

ADDRESS OF PROJECT: 201 S. Lee St.TAX MAP AND PARCEL: 075.01-10-12 ZONING: RM

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)~~ N/A☒ ~~WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT~~ N/A
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☐ Property Owner ☒ Business (Please provide business name & contact person)Name: Robert Bentley Adams & Assoc.Address: 405 S. Washington St.City: Alexandria State: VA Zip: 22314Phone: 703-549-0650 E-mail: scot@adamsarchitects.comAuthorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____Name: Scot McBroom Phone: 703-549-0650E-mail: scot@adamsarchitects.com

Legal Property Owner:

Name: Mark & Ann KingtonAddress: 607 Oronoco St.City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

- ☐ 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).*

See attached.

SUBMITTAL REQUIREMENTS:

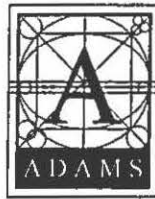
Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

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.*

- ☒ ☐ 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.



ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
405 South Washington Street Alexandria Virginia 22314
Tel 703 549 0650 Fax 703 549 3125

Kington Residence
201 S. Lee Street, Alexandria, VA

BAR: Description of Proposed Work

Restoration of Exterior of 1780 Portion of House

- Restore east entrance to original width; add limestone stoop/steps and iron railing
- Remove north door and attendant steps; restore 1st floor window
- Restore all windows, exterior trim, cornice, watertable, shutters
- Paint entire exterior (brick has been painted since 19th c.); colors to be submitted later
- Restore slate and copper roof as necessary; build new brick face chimney approximating an 18th c. chimney (replaced by a 20th c. brick flue which will be removed)
- Alter/add windows on 3rd and attic floors on west wall for natural light in stair and rooms

Alteration of West Ells (note: two ell were built in 1910 when the house was converted to a duplex)

- Restore 2-over-2 double hung windows; arrange some window and door openings for rooms befitting a single-family house (done in harmony with 1910 elements).
- Remove recent alterations including windows, a chimney, and a one-story infill with large skylights
- Alter roof of southern ell to accommodate all AC condensers and visually conceal behind an added roof parapet
- Small 2nd Floor addition between ells (5'-8" x 8'-2")
- New brick chimney between ells
- Paint entire exterior (brick presently painted)

Garden

- Add a one-story 140 s.f. open porch on the west side of the ells
- Build a 50 s.f. frame shed in the rear corner of property
- Restore 19th c. cast iron fence on brick base along north property line
- Build 6' height brick garden walls with limestone cap

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.

N.A. **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: Scot M. BroomPrinted Name: Scot M. Broom of Robert Bentley Adams & Assoc.Date: 8/3/15

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. Robert Bentley Adams & Associates	405 S. Washington St.	none
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 201 S. Lee 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. Mark & Ann Kington	607 Oronoco St.	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. Robert Bentley Adams & Associates	none	B.A.R.
2. Mark & Ann Kington	none	B.A.R.
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.

8/3/15 Scot McBroome Scot McBroome
 Date Printed Name Signature



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

A. Property Information

A1. Street Address 201 S. Lee St. Zone RM
 A2. 3690 \div 1.5 = 5535
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1219	Basement**	1219
First Floor	1861	Stairways**	373
Second Floor	1728	Mechanical**	93
Third Floor	1219	Other**	-
Porches/ Other	498	Total Exclusions	1685
Total Gross *	6525		

B1. Existing Gross Floor Area *
6525 Sq. Ft.
 B2. Allowable Floor Exclusions**
1685 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
4840 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	4	Stairways**	-
Second Floor	47	Mechanical**	-
Third Floor	0	Other**	-
Porches/ Other-shed	290	Total Exclusions	0
Total Gross *	341		

C1. Proposed Gross Floor Area *
341 Sq. Ft.
 C2. Allowable Floor Exclusions**
0 Sq. Ft.
 C3. Proposed Floor Area minus
 Exclusions 341 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 5181 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 5535 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	1662	45%
Required Open Space	1292	35%
Proposed Open Space	1368	37%

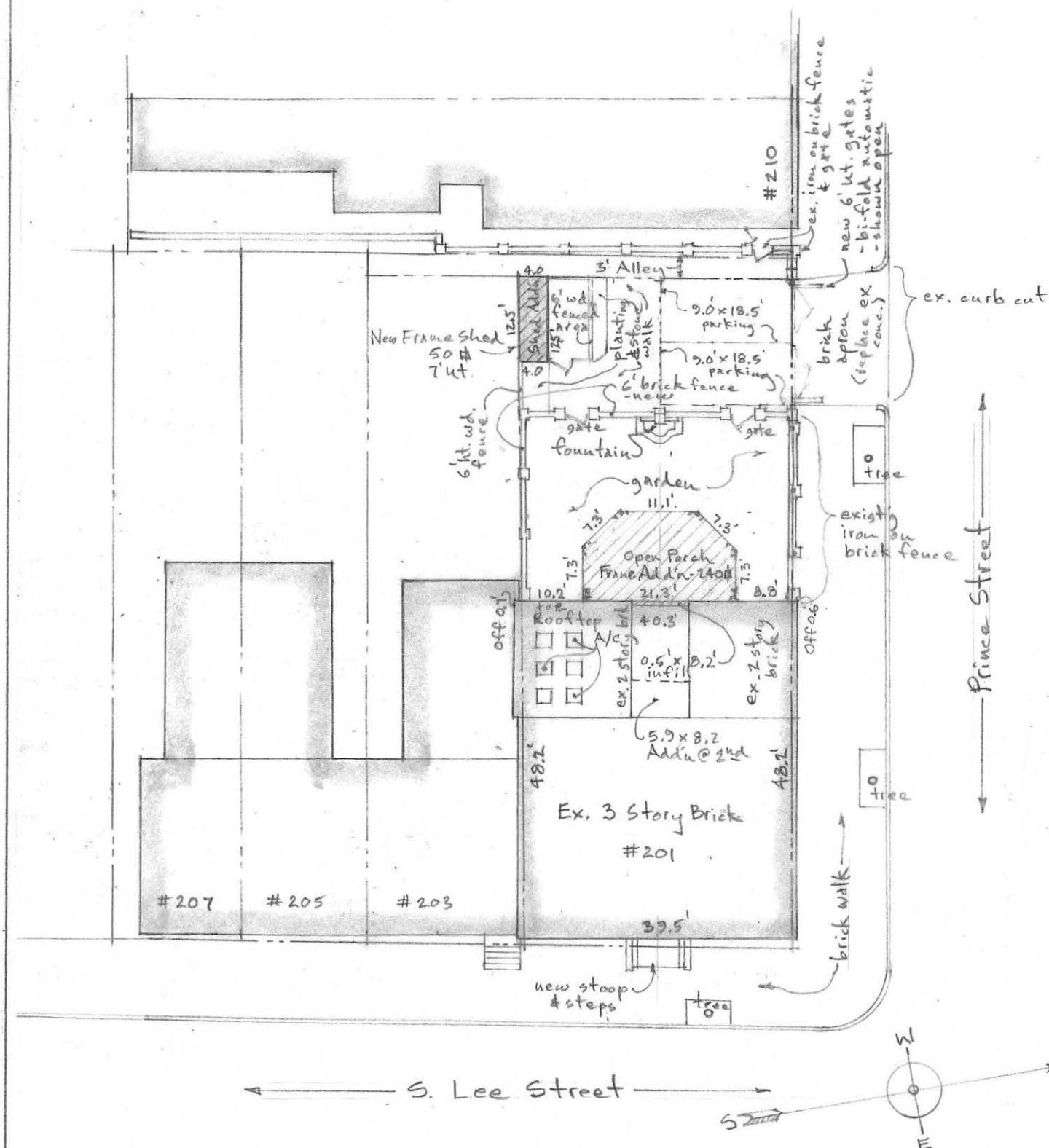
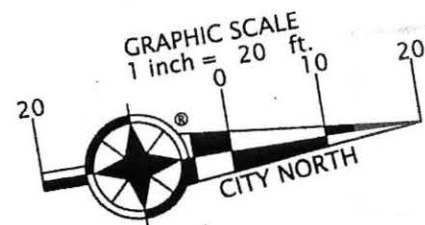
$\Delta = 76$ #

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

Signature: Sgt M. D. [Signature]

Date: 7/31/15

APPLICATION MATERIALS
BAR2015-00242/00243
201 S Lee St.
9/8/2015



ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
405 South Washington Street Alexandria, Virginia 22314
Tel. 703 549 0650 © Fax. 703 549 3125

ARCHITECTURE PLANNING INTERIORS



INTERIORS

PLANNING

ARCHITECTURE

ADAMS

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Alex

Additions & Alterations

Kington Residence

201 S. Lee Street

Alexandria, Virginia

Date:

3 Aug. '15

BAR Set

-Revised for

drive gates
9/9/15

11/13
1 + 1 = 2

sheet 5F-1
revised 2/13/1

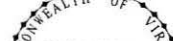

Sheet: 8/12/1

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SP. 1

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34 Sheets T

<p>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:</p>		<p>Ordered by:</p> <p>Land, Carroll & Blair, P.C.</p> <p>524 King Street Alexandria, Virginia 22314 703-836-1000</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.</p> <p>A TITLE REPORT IS NOT FURNISHED.</p> <p>NO CORNER MARKERS SET.</p>	<p>LICENSE NO. 2069</p>	<p> DOMINION Surveyors Inc.*</p> <p>8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6553 FAX: 703-799-6412</p>
<p>CASE NAME: CULVAHOUSE - KINGTON</p>	<p>CASE NO: 15-007</p>	<p>#15010800</p>

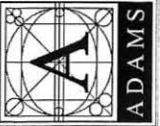
PLAT
SHOWING HOUSE LOCATION ON
LOT 600
THE HOOE HOUSE
(INSTR #0500011112)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JANUARY 15, 2015

Proposed Site Plan
1"=20'

B.A.R. Set	SP-1	Site Plan
	1.01-1.05	History & Historic Documents and Photos
	2.01-2.05	Contemporary Photographs
	3.01-3.16	Proposed Design Drawings
	4.01-4.08	Existing Drawings - showing demo. & capsulation

ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
405 South Washington Street Alexandria, Virginia 22314
Tel. 703 549 0650 © Fax. 703 549 3125

ARCHITECTURE PLANNING INTERIORS



Date: 3 Aug. '15
revised for
drive gates
9/9/15

Sheet:

3.03



