

BAR Meeting
March 18, 2015

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

APPLICANT: Jonas Neihardt & Lynn Vendinello by Rust Orling Architecture

LOCATION: 611 South Fairfax Street

ZONE: RM / Residential Zone

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

1. That all proposed materials; including windows, siding, and trim details comply with the Board's adopted policies.
2. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
3. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.

****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.



BAR2015-00023 & BAR2015-00024



Note: Staff coupled the two reports for 611 South Fairfax Street, BAR #2015-00023 (Permit to Demolish/Capsulate) and BAR #2015-00024 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The subject application includes:

Permit to Demolish/Capsulate

- Demolition of an existing storage shed on the subject property.
- Demolition of a two-story, rear (west) elevation wall of a 2006 addition. (approx. 150 sq. ft.).

Certificate of Appropriateness

- Construction of a new, 237.4 sq. ft., two-story addition at the existing rear elevation of the 2006 addition.

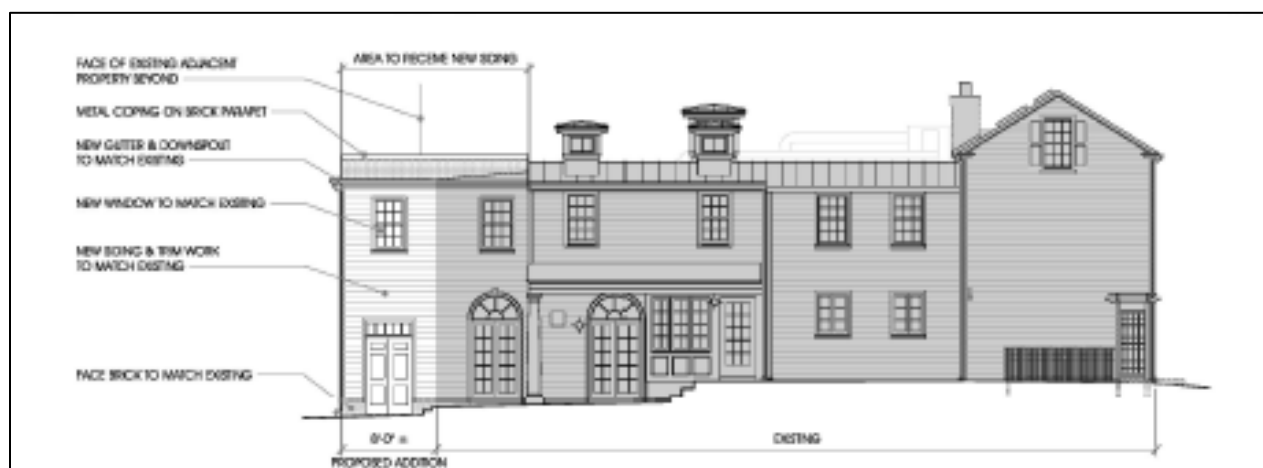


Figure 1: View of Proposed Addition – South Elevation

II. HISTORY

611 South Fairfax Street is a two-story, three-bay Italianate style rowhouse dating from the late 19th century. The existing rear additions attached to the main block date from 1977 (Approved by the BAR on 4/20/77), and 2006 (1/4/2006) and were designed by architect John Rust..

III. ANALYSIS

Permit to Demolish/Capsulate

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

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?

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

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

The portion of the building to be demolished was constructed in 2006, and the exterior rear wall area to be removed is minimal (150 sq. ft.), while the majority of the wall area on house will remain unaltered for the new addition.

Staff does not find that the proposed addition would diminish the historic integrity or confuse a future observer about the scale and form of the original house. In staff's opinion, the Criteria listed above are not met and the Permit to Demolish/Capsulate should be granted.

Certificate of Appropriateness

A design for any addition should not overwhelm the existing structure and must be sympathetic to the predominant architectural style of the building, as well as traditional building patterns within the district, including height, massing and roof pitch. The *Design Guidelines* also encourage designs for new additions that are "respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure."

Staff generally finds the relationship of the proposed addition to the existing setting and context to be appropriate. Because the lot is over 3300 sq. ft. in size, and the house is positioned at the east end of the lot, it is the opinion of staff, that the site can support large additions, while still maintaining the rhythm and scale of the block's urban streetscape. The addition's appearance is also compatible with the main historic house in terms of mass, scale, height, and architectural expression. Since it will be attached to a modern addition, located on an interior lot, it will not impact the integrity of the historic resource, as viewed from the street.

The design and finishes proposed will complement the features on the existing rear additions. Some of the most visible details include simple cornice profiles, large arched fenestrations, brick veneer foundations, and lap siding. Staff notes that since the applicant's submission documents did not contain the material specifications and cut sheets for this project, staff recommends that

the Board condition their approval that all proposed materials; including windows, siding, and trim details comply with the Board's adopted policies.

Additionally, due to the lack of rear alleys on South Fairfax Street and being an interior lot, staff does not find that the two-story addition will be visible from a public right-of-way for most of the year. However, it is possible that during the dead of winter, the addition will be moderately visible from Gibbon Street.

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

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

C-1 Proposed addition complies with zoning.

Code Administration

No Comments received.

Transportation and Environmental Services

- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 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 Previously reviewed under BAR2005-000211 and BAR2005-00212. (T&ES)
- F-2 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)
- 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

Archaeology Comments

Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

Archaeology Findings

- F-1 According to Ethelyn Cox's *Historic Alexandria, Virginia, Street by Street*, the structure on this lot may be an early house, remodeled during the Victorian era. Tax records indicate that structures were present on this street face by 1810. The 1877 Hopkins Insurance Atlas shows a house present on the property, owned by William Chancey. The lot therefore has the potential to yield archaeological resources that could provide insight into life in early Alexandria.

V. ATTACHMENTS

1 – *Supplemental Materials*

2 – *Application for BAR2015:00023&00024: 611 South Fairfax Street*



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

A. Property InformationA1. Street Address 611 S. FAIRFAX STREETZone RMA2. 3332.2 SFx 1.5= 4998.3 SFTotal Lot AreaFloor Area Ratio Allowed by ZoneMaximum Allowable Floor Area**B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement	719.9	Basement**	719.9
First Floor	1,229.6	Stairways**	152.1
Second Floor	1,310.8	Mechanical**	-
Third Floor	-	Other**	-
Porches/ Other	-	Total Exclusions	872.0
Total Gross *	3,260.3		

B1. Existing Gross Floor Area *
3,260.3 Sq. Ft.B2. Allowable Floor Exclusions**
872.0 Sq. Ft.B3. Existing Floor Area minus Exclusions
2,388.3 Sq. Ft.
(subtract B2 from B1)**C. Proposed Gross Floor Area (does not include existing area)**

Proposed Gross Area*		Allowable Exclusions	
Basement	-	Basement**	-
First Floor	118.7	Stairways**	-
Second Floor	118.7	Mechanical**	-
Third Floor	-	Other**	-
Porches/ Other	-	Total Exclusions	
Total Gross *	237.4		

C1. Proposed Gross Floor Area *
237.4 Sq. Ft.C2. Allowable Floor Exclusions**
- Sq. Ft.C3. Proposed Floor Area minus Exclusions
237.4 Sq. Ft.
(subtract C2 from C1)**D. Existing + Proposed Floor Area**D1. Total Floor Area (add B3 and C3) 2,625.7 Sq. Ft.D2. Total Floor Area Allowed by Zone (A2) 4,998.3 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

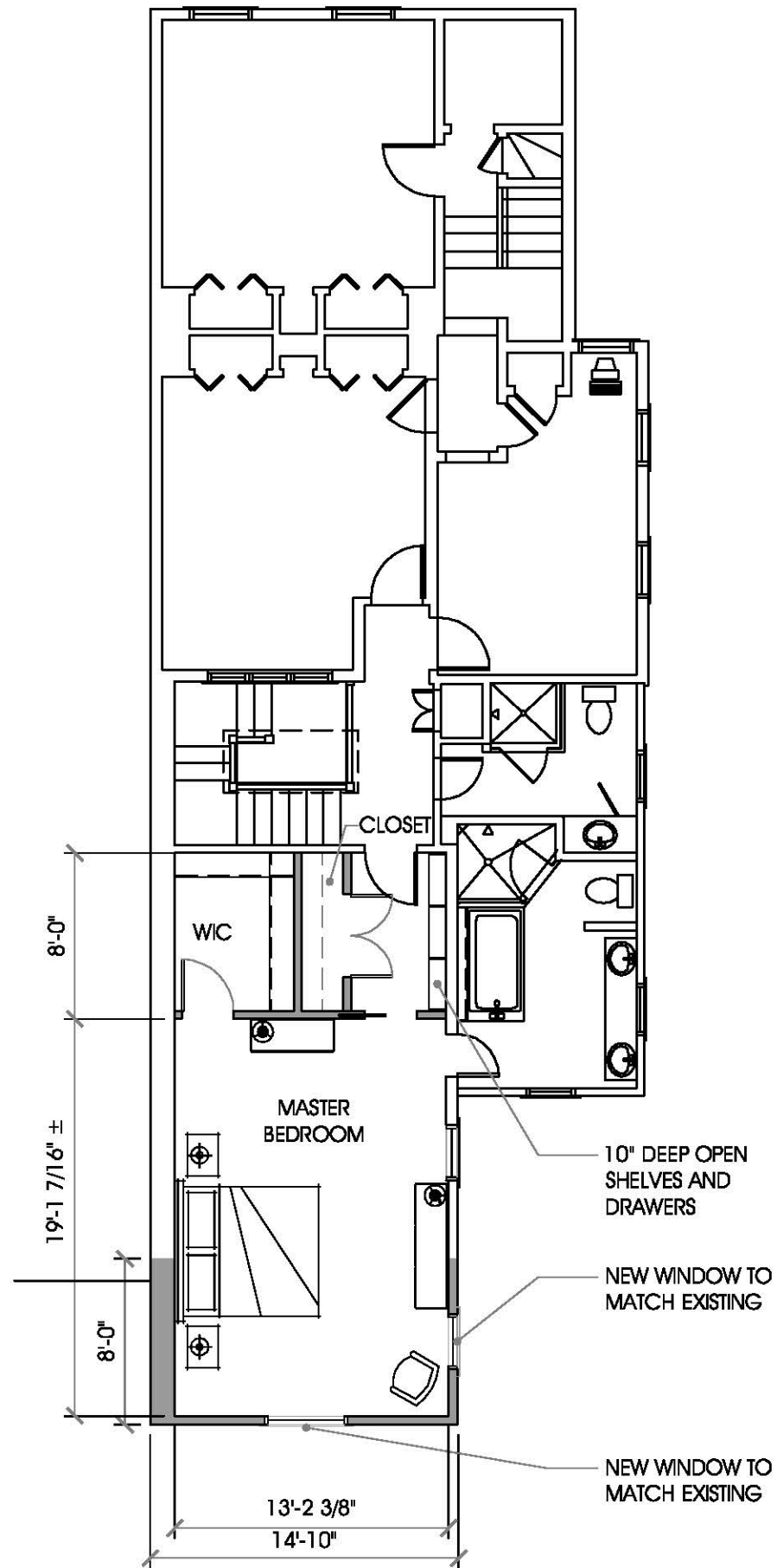
F. Open Space Calculations

Existing Open Space	1,991.5 SF
Required Open Space	1,116.3 SF
Proposed Open Space	1,872.8 SF

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

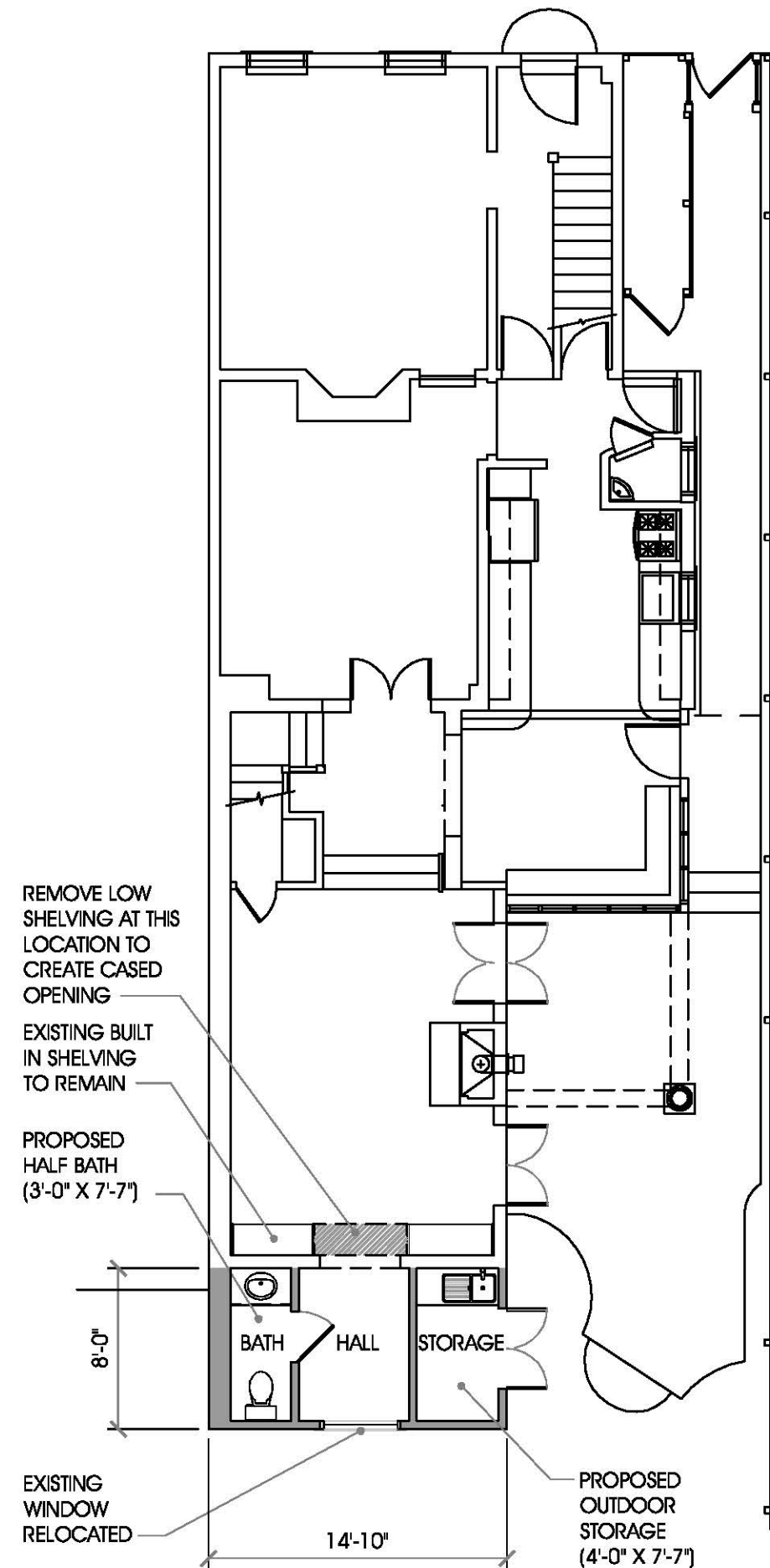
Signature: _____

Date: 1/30/15



B SHADE DENOTES NEW CONSTRUCTION

SECOND FLOOR PLAN
9
1/4"=1'-0"



A SHADE DENOTES NEW CONSTRUCTION

FIRST FLOOR PLAN
1/4"=1'-0"

RUST ORLING
ARCHITECTURE

1215 CAMERON STREET
ALEXANDRIA, VA
22314

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F - 703.548.4779
admin@rustorling.com
www.rustorling.com

611 S. FAIRFAX STREET ADDITION

THE CITY OF ALEXANDRIA, VIRGINIA

14.066

REVISIONS

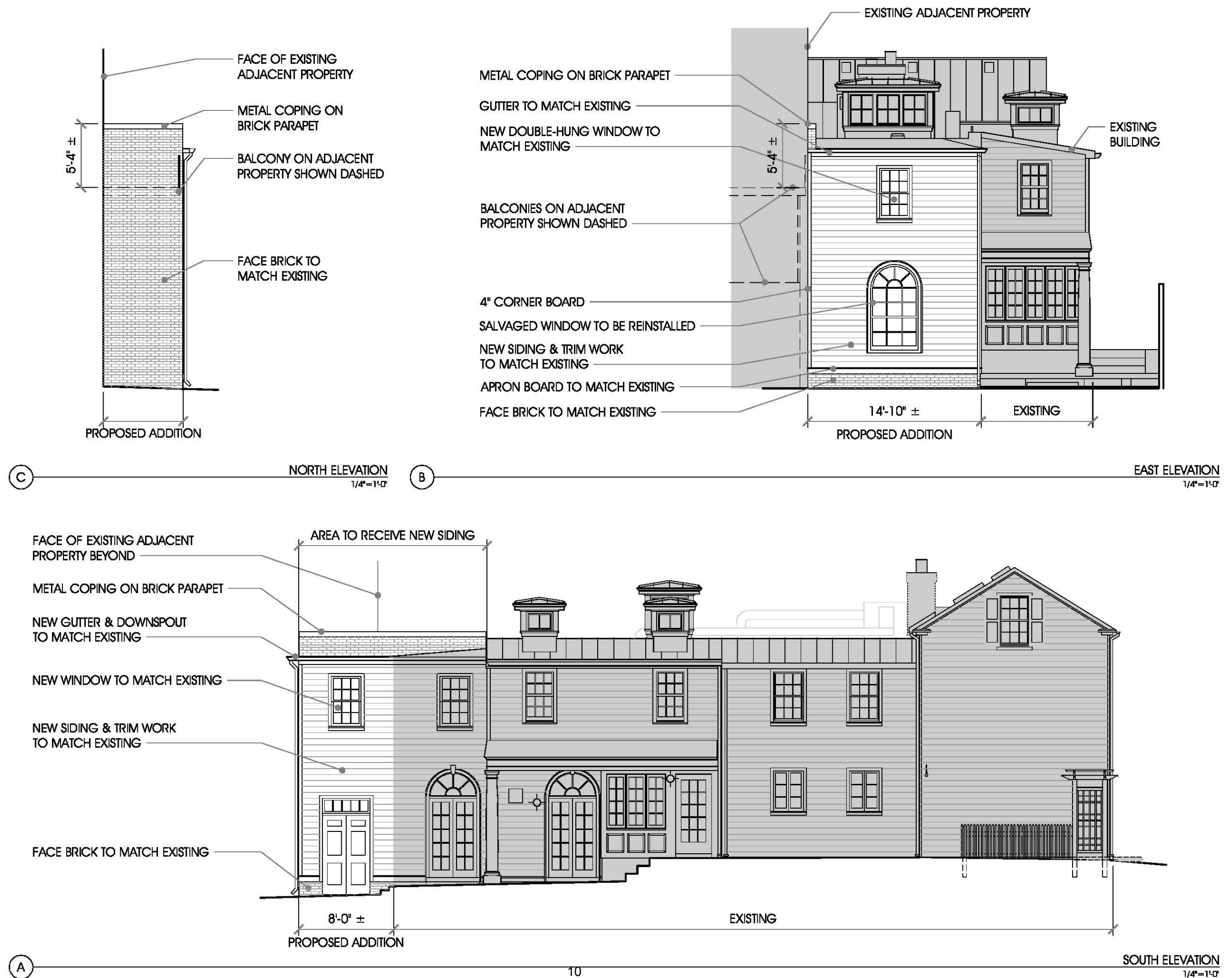
DATE	DESCRIPTION

BAR CERTIFICATE OF
APPROPRIATENESS
01.30.15

FLOOR PLANS

SHEET NO.

A1.1



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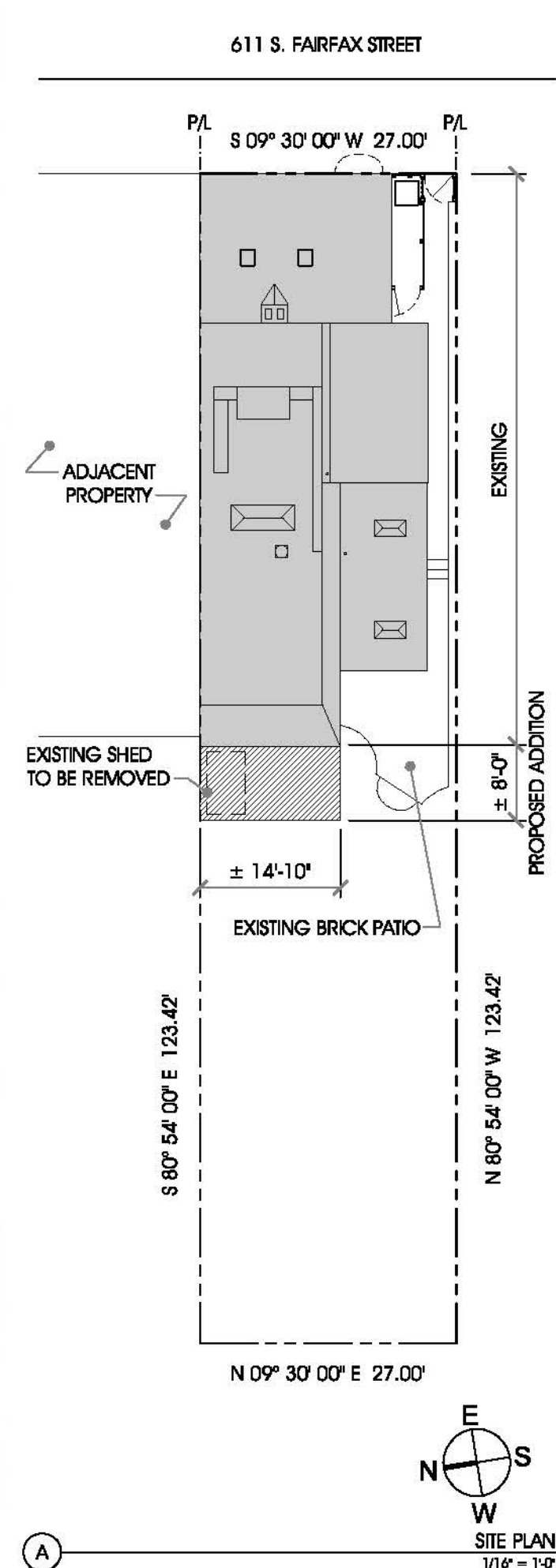
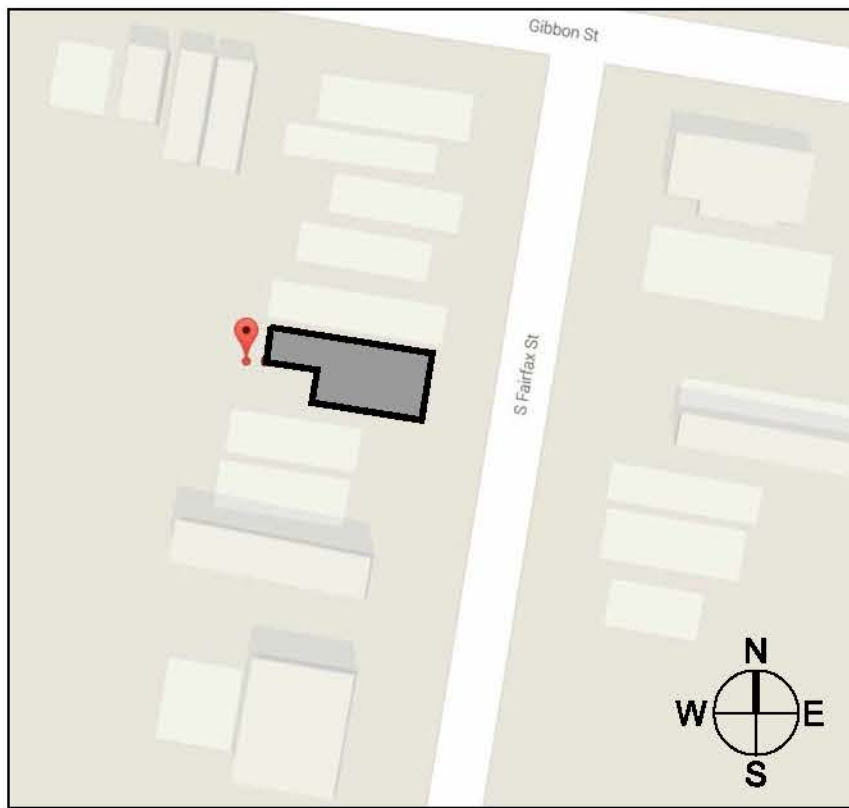
DATE	DESCRIPTION

BAR CERTIFICATE OF
APPROPRIATENESS
01.30.15

EXTERIOR
ELEVATIONS

SHEET NO.

A2.1



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14.066

REVISIONS

DATE	DESCRIPTION

BAR CERTIFICATE OF
APPROPRIATENESS
01.30.15

SITE PLAN AND
CONTEXT
PHOTOGRAPHS

SHEET NO.

A3.1

ADDRESS OF PROJECT: 611 S. FAIRFAX STREETTAX MAP AND PARCEL: 080.02-07-28ZONING: RMAPPLICATION 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: JONAS NEIHARDT & LYNN VENDINELLOAddress: 611 S. FAIRFAX STREETCity: ALEXANDRIA State: VA Zip: 22314Phone: 703.548.7950 E-mail: Jonas.Neihardt@Hilton.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: JOHN W. RUST; RUST | ORLING ARCHITECTURE Phone: 703.836.3205E-mail: JRUST@RUSTORLING.COM

Legal Property Owner:

Name: JONAS NEIHARDT & LYNN VENDINELLOAddress: 611 S. FAIRFAX STREETCity: ALEXANDRIA State: VA Zip: 22314Phone: 703.548.7950 E-mail: Jonas.Neihardt@Hilton.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 | ☐ fence, gate or garden wall | ☐ HVAC equipment | ☐ shutters |
| ☐ doors | ☐ windows | ☒ siding | ☐ shed |
| ☐ lighting | ☐ pergola/trellis | ☐ painting unpainted masonry | |
| ☐ other _____ | | | |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

DEMOLITION OF EXISTING STORAGE SHED & PARTIAL DEMOLITION OF 2-STORY EXTERIOR WALL ON WEST SIDE OF EXISTING HOUSE.

CONSTRUCTION OF A NEW 237.4 SQUARE FOOT, 2-STORY ADDITION TO WEST SIDE OF EXISTING HOUSE. NEW EXTERIOR FINISH TO MATCH EXISTING.

DEMOLITION NECESSARY TO ACCOMMODATE NEW ADDITION, WHICH IS REQUIRED FOR NEW HALF BATH THAT CAN NOT BE LOCATED ANYWHERE ELSE. OUTDOOR STORAGE SPACE IN ADDITION WILL REPLACE DEMOLISHED STORAGE SHED.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☐ ☒ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☒ ☐ Description of the reason for demolition/encapsulation.
- ☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- ☒ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☒ ☐ FAR & Open Space calculation form.
- ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☒ ☐ Existing elevations must be scaled and include dimensions.
- ☒ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☒ Linear feet of building: Front: _____ Secondary front (if corner lot): _____
- ☐ ☒ Square feet of existing signs to remain: _____
- ☐ ☒ Photograph of building showing existing conditions.
- ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- N/A
- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☒ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: JOHN RUST

Date: 1/30/15

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. JONAS NEIHARDT & LYNN VENDINELLO	611 S. FAIRFAX ST. ALEXANDRIA, VA 22314	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 611 S. FAIRFAX ST (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. JONAS NEIHARDT & LYNN VENDINELLO	611 S. FAIRFAX ST. ALEXANDRIA, VA 22314	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. JONAS NEIHARDT	NONE	NONE
2. LYNN VENDINELLO	NONE	NONE
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.

03/09/15 JOHN RUST 
 Date Printed Name Signature