

BAR Meeting
May 15, 2013

ISSUE: Permit to Demolish/Capsulate and Certificate of Appropriateness for Alterations/Signage

APPLICANT: Amanda Mertins

LOCATION: 605 Franklin Street

ZONE: CL / Commercial Low Zone

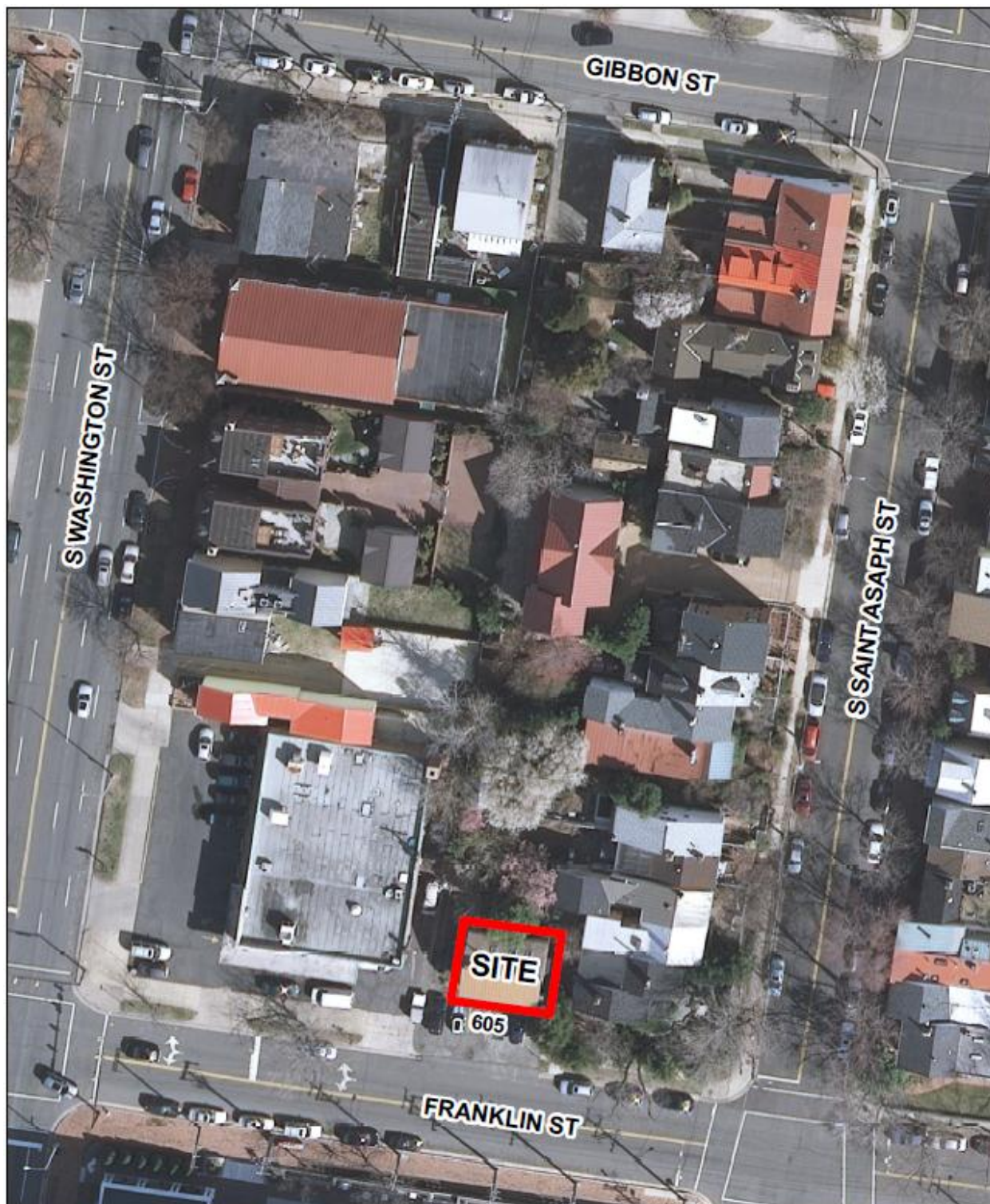
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the following conditions:

1. That the new wood gate is painted or stained.
2. That the color and material of the fabric awnings are submitted to BAR staff for review and approval prior to issuance of the Building Permit.
3. That the proposed SDL painted wood windows will comply with the BAR's adopted Window Policy.

***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.

****BUILDING PERMIT NOTE:** 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.



BAR2013-00124



I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness for alterations and signage at 605 Franklin Street.

Permit to Demolish/Capsulate

The proposed Demolition/Capsulation includes:

Side (West) Elevation

- Demolition of approx. 21 sq. ft. of wall area, including an existing window, to install a painted steel, six-panel door with glazed top panels.

Side (East) Elevation

- Demolition of approx. 8 sq. ft. of wall area below existing window to install a new, a new, painted wood, single-light entry door with single-light transom.

Certificate of Appropriateness

The proposed alterations include:

General

- Apply a limewash over the existing brick wall surface.
- Replace existing storm windows (no BAR review required.)

Front (South) Elevation

- Replace existing half-glass, two-panel entry door with a new, painted wood, single-light entry door.
- Removal of single light fixture at front entry and replace with two (2) wall, mounted, lantern-style, light fixtures to flank entry door.
- Installation of a 6' high, wood, gate affixed to the existing brick wall enclosing the east side yard.
- Remove existing wood columns on front entry portico and replace with new, painted wood columns and brackets.
- Install fabric awnings above second floor windows.
- Install a new bracketed, PVC trellis above the first floor windows.

Side (West) Elevation

- Install a new bracketed, PVC trellis above the first floor windows.
- Install fabric awnings above second floor windows on the main massing.
- Install a painted steel, six-panel door with glazed top panels.
- Install a wall, mounted, lantern-style, light fixture with motion-sensor to the left of the new entry door.
- Remove and replace the existing third floor louver with an arched, four-light SDL, painted wood window.

Side (East) Elevation

- Remove and replace the existing third floor louver with an arched, four-light SDL, painted wood window.
- Install a new, painted wood, single-light entry door with single-light transom.
- Install two (2) wall, mounted, lantern-style, light fixtures to flank entry door.

Signage

- A new, double-sided unlit, blade sign mounted on a metal sign bracket affixed to the western portion of the first floor elevation. This proposed 2' x 3' rectangular sign (6 sq. ft.) is fabricated from painted wood identifying the company's name "Patina." The sign will be mounted to a simple aluminum bracket and affixed to the brick façade with bolts embedded into the mortar joints.

II. HISTORY

The core of the two-story, brick veneer commercial building at 605 Franklin Street was constructed in **1954**. A second story was added, the footprint was nearly doubled in size, and it was remodeled in a Colonial Revival style in 1969.

Previous Approvals:

In October 1998, the BAR approved an after-the-fact Certificate of Appropriateness for the installation of two signs on the subject building. The first is a sign measuring 9" x 8' (6 square feet) mounted on the fascia of the shed roofed entry porch. It is green, with a white pinstripe border and white lettering "LORDS & LADIES." The second sign measures 4' x 6'6" and is suspended by chains from an iron scroll bracket at the southwest corner of the building. It is green with a white oval border and white lettering "LORDS & LADIES Salon/Spa." (BAR98-0161.)

III. ANALYSISPermit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulation 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?

The proposed demolition/capsulation of portions of the west and east elevation of this mid-20th century building to install entry doors, will not negatively impact the context of the adjacent historic buildings or the integrity of the district. Staff supports the Permit to Demolish/Capsulation, as proposed.

Certificate of Appropriateness

Staff finds that the proposed alterations to this mid-20th century building will not damage or negatively impact the surrounding streetscape and are compatible with the building's architectural style. The building underwent extensive renovations in 1969 which include the second floor addition and enlarging the footprint. The proposed alterations including the application of a limewash to this building's modern machine-made brick exterior are minor in scope and mostly easily reversible.

Signage

According to the *Design Guidelines*, "Signs...are prominent visual elements of the streetscape in commercial areas of the historic district;" and "Signs should blend with and not detract from the historic architecture of the district." The proposed signage consistent with the *Design Guidelines* in design, material and scale and is appropriate for the architectural character of 605 Franklin Street and this section of the historic district.

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 Required parking in compliance per e-mail from client on 5/1/13.
- C-2 Proposed doors, sign, light and repairs to the existing covered entry comply with zoning.
- C-3 Project complies with zoning regulations.

Code Administration:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 Building and trades permits where required must be obtained prior to applicable work commencement. Five sets of construction documents that fully detail the construction as well as layout and schematics of any alterations made to mechanical, electrical, and plumbing systems must be submitted to the Code office for review. If a design professional prepares drawings for the project the plans must bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.
- C-2 Any proposed alterations to the existing structure must comply with the current edition of the Virginia Uniform Statewide Building Code (VUSBC).

V. ATTACHMENTS

1 – *Supporting Materials*

2 – *Application BAR2013- 00124 and 0141 at 605 Franklin Street*

Heritage Series Wood Doors

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Rev. 4 - 01/2006

KOLBE™

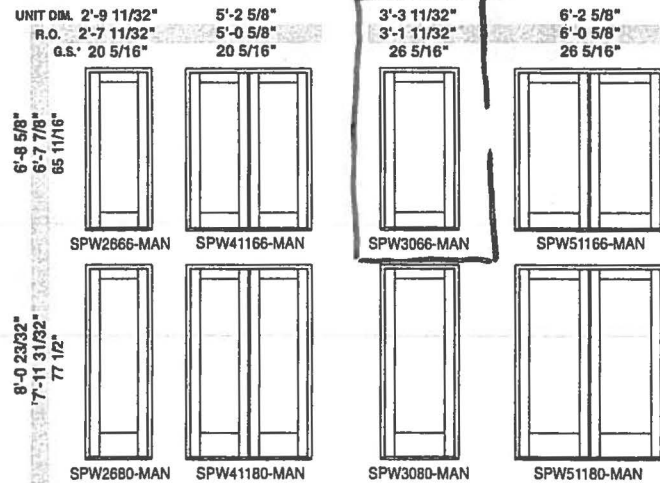
Elevations / Size Charts | Wood Outswing Patio Doors & Transoms

[Not to Scale]

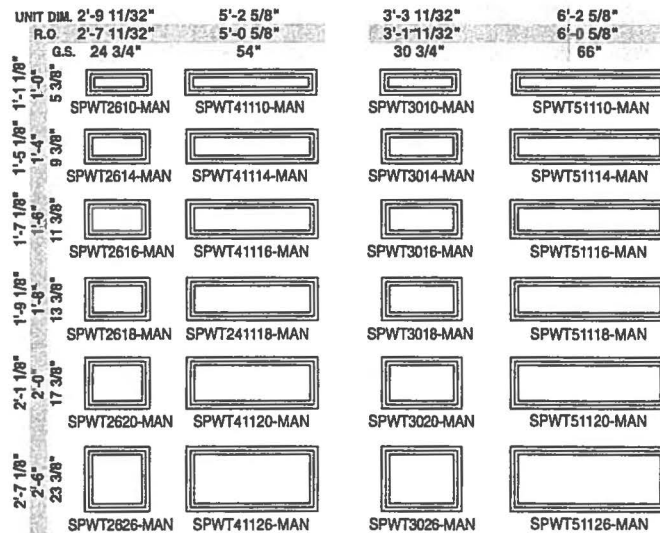
■ WINDOWS & DOORS ■

FRONT DOOR

OUTSWING PATIO DOORS



TRANSOMS FOR OUTSWING PATIO DOORS

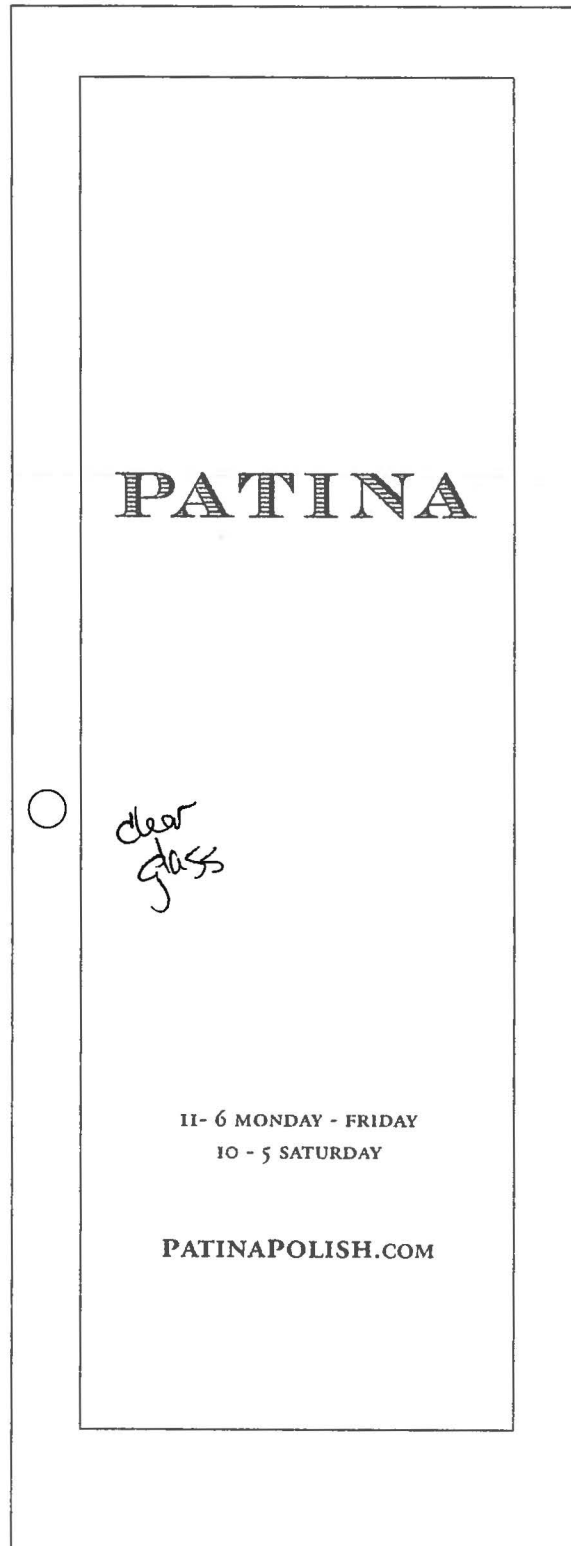


KEY TO CHARTS:

R.O. = Rough Opening • G.S. = Glass Size

NOTES:	MEASUREMENTS	Dimensions given are for active units; dimensions of stationary units may vary. All measurements are nominal. Elevation charts are not to scale.
	CLEAR OPENINGS	See page WMO-14 for Clear Opening Dimension Charts.
	DIVIDED LITES	Divided lites are optional. Divided lite configurations must be specified when ordering. *Door glass widths are shown per door panel for one-lite glass. For cutlite glass widths, contact your supplier.
	PRODUCT CODES	Use the product codes shown when ordering. When ordering single doors, specify stationary, hinged left or hinged right. Operation is viewed from the exterior.
	OTHER DIMENSIONS	See pages WMO-12 & WMO-13 for Relative Dimension Charts.
	SIZE LIMITATIONS	See page WMO-13 for Size Limitation Charts.
	MULLING	See pages WMO-15 for Multiple Assembly details.
	TRANSOMS	The transoms shown are stand-alone units. Adjustments may be required when stacking over other units; adjustments will be made in the factory. Transom dimensions for units stacked above doors may vary. Transoms are sash set as standard.

FRONT DOOR



proposed door



HERITAGE LANTERN
W/ VERDIGRIS FINISH

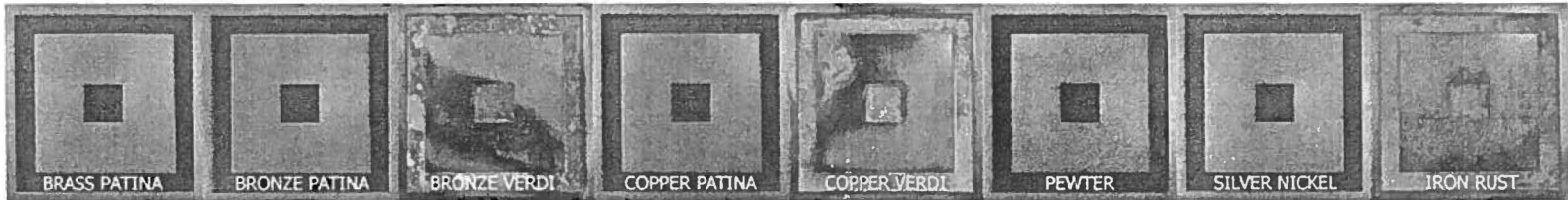
World's Greatest Atlas SIGNS and PLAQUES

made in the USA  shipped worldwide

Item(s): 0 Total: \$0.00

CHECKOUT

keyword(s), item#, etc...



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Memorial Plaques
Military & Service Plaques
Mini Signs
Modern Signs
Name Plates & Plaques
Nautical Theme Signs
No Solicitors
Plain and Simple
Please Remove Shoes
Privacy Plaques & Signs
Round & Oval Plaques
Signs for Golf

Stakes, Sign Brackets,
Hooks, Posts
Supplies & Samples
Tick Tock Clocks
Trees & Birds
Vertical Plaques
Victorian
Wedding Plaques
Welcome Signs & Plaques

Home > Stakes, Sign Brackets, Hooks, Posts > Brackets > Modina Hanging Blade Sign Bracket

Modina Hanging Blade Sign Bracket



Manufacturer	www.hooksandlattice.com		
Price	From \$186.00 to \$268.00		
Product Options	Size for Price	Select Size for Price ▾	
Quantity:	1	Add to Cart	

Product Description

The Modina Hanging Blade Sign Bracket is made with a 2" square tube steel shaft and a iron ball finial. Mounts to any flat post or wall with a heavy duty 3" back plate with four mounting holes. Black Powder Coat Finish.

Sizes available:

Overall Width: 30"

Suggested Sign Width: 18"-24"

Ring Centers: 14"

Overall Width: 40"

Suggested Sign Width: 26"-36"

Ring Centers: 22"

Overall Width: 50"

Suggested Sign Width: 34"-48"

Ring Centers: 30"

SIGN BRACKET



SIDE DOOR

MENU

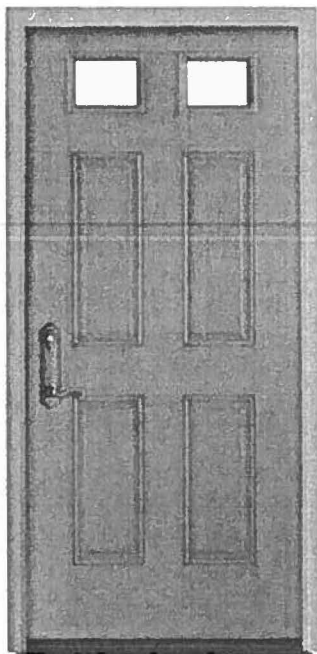
Pella® Twin Colonial Light Entry Door

Pella® Twin Colonial Light Entry Door

[Explore Door Styles](#) > [Fiberglass and Steel Entry Doors](#) > [Twin Colonial Light Entry Doors](#)



Pella® Twin Colonial Light Entry Door with Glass



Please hover over the large image above for more detail.

Features

- Durable, low-maintenance fiberglass or steel
- PerformaSeal™ weathertight seal technology-resistant design
- Optional AdvantagePlus™ optional low-maintenance protection system
- Optional multipoint lock system for added security
- Design flexibility of a prefinished stained or painted entry door

[VIEW ALL DOOR OPTIONS >>](#)

Where to Buy

Sizes

Replacing, remodeling or building a new home? Entry doors from Pella are available in a wide range of sizes to fit most any project.

- 80" height with 30", 32", 34" or 36" width
- 84" height with 36" width
- 96" height with 32", 34" or 36" width
- [View Pella® Twin Colonial Light Entry Door with Glass Size Chart »](#)

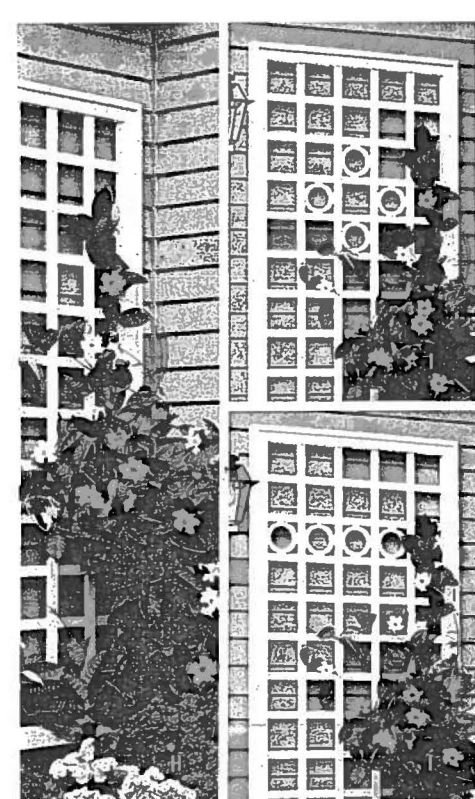
Need help figuring out the size you need?
[Contact Pella »](#)

Brochure

AWNINGS



AWNINGS W/ OPEN SIDES



Ice Panel Kit with Add-On Options ♦
 ing as decorative elements simple yet elegant horizontal/vertical
 lattice panels for outside walls. However, we encourage you to get
 ving with a kit that encourages you to personalize and decorate
 / to see add-ons that can include a ring kit and a copper cap.

Panel Kit
 choose, the Man-
 and tall. 72"H,
 nental/vertical lat-
 . Lattice thickness
 ilular PVC and
 fed are blocks to
 II. Delivered in kit
 e economical UPS
 sy to assemble.
 included.

I. Decorative Ring Kit
 4 5/8" diameter circles fit snugly and se-
 curely inside any panel opening in your
 trellis. Create your unique design. The only
 limits are your imagination. Experiment
 and enjoy. Set of five. #795305B \$29

J. Westbury Copper Cap
 Add classic elegance atop your lattice
 panel with a copper cap that unpolished,
 will weather to a green patina. 3 1/4"H,
 34 1/2"W, 5 1/4"D. #795305A \$119

Trellis

Permit us to stimulate your imagination with ideas for trellis
 that add handsome, good looks atop windows and over the
 garage. All handcrafted in low maintenance cellular PVC. One
 bracket recommended for every 8 ft. of lathing. USA

A. Sheldon Trellis Bracket ♦

Ideal for a wide door or over a garage entrance, the mounting bracket
 is 5 1/2"W, 36"H, 2"D. The 3 1/2" sq. carrying arm has a beveled end cut,
 curved bracket and projects 36". It mounts with 2 lag bolts, not included.
 Notched for three heavy laths, sold separately. Motor freight.
 #795470 \$369 each

B. Slant Style Bracket ♦

Set at a 35 degree angle to the wall, the 1 1/2" x 5 1/2" notched arm fea-
 tures a subtle, decorative end detail. The arm is attached to a 2 1/8"H,
 3 1/4"W mounting board and projects 24". Mounts with four screws, not
 included. Notched for three laths, sold separately. #795475 \$129 each

C. Solid Cellular PVC Lathing ♦

This 1 1/2" x 1" lathing is ordered in lengths from 4' to 12' and can be used
 with any of our trellis brackets. Custom lengths available. The cellular
 PVC lathing is reinforced with aluminum for structural stability. This
 added support stops 8" from each end. To ensure that you do not cut
 the aluminum when sawing to your desired length, we advise that you
 measure and cut lathing evenly from each end.

4'L #795476 \$59 each	10'L Motor freight
5'L #795476A \$64 each	#795472A \$124 each
6'L #795477 \$73 each	11'L Motor freight
7'L #795478 \$79 each	#795473 \$144 each
8'L #795471 \$99 each	12'L Motor freight
9'L Motor freight	#795474 \$158 each
#795472 \$104 each	

D. Sheldon Mid-span Support Bracket ♦

Adding extra strength and support for your trellis structure, the
 mid-span bracket is 38" long and 3 1/2" deep with notches at 14", 20"
 and 29" intervals from the wall. In this cellular PVC bracket, 1 1/2" sq.
 stainless steel tubing is housed within the polyvinyl support bracket.
 #795470A \$329 each

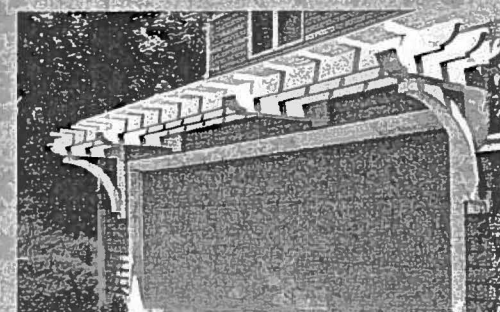
E. Shelf Style Bracket ♦

The 1 1/2" x 5 1/2" notched arm has a fine, decorative end detail and is
 attached to a 2 1/8"H, 3 1/4"W mounting board set at a 90 degree angle.
 Projects 26". Mounts with four screws, not included. Notched for
 three laths, sold separately. #795479 \$129 each



Custom Trellis ♦ ♦

Add to the architectural in-
 teriority of your home or business
 with custom trellis that matches
 its style and time period taste-
 fully and faithfully. For details,
 call the store nearest you or
 800-343-6948.





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

A. Property Information

A1. Street Address 605 FRANKLIN ST. Zone CL
A2. 1880 SF x .75 = 1410
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	
First Floor	828	Stairways**	48
Second Floor	828	Mechanical**	10
Third Floor	-	Other**	
Porches/ Other	36	Total Exclusions	58
Total Gross *	1692		

B1. Existing Gross Floor Area *
1692 Sq. Ft.
B2. Allowable Floor Exclusions**
58 Sq. Ft.
B3. Existing Floor Area minus Exclusions
1634 Sq. Ft.
(subtract B2 from B1)

NO ADDITION
ALTERATIONS ONLY

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

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

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

D. Existing + Proposed Floor Area

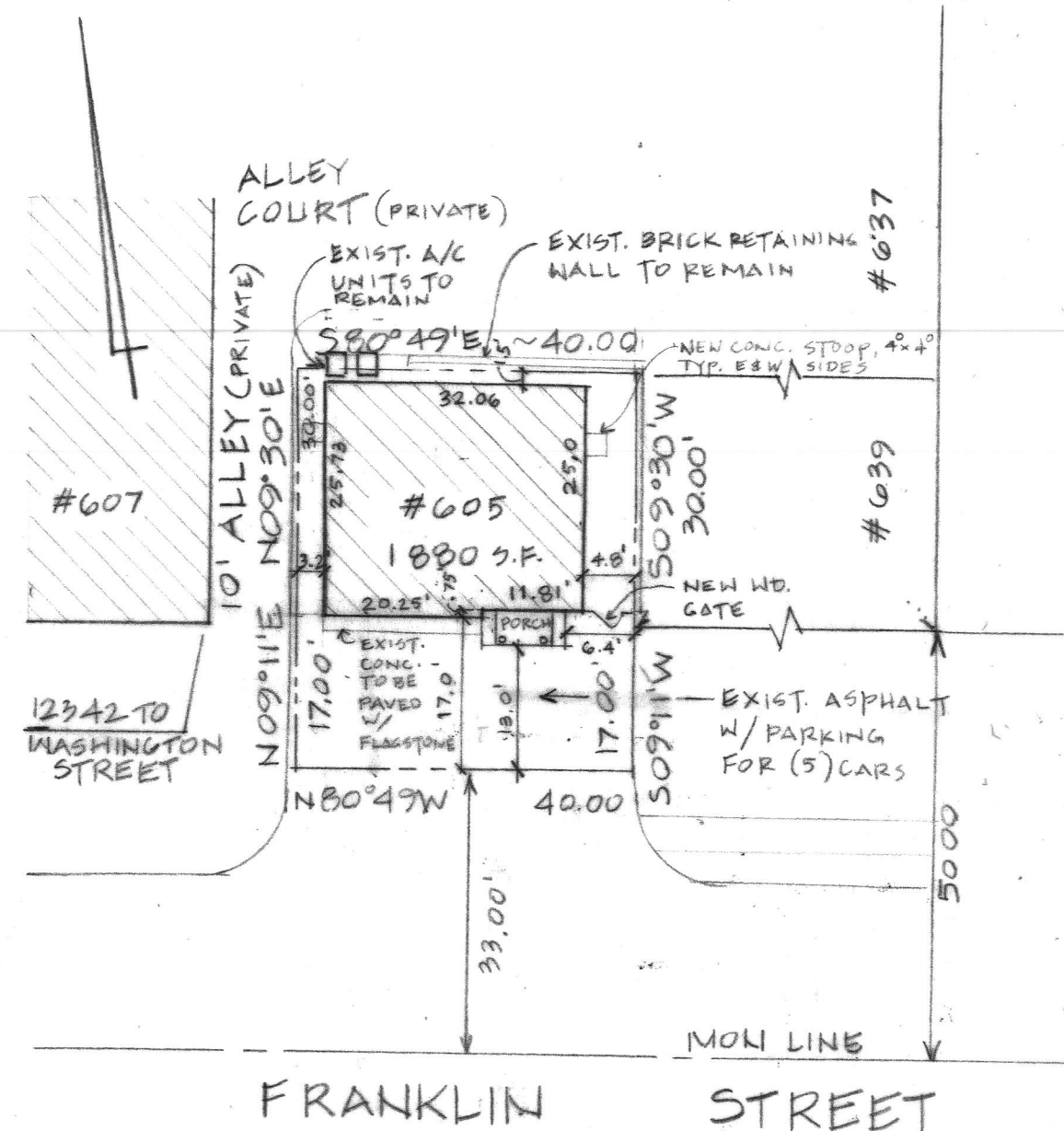
D1. Total Floor Area (add B3 and C3) 1634 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 1410 Sq. Ft.

F. Open Space Calculations

Existing Open Space	498
Required Open Space	0
Proposed Open Space	498

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

Signature: Margaret S. Gungor Date: 4/15/13



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

Alterations
605 Franklin Street
Alexandria, Virginia

DATE:
13 APRIL 13

SHEET

1 OF 9

REVISED



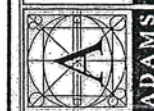
EXISTING FRONT (SOUTH) ELEVATION

Alterations
605 Franklin Street
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DATE:
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ADAMS ARCHITECTURE PLANNING INTERIORS



VIEW FROM EAST



VIEW FROM WEST

Alterations
605 Franklin Street
Alexandria, Virginia

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ADAMS ARCHITECTURE PLANNING INTERIORS

DATE
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CONTEXT: RETAIL ON N.W. CORNER OF WASHINGTON & FRANKLIN



CONTEXT: RETAIL ON S.W. CORNER OF S. WASHINGTON

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DATE:
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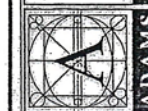


CONTEXT: COMMERCIAL BUILDINGS ACROSS FRANKLIN ST.

Alterations
605 Franklin Street
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ADAMS ARCHITECTURE PLANNING INTERIORS

	Lime, Water, Table Salt, Alum, Unsulphured Molasses and Laundry Bluing	Lime, Water, Clove Oil, Unsulphured Molasses, Laundry Bluing and Casein Binder	Lime, Water and Acrylic Binder	Lime and Water
Graymount Ivory Hydrated Lime	Wash A	Wash D	Wash G	Wash L
Graymount Niagara Lime Putty	Wash B	Wash E	Wash H	Wash M
Virginia Limeworks Lime Putty	Wash C	Wash F	Wash I	Wash K
Mississippi Lime Architectural Lime Putty				Wash N
	Applied to handmade brick, modern brick, weathered wood and rough-sawn new wood.			
	Applied to handmade and modern brick.			
	Applied to handmade and weathered wood.			

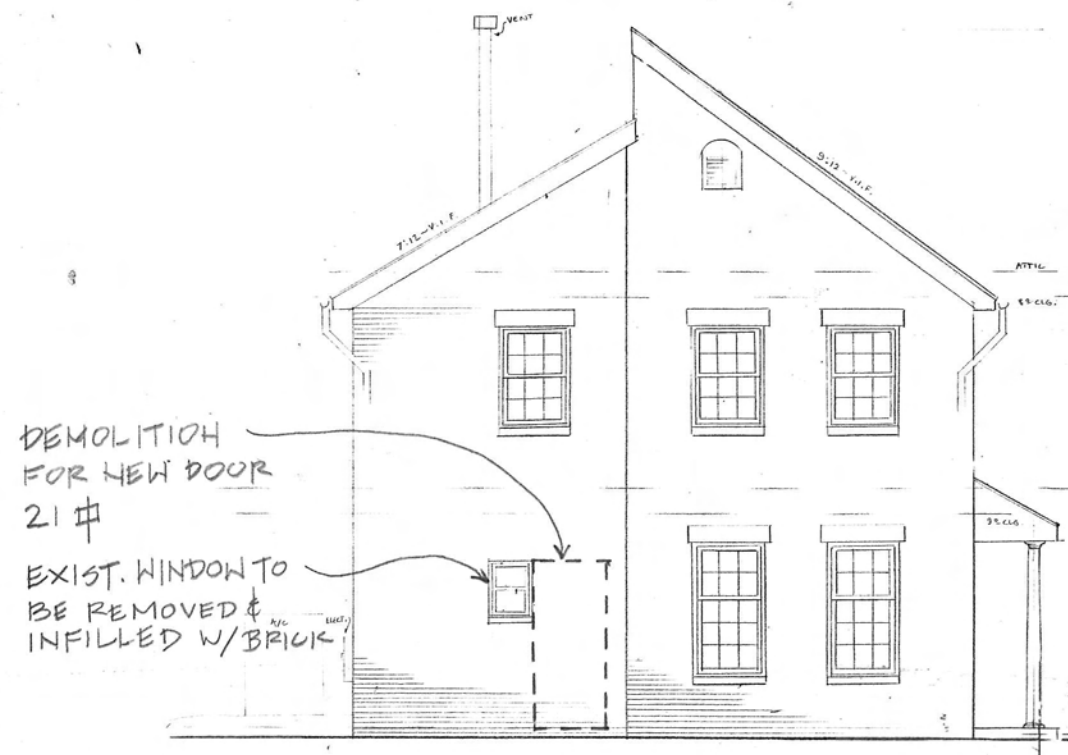
RECOMMENDED LIME WASH RECIPES PER NATIONAL CENTER FOR PRESERVATION TECHNOLOGY & TRAINING

- 1 PART LIME POWDER
- 2-3 PARTS WATER

ADDITIVE BINDER AT A RATIO TO TOTAL
VOLUME OF LIME WASH MIXTURE OF 1-10%



EXAMPLE OF PROPOSED LIME WASH



WEST ELEVATION AS EXISTING
 $\frac{1}{8}'' = 1'-0''$



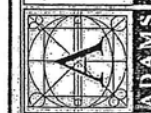
SOUTH ELEVATION AS EXISTING
 $\frac{1}{8}'' = 1'-0''$

Alterations
 605 Franklin Street
 Alexandria, Virginia

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CONCEPT SKETCH: PERSPECTIVE OF S.W. CORNER

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405 S. Washington Street
Alexandria, VA 22314

Alterations
605 Franklin Street
Alexandria, Virginia

DATE:
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ARCHITECTURE PLANNING INTERIORS



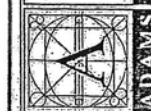
PROPOSED SOUTH ELEVATION
 1/4" = 1'-0"

Alterations
 605 Franklin Street
 Alexandria, Virginia

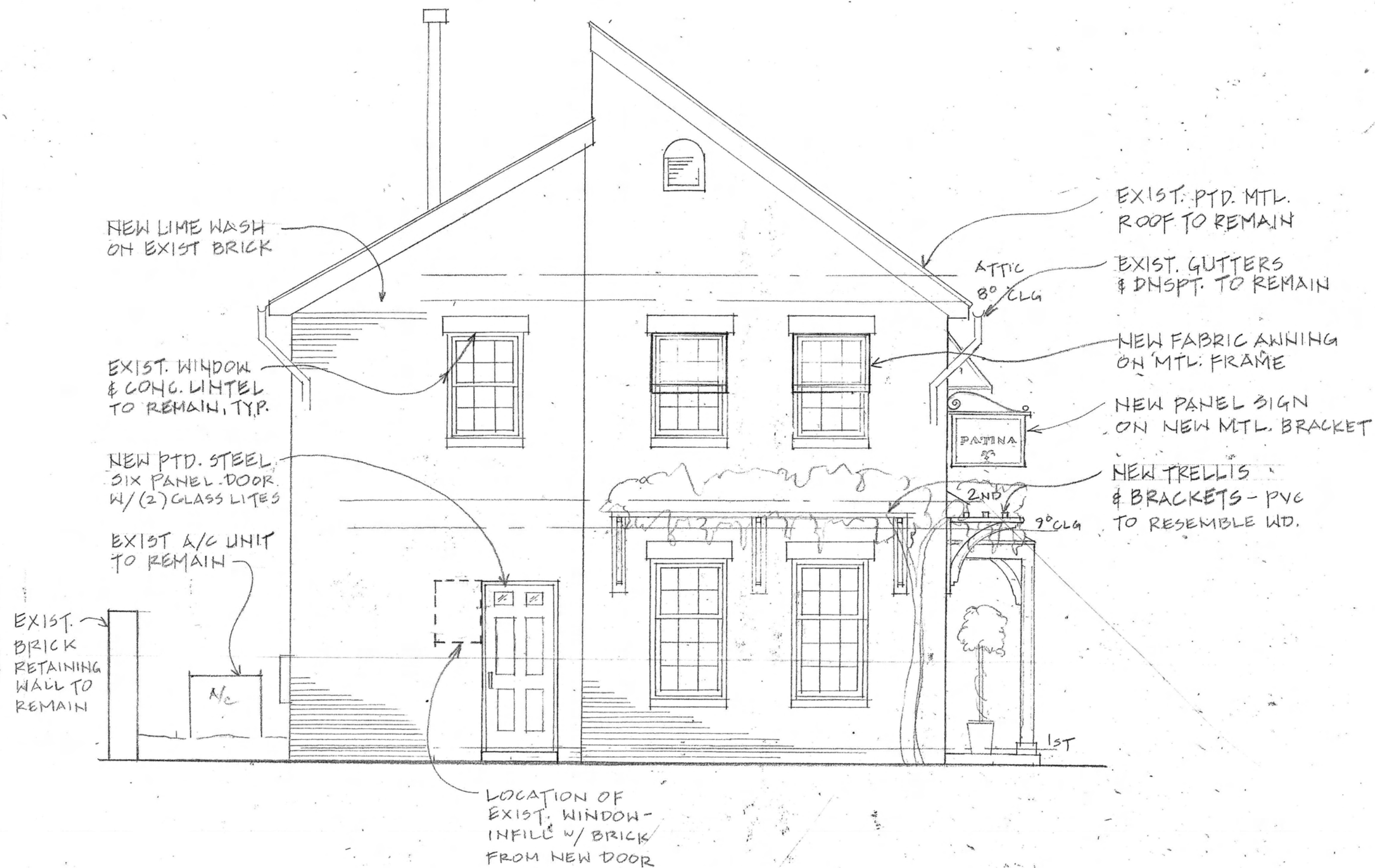
DATE:
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 8 OF 9

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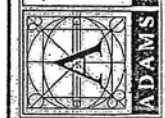


ADAMS ARCHITECTURE PLANNING INTERIORS



PROPOSED WEST ELEVATION
 1/4" = 1'-0"

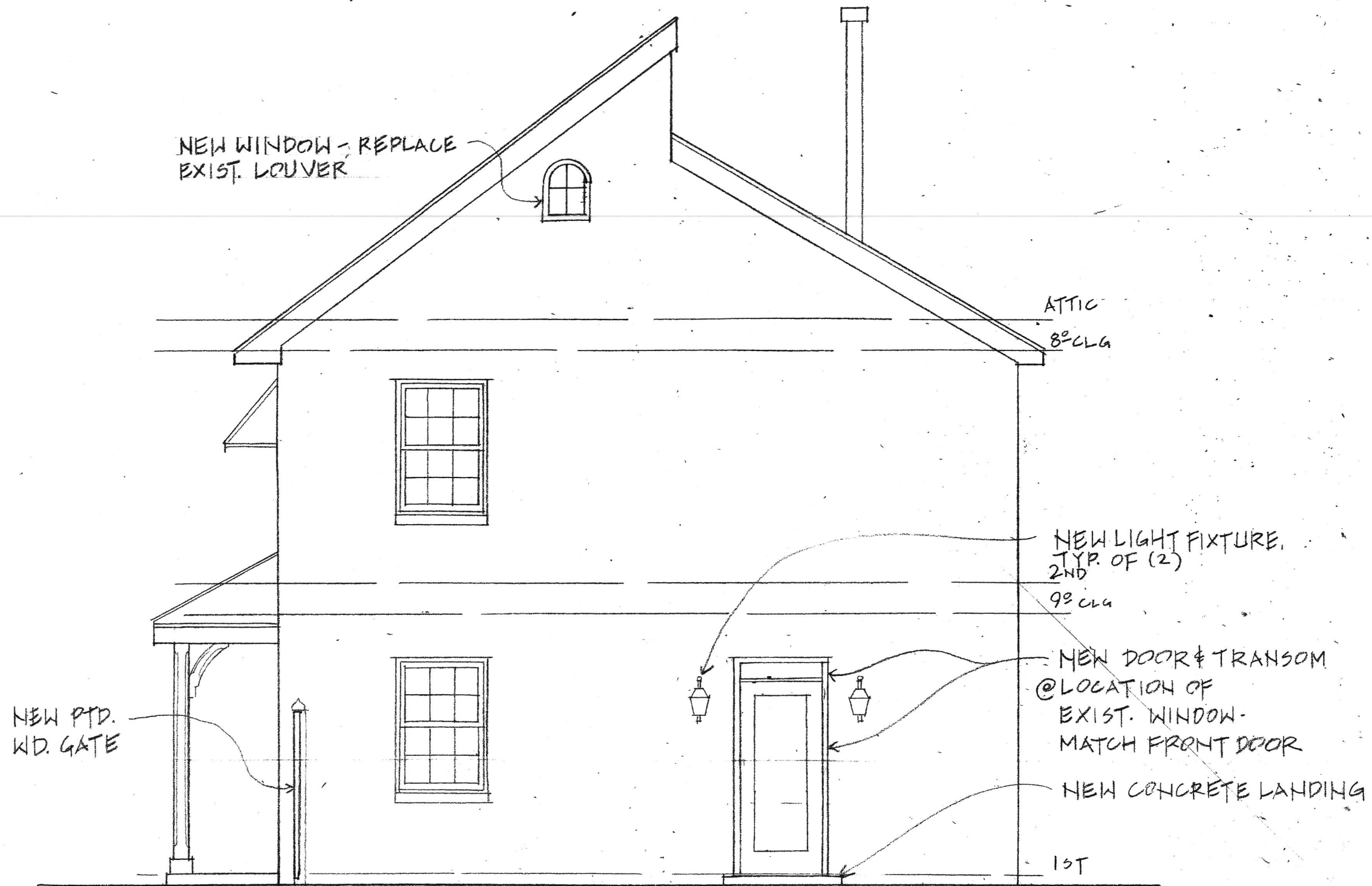
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Alterations
 605 Franklin Street
 Alexandria, Virginia

DATE:
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PROPOSED EAST ELEVATION

1/4" = 1'-0"

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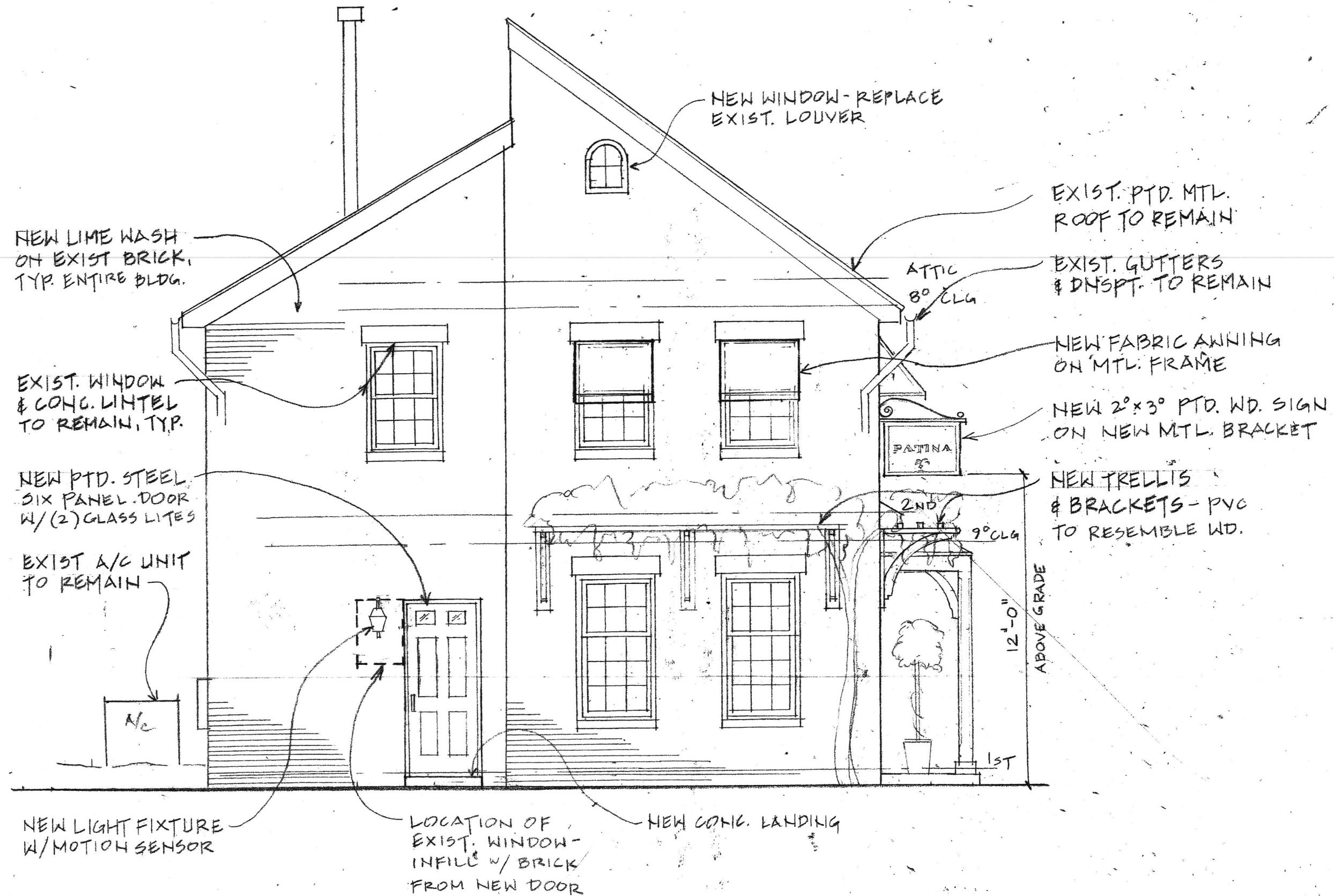


Alterations
605 Franklin Street
Alexandria, Virginia

DATE:
25 APRIL 13

SHEET

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PROPOSED WEST ELEVATION

1/4" = 1'-0"



BAR2013-00124 &

BAR2013-00141

ADDRESS OF PROJECT: 605 FRANKLIN ST.TAX MAP AND PARCEL: 080.20-02-40ZONING: CL**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: ADAMS ARCHITECTSAddress: 405 S. WASHINGTON ST.City: ALEXANDRIA State: VA Zip: 22314Phone: 703-549-0650 E-mail: margaret@guryan.org**Authorized Agent** *(if applicable):* ☐ Attorney ☒ Architect ☐ _____Name: MARGARET GURYANPhone: 202-352-5952 (cell)E-mail: margaret@guryan.org**Legal Property Owner:**Name: AMANDA MERTINSAddress: 4940 C EISENHOWER AVECity: ALEXANDRIA State: VA Zip: 22304Phone: 703-708-6800 E-mail: info@patinapolish.com

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

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

NATURE OF PROPOSED WORK: *Please check all that apply*☐ NEW CONSTRUCTION☒ EXTERIOR ALTERATION: *Please check all that apply.*☒ awning☒ doors☒ lighting☐ other☒ fence, gate or garden wall☐ windows☒ pergola/trellis☐ HVAC equipment☐ siding☒ painting unpainted masonry☐ shutters☐ shed☐ ADDITION☐ DEMOLITION/ENCAPSULATION☐ SIGNAGE**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

ALTERATIONS TO EXISTING BUILDING FOR RETAIL ESTABLISHMENT. NO CHANGE TO EXISTING SQUARE FOOTAGE. NEW PTD. WD. COLUMNS, TRIM, AND BRACKETS AT EXISTING PORCH (ROOF TO REMAIN). NEW PVC TRELLIS AND BRACKETS AT FIRST FLOOR WINDOWS, NEW AWNINGS AT SECOND STORY WINDOWS. NEW FRONT DOOR TO REPLACE EXISTING. NEW SIDE DOOR IN EXISTING BRICK WALL. NEW PANEL SIGN ON METAL BRACKET. BRICK EXTERIOR WALLS TO BE LIME WASHED. NEW EXTERIOR WOOD GATE. EXISTING CONCRETE WALK TO BE PAVED W/ FLAGSTONE.

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

N/A DEMO < 25 sq

- ☐ ☐ 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 *ALTERATION ONLY, NO ADDITION*
- ☒ ☐ 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: 32'-0" Secondary front (if corner lot): _____
- ☒ ☐ Square feet of existing signs to remain: 0
- ☒ ☐ 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: Margaret S. Guryan

Printed Name: MARGARET S. GURYAN

Date: 4/15/13

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. Helmut and Amanda Mertins	4007 Belle Rive Ter., Alexandria VA 22309	100%
2. Helmut and Amanda Mertins		
3. Helmut and Amanda Mertins		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 605 Franklin St., Alexandria VA 22314 (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. Helmut and Amanda Mertins	4007 Belle Rive Ter., Alexandria VA 22309	100%
2. Helmut and Amanda Mertins		
3. Helmut and Amanda Mertins		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Helmut and Amanda Mertins	None	None
2. Helmut and Amanda Mertins		
3. Helmut and Amanda Mertins		

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.

05/01/2013

Date

Helmut Mertins / Amanda Mertins

Printed Name


 Signature