

City of Alexandria, Virginia

MEMORANDUM

DATE: JULY 22, 2015

TO: CHAIRMAN AND MEMBERS OF THE PARKER-GRAY DISTRICT
BOARD OF ARCHITECTURAL REVIEW

FROM: MICHELE OAKS, HISTORIC PRESERVATION PLANNER
AL COX, FAIA, HISTORIC PRESERVATION MANAGER

SUBJECT: CONCEPT REVIEW; 211 NORTH WEST STREET
BAR CASE# 2015-00164 & 00165

I. SUMMARY

Concept Review

The proposal now before the BAR is a Concept Review for the substantial renovation to the building at 211 North West Street, to include a modern rooftop addition. While a project of this size does not normally warrant a Concept Review, the applicant is seeking confirmation from the BAR that the scale, mass and general architectural character is acceptable before submitting time and money to further enhance the proposed design, which requires several variances from the Board of Zoning Appeals (BZA). The applicant must then return to the BAR for a Certificate of Appropriateness following the approval of variances by the BZA.

The BAR Concept Review Policy was adopted by the two Boards of Architectural review in May 2000 (attached). Concept Review is an informal process whereby the BAR provides the applicant and staff with comments relating to the overall appropriateness of a project's scale, mass and general architectural character. The Board takes no formal action at the Concept Review stage and the comments are not binding upon the BAR or the applicant. However, if the Board believes that the building's design direction is not consistent with the character of the historic district or the proposed demolition and reconstruction would not be supported in the future, the applicant and staff should be advised as soon as possible.

At this phase it is important for the Board to express any major concerns and to provide **general** design comments and direction on the submitted schemes while recognizing that the design details, fenestration, materials, textures, colors, and the like are subject to further architectural refinements when the Board formally reviews the Certificate of Appropriateness. As with all general design comments, the Board's comments during this Concept Review are for advice only and are not intended to restrict their review during the Permit to Demolish and Certificate of Appropriateness approval phase, should additional information be presented in the future. The Board will signify support by voting to *endorse*, rather than approve, the general design direction.

Site History

The site includes a c1964, three-story; seven-course common bond brick apartment building and an approximately 2,500 sq. ft. asphalt parking lot.

The building first appears on the Sanborn Fire Insurance Maps in 1965. The building has had some renovations, which was the result of a fire in 1989. Most of these were internal, according to building permit records.

Site Context

The project site is surrounded by a variety of residential and institutional uses. These include two and three bay, two-story historic townhouses and a c1960s garden apartment building located two buildings to the south. The City’s new Jefferson Houston Elementary school also faces the project site across North West Street.

Proposal

The applicant is renovating the existing building by constructing a rooftop addition with terrace, along with individual balconies for each apartment. The addition utilizes a modern architectural vocabulary to add desired details and features.

The applicant is requesting that the Board evaluate two different design schemes as part of this concept review. The variations are shown below:



Scheme 1: West Elevation



Scheme 2: West Elevation

II. STAFF ANALYSIS

Permit to Demolish

The proposed project requires the partial demolition/capsulation of the roof structure and parts of the wall surface. The applicant will seek approval of a Permit to Demolish/Capsulate when they submit their application for a Certificate of Appropriateness for the project. At that time the

Board will be asked to consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

- (1) Is the building or structure of such architectural or historical interest that its removal would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into an historic shrine?
- (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 and protect an historic place or area of historic interest in the city?
- (5) 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 to live?
- (6) Would retention of the building or structure help maintain the scale and character of the neighborhood?

While BAR staff can conceptually support the demolition/capsulation of the existing building and its renovation, staff has reservations about the proposed height of the building, specifically with regards to the location of the addition, and it's overall compatibility with the existing streetscape.

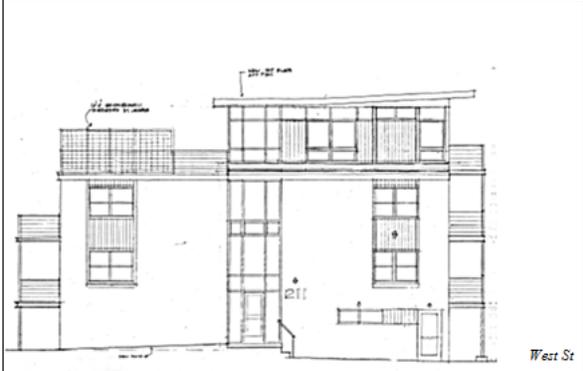
General Analysis of Plans and Areas for Further Study

In terms of architectural style, the BAR's *Design Guidelines* only require that new buildings be compatible with nearby buildings of historic merit and do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic building styles, that the architectural details used throughout the building be consistent with that same style and that the building should not be a slavish replica of any particular building in the district. Additionally, the *Guidelines* note that "new and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines." Additionally, "there may be better ways to meet some design objectives that have not been reviewed by the Boards in the past." Finally, the *Guidelines* also state a strong preference for "contextual background buildings which allow historic structures to maintain the primary visual preference."

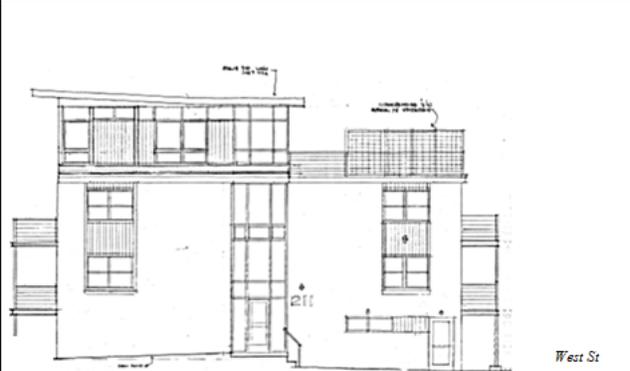
The *Design Guidelines* chapter on New Residential Construction specifically addresses multi-family buildings and notes that "apartment buildings often exceed the prevailing height of single family houses...but should not overwhelm adjacent buildings" and that "façade articulation should be compatible with nearby buildings."

Staff has met several times with the applicant's architect and commends their continued work on the design. The proposed mid-century modern architectural character is a substantial improvement over the existing vernacular building. However, in all of these discussions staff has encouraged the applicant and architect to explore revisions to the design, which place the bulk of the addition to the rear of the roof in order to reduce the overall impact of the height and

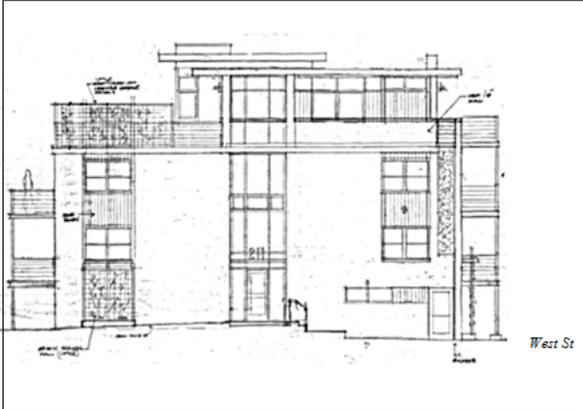
mass on the West Street frontage. Staff calls this the “reverse plan” (shown below.) These suggested revisions would reduce the perceived height of the addition from West Street and provide an open terrace facing this frontage.



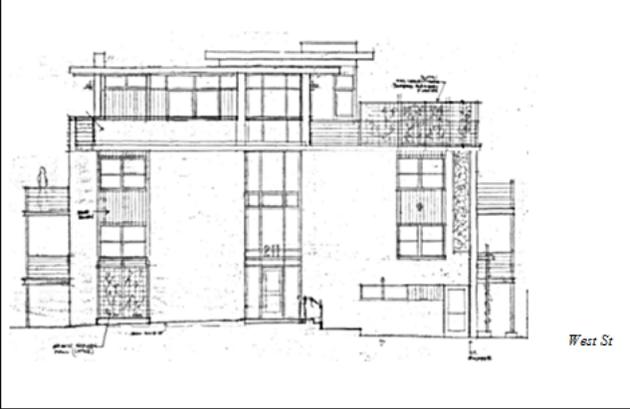
Applicant Proposed Scheme 1



Staff Suggested Scheme 1



Applicant Proposed Scheme 2



Staff Suggested Scheme 2

Staff is concerned that the proposed height and mass of the project will adversely impact the historic streetscape, as the majority of the buildings on the block, including the flanking historic buildings, are very modest two-story dwellings. The new building with the bulk of the mass at the front building wall would become the tallest building on the block and could visually dwarf the adjacent historic buildings, as demonstrated in the streetscape study below. Staff believes that setting the bulk of this new mass back, as the Board required for the Jefferson-Houston School across this street, is a much more successful composition, without diminishing the requested living space or architectural character.



Applicant' Streetscape Study
(Larger Streetscape Study in Attachment)

General Architectural Character

Normally, a fundamental objective of historic preservation is to ensure retention and protection of the original character-defining architectural features of the individual structure. However, in this case, the somewhat utilitarian structure does not have a unique or strong character-defining style. The applicant is seeking to give the building a more defined modernist architectural character. Staff strongly supports this design direction, and finds that the proposed modifications to the original building and the design vocabulary are consistent with the eclectic nature of this street, but notes that the design is still in its preliminary stages and encourages the continued refinement of the design and, as always, supports the use of durable, high-quality materials.

Although the current design meets zoning, the applicant is also considering enhancing the proposed design by extending the fourth floor's projecting overhangs, adding cast stone architectural details onto the building facade, extending the front and rear balconies, and adding an entry canopy. These features will require several variances from the Board of Zoning Appeals (BZA). The BZA does not consider recommendations of the BAR in making their decisions, however, BAR staff feels that, if approved, these elements could further enhance the current design.

Summary

Staff has no objection, in concept, to a fourth floor addition on this building and believes that a project can be designed to be compatible with its historic surroundings. Staff recommends the applicant set the addition back from the front building wall, reduce the visual impact on the lower-scale buildings on the existing block face, and continue to enhance the building's modernist architectural vocabulary.

III. STAFF RECOMMENDATION

Staff recommends that the BAR endorse the project with the following conditions:

1. Set the fourth floor addition back from the front building wall to reduce the impact of the addition on the existing blockface; and
2. Continue to explore the modernist architectural vocabulary.

IV. CITY DEPARTMENT COMMENTS

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

P&Z Zoning:

Subject property is a grandfathered multifamily dwelling complex allowed to continue in the RB zone as long as the number of units are not expanded, improvements do not exceed 33-1/3 percent of the assessed value of the building thereby triggered more off-street parking, the amount of ground level open space continues to be provided. Both plan options comply with the RB zoning regulations.

Open Space

- Open space plan required to confirm compliance with 800 sq. ft. per unit.

- Only open space areas at least 8' by 8' in dimension can be included. Open space plan required.

Setbacks

- Front balconies must comply with prevailing front setbacks or request BAR modification.

Alexandria Archaeology

- F1. According to tax records, this block was part of an African American neighborhood beginning in the late 19th century with a free African American household on the corner with Queen Street in 1850. The 1877 G.M. Hopkins Insurance Atlas shows structures on the street face. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in 19th-century Alexandria, perhaps relating to free African Americans.
- R*1. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R*2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Code Administration

- F-1 The following comments are for site plan review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 Building and trades permits are required for this project. A plan that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Required means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building.

- C-4 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property.
- C-5 Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project, materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes,
- C-6 During Construction dwellings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible for the street or road fronting the property.
- C-7 Cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of the building code.
- C-8 The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages in the current edition of the building code.
- C-9 Openings are not allowed in an exterior wall when the distance to the property line is less than 3 feet.

Transportation and Environmental Services (T&ES):

RECOMMENDATIONS

- 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)

FINDINGS

- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F2. 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 Management & 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)

CITY CODE REQUIREMENTS

- 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)

V. ATTACHMENTS

- 1 – BAR Concept Review Policy*
- 2 – Supplemental Materials*
- 3 – Application for BAR2015-00164 & 00165*

BAR Concept Review

5/3/00

Since 1988, the Alexandria Zoning Ordinance has expressly required the "height, mass and scale of buildings or structures" to be a factor used by the Board of Architectural Review in passing on the appropriateness of proposed construction. The Board has since that time -- by unwritten policy -- reviewed projects requiring Planning Commission review of a new building or significant additions under what has been called "Conceptual Review". Applicants requesting conceptual review are docketed for public hearing at a regular session of the Board. In this review, the Board determines whether the "scale, mass and architectural character" of a proposal is appropriate within the historic district. The Board determines in this preliminary review whether the size and architectural style of the building is generally appropriate in relation to its surroundings. For projects on Washington Street or within the Potomac River Vicinity the Board also makes a formal finding of compliance with the additional standards listed in the Zoning Ordinance, to the extent that this is possible without final architectural details.

Detailed design elements: colors, signs, window details, etc. are deferred for restudy and final approval of a Certificate of Appropriateness if, and when, the project is approved by Planning Commission or City Council. The applicant thus avoids spending substantial additional money for design fees to develop architectural details and the Board does not spend time reviewing the details of a project which may not receive approval of, or which may be modified by, Planning Commission or City Council. The applicant is also able to determine early in the review process whether the BAR feels the building envelope is appropriate and can verify the project proforma prior to a large expenditure of professional fees.

Staff then forwards the Board's findings regarding the appropriateness of a proposed project's scale and mass in the staff report to Planning Commission and, in the case of a Development Special Use Permit, to City Council. However, no Certificate of Appropriateness is granted until after the project receives zoning approval by Planning Commission or Council, responds to any revisions required by these other bodies and the applicant returns to the Board for approval of the final design details. However, if a project requires major zoning modifications, staff routes projects to the Planning Commission first based on the presumption that if a project is not legally buildable, then the BAR should not be spending time on design review.

It has been recommended by the Washington Street Task Force that the Board cease the practice of Conceptual Review. While some Board members have been uncomfortable with appearing to approve a project without full knowledge of the architectural detailing, staff believes that there are some significant advantages to the community, the applicant and the Board in continuing Conceptual Review.

If a project is taken to Planning Commission and City Council for approval first, then detailed illustrative drawings of the building will have been presented to citizen associations, City staff, Planning Commission and City Council who will rely on these representations in their approval. For projects in the Potomac River Vicinity or on Washington Street, the Planning Commission

and City Council will necessarily become the bodies required to make a finding of compliance with the additional standards before the project may proceed. In addition, a project of any size requires approval of a Preliminary Site Plan, which involves numerous detailed engineering drawings of the building site. In effect, the entire building will have been designed in some detail and these drawings will form the basis for neighborhood and Council approvals. Design revision by the BAR may require re-approval by all of these groups. Further, the applicant will have invested tens of thousands of dollars in attorney, engineer and architects fees and will be very reluctant to make meaningful changes to the building design. Finally, there would be no benefit for the BAR to deny final approval of a project when the applicant can appeal to City Council -- who would already have approved the project.

Unfortunately, attorneys frequently represent before the Planning Commission and Council that projects which have received only concept review have been "approved" by the BAR. In addition, citizens may not be aware of the BAR public hearing or assume the BAR will deny a request and are then upset that the building envelope has been approved before they have had an opportunity to comment on the size of the project.

Therefore, the Washington Street Task Force has recommended abolishing conceptual review by the BAR and substituting a joint, informational work session of the Planning Commission and BAR for all new buildings within a block of Washington Street. While this proposal has some merit and would allow FAR and traffic impacts to be discussed at the same time that the interrelated subject of building mass and scale is being reviewed, it also has the potential to dilute any real discussions on design because of the practical amount of time this will consume and the difficulty of gathering two boards together for a presentation with public comment. Concept review for major projects today frequently extends over two or three BAR meetings. BAR members often request that certain elements be restudied or simply want to revisit the site and reflect on the applicant's presentation or public comments received. On the other hand, the number of potential development projects requiring this joint review is relatively small, perhaps twice per year.

Staff recommends that the Board continue the practice of conceptual review but incorporate it *as a* formal step in the BAR's Certificate of Appropriateness process for relevant projects throughout the historic districts. The Board would be required to make a formal finding of appropriateness of the scale, mass and architectural character of any new building prior to its review by Planning Commission and Council. The expanded Washington Street standards recommended by the Task Force will provide additional guidance from City Council regarding community expectations for this street. A written policy should also be established so that the BAR, applicants, Council and the public understand exactly what is (and is not) being approved in conceptual review and why. Staff believes that the BAR is the most qualified body to review and comment on design issues and should avoid being drawn into work sessions where traffic, density and use are the primary concerns.

CONCEPTUAL BAR APPROVAL POLICY

1. **BAR concept approval is required in the following cases:**
 - a. The proposal requires an SUP for additional density or height;
 - b. The proposal requires Planning Commission review for a new building;
 - c. Staff determines that the proposal requires preliminary review because the design would be a principal determining factor in the ultimate approval by other bodies.
 - d. The only exception to the above will be when the zoning approval needed by the Planning Commission or Council is so uncertain and so critical to the basic format of the proposal, that, in staff's opinion, changes to the application are likely and review by the BAR would have to be repeated.

2. In a case before it for conceptual approval, the BAR shall make findings on the following issues:
 - a. Appropriateness of scale, mass and general architectural character;
 - b. Additional standards where applicable (such as Washington Street or the Potomac River Vicinity) have been met.

PROJECT DESCRIPTION
 The design involves the renovation with additions to an existing brick apartment structure. Design goals are to create a more modern form and provide usable features including decks, rooftop terraces and a new owners unit.



VIEW FROM ALLEY/PARKING LOT

ROOF OVERHANG 12" TO MEET ZONING CODE
 NEW TOP FLOOR INSET 16" TO MEET ZONING SETBACK 5'0" SETBACK



VIEW FROM NORTH WEST STREET

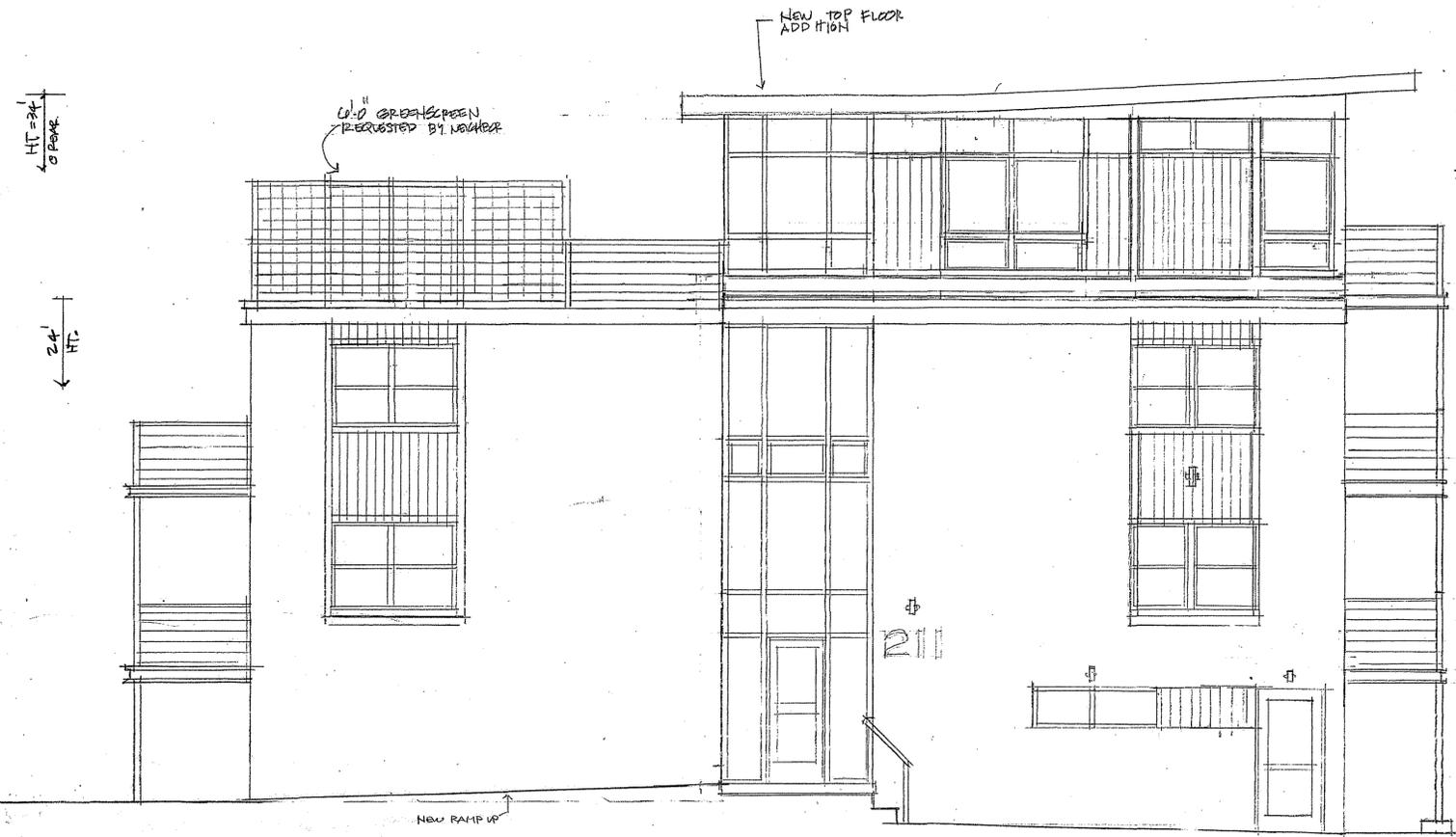
NEW WALL INSET FOR 5'0" ZONING SETBACK

EXIST. 1'0" SETBACK NON-COMPLYING WALL
 NEW BALCONY SET 5'0" TO MEET SETBACK

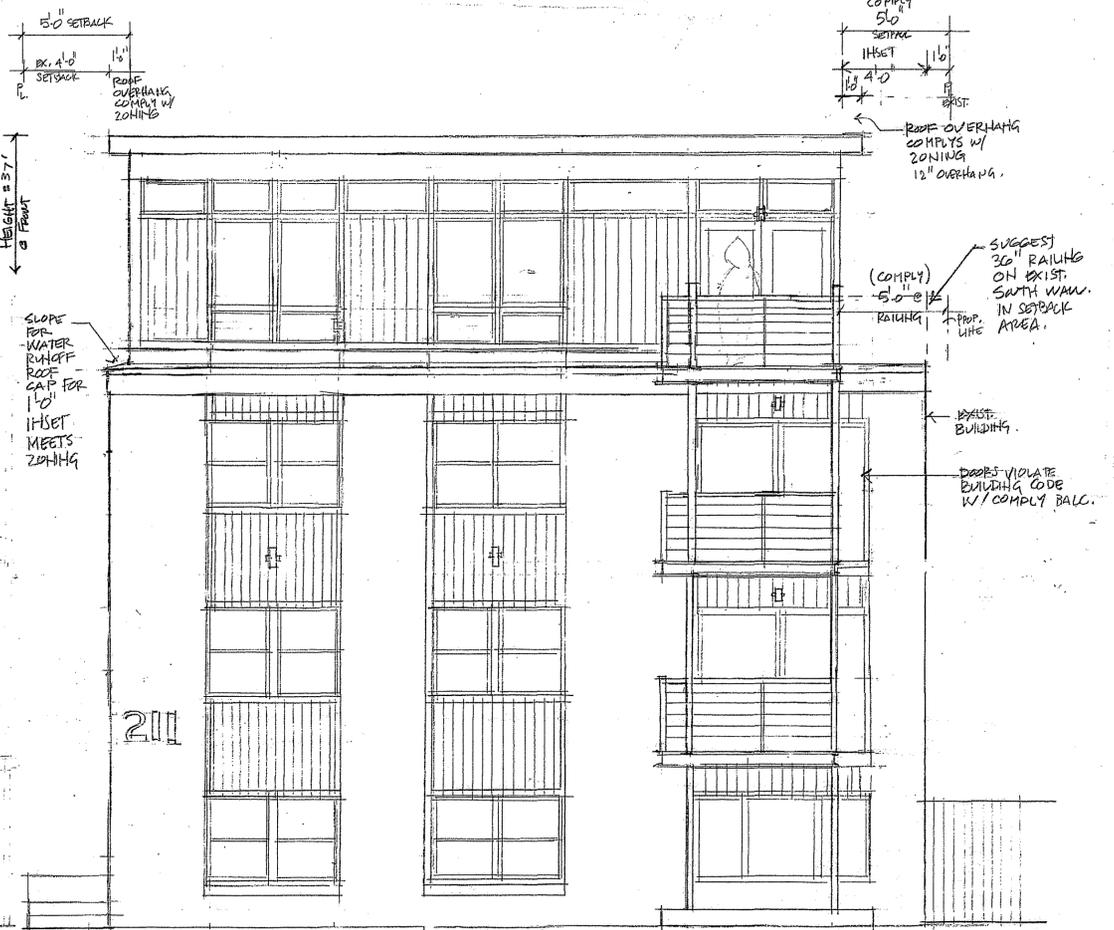
SCHEMATIC #1
 NORTH & WEST ELEVATIONS
 1/4" = 1'0"
 4/15/15 • REV. 7/13/15

GAVER NICHOLS ARCHITECT
 400 THE CITY CENTER, WASHINGTON, DC 20001

GAVER NICHOLS ARCHITECT is a registered professional architect in the State of Virginia. The firm is not responsible for any errors or omissions in this document that may result from the use of this document for any purpose other than that intended by the architect. The user of this document is advised to consult with the architect for any questions or concerns.



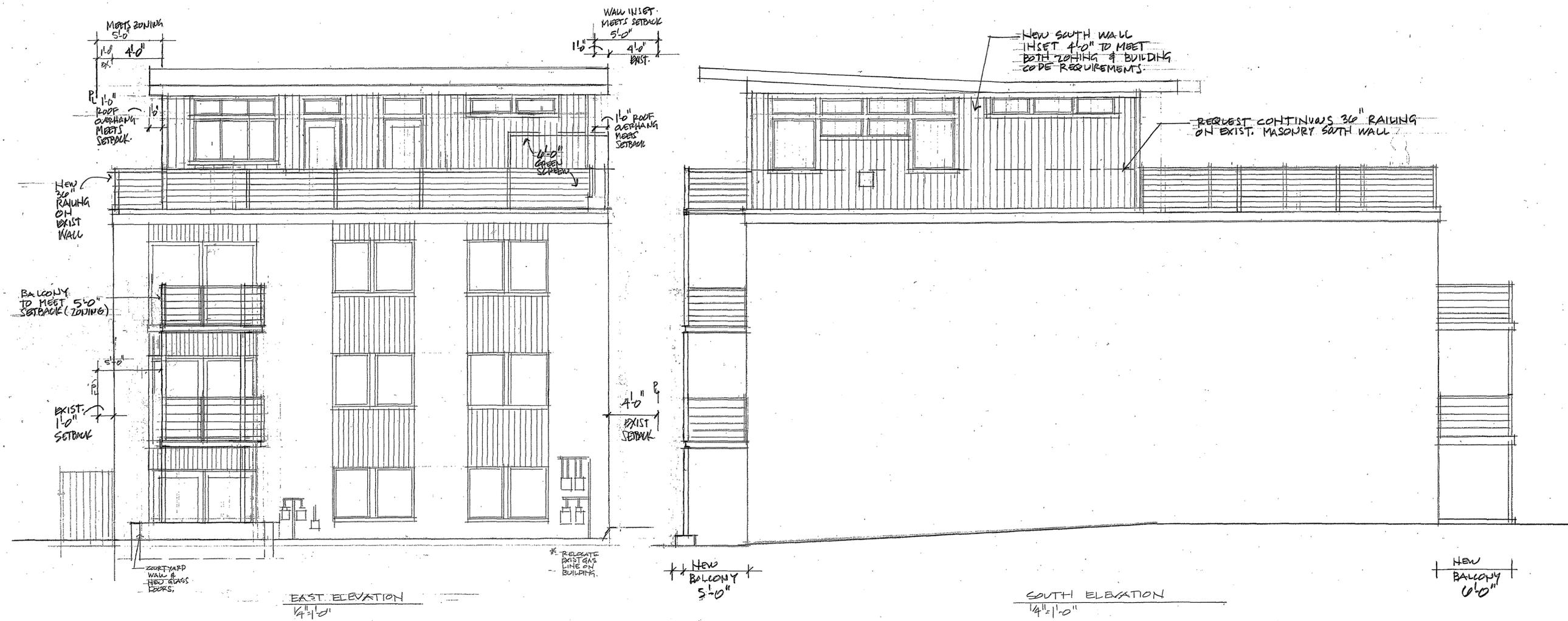
NORTH ELEVATION
 1/4" = 1'0"



WEST ELEVATION
 1/4" = 1'0"

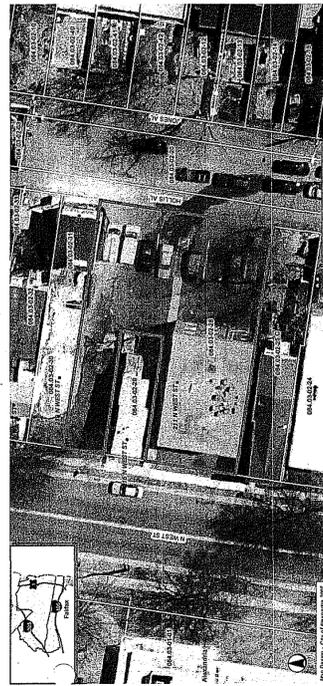
APPLICATION MATERIALS
 BAR2015-00164/00165
 211 N West St
 7/13/2015

211 North West Street
 Alexandria, Virginia



APPLICATION MATERIALS
 BAR2015-00164/00165
 211 N West St
 7/13/2015

211 North West Street
 Alexandria, Virginia



AERIAL VIEW
FROM CITY WEBSITE

SITE DATA

ZONING DATA

INDEX TO DRAWINGS

ZONING CLASSIFICATION: RB ZONE
 F.A.R. 0.75
 LOT SIZE: 7970 sq. ft.

LOT SIZE: 7970 #
 OPEN SPACE REQUIRED: 200 #/UNIT REQ. x 6 = 4800 #
 OPEN SPACE PROPOSED: 4800 #
 FRONT YARD SETBACK: 11' MIN. # REQ.
 REAR YARD SETBACK: 11' MIN. # REQ.
 SIDE YARD SETBACK: 5' MIN. # REQ.

PARKING: OFF STREET PROVIDED
 MIN 8 SPACES PROVIDED

ZONING VARIANCE DATA: * SPECIAL EXCEPTION REQ. FOR SIDE YARDS
 N/A (ADDITIONS SET BACK FOR CODE)

B.A.R. DATA: * REVIEW BY PARKER GRAY HISTORIC B.A.R. REQUIRED

OWNER: 211 WEST LLP
 7959 RICHMOND HWY
 SUITE 111
 ALEXANDRIA, VIRGINIA
 22306

- NORTH & WEST ELEVATIONS A1
- SOUTH & EAST ELEVATIONS A2
- INDEX TO DRAWINGS, ZONING & CODE DATA A3
- FIRST & SECOND FLOOR PLANS A4
- THIRD FLOOR PLAN A5
- FOURTH FLOOR PLAN A6
- ENLARGED KITCHEN PLAN A7
- ENLARGED KITCHEN PLAN A8

- EXISTING CONDITIONS - ELEVATIONS EC1
- EXISTING CONDITIONS - FIRST & SECOND FLOOR PLANS EC2
- EXISTING CONDITIONS - THIRD FLOOR & ROOF PLAN EC3
- EXISTING CONDITIONS - PHOTOGRAPHS EC4

CHESAPEAKE BAY PRESERVATION ACT

CODE DATA

MODEL ENERGY CODE

BUILDING CODE JURISDICTION (CITY, COUNTY): FAIRFAX COUNTY, VIRGINIA
 APPLICABLE CODE: IRC-2012
 OCCUPANCY CLASSIFICATION: MULT-FAMILY
 CONSTRUCTION TYPE: 5B

Virginia Energy Code

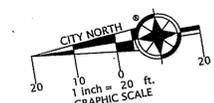
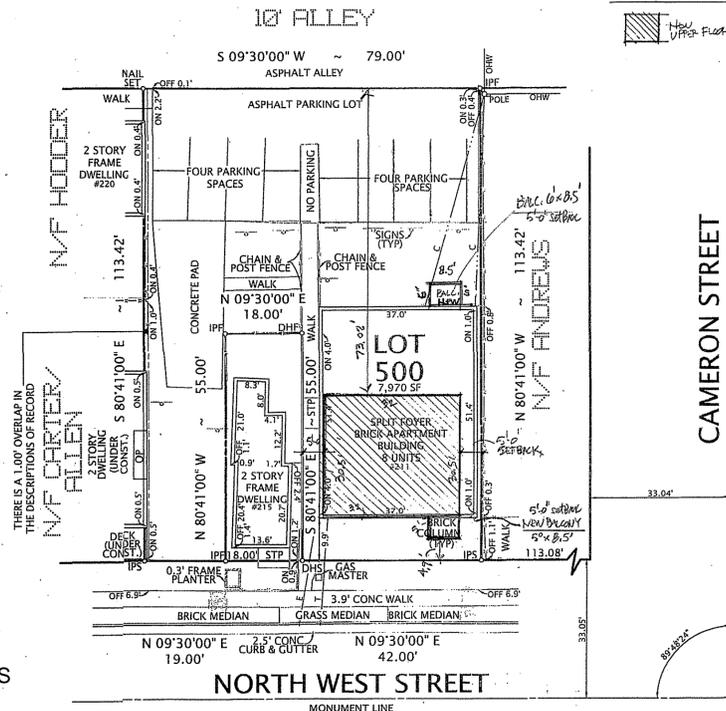
TRADE-OFF WORKSHEET

Compliance by Whole House Performance Approach

Builder Name: _____ Date: _____
 Address: _____
 Submitted By: _____ Phone No: _____
 Building Address: _____
 Legal Description: Lot _____ Section: _____ County: _____
 General Building Description: _____

YOUR HOUSE				CODE HOUSE (Chapter 9 Standard)	
	Insulation R-Value	A Area	System R ₀ Value	R ₀ U ₀ UA	HDD
ROOF/CEILING (Description)					
1. Flat Ceiling (attic)		A	R ₀	=	
2. Cathedral Ceiling		A	R ₀	=	
3. Skylight		A	R ₀	=	Max U ₀
4. Floor Ceiling		A	R ₀	=	A (Total Area)
Subtotal:		A		=	Max UA Allowed
GROSS WALL (Include basement wall area (avg) less than 10% below grade and all basement windows and doors)					
6. Opaque Wall		A	R ₀	=	
7. Opaque Wall		A	R ₀	=	
8. Floor Slab		A	R ₀	=	
9. Floor Slab		A	R ₀	=	
10. Door		A	R ₀	=	
11. Door		A	R ₀	=	
12. Door		A	R ₀	=	
13. Window		A	R ₀	=	
14. Window		A	R ₀	=	
15. Basement Window		A	R ₀	=	Max U ₀ *
16. Other		A	R ₀	=	A (Total Area)
Subtotal (Gross Wall)		A		=	Max UA Allowed
FOUNDATION/FLOOR					
18. Slab Insulation		(Pd)	R	=	UA
19. Slab Insulation		(Pd)	R	=	UA
20. Floor over Unheated Space		A	R ₀	=	UA
21. Crawlspace Wall		A	R ₀	=	UA
22. Basement Wall		A	R ₀	=	UA
TOTAL UA					
UA FROM INSULATION TO BE INSTALLED: Lines 11 + 17 + 18 + 21 + 22 + 23				[Line 20]	
TOTAL UA				MAX UA	
Lines 6 + 7 + 8 + 9 + 10 + 11 + 12 + 13 + 14 + 15 + 16				[Line 16]	

Line 22 (Your House Total) must be less than or equal to line M (Code House Total).



KEY: Hatched area = New Upper Floor

KEY: Hatched area = New Upper Floor

1" = 20'-0"

PLAT
 SHOWING BUILDING LOCATION ON
 LOT 500
 OF A RESUBDIVISION
 OF PROPERTY OF
JUBE B. SHIVER

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

A. Property Information: 211 NORTH WEST STREET, Zone RB
 A1. Street Address: 7970 #
 A2. Lot Area: 7970 sq. ft. x 0.75 = 5977 sq. ft. (Maximum Allowable Floor Area)

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	1902	Stairways**	480
Second Floor	1902	Mechanical**	
Third Floor	1902	Other**	
Porches/ Other		Total Exclusions	480
Total Gross*	5706		

B1. Existing Gross Floor Area* = 5706 Sq. Ft.
 B2. Allowable Floor Exclusions** = 480 Sq. Ft.
 B3. Existing Floor Area minus Exclusions = 5226 Sq. Ft. (Subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	90
First Floor	218	Stairways**	180
Second Floor	0	Mechanical**	170
Third Floor	8	Other**	767
Porches/ Other	154	Total Exclusions	807
Total Gross*	154		

C1. Proposed Gross Floor Area* = 154 Sq. Ft.
 C2. Allowable Floor Exclusions** = 807 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions = 747 Sq. Ft. (Subtract C2 from C1)

D. Existing + Proposed Floor Area
 D1. Total Floor Area (add B3 and C3) = 5973 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) = 5977 Sq. Ft.

F. Open Space Calculations

Existing Open Space	5813 #
Required Open Space	4800 #
Proposed Open Space	6527 #

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.
 Signature: *Samuel Nichols* Architect Date: 7/4/15

APPLICATION MATERIALS
 BAR2015-00164/00165
 211 N West St
 7/13/2015

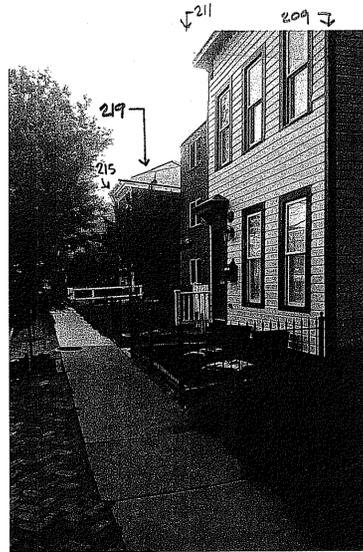
A3

INDEX TO DRAWINGS
 ZONING & CODE DATA
 7/13/15

GAVIER
 NICHOLS
 ARCHITECT
 401 N. 15th St
 Alexandria, VA 22304

211 North West Street
 Alexandria, Virginia

APPLICATION MATERIALS
 BAR2015-00164/00165
 211 N West St
 7/13/2015



STREET VIEW
 NOTE: 219 IS TALLEST
 * 211 IS SETBACK FROM STREET

AVERAGE FRONT YARD SETBACK CALL.

ADDRESS	SETBACK FROM CURB ON N. WEST ST.
237	17.8'
235	19.7'
233	19.7'
231	19.7'
229	19.7'
227	19.7'
225	19.3'
223	15.5'
221	28'
219	23.3'
215	19.2'
* 211	25'
209	15'
205	24.9'
CORNER	14.9'
TOTAL	$296.4' \div 15 = 19.76'$ AVG SET BACK

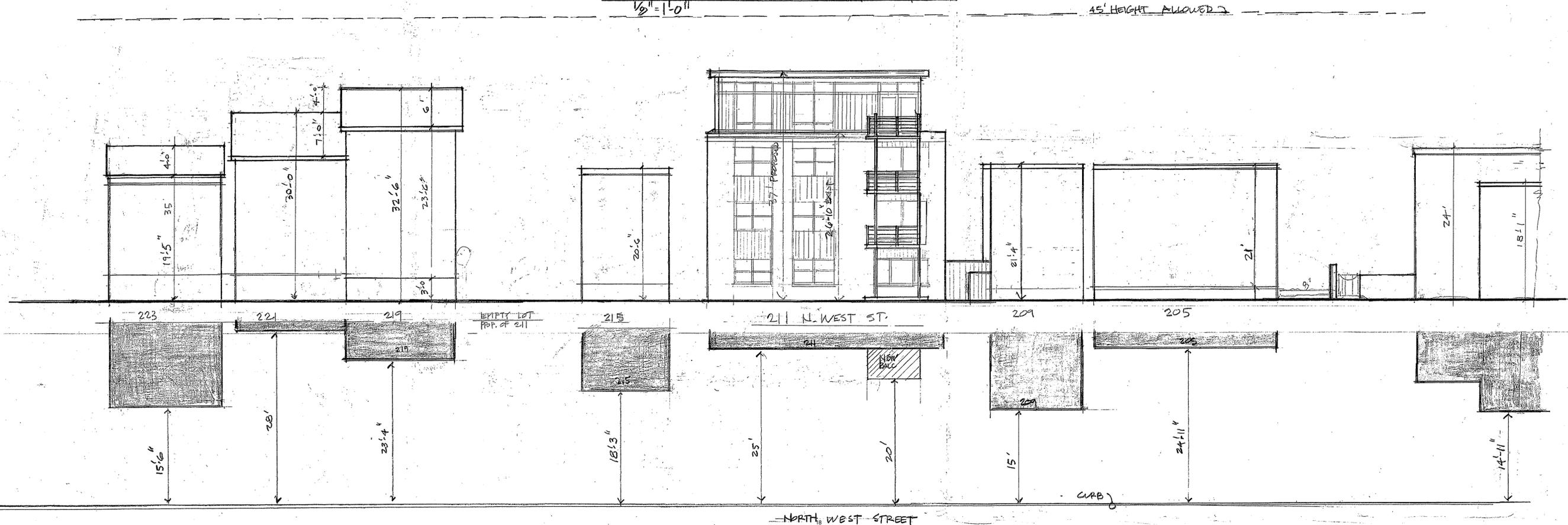
PROPOSED TOP FLOOR IS AT 25'
 PROPOSED FRONT BALCONY IS 20'
 PROPOSED TOP ROOF OVERHANG IS $3'6" = 21'6"$
 OUR ADDITIONS MEET AVERAGE SETBACK

- REVISED SKETCH
1. UPPER ROOF 1'0" OVERHANG - NORTH & SOUTH EAV.
 2. FRONT BALCONY MEET 5'0" SIDE YARD SETBACK
 3. SOUTH WALL ADDITION MEETS 5'0" SETBACK
 4. NORTH WALL ADDITION MEETS 5'0" SETBACK
 5. FRONT NUMBERS - MOUNTED TO WEST WALL



VIEW FROM NORTH WEST STREET

STREET HEIGHT & SETBACK SKETCH



A7

STREET HEIGHT
 CONTEXT
 7/13/15 RBV.

GAVEN
 NICHOLS
 ARCHITECT
 AN AFFILIATE OF THE FIRM OF ARCHITECTS

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211 North West Street
 Alexandria, Virginia

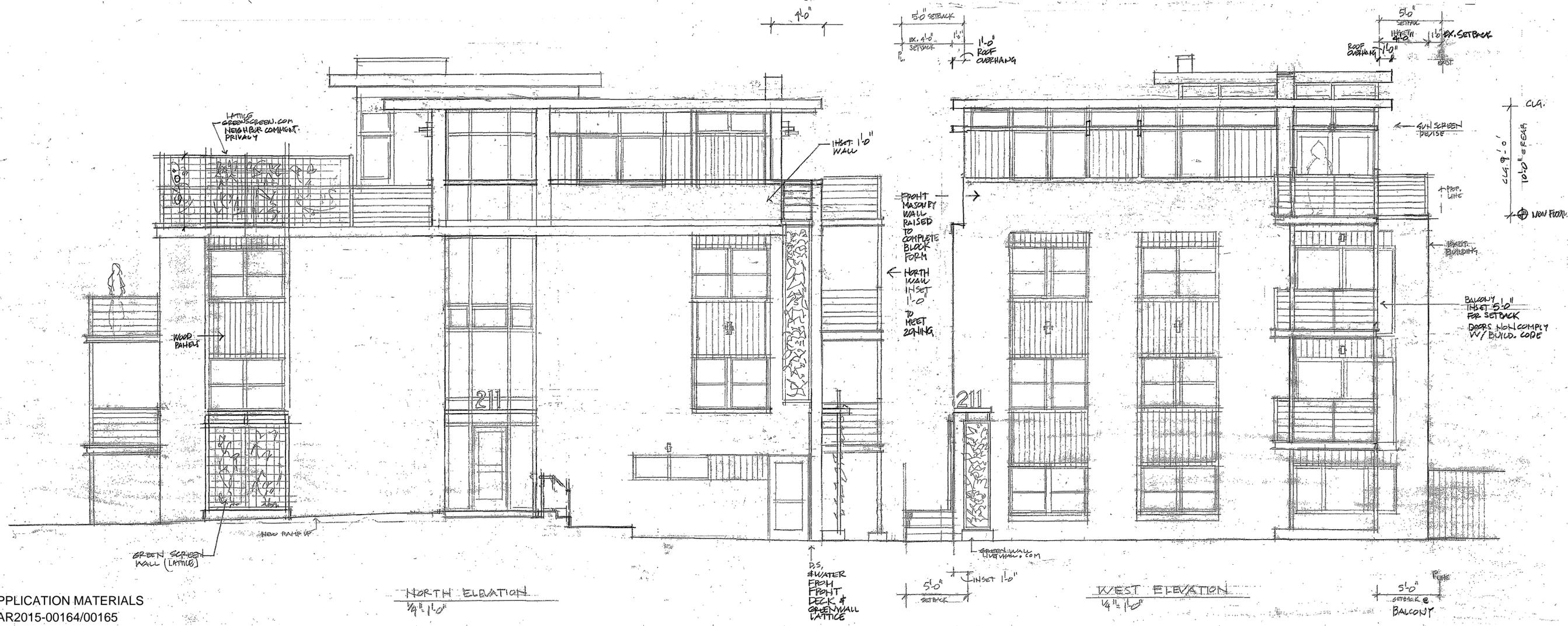
PROJECT DESCRIPTION
 The design involves the renovation with additions
 To an existing brick apartment structure .
 Design goals are to create a more modern form
 And provide usable features including decks,
 rooftop terraces and a new owners unit .

A1.1

SCHMATIC # 2
 NORTH & WEST
 ELEVATIONS
 4/1/15
 Rev. 7/15/15

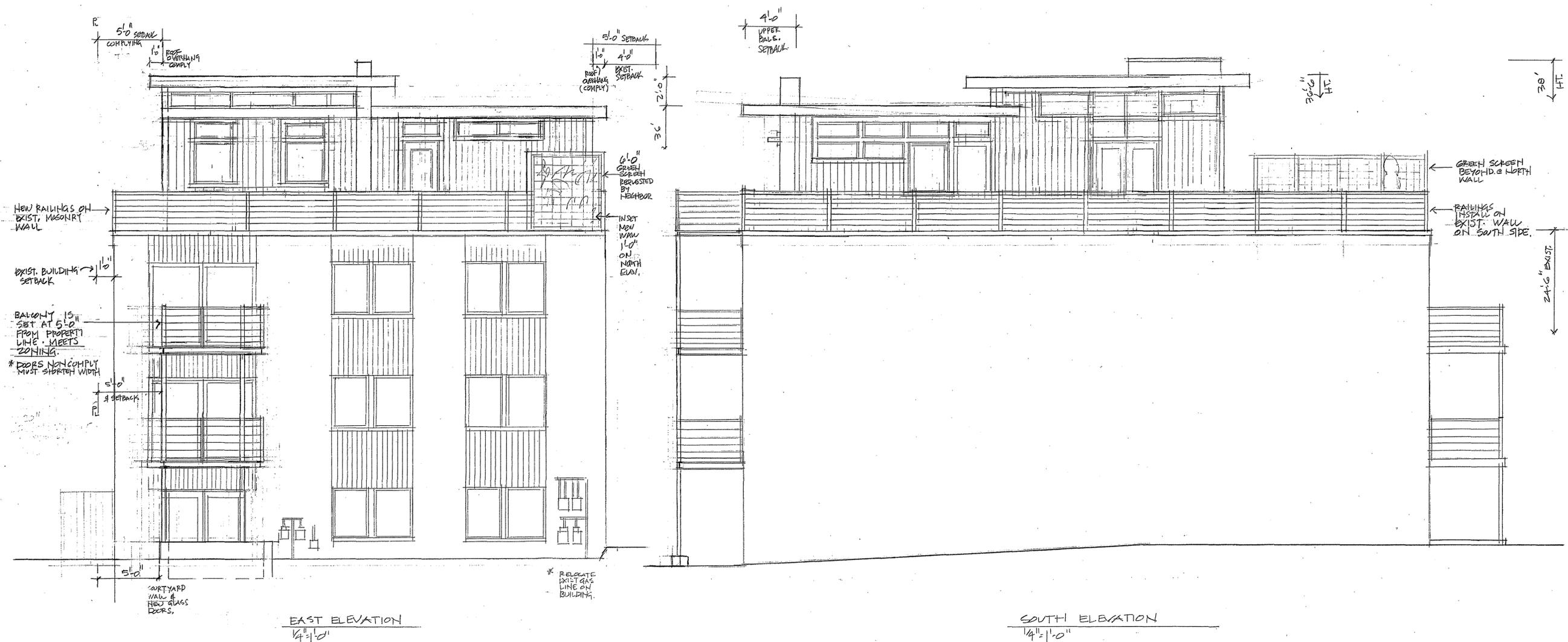
**GAVEN
 NICHOLS
 ARCHITECT**
 ARCHITECTS
 1000 COMMONWEALTH BLVD. SUITE 100
 ALEXANDRIA, VA 22304
 TEL: 703.835.1100
 WWW.GAVENNICHOLSARCHITECTS.COM

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APPLICATION MATERIALS
 BAR2015-00164/00165
 211 N West St
 7/13/2015

211 North West Street
 Alexandria, Virginia



APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
7/13/2015

211 North West Street
Alexandria, Virginia

ADDRESS OF PROJECT: 211 NORTH WEST STREET ALEX. VA.

TAX MAP AND PARCEL: 064.03-02-28 ZONING: RB

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 DEK AREA.
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: 211 WEST LLC. JUBE SHILVER PRIN.

Address: 7959 RICHMOND HIGHWAY.

City: ALEX. State: VA Zip: 22304.

Phone: 703 836 5209 E-mail: GN ARCHITEL@aol.com

Authorized Agent (if applicable): Attorney Architect

Name: SAVER NICHOLS ARCHITECT Phone: 703 836-5209

E-mail: GNARCHITEL@aol.com

Legal Property Owner:

Name: 211 WEST LLC.

Address: 7959 RICHMOND HIGHWAY

City: ALEX. State: VA Zip: 22304

Phone: SAME E-mail: SAME

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

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

NATURE OF PROPOSED WORK: Please check all that apply

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: Please check all that apply.
 - awning
 - fence, gate or garden wall
 - HVAC equipment
 - shutters
 - doors
 - windows
 - siding
 - shed
 - lighting
 - pergola/trellis
 - painting unpainted masonry
 - other
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

* ADDITION & RENOVATION TO EXISTING APARTMENT STRUCTURE

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

THE PROJECT AND DESIGN INVOLVES THE RENOVATION WITH ADDITIONS TO AN EXISTING BRICK APARTMENT STRUCTURE. DESIGN GOALS ARE TO CREATE A MORE MODERN FORM AND PROVIDE USABLE FEATURES INCLUDING DECKS, ROOFTOP TERRACES AND A NEW OWNER'S UNIT.

THE BUILDING ALSO IS SITED ON A TIGHT LOT AND HAS REQUIREMENTS FROM BOTH A ZONING SETBACK PERSPECTIVE AND BUILDING CODE PERSPECTIVE.

OUR DESIGN ORIGINATES AS A RESPONSE TO THE NEWLY CONSTRUCTED SCHOOL ACROSS WEST STREET FROM OUR PROPERTY.

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. ADDITION OF PARTIAL 3RD FLOOR ABOVE CANOE
- 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. *WE SEEK BAR BOARD INPUT.*
- 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.

- ← SEE ADDITIONS ↑ 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: *Gaver Nichols Architect*
Printed Name: GAVER NICHOLS, ARCHITECT
Date: 5/19/15

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.	JUDE SHIVER	7959 RICHMOND HIGHWAY ALEX. VA. 22306	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 211 NORTH WEST STREET ALEX. VA. (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.	211 WEST LLC	7959 RICHMOND HIGHWAY ALEX. VA. 22306	100%
2.			
3.			

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.	N/A		
2.	N/A		
3.	N/A		

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.

5/19/15
Date
BAUER NICHOLS ARCHITECT
Printed Name
[Signature]
Signature