

Docket Item # 3 & 4
BAR CASE # 2014-0378 &
2014-0379

BAR Meeting
December 17, 2014

ISSUE: Partial Demolition/Capsulation and Addition

APPLICANT: Amy & Michael Louis by Stephanie Dimond

LOCATION: 214 South Alfred Street

ZONE: RM / Residential

STAFF RECOMMENDATION

1. Deferral of the Permit to Demolish/Capsulate and Certificate of Appropriateness for restudy of the proposed rear addition, and;
2. After-the-fact approval of the Permit to Demolish for the detached garage.

****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.



BAR2014-00378 & BAR2014-00379



I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Capsulate to demolish the rear ell to accommodate a new two-story rear addition and to demolish a small area of the existing roof on the main block to build a skylight. The applicant also requests after-the-fact approval of a Permit to Demolish a one-car, detached, metal garage that was located at the rear of the property and demolished sometime between 2012 and 2014.

The proposed addition will measure approximately 23 feet 6 inches in depth by 15 feet 9.5 inches in width, spanning the width of the lot. There will be an interior courtyard, approximately 8.5 x 9 feet. The first floor of the rear (east) elevation will have the appearance of an enclosed porch with a set of three, two-over-two windows adjacent to a four light door with a sliding shutter door. The second story rear elevation will have three, two-over-two wood windows that comply with the *BAR Window Policy*. The proposed materials on the addition include fiber cement siding, PVC trim, wood windows, a clad door, and standing seam metal roofing. Staff notes that the material for the new sliding shutter door is not provided, but that it should be wood or a solid, millable and paintable composite, in compliance with BAR policies. A new rooftop HVAC unit will be installed on the existing rear ell and the applicant requests the Board approve a waiver of rooftop screening, even though it is likely to be minimally, if at all, visible.

No alterations are proposed to the front (west) elevation.

II. HISTORY:

The two-story, three-bay brick townhouse located at 214 South Alfred Street was constructed as one of a pair of townhouses in the late **1870s**. The G. M. Hopkins *City Atlas of Alexandria* shows only the main block of the townhouse in 1877. The current configuration with each of the two townhouses having a two-story rear ell appears by 1885 according to Sanborn Fire Insurance Maps. The historic six-over-six windows on the rear ell were replaced using two-over-two clad windows in 1998 (BAR1998-00137). The previously existing garage was constructed between **1921 and 1941**.

On May 16, 2012, the Board approved a Permit to Demolish and a Certificate of Appropriateness for the construction of a rear addition (BAR2012-00113 and 2014-00114) at the adjacent property, 212 S Alfred Street. However, the Board only approved demolition of the rear wall and approximately one-quarter of the north wall. The Board also approved a Permit to Demolish for the similar one-car metal garage of the same vintage at this property.

III. ANALYSIS:

As noted by zoning staff, the applicant must maintain one parking space on the lot that is at least 7' x 16' (interior dimensions of the parking space). The parking space must be delineated from the open space on the lot by a fence, wall, curb, or similar means. The applicant must file a deed restriction that will require one parking space no smaller than 7' by 16' to remain on the lot prior to zoning approval of a building permit.

Pulman's Court, the alley/court at the rear of the property is private, according to the City Surveyor's office.

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?

Rear Ell

Typical of rear ells for this type of townhouse, the design is utilitarian in nature with low ceiling heights and no distinguishing architectural characteristics. However, it has been little altered over time – the windows have been replaced and one window opening partially bricked in, but it retains its historic footprint, masonry walls, and character.

Staff finds that criteria 3 and criteria 5 to demolish and capsulate generally are met and the Permit to Demolish should not be granted. The Board regularly approves the *partial* demolition/capsulation of rear ells or additions to allow for a rear addition when they are not of particularly old or unusual construction. However, staff is unaware of any documented cases where the Board has approved the complete demolition of an historic rear ell. Recent cases for 418 S Pitt Street (BAR2013-00077 & 00078), 713 S. Lee Street (BAR2011-00105 & 00106), and 212 S. Alfred Street (BAR2012-00113 & 00114) were approved for partial demolition of rear ells to allow for higher ceilings and additional floor area but a significant portion of wall area was preserved and incorporated into the design.

In the case of 214 S. Alfred Street, the brick house and its existing two-story brick rear ell date to at least 1885 and is largely intact. It retains its historic footprint and masonry, largely unaltered. Once these 19th century walls are removed and something built in its place, it would be very difficult to recreate the original design and craftsmanship (criteria 3). Staff reminds the Board that a feature's lack of visibility from a public way is not a consideration for demolition.

Additionally, the ell and its relationship to the main block, is integral to the legibility and understanding of this particular house form, typical to Alexandria. The wholesale demolition of the historic ell would destroy any physical evidence of the historic house form, building materials, and construction method (criteria 5). Staff recommends that the applicant retain and preserve, at a minimum, the majority of the south wall and as much of the remaining exterior

walls and materials as possible. Staff supports some demolition and capsulation to this feature and supports a scheme that would result in three distinct components: the historic main block, the historic rear ell, and the new addition, as was approved at the other half of this house next door at 212 S Alfred Street (see Figure 1, below).

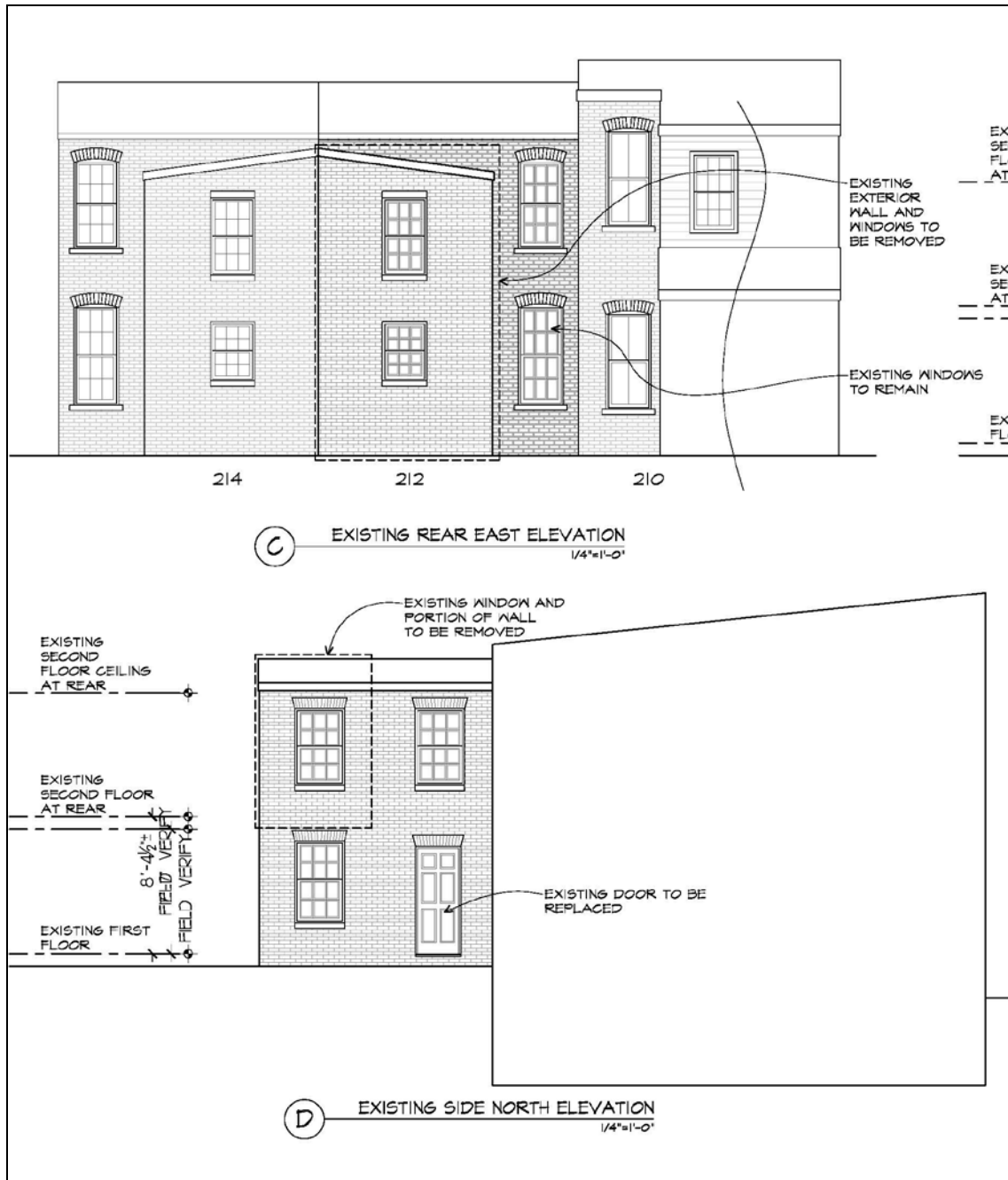


Figure 1: Comparison of an image from BAR2012-00113 & 00114 for 212 S Alfred Street. The proposed addition incorporated the majority of one wall of the rear ell into the design.

After-the-fact demolition of garage

Staff finds that none of the above criteria are met and the demolition is consistent with other Board approvals, including the demolition of the formerly attached garage at 212 S Alfred Street that was demolished with Board approval in 2012. Staff laments the fact that the applicant

demolished the garage illegally, without Board approval, as this did not give staff the opportunity to assess the age, construction method, and materials. Detached garages such as this tell an important story of Alexandria's urban development and have been successfully adapted for contemporary reuse in several locations.

Photographs indicate the garage attached to the formerly existing garage at 212 S Alfred and clad with wood shingles. Unlike the garage at 212 S Alfred Street, this particular garage retained some character defining features, such as the side-hinged, wood doors, which are typical of early automobile garages. Based on staff's analysis of the former garage at 212 S Alfred, it is likely the garage in question was in a neglected condition and lacked integrity to warrant preservation of the structure. Lacking any evidence of historic or uncommon design that could be easily reproduced, staff has no objection to the approval of an after-the-fact approval for a Permit to Demolish.



Figure 2: Staff photo from January 2012 showing the formerly existing garages at 212-214 S Alfred Street (left) and detail of door hardware on garage at 214 S Alfred Street (right).



Figure 3: Visibility of 19th century rear ell from the private alley

Addition

The proposed addition be visible via a through-block view from S. Columbus Street for approximately half the year, when there are no leaves on the trees. In reviewing an addition, staff is always concerned about the compatibility with the building to which it will be attached, as well as to nearby buildings of historic merit. Staff finds the proposed scale of the rear addition compatible with the neighborhood – in fact the attached townhouse to the north has a rear addition that was recently designed by the same architect and the rear ells to the south are slightly larger in height than what is proposed here.

The proposed rear addition is relatively low in height and will share a cornice line with the neighbor to the north. The fenestration pattern and materials will help the addition read as contemporary, yet compatible, as the two-over-two windows reference the Italianate style of the existing townhouse. The proposed materials—fiber cement siding, solid-through-the-core PVC trim, and aluminum-clad wood doors, and wood windows — are all considered appropriate materials for new construction. Staff finds that the proposed architectural character of the addition generally meets the *BAR Design Guidelines* for residential new construction.

Staff recommends that the Board defer the case for restudy, requesting an addition that will require significantly less demolition of the exterior walls of the existing ell, but recommends that the applicant maintain the proposed design direction for the addition. Staff recommends approval of the after-the-fact Permit to Demolish for the detached garage, for the reasons stated above.

STAFF

Mary Catherine Collins, 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 The applicant must maintain one parking space on the lot that is at least 7' x 16' (interior dimensions of the parking space). The parking space must be delineated from the open space on the lot by a fence, wall, curb, or similar means. The applicant must file a deed restriction that will require one parking space no smaller than 7' by 16' to remain on the lot prior to zoning approval of a building permit.
- C-2 Proposed addition complies with zoning if condition C-1 is met.

Code Administration

- C-1 Building permit is required to demolish and construct addition
- C-2 Fire separation design will be required to be maintained for party wall on new addition. This information is required to be reflected on plans submitted to the permit center along with permit application.
- F-1 The following comments are for ENC and BAR. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan Review division at Charles.cooper@alexandriava.gov or 703-746-4197.

Transportation and Environmental Services

- 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)
- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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 Previously reviewed under BAR1998-00137. (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)

Alexandria Archaeology

- R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
- R-4 Tax records indicate that there were free African American households in the alleys of this block in 1810, 1830 and 1850. The area therefore has the potential to yield archaeological resources that could provide insight into African American domestic activities in the early 19th century.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2014-00378 & 2014-00379: 214 S Alfred Street



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

A. Property Information
A1. Street Address 214 S. ALFRED ST. Zone RM
A2. 1578 x 1.5 = 2367
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	470	Basement**	470
First Floor	629.5	Stairways**	61.5
Second Floor	629.5	Mechanical**	
Third Floor		Other**	54
Porches/ Other		Total Exclusions	585.5
Total Gross *	1729		

B1. Existing Gross Floor Area *
1729 Sq. Ft.
B2. Allowable Floor Exclusions**
585.5 Sq. Ft.
B3. Existing Floor Area minus Exclusions
1143.5 Sq. Ft.
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	305.3	Basement**	305.3
First Floor	341.3	Stairways**	
Second Floor	341.3	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	305.3
Total Gross *	987.9		

C1. Proposed Gross Floor Area *
987.9 Sq. Ft.
C2. Allowable Floor Exclusions**
305.3 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
682.6 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1825.6 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2367 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	<u>1623.3</u>
Required Open Space	<u>552.3</u>
Proposed Open Space	<u>554.2</u>

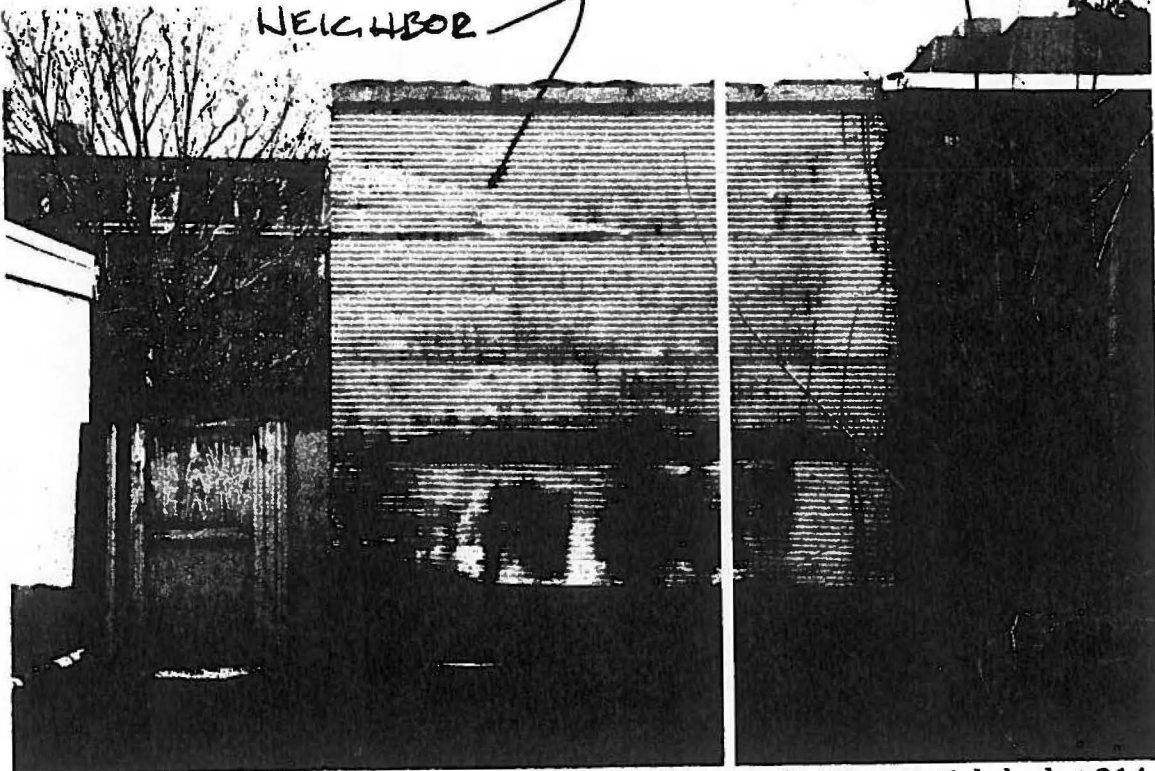
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature] Date: 12.9.14

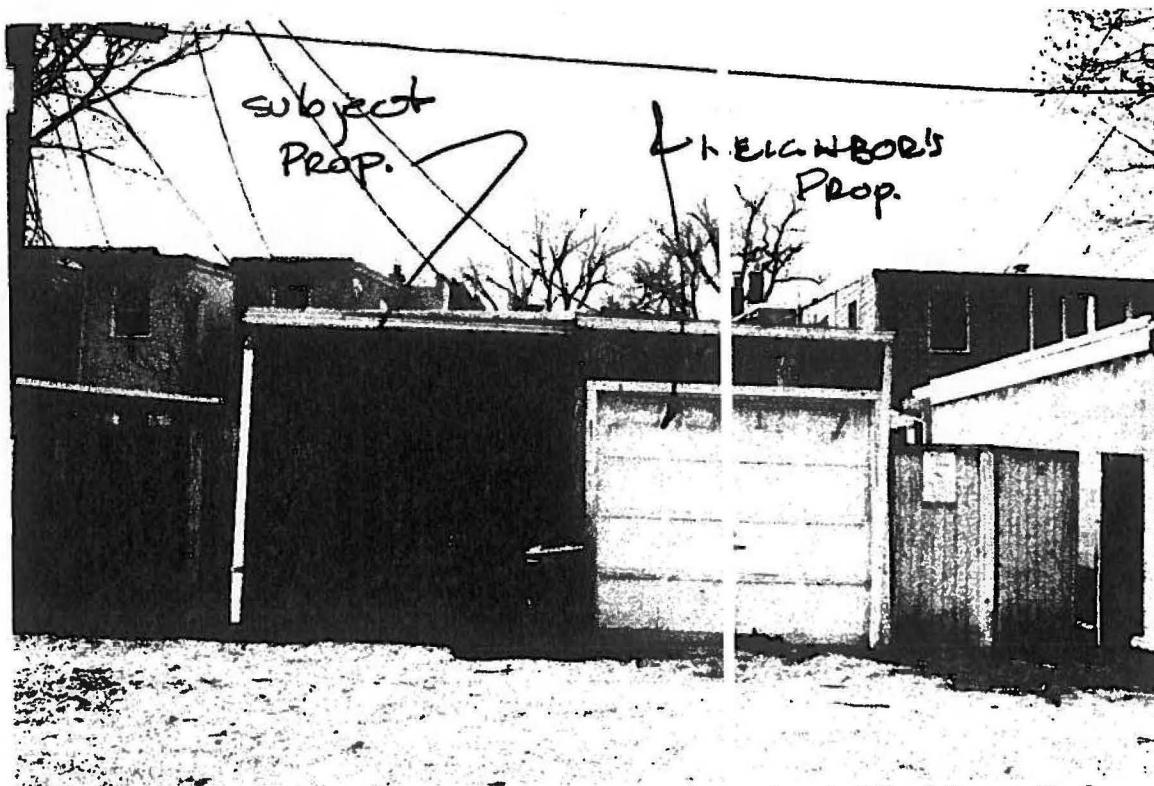
Louis - 214 South Alfred Street

NEIGHBOR

SUBJECT
Prop

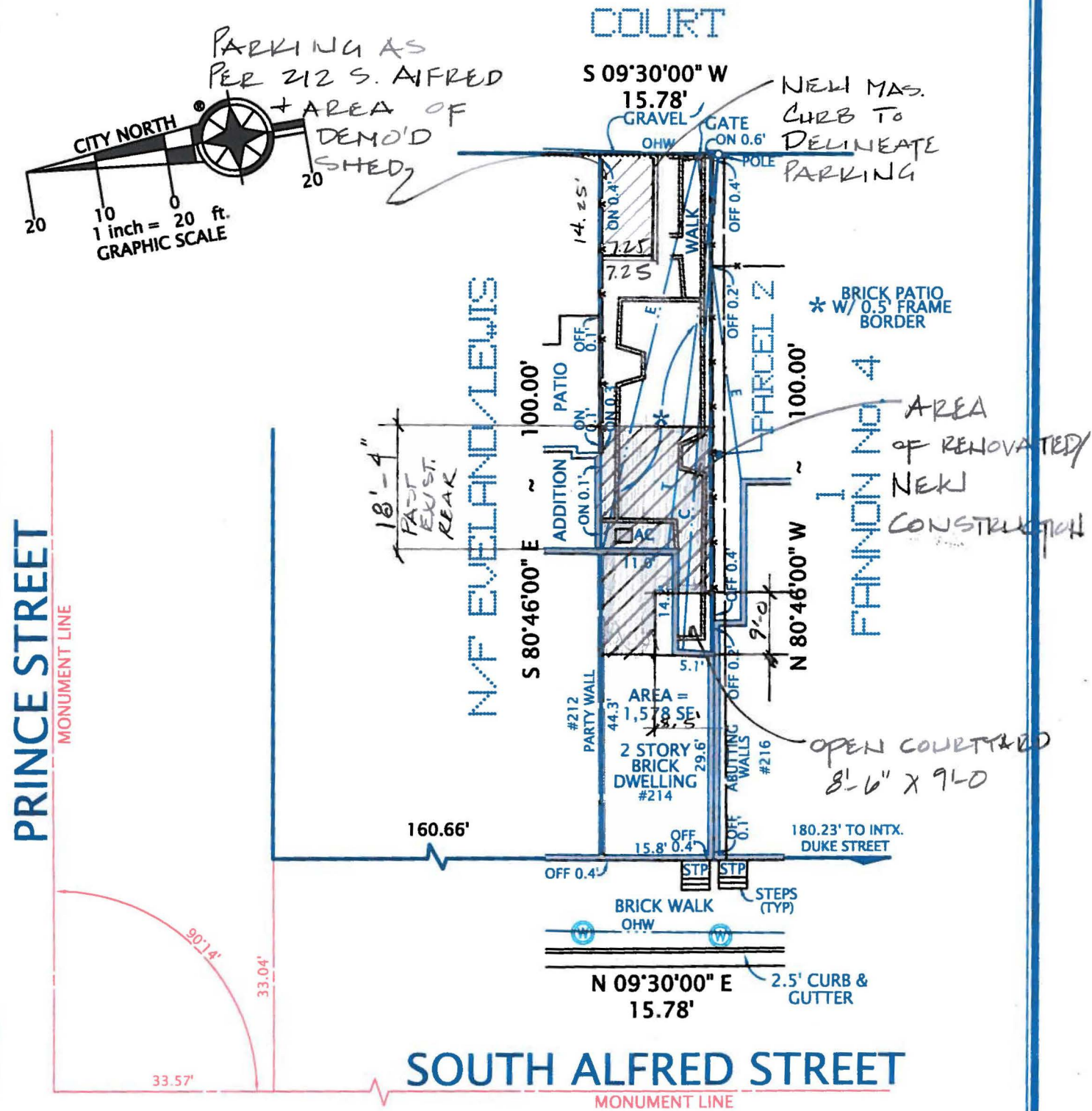


Yard Elevation (West) of garage at 212 S. Alfred Street showing partial shed at 214 S. Alfred.

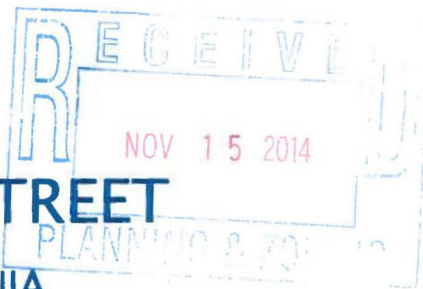


Rear Elevation (East) of structures at 214 and 212 South Alfred Street. Both demolished.

NOTE: FENCES ARE FRAME.

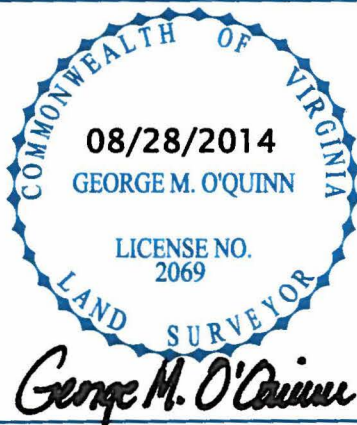


PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#214 SOUTH ALFRED STREET
(INSTRUMENT #120019190)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' AUGUST 28, 2014



I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



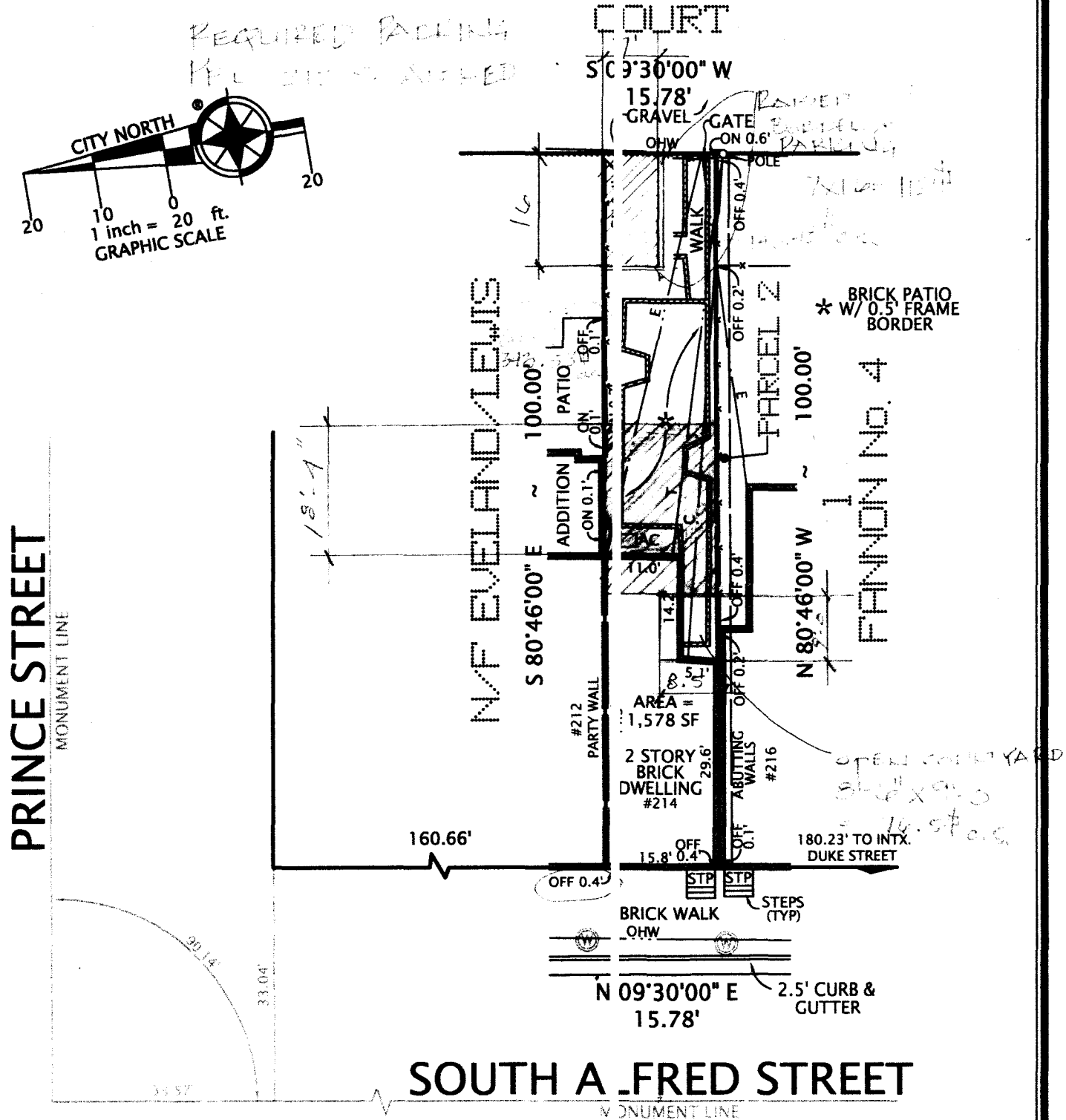
ORDERED BY:
MICHAEL LOUIS

DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: LOUIS

#140825007

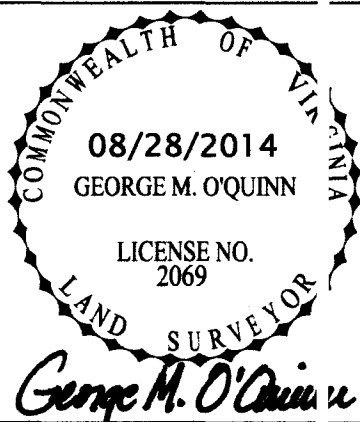
NOTE: FENCES ARE FRAME.



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ORDERED BY:

MICHAEL LOUIS

DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

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CASE NAME: LOUIS

#140825007

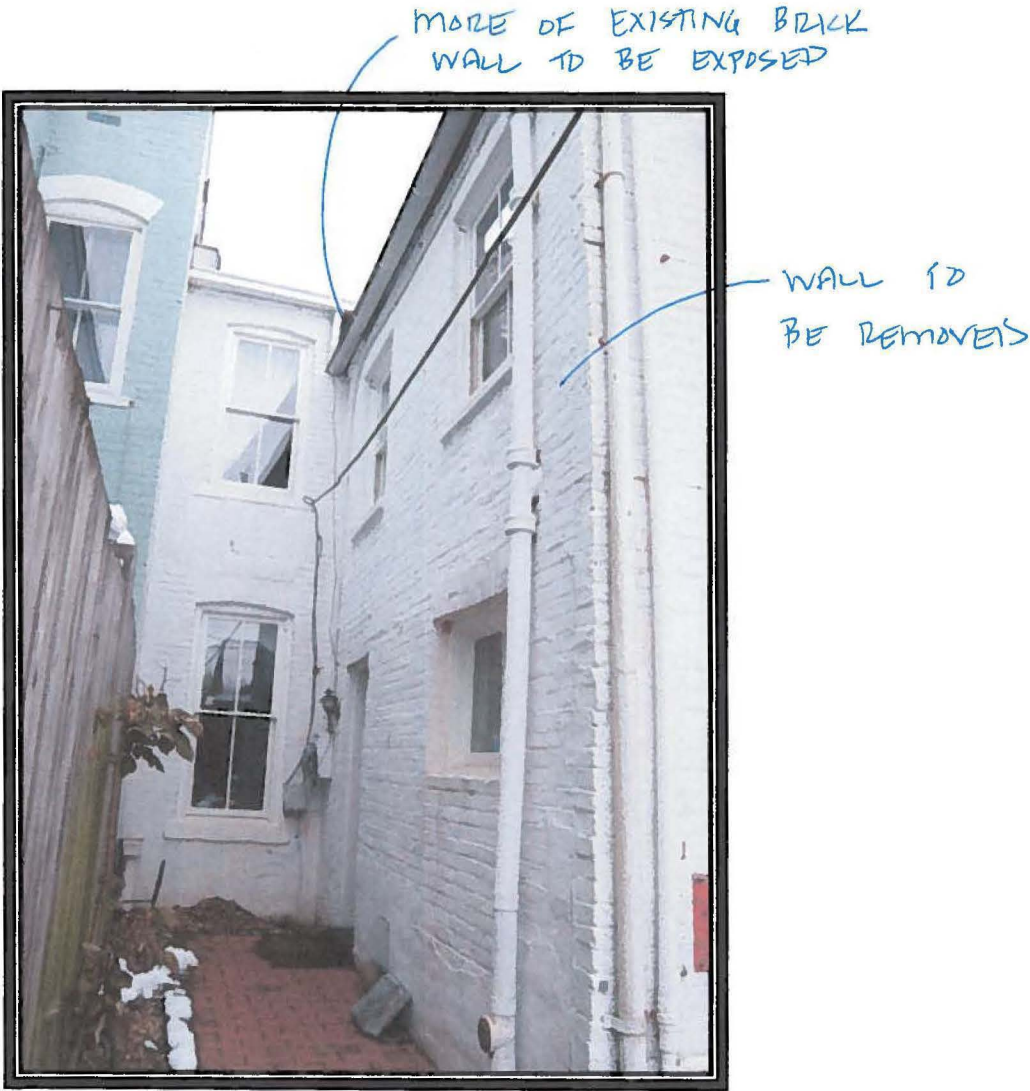
Louis – 214 South Alfred Street



Front Elevation



Rear Elevation



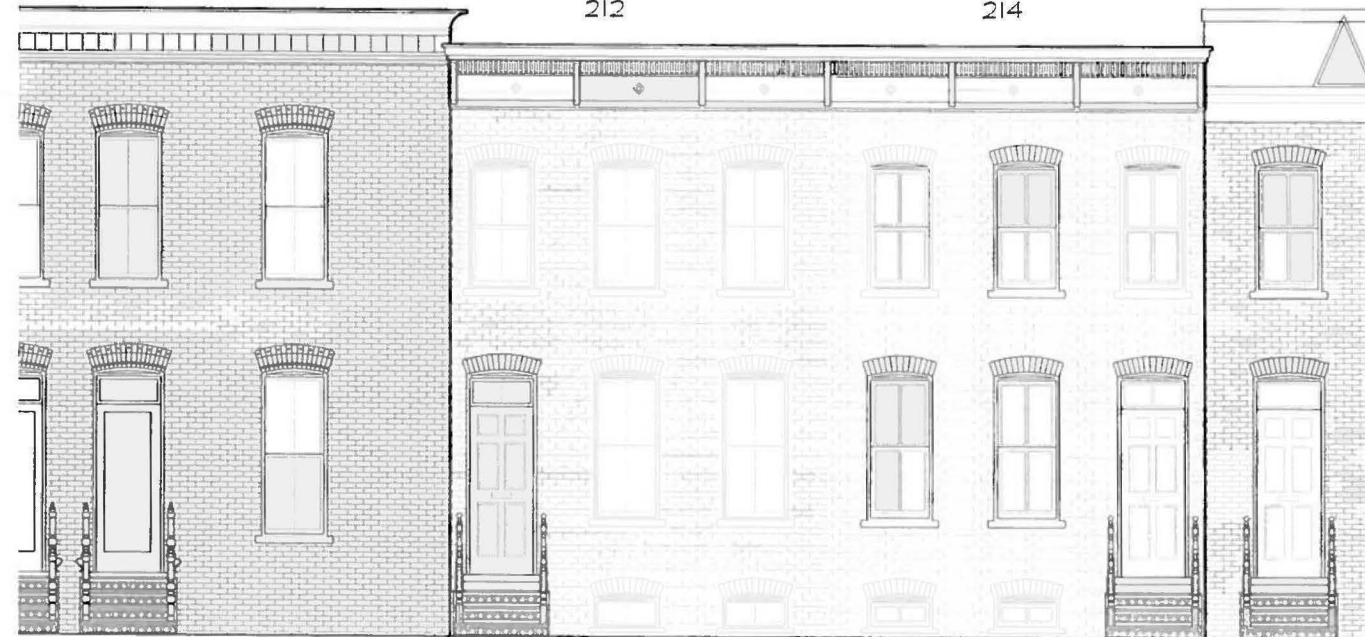
Side Elevation

208 210

212

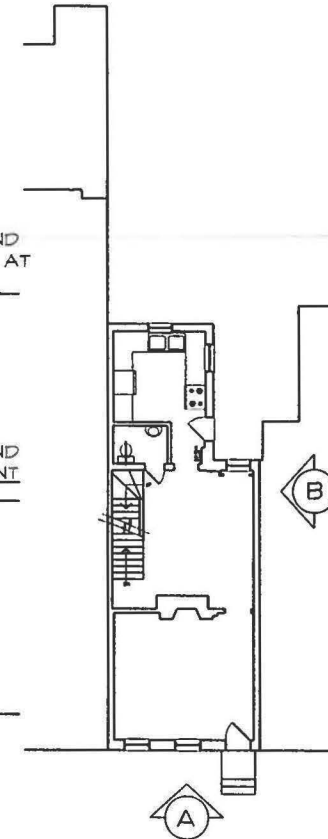
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216



(A) EXISTING FRONT WEST ELEVATION
1/4"=1'-0"

EXISTING SECOND FLOOR CEILING AT FRONT
7'-10" FIELD VERIFY
EXISTING SECOND FLOOR AT FRONT
8'-10 1/2" FIELD VERIFY
9'-8" FIELD VERIFY
EXISTING FIRST FLOOR



KEY PLAN

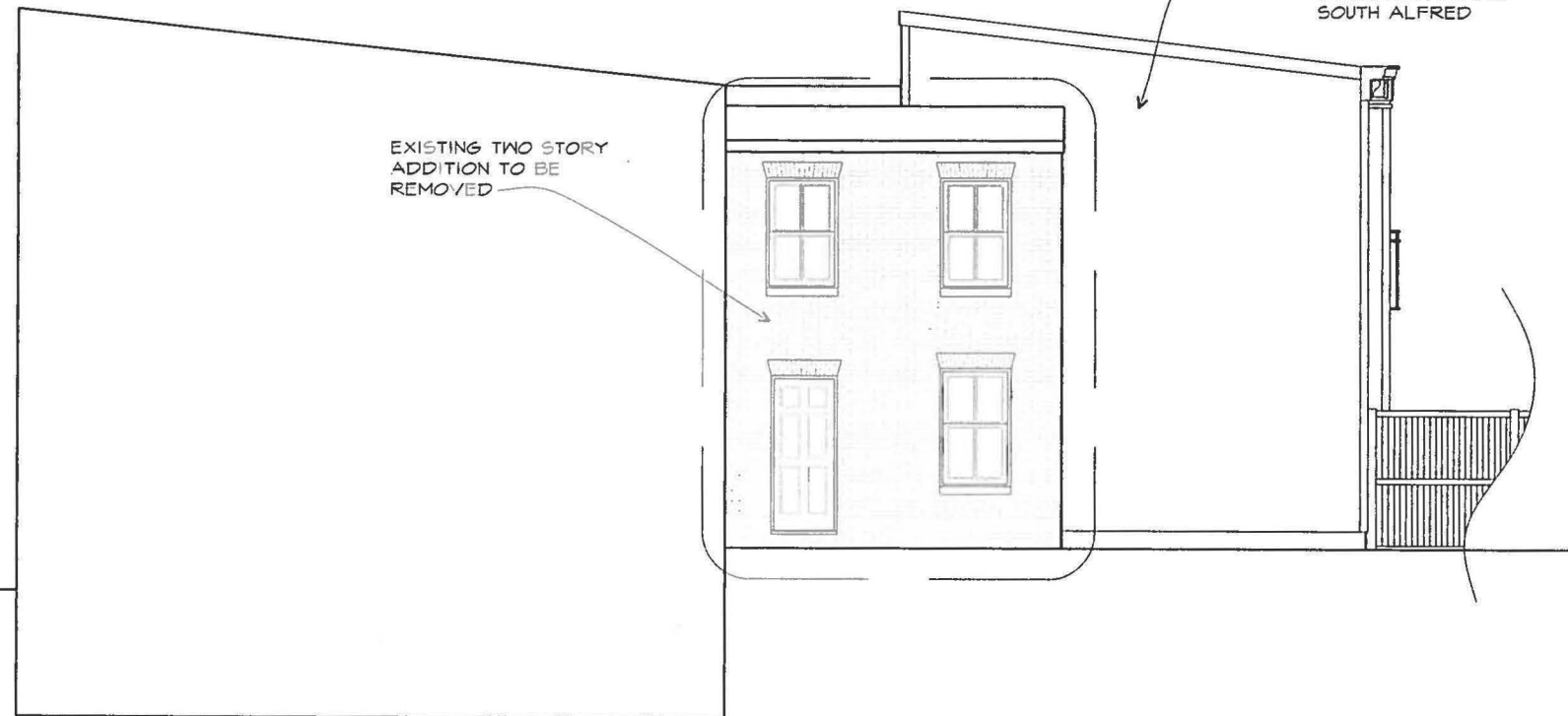
EXISTING SECOND FLOOR CEILING AT FRONT OF STRUCTURE

EXISTING SECOND FLOOR AT FRONT OF STRUCTURE

EXISTING FIRST FLOOR

EXISTING BASEMENT

7'-10" FIELD VERIFY
8'-10 1/2" FIELD VERIFY
9'-8" FIELD VERIFY



(B) EXISTING SIDE SOUTH ELEVATION
1/4"=1'-0"

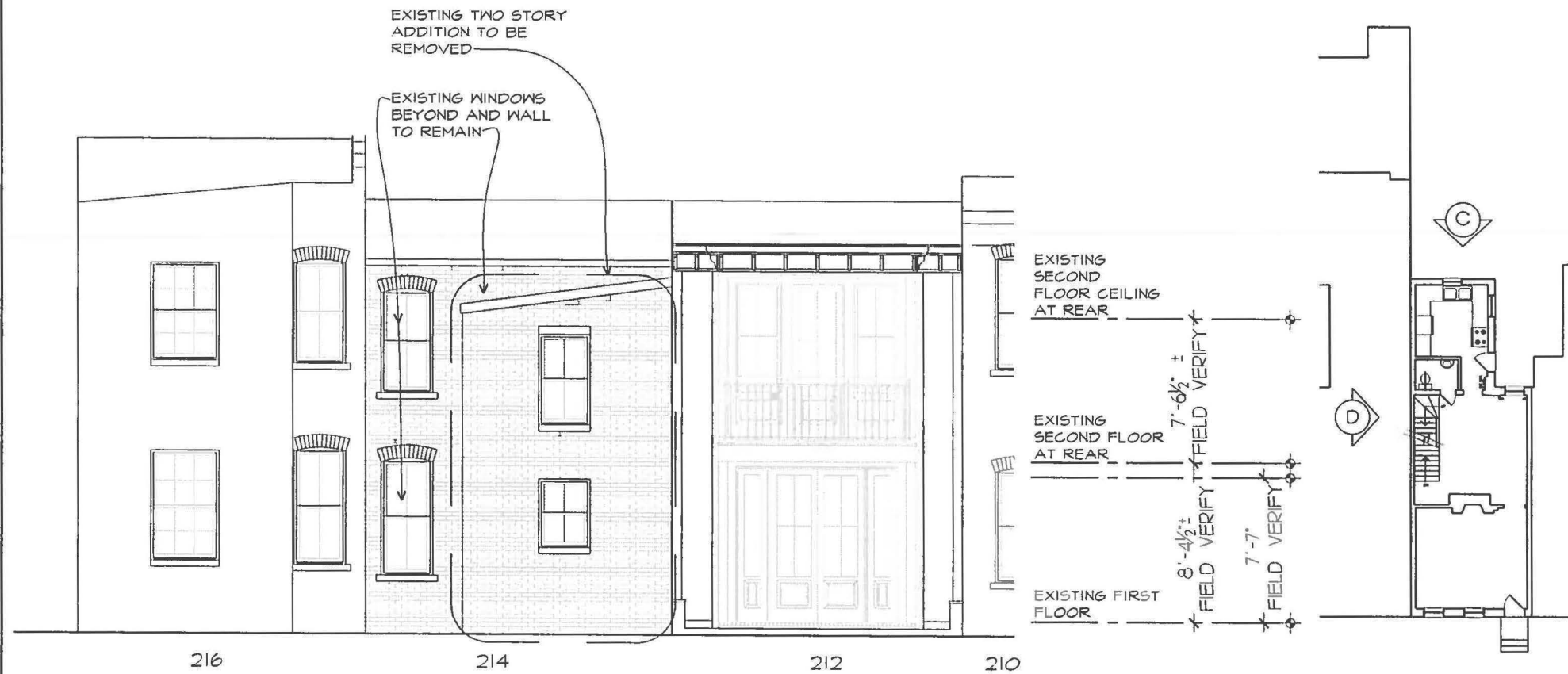
DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST KATIE STREET • ALEXANDRIA, VIRGINIA 22304
TEL: 703.529.8800 FAX: 703.529.8801

LOUIS RESIDENCE
214 SOUTH ALFRED STREET
ALEXANDRIA, VIRGINIA

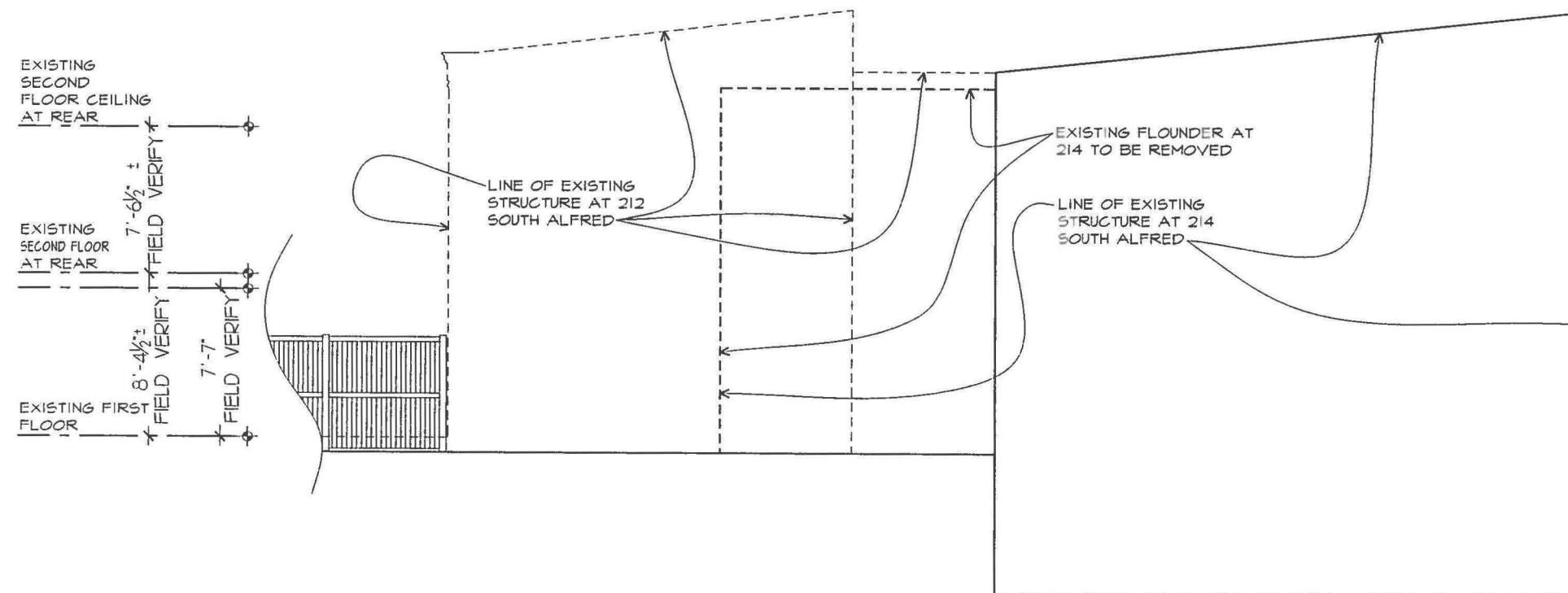
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10/21/14
B A R 11/03/14

SHEET TITLE
EXISTING ELEVATIONS

SHEET NUMBER
A-2



(C) EXISTING REAR EAST ELEVATION
1/4"=1'-0"



(D) EXISTING SIDE NORTH ELEVATION
1/4"=1'-0"

DIMOND ADAMS
DESIGN ARCHITECTURE
1000 N. MAIN STREET • ALEXANDRIA, VIRGINIA 22304
(703) 746-1100

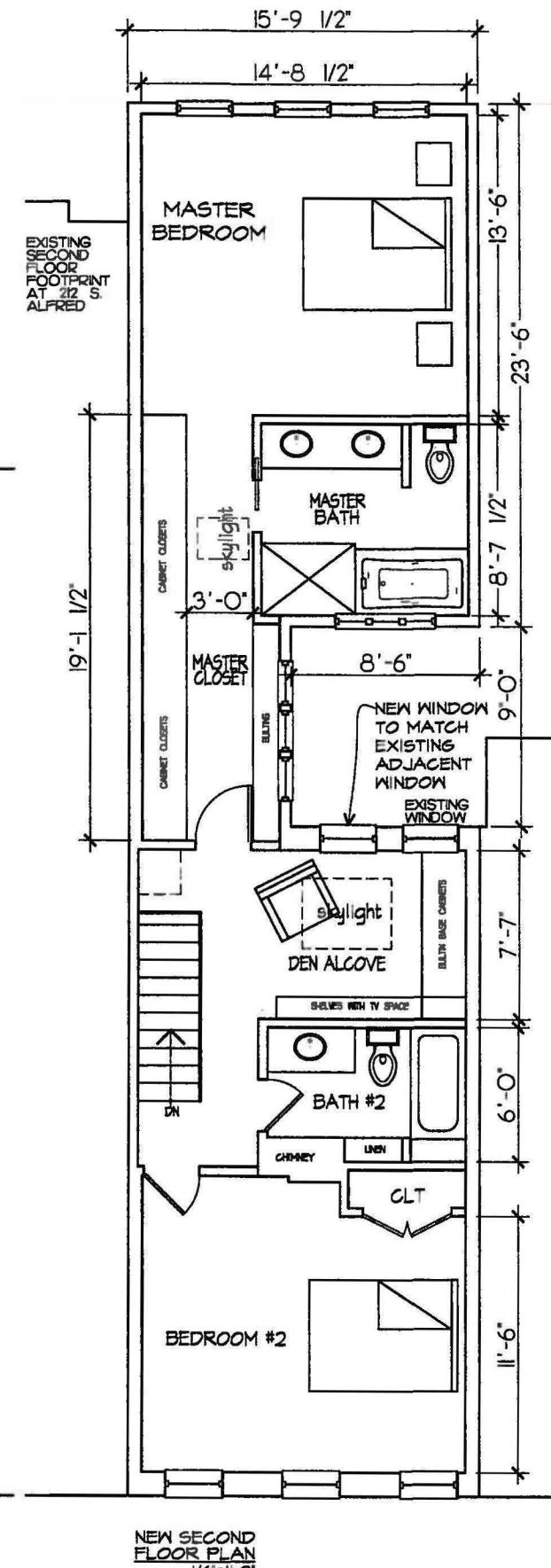
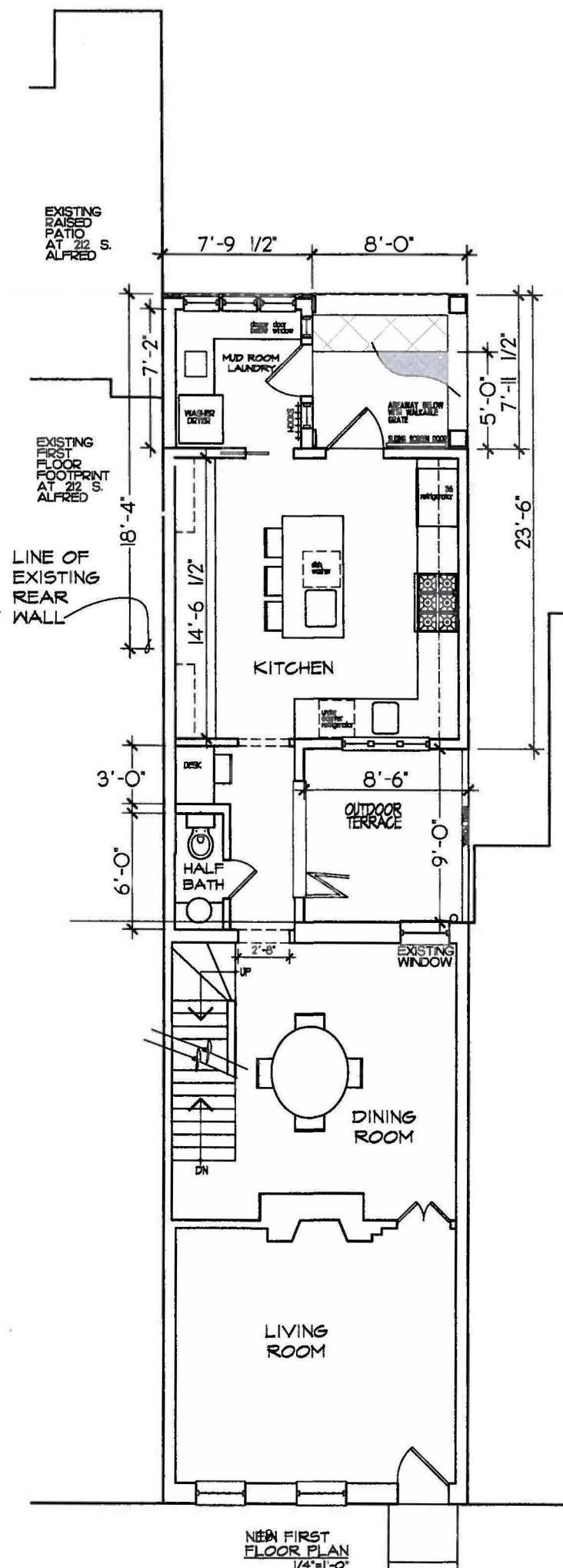
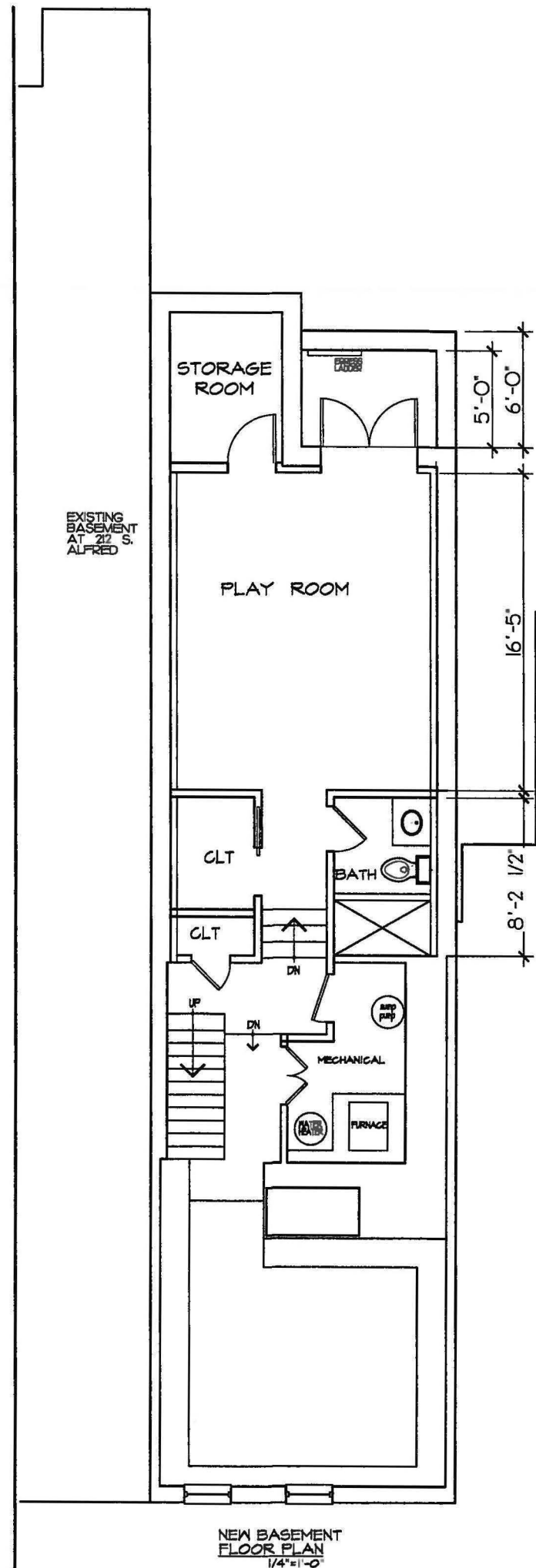
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ALEXANDRIA, VIRGINIA

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EXISTING
ELEVATIONS

SHEET NUMBER

A-3



**DIMOND  ADAMS
DESIGN ARCHITECTURE**

6 WEST MAPLE STREET ♦ ALEXANDRIA VIRGINIA 22301
TELEPHONE: 703 724 4877 FAX: 703 834 6407

LOUIS RESIDENCE
214 SOUTH ALFRED STREET
ALEXANDRIA, VIRGINIA

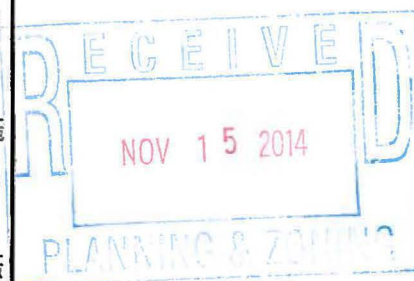
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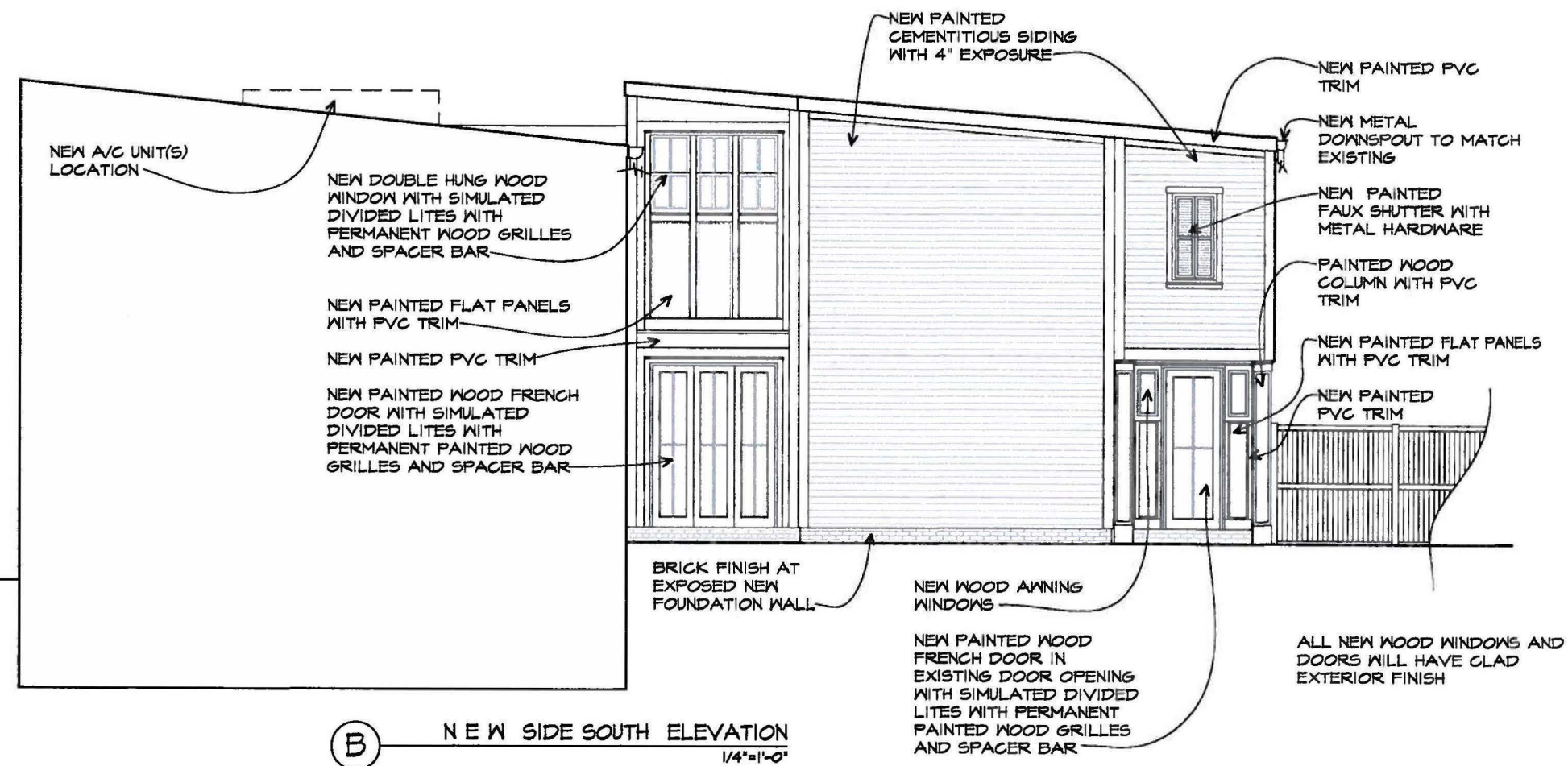
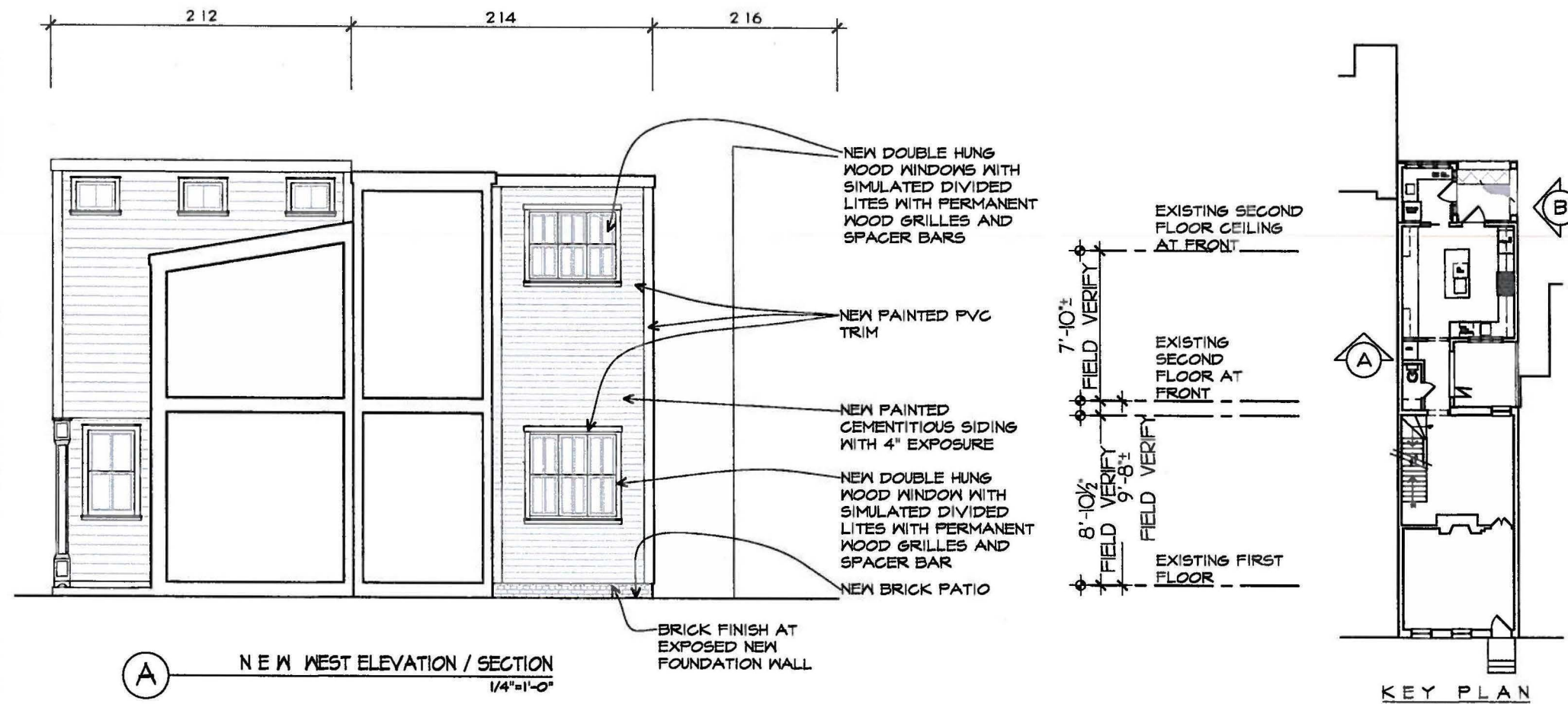
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SHEET NUMBER

A-4





DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
(703) 746-1471

LOUIS RESIDENCE
214 SOUTH ALFRED STREET
ALEXANDRIA, VIRGINIA

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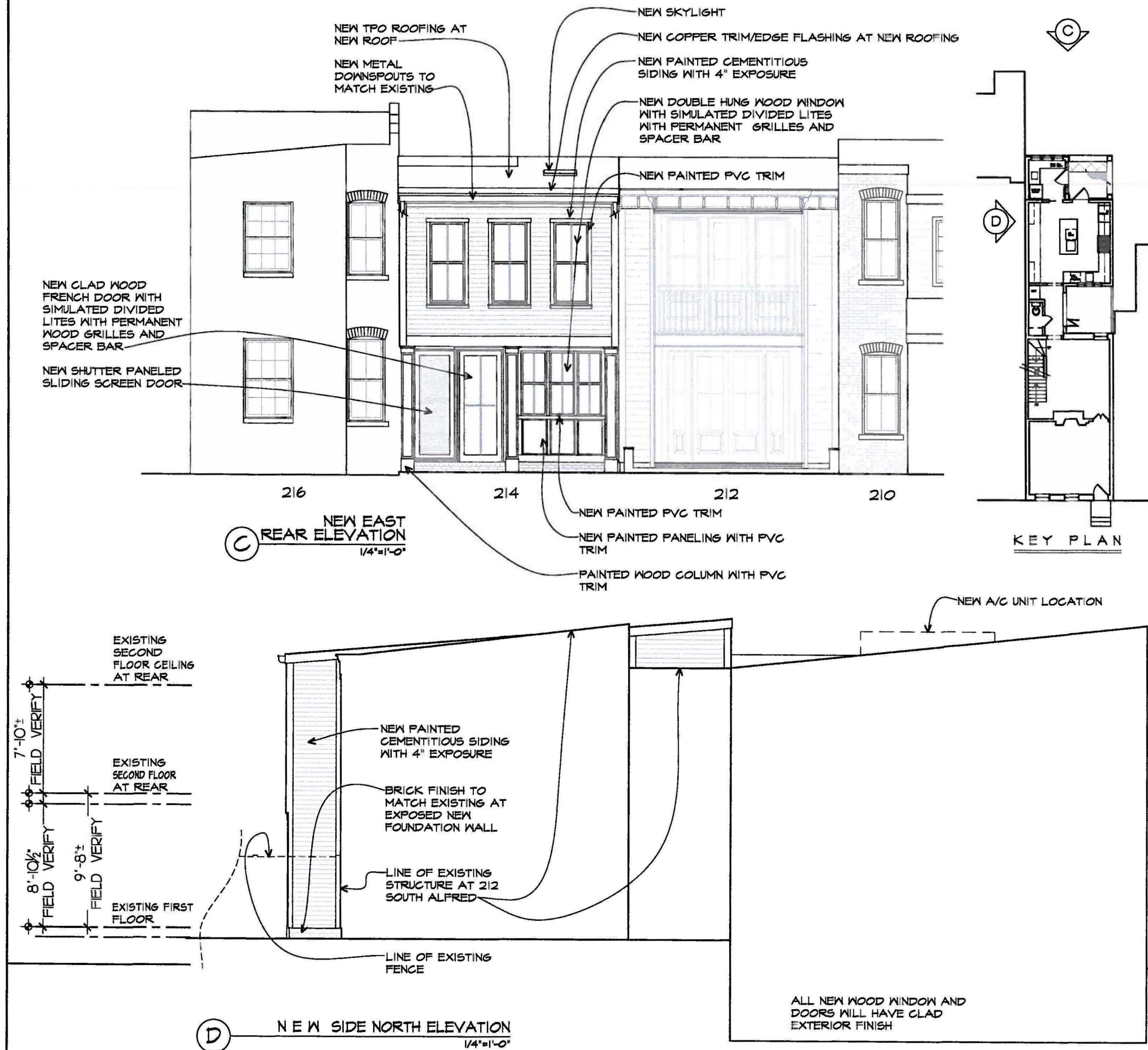
SHEET TITLE
NEW
ELEVATIONS

SHEET NUMBER

A-5

NOV 15 2014

PLANNING & ZONING



DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
TELEPHONE: 703.837.1177

LOUIS RESIDENCE
214 SOUTH ALFRED STREET
ALEXANDRIA, VIRGINIA

ISSUE DATE
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SHEET TITLE
NEW
ELEVATIONS

SHEET NUMBER

A-6



ADDRESS OF PROJECT: 214 S. Alfred Street, Alexandria, VA 22314TAX MAP AND PARCEL: 074.02-12-30ZONING: 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: Louis, Amy L. Burnette OR Michael B.Address: 214 S. Alfred StreetCity: Alexandria State: VA Zip: 22314Phone: 949-836-1293 E-mail: Michael.louis@freysinetusa.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Stephanie R. Dimond, Dimond Adams Design ArchitecturePhone: 703-836-8437E-mail: dimondadams@comcast.net

Legal Property Owner:

Name: Louis, Amy L. Burnette OR Michael B.Address: 214 S. Alfred StreetCity: Alexandria State: VA Zip: 22314Phone: 949-836-1293 E-mail: Michael.louis@freysinetusa.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)*

New two story addition at rear of existing house. Portions of existing rear addition to be demolished. .

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.

*** Note:** We were involved in the renovation and addition of the sister house to this property and the brick at the existing rear addition is in poor shape (salmon brick). There are no spread footings beneath this rear portion of the house requiring reinforcement for an addition. The joists sit on grade and there is much deterioration to the existing rear addition. Therefore, there are no alternatives to demolition. However, by creating the interior terrace, we are encapsulating less of the intact front portion of the house and preserving the existing brick and fenestration of the main front block.

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- | | | | |
|--------------------------------------|---|---|-----------------------------------|
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| ☐ doors | ☐ windows | ☐ siding | ☐ shed |
| ☐ lighting | ☐ pergola/trellis | ☐ paint in unpainted masonry | |
| ☐ other _____ | | | |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

The applicant is asking for "after the fact" approval for demolition of a rear shed that suffered damage during the removal of the neighbor's garage. The roof had collapsed and the frame walls were falling in, which is why the applicant removed the shed. The area that had been inside the shed will remain open and become parking. It will not be considered in calculating new open space for an addition or any other use.

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

* Note: There are no alternatives to demolition/encapsulation

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

N/A

- ☐ ☒ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☒ FAR & Open Space calculation form.
- ☐ ☒ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☒ Existing elevations must be scaled and include dimensions.
- ☐ ☒ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☒ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☒ 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

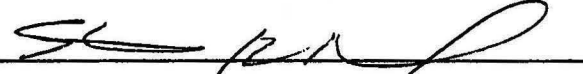
- ☐ ☒ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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 12 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: Stephanie R. Dimond

Date: 11.19.14