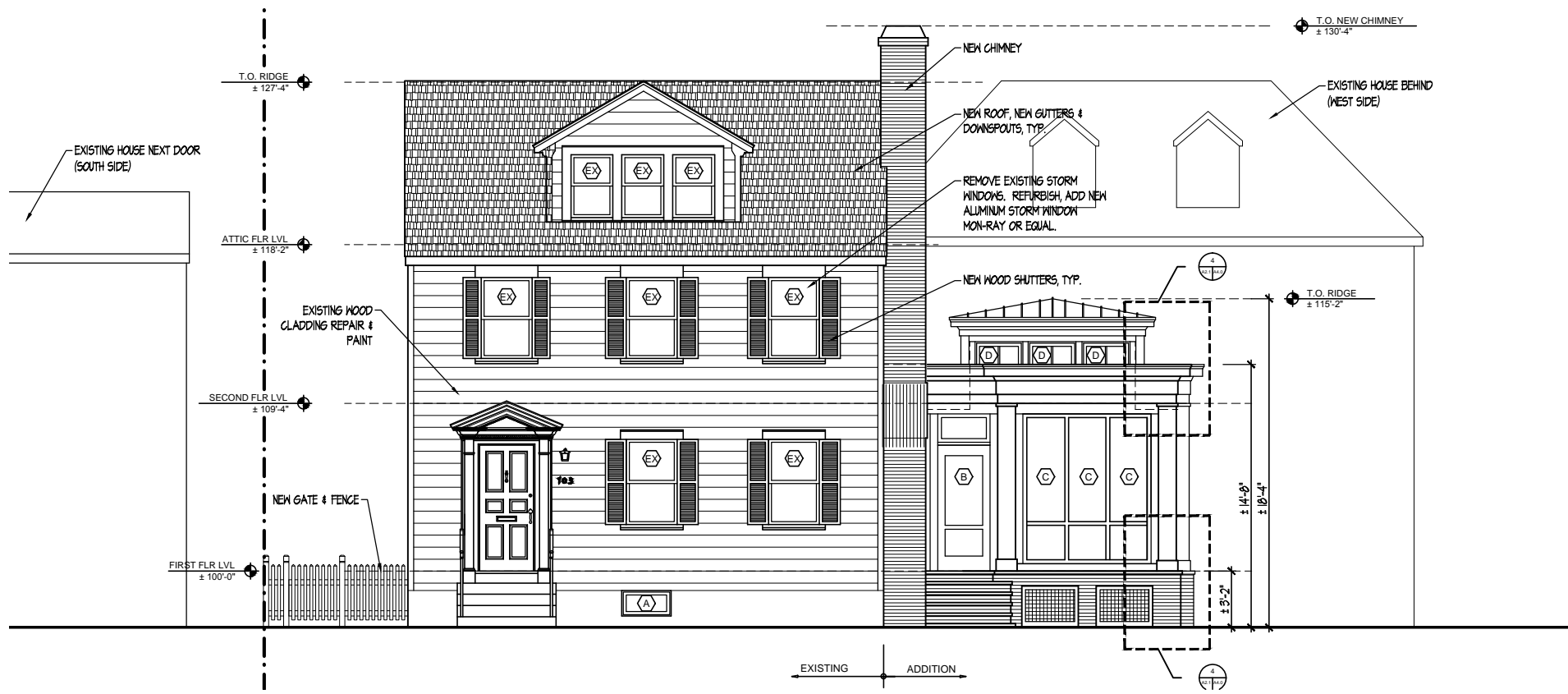
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ROOF
A-2.3
PLAN

Revised 11/6/2013



3 NORTH (RIGHT SIDE) ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"

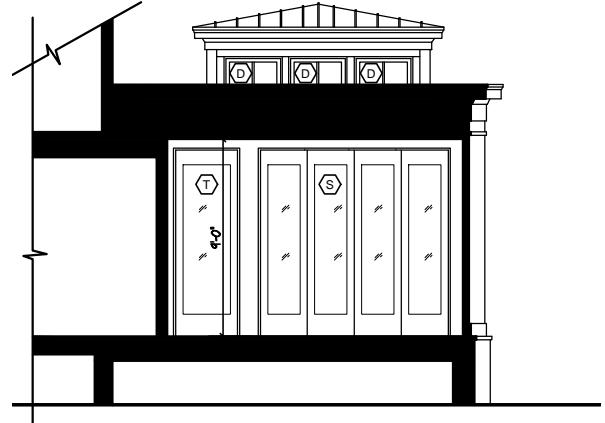


2 EAST (FRONT) ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"

EXTERIOR DOOR & WINDOW SCHEDULE					
WINDOWS ARE GOOD QUALITY PELLA ARCHITECT SERIES OR EQUAL WITH GLAD EXTERIOR & PRIMED WOOD INTERIOR, STANDARD HARDWARE AND LOW E IS GLAZING.					
SYM	TYPE	WIDTH	HEIGHT	COMMENT	
EX	VARIES	VARIES	VARIES	ALL EXISTING WINDOWS TO BE REPAIRED WHEN SINGLE SASH STORM. UON.	
A	AWNING	2'-4"	1'-5"	NEW TO MATCH EXISTING OPENING.	
B	DOOR	3'-0"	7'-0"	SCREEN DOOR WITH SCREEN TRANSOM ABOVE.	
C	SCREEN	VARIES	VARIES	SCREEN PANELS.	
D	TRANSOM	2'-8"	1'-8"		
E	TRANSOM	2'-4"	1'-8"		
F	CSMT	2'-8"	5'-3"		
G	CSMT	2'-8"	2'-6"		
H	AWNING	3'-0"	1'-6"		
J	CSMT	2'-4"	4'-0"		
K	TRANSOM	3'-0"	2'-3"		
L	DOOR	3'-0"	7'-0"		
M	TRANSOM	2'-8"	2'-4"		
N	CSMT	2'-8"	4'-0"		
P	HUNG	2'-8"	4'-0"	TWO UNITS, FACTORY MILLED.	
R	HUNG	2'-4"	3'-6"	NEW TO MATCH EXISTING OPENING.	
S	DOOR	2'-4"	8'-6"	DOOR WITH TRANSOM.	
T	DOORS	4'-7"	8'-6"	FOLDING FRENCH DOORS.	
U	DOORS	6'-0"	7'-0"	FRENCH DOORS	

1. GIVEN WINDOW SIZES IN WINDOW SCHEDULE & IN WINDOW ELEVATIONS ARE GENERAL UNIT SIZES, MATCH BUILT OPENINGS TO MANUFACTURERS SPECIFIC SIZES.
2. SAFETY GLAZING TO BE USED IN WINDOWS IN ACCORDANCE WITH IRC 2012 SECTION 308.
3. CONFIRM WINDOW SIZES, STYLE, MODELS & MANUFACTURER W/ ARCHITECT BEFORE ORDERING UNITS.
4. ALL WINDOWS TO BE I.E., LOW-E, PELLA "ARCHITECT" SERIES OR EQUAL W/ STANDARD HARDWARE.
5. ALL NEW AND REPLACEMENT WINDOWS ARE TO BE ALUMINUM GLAD EXTERIOR, STANDARD COLOR CHOSEN BY ARCHITECT.
6. NOTE: SOUTH FACING UNITS TO HAVE SOLAR PROTECTION (EQUAL TO PELLA SUNDEFENSE)

1. THE ENTIRE EXISTING HOUSE AND ADDITION WILL BE PAINTED OTHER THAN NEW BRICK.



1 INTERIOR SCREEN PORCH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"

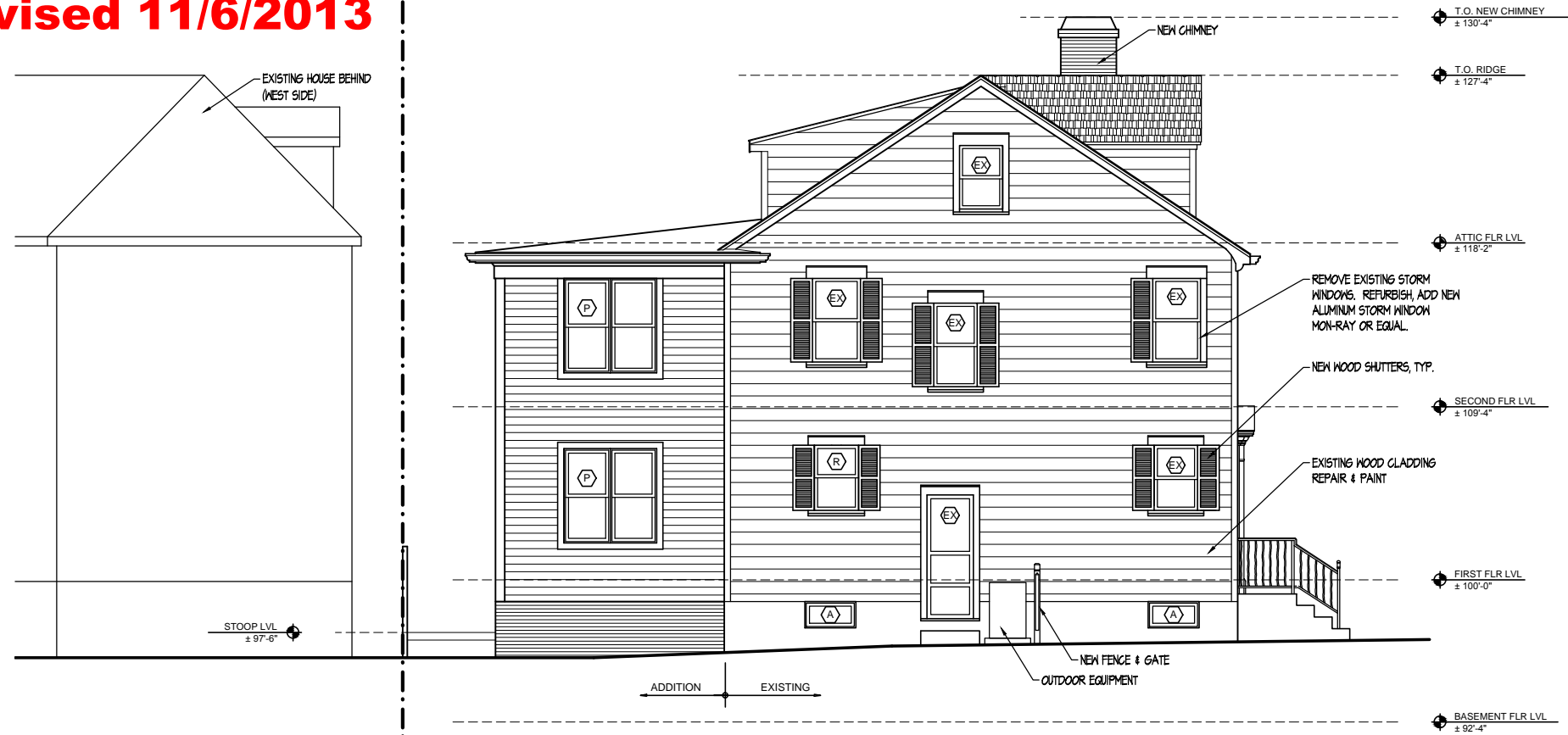
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1	B.A.R. REVIEW	06 NOV. 2013
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BUILDING
A-3.0
ELEVATIONS

Revised 11/6/2013

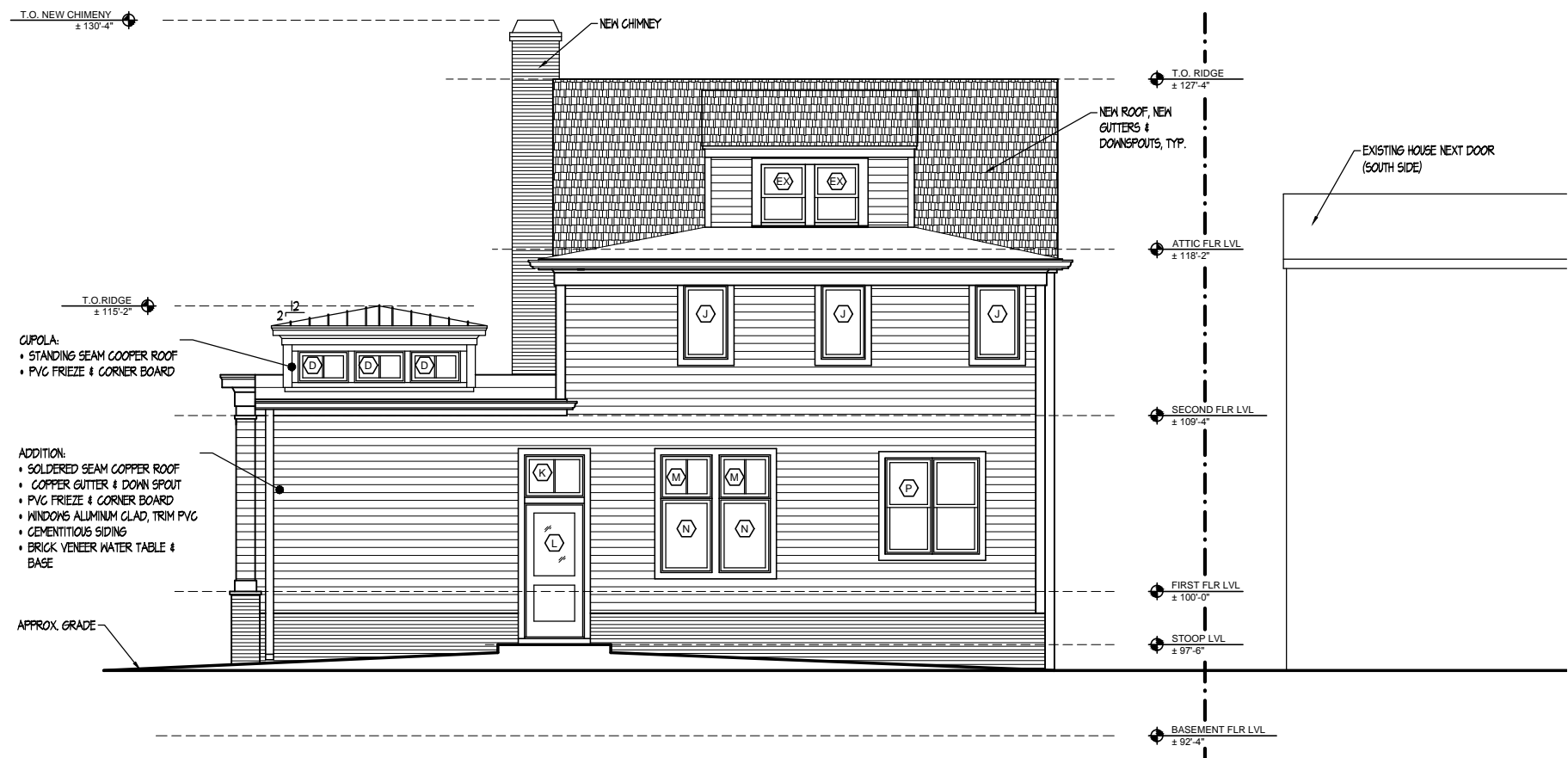


2 SOUTH (LEFT SIDE) ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"

EXTERIOR DOOR & WINDOW SCHEDULE				
WINDOWS ARE GOOD QUALITY PELLA ARCHITECT SERIES OR EQUAL WITH GLAD EXTERIOR & PRIMED WOOD INTERIOR, STANDARD HARDWARE AND LOW E IS GLAZING.				
SYM	TYPE	WIDTH	HEIGHT	COMMENT
EX	VARIES	VARIES	VARIES	ALL EXISTING WINDOWS TO BE REPAIRED WHEN SINGLE SASH STORM. UON.
A	AWNING	2'-4"	1'-5"	NEW TO MATCH EXISTING OPENING.
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C	SCREEN	VARIES	VARIES	SCREEN PANELS.
D	TRANSOM	2'-8"	1'-8"	
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H	AWNING	3'-0"	1'-6"	
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K	TRANSOM	3'-0"	2'-3"	
L	DOOR	3'-0"	7'-0"	
M	TRANSOM	2'-8"	2'-4"	
N	CSMT	2'-8"	4'-0"	
P	HUNG	2'-8"	4'-0"	TWO UNITS, FACTORY MULLED.
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T	DOORS	4'-7"	8'-6"	FOLDING FRENCH DOORS.
U	DOORS	6'-0"	7'-0"	FRENCH DOORS

1. GIVEN WINDOW SIZES IN WINDOW SCHEDULE & IN WINDOW ELEVATIONS ARE GENERAL UNIT SIZES, MATCH BUILT OPENINGS TO MANUFACTURERS SPECIFIC SIZES.
2. SAFETY GLAZING TO BE USED IN WINDOWS IN ACCORDANCE WITH IRC 2012 SECTION 308.
3. CONFIRM WINDOW SIZES, STYLE, MODELS & MANUFACTURER W/ ARCHITECT BEFORE ORDERING UNITS.
4. ALL WINDOWS TO BE I.G. LOW-E, PELLA "ARCHITECT" SERIES OR EQUAL W/ STANDARD HARDWARE.
5. ALL NEW AND REPLACEMENT WINDOWS ARE TO BE ALUMINUM GLAD EXTERIOR, STANDARD COLOR CHOSEN BY ARCHITECT.
6. NOTE: SOUTH FACING UNITS TO HAVE SOLAR PROTECTION (EQUAL TO PELLA SUNDEFENSE)

1. THE ENTIRE EXISTING HOUSE AND ADDITION WILL BE PAINTED OTHER THAN NEW BRICK.



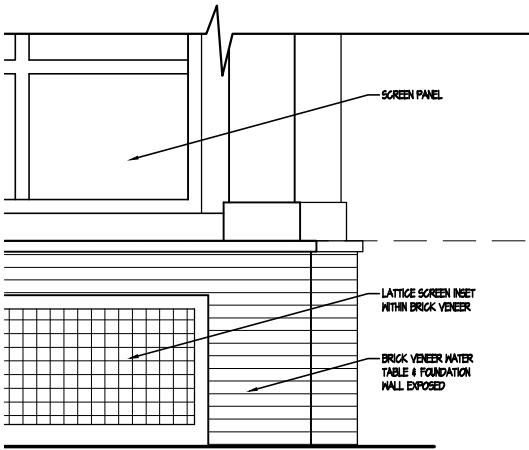
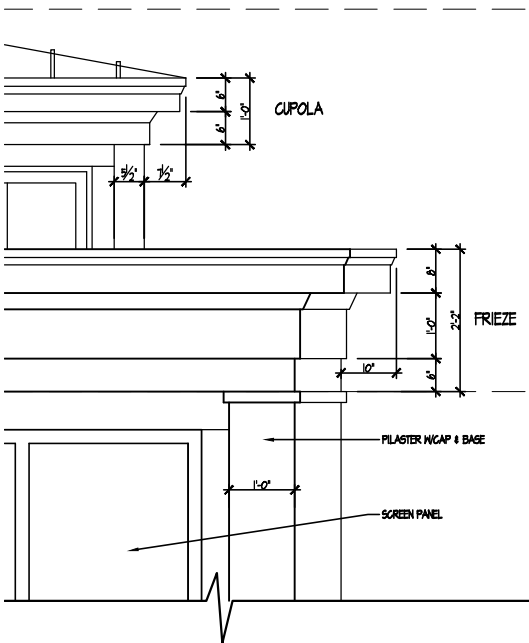
1 WEST (REAR) ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"

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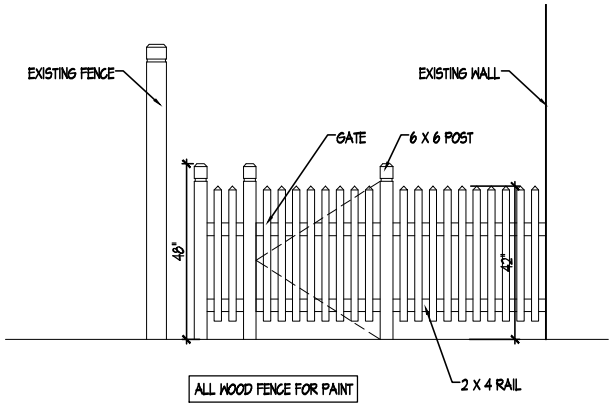
DOWNES RESIDENCE
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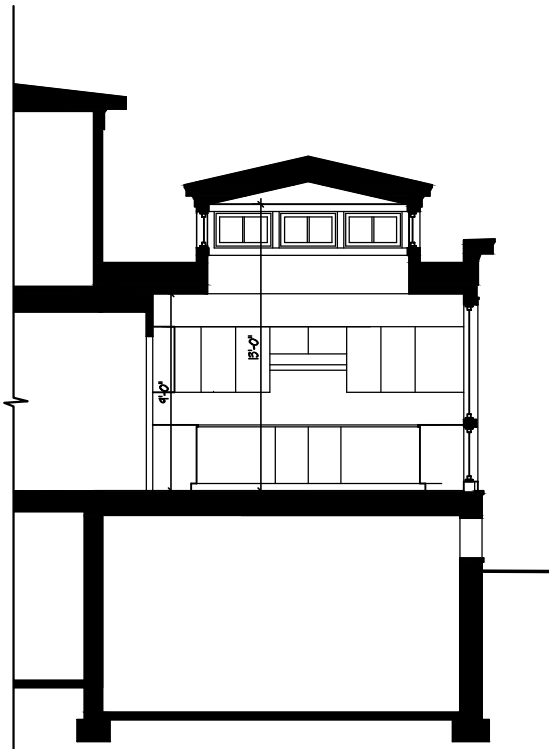
BUILDING
A-3.1
ELEVATIONS



4 DETAIL - SCREEN PORCH ROOF
A-4.0 SCALE: 3/4" = 1'-0"



2 FENCE ELEVATION
A-4.0 SCALE: 1/2" = 1'-0"



3 SECTION - KITCHEN
A-4.0 SCALE: 1/4" = 1'-0"



1 SECTION - KITCHEN, DINING & SCREEN PORCH
A-4.0 SCALE: 1/4" = 1'-0"

13-380		
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BAR Case#2013-00366

BAR Case # 2013-00367

ADDRESS OF PROJECT: 703 S. Fairfax St. Alex. VA 22314TAX MAP AND PARCEL: 080.02-08-30ZONING: 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: Peter & Rose DownesAddress: 7206 Beacon TerraceCity: Bethesda State: MD Zip: 20817Phone: 703-314-6210 E-mail: pd@thedownesco.comAuthorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____Name: John Katinas AIA Phone: 301-652-8300 x 1*E-mail: JKatnas@Kbarchitecture.com

Legal Property Owner:

Name: Rose R. Downes Rev. Living Trust DTD 9/29/1999 and Peter J. Downes, Sr. Rev. Living Trust DTD 9/29/1999, tenants by the entiretyAddress: 7206 Beacon TerraceCity: Bethesda State: MD Zip: 20817Phone: 703-314-6210 E-mail: pd@thedownesco.com

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

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

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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--|--|---|--|
| <input type="checkbox"/> awning | <input checked="" type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input checked="" type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input checked="" 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).*

See Attached

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: Peter Downes Sr.

Date: Oct 15, 2013

10/31/13

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. Peter J Downes Tr	7206 Beacon Ter	50
2. Rose R Downes Tr	Bethesda MD 20817	50
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. Peter J Downes Tr	7206 Beacon Ter	50
2. Rose R Downes Tr	Bethesda MD 20817	50
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
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.

10/31/13
Date

Rose R Downes
Printed Name

Rose R Downes
Signature