

BAR Meeting
October 7, 2015

ISSUE: Re-approval of Permit to Demolish/Capsulate and Additions/Alterations

APPLICANT: Tom Campbell

LOCATION: 700 South Pitt Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the conditions that:

1. The details of the proposed retractable doors be approved by staff; and
2. The following archaeology comments be included on all construction documents related to ground disturbance, so that on-site contractors are aware of the requirements:
 - a. 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.
 - b. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.

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 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



BAR2015-00289 & BAR2015-00290



Note: Staff coupled the reports for BAR #2015-0014 (Permit to Demolish/Capsulate) and BAR #2015-0015 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll-call vote.

UPDATE:

The applicant is requesting approval of a revised Permit to Demolish/Capsulate and a Certificate of Appropriateness in order to construct two additions and make alterations at 700 South Pitt Street. The existing house was constructed in three phases: the historic front portion of the house in the early 19th century (originally located at 109 South Pitt Street), the one-story hyphen in the mid-1970s, and the one-and-a-half story rear addition in 2001. The Board originally approved the project in February. The proposed revisions are relatively minor but beyond what staff considers a minor amendment and significant enough to require Board re-approval.



Figure 1: Existing building

Permit to Demolish/Capsulate:

The amount of demolition has increased slightly from the first proposal, with a small amount of additional demolition on the rear roof slope of the 2001 addition.

- *For the new one-story addition:* demolition of the existing French doors and flanking windows on the south elevation of the historic main block; the west elevation of the one-story hyphen; and, the north elevation of the 2001 addition, as well as capsulation of the surrounding brick on all three elevations.
- *For the dormer window on the one-story hyphen:* demolition of a portion of the roof slope for a shed dormer.
- *For the new rear addition:* Demolition/capsulation of the majority of the south wall of the 2001 rear addition.
- *For the alterations to the 2001 addition:* removal of the gable dormers on the north and south roof slope for the installation of a shed dormer on the north slope and **a two story addition to the south.**

Additions and Alterations

New one-story addition

There are **no changes** to the one-story addition constructed between the historic front portion of the house, the one-story 1970s addition and the 2001 rear addition. A new low-slope standing seam metal roof will be constructed in the courtyard area where a trellis is located. The footprint of the proposed addition will measure roughly 13' wide by 16' deep and 11' tall. The addition will be set back from the west elevation of the front of the house by approximately 1.5'. The full-height, steel-frame glazing system with simulated-divided-lights will encompass the west elevation, the only exposed elevation of the addition.

1970s one-story hyphen addition alterations

There are **no changes** to the shed roof dormer window proposed on the west-facing roof slope of the one-story hyphen. The dormer will have three simulated-divided-light wood casement windows in a multi-light configuration. The roof of the dormer will be asphalt shingles to match the existing roof.

New rear addition

The applicant proposes to **modify** the originally proposed rear addition to the south elevation of the 2001 one-and-a-half story addition. While the footprint of the rear addition will stay roughly the same, the addition will now be a full two stories in height. The west elevation of the new addition will have single, multi-light doors on the first floor and two casement windows on the second floor. The south elevation will have a triple casement window in the gable end, while the first floor will have a pair of double French doors flanked by single multi-light doors. A modest overhang with a standing seam roof will project beyond the rear elevation over the patio doors. On the east elevation of the new addition, which will not be visible from a public right-of-way, a number of casement windows will be added. The roof material on the addition will be architectural grade composition shingles to match the existing rear addition.

2001 addition alterations

No additional alterations are proposed with the current submission. The single dormer on the north elevation will be replaced with larger shed dormer. On the west elevation, the existing ¼ round windows will be replaced with double-hung, simulated-divided-light wood windows.

II. HISTORY

The two-story, four-bay brick Federal style house at 700 South Pitt Street, the Taylor-Fraser House, was originally erected at 109 South Pitt Street during the **early nineteenth century**. It was relocated to its current site in 1975 as a result of the urban renewal clearance of the 400 block of King Street where the Holiday Inn now stands. The City of Alexandria provided more than \$100,000 to relocate the building and subsequently placed the covenant upon the structure. On June 16, 1976, the BAR approved a one-story rear addition and other alterations to the building. More recently, in 1999 and 2000, the Board approved, and re-approved, the existing one-and-a-half rear addition (BAR-99-0068 & BAR-99-0069 and BAR Case #2000-0092 & 0093). On February 18, 2015, the BAR approved a Permit to Demolish/Capsulate and a Certificate of Appropriateness for alterations and additions (BAR Case #2015-0014 & 0015).

III. ANALYSIS

The proposed additions comply with the zoning ordinance.

Covenant

As part of the relocation of the Taylor-Fraser House, a covenant between the City and the property owner at the time was placed on the property, which states that the owner “shall maintain unchanged the present exterior architectural form of the structure”. It is the finding of the Director of the Department of Planning and Zoning that the proposed additions and alterations meet the terms of the covenant. The proposed one-story addition impacts the first floor of the historic main block of the house, but the amount of demolition is limited to first floor where it is minimally visible from the public right-of-way and where it does not adversely affect the “form of the historic structure.” The area of demolition on this elevation is limited to the removal of non-historic French doors; the surrounding historic brick will be capsulated but not demolished. The one-story addition, as well as the proposed rear addition, will have an impact on the 1970s one-story addition and the 2001 addition, but does not compromise the original structure. An additional term of the covenant states that “the outside surface of at least the front of the Structure, together with as many sides of the Structure as possible, [shall remain] accessible to the unobstructed view of the public”. An existing 6’ brick wall and open trellis already partially obstruct views to the area where the new one-story addition will be constructed. The addition will be set back from the west elevation of the historic house, so as not to compromise the massing of the historic portion of the house.

Permit to Demolish/Capsulate

In considering a Permit to Demolish, 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?

In the opinion of Staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. While a portion of the first floor rear wall of the historic house will be capsulated, it has already been substantially altered by the addition of a pair of French doors with sidelights. No additional masonry will be removed. The area proposed for demolition/capsulation on the historic portion of the building is minimal in scope, located on a secondary elevation, does not remove any portion of the building containing character defining features of uncommon design or historic merit, and does not compromise the integrity of the building as a whole. The other elevations of the house impacted by the one-story addition and the two-story rear addition are not historic and have no cultural or architectural significance.

Additions and Alterations

The construction of an addition to any building within the historic district must be evaluated not only for its impact on the building to which it is being attached, but also for its impact on the district as a whole. The *Design Guidelines* encourage “designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.” Staff finds that the proposed architectural character of the addition generally meets the BAR *Design Guidelines* for residential new construction, as it is compatible with the existing structure yet does not detract from it. The well-detailed additions and alterations compliment the Federal style townhouse yet are subtly differentiated through the use of different materials – such as the architectural grade shingle roof and the casement style windows with simulated-divided-lights. While the overall mass of the house is quite large, the proposed additions fit well on the large lot and are compatible with the height and scale of the later additions and at the same time are subservient to the three-story historic structure.

Staff supports the proposed alterations because they are located on the non-historic portions of the house and are compatible with the style of the historic main block, as well as the later additions. Staff recommends that the Board approve the application for new construction and alterations, with a few details described below delegated to staff.

Doors & Windows

The materials provided by the applicant show a variety of door materials and configurations, from a single multi-light wood door on the brick section of the rear addition, to steel frame doors on the west elevation of both additions, as well as a retractable wood door system on the south elevation of the rear addition. The applicant has indicated that all doors will all have simulated-divided-lights but no additional details, such as the muntin profile and width, were included in the application materials. Staff assumes that these doors will be of the same high quality as the materials on the rest of the house, but recommends that these details be supplied prior to approval of the building permit.

The majority of the windows on the new additions will be wood casement style windows with simulated-divided-lights, with the exception of the two double-hung windows on the second floor west elevation of the 2001 addition. As with the doors, additional information is needed at the time the building permit is submitted to ensure that the windows comply with the Board’s window policy.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

- F-1 The following comments are for site plan review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 Building and trade permits may be required for this project based on the amount of alterations required to operate a child care facility. Provide additional information on any alterations that are proposed for child care facility.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Transportation and Environmental Services

- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 Parcel is not in the Floodplain
- C-3 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-4 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-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-7 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1. Much of the block bounded by Franklin, Jefferson, S. Royal, and S. Pitt streets was owned by William Yeates in the early 1800s. Known as Yeates Gardens, the area served as a park throughout much of the nineteenth century and included the structure that is still extant at 414 Franklin Street. In 1841 William Yeates, Jr., who had inherited the structure and garden from his father in 1826, advertised the area as a botanical garden where visitors could stroll among the trees and greenhouse plans or partake of ice cream and other refreshments. Archaeological resources relating to the nineteenth-century use of the land may remain buried on the block.
- 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.

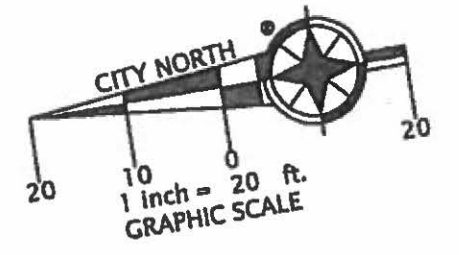
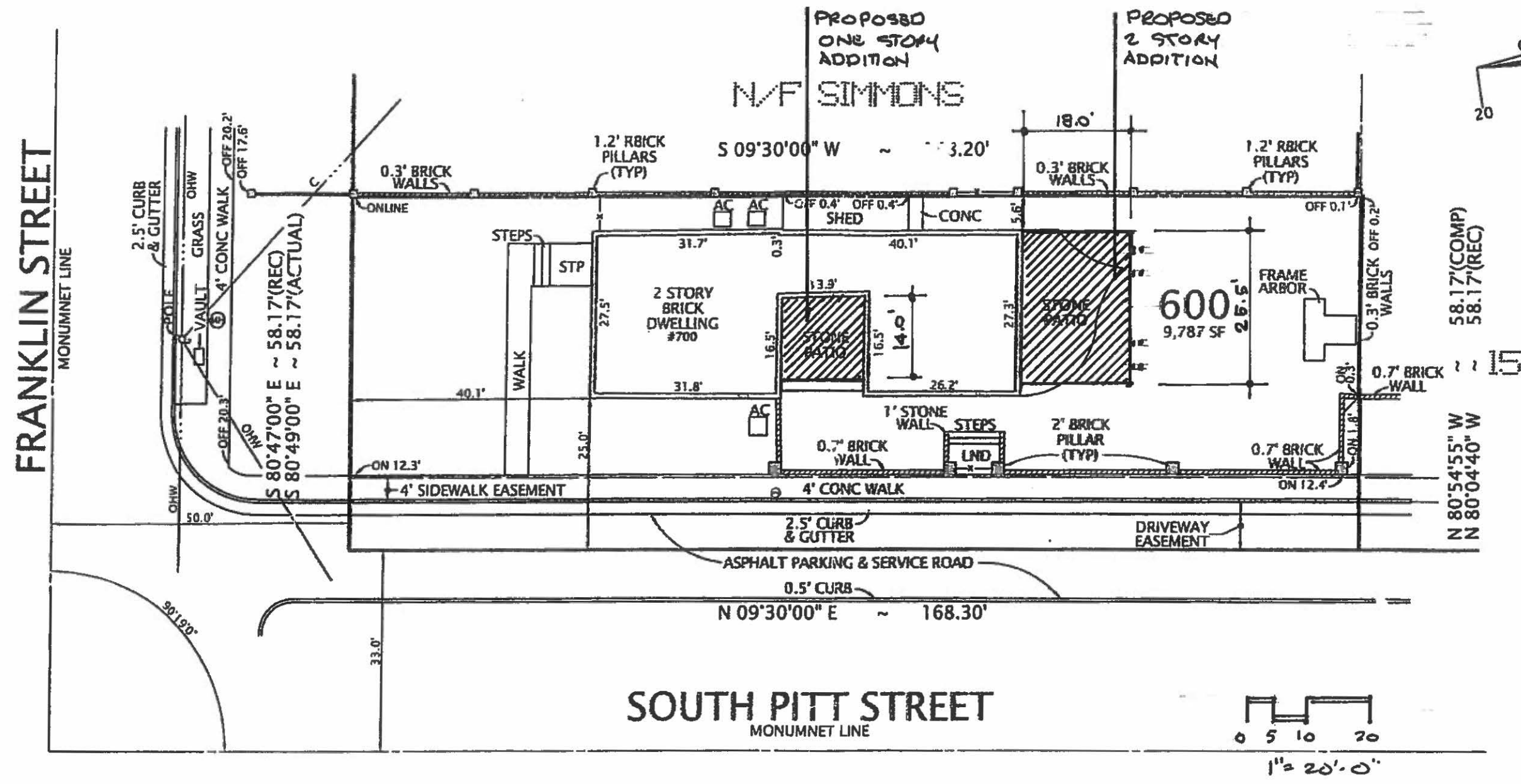
V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2015-0289 & BAR2015-0290 at 700 South Pitt Street

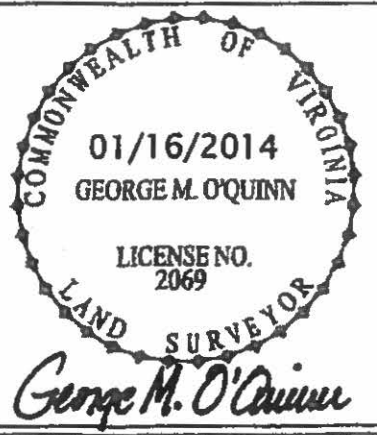
NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.

ATTACHMENT #1



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:

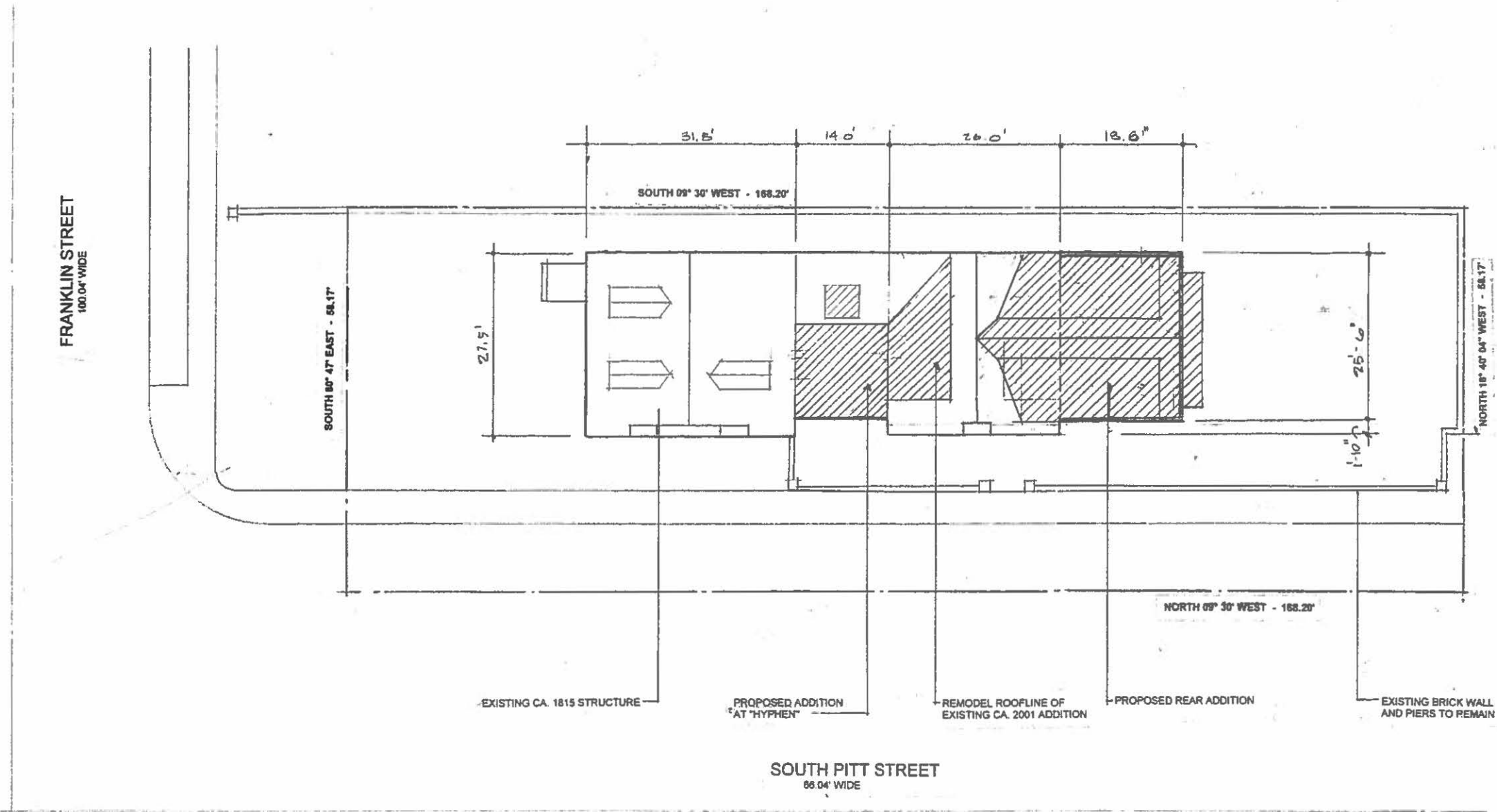
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



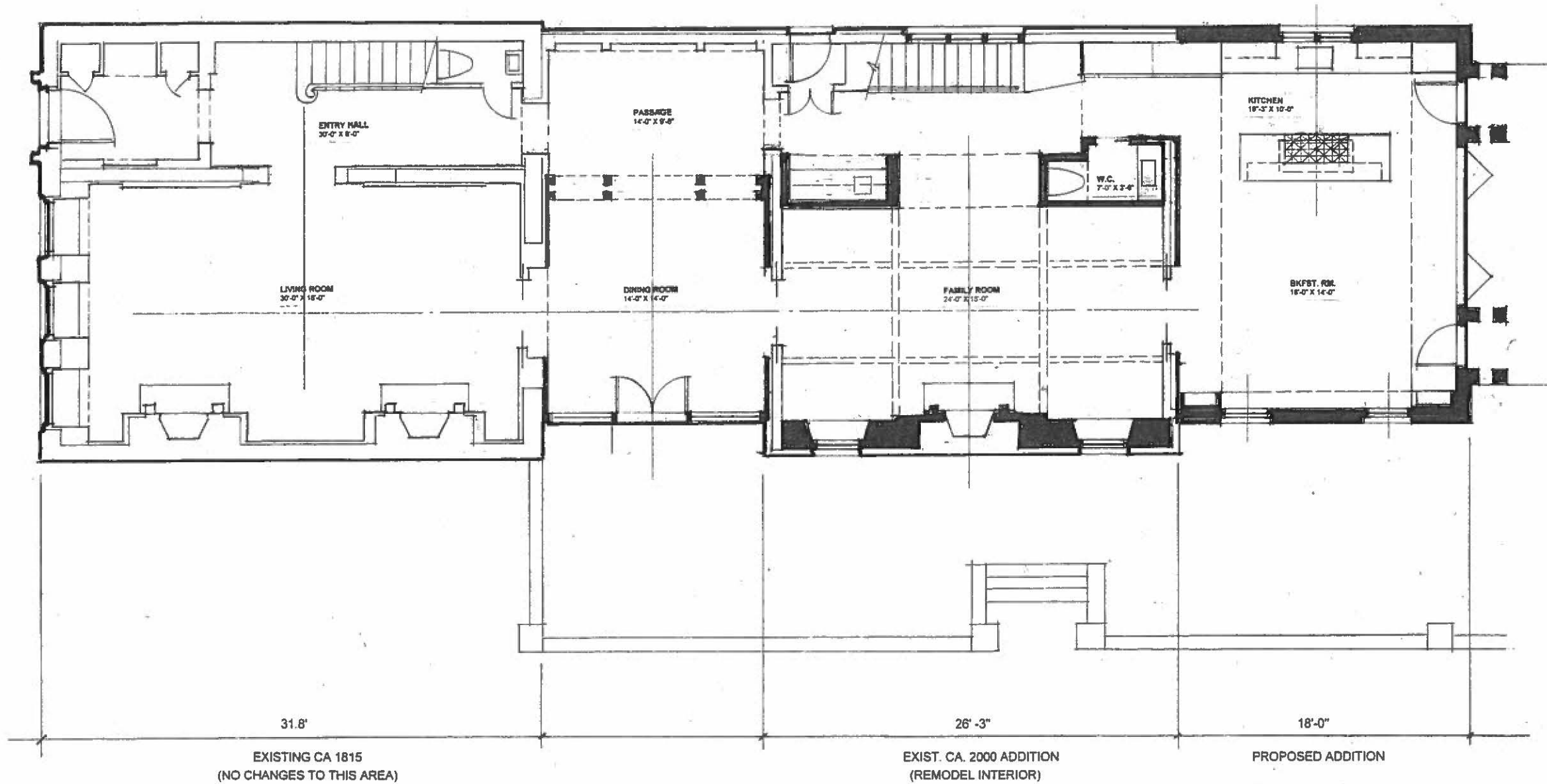
CASE NAME:
OLSON
CINDY GOLUBIN

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

PLAT
SHOWING HOUSE LOCATION ON
LOT 600, BLOCK 1, SECTION ONE
OF A PLAT OF CONSOLIDATION
LOTS 16, 517, 518 & 10' ALLEY
YATES GARDENS
(DEED BOOK 1196, PAGE 381)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JANUARY 16, 2014



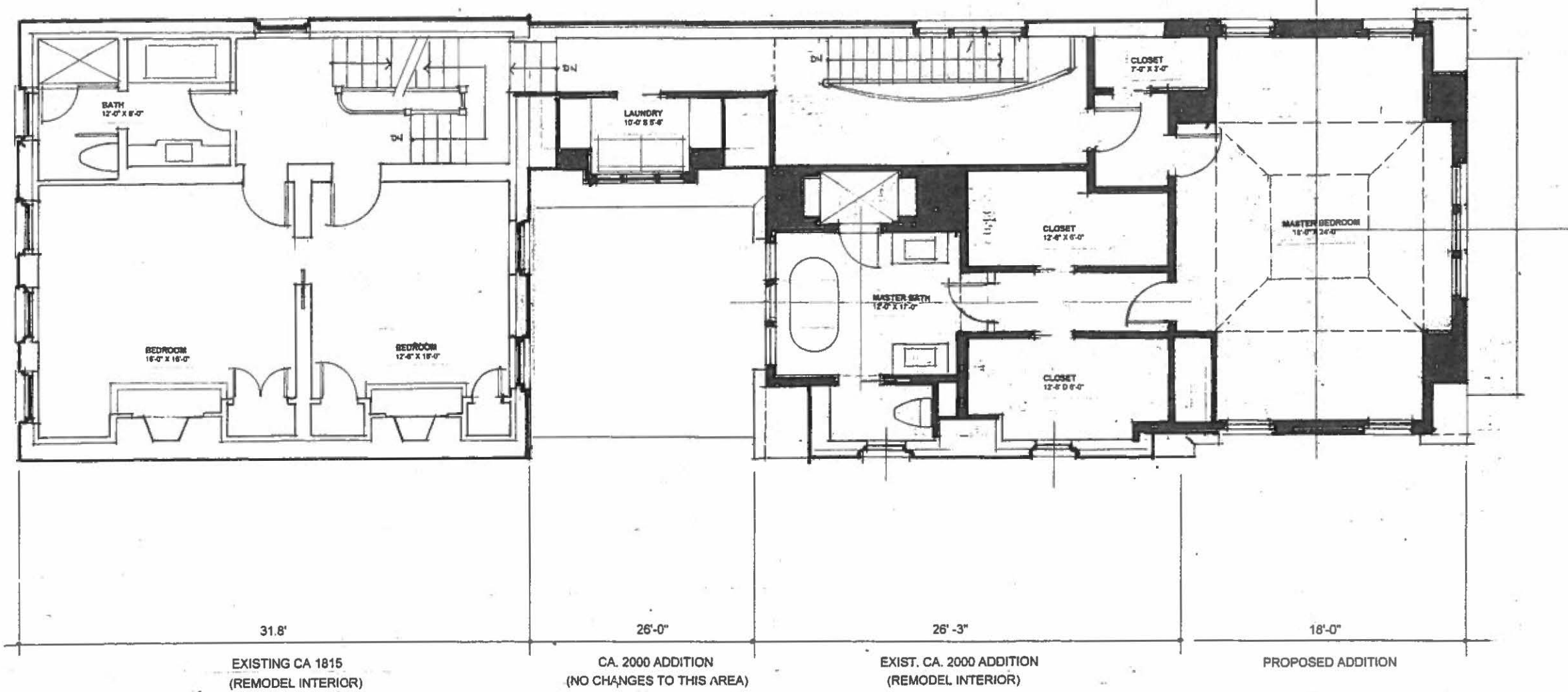
SITE PLAN
1" = 10'-0"



1
A2.1

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

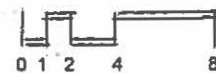


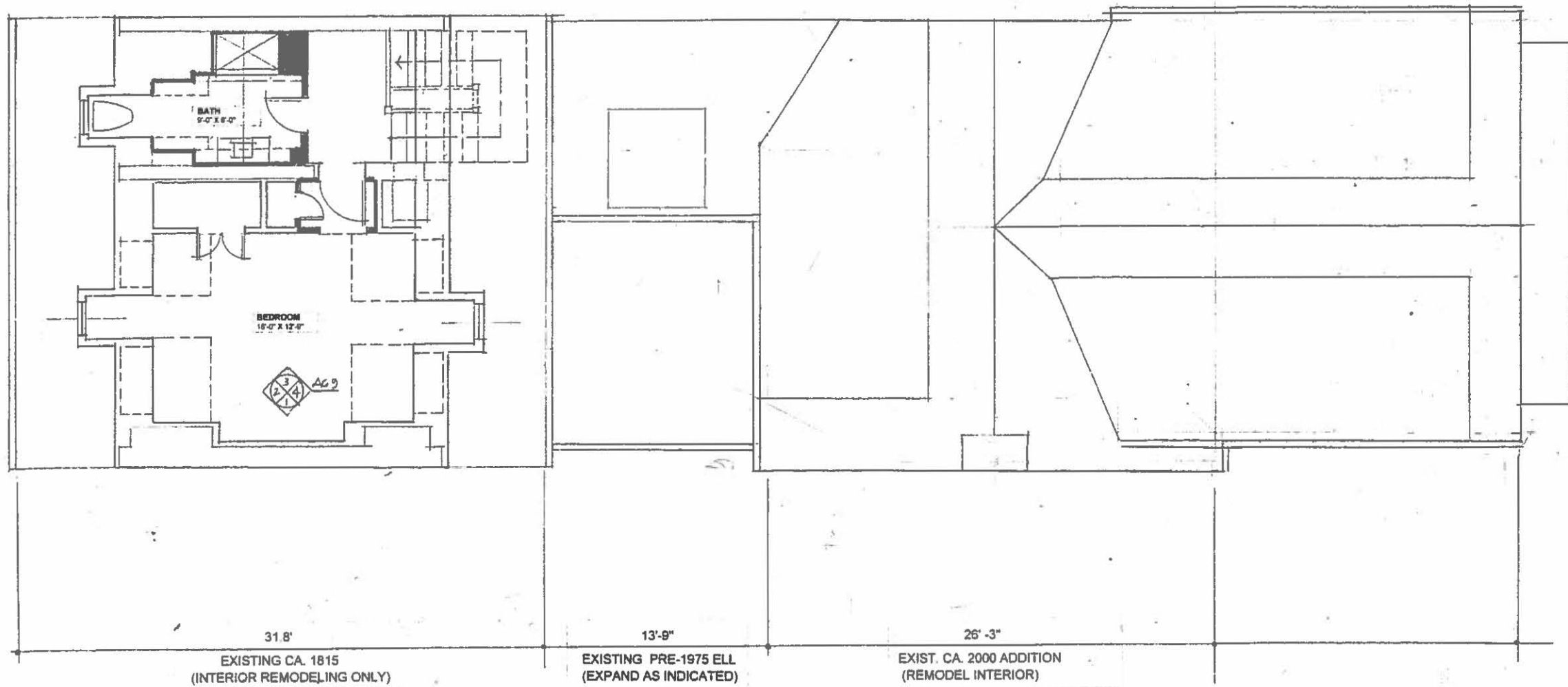


1
A2.2

SECOND FLOOR PLAN

1/4" = 1'-0"





THIRD FLOOR PLAN - CONCEPT
1/4" = 1'-0"



EXISTING CA. 1815
STRUCTURE BEYOND

ASPHALT SHINGLES
TO MATCH EXISTING

PAINTED BRICK TO
MATCH EXISTING

PAINTED WOOD WINDOWS
WITH INSULATING GLASS
& SIMULATED DIVIDED LITES

NEW PAINTED BRICK
TO MATCH EXISTING

PAINTED WOOD TRIM
AT OVERHANG

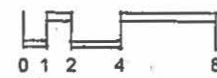
PATIO DOORS WITH
INSULATING GLASS
& SIMULATED DIVIDED LITES

EXISTING BRICK WALL

PAINTED WOOD / GLASS
RETRACTABLE WALL
SYSTEM ("NANA" WALL)
WITH SIMULATED DIVIDED LITES

26'-6"

PROPOSED REAR ADDITION



PROPOSED SOUTH (REAR) ELEVATION

1/4" = 1'-0"

EXISTING CA. 1815
STRUCTURE BEYOND

EXISTING ASPHALT SHINGLES

EXIST. PTD. WOOD DORMER

LINE OF PROPOSED DORMER
AT EXISTING ROOF

EXIST. PTD. WOOD WINDOW

EXISTING PAINTED BRICK

NEW ONE-STORY ADDITION
(STANDING SEAM METAL
ROOF @ 1/2" / FT. SLOPE)

EXISTING BRICK WALL

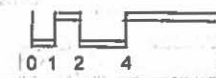
21'-6"

15'-0"

PROPOSED ELL EXPANSION
AT FIRST FLOOR

11'-0"

EXISTING ELL



PROPOSED SECTION @ "HYPHEN"

1/4" = 1'-0"

FREDERICK TAYLOR, AIA
1433 OTIS STREET NE
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(202) 635-8087
www.cherylascaresitlect.com

THORSEN CONSTRUCTION
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ALEXANDRIA, VA 22312
(703) 501-1506
www.thorsenconstruction.us

CAMPBELL RESIDENCE
700 SOUTH PITT STREET
ALEXANDRIA VIRGINIA 22314

3/28/15

ISSUED
80% COMET.

PROPOSED BLDG. SECT

1/4" = 1'-0"

A22

1
A3.3



PROPOSED EAST ELEV.
1/4" = 1'-0"

ISSUED
BY: CMST.
3/20/15

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A3.3

CONTEXT PHOTOGRAPHS

700 SOUTH PITT STREET
ALEXANDRIA, VIRGINIA 22314

FREDERICK TAYLOR, AIA
www.chevy Chase architect.com

1433 OTIS STREET NE

WASHINGTON, DC 20017
(202) 635-8087



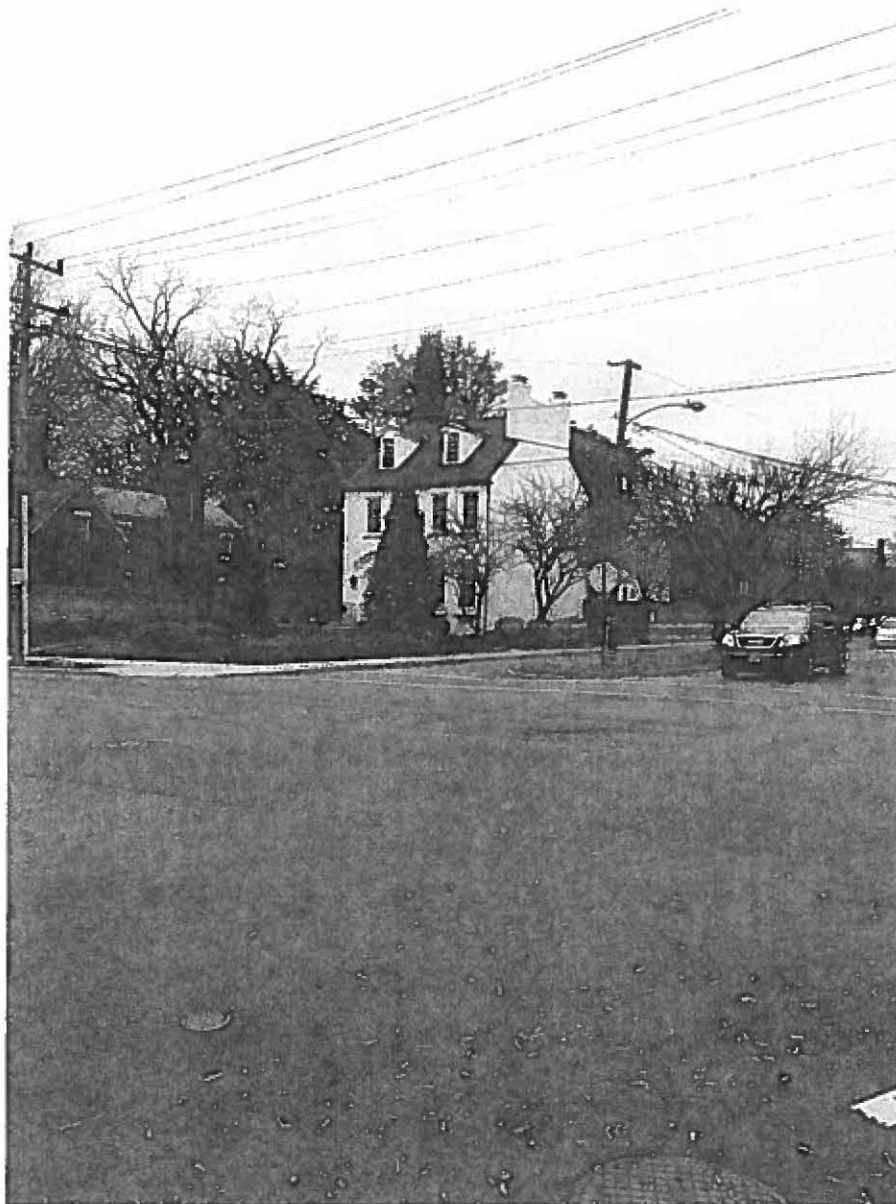
FRONT (FRANKLIN STREET) FACADE, 700 SOUTH PITT STREET

No changes are proposed to the front facade.

FREDERICK TAYLOR, AIA
www.chevyCHASEarchitect.com

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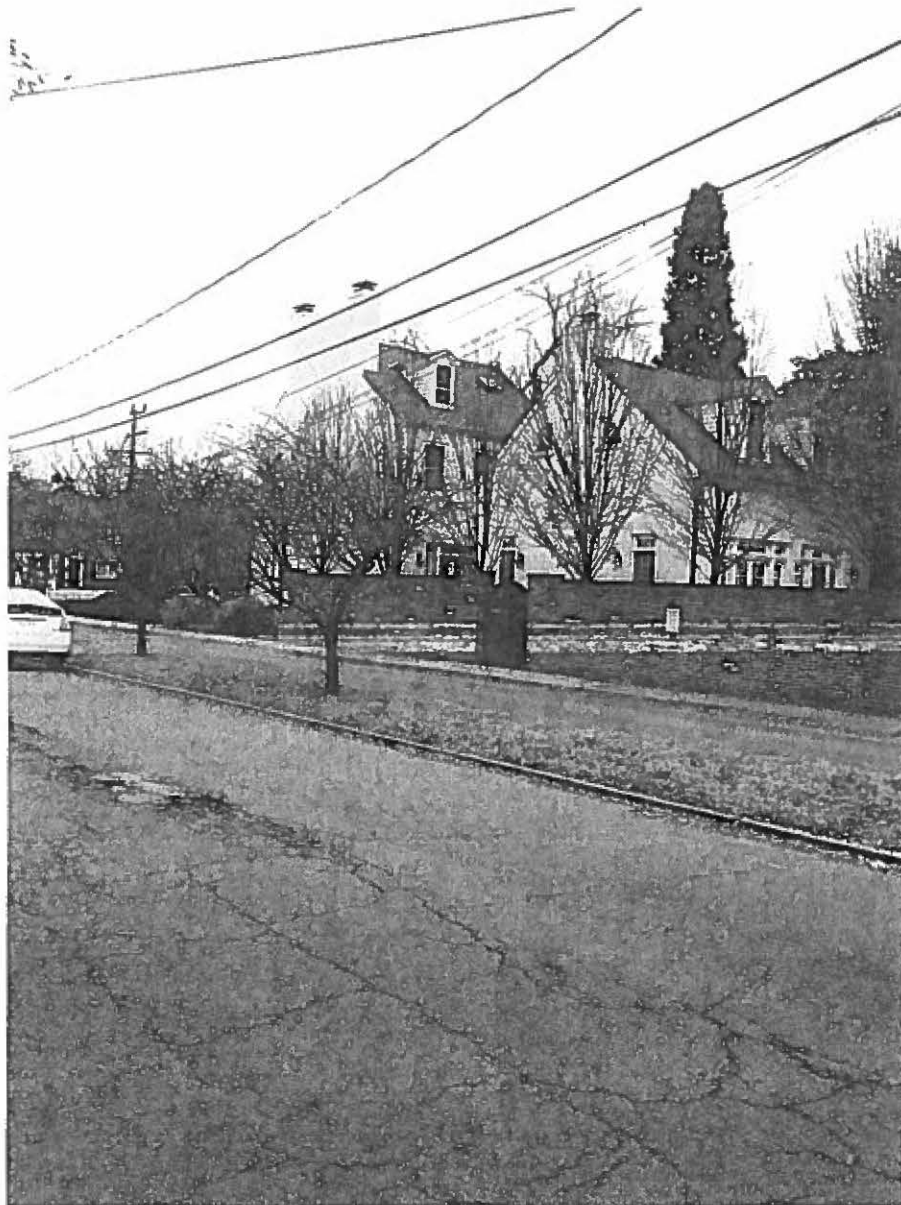


VIEW OF 700 SOUTH PITT FROM CORNER OF PITT & FRANKLIN

FREDERICK TAYLOR, AIA
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V

VIEW TO NORTHEAST (ACROSS SOUTH PITT STREET)

FREDERICK TAYLOR, AIA
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VIEW OF 'NOTCH' FROM WEST (ACROSS SOUTH PITT STREET)

FREDERICK TAYLOR, AIA
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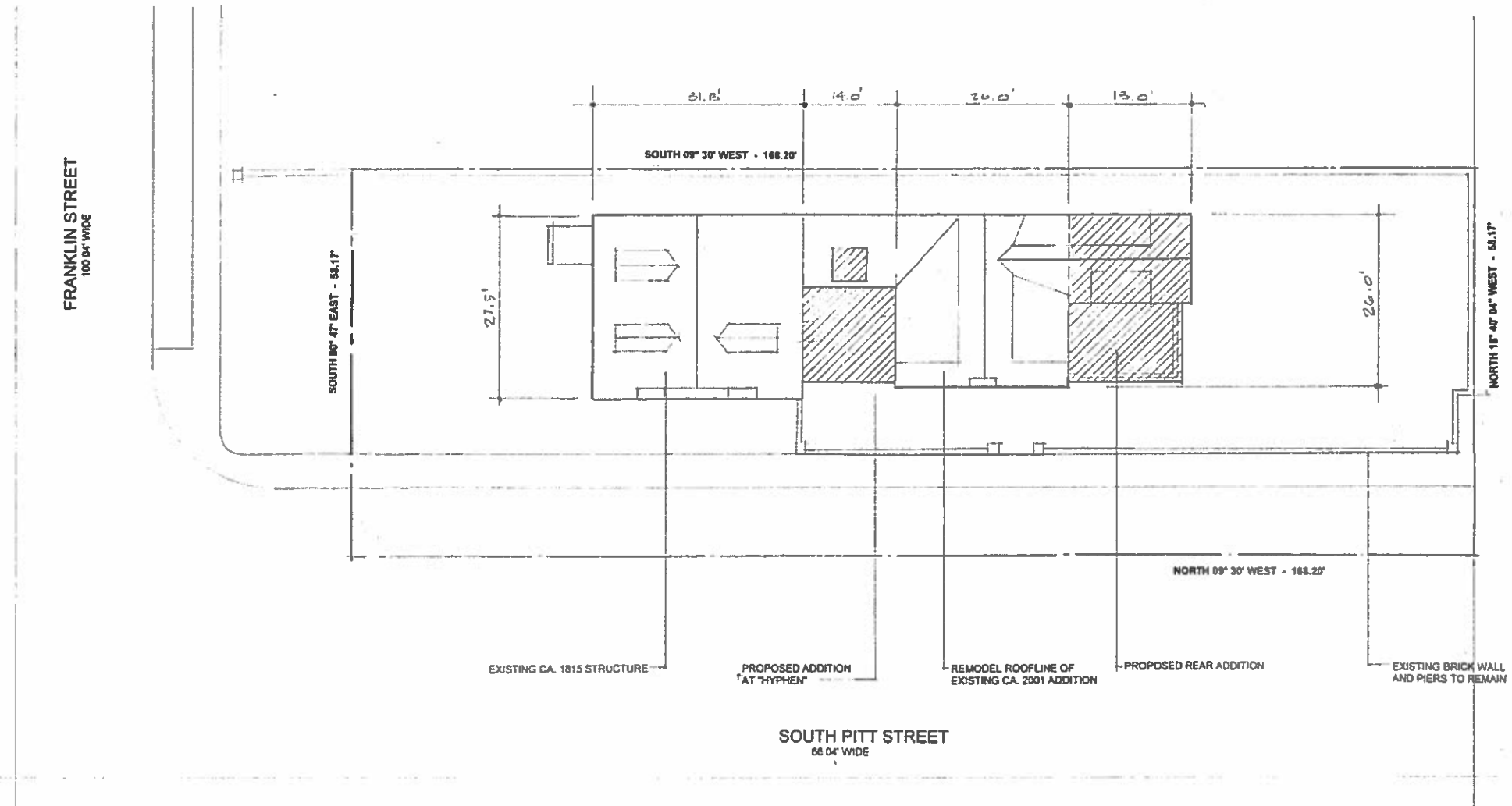
PREVIOUSLY APPROVED DESIGN

700 SOUTH PITT STREET
ALEXANDRIA, VIRGINIA 22314

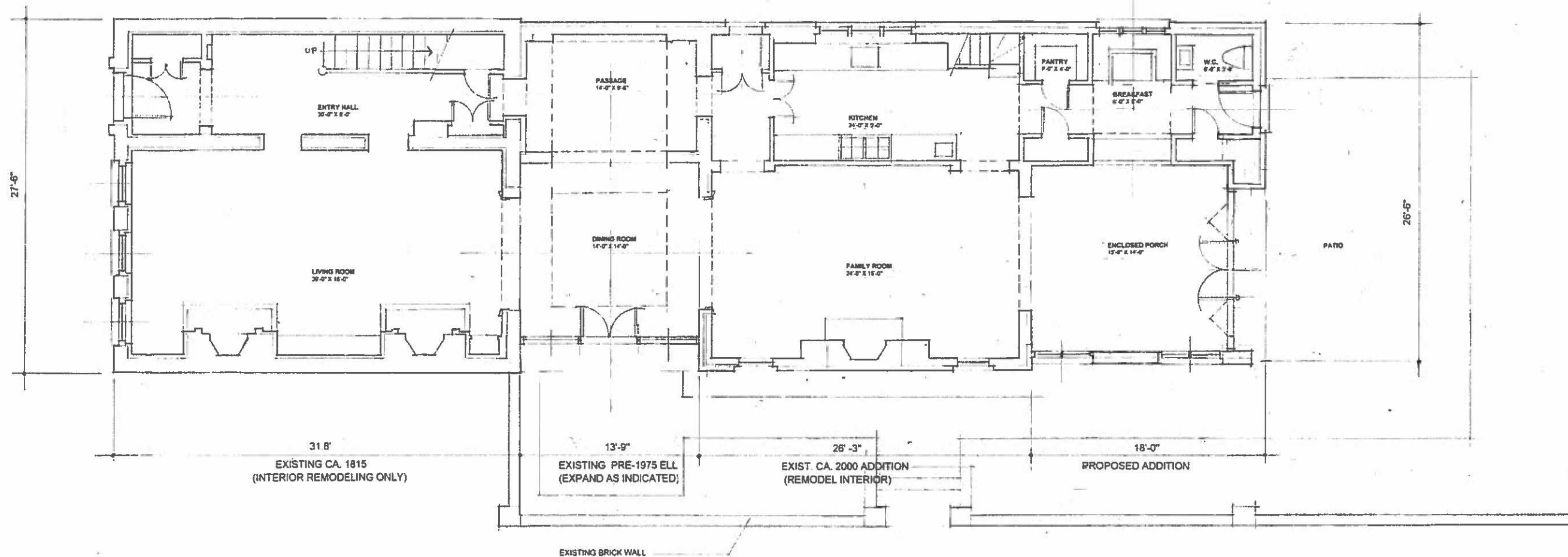
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SITE PLAN
1" = 10'-0"



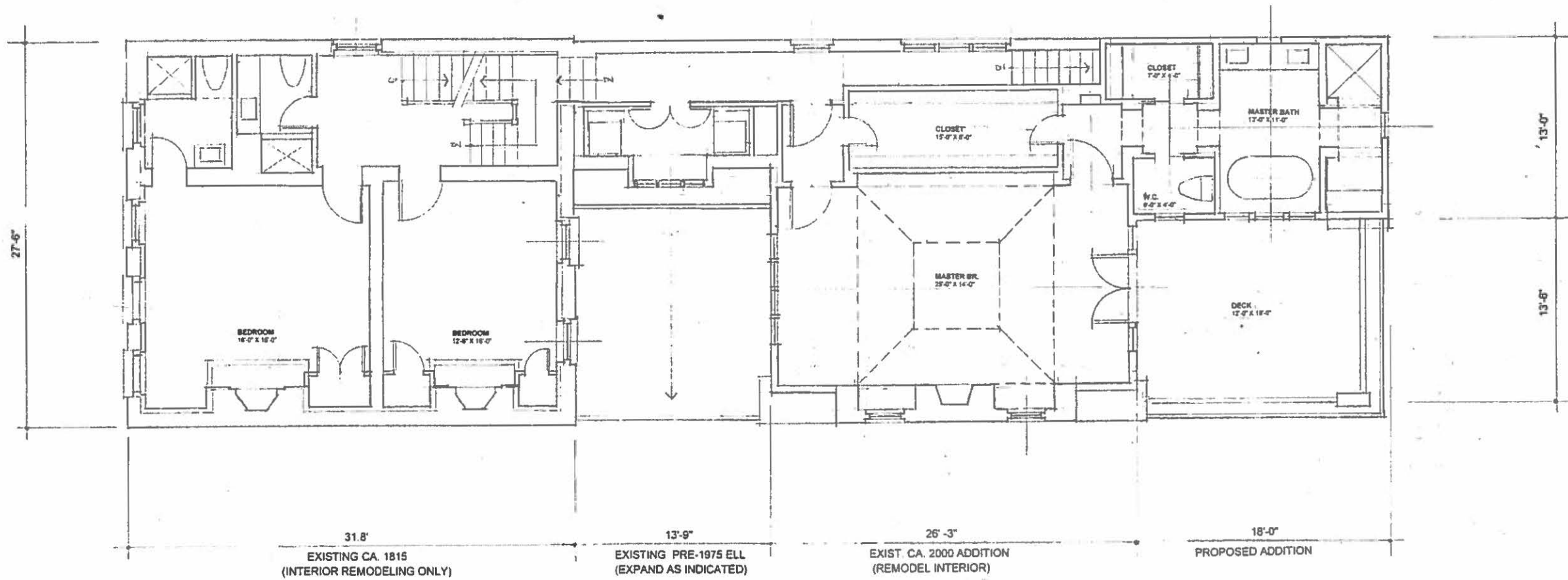

FIRST FLOOR PLAN - CONCEPT
 1/4" = 1'-0"

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 www.thorsenconstruction.us

CAMPBELL RESIDENCE
 700 SOUTH PITT STREET
 ALEXANDRIA, VIRGINIA 22314

PROPOSED 1ST FLR. PLAN
 1/4" = 1'-0"



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

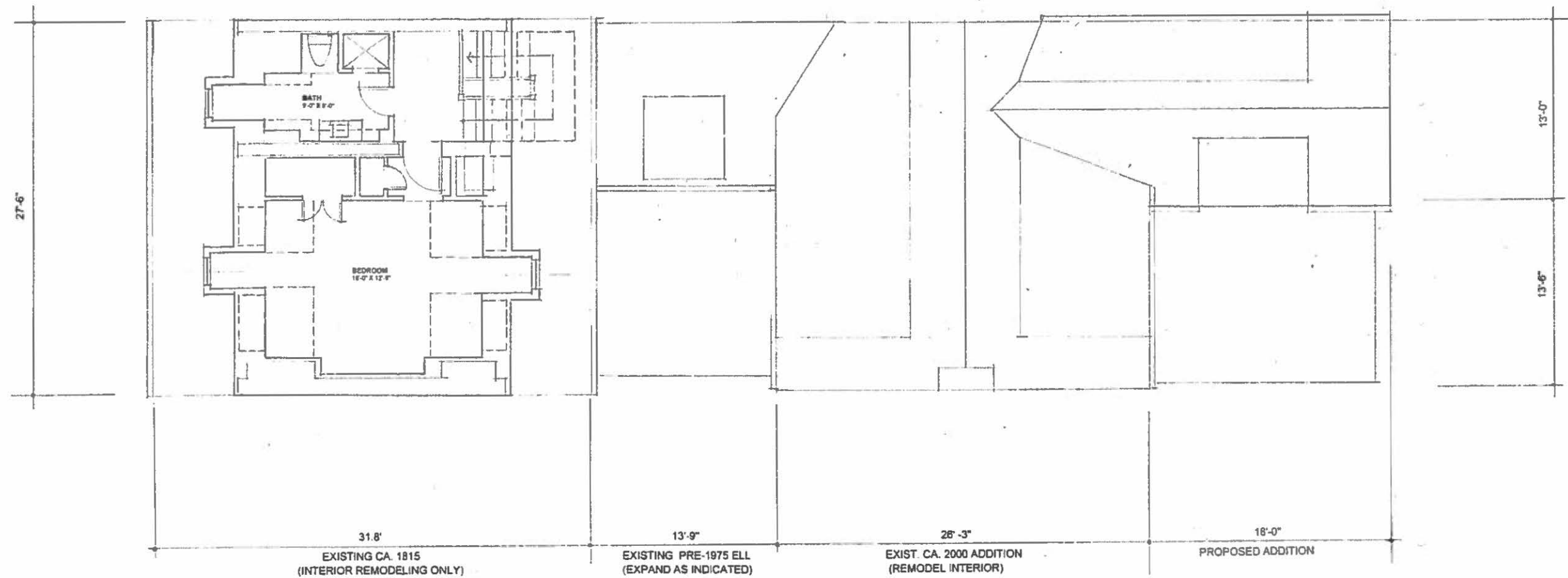
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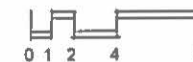
CAMPBELL RESIDENCE
700 SOUTH PITT STREET
ALEXANDRIA, VIRGINIA 22314

PROPOSED 2ND FLR. PLAN
1/4" = 1'-0"

A2.2



THIRD FLOOR PLAN - CONCEPT
1/4" = 1'-0"



PROPOSED 3RD FLR. PLAN
1/4" = 1'-0"

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WEST ELEVATION -- CONCEPT
1/4" = 1'-0"



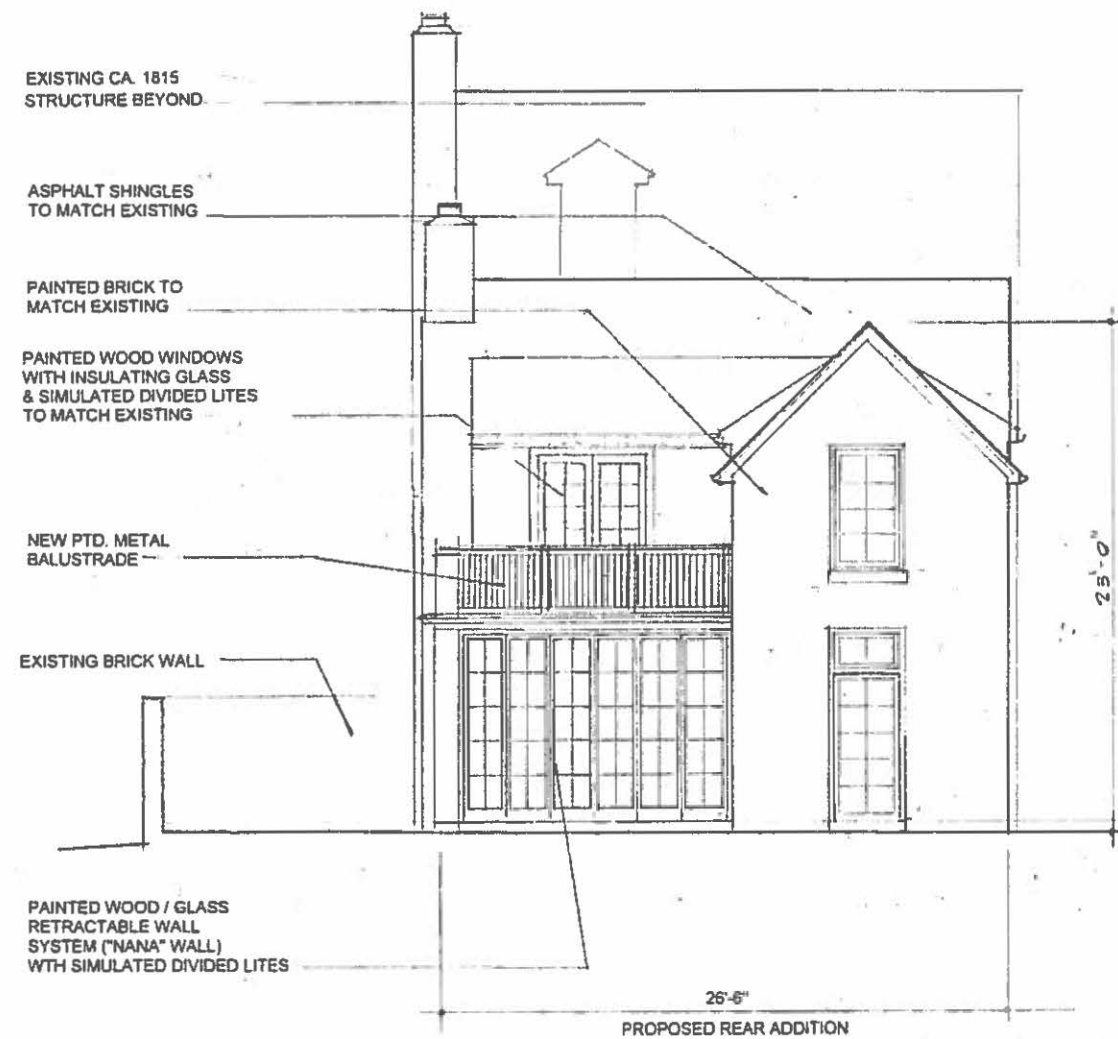
PROPOSED WEST ELEV.
1/4" = 1'-0"

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www.thorsencoconstruction.us

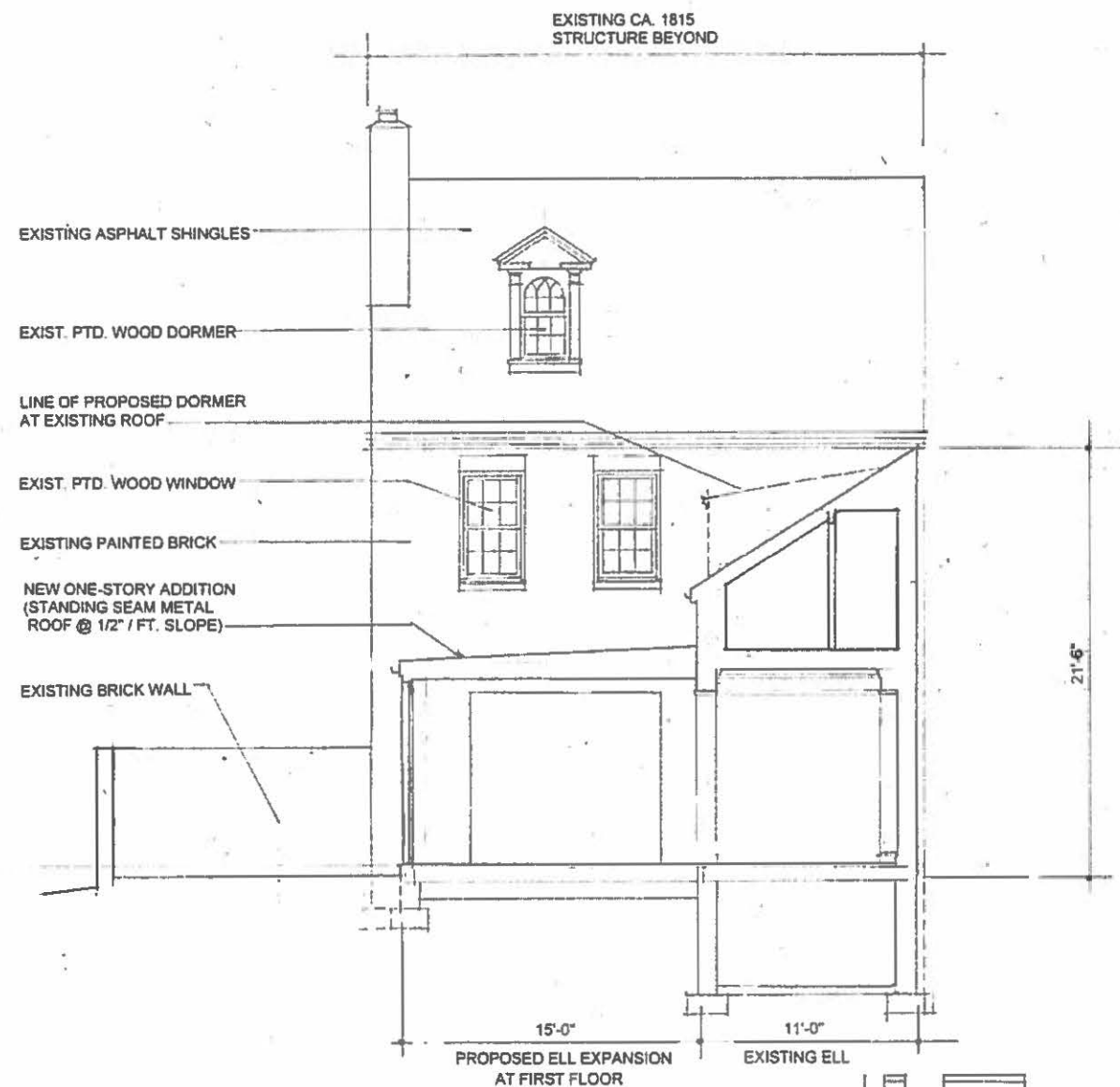
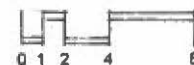
FREDERICK TAYLOR, AIA
143 OTIS STREET NE
WASHINGTON DC, 20017
(202) 635-8087
www.cherrychasarchitect.com

A3.1



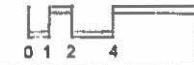
PROPOSED SOUTH (REAR) ELEVATION

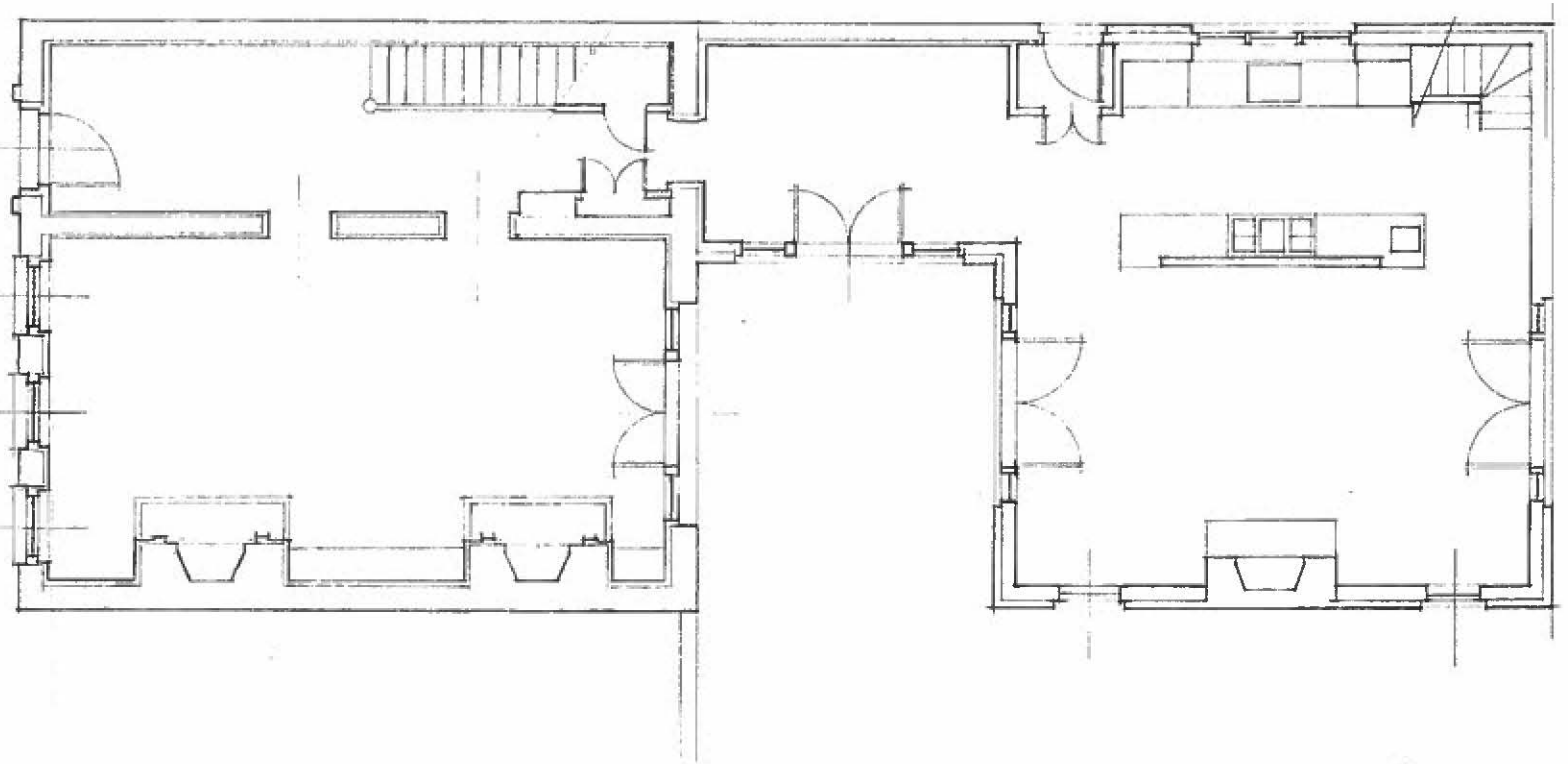
1/4" = 1'-0"



PROPOSED SECTION @ "HYPHEN"

1/4" = 1'-0"






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

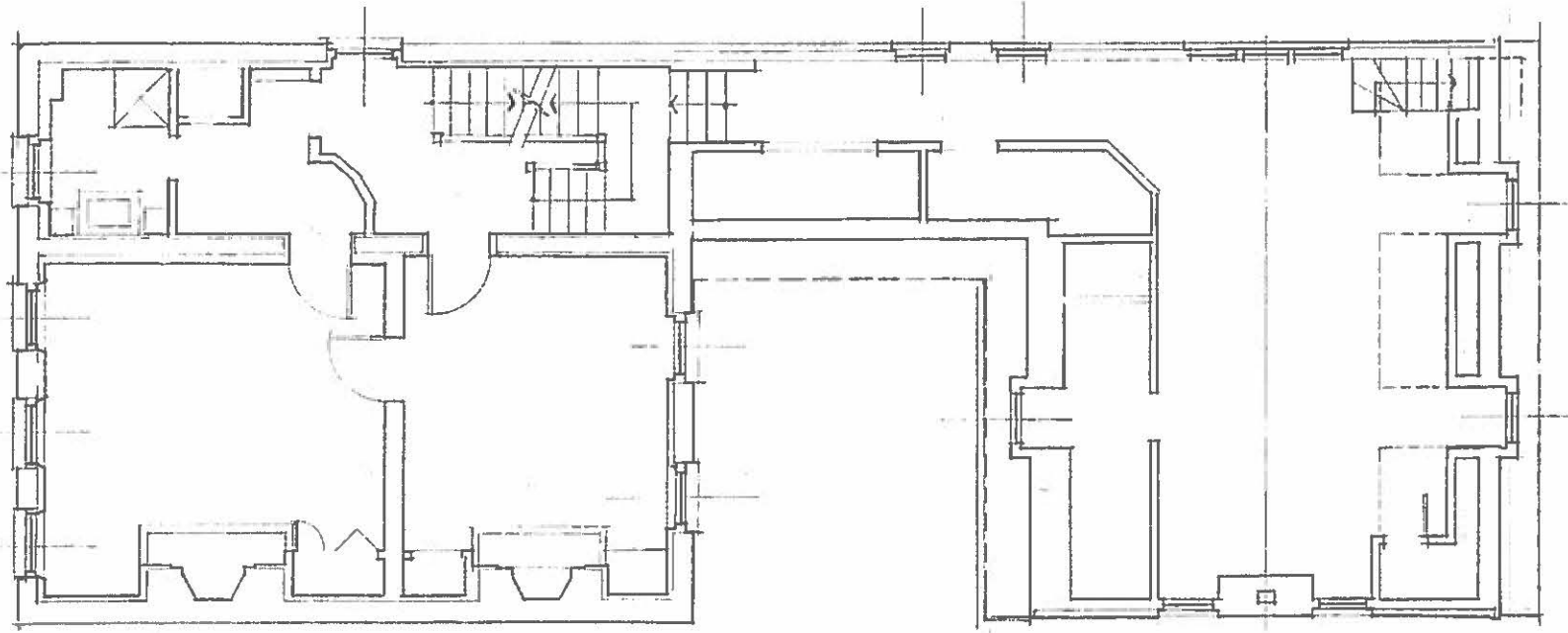
EXISTING 1ST FLR. PLAN
1/4" = 1'-0"

E2.1

CAMPBELL RESIDENCE
 700 SOUTH PITT STREET
 ALEXANDRIA, VIRGINIA 22314

THORSEN CONSTRUCTION
 5700 GENERAL WASHINGTON DR.
 ALEXANDRIA, VA 22312
 (703) 591-1506
 www.thorsonconstruction.us

FREDERICK TAYLOR, AIA
 1433 OTIS STREET NE
 WASHINGTON DC, 20017
 (202) 635-9087
 www.freyhaeasarchitect.com




SECOND FLOOR PLAN - EXISTING CONDITIONS
 1/4" = 1'-0"

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 1433 OTIS STREET NE
 WASHINGTON DC, 20017
 (202) 635-8087
 www.chrychasearchitect.com

THORSEN CONSTRUCTION
 5700 GENERAL WASHINGTON DR.
 ALEXANDRIA, VA 22312
 (703) 501-1506
 www.thorsecconstruction.us

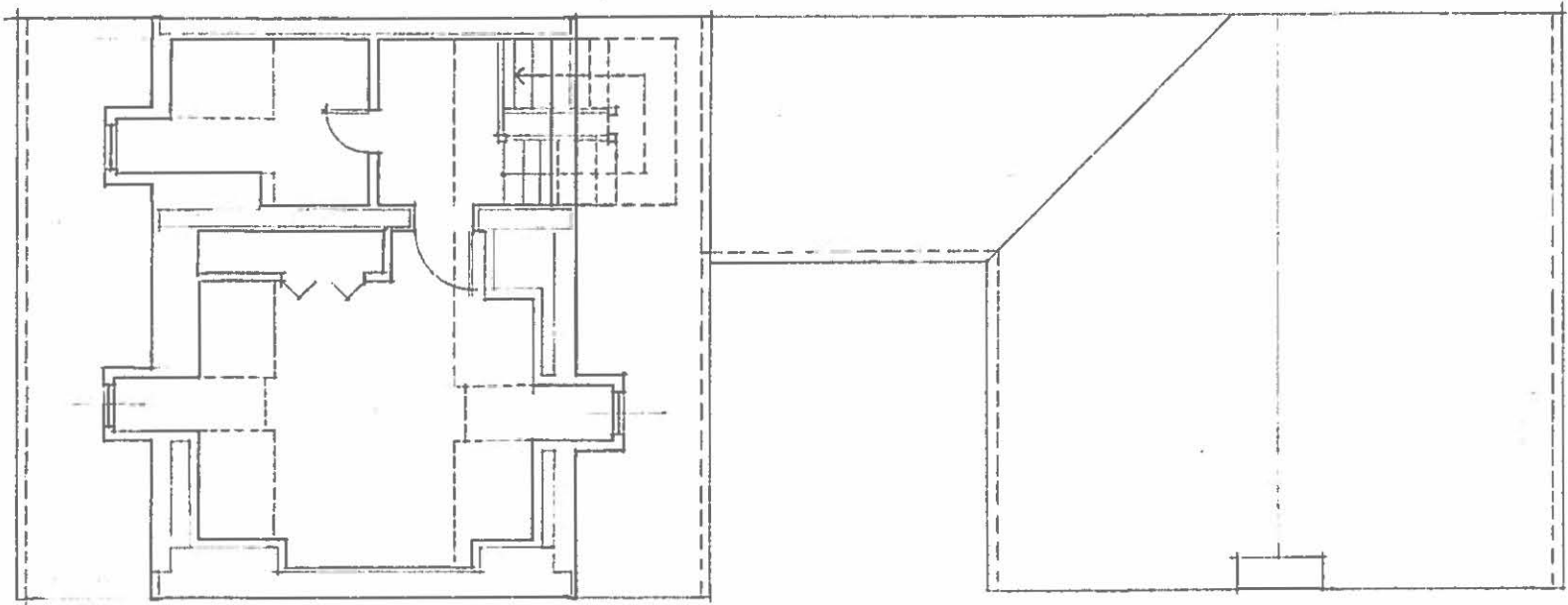
CAMPBELL RESIDENCE
 700 SOUTH PITT STREET
 ALEXANDRIA, VIRGINIA 22314

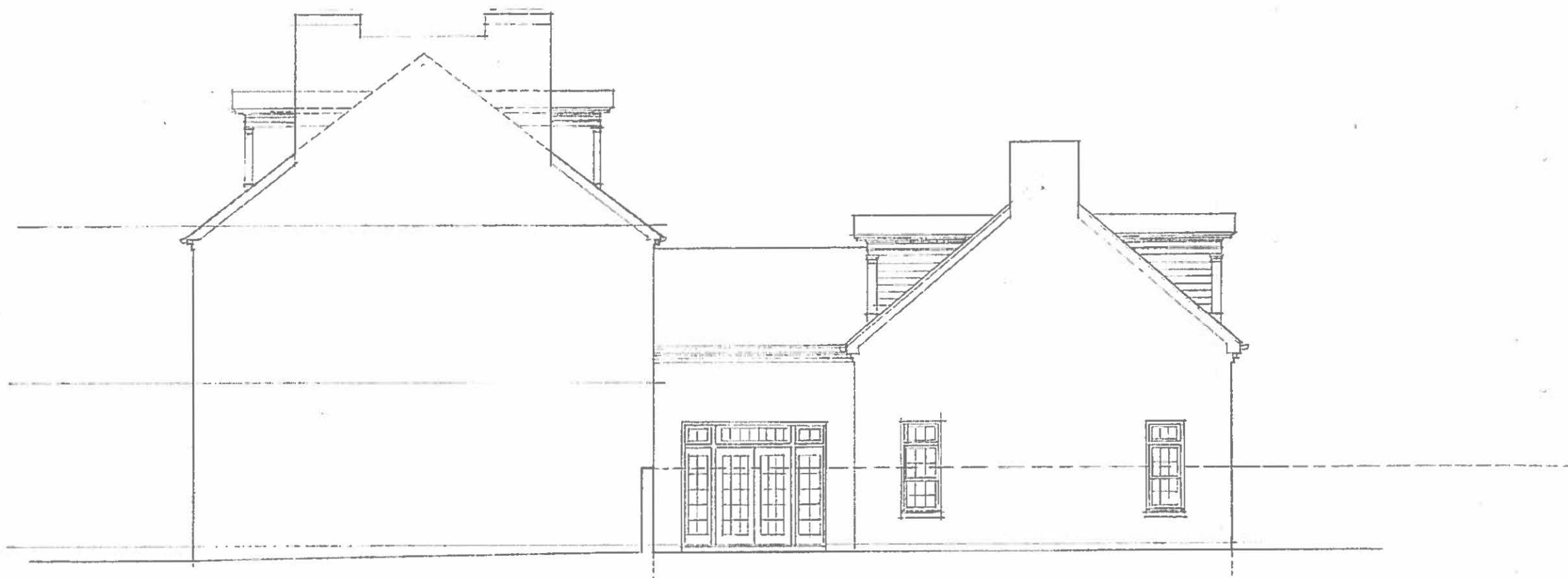
EXISTING 2ND FLR. PLAN
 1/4" = 1'-0"

E2.2



THIRD FLOOR PLAN - EXISTING CONDITIONS
1/4" = 1'-0"





WEST ELEVATION -- EXISTING CONDITIONS
 1/4" = 1'-0"

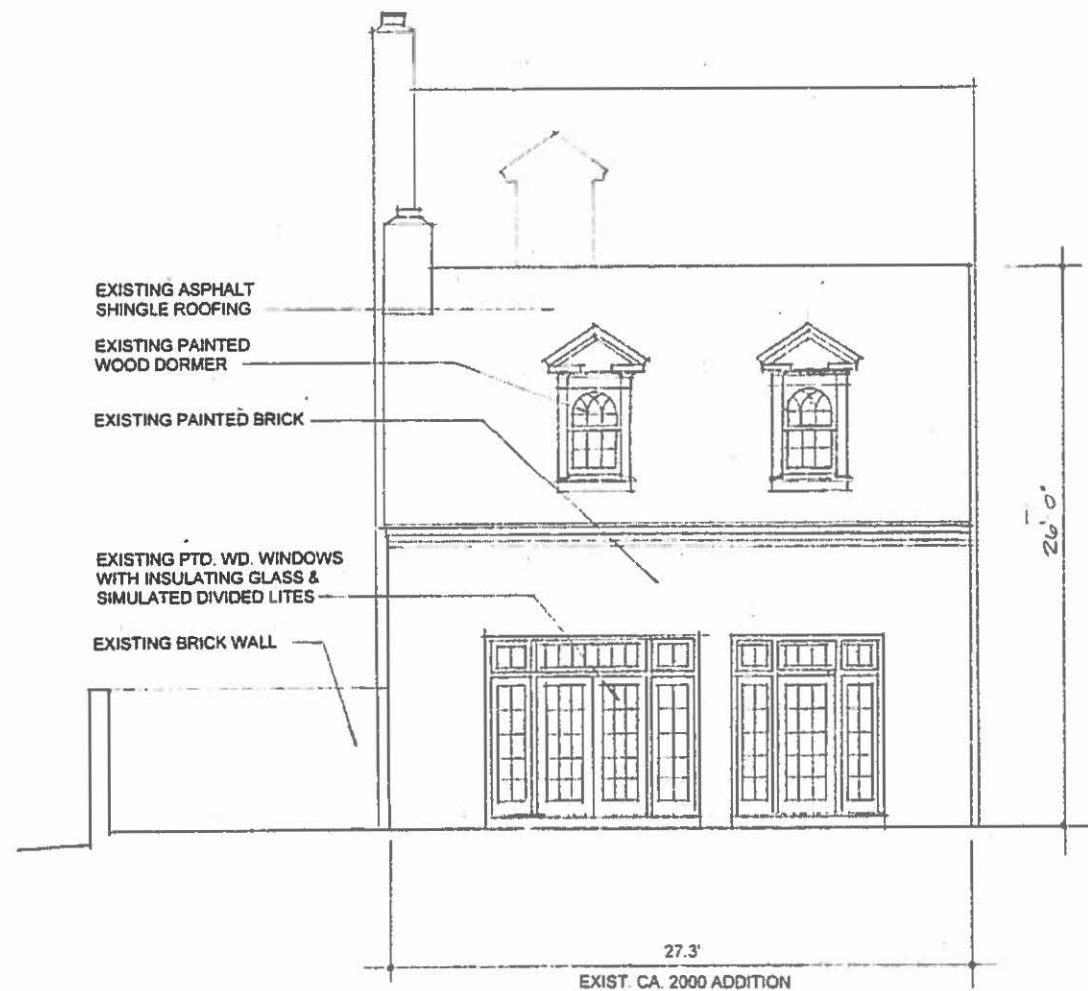
CAMPBELL RESIDENCE
 700 SOUTH PITT STREET
 ALEXANDRIA, VIRGINIA 22314

EXISTING WEST ELEV.
 1/4" = 1'-0"

E3.1

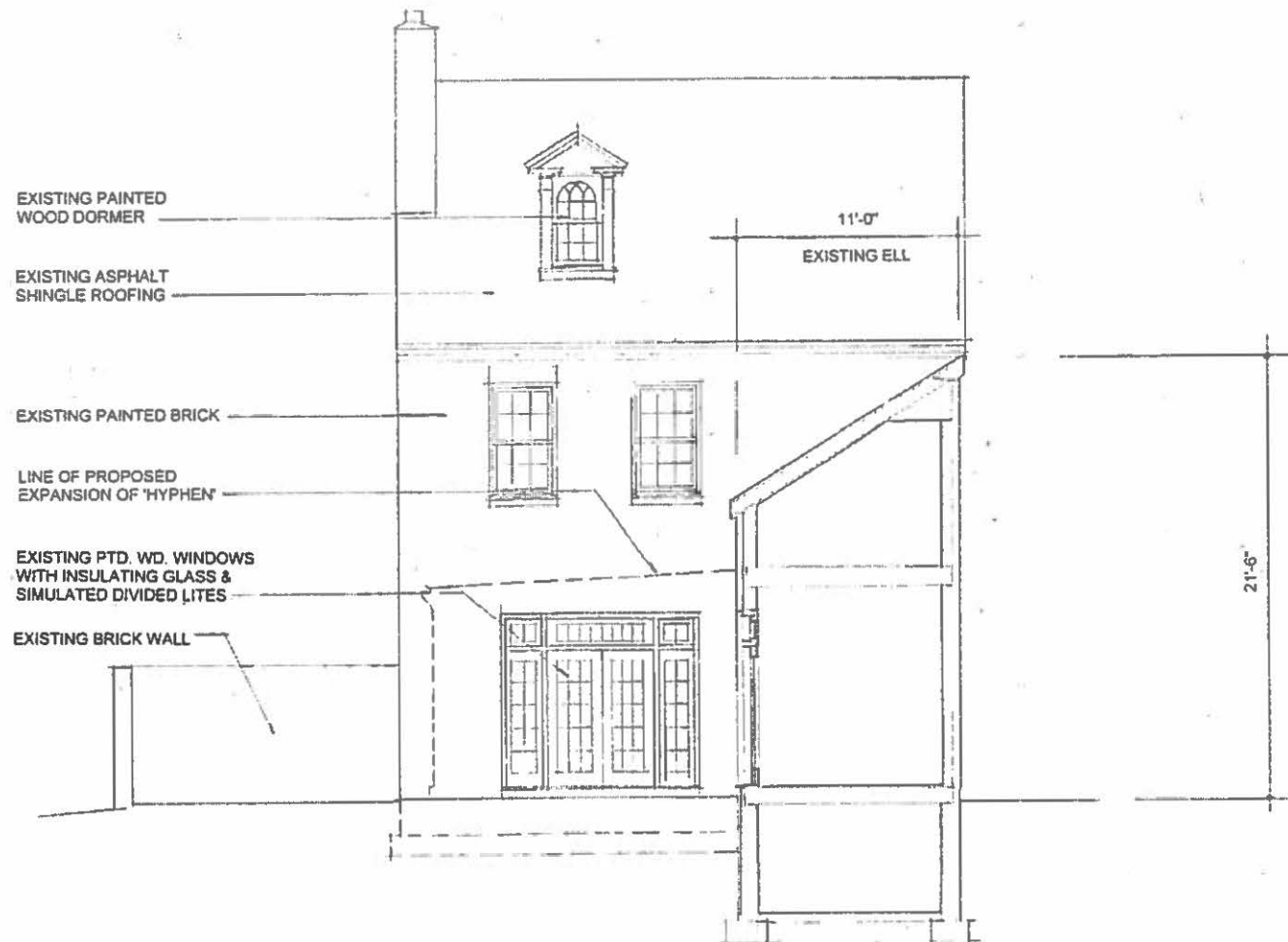
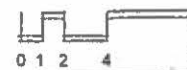
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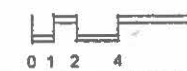
SOUTH ELEVATION -- EXISTING CONDITIONS

1/4" = 1'-0"



SECTION THRU "HYPHEN" LOOKING NORTH

1/4" = 1'-0"



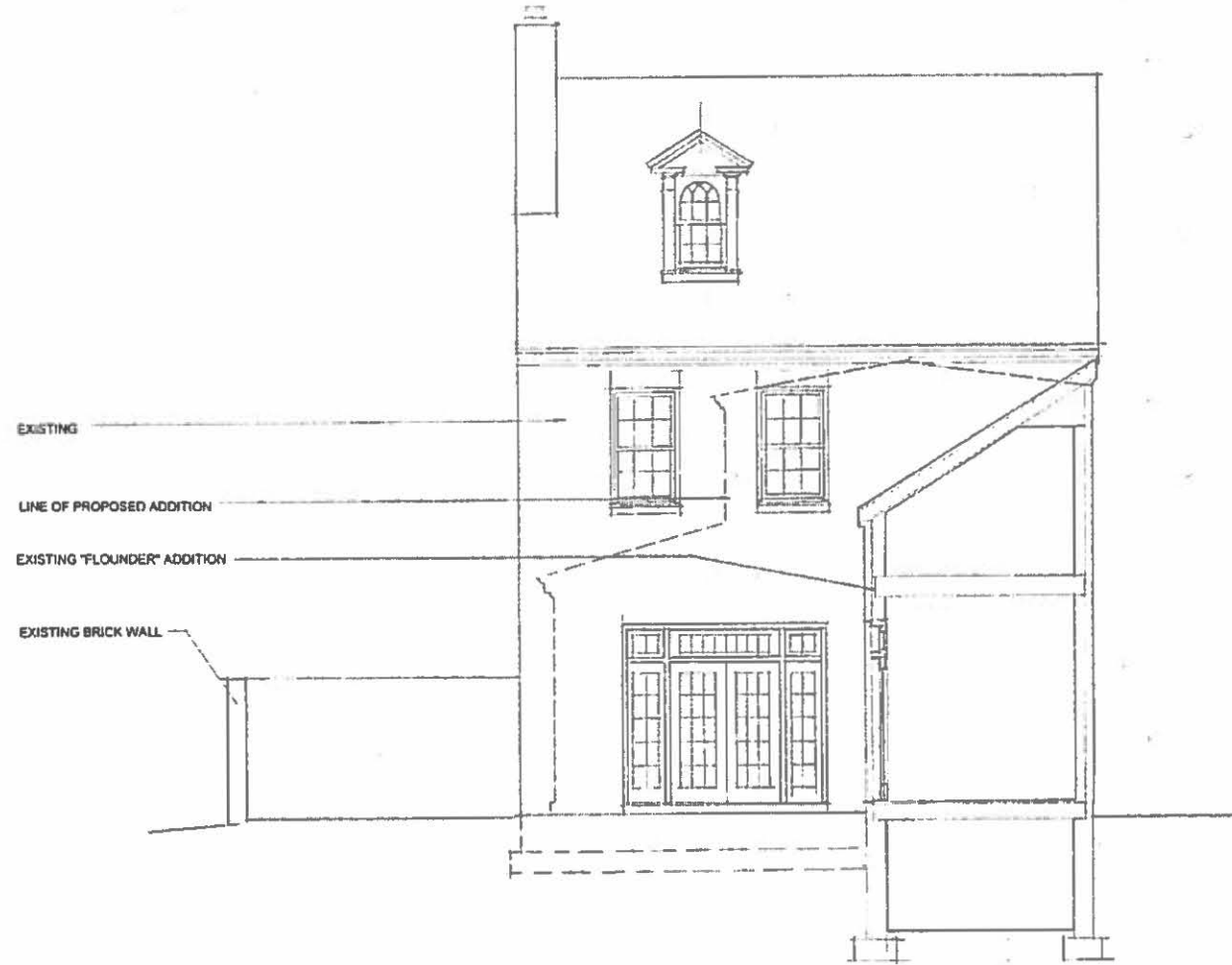
CAMPBELL RESIDENCE
700 SOUTH PITT STREET
ALEXANDRIA, VIRGINIA 22314

EXISTING BLDG. SECT.
1/4" = 1'-0"

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ALEXANDRIA, VA 22312
(703) 501-1566
www.thorsenconstruction.us

E3.2




BUILDING SECTION A -- EXISTING CONDITIONS
 1/4" = 1'-0"

EXISTING BLDG. SECT.
 1/4" = 1'-0"

CAMPBELL RESIDENCE
 700 SOUTH PITT STREET
 ALEXANDRIA, VIRGINIA 22314

THORSEN CONSTRUCTION
 5700 GENERAL WASHINGTON DR.
 ALEXANDRIA, VA 22312
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 www.thorsenconstruction.us

FREDERICK TAYLOR, AIA
 1433 OTIS STREET NE
 WASHINGTON DC, 20017
 (202) 635-8087
 www.cleverychasearchitect.com

E4.1

BAR Case # 2015-00290

ADDRESS OF PROJECT: 700 South Pitt Street
 TAX MAP AND PARCEL: 080.02-08-16 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)

☐ 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: Thomas CampbellAddress: 700 S. Pitt St.City: Alexandria State: VA Zip: 22314Phone: _____ E-mail: tcampbell@dccapitalpartnersAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Frederick Taylor, AIAPhone: 202 277 8087E-mail: ftaylor@alacss.com

Legal Property Owner:

Name: Thomas CampbellAddress: 700 S. Pitt StreetCity: Alexandria State: VA Zip: 22314Phone: _____ E-mail: tcampbell@dccapitalpartners

- ☒ 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).*

One story in-fill addition between original ca. 1915 structure and later ca. 2000 addition; two-story rear addition to existing ca. 2000 portion of structure; miscellaneous interior renovations.

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 or bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: FREDERICK TAYLOR, AIADate: 8/17/2015

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. Tom Campbell (applicant)	700 S. Pitt St. Alexandria VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 700 S. Pitt 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. Tom Campbell (applicant)	700 S. Pitt St. Alexandria VA 22314	105%
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.

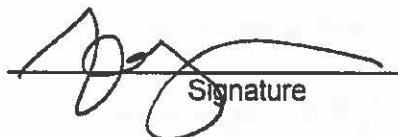
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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.

8/17/15
Date

FREDERICK TAYLOR, AIA
Printed Name


Signature



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

A. Property Information

A1. Street Address 700 SOUTH PITT ST. Zone RM
 A2. 9790 [±] x 1.5 = 14685
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	1740	Stairways**	0
Second Floor	1642	Mechanical**	0
Third Floor	440	Other**	0
Porches/ Other		Total Exclusions	0
Total Gross *	3822		

B1. Existing Gross Floor Area *
3822 Sq. Ft.
 B2. Allowable Floor Exclusions**
0 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
3822 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	655	Stairways**	0
Second Floor	459	Mechanical**	0
Third Floor	0	Other**	0
Porches/ Other	40	Total Exclusions	0
Total Gross *	1154		

C1. Proposed Gross Floor Area *
1154 Sq. Ft.
 C2. Allowable Floor Exclusions**
0 Sq. Ft.
 C3. Proposed Floor Area minus
 Exclusions 1154 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 4976 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 14685 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	8050 [±] (822)
Required Open Space	3426 [±]
Proposed Open Space	7356 [±] (152)

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

Signature: [Signature]

Date: 5/17/2015