

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

APPLICANT: John Pontecorvo

LOCATION: Old and Historic Alexandria District
712 Wilkes Street

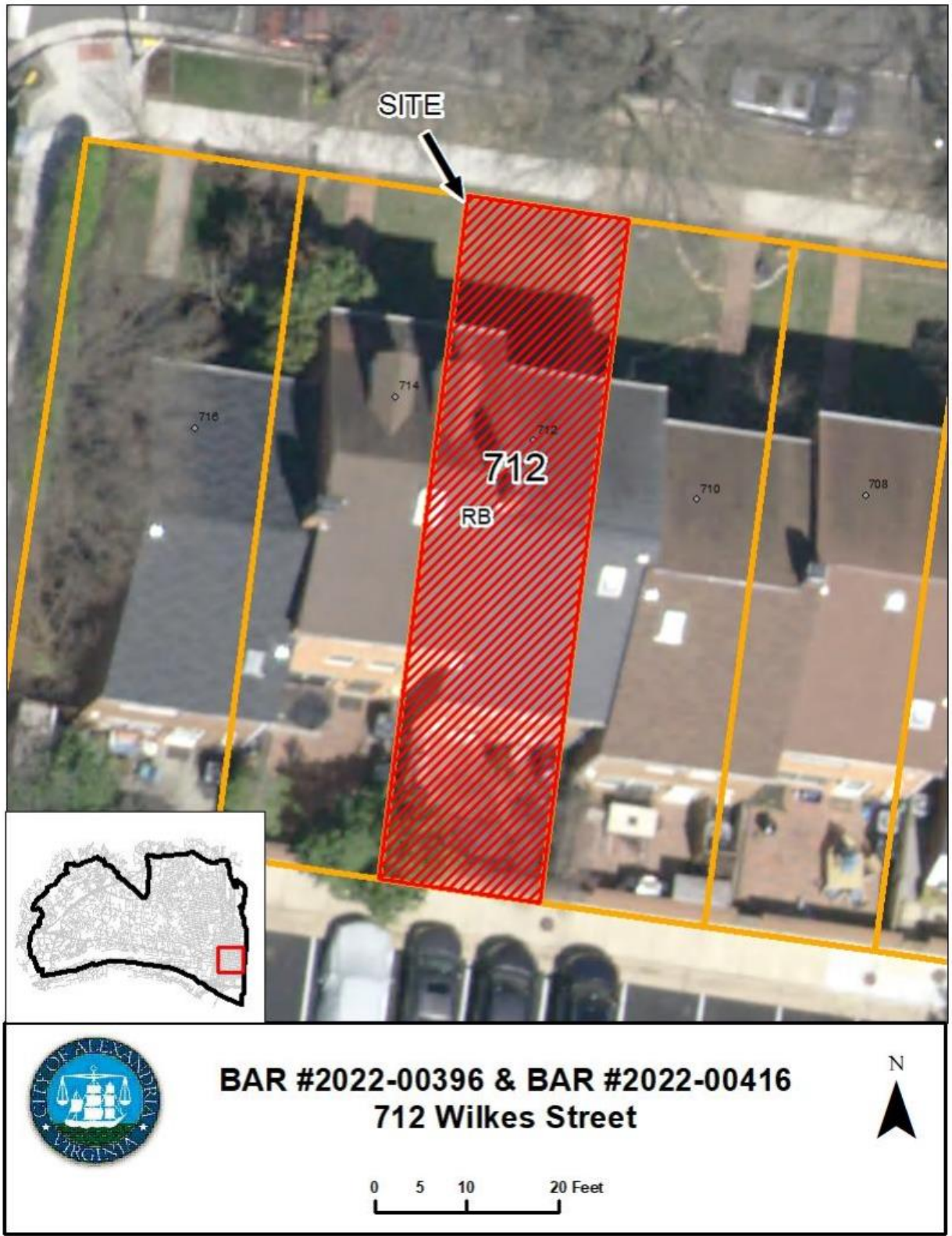
ZONE: RB/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the permit to Demolish (partial) and Certificate of Appropriateness for alterations as submitted.

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 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.



Note: Staff coupled the applications for a Permit to Demolish (BAR #2022-00416) and Certificate of Appropriateness (BAR #2022-00396) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant is requesting a permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to add a dormer on the south/rear roof slope, at 712 Wilkes Street.

Permit to Demolish/Capsulate

The project calls to remove approximately 92 square feet of the south/rear roof slope to accommodate a dormer. The existing skylight is also being removed.

Certificate of Appropriateness

The approximately 12 feet wide by 7 feet high shed dormer will be added on the rear/south roof slope. The dormer's walls will be clad in fiber cement siding with a 6" exposure and smooth finish. The dormer roof will be asphalt shingles to match the existing. The proposed windows are Pella Architect Series, clad/wood, casements with SDL colonial grid.

Site context

The subject townhouse sits in the middle of the 700 Block of Wilkes Street on the south side. There are no alleys running adjacent to the property, however, a parking lot is found at the rear of the row of townhouses, 500 South Columbus Street, from which the rear of the subject property is visible (Figure 1).



Figure 1- rear of the property viewed from South Columbus Street.

II. HISTORY

According to real estate records, the house at 712 Wilkes Street was constructed in **1984**. It is one in a row of six attached brick veneer townhouses. The Board approved new buildings at the southeast corner of Wilkes and Columbus Streets in a series of decisions in 1980 (8/6/1980, 8/20/1980 and 10/1/1980).

Previous BAR Approvals

No previous BAR approvals were found.

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.

| Standard | Description of Standard | Standard Met? |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| (1) | Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest? | No |
| (2) | Is the building or structure of such interest that it could be made into a historic 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, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live? | No |

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 roof area which will be demolished is not historic and the materials to be demolished are not of unusual or uncommon design and could be reproduced easily.

Certificate of Appropriateness

The *Design Guidelines* state that “Dormers provide light and ventilation to the top floor of a building and can increase the usable floor area. At the same time, dormers are particularly visible elements of a roof and can have adverse impacts on a building if not properly designed and sited. As a general rule, dormers should not be too large for the structure.” Furthermore, “The style of the dormer should be appropriate to the architectural style of the existing structure.”

When the Old and Historic Alexandria District was established in 1946, 32 years before this townhouse was constructed, it was not created to freeze Old Town Alexandria at a specific point in time, the way Colonial Williamsburg is often described, but to prevent the demolition of identified historic resources and ensure that infill was compatible with nearby buildings of historic merit. The BAR’s standards and criteria in the zoning ordinance (Section 10-105), as well as the BAR’s adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered, and expanded to accommodate contemporary needs and to allow the historic buildings to continue to be used and cherished. The BAR’s charge in the zoning ordinance is first to identify and “protect historic and cultural resources” and second, to ensure that additions, alterations, and new construction are compatible with nearby buildings of historic merit.

The proposed dormer will be located at the rear/south elevation and will not effect the composition of the overall street block face. Given the age of the existing structure and its location, the proposed work will not represent a precedent for the construction of dormers on historic properties within the historic district. Staff notes that the dormer on the adjacent property to the west, at 714 Wilkes Street, was approved in 1989 (BAR89-187). Therefore, staff recommends approval of the proposed project as submitted.

STAFF

Marina Novaes, 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

- F-1 The RB zone requires an 8-foot minimum, 1:1 setback-to-height ratio. The proposal is 26.14 feet in height and is setback 19.625 feet from the rear property line.
- F-2 The parking lot with drive aisle behind the subject property is 47.46 feet in width and is considered an alley. Per 7-1003, half the width of an abutting alley can count towards the rear setback requirement. The total rear setback for the property is 43.36 (19.625 + 23.73); therefore, the proposal meets the required rear setback.

- F-3 Areas less than 7 feet in height may be excluded from floor area per 2-145(B)(15); therefore, the proposal is not increasing the floor area as no new areas is more than 6.85 feet in height.
- F-4 The proposed rear dormer complies with zoning.

Code Administration

- C-1 A building permit is required.

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 archaeological oversight is required for this project.

V. ATTACHMENTS

1 – Supplemental Materials

ADDRESS OF PROJECT: 712 Wilkes StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 074.04-11-30ZONING: RBAPPLICATION 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: John PontecorvoAddress: 712 Wilkes StreetCity: Alexandria State: VA Zip: 22314Phone: 703 299 0555 E-mail: ponte.j@comcast.netAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Rebecca LG BostickPhone: 703-768-2250E-mail: rbarch@mindspring.com**Legal Property Owner:**Name: John PontecorvoAddress: 712 Wilkes StreetCity: Alexandria State: VA Zip: 22314Phone: 703 299 0555 E-mail: ponte.j@comcast.net

- ☐ 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).*

Provide a dormer to the rear of the house to enlarge the attic for storage.

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.*

- N/A

☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.

☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.

☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.

☒ ☐ Description of the reason for demolition/encapsulation.

☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

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

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: Rebecca Bostick

Printed Name: Rebecca Bostick

Date: 8-15-22

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. John Pontecorvo | 712 Wilkes St., Alexandria, VA | 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 _____ (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. John Pontecorvo | 712 Wilkes St., Alexandria, VA | 100% |
| 2. | | |
| 3. | | |

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

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

08/15/2022

Date

John Pontecorvo

Printed Name

John Pontecorvo

Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 712 Wilkes street RB
 Street Address Zone

A2. 1,329.00 x 0.75 = 996.75
 Total Lot Area 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"/> | Basement** | <input type="text"/> | B1. 1,260.00 <input type="text"/> Sq. Ft. |
| First Floor | 630.00 <input type="text"/> | Stairways** | 105.00 <input type="text"/> | Existing Gross Floor Area* |
| Second Floor | 630.00 <input type="text"/> | Mechanical** | <input type="text"/> | B2. 105.00 <input type="text"/> Sq. Ft. |
| Third Floor | <input type="text"/> | Attic less than 7*** | <input type="text"/> | Allowable Floor Exclusions** |
| Attic | <input type="text"/> | Porches** | <input type="text"/> | B3. 1,155.00 <input type="text"/> Sq. Ft. |
| Porches | <input type="text"/> | Balcony/Deck** | <input type="text"/> | Existing Floor Area Minus Exclusions |
| Balcony/Deck | <input type="text"/> | Lavatory*** | <input type="text"/> | (subtract B2 from B1) |
| Lavatory*** | <input type="text"/> | Other** | <input type="text"/> | |
| Other** | <input type="text"/> | Other** | <input type="text"/> | |
| B1. <u>Total Gross</u> 1,260.00 <input type="text"/> | | B2. <u>Total Exclusions</u> 105.00 <input type="text"/> | | Comments for Existing Gross Floor Area |

C. Proposed Gross Floor Area

| <u>Proposed Gross Area</u> | | <u>Allowable Exclusions**</u> | | |
|----------------------------------------------------|-----------------------------|---------------------------------------------------------|-----------------------------|-----------------------------------------|
| Basement | <input type="text"/> | Basement** | <input type="text"/> | C1. 520.00 <input type="text"/> Sq. Ft. |
| First Floor | <input type="text"/> | Stairways** | <input type="text"/> | Proposed Gross Floor Area* |
| Second Floor | <input type="text"/> | Mechanical** | <input type="text"/> | C2. 520.00 <input type="text"/> Sq. Ft. |
| Third Floor | <input type="text"/> | Attic less than 7*** | 520.00 <input type="text"/> | Allowable Floor Exclusions** |
| Attic | 520.00 <input type="text"/> | Porches** | <input type="text"/> | C3. <input type="text"/> Sq. Ft. |
| Porches | <input type="text"/> | Balcony/Deck** | <input type="text"/> | Proposed Floor Area Minus Exclusions |
| Balcony/Deck | <input type="text"/> | Lavatory*** | <input type="text"/> | (subtract C2 from C1) |
| Lavatory*** | <input type="text"/> | Other** | <input type="text"/> | |
| Other | <input type="text"/> | Other** | <input type="text"/> | |
| C1. <u>Total Gross</u> 520.00 <input type="text"/> | | C2. <u>Total Exclusions</u> 520.00 <input type="text"/> | | |

D. Total Floor Area

D1. 1,155.00 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 996.75 Sq. Ft.
 Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 699.00 Sq. Ft.
 Existing Open Space

E2. 800.00 Sq. Ft.
 Required Open Space

E3. 699.00 Sq. Ft.
 Proposed Open Space

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.

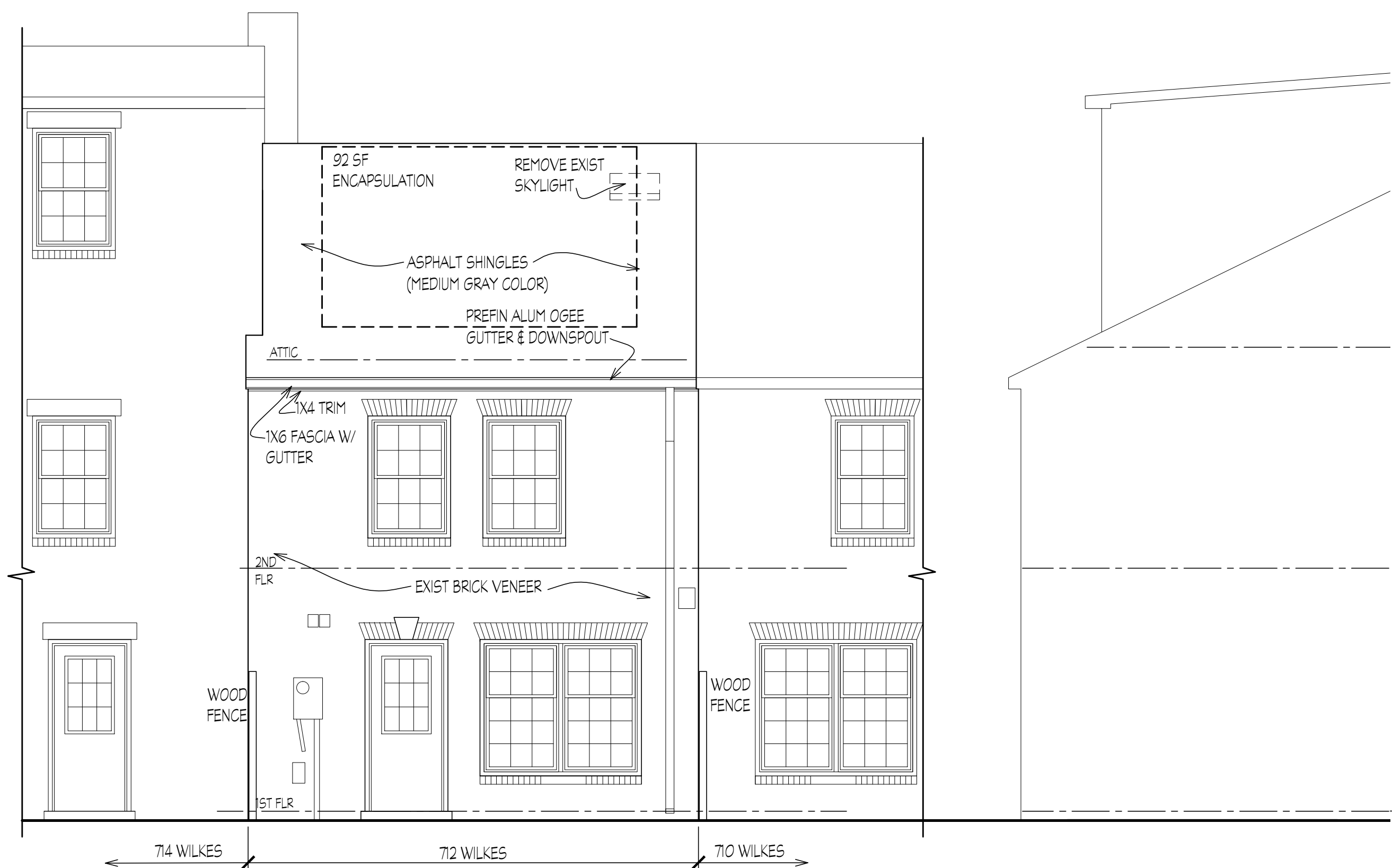
** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***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.

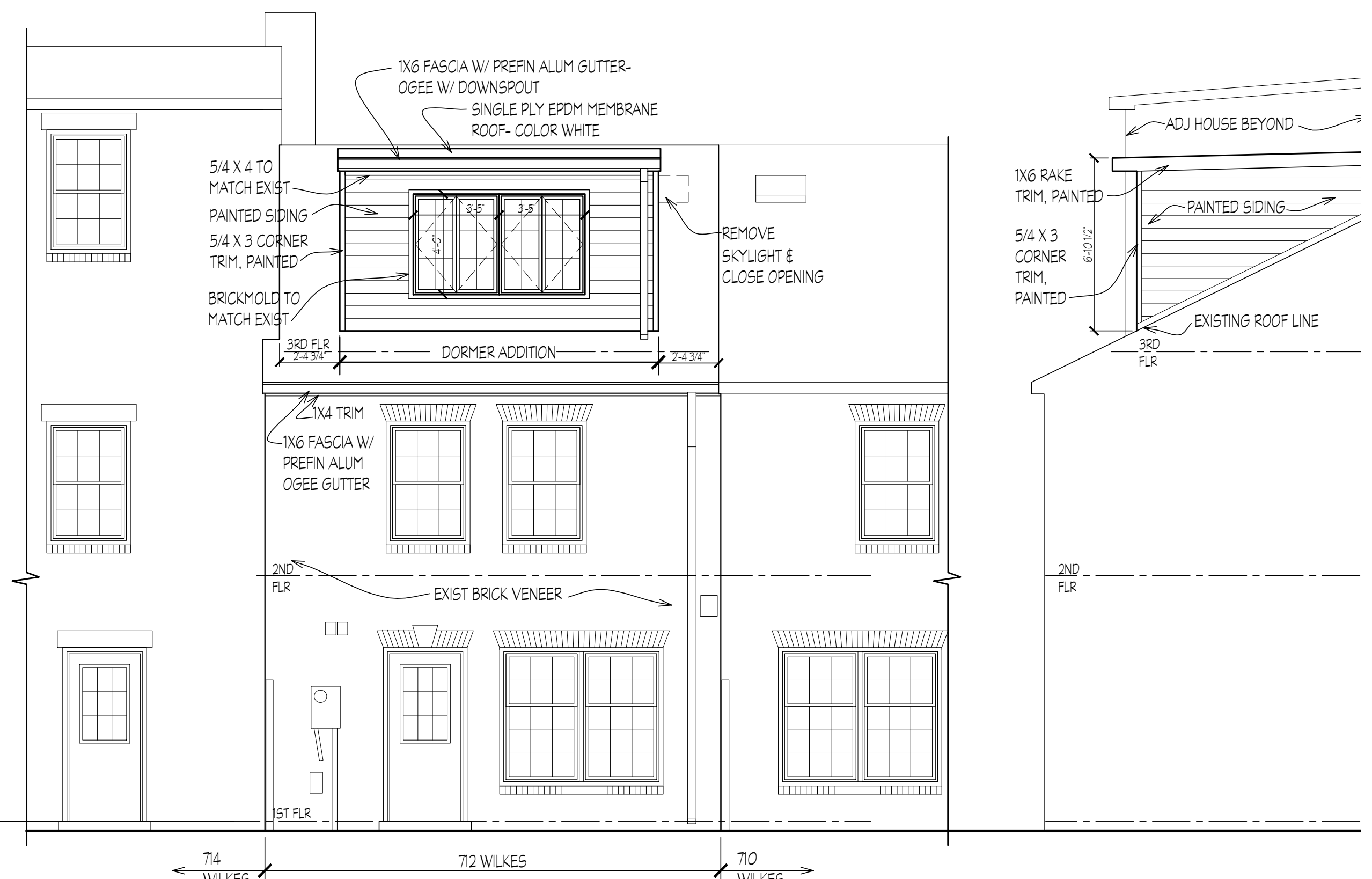
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: **John Pontecorvo** Digitally signed by John Pontecorvo
 Date: 2022.08.15 18:21:34 -04'00'

Date: **8-15-22**



EXIST REAR ELEVATION
1/4"=1'-0"



REAR ELEVATION- NEW WORK
1/4"=1'-0"



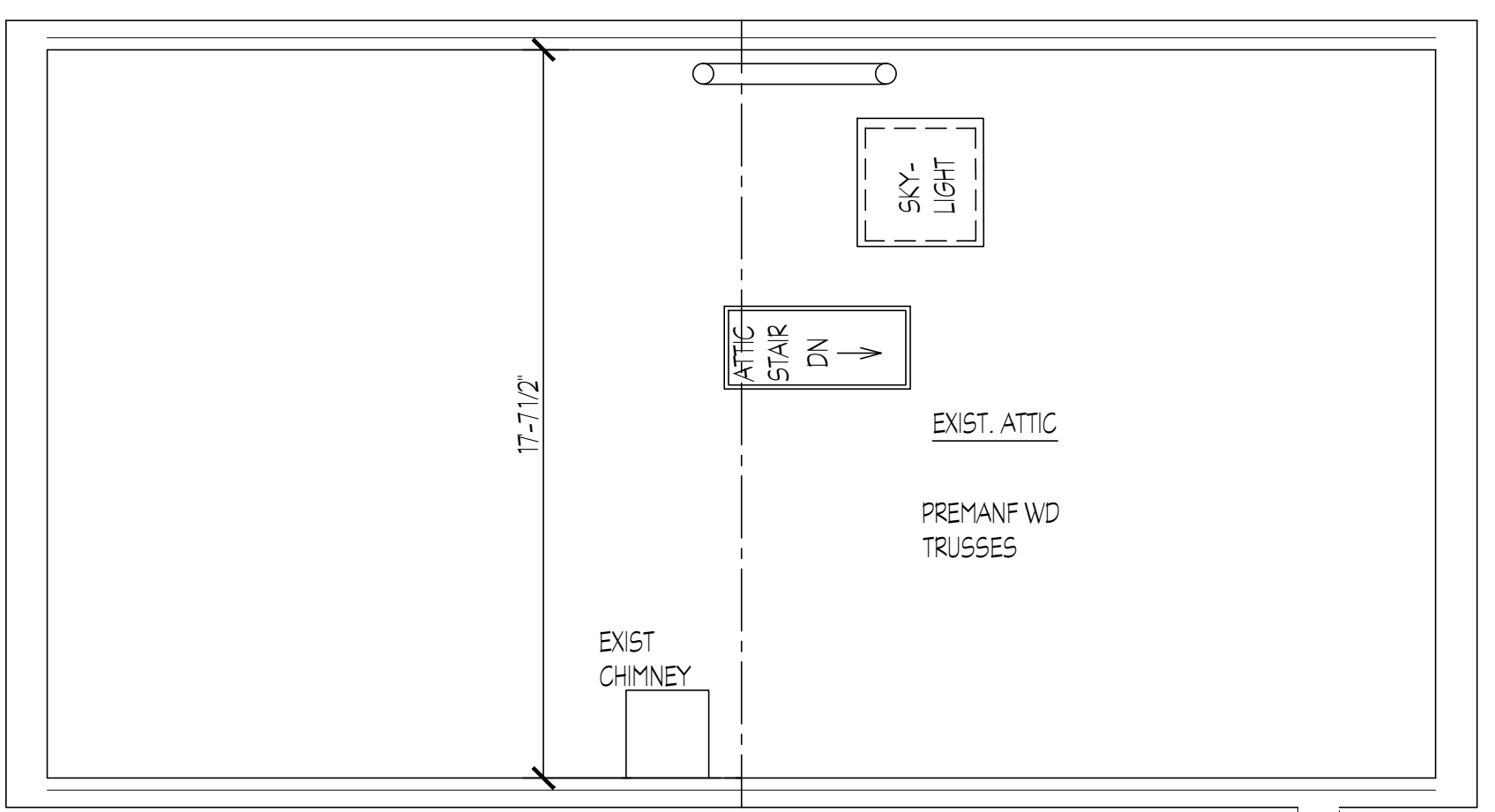
REAR OF PROPERTY- #712 (FROM S. COLUMBUS ST.)



REAR OF PROPERTY - #712 (FROM PARKING LOT)

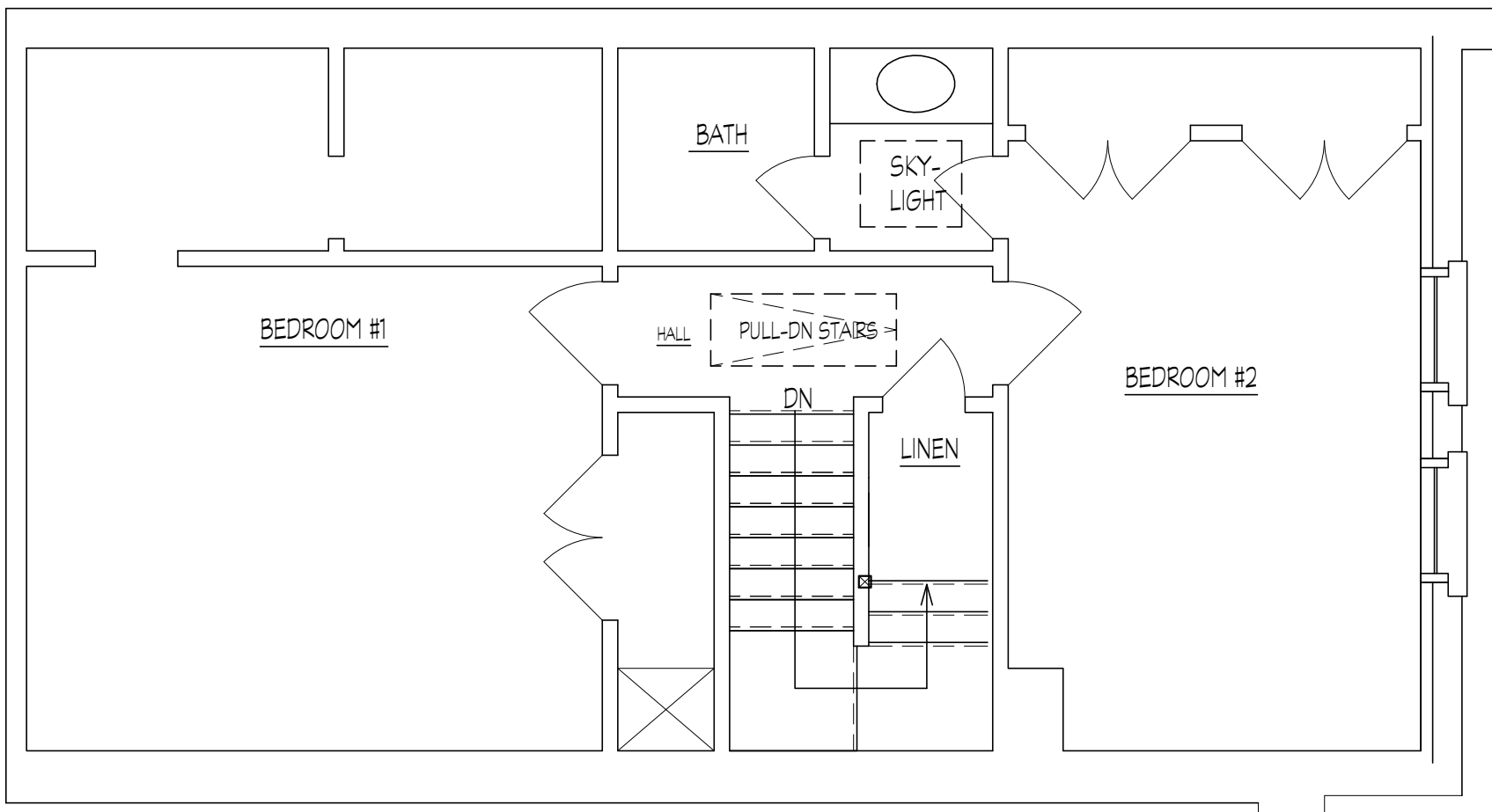


REAR OF PROPERTY - #712 (FROM END OF PARKING LOT)



ATTIC FLOOR PLAN- EXISTING
1/4"=1'-0"

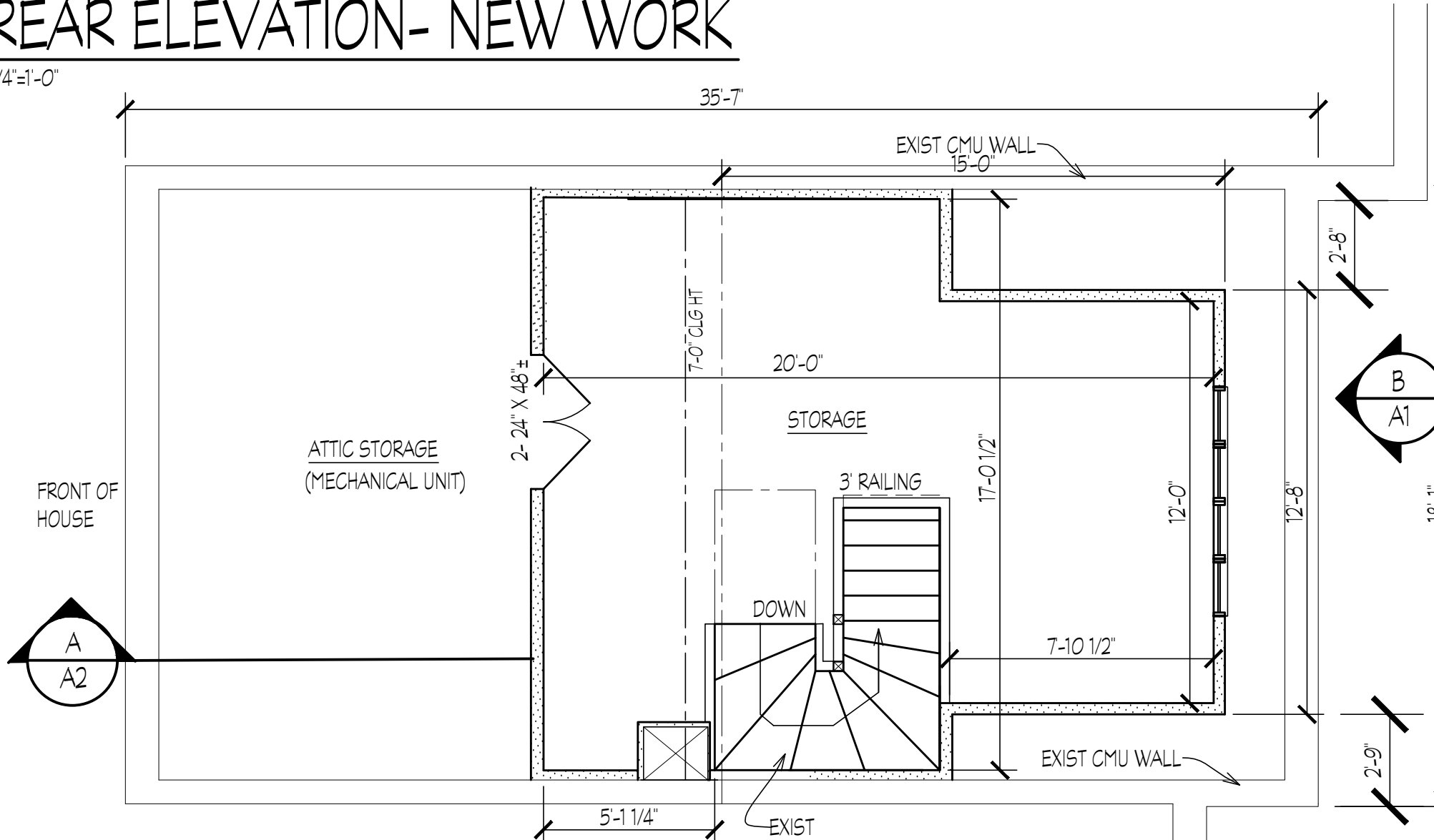
ROOF: EXIST- ASPHALT SHINGLES- MEDIUM GRAY
REAR ELEV-DORMER: SINGLE PLY EPDM MEMBRANE- WHITE
EXIST WALLS- BRICK VENEER TO REMAIN.
DORMER WALLS: FIBER CEMENT SIDING; SMOOTH FINISH PAINTED
SIDING EXPOSURE HEIGHT WILL BE 6". ALL NAILS WILL BE CONCEALED.
COLOR TO BE JAMES HARDIE- NAVAJO BEIGE TRIM- HARDPLANK, PAINTED WHITE
WINDOWS: PELLA WOOD GLAD WITH WHITE FINISH, CLEAR INSULATED GLASS WITH TRADITIONAL 7/8" MUNTIN BARS (INTEGRAL MUNTIN BARS USING PELLA INTEGRAL LIGHT TECHNOLOGY)
GUTTERS & DOWNSPOUTS: TO BE PREFIN ALUM OGEE GUTTERS W/ DOWNSPOUTS- WHITE TO MATCH EXIST
MECH: ONE NEW CONDENSER- EXISTING BEING REPLACED WITH NEW IN SAME LOCATION (INSIDE FENCED BACKYARD).



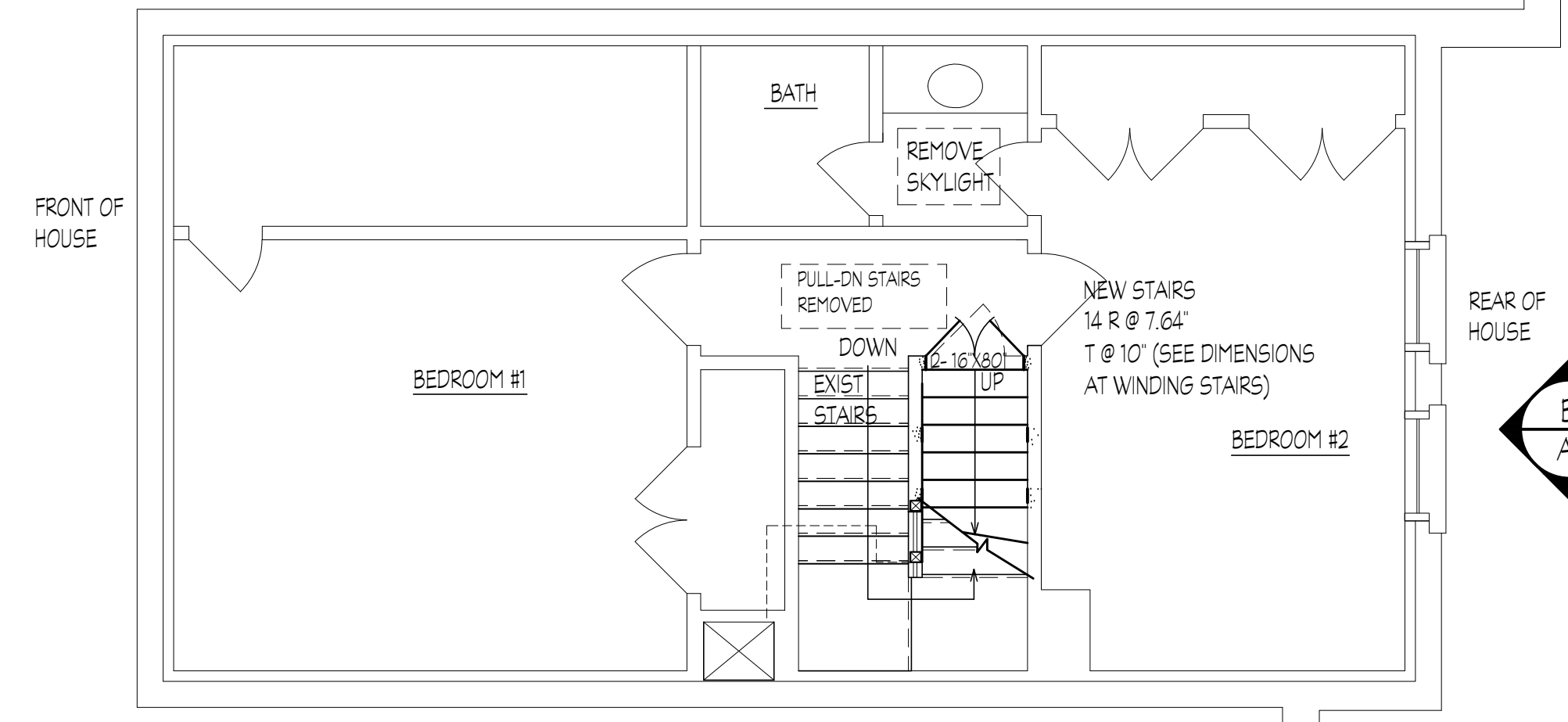
2ND FLOOR PLAN- EXISTING
1/4"=1'-0"



NAVAJO BEIGE- SIDING COLOR



ATTIC/3RD FLR PLAN- NEW WORK
1/4"=1'-0"



2ND FLOOR PLAN- NEW WORK
1/4"=1'-0"

REBECCA L.G. BOSTICK, AIA
ARCHITECT

1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307
(703) 768-2250

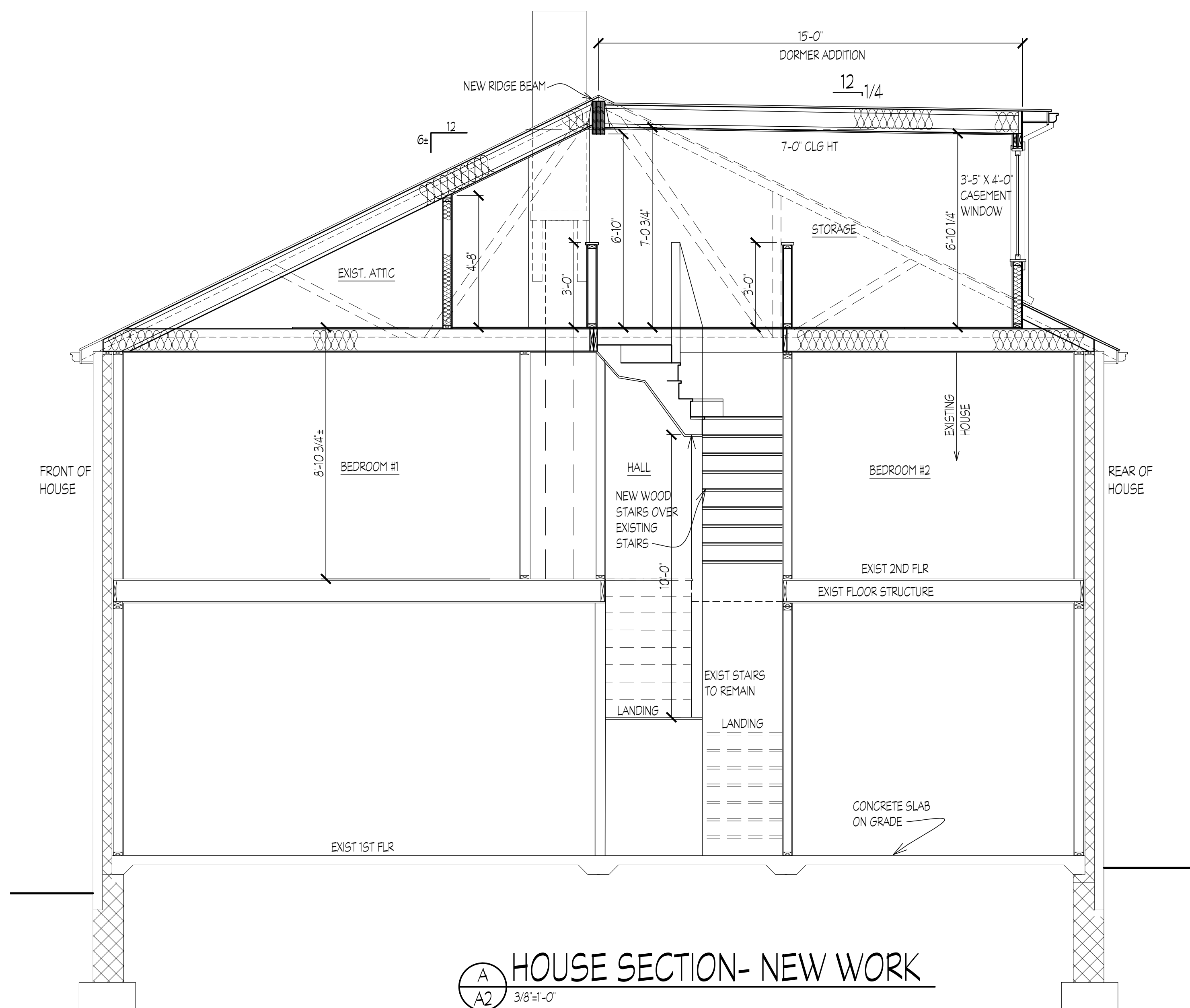
ATTIC RENOVATION to the
PONTECORVO RESIDENCE
712 WILKES STREET, ALEXANDRIA, VA 22314

A1

SHEET 1 OF 2
DATE 8/05/22
REVISED



PANORAMA- INSIDE BACK YARD FENCE



A
A2 HOUSE SECTION- NEW WORK
3/8"=1'-0"

THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH WORK.
THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS WITH FIELD CONDITIONS.
ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
DO NOT SCALE DRAWINGS.

REBECCA L.G. BOSTICK, AIA

ARCHITECT

1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307
(703) 768-2250

A2

SHEET 2 OF 2
DATE 8/15/22
REVISED

ATTIC RENOVATION to the
PONTECORVO RESIDENCE

712 WILKES STREET, ALEXANDRIA, VA 22314

From: HOA Secretary <14hoasecretary@gmail.com>
Date: September 15, 2022 at 8:21:36 AM EDT
To: ponte.j@comcast.net
Cc: President HOA <14hoapresident@gmail.com>
Subject: 712 Wilkes Approval

Dear John,

This is to inform you that on September 11th, the Board of the Fourteen HOA voted to approve proposed changes to 712 Wilkes.

Regards,
Mary Van Leuven
HOA Secretary

Board of Architectural Review
301 King St.
City Council Chambers, 2nd Floor
Alexandria, VA 22314

Regarding: BAR2022-00396 (712 Wilkes Street)

Dear Board of Architectural Review:

I am writing this letter is to provide support for the proposed changes to the 712 Wilkes Street property. My husband and I are the homeowners adjacent to this property and we agree that the architectural changes are consistent with the aesthetics of the Old Town neighborhood.

Sincerely,

Steven and Kelly White
710 Wilkes St.
Alexandria, VA 22314

11 September 2022

Board of Architectural Review
301 King St.
City Council Chambers, 2nd Floor
Alexandria, VA 22314

RE: BAR2022-00396, 712 Wilkes Street

Dear Alexandria Board of Architectural Review:

We writing to express our support for Mr. Pontecorvo's proposed changes to the property located at 712 Wilkes Street. As the owners of the adjacent property located at 714 Wilkes Street, we welcome these improvements. Specifically, we find the proposed dormer to be an aesthetically pleasing transition between our three story home and the surrounding 2-story homes.

We ask that you approve Mr. Pontecorvo's request.

Sincerely,

Rene & Lang Sias
Property owners of 714 Wilkes St.

Rene Sias
16025 w 84th Lane
Arvada CO 80007
303-717-5960

15 September 2022

Board of Architectural Review
301 King St.
City Council Chambers, 2nd Floor
Alexandria, VA 22314

Regarding: 712 Wilkes St.; BAR2022-00396

Dear Board:

The Wilkes Row Homeowners Association is writing to express our support for the changes Mr. Pontecorvo would like to make to his home at 712 Wilkes Street. We have reviewed the plans and have no concerns. We ask that the BAR approve Mr. Pontecorvo's proposal.

Sincerely,

Megan McConnell
President of the Board of Directors of the Wilkes Row Homeowners Association, Inc.

15 September 2022

Board of Architectural Review
301 King St.
City Council Chambers, 2nd Floor
Alexandria, VA 22314

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Dear Board:

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