

ADDRESS OF PROJECT: 205 SOUTH FAYETTE STREETTAX MAP AND PARCEL: 074.01-10-12 ZONING: CL

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☒ Business (Please provide business name & contact person)Name: IGP Enterprises LLC (Contact: Robert C. Hoppin)Address: 2433 Davis Ave.City: Alexandria State: VA Zip: 22302Phone: (703) 889-8504 E-mail: igp@hillenby.comAuthorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____Name: JEFFERY BROADHURST, AIA Phone: 301.309.8900E-mail: JBROADHURST@BROADHURSTARCHITECTS.COM

Legal Property Owner:

Name: IGP Enterprises LLCAddress: 2433 Davis Ave.City: Alexandria State: VA Zip: 22302Phone: (703) 889-8504 E-mail: igp@hillenby.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/roof | ☒ 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).*

PLEASE SEE ATTACHED SHEET.

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: Robert C. HoppinPrinted Name: Robert C. HoppinDate: April 3, 2015

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. Robert C. Hoppin	2433 Davis Ave. Alexandria, VA 22302	50%
2. Katherine D. Lilley	2223 40th St., NW Washington, D.C. 20007	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 205 S. Fayette St. Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Robert C. Hoppin	2433 Davis Ave. Alexandria, VA 22302	50%
2. Katherine D. Lilley	2223 40th St., NW Washington, D.C. 20007	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.

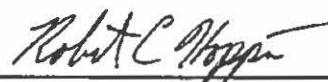
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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.

April 3, 2015
Date

Robert C. Hoppin
Printed Name


Signature



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 205 South Lafayette St, Alexandria, VA 22314

Zone CL

A2. $\frac{1200 \text{ SF}}{\text{Total Lot Area}} \times 0.75 = 900 \text{ SF}$
 Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	
First Floor	818	Stairways**	
Second Floor	818	Mechanical**	
Third Floor	0	Other**	
Porches/ Other	15	Total Exclusions	0
Total Gross *	1651		

B1. Existing Gross Floor Area *
1651 Sq. Ft.

B2. Allowable Floor Exclusions**
0 Sq. Ft.

B3. Existing Floor Area minus Exclusions
1651 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor	0	Other**	22 (shed & bay removed)
Porches/ Other	37	Total Exclusions	22
Total Gross *	37		

C1. Proposed Gross Floor Area *
1673 Sq. Ft.

C2. Allowable Floor Exclusions**
22 Sq. Ft.

C3. Proposed Floor Area minus Exclusions
1651 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1651 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 900 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.

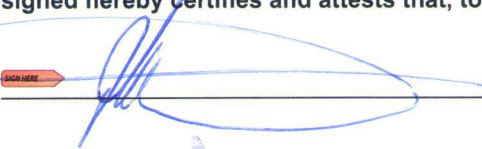
** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

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	358
Required Open Space	n/a
Proposed Open Space	380

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

Signature: 

Date: 0 APRIL 2015

DESCRIPTION OF PROPOSED WORK:

The proposed exterior work on this project is limited to the approximately 100 square feet of the surface area of the rear façade which is adjacent to and visible from a public ally. We understand from Historic Preservation staff that the existing rear façade appears to be a later addition and was likely part of a substantial 1979 renovation. Our proposal seeks to provide a more organized arrangement of fenestration on the rear façade as exhibited on the historic front façade: The new door is located directly below the existing pair of second floor windows. The head height of the proposed new doors is scheduled to align with the existing first floor windows. The character of the shed porch roof is similar to that of the neighbor to the north and west.

The proposed architectural work includes the following components:

1. Remove the existing 2'-8" x 6'-8" painted wood and glass door and the associated metal and glass storm door.
2. Remove the existing non-original light fixture above the door, patch stucco wall.
3. Remove the existing non-original wood framed bay window with its two wood double-hung windows, aluminum storm windows, and metal roof.
4. Create a new rough/masonry opening for a 6'-0" x 7'-6" painted wood and glass French door pair (Jeld-Wen Custom Series with 7/8" simulated divided lites). Install new structural lintel/header as required for new opening. Install retractable Phantom Screen door system at exterior of new doors. The doors and the associated wood trim will be painted an off-white similar to Benjamin Moore #OC-117 "Simply White".
5. Fabricate and install new wood framed shed roof on brackets above new exterior doors per the details in the submission package. The exposed wood trim, ceiling material and brackets will be painted an off-white similar to Benjamin Moore #OC-117 "Simply White". The roof material shall be traditional hand-formed standing seam metal to match the appearance, color (red oxide, Benjamin Moore #2088-10) and seam spacing as the existing main roof. A new light fixture (Restoration Hardware 12" Carson Gooseneck #A2949 in Carbon (black) with 16" diameter shade #B0813 in Gloss White) shall be installed on the stucco wall above the door and under the new roof.
6. Paint the existing stucco a color similar to Benjamin Moore #1094 "Barbados Sand".
7. Remove the existing painted gutters and downspout.
8. Install new painted gutter and single downspout as indicated in the drawings. Paint color to be match the trim color, Benjamin Moore #OC-117 "Simply White".

The proposed landscape work adjacent to the rear façade includes the following components:

1. Relocate the rear garden gate within the existing wood fence and fabricate and hang a new gate to match the existing gate.
2. Repair the existing common fence as required.
3. Replace the wood landing outside of the gate with new brick pavers.
4. Remove the concrete patio and replace with natural stone pavers on stone dust.
5. Install a sub-grade drainage system.
6. Add on Crepe Myrtle and several smaller plants.
9. Paint the existing masonry garden wall a color similar to Benjamin Moore #1094 "Barbados Sand".

PROPOSED EXTERIOR PAINT COLORS FOR REAR FACADE:

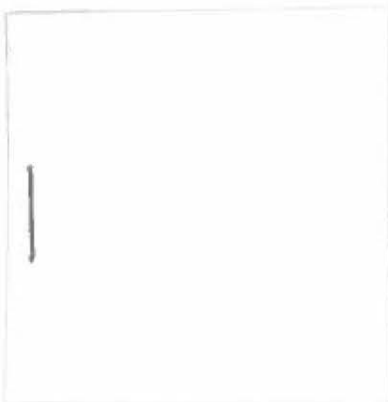
Stucco: Benjamin Moore "Barbados Sand" #1094

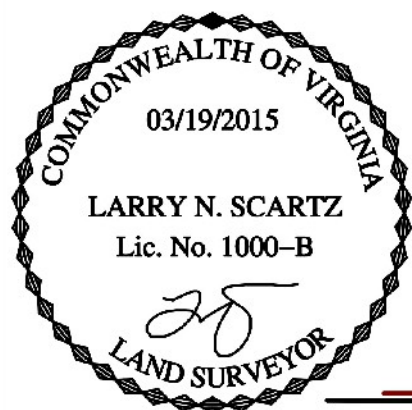


Metal Roof: Benjamin Moore "Red Oxide" #2088-10



Door and Trim: Benjamin Moore "Simply White" #OC-117



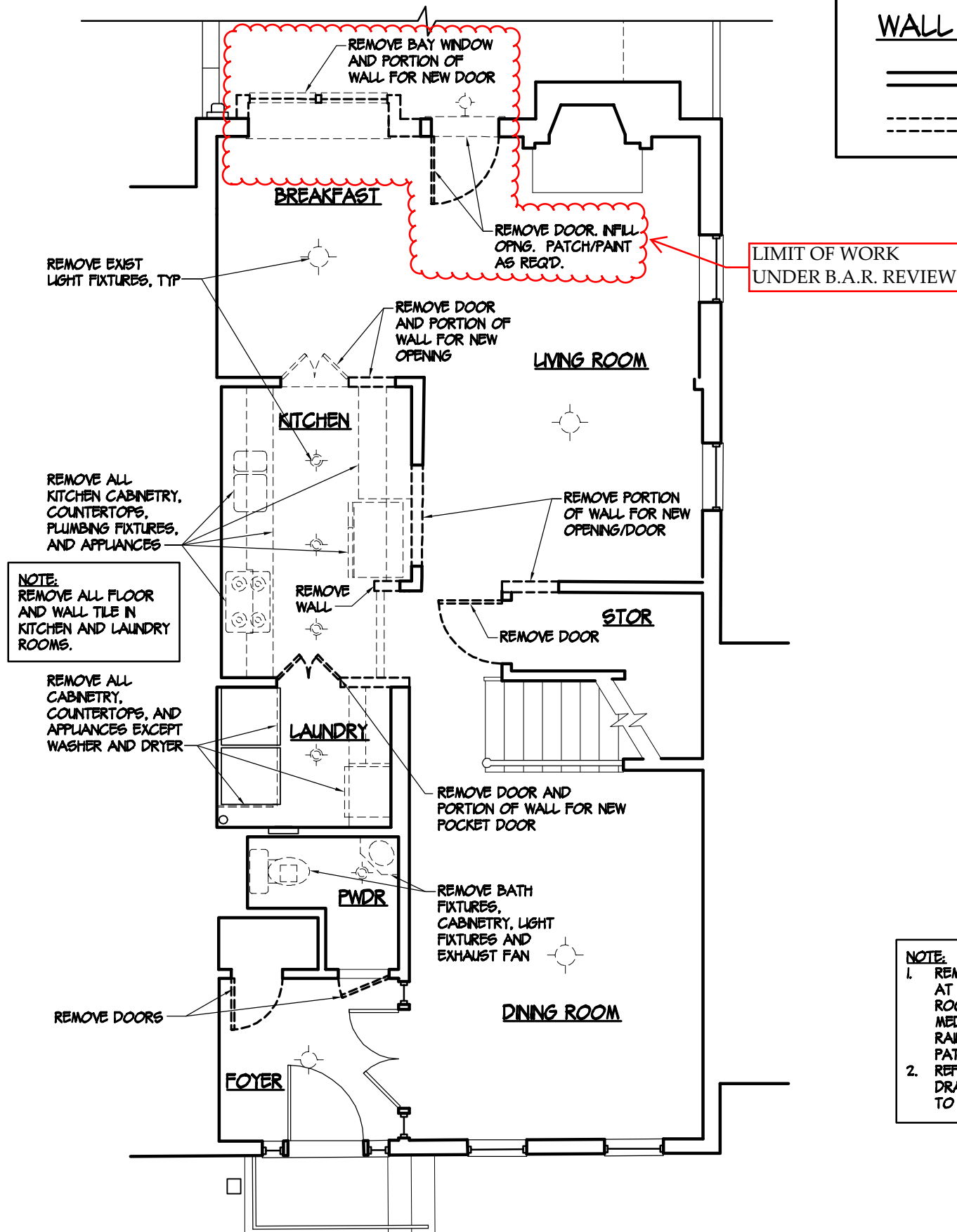


SCALE: 1"=10' DATE: MARCH 19, 2015

MN



NOTE:
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS
FOR SCOPE OF WORK AT THE REAR YARD.

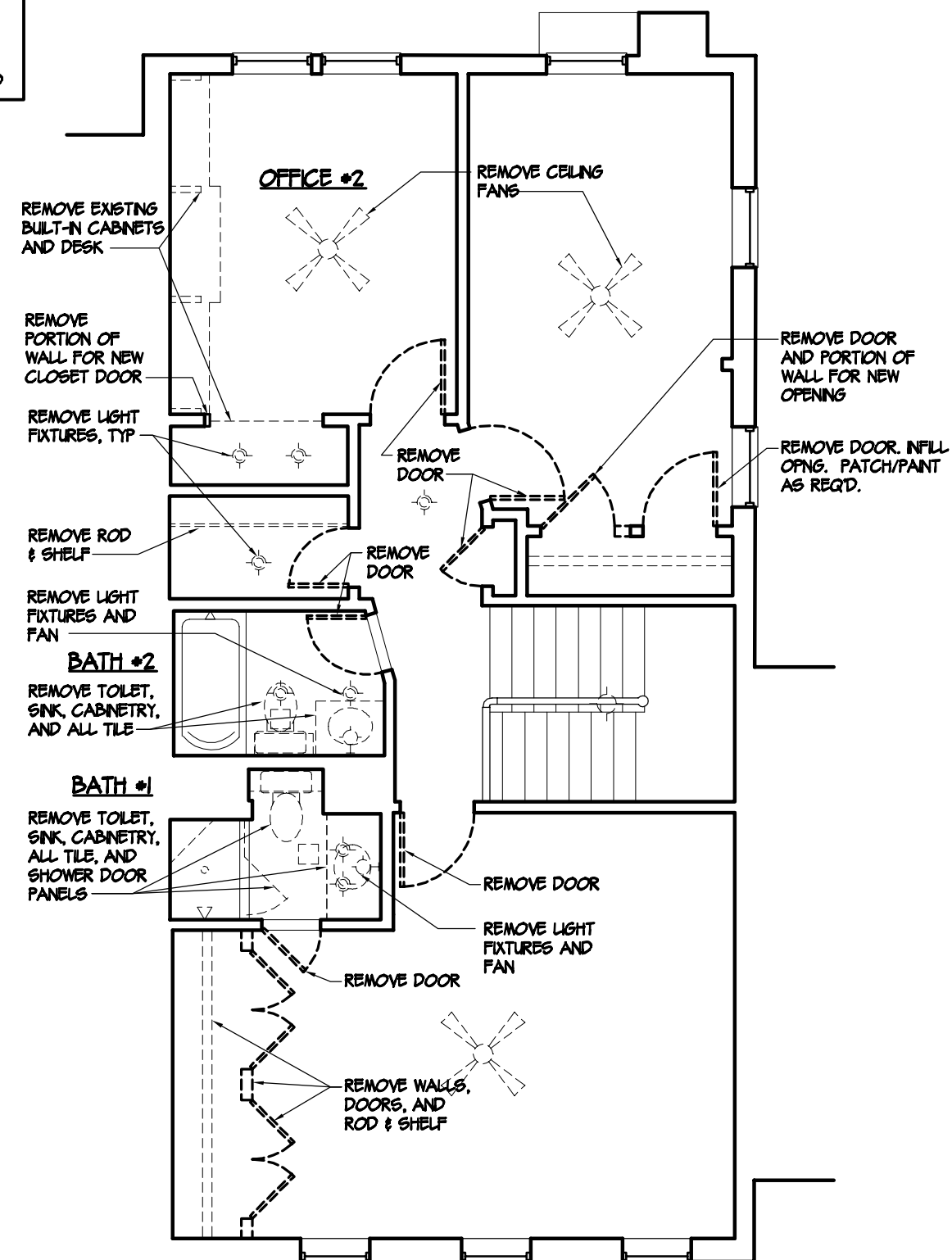


1 FIRST FLOOR DEMOLITION PLAN
D-1 SCALE: 3/16" = 1'-0"

WALL LEGEND

===== EXISTING WALL

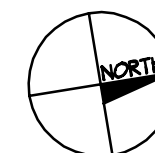
----- EXISTING WALL OR
ITEM TO BE REMOVED

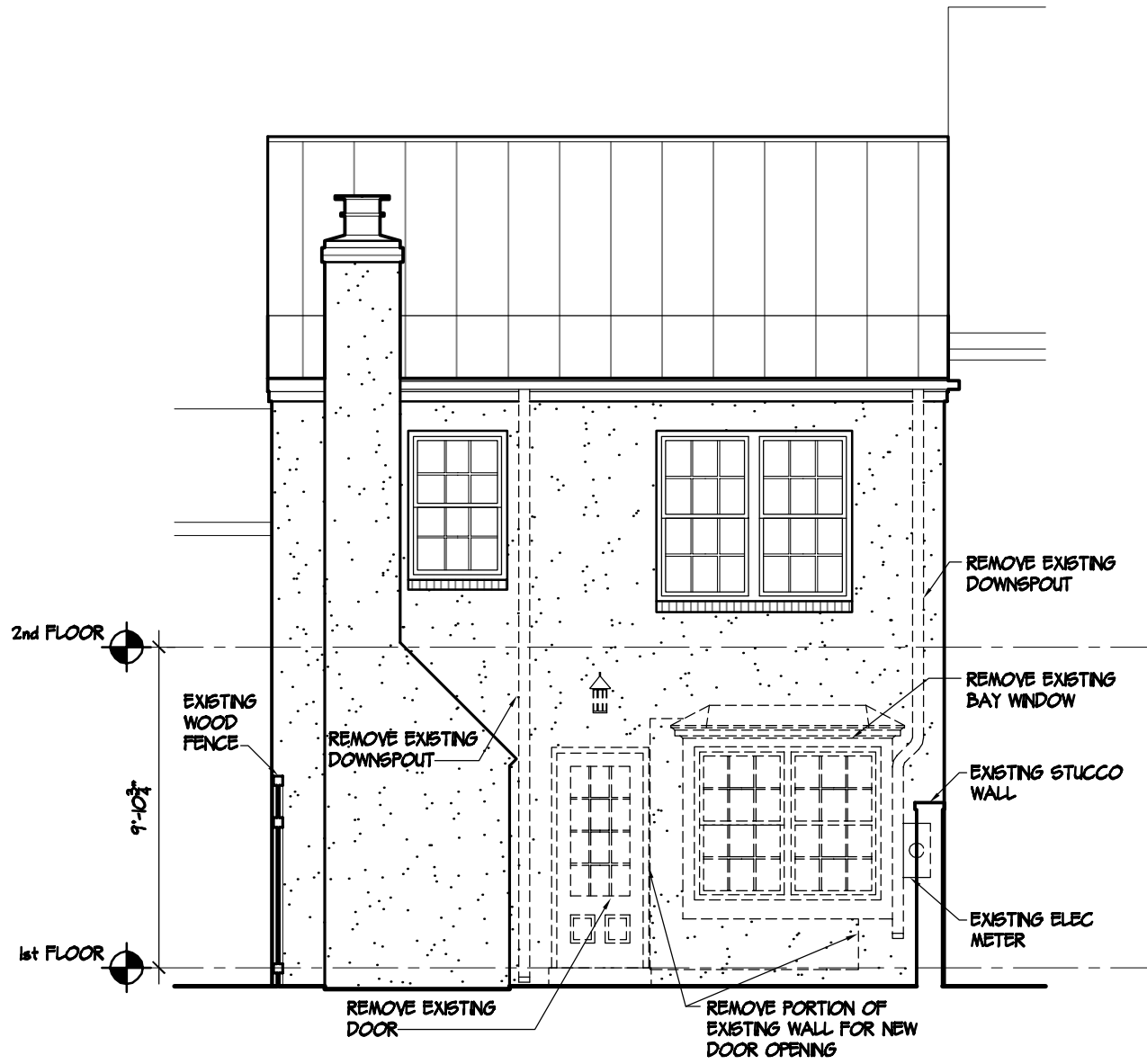


2 SECOND FLOOR DEMOLITION PLAN
D-1 SCALE: 3/16" = 1'-0"

NOTE:

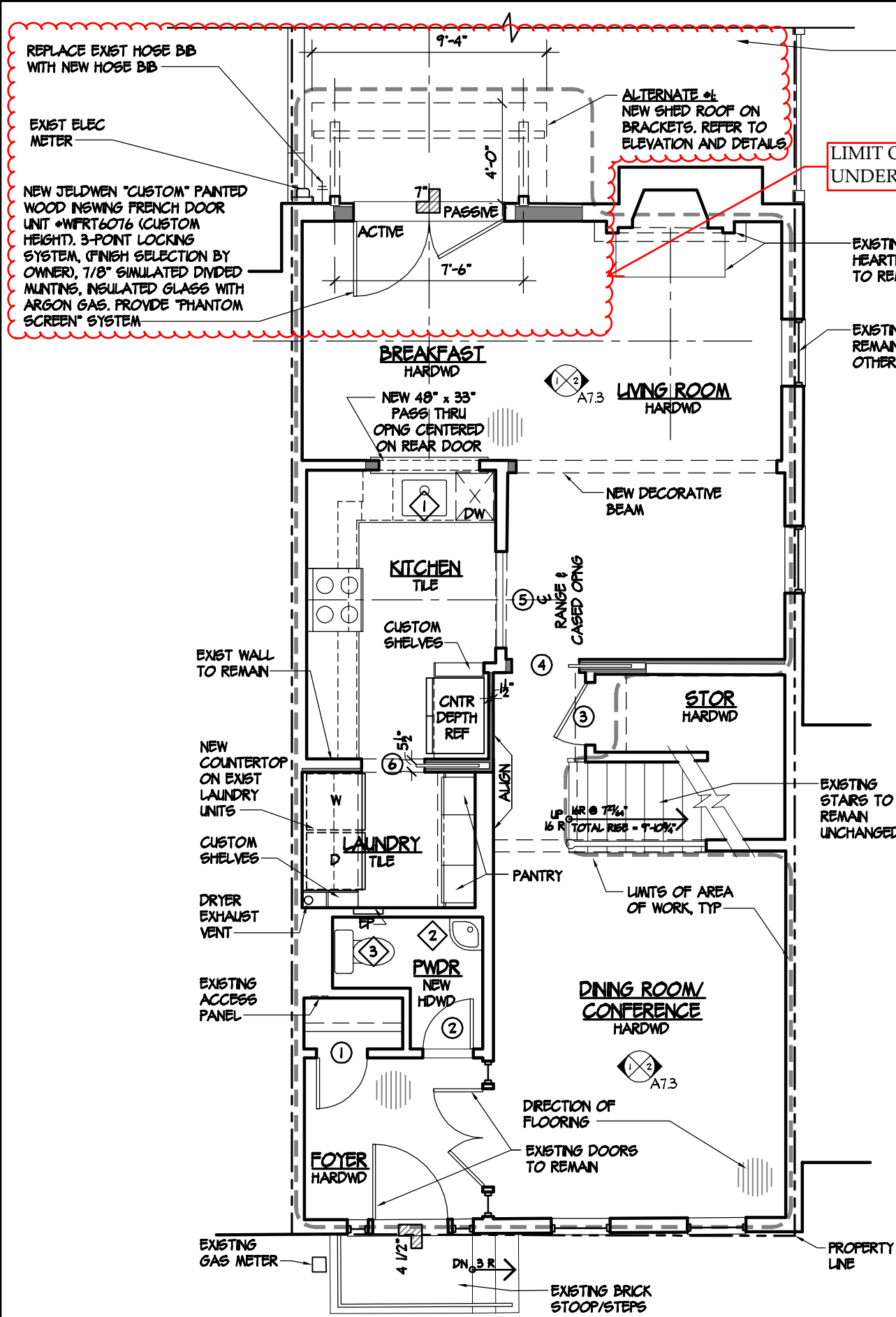
1. REMOVE CROWN MOULDING AT LIVING AND DINING ROOMS. REMOVE CEILING MEDALLIONS AND CHAIR RAIL AT ALL LOCATIONS. PATCH/PAINT AS REQD.
2. REFER TO ELECTRICAL DRAWINGS FOR CHANGES TO EXISTING LIGHTING.





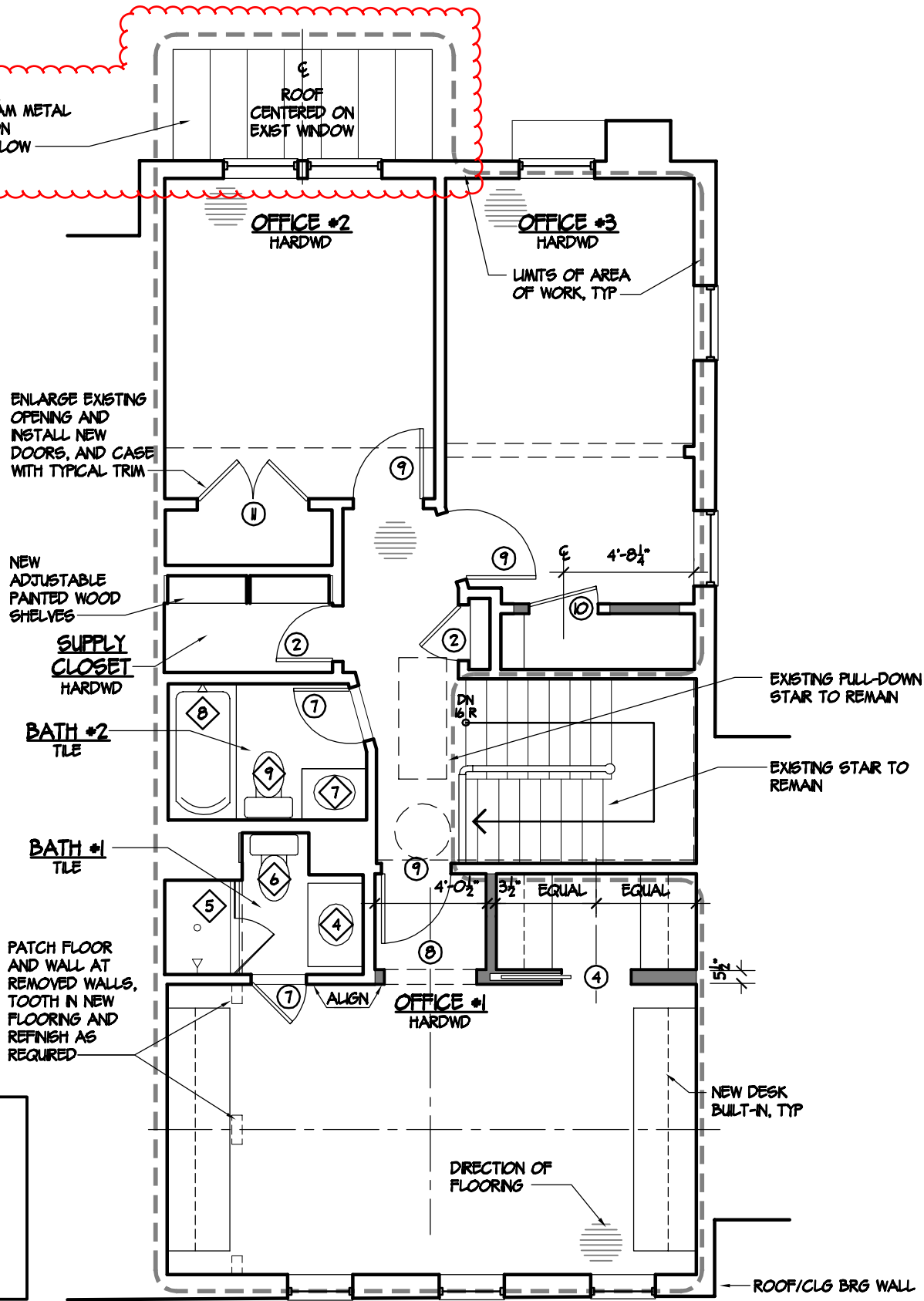
1
D-2 **DEMOLITION ELEVATION**
SCALE: 3/16" = 1'-0"



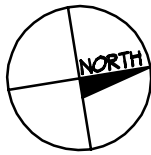


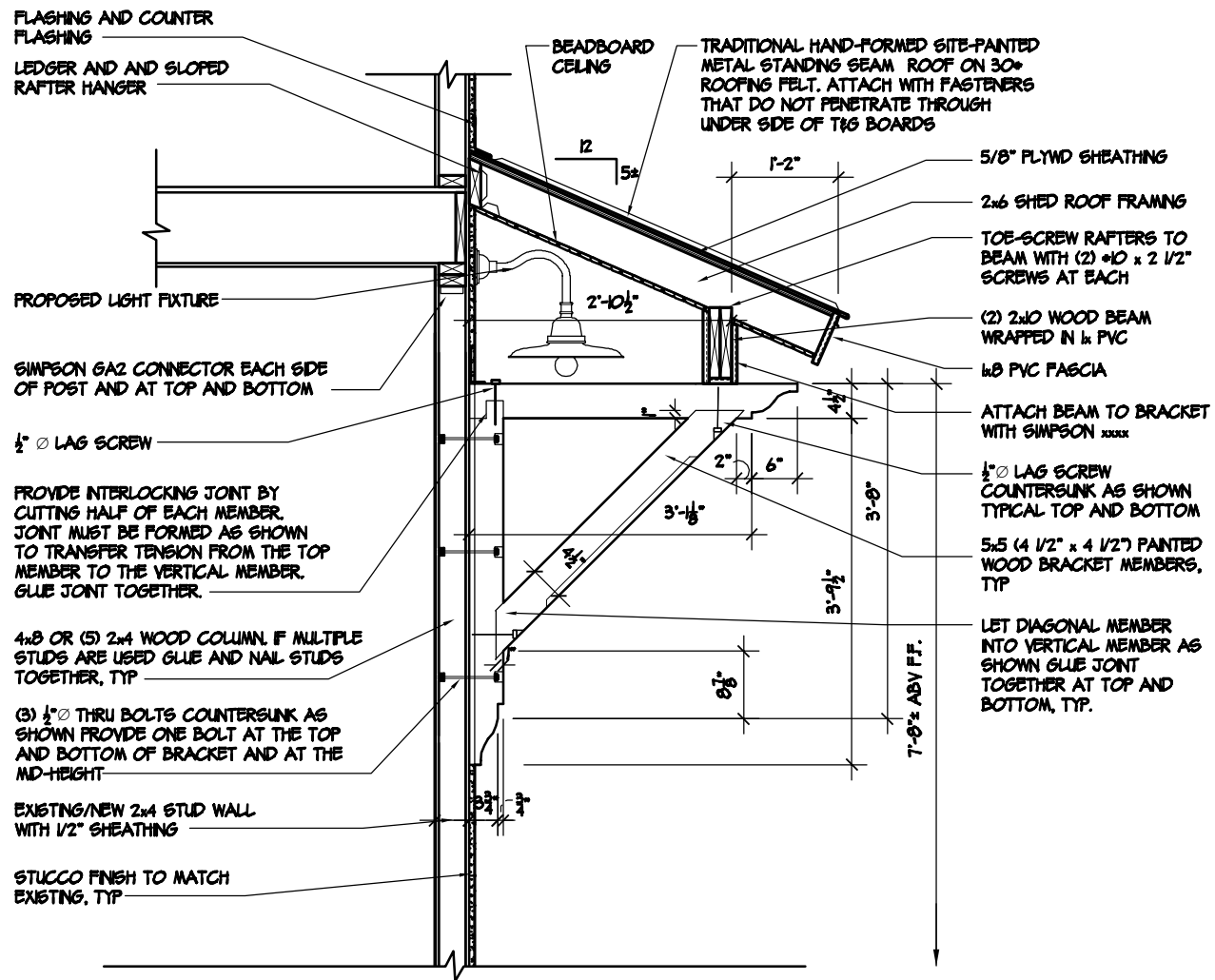
1 FIRST FLOOR PLAN
A2.1 SCALE: 3/16" = 1'-0"

WALL LEGEND	
	EXISTING WALL
	PROPOSED FRAME WALL

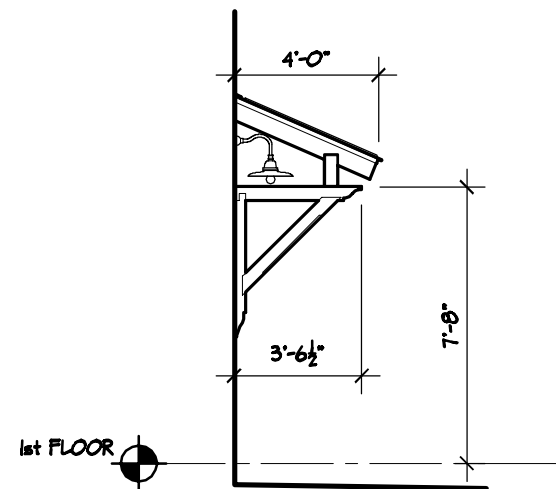


2 SECOND FLOOR PLAN
A2.1 SCALE: 3/16" = 1'-0"

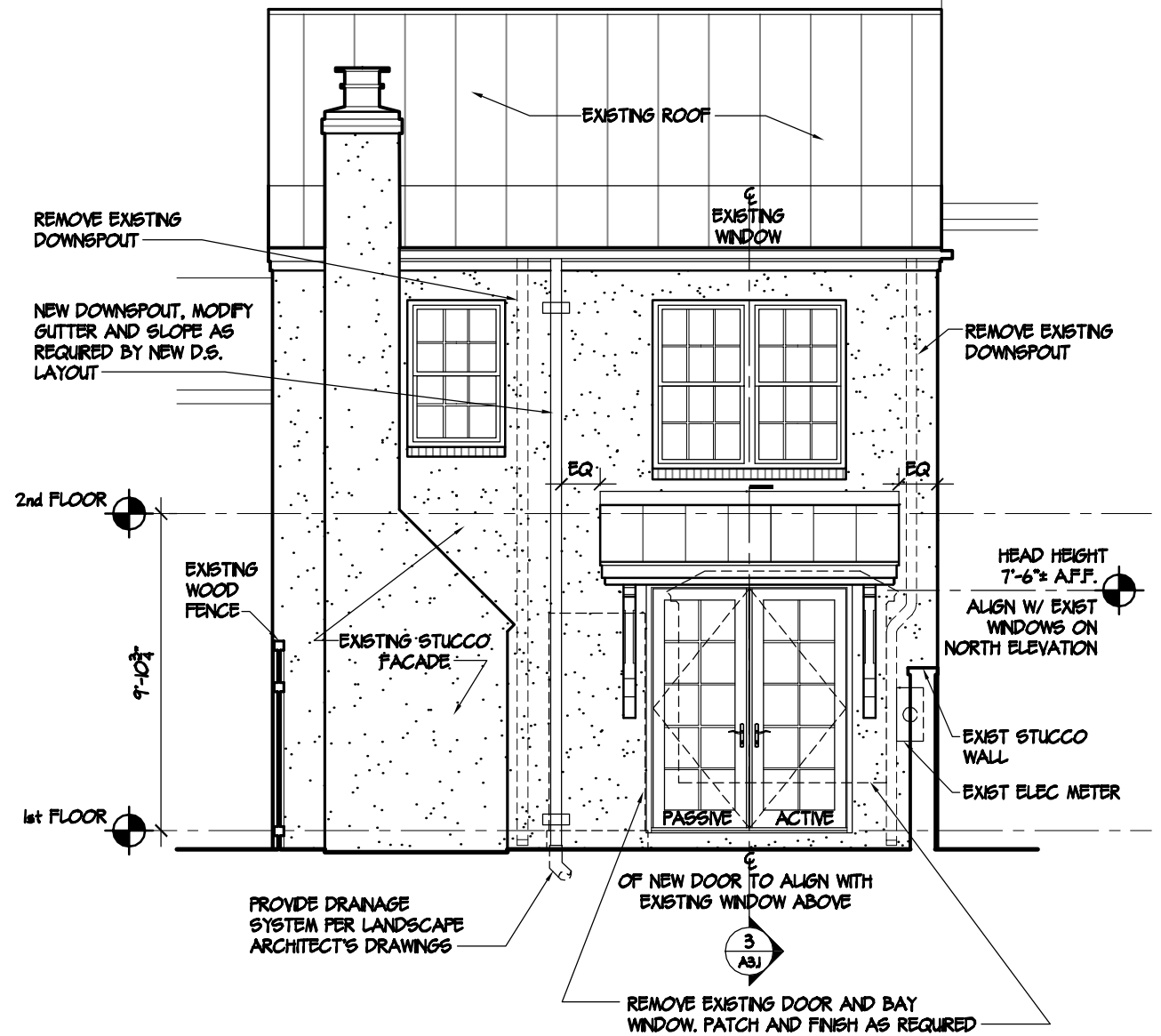




3 BRACKET DETAIL
A3.1 SCALE: 3/16" = 1'-0"



2 SIDE VIEW OF BRACKET
A3.1 SCALE: 3/16" = 1'-0"



1 WEST ELEVATION
A3.1 SCALE: 3/16" = 1'-0"

EXISTING FENCE TO REMAIN. REPAIR AS NECESSARY. ADD HARDWARE CLOTH TO ALLOW VINES TO GROW ON SAFELY ON FENCE.

REMOVE EXISTING GATE AND PART OF FENCE, REVERSE GATE SWING AND MOVE TO THE NORTH OF THE LANDING. MATCH EXISTING

NEW UNDERGROUND DRAIN, CONNECT TO DOWNSPOUT AND DAYLIGHT

EXISTING BRICK LANDING EGRESS WITH TIMBER EDGE REMOVE TIMBERS AND REPLACE WITH MORTARED BRICK EDGE. REPAIR BRICK FILL

NOTE:
EXISTING DRAINAGE FLOWS TO RETAINING WALL AND THEN OUT GATE. NEW PAVING WILL SLOPE AWAY FROM WALL, TO PROTECT IT, AND WILL BE MORE PERMEABLE. OVERFLOW WILL OUTLET INTO PARKING.

REMOVE EXISTING RAISED BED

REMOVE EXISTING SHED

REMOVE EXISTING CONCRETE PATIO, ADD NEW BLUESTONE PAVING THROUGHOUT ON STONEDUST

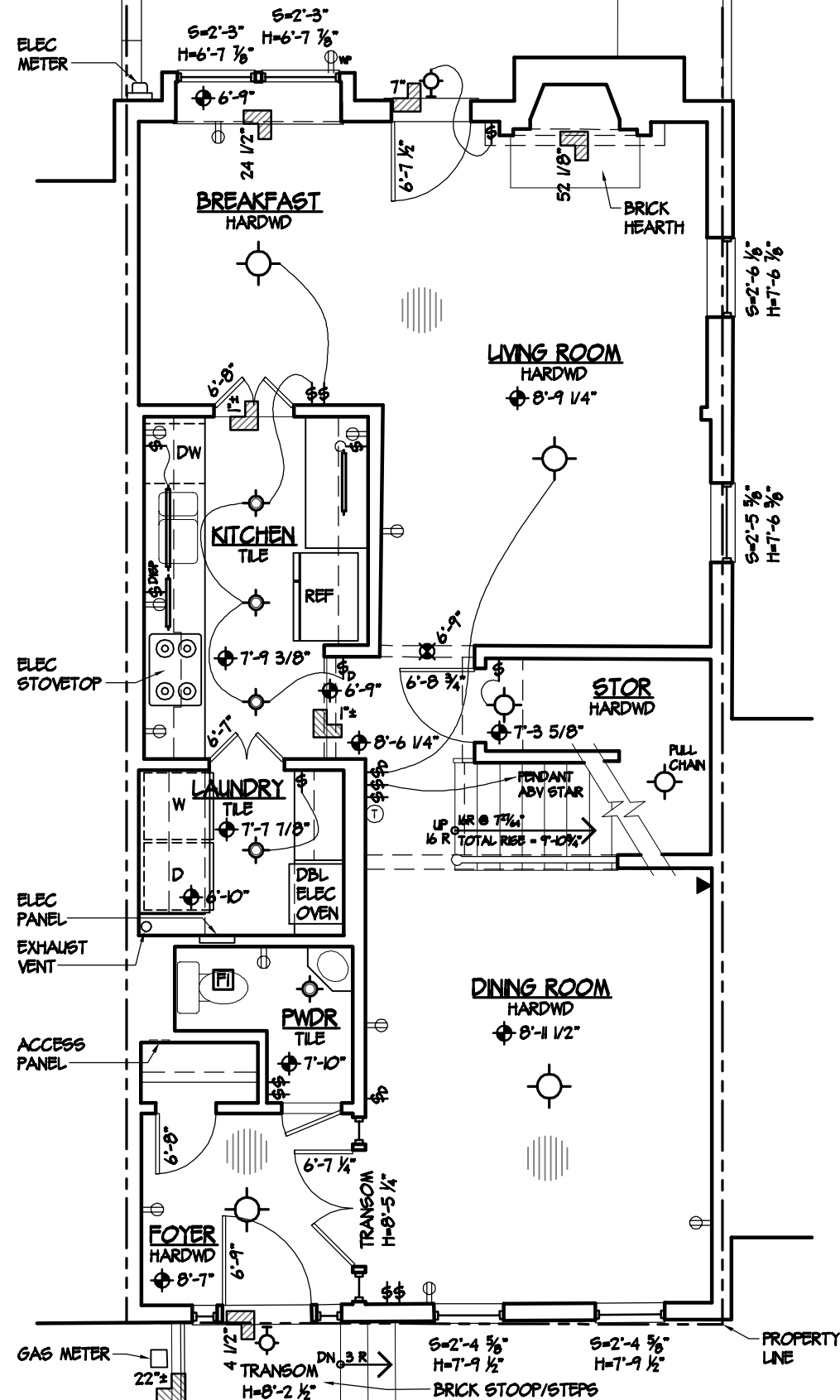
REMOVE BLUESTONE PAVING

ADD NEW PLANTINGS THROUGHOUT INCLUDING ONE NEW SINGLE-STEM CRAPE MYRTLE IN THIS AREA.

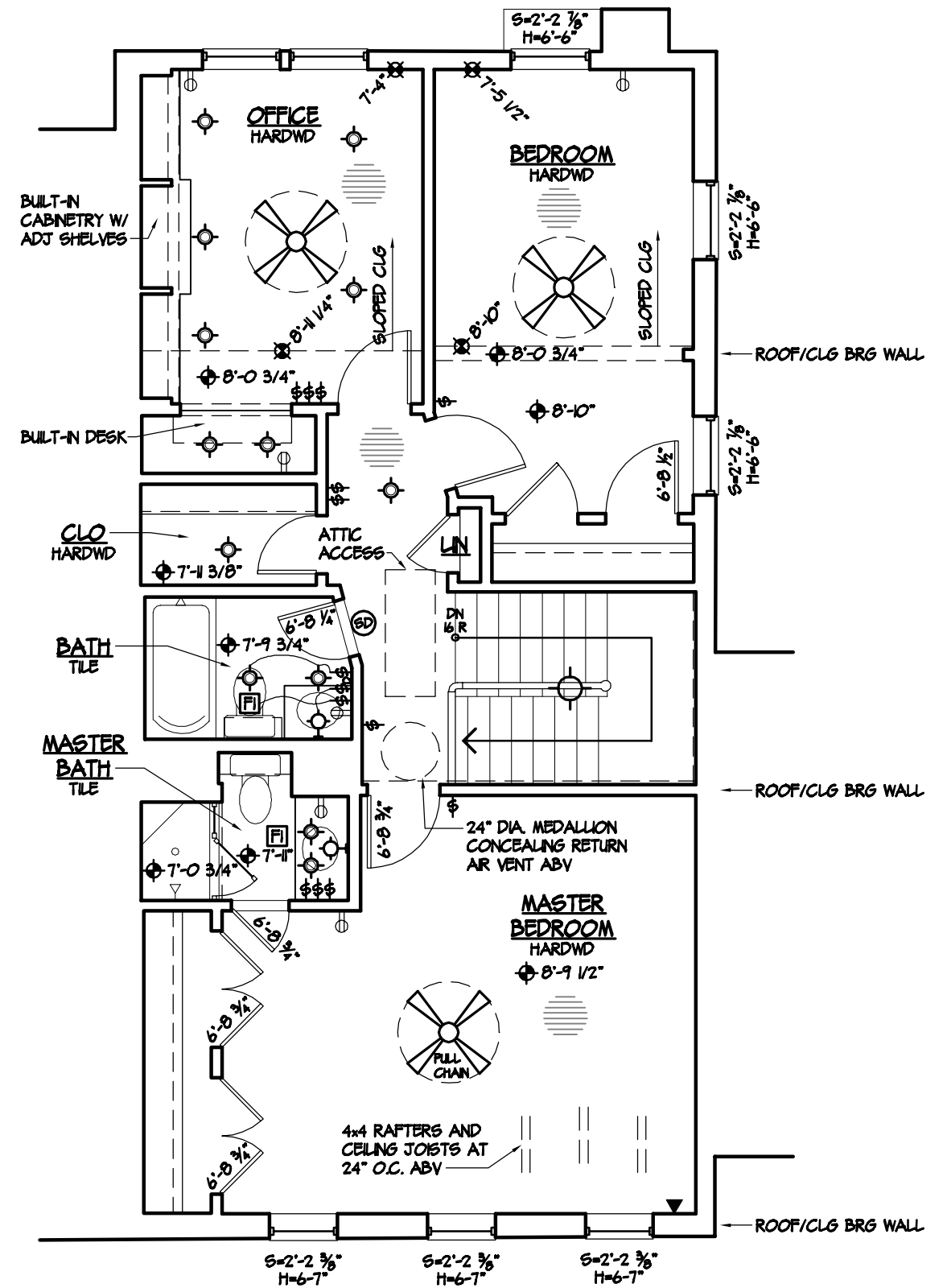
PROPERTY LINE

EXISTING WALL TO REMAIN. ADD HARDWARE CLOTH ON INSIDE FACE.



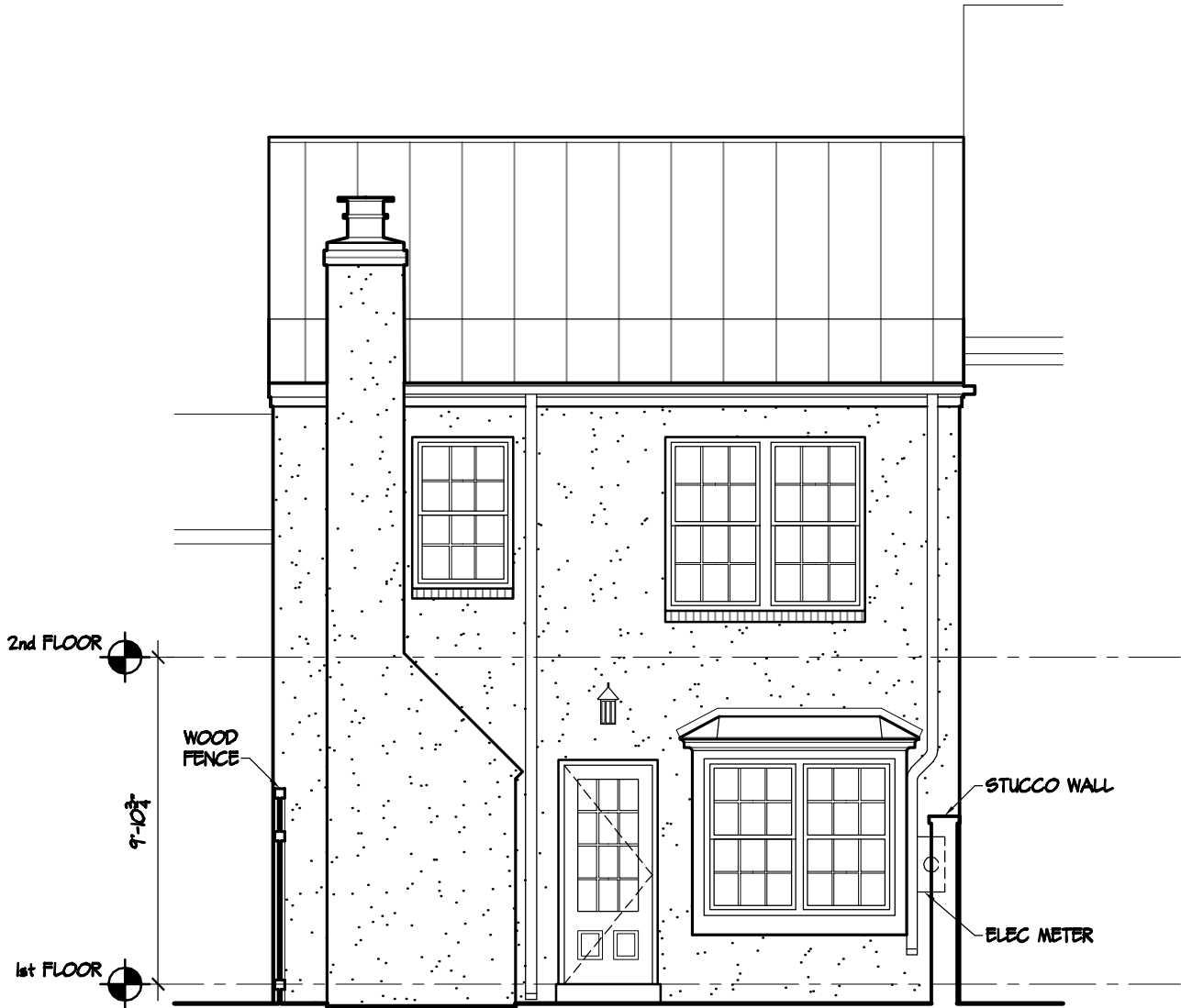


1
EX-1
EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



2
EX-1
EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"





1
EX-2

EXISTING WEST ELEVATION

SCALE: 3/16" = 1'-0"

EX-2

HILLENBY OFFICE

EXISTING ELEVATION

DATE: 4-3-2015

SCALE: 3/16" = 1'-0"



BROADHURST ARCHITECTS, INC.
306 FIRST STREET, ROCKVILLE, MD 20851
(PH) 301.309.8900 (F) 301.301.309.8915



EXISTING FRONT VIEW
NO PROPOSED CHANGE



EXISTING FRONT VIEW
NO PROPOSED CHANGE



EXISTING REAR VIEW



EXISTING REAR VIEW FROM ALLEY



EXISTING REAR VIEW



VIEW OF EXISTING REAR FENCE