

Docket Item # 4  
BAR CASE # 2015-0270

BAR Meeting  
September 16, 2015

**ISSUE:** Certificate of Appropriateness/Alterations to Previously Approved Plans

**APPLICANT:** Wilkes Residences, LLC

**LOCATION:** 711 Wilkes Street

**ZONE:** CL/Commercial Low

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**STAFF RECOMMENDATION**

Staff recommends approval, with the following condition:

1. Retain the segmental arches at the door entrances for each of the two end units, to match the other window openings on the associated building.

**GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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.
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.



BAR2015-00270



## **I. ISSUE**

The applicant requests approval of revisions to a Certificate of Appropriateness previously approved by the BAR on July 16, 2014 (BAR Case #2015-00195). The alterations include the addition of a bay window on the south elevation of the corner rowhouse, changes in color, changes to the front entrances, alterations to the front bay windows and cornice design, wider terrace doors on the rear elevation, a revised garage design, and a revised fence design for the one located along Wilkes Street.

## **II. HISTORY**

The BAR approved the demolition of the formerly standing structure and a Certificate of Appropriateness for this development on July 16, 2014 (BAR Case#2015-00194 & 00195). Planning Commission approved the project on June 16, 2014. The applicant is currently in the construction phase.

## **III. ANALYSIS**

Although the BAR's *Design Guidelines* provide recommendations on historic colors for different architectural styles, by practice the Board has only reviewed the color of permanent materials such as masonry and has chosen not to review paint color for new construction. Therefore, staff has no objection to the proposed color changes and recommends approval.

Staff has no objection to the other proposed alterations, as they generally enhance the design and comply with the *Design Guidelines* and BAR policies. The applicant has refined the cornice line so that it connects across all six units while still effectively screening the rooftop HVAC when viewed from the west. The architectural styles are essentially unchanged. However, for consistency staff recommends that the front door entrances remain a segmental arch to match the style of the window lintels on the end units. In the original submission, the garage was oriented so that the gutters drained onto the adjacent property, which is not permitted by code therefore the applicant proposes a reorientation of the garage roofline, as shown in the attached application. The revised garage design does not negatively affect the scale or massing of the project and staff has no opposition to the changes.

At the 2014 hearing, the Board discussed designs for the proposed fence along Wilkes Street, and while the Board understood the need for a six foot tall fence for privacy reasons, they also felt that it should not negatively affect the pedestrian experience on the adjacent sidewalk. Therefore, the Board suggested a wood or metal fence punctuated by masonry piers, which the applicant now proposes. Staff supports the design and finds that it meets the standards of the *Design Guidelines* which encourage high quality materials for fencing.

Staff recommends approval of the alterations to previously approved plans, with the above condition related to the front entrances of the end units.

**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**

F-1 FAR still okay with bay windows.

**Code Administration**

No Code Comment – Project already has a building permit associated with this application.

**Transportation and Environmental Services**

R-1 Comply with all requirements of [DSP2013-00020] (TES)

R-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

**Alexandria Archaeology**

R-1 There is low potential for significant archaeological resources to be disturbed by this undertaking. No archaeological action is required.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR2015-00270 : 711 Wilkes Street*



711 Wilkes Townhomes - Front Elevation (Columbus St.) Per Approved DSP Plans



DSP 2013-0020



711 Wilkes Townhomes - Front Elevation (Columbus St.) Proposed Revised Elevation



DSP 2013-0020

Recessed entry door, full height glass entry door & added various masonry details for entry surround for lots 1 & 6

APPLICATION MATERIALS  
BAR2015-00270  
711 Wilkes St.  
8/18/2015



711 Wilkes Townhomes - Rear Elevation Per Approved DSP Plans



DSP 2013-0020

APPLICATION MATERIALS  
BAR2015-00270  
711 Wilkes St.  
8/18/2015



# 711 Wilkes Townhomes - Rear Elevation Proposed Revised Elevation



Changed all  
terrace doors from  
std double door to  
full height / width  
terrace doors

Change garage  
door color to match  
windows color

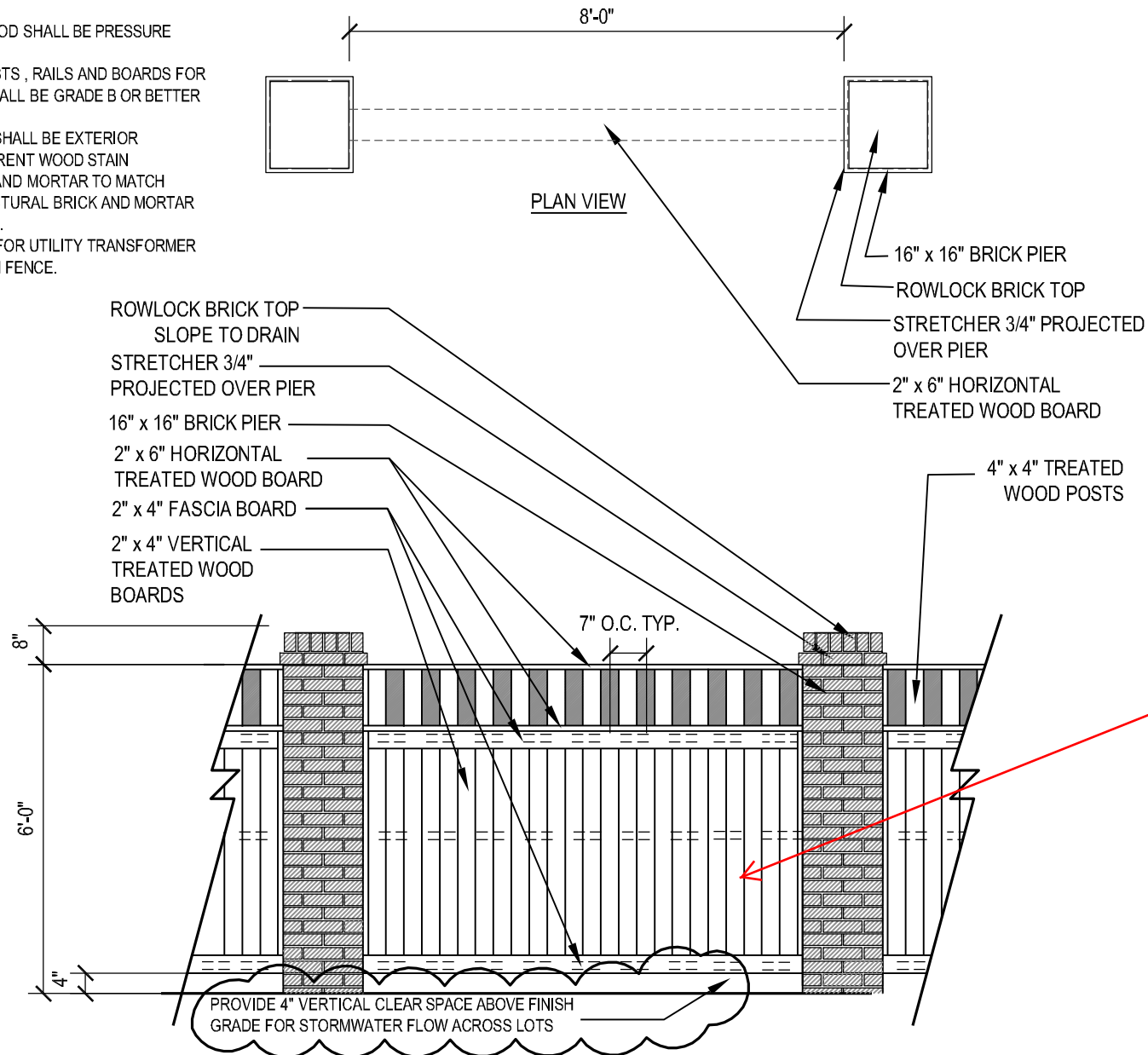
DSP 2013-0020



NOTE:

1. ALL WOOD SHALL BE PRESSURE TREATED
2. ALL POSTS, RAILS AND BOARDS FOR FENCE SHALL BE GRADE B OR BETTER LUMBER.
3. FINISH SHALL BE EXTERIOR TRANSPARENT WOOD STAIN
4. BRICK AND MORTAR TO MATCH ARCHITECTURAL BRICK AND MORTAR OF HOUSE.
5. GATES FOR UTILITY TRANSFORMER TO MATCH FENCE.

APPLICATION MATERIALS  
BAR2015-00270  
711 Wilkes St.  
8/18/2015



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## PRIVACY FENCE WITH PIERS

3/8"=1'-0"

Fence Proposed Revision

DSP 2013-0020  
PROJECT NAME:  
711 WILKES STREET-  
TOWNHOMES DEVELOPMENT  
DATE: 8/14/2015

ADDRESS OF PROJECT: 711 Wilkes St., Alexandria, VA 20147

TAX MAP AND PARCEL: 074.04-11-22 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: Wilkes Residences, LLC

Address: 20072 Blackwolf Run Place

City: Ashburn State: VA Zip: 20147

Phone: (703) 395-0101 E-mail: mibrahim@alliancedevelopmentco.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ Contract Purchaser

Name: Mike Ibrahim

Phone: (703) 395-0101

E-mail: mibrahim@alliancedevelopmentco.com

## Legal Property Owner:

Name: Wilkes Residences, LLC

Address: 50 Rhode Island Ave., NE

City: Washington State: DC Zip: 20002

Phone: (703) 395-0101 E-mail: mibrahim@alliancedevelopmentco.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).*

Revisions to previously approved plans specific to the following

1. Privacy wood fence with brick piers along Wilkes St.(See Attached)
2. Exterior Architectural detailing and embellishment (See Attached)

**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.*

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | N/A   |
| <input type="checkbox"/> | <input type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.                       |
| <input type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input type="checkbox"/> | <input type="checkbox"/> | Description of the reason for demolition/encapsulation.   |
| <input type="checkbox"/> | <input type="checkbox"/> | 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 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.

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

**APPLICANT OR AUTHORIZED AGENT:**Signature: Mike IbrahimPrinted Name: Mike IbrahimDate: 08/14/2015

# 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. Wilkes Residences, LLC	50 Rhode Island Ave., NE, Washington, DC 20002	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 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. Wilkes Residences, LLC	50 Rhode Island Ave., NE Washington, DC 20002	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Wilkes Residences, LLC	None	None
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.

08/19/15      Mike Ibrahim  
Date                      Printed Name

  
Signature