

**ISSUE:** Permit to Demolish/Capsulate (partial), Certificate of Appropriateness for addition and alterations

**APPLICANT:** Paul O’Sullivan

**LOCATION:** Old and Historic Alexandria District  
333 Green Street

**ZONE:** RM/Residential Townhouse Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition and alterations with the condition that the applicant confirm that the matte finish siding is also smooth/grain-free finish when applying for a building permit.

**MARCH 16, 2023, MINUTES**

**BOARD ACTION:** By unanimous consent, the Board of Architectural Review accepted the request for the deferral of BAR #2023-00074 and BAR #2023-00083.

**REASON**

The Board felt that the proposed addition was too tall and did not harmonize with the existing structure.

**SPEAKERS**

Paul O’Sullivan, architect/owner, presented the project and was available for questions.

Teft Smith, 870 S. Royal St., was concerned with the proposed design and supported the request for deferral.

Elaine Johnston, 831 S. Fairfax St., spoke in opposition and stated that the addition will detract from the historic surrounding.

Gail Rothrock, Historic Alexandria Foundation, spoke in opposition and stated that the addition was incompatible.

Yvonne Callahan, 735 S. Lee St., spoke in opposition and stated that addition is too tall and detracts from original portion.

Steve Milone, Old Town Civic Association, spoke in opposition and stated that that addition isn’t compatible with section 10-105 of the zoning ordinance.

**DISCUSSION**

Mr. Spencer requested verification that Zoning had approved the proposal.

Mr. Scott noted that the proposed height is too tall and stated that modern additions could be effective. He also questioned if the existing and proposed addition could become harmonious.

Mr. Adams agreed with previous comments and the original portion should stand as dominant feature. He also stated that shading devices are not appropriate.

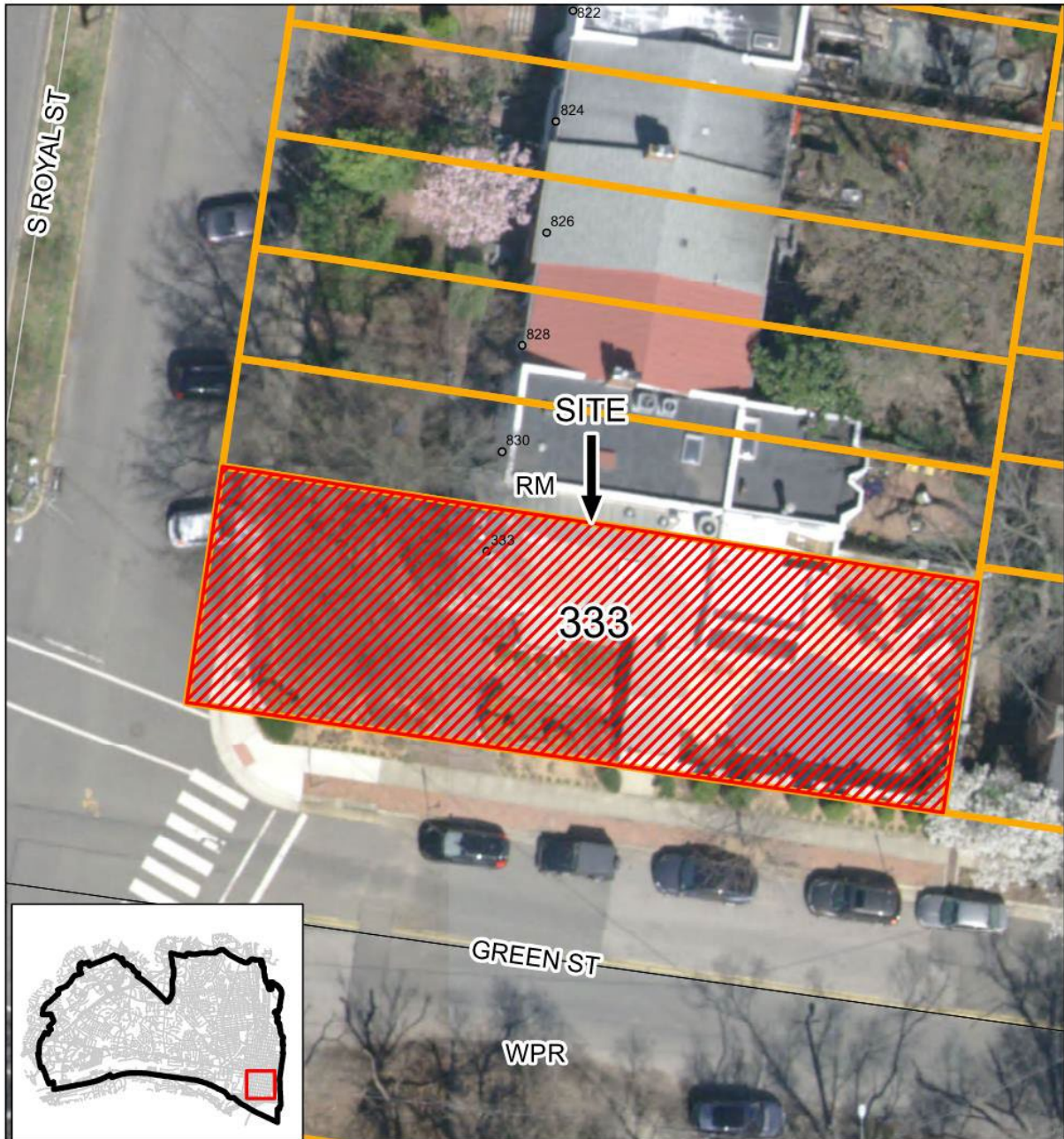
Ms. del Ninno stated that the massing should be pushed back, and the addition should be integrated into the other additions.

Ms. Sennott would like an additional study.

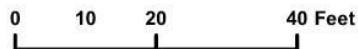
Mr. Spencer stated that the entire addition should be holistic, and the proposed addition detracts from the original portion of the house.

**GENERAL NOTES TO THE APPLICANT**

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**BAR #2023-00074 & BAR #2023-00083**  
**333 Green Street**



**Note:** Staff coupled the applications for a Permit to Demolish (BAR2023-00083) and Certificate of Appropriateness (BAR2023-00074) for clarity and brevity. The Permit to Demolish requires a roll call vote.

### **UPDATE**

The submission is returning to the Board after being deferred at the March 16, 2023, public hearing. The overall height of the addition was lowered by  $\pm 7$  inches to address the Board's concerns. To reduce the perceived mass of the proposed addition the thickness, length, and depth of the sunshades were adjusted. The south extension was reduced by 8 inches and the east extension was increased by 8 inches. A light cladding color consistent with the main block of the subject property has replaced the originally proposed dark cladding on the third story. The Board was concerned that the dark cladding made the building feel heavy, the lighter cladding will reduce the perceived mass of the proposed addition. The full-height corner window on the proposed addition was shortened and is now in-line with the adjacent windows. Lastly, the size of the third-story windows is now the same as the second-story windows.



Photo 1: Original Submission (March 16, 2023)



Photo 2: Current Submission (May 2, 2024)

### **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to enclose the existing roof deck and exterior access stairs over the east side of the property to create a third-story addition, as well as alterations, at 333 Green Street.

The application also includes the following alterations which comply with the BAR Policy for Administrative Approval: in-kind replacement of the standing seam metal roof and relocation of existing rooftop HVAC compressor.

#### **Site context**

The subject property is located across from Jones Point Park.

### **II. HISTORY**

According to the City's real estate records, the townhouse at 333 Green Street was constructed as part of the Yates Garden subdivision circa **1952**. It was originally a two-bay, two-story painted brick end unit townhouse; a 1982 addition greatly enlarged it. From 1966 to 1983, the Board

approved several alterations for the property including an addition, a pool, skylight, window alterations and a new portico and stoop.

*Previous BAR Approvals*

- BAR2016-00357      Staff administrative approved the replacement of a door (8/11/2018).
- BAR2012-00074      Administrative approval to replace two windows (03/21/2012).
- BAR2010-00284      The Board approved replacement windows (10/20/2010).
- April 21, 1982      Board approval of an addition.
- June 1, 1983      Board approval of new stoop, porch canopy and railing; relocate front door.
- Nov 7, 1979      Board approval of an addition, subject to the submission of details.
- Aug 17, 1977      Board approval to install a skylight and alter windows.

**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) which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</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?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design,	No

	educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	
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The analysis of the standards indicated above relate only to the portions of the roof area and wall area proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated.

Certificate of Appropriateness

Staff has no objection to the proposed addition and alterations. The *Design Guidelines* states that an approach to a design for a residential addition is one which creates a distinct yet compatible contrast with the original building through the use of differing materials, colors, and abstraction of the principal design elements of the original building.

The proposed rooftop addition will be 9' - 4" in height and constructed over the existing addition. The overall height will increase to 32'-2 1/2", which is still below RM zone's maximum permitted height of 35 feet. The *Design Guidelines* state that the significant architectural character of the house and blockface must be preserved. The applicant has provided additional viewpoints of the blockface to show the relationship between the proposed addition and the neighboring properties. Photo 3 highlights the slope of the road and shows that the height of the proposed addition will be comparable to the height of the surrounding properties.



**Photo 3: View of the southwest corner of Green St. and S. Royal St.**

The applicant is proposing to use an engineered stone panel rain screen siding with a matte finish on the addition. The use of smooth/grain-free finish siding on later buildings and additions, is a method used to distinguish these buildings from early buildings. Staff has no objection to the

siding, as it is a solid core material. However, staff recommends that the applicant confirm that the matte finish siding is also smooth/grain-free finish when applying for a building permit.

While the addition will be visible, it does not obscure, or dilute the architectural importance of the original structure. The reduction in height, adjustments to the sunshades, siding material and window design addresses the concerns of the Board and public. Additionally, the updated design allows the addition to further read as a secondary building on the site. With the condition noted above, staff recommends approval of the proposed addition and alterations.

**STAFF**

Amirah Lane, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**III. CITY DEPARTMENT COMMENTS**

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

**Zoning**

C-1 Proposed roof replacement and third floor addition will comply with zoning.

C-2 Submit updated staff updated FAR Sheet when applying for building permits.

**Code Administration**

C-1 Building permit is required for review.

**Transportation and Environmental Services**

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 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)

F-1 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)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- 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 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 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-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

#### **Alexandria Archaeology**

- F-1 No archaeology comments.

#### **V. ATTACHMENTS**

1 – *Supplemental Materials*

2 – *Application for BAR2023-00083 & BAR2023-00074 B: 333 Green Street*

3 – *[Staff report](#) from March 16, 2023 public hearing*



ADDRESS OF PROJECT: 333 Green St., Alexandria, VA 22314

DISTRICT:  Old & Historic Alexandria  Parker – Gray  100 Year Old Building

TAX MAP AND PARCEL: map = 080.04, PID 080.04-15-16 ZONING: RM

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: Paul O'Sullivan

Address: 333 Green St.

City: Alexandria State: VA Zip: 22314

Phone: 703-309-9828 E-mail: os.designbuild@gmail.com

Authorized Agent (if applicable):  Attorney  Architect  \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

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

**Legal Property Owner:**

Name: Amy & Paul O'Sullivan

Address: 333 Green St.

City: Alexandria State: VA Zip: 22314

Phone: 703-309-9828 E-mail: os.designbuild@gmail.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).*

See attached for description of proposed work

**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.

**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.*

- 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.

## **DESCRIPTION OF PROPOSED WORK**

### **ROOF:**

- Demo existing standing seam metal roof (main roof, portico and attached storage)
- Relocation of existing rooftop HVAC compressor
- Install existing standing seam metal roof with standing seam metal roof (main roof, portico and attached storage)
- Modify existing roof line at existing, ground level, attached storage with standing seam metal roof

### **3RD FLOOR:**

- Enclose existing exterior roof deck and associated existing roof deck exterior access stair over the East side of the house.
- Demo existing roof deck membrane and sloped insulation
- Demo existing rooftop guard rail system
- Selectively demolish brick as required to lower window sill to appropriate height
- Demo existing standing seam roof between existing original structure and existing 1980's addition
- Enclosed roof deck and access stair to allow conditioned space with the rest of the residence.
- Exterior materials to enclose addition shall be engineered stone panels
- Exterior trim to be brake metal to match proposed roof
- Roof over addition shall be low sloped with a membrane (TPO or liquid applied)
- Operable windows throughout (5 ganged windows to align with windows at 2nd floor)

### **2ND FLOOR:**

- Replace existing, non-thermally broken storefront 5 ganged windows with 5 ganged aluminum clad windows
- Infill (tooth-in) brick where applicable to match existing adjacent

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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 revised materials.

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: Paul J. O'Sullivan

Printed Name: Paul O'Sullivan

Date: 04-02-2024

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Paul O'Sullivan	333 Green St., Alexandria, VA 22314	50%
2. Amy O'Sullivan	333 Green St., Alexandria, VA 22314	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 333 Green St., Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Paul O'Sullivan	333 Green St., Alexandria, VA 22314	50%
2. Amy O'Sullivan	333 Green St., Alexandria, VA 22314	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.		
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.

04-02-2024 \_\_\_\_\_ Paul O'Sullivan \_\_\_\_\_  
 Date Printed Name Signature



# Department of Planning & Zoning

## Floor Area Ratio and Open Space Calculations

B

### A. Property Information

A1.  Street Address      RM  Zone

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

### B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text" value="938.00"/>	Basement**	<input type="text" value="938.00"/>	B1. <input type="text" value="3,785.00"/> Sq. Ft.
First Floor	<input type="text" value="1,352.00"/>	Stairways**	<input type="text" value="107.00"/>	Existing Gross Floor Area*
Second Floor	<input type="text" value="1,122.00"/>	Mechanical**	<input type="text" value=""/>	B2. <input type="text" value="1,582.00"/> Sq. Ft.
Third Floor	<input type="text" value="0.00"/>	Attic less than 7'***	<input type="text" value="373.00"/>	Allowable Floor Exclusions**
Attic	<input type="text" value="373.00"/>	Porches**	<input type="text" value=""/>	B3. <input type="text" value="2,203.00"/> Sq. Ft.
Porches	<input type="text" value=""/>	Balcony/Deck**	<input type="text" value=""/>	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	<input type="text" value=""/>	Lavatory***	<input type="text" value="95.00"/>	
Lavatory***	<input type="text" value=""/>	Other**	<input type="text" value="43.00"/>	
Other**	<input type="text" value=""/>	Other**	<input type="text" value="26.00"/>	
<b>B1. <u>Total Gross</u></b>	<input type="text" value="3,785.00"/>	<b>B2. <u>Total Exclusions</u></b>	<input type="text" value="1,582.00"/>	

**Comments for Existing Gross Floor Area**

### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text" value=""/>	Basement**	<input type="text" value=""/>	C1. <input type="text" value="825.00"/> Sq. Ft.
First Floor	<input type="text" value="109.00"/>	Stairways**	<input type="text" value="66.00"/>	Proposed Gross Floor Area*
Second Floor	<input type="text" value="109.00"/>	Mechanical**	<input type="text" value=""/>	C2. <input type="text" value="115.00"/> Sq. Ft.
Third Floor	<input type="text" value="607.00"/>	Attic less than 7'***	<input type="text" value=""/>	Allowable Floor Exclusions**
Attic	<input type="text" value=""/>	Porches**	<input type="text" value=""/>	C3. <input type="text" value="710.00"/> Sq. Ft.
Porches	<input type="text" value=""/>	Balcony/Deck**	<input type="text" value=""/>	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	<input type="text" value=""/>	Lavatory***	<input type="text" value="49.00"/>	
Lavatory***	<input type="text" value=""/>	Other**	<input type="text" value=""/>	
Other	<input type="text" value=""/>	Other**	<input type="text" value=""/>	
<b>C1. <u>Total Gross</u></b>	<input type="text" value="825.00"/>	<b>C2. <u>Total Exclusions</u></b>	<input type="text" value="115.00"/>	

### Notes

\*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

### D. Total Floor Area

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

D2.  Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

### E. Open Space (RA & RB Zones)

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

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

Signature: Paul J. O'Neil

Date: 04-02-2024

FAR calculations for		333 Green St., Alexandria, VA 22314				
ZONE RM (Residential Medium)						
Total Lot area 4,787 sf						
FAR allowed for RM 1.50						
Max Allowable floor area 7180.50 sf						
<b>EXISTING GROSS FLOOR AREA</b>						
	Existing Gross Floor Area (SF)	Allowable Exclusion (SF)	Exclusion Justification	Exclusion breakout per City of Alexandria FAR form. (See adjacent for breakout of exclusions per floor)		
Basement	938	938	Ceiling of basement is < 4'-0" from average finish grade, also includes stairs to Basement	Basement	938	
First Floor	1,352	105	Front Portico = 43 sf Stairs with intermediate landing = 62 sf	Stairways	107	
Second Floor	1,122	140	1 lav = 45 sf 1 lav = 50 (max allowable) sf Stairs with intermediate landing = 45 sf	Mechanical	0	
Third Floor	0			Attic Less than 7	373	
Attic	373	373	entire sloped ceiling < 7'-0" from finished floor	Porches	43	
Porches				Balcony/Deckj		
Balcony/Deck				Lavatory	95	
Lavatory				Other		
Other				Other		
Other						
Totals	3,785	1,556		Totals	1,556	
<b>Existing Floor Area Minus Exclusions</b>	<b>2,229</b>					
<b>PROPOSED GROSS AREA</b>						
	Proposed Gross Floor Area (SF)	Allowable Exclusion (SF)	Exclusion Justification	Exclusion breakout per City of Alexandria FAR form. (See adjacent for breakout of exclusions per floor)		
Basement	938	938	Ceiling of basement is < 4'-0" from average finish grade, also includes stairs to	Basement	938	
First Floor	1,446	105	Front Portico = 43 sf Stairs with intermediate landing = 62	Stairways	173	
Second Floor	1,216	154	1 lav = 45 sf 1 lav = 50 (max allowable) sf Stairs with intermediate landing (including new interior access to 2nd floor = 59 sf	Mechanical		
Third Floor	563	101	Stairs with intermediate landing = 52 sf	Attic Less than 7	373	
Attic	373	373	entire sloped ceiling < 7'-0" from finished floor	Porches		
Porches				Balcony/Deckj		
Balcony/Deck				Lavatory	144	
Lavatory				Other (Portico)	43	
Other				Other		
Other						
Totals	4,536	1,671		Totals	1,671	
<b>Existing Floor Area Minus Exclusions</b>	<b>2,865</b>					
<p>NOTES:</p> <p>*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.</p> <p>** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.</p> <p>***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.</p>						



## Demo Calcs

Project: 333 Green St.  
Date: 4/2/2024

\*\*\*Note: All SF is based on plan view area takeoffs\*\*

1ST Floor Demo	
Square feet	LOCATION
150	Gabled standing seam metal roof replacement at storage on grade
12	Brick at storage on grade
<b>Roof Level total</b>	<b>162</b>

2ND Floor Demo	
Square feet	LOCATION
16	Storefront window
5	Window at stair tower
28	Hipped standing seam metal roof for replacement
<b>2nd Floor total</b>	<b>49</b>

ROOF Level Demo	
Square feet	LOCATION
664	Hipped standing seam metal roof for replacement
63	interstitial TPO membrane roof between hip and roof deck (to be enclosed by addition)
13	Standing seam metal at 1980's addition
260	Roof deck including stair (to be enclosed by addition)
59	Brick Parapet
8	Precase between sloped windows at 2nd floor 5 ganged windows
56	At sloped windows at 2nd floor
47	
<b>Roof Level total</b>	<b>1170</b>

<b>Total GROSS</b>	
<b>Demo</b>	<b>1381 SQUARE FEET</b>

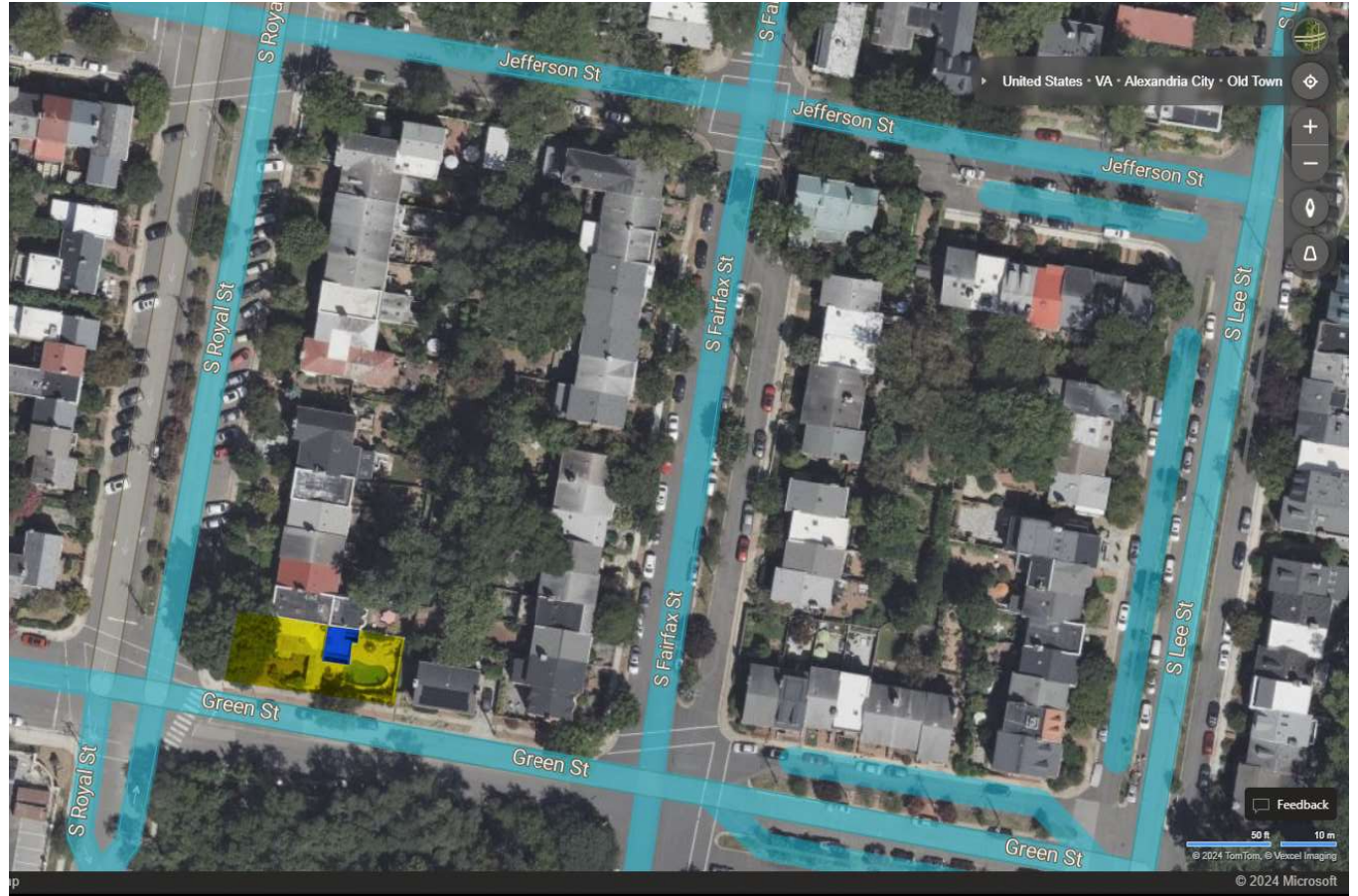
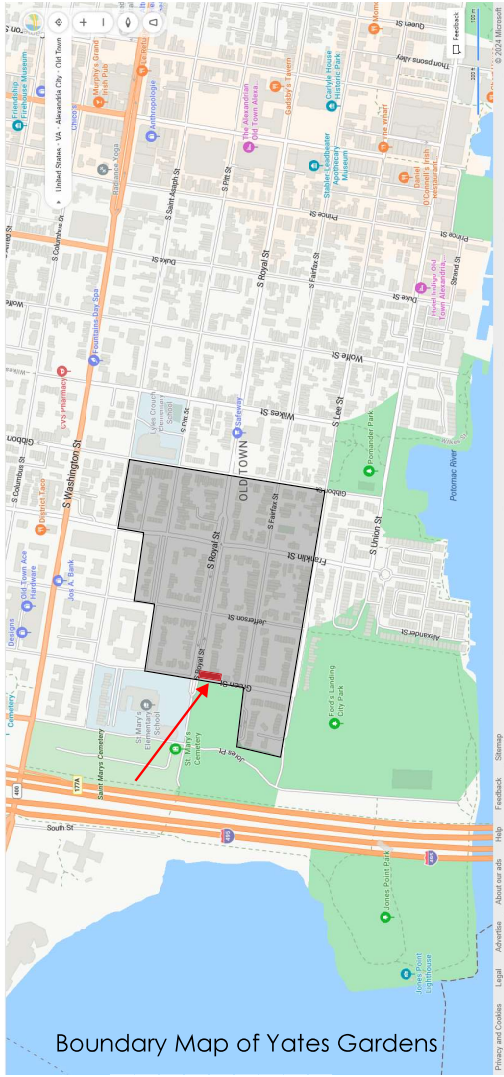
# 333 Green Street Addition

Alexandria Board of Architectural Review Package

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333 green st.  
alexandria, va 22314  
703.309.9828



Aerial Map

OS Design-Build, LLC.

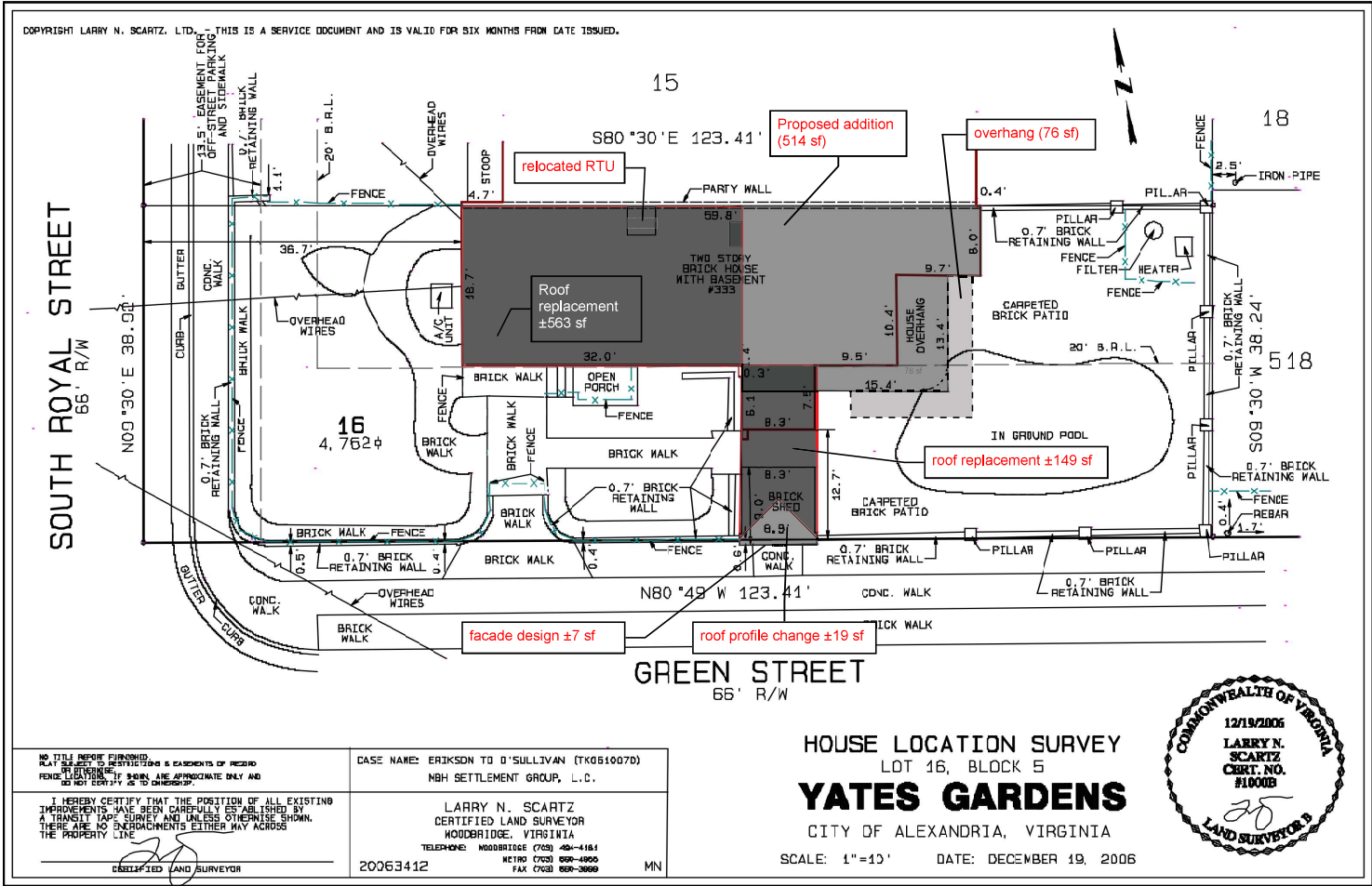
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BOUNDARY & AERIAL MAP

A1



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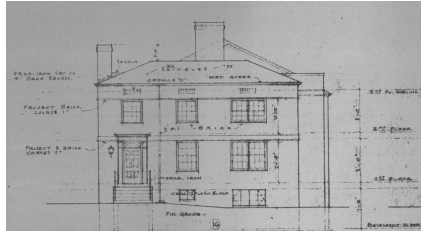
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SURVEY PLAT WITH AREA OF WORK

A2

September 26, 1952  
original



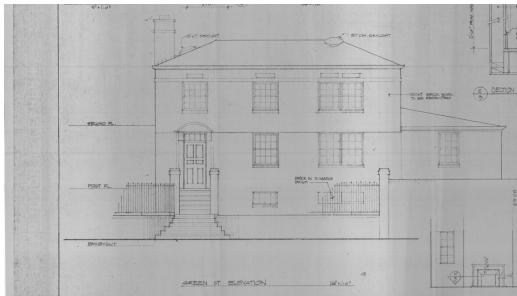
South Elevation



West Elevation

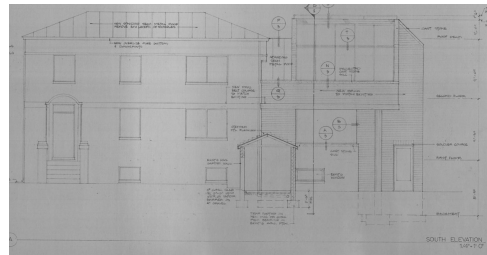
333 Green St.

August 5, 1977  
addition/renovation

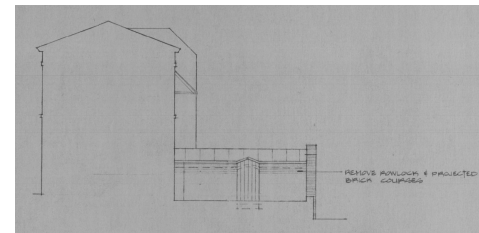


South Elevation

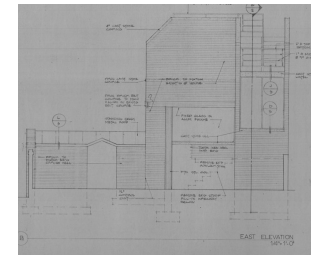
July 29, 1982  
addition/renovation



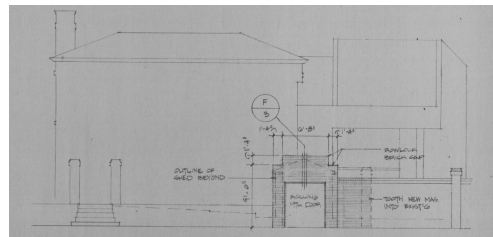
South Elevation



West Elevation



East Elevation



South Elevation @ Garage

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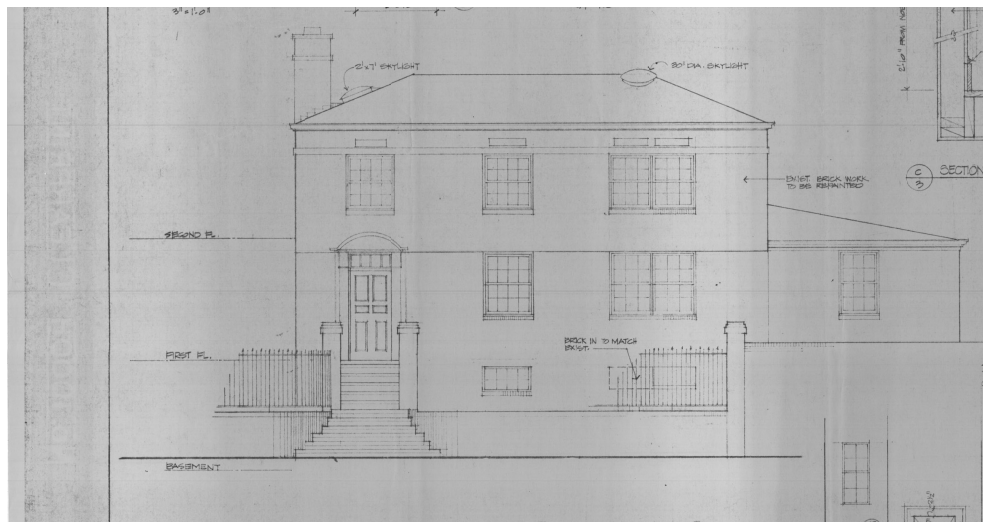
HISTORIC ELEVATIONS

NOT TO SCALE

A3

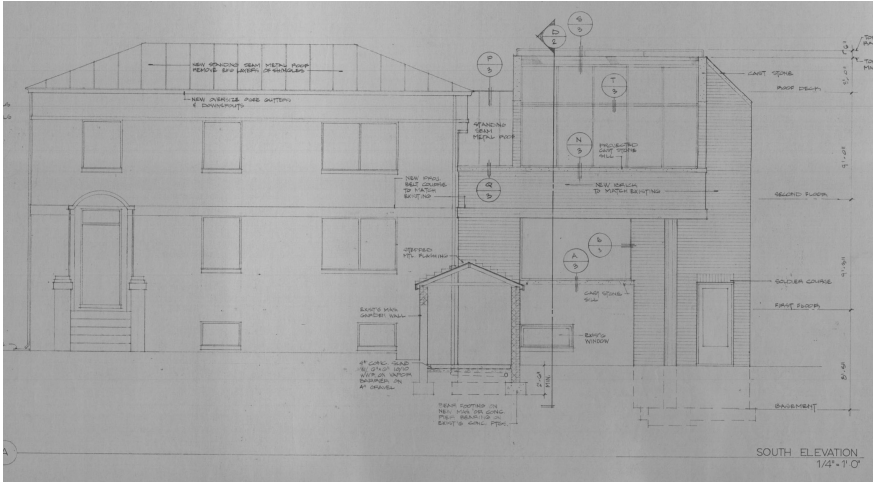


August 5, 1977  
addition/renovation

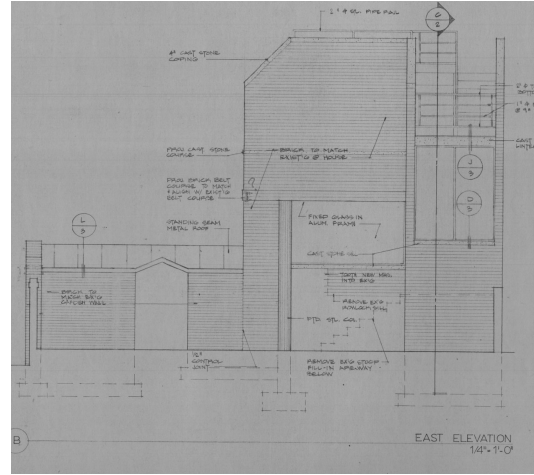


South Elevation



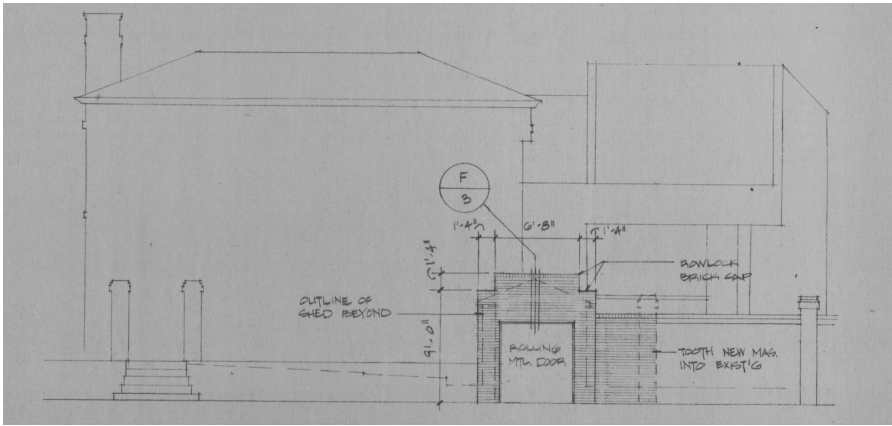
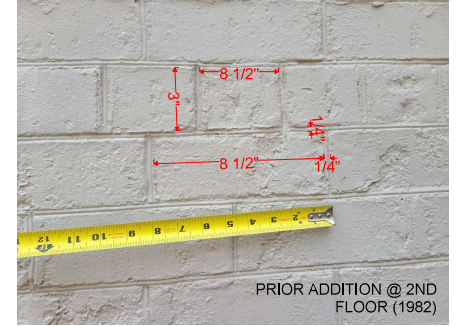


South Elevation

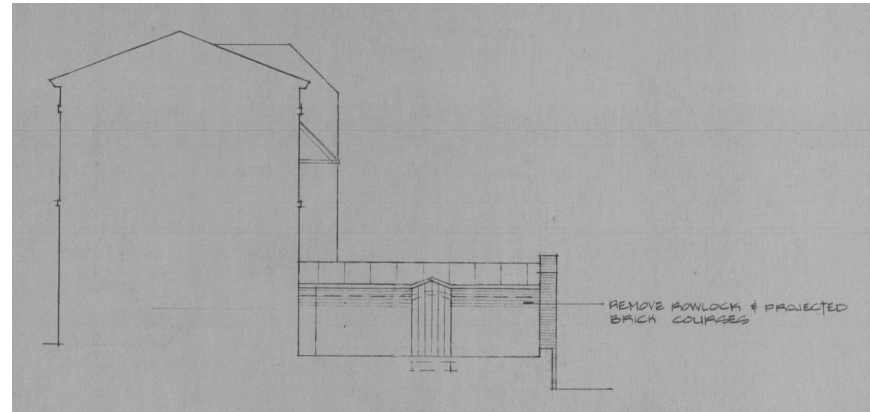


East Elevation

July 29, 1982  
addition/renovation



South Elevation @ Garage



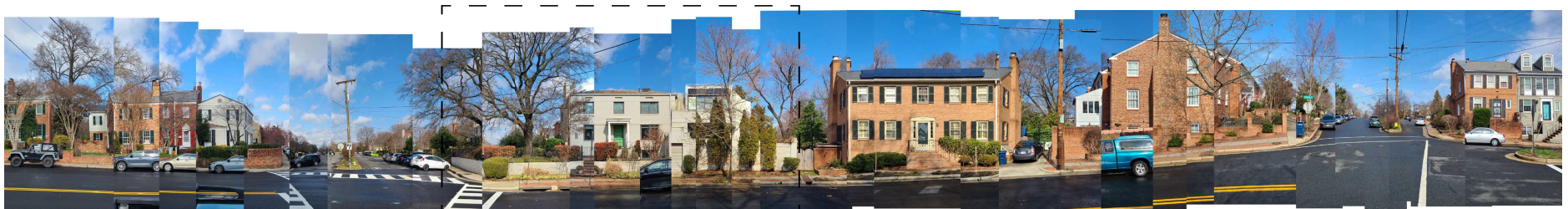
West Elevation





Existing Streetscape @ Royal Street

333 Green St.



333 Green St.

Existing Streetscape @ Green Street



East facade @ Alley



South facade @ Green Street



West facade @ Royal Street

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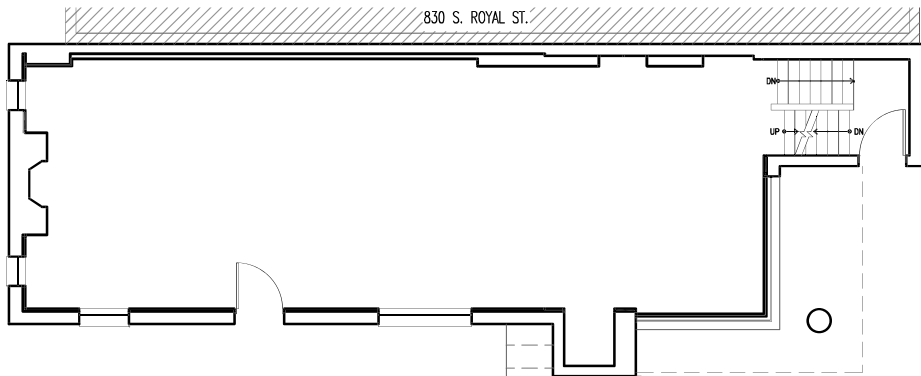
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EXISTING CONTEXT (IMAGES)

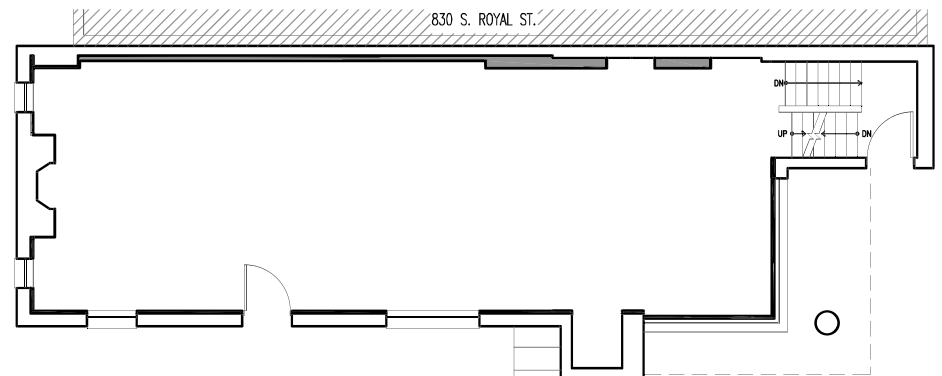
A7



### 1ST FLOOR PLAN (DEMO)

A1

SCALE: 1/8"=1'-0"

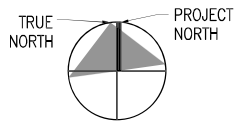
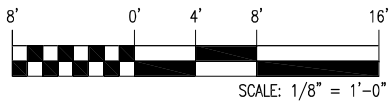


### 1ST FLOOR PLAN (PROPOSED)

A2

SCALE: 1/8"=1'-0"

D# PROPOSED DEMO PLAN KEYNOTES	# PROPOSED PLAN KEYNOTES
D1. DEMO EXISTING GUARDRAIL	1. MECHANICAL ROOF TOP UNIT
D2. SALVAGE EXISTING RTU FOR REUSE	2. STANDING SEAM METAL ROOF
D3. DEMO EXISTING STANDING SEAM METAL ROOF	3. MEMBRANE ROOF
D4. DEMO EXISTING STOREFRONT SYSTEM	4. GLAZING
D5. DEMO EXISTING EXTERIOR DOOR	5. ROOF CRICKET
D6. DEMO EXISTING MEMBRANE ROOF	6. ROOF SCUPPER
D7. SELECTIVELY DEMO EXISTING BRICK	7. BRICK



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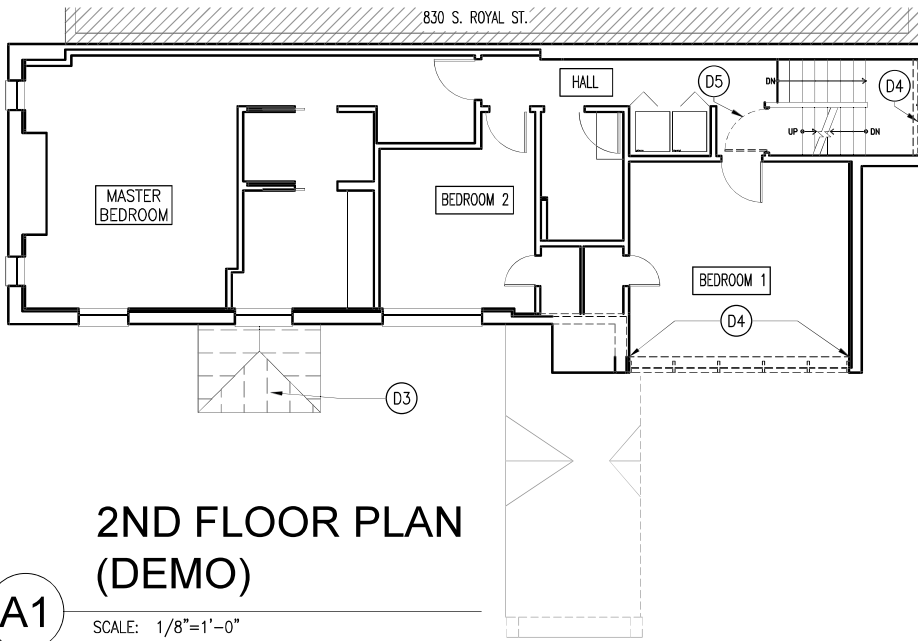
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1ST FLOOR PLANS

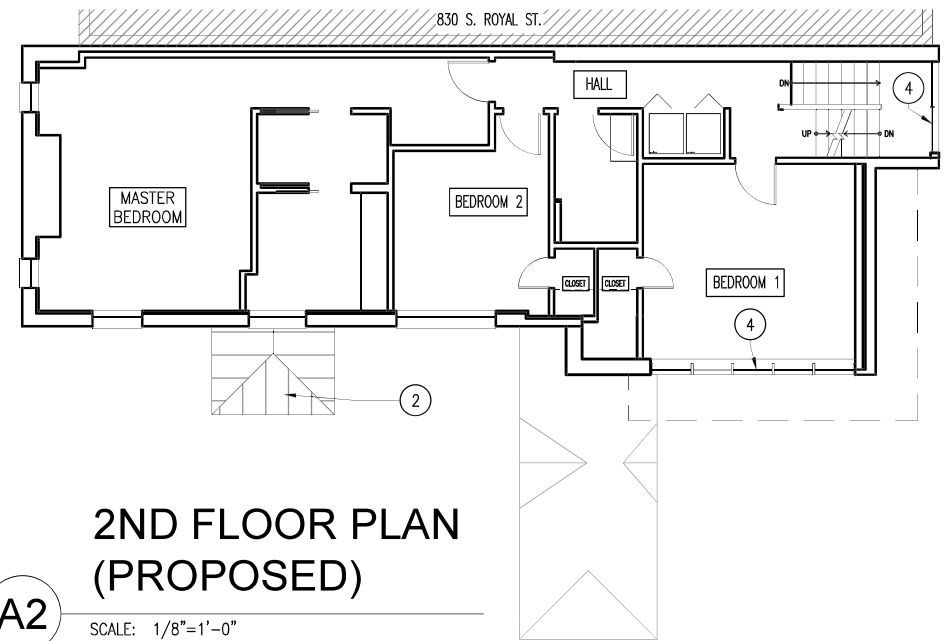
A8



## 2ND FLOOR PLAN (DEMO)

A1

SCALE: 1/8"=1'-0"



## 2ND FLOOR PLAN (PROPOSED)

A2

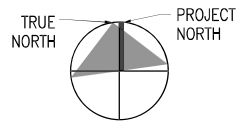
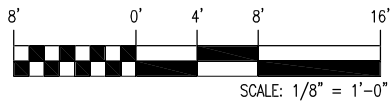
SCALE: 1/8"=1'-0"

### D# PROPOSED DEMO PLAN KEYNOTES

- D1. DEMO EXISTING GUARDRAIL
- D2. SALVAGE EXISTING RTU FOR REUSE
- D3. DEMO EXISTING STANDING SEAM METAL ROOF
- D4. DEMO EXISTING STOREFRONT SYSTEM
- D5. DEMO EXISTING EXTERIOR DOOR
- D6. DEMO EXISTING MEMBRANE ROOF
- D7. SELECTIVELY DEMO EXISTING BRICK

### # PROPOSED PLAN KEYNOTES

- 1. MECHANICAL ROOF TOP UNIT
- 2. STANDING SEAM METAL ROOF
- 3. MEMBRANE ROOF
- 4. GLAZING
- 5. ROOF CRICKET
- 6. ROOF SCUPPER
- 7. BRICK



OS Design-Build, LLC.

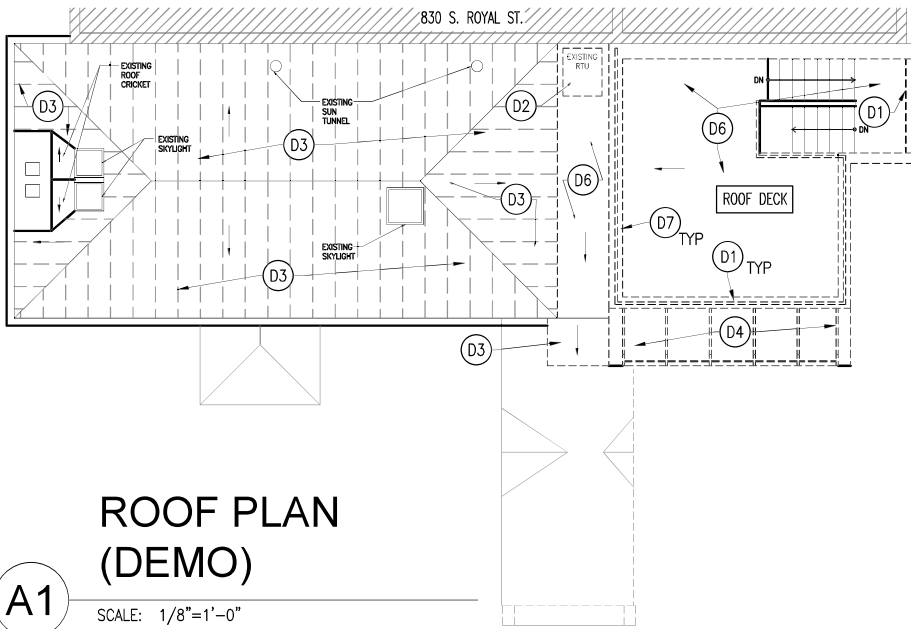
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2ND FLOOR PLANS

A9



## ROOF PLAN (DEMO)

A1

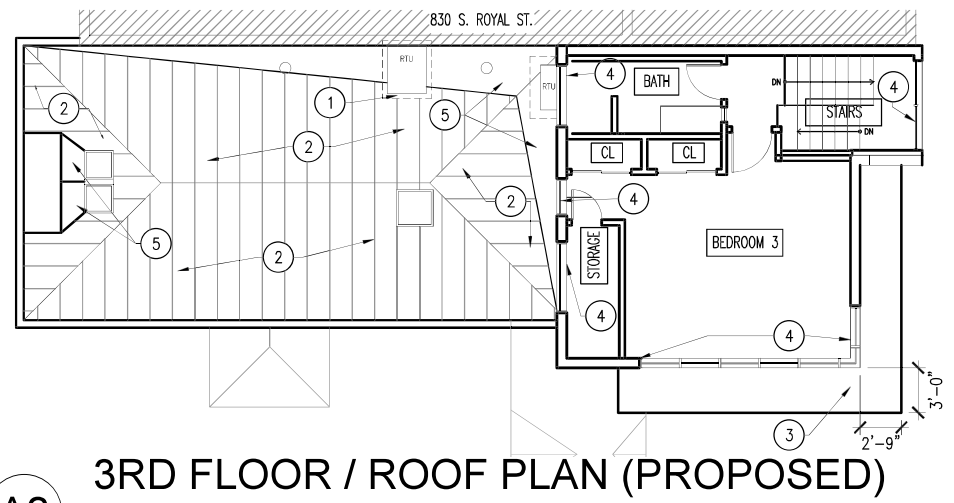
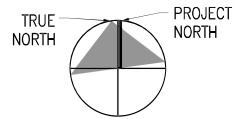
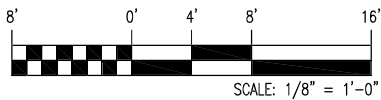
SCALE: 1/8"=1'-0"

### D# PROPOSED DEMO PLAN KEYNOTES

- D1. DEMO EXISTING GUARDRAIL
- D2. SALVAGE EXISTING RTU FOR REUSE
- D3. DEMO EXISTING STANDING SEAM METAL ROOF
- D4. DEMO EXISTING STOREFRONT SYSTEM
- D5. DEMO EXISTING EXTERIOR DOOR
- D6. DEMO EXISTING MEMBRANE ROOF
- D7. SELECTIVELY DEMO EXISTING BRICK

### # PROPOSED PLAN KEYNOTES

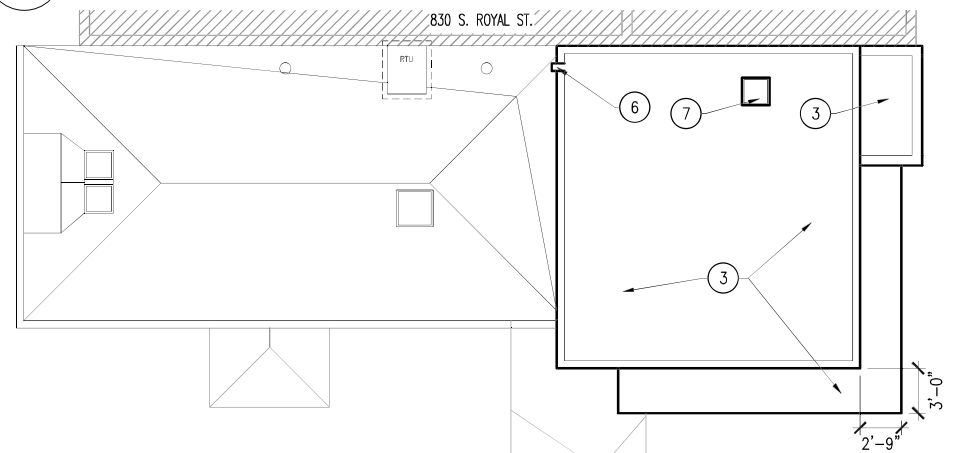
- 1. MECHANICAL ROOF TOP UNIT
- 2. STANDING SEAM METAL ROOF
- 3. MEMBRANE ROOF
- 4. GLAZING
- 5. ROOF CRICKET
- 6. ROOF SCUPPER
- 7. BRICK



## 3RD FLOOR / ROOF PLAN (PROPOSED)

A2

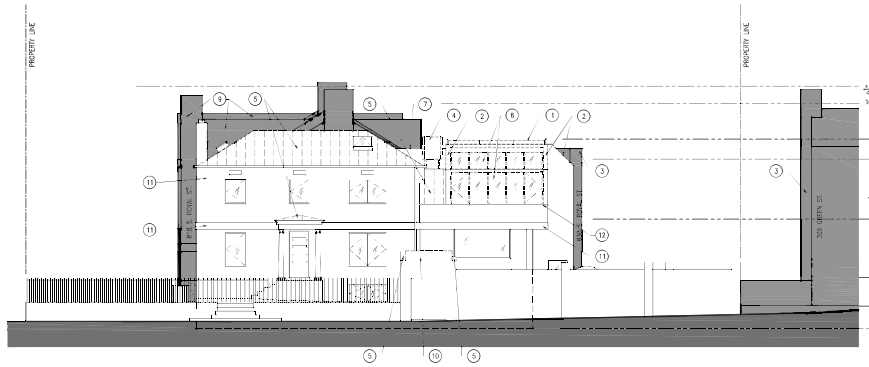
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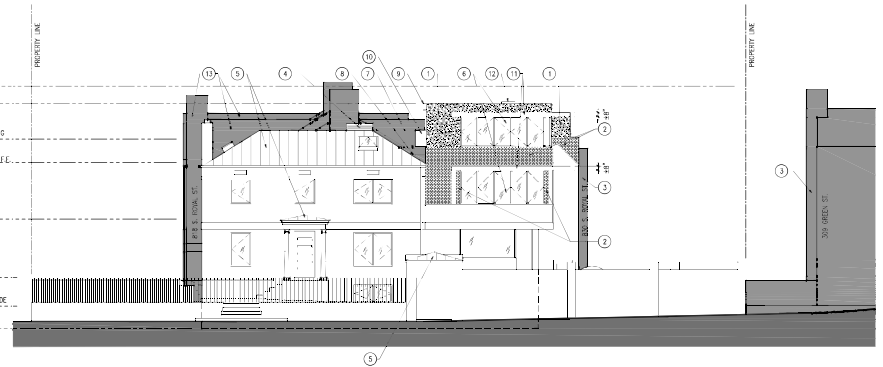
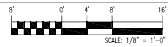
## UPPER ROOF PLAN (PROPOSED)

A3

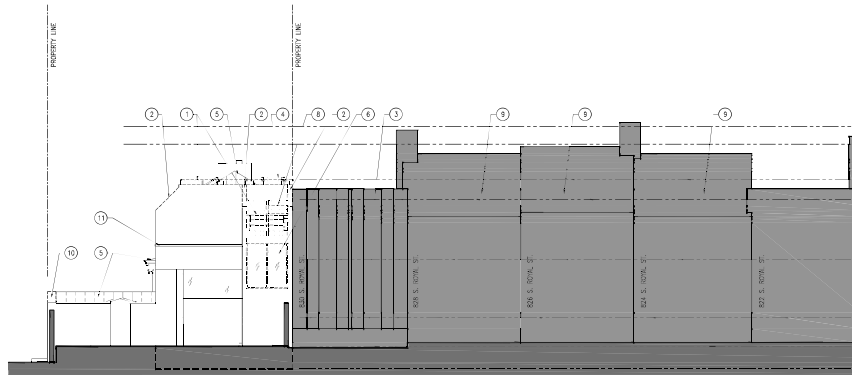
SCALE: 1/8"=1'-0"



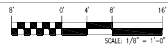
A1 ELEVATION - SOUTH (DEMO)



A2 ELEVATION - SOUTH (PROPOSED)

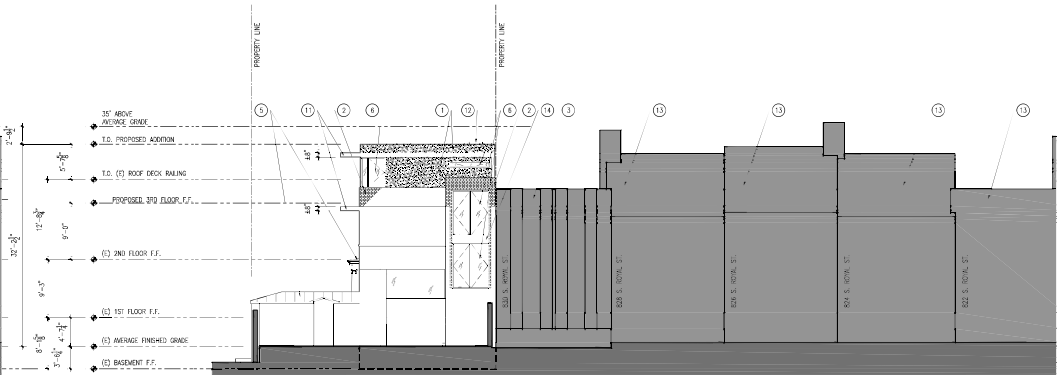


A3 ELEVATION - EAST (DEMO)

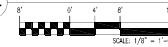


① DEMO ELEMENTS/NOTES

- |   |   |   |
|---|---|---|
| 1. DEMO EXISTING GUARDRAIL              | 5. DEMO EXISTING STANDING SEAM METAL ROOF | 9. EXISTING NEIGHBOR STRUCTURE BEYOND   |
| 2. DEMO EXISTING PRECAST CONCRETE       | 6. DEMO EXISTING STOREFRONT SYSTEM        | 10. SELECTIVELY DEMOLISH EXISTING BRICK |
| 3. EXISTING ADJACENT NEIGHBOR STRUCTURE | 7. EXISTING TO HUMAN PARTY WALL BEYOND    | 11. EXISTING BRICK ACCENT COURSING      |
| 4. SOURCE EXISTING IRU FOR REUSE        | 8. DEMO EXISTING EXTERIOR SIGN            | 12. EXISTING PRECAST SILL               |

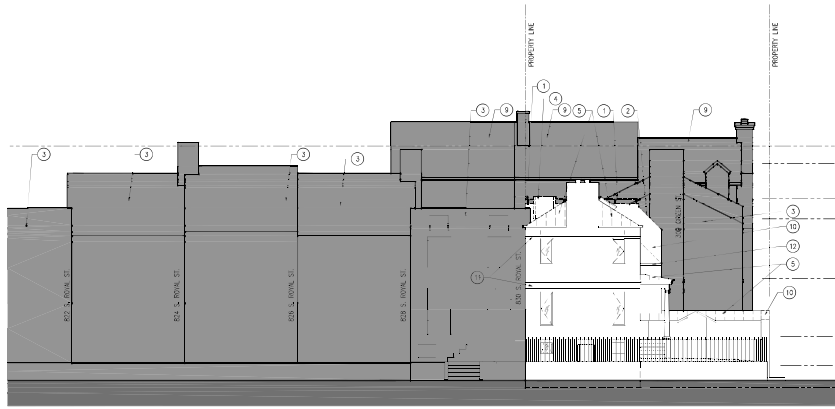


A4 ELEVATION - EAST (PROPOSED)

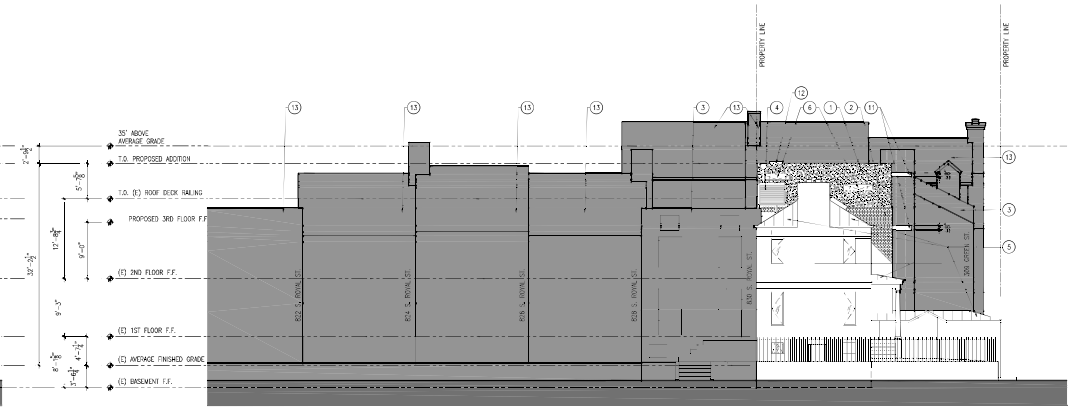
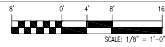


② ELEVATION FINISHES

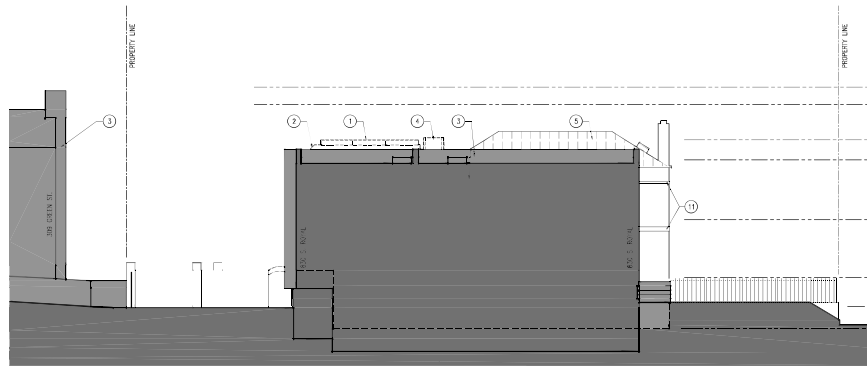
- |   |   |  |
|---|---|--|
| 1. SIKING - ENGINEERED STONE W/ REVEAL                  | 5. STANDING SEAM METAL ROOF (DARK BRONZE)         | 9. DOWNSPOUT (COLOR TO MATCH SIKING)               |
| 2. BRICK TO MATCH COLOR AND FINISH OF EXISTING ADJACENT | 6. GLAZING (CASSETT WINDOWS, COLOR - DARK BRONZE) | 10. IRU SCREEN (COLOR TO MATCH SIKING)             |
| 3. EXISTING ADJACENT NEIGHBOR STRUCTURE                 | 7. EXISTING TO HUMAN PARTY WALL BEYOND            | 11. OVERHANG METAL TRIM, COLOR TO MATCH METAL ROOF |
| 4. RELOCATED IRU W/ SCREEN (COLOR TO MATCH SIKING)      | 8. ROOF SHEET METAL APPLIED OR TRIP - COLOR WHITE | 12. DOWNSPOUT BRISING (COLOR TO MATCH SIKING)      |
|   |   | 13. EXISTING WOODEN STRUCTURE REMAIN               |
|   |   | 14. METAL TRIM (COLOR TO MATCH METAL ROOF)         |



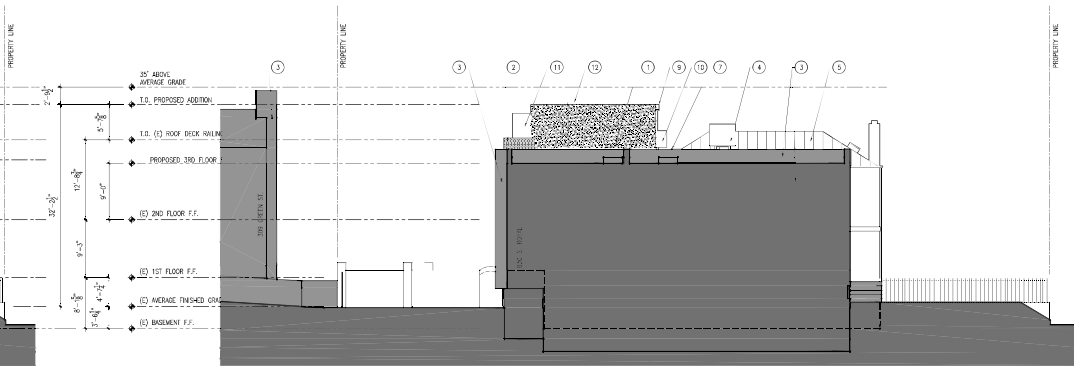
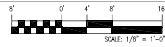
**A1** ELEVATION - WEST (DEMO)



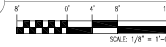
**A2** ELEVATION - WEST (PROPOSED)



**A3** ELEVATION - NORTH (DEMO)



**A4** ELEVATION - NORTH (PROPOSED)



**EXISTING ELEMENTS**

- |   |   |  |
|---|---|--|
| 1. BEAD EXISTING GUARDRAIL              | 5. DEMO EXISTING STANDING SEAM METAL ROOF | 9. EXISTING NEIGHBOR STRUCTURE BEYOND  |
| 2. DEMO EXISTING PRECAST CLADDING       | 6. DEMO EXISTING SHOWERFRONT SYSTEM       | 10. SELECTEDLY DEMOLISH EXISTING BRICK |
| 3. EXISTING ADJACENT NEIGHBOR STRUCTURE | 7. EXISTING TO NEWMAN PARTY WALL BEYOND   | 11. EXISTING BRICK ACCENT COURSING     |
| 4. DEMOLISH EXISTING RPU FOR REUSE      | 8. DEMO EXISTING EXTERIOR STAIR           | 12. EXISTING PRECAST STAIR             |

**NEW ELEMENTS**

- |   |  |  |
|---|--|--|
| 1. BRICK - ENGINEERED STONE W/ REVEL                    | 5. STANDING SEAM METAL ROOF (DARK BRONZE)            | 9. DOWNSPOUT (COLOR TO MATCH BRICK)                |
| 2. BRICK TO MATCH COLOR AND FINISH OF EXISTING ADJACENT | 6. CLADDING (CEMENT WINDING, COLOR - DARK BRONZE)    | 10. RPU SCREEN (COLOR TO MATCH BRICK)              |
| 3. EXISTING ADJACENT NEIGHBOR STRUCTURE                 | 7. EXISTING TO NEWMAN PARTY WALL BEYOND              | 11. OVERHANG METAL TRIM, COLOR TO MATCH METAL ROOF |
| 4. RELOCATED RPU W/ SCREEN (COLOR TO MATCH BRICK)       | 8. ROOF CRIBBIT (FLUID APPLIED OR TPO - COLOR WHITE) | 12. SKYLIGHT BEYOND (COLOR TO MATCH BRICK)         |
|   |  | 13. EXISTING NEIGHBOR STRUCTURE BEYOND             |
|   |  | 14. METAL TRIM (COLOR TO MATCH METAL ROOF)         |



Southwest Corner of Green Street and South Royal Street



Southeast Corner of Green Street and South Fairfax Street



Metal roof examples (standing seam metal @ ±21" o.c.)

Low slope roof (fluid applied OR TPO (Thermoplastic Polyolefin) membrane color - white



Metal roof profile



Equipment Screen (color to match Siding(AirDecko)



Windows - aluminum clad. exterior color - dark bronze, (Marvin Ultimate Casement)

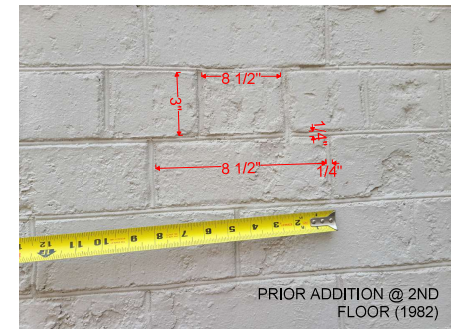
Environmentally Smart Colors – Designed Energy Efficient

TERRA COTTA	AGED COPPER	SOLAR WHITE	SANDSTONE	SURREY BEIGE
COLONIAL RED	PATINA GREEN	REGAL WHITE	ASH GRAY	SIERRA TAN
REGAL RED ★	HEMLOCK GREEN ★	STONE WHITE	DOVE GRAY	MEDIUM BRONZE
BURGUNDY ★	HARTFORD GREEN ★	SLATE BLUE	SLATE GRAY	MANSARD BROWN
MATTE BLACK	EVERGREEN	REGAL BLUE ★	CHARCOAL GRAY	DARK BRONZE

Metal roof color and Overhang - dark bronze



Siding - engineered stone panel (4'x8' nominal) rain screen, matte finish with reveals.



Brick dimensions and color to match existing adjacent



**Highlights of Proposed 2024 Revisions to Address 2023 BAR Comments**

- The BAR guidelines on demolition provide: "It is the policy of the Boards that the absolute minimum demolition of an existing structure should take place." We are not proposing to raise the roofline or otherwise alter the original portion of the property in adherence to the Design Guidelines.

- The Design Guidelines generally focus on comparisons to the "existing house" or "existing structure" – not the "original house" or "original structure." The "existing" house is predominantly modern. Today, very little remains of the original Yates Gardens structure.

- The numerous concerns stated in 2023 incorrectly compare the entirety of the prior additions in combination with the current proposed addition. The Guidelines instead focus on comparisons of the proposed addition to the "existing" structure. We recognize that we have an existing unique property with a combination of architectural styles, but the proposed addition must be considered in comparison to how the property as a whole exists today.

- Although we have invested time and resources to present this revised proposal, the 2023 submission remains our preferred approach, and we believe that the Guidelines were not considered in comparison to

the existing property.

- There is no uniform massing on the 300 Block of Green Street. There is no proposed change to the height/mass facing the 800 Block of S. Royal Street.

- The Guidelines provide that the height of an existing structure can be increased with an addition.

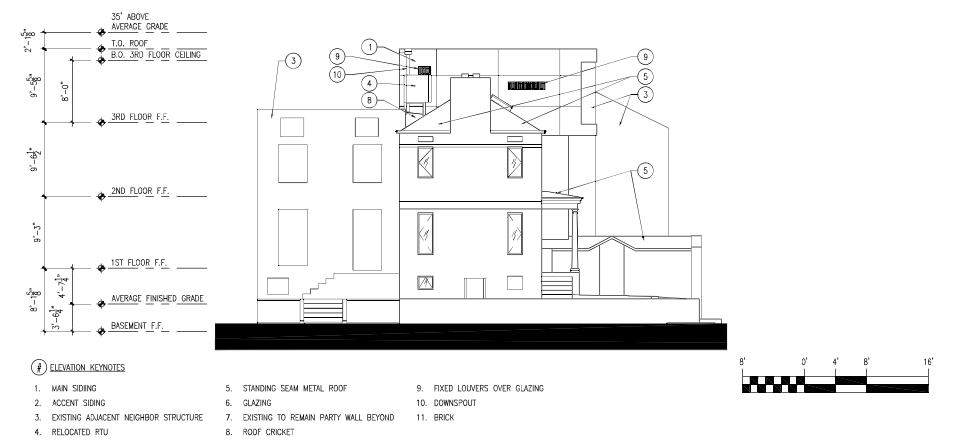
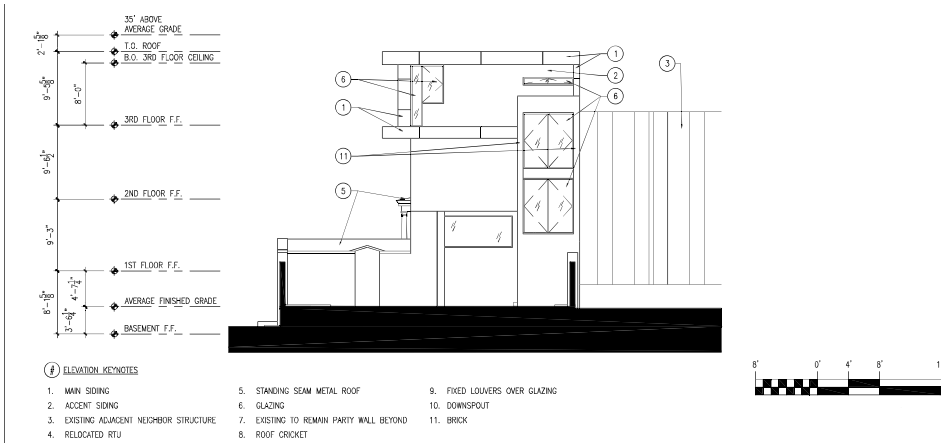
- We have reduced the overall height of the proposed addition from the 2023 submission by  $\pm 7"$ .

- We have reduced the thickness, length, and outward extension of the sunshades to reduce the perceived mass of the proposed addition.

- We have changed the originally proposed dark cladding on the proposed addition that was described by the BAR as "heavy" to a lighter color consistent with the original portion of the property to reduce the perceived mass of the proposed addition.

- Concerns were noted with the full-height corner window on the 2023 proposed version, the current proposal has a corner window in line with the adjacent.

- As proposed now, the dimensions of the 3rd floor windows echo the window dimensions below on the existing 2nd floor addition consistent with the 2023 comments.



Date: 4/22/24

BAR case number: **BAR2023-00074 and BAR2023-00083**

BAR case address: **333 Green St., Alexandria, VA 22314**

Dear Members of the Alexandria Board of Architectural Review Committee:

I am sending a letter to express my opinion on the request for alterations at 333 Green St., Alexandria, VA 22314.

I am a property owner in the Parker Gray district, and a local architect working in the area.

I have reviewed the documentation provided, and I believe that the committee should approve this request. While I love the historic nature of Old Town, I am familiar with this particular house and its modern design. The proposed alterations do not impact the original house. The proposed addition conforms to the existing modern house design and to the existing rooflines of the houses in the adjacent block (A11 – Elevation – East (Proposed)). The proposed materials match the existing house façade color and the sunshades reduce the mass of the proposed addition. In summary, the whole proposed design is in line with the character of the existing building and within the limits of the neighborhood.

Thank you,

A handwritten signature in black ink, appearing to read 'A. Badyoczek', written in a cursive style.

Anna Badyoczek, RA  
1020 Queen St.  
Alexandria, VA 22314

April 23, 2024

To whom it may concern,

My name is Dorn Wenninger and my family and I reside at 611 Queen St. I am writing this letter in full support of Paul and Amy O'Sullivan's applications **BAR2023-00074** and **BAR2023-00083**.

One of the reasons we chose to live in Old Town is the wonderful historical diversity of the community. We support it so much that we've opened our home twice in the last year to support preservation, both on the Home and Gardens Tour just this month as well as the Twig home tour in 2023. We fully endorse supporting a beautiful, healthy, vibrant community. It is within that spirit that we support the O'Sullivan remodel project of 333 Green St, Alexandria, VA 22314.

I run every other day. This morning I ran past the O'Sullivan's house to refresh myself, and then continued all the way to Northern Old Town before I returned back to Queen St. I spent my 6 miles admiring the beauty of Old Town, and frankly, disappointed with dozens of properties during my run. I literally passed dozens of examples of properties that I would love the city to take action on; but the O'Sullivan's was not one of them! Their house is well kept, a clean yard, and a beautiful home on the very southern edge of Old Town. In contrast, I passed houses with terrible yards, that need paint and maintenance, absentee landlords, and sadly, I directly border two AirBnB properties that are empty most of the time.

The O'Sullivan's have lived in Old Town for over 2 decades. They have 2 young girls aged 12. With this renovation, they intend to remain residents as their children mature. They are the epitome of the family that makes Old Town its best: permanent residents, with children, and shop and dine locally (all year long). They are early adopters to electric vehicles and own a Tesla. The O'Sullivans are environmentally conscious, in fact our families car pool our children together each week to school to have less traffic and less pollution. They are passionate cyclists. And they maintain their house and yard to a high standard. I hope that Alexandria continues to support families like these; as opposed to empty houses with owners that aren't supporting local businesses on a daily basis.

In contrast, I ran past many VERY tall buildings as I ran north. I appreciate that maybe those properties were allowed, as they are outside of the center of Old Town, and on the edge of the historical zone. It made me think of the O'Sullivan's, merely adding a few feet, to their home which is on the very last Southern edge of Old Town.

I took a good look at their house. As it stands, the eastern side of their house is arguably already more modern. Yet, as an architect, Paul has blended the two stages into a beautiful home. Given that the application is merely to improve on the already approved style, I see no reason not to endorse this application. There are no neighbors 'across the street'. And even if there were, it's a small increase in height, especially versus the massive projects that have been approved in the northern side of Old Town.

I hope that Alexandria continues to support such great neighbors and residents as the O'Sullivan's. It is without reservation that the Wenninger family supports this renovation as continued investment into our community.

Thanks,

Dorn and Dominique Wenninger

The image shows two handwritten signatures in black ink. The signature on the left is 'Dorn Wenninger' and the signature on the right is 'Dominique Wenninger'. Both signatures are fluid and cursive.