

BAR Meeting
December 16, 2015

ISSUE: Permit to Demolish, New Construction and Waiver of HVAC Rooftop Screening Requirement

APPLICANT: 608 South Fairfax Street LLC by Steve Kulinski, Architect

LOCATION: 608 South Fairfax Street

ZONE: RM / Residential

STAFF RECOMMENDATION

1. Approval of the Permit to Demolish and Certificate of Appropriateness, as submitted;
2. Waiver of the Rooftop HVAC Screening Requirement;
3. Work with staff to visually reduce the scale of the blank north elevation through color, material and texture; and
4. Include the following notes on all construction drawings that relate to ground disturbing activity, so that all on-site contractors are aware of the requirements:
 - a. 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. The applicant/developer shall not allow any metal detection or artifact collection to 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.



BAR2015-00358 & BAR2015-00359



Note: *Staff coupled the reports for BAR #2015-0358 (Permit to Demolish) and BAR #2015-0359 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.*

UPDATE

At the December 2, 2016 BAR public hearing there was not a quorum for this case and the Board was unable to either discuss or vote on the proposed project. Although a failure to vote due to a lack of quorum can result in the automatic approval of the application if it is not heard within 40 days of submission of a complete application, the applicant has agreed to return to the BAR public hearing on December 16th to request formal approval, as well as to provide an opportunity for the public to comment.

Since the meeting on the 2nd, the applicant has reached out to a number of neighbors to receive their feedback and to provide answers to any questions the neighbors may have. BAR staff has also been contacted by the new property owner at 604 South Fairfax Street, who also purchased the vacant garden lot at 606 South Fairfax. This new abutting neighbor has indicated that they have no plans to construct the previously approved single family house at 606 South Fairfax Street and that they intend to let the one year BAR approval period (BAR Case #2014-0426, January 21, 1015) expire.

On a separate but related issue, several neighbors have also represented during this case that they were not notified by the prior owner of the hearing for the new house on the vacant lot at 606 South Fairfax. As the Board is aware, BAR notification must be mailed to the property owner listed on the City's real estate records by first class mail between 10 and 30 days prior to the hearing. The applicant must then provide the City with an affidavit containing a list of the property owners that notice was mailed to and the date on which that notice was mailed. The City has a copy of that affidavit on file. In addition, the City advertises the BAR cases in the newspaper, posts a physical placard on the site and lists the preliminary and final dockets on line on the City's web site. The notice in that case met all of the legal requirements.

While 606 South Fairfax remains a separate lot of record and something could be built on it in the future, unless the lots are consolidated or an open space easement is granted, the design of any structure would have to be reapproved by the BAR at that time and discussion of that case is not before the BAR at the present time, so the applicant has removed the illustration of the previously approved house at 606 from the present application package for 608 South Fairfax.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish for the existing one-story dwelling and a Certificate of Appropriateness to construct a new house at 608 South Fairfax Street.

Permit to Demolish

The applicant proposes to demolish the existing 12.2 foot wide by 65.5 foot long one-story, three-bay semi-detached dwelling currently located on the property. The building is set back approximately 20' from the front property line and abuts an older two-story, two-bay frame, Victorian Period townhouse to the south at 610 South Fairfax Street.



Figure 1: 608 South Fairfax Street

New Construction

The new semi-detached townhouse will have the same setback as the existing house, approximately 20 feet from the front property line, and it will encompass the entire width of the lot, which measures 14.8 feet. The new house will be 80 feet deep and two-and-a-half-stories in height. The house will have a full basement with at-grade window wells on both the front and rear elevations.

The massing of the house is broken into two side gable roof portions - one at the front, one at the rear – and a flat roof hyphen portion with a cut-out light well in the center. This cut-out allows for additional glazing on the south elevation and space for the rooftop HVAC condensers. The front gable will have two single gable-roof dormers facing the street, which function as fire egress windows for the bedroom, while the rear gable will have a small cut-out for a third floor balcony.

The rear yard will be enclosed with a 6 foot stained wood fence, while the front yard will have a brick and iron fence and gate around the perimeter.

Front (west) Elevation

The first floor will be two bays wide and will have a single double-hung, six-over-six wood window with shutters, a stained six-panel wood door with a transom, and a simple Federal

revival style door surround. The original elevation drawings depicted a more grand three bay house (see the applicant's sheet A6-A) on which the windows were crowded. The present front elevation is a more modest two bay, vernacular Colonial Revival design with two double-hung, wood windows with shutters on the second floor. Two pedimented dormers with six-over-six windows will project from the standing seam metal gable roof.

South Elevation

The south elevation will not be visible from a public right-of-way due to the front setback and the existing adjoining house at 610 South Fairfax Street. Staff worked with the applicant to locate the central light well on the south side of the house, so that the front gable roof form was principally what will be visible above 610 South Fairfax (see the view looking northeast on sheet A6-C of the December 2nd application materials.) The rear gable will set back so far that it is not likely to be visible from Fairfax Street. The portion of the house above and beyond the flanking house will be clad with fiber cement siding where it is located on the property line, while the cut-out portion in the center of the house will have some glazing in the form of triple windows on the second and third floors, and doors to the HVAC condensers on the second floor.

North Elevation

The north elevation will be devoid of openings with the exception of a second story glass block window toward the rear of the house. Since there are now no immediate plans to construct a house on the vacant lot to the north, the full length of the north elevation will be visible, albeit from an oblique angle and set well back from the street.

Rear (east) Elevation

The ground floor will have three full-light French doors, while on the second floor there will be three ganged double-hung windows. On the third floor, there will be a pair of full light patio doors leading to the upper balcony carved into the gable roof.

Materials

The following materials are proposed:

- Jeld-wen six-panel wood front door with a stained finish
- Jeld-wen full-light wood patio doors
- Aged copper exterior lantern-style light fixtures
- Smooth Hardie Plank Artisan Series lap siding with a smooth face and 4" exposure, painted a blue-grey for the gable roof portions and a lighter grey in between
- Jeld-wen Sitaline EX wood, double-hung, simulated-divided-light windows in a six-over-six configuration
- Millable and paintable trim (AZEK brand)
- Standing seam metal roof in dark bronze
- Operable wood louvered shutters painted dark green
- EPDM rubber roofing in dark grey on the flat roof portion
- Half round metal gutters and round downspouts

II. HISTORY

The one-story, three-bay house at 608 South Fairfax Street dates from **late 1921-early 1922**, according to the History Report prepared by Christine Fisher (October 2015). Prior to the construction of the existing house there was a house located at the front lot line, which was demolished by 1912. The building is a small, simple cottage with no distinguishing ornamentation, constructed of wood framing with cement asbestos siding. There have been few modifications to the house over the years, with the exception of a cellar added in 1936 and a small rear bathroom addition in 1946.

As noted above, on January 21, 2015, the Board unanimously approved the construction of a new house on the adjacent vacant lot at 606 South Fairfax Street (BAR Case #2014-0426). The new property owner at 604 South Fairfax Street, who also owns the adjacent lot, has indicated that she has no plans to construct anything on the lot at the present time.

III. ANALYSIS

Permit to Demolish

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 staff's opinion, none of the criteria for demolition are met and the Permit to Demolish should be granted. The applicant commissioned a History Report on the subject property which clearly documents the building's construction in the early 20th century. The modest construction is not unusual or unique, nor does it exhibit a high degree of craftsmanship and the materials used are common and are readily available today. Staff recommends approval of the Permit to Demolish.

New Construction

All new construction in the RM zone must be located on the front property line, or at the average setback of existing buildings on the block-face. However, the ordinance allows an existing non-conforming house to be demolished and replaced with a new house with the same non-conforming setback. Staff encouraged this alternative, so that the new dwelling is less prominent and more of a background building on the block-face. This will also help to retain the historic setting of the modest townhouse at 610 South Fairfax Street, which has the same non-conforming setback.

Staff has met with the applicant a number of times prior to submission of the BAR application and staff believes the design has evolved successfully. As the *Design Guidelines* note, the Board is most concerned with the compatibility of new structures with adjacent and nearby historic buildings. Historically, the Board has supported new but contextual background buildings which “allow historic structures to maintain the primary visual importance.” The *Guidelines* specifically state that “...the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while still being compatible with the historic character of the districts.” In evaluating new construction, the Board generally focuses on height, scale, mass and architectural character on a larger scale, while focusing on fenestration, architectural detailing and materials on a more micro level.

In staff’s opinion, the proposed new house is in compliance with the broader recommendations contained in the *Design Guidelines* for new construction. The building takes many of its architectural cues from the Federal style, allowing it to reference existing architectural styles and materials common in the neighborhood but without attempting to be the largest or most elaborate dwelling on the block. The cornice line will be only slightly higher than the cornice of the abutting townhouse. Although larger in length than some of the nearby houses, it is along on one of the narrowest lots on the block, and the style, varied roof forms, and the significant setback of the new house help to make it less prominent on Fairfax Street. Furthermore, as Figure 2 below shows, this block has no internal alleys or courts, precluding the visibility of the house in its entirety from any one point.



Figure 2: 600 block of South Fairfax Street

While the 1993 *Design Guidelines* specifically discourage the use of new materials on historic properties, the Board traditionally supports modern materials on new construction, in part to subtly differentiate between the early and recent buildings. Thus, the use of millable, paintable, composite trim and fiber cement siding on this new building is in conformance with the Board's adopted modern materials policy. While Staff supports the applicant's proposal to use painted wood windows and doors, the Board's window policy would also allow for the use of modern window materials, such as aluminum clad wood or fiberglass. Regardless of the material used, the windows should otherwise comply with the Board's window policy.

Since we now know that the previously approved house will not be constructed in the vacant lot next door, staff believes that the applicant should explore ways to mitigate the blank north wall. There are many ways to visually reduce the scale of this elevation, the most common and probably the most effective way would be to add a contrasting material. In this case, where there will be three distinct portions – two gable roof segments and one flat roof hyphen in between – the addition of a different material in the middle could achieve this goal. One option might be to install batten seam metal siding on the center portion, similar the siding on the south elevation of the light well, and/or the installation of faux windows with closed shutters. The installation of standing seam metal on the hyphen wall above the cornice level of this elevation is also a possible solution. Staff is confident that the architect is capable of designing a handsome and successful blind wall.

Section 6-403(B)(1) of the Zoning Ordinance requires the architectural screening of rooftop mechanical appurtenances throughout the City. However, the BAR "having jurisdiction of the matter may, after public hearing, waive or modify the screening requirement of Section 6-403(B)(1) if the board finds such requirement to be architecturally inappropriate." In the opinion of staff, the HVAC equipment will be not be visible from the ground due to their location and the BAR should approve the waiver.

Staff recommends approval of the application for a new single-family house with the archaeology conditions noted below.

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

No comments received.

Transportation and Environmental Services

- 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 After review of the information provided, an approved grading plan is required for any project disturbing 2500 square foot. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C1. 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)
- C2. 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)
- C3. 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)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

- C6. 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 The 1877 G.M. Hopkins insurance map shows a small structure standing on the front of the lot at 608 S. Fairfax St., quite possibly the domicile of the Campbell family (as documented by the applicant). The property has the potential to yield archaeological resources that could provide insight into life in Alexandria in the latter nineteenth century.
- R-1 The statements below shall appear on final site plan sheets involving any ground disturbing activities so that on-site contractors are aware of the requirements:
- a. The applicant/contractor 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. The applicant/contractor shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
 - c. All required preservation measures shall be completed in compliance with Section 11-411 of the Alexandria Zoning Ordinance.

V. ATTACHMENTS

1 – Supporting Materials

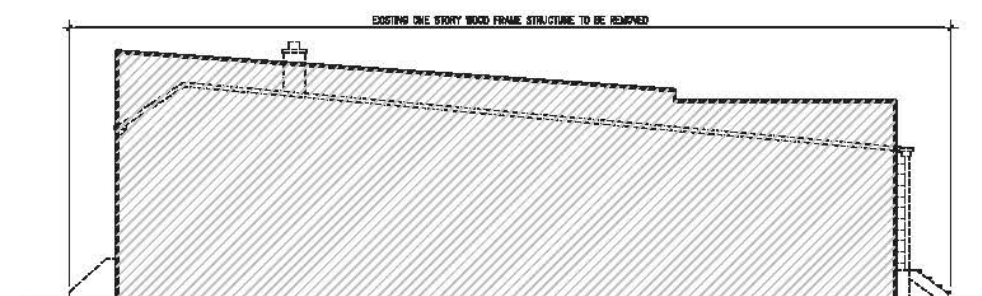
2 – Application for BAR2015-0358 & BAR2015-0359 at 608 South Fairfax Street

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL

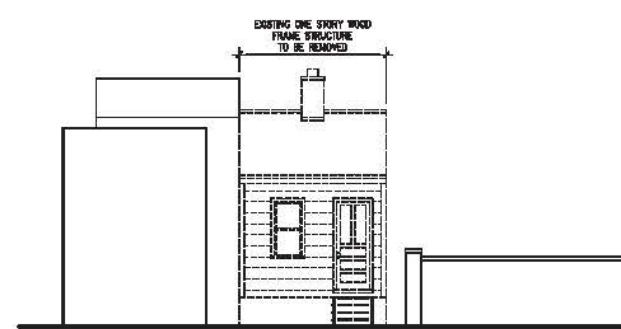


604 SOUTH FAIRFAX 606 SOUTH FAIRFAX 608 SOUTH FAIRFAX 610 SOUTH FAIRFAX

1 EAST DEMOLITION ELEVATION
D1 SCALE: 1/8" = 1'-0"

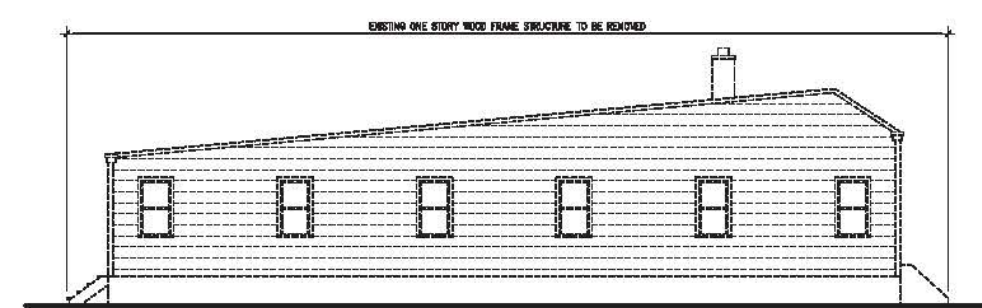


2 SOUTH SIDE DEMOLITION ELEVATION
D1 SCALE: 1/8" = 1'-0"



610 SOUTH FAIRFAX 608 SOUTH FAIRFAX 606 SOUTH FAIRFAX

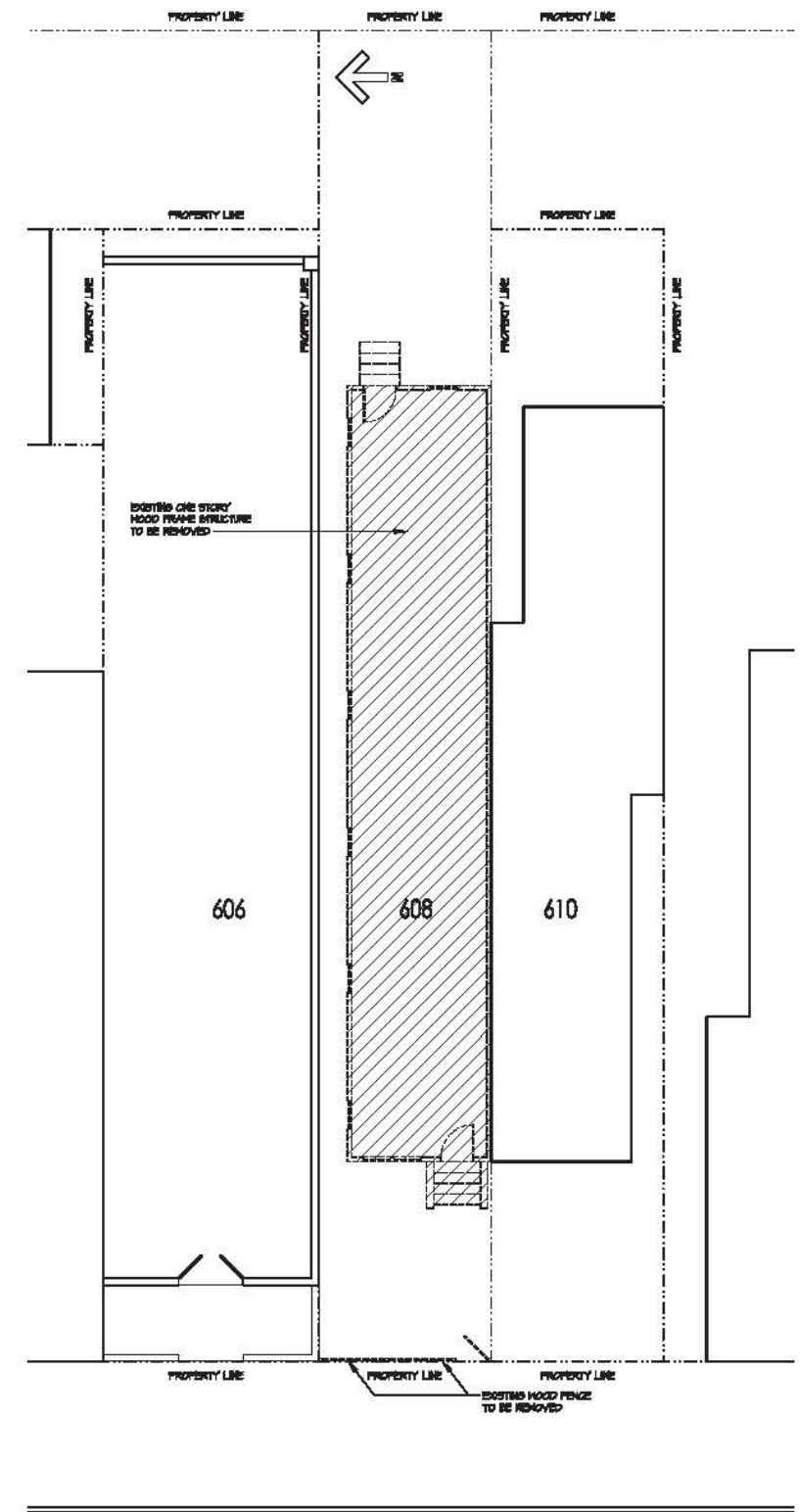
3 WEST DEMOLITION ELEVATION
D1 SCALE: 1/8" = 1'-0"



4 NORTH SIDE DEMOLITION ELEVATION
D1 SCALE: 1/8" = 1'-0"




5 EXISTING SITE PHOTOS - EASTERN STREETScape (FROM SOUTH FAIRFAX)
D1 SCALE: NTS.




SOUTH FAIRFAX STREET

6 DEMOLITION PLAN
D1 SCALE: 1/8" = 1'-0"

REVISED MATERIALS
BAR2015-00358/00359
608 S Fairfax St.
12/9/2015



KULINSKI GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.836.7243



THE RANSOM COMPANY
RC

THE RANSOM COMPANY - 608 SOUTH FAIRFAX
608 SOUTH FAIRFAX ALEXANDRIA, VA 22314

DEMOLITION PLAN / ELEVATION

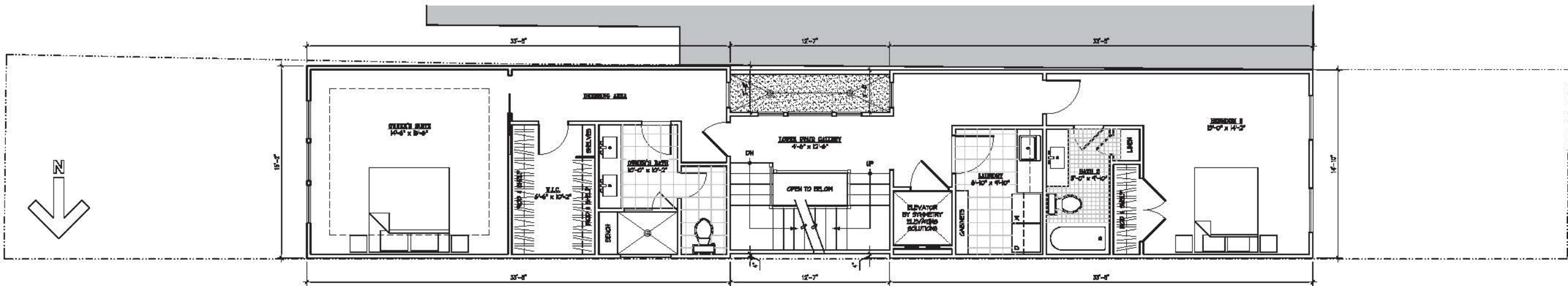
| REVISIONS | | |
|-----------|-----------|--|
| 12-7-15 | ALTERNATE | |

| PROJECT MANAGER | | |
|-----------------|----------|----------|
| ESJ | DATE | 11/2/15 |
| SCALE | AS NOTED | |
| DRAWN | DESIGNED | APPROVED |
| JMB | SAK | |

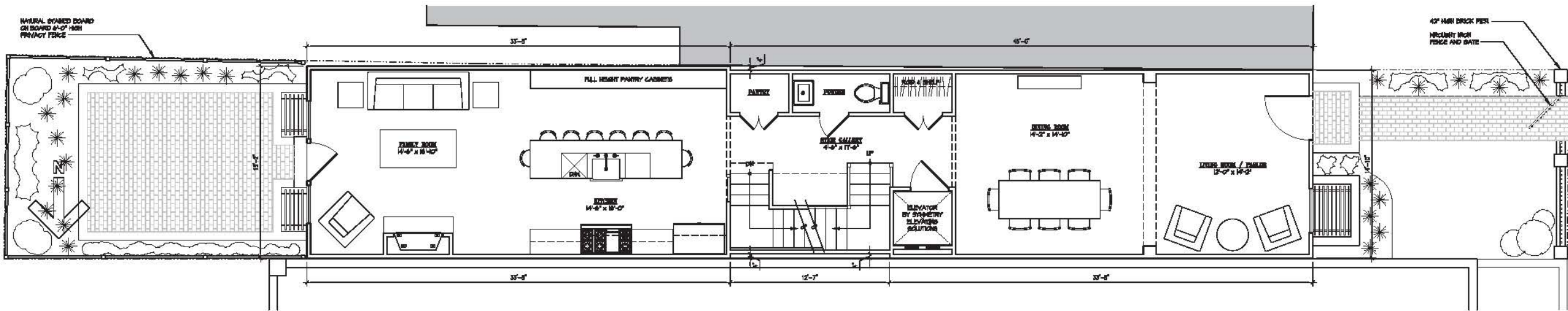
| SHEET NUMBER | |
|--------------|--|
| D1-A | |

2016 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, IN ANY MANNER, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS.

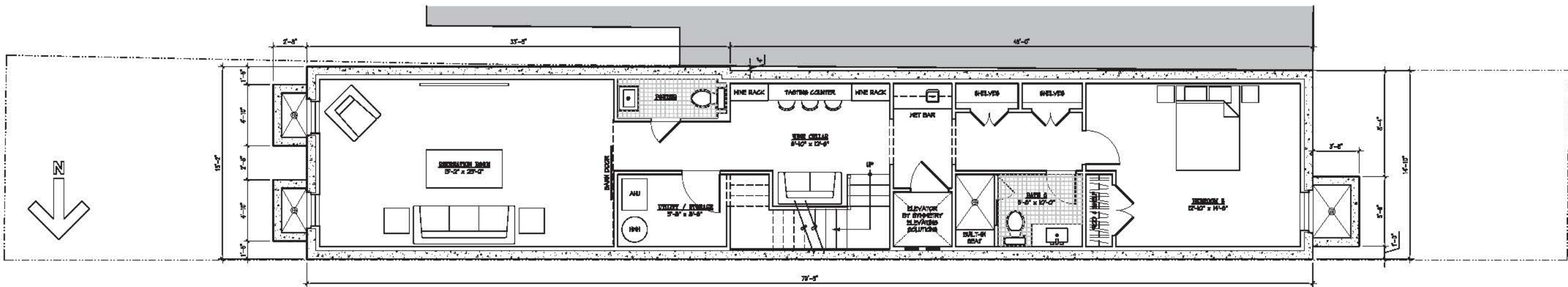
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



3 PROPOSED SECOND FLOOR PLAN
A1 SCALE: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
A1 SCALE: 1/4" = 1'-0"



1 PROPOSED BASEMENT PLAN
A1 SCALE: 1/4" = 1'-0"

REVISED MATERIALS
BAR2015-00358/00359
608 S Fairfax St.
12/9/2015

KULINSKI GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.836.7243

THE RANSOM COMPANY
RC

THE RANSOM COMPANY - 608 SOUTH FAIRFAX
608 SOUTH FAIRFAX ALEXANDRIA, VA 22314

PROPOSED PLANS

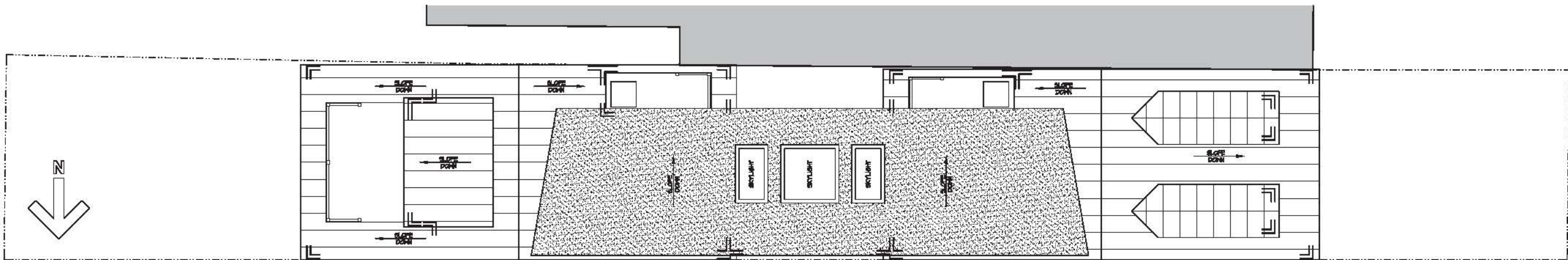
| REVISIONS | | |
|-----------|---------------|--|
| 11-1-15 | P&Z REVISIONS | |
| 12-7-15 | ALTERNATE | |

| PROJECT MASTER | | |
|----------------|----------|----------|
| ES1 | DATE | 11/2/15 |
| SCALE | AS NOTED | |
| DRAWN | DESIGNED | APPROVED |
| JMB | SAK | |

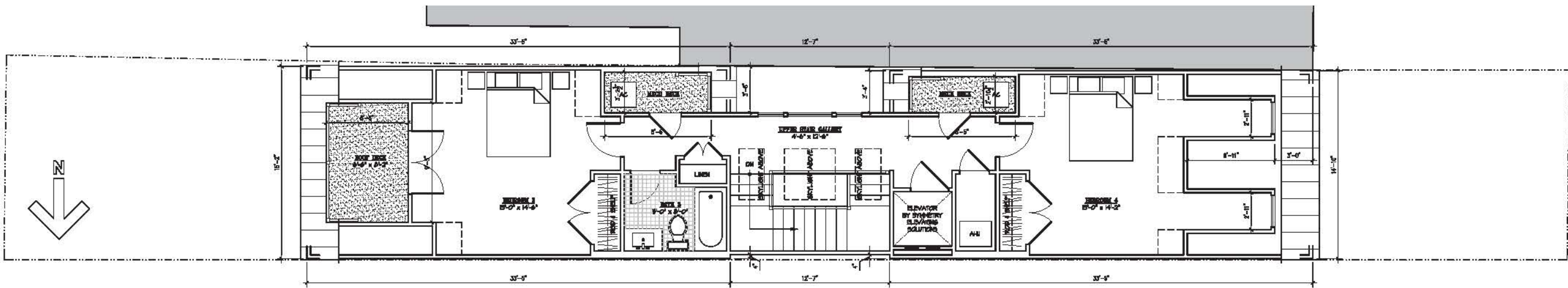
| SHEET NUMBER | |
|--------------|--|
| A1-A | |

(SCALE PLANS)

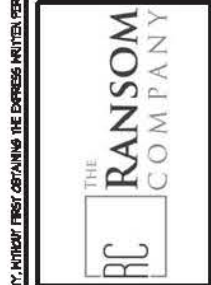
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



2 PROPOSED ROOF PLAN
A2 SCALE: 1/4" = 1'-0"



1 PROPOSED LOFT PLAN
A2 SCALE: 1/4" = 1'-0"



THE RANSOM COMPANY - 608 SOUTH FAIRFAX
608 SOUTH FAIRFAX ALEXANDRIA, VA 22314
PROPOSED PLANS

| REVISIONS | | |
|----------------|-----------|----------|
| 12-7-15 | ALTERNATE | |
| PROJECT NUMBER | | |
| E51 | | |
| DATE | | |
| 11/2/15 | | |
| SCALE | | |
| AS NOTED | | |
| DRAWN | DESIGNED | APPROVED |
| JMB | SAK | |
| SHEET NUMBER | | |
| A2-A | | |
| SHEET PLANS | | |

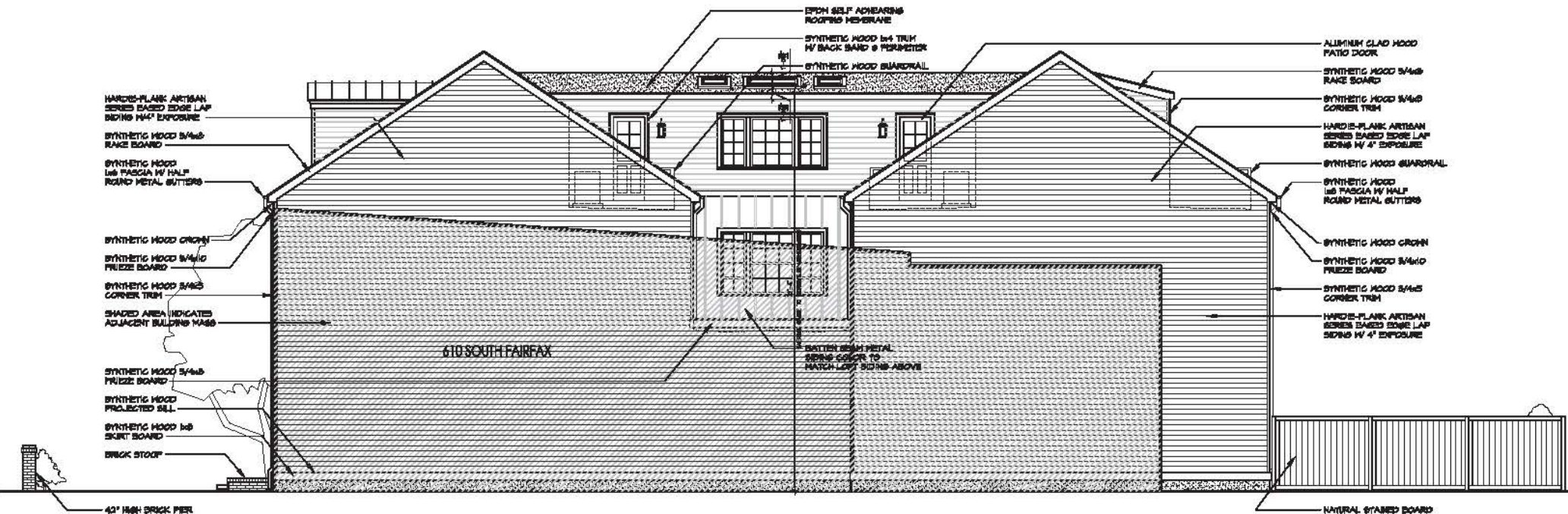
REVISED MATERIALS
BAR2015-00358/00359
608 S Fairfax St.
12/9/2015

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



1 PROPOSED EAST ELEVATION
A4 SCALE: 1/4" = 1'-0"

2 PROPOSED EAST ELEVATION PIERS W/ FENCE
A4 SCALE: 1/4" = 1'-0"



3 PROPOSED SOUTH SIDE ELEVATION
A4 SCALE: 5/16" = 1'-0"

KULINSKI GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.836.7243

THE RANSOM COMPANY
RC

THE RANSOM COMPANY - 608 SOUTH FAIRFAX
608 SOUTH FAIRFAX ALEXANDRIA, VA 22314

PROPOSED ELEVATIONS

| REVISIONS | | |
|-----------|-----------|--|
| 12-7-15 | ALTERNATE | |

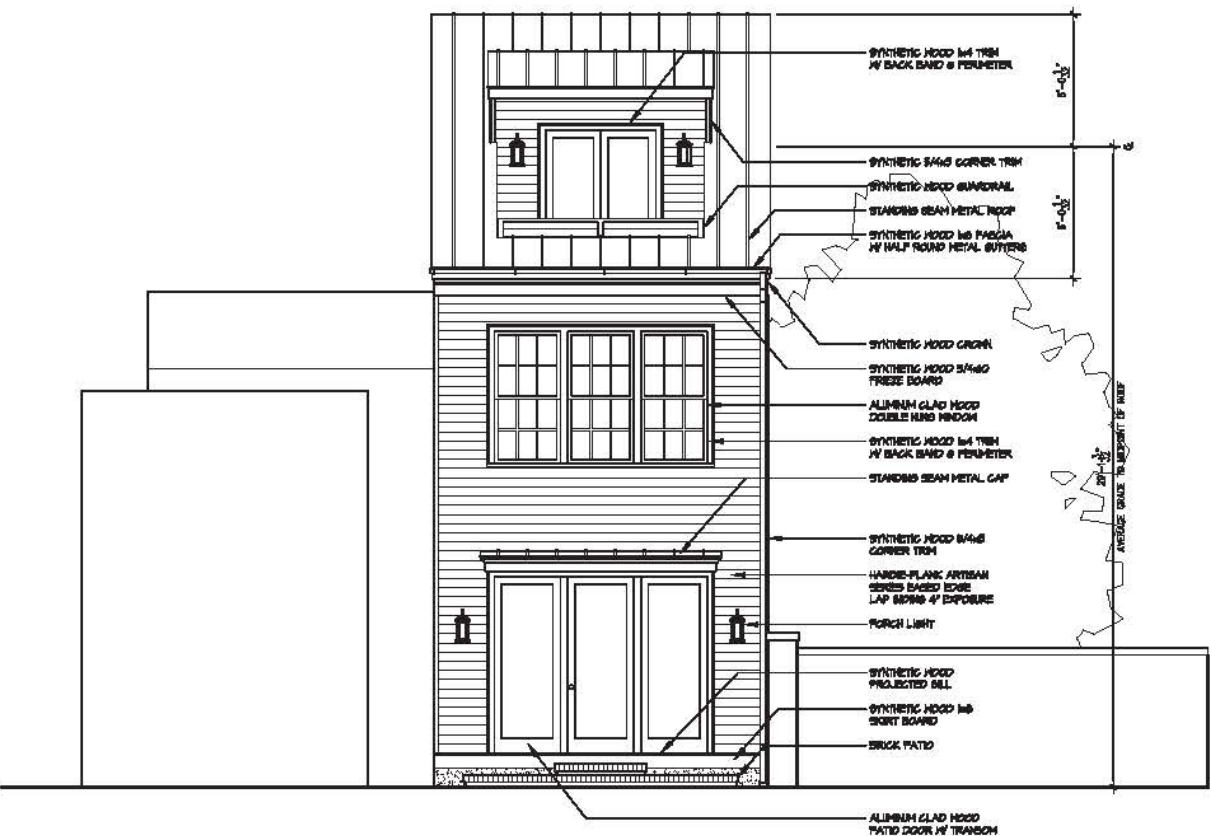
| PROJECT NUMBER | | |
|----------------|----------|----------|
| ES1 | DATE | 11/2/15 |
| SCALE | | |
| AS NOTED | | |
| DRAWN | DESIGNED | APPROVED |
| JMB | SAK | |

| SHEET NUMBER | |
|--------------|--|
| A4-A | |

208 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS.

REVISED MATERIALS
BAR2015-00358/00359
608 S Fairfax St.
12/9/2015

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



610 SOUTH FAIRFAX

608 SOUTH FAIRFAX

606 SOUTH FAIRFAX

1 PROPOSED WEST ELEVATION
A5 SCALE: 1/4" = 1'-0"

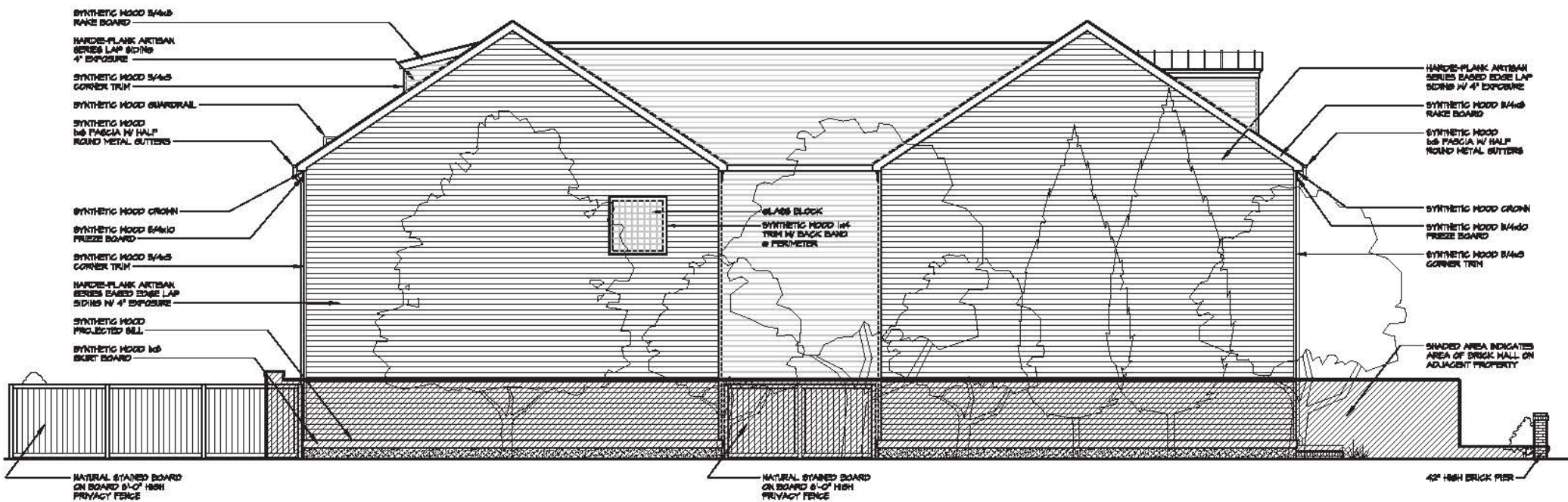


610 SOUTH FAIRFAX

608 SOUTH FAIRFAX

606 SOUTH FAIRFAX

2 PROPOSED WEST ELEVATION W/ PRIVACY FENCE
A5 SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH SIDE ELEVATION
A5 SCALE: 5/16" = 1'-0"

REVISED MATERIALS
BAR2015-00358/00359
608 S Fairfax St.
12/9/2015

KULINSKI GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.836.7243

THE RANSOM COMPANY
RC

THE RANSOM COMPANY - 608 SOUTH FAIRFAX
608 SOUTH FAIRFAX ALEXANDRIA, VA 22314

PROPOSED ELEVATIONS

| REVISIONS | | |
|-----------|-----------|--|
| 12-7-15 | ALTERNATE | |

| PROJECT MASTER | | |
|----------------|----------|----------|
| ES1 | DATE | 11/2/15 |
| SCALE | A5 NOTED | |
| DRAWN | DESIGNED | APPROVED |
| JMB | SAK | |

| SHEET NUMBER | |
|--------------|---------------|
| A5-A | (MULTI-PLANS) |

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL

FINAL CONCEPT



VIEW LOOKING SOUTHEAST - FROM SOUTH FAIRFAX STREET

FINAL CONCEPT



VIEW LOOKING EAST - FROM SOUTH FAIRFAX STREET

FINAL CONCEPT



VIEW LOOKING NORTHEAST - FROM SOUTH FAIRFAX STREET



VIEW LOOKING EAST - FROM SOUTH FAIRFAX STREET

REVISED MATERIALS
BAR2015-00358/00359
608 S Fairfax St.
12/9/2015



THE RANSOM COMPANY - 608 SOUTH FAIRFAX
608 SOUTH FAIRFAX ALEXANDRIA, VA 22314
MODEL VIEWS - FINAL CONCEPT

| |
|------------------------|
| REVISIONS |
| 12-7-15 ALTERNATE |
| PROJECT NUMBER 1581 |
| DATE 11/2/15 |
| SCALE AS NOTED |
| DRAWN JMB |
| DESIGNED SNK |
| APPROVED |
| SHEET NUMBER A6-A |

2015 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



BIRD'S EYE LOOKING NORTH EAST - SOUTH ELEVATION




BIRD'S EYE LOOKING SOUTH WEST - NORTH ELEVATION




BIRD'S EYE LOOKING WEST - WEST ELEVATION

REVISED MATERIALS
BAR2015-00358/00359
608 S Fairfax St.
12/9/2015



KULINSKI GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.836.7343



THE RANSOM COMPANY

THE RANSOM COMPANY - 608 SOUTH FAIRFAX
608 SOUTH FAIRFAX ALEXANDRIA, VA 22314

MODEL VIEWS - FINAL CONCEPT

| REVISIONS | | |
|----------------|-----------|----------|
| 12-7-15 | ALTERNATE | |
| | | |
| | | |
| | | |
| PROJECT NUMBER | | |
| 1551 | | |
| DATE | | |
| 11/2/15 | | |
| SCALE | | |
| AS NOTED | | |
| DRAWN | DESIGNED | APPROVED |
| JMB | SMK | |
| SHEET NUMBER | | |
| A6-B | | |
| 1551-PLANS | | |

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL

FINAL CONCEPT



VIEW LOOKING SOUTHEAST

FINAL CONCEPT



VIEW LOOKING EAST

FINAL CONCEPT



VIEW LOOKING NORTHEAST

PREVIOUS APPLICATION MATERIAL



FINAL CONCEPT

FINAL CONCEPT

FINAL CONCEPT



THE RANSOM COMPANY - 608 SOUTH FAIRFAX
608 SOUTH FAIRFAX ALEXANDRIA, VA 22314
MODEL VIEWS - FINAL CONCEPT

| REVISIONS |
|-----------|
| |
| |
| |
| |

| | |
|----------------|----------|
| PROJECT NUMBER | 1551 |
| DATE | 10/30/15 |
| SCALE | AS NOTED |

| | | |
|-------|----------|----------|
| DRAWN | DESIGNED | APPROVED |
| JMB | SNK | |

| |
|--------------|
| SHEET NUMBER |
| A6-C |
| 1551-PLANS |

2015 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

BAR Case # 2015-00358/00359

ADDRESS OF PROJECT: 608 S Fairfax Street

TAX MAP AND PARCEL: 081.01-02-07

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: 608 S Fairfax Street LLC

Contact person: Robert Ransom

Address: 3337 King Street

City: Alexandria

State: VA

Zip: 22302

Phone: (202) 540-8000, Ext. 4

E-mail: robert@theransomcompany.com

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____

Name: STEPHEN W. KULINSKI

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Dorothy A Lucas, C.L. Lucas, & F.E. Lucas

Address: 608 S Fairfax Street

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 maybe attached).*

Applicant will construct a new wood frame two and a half story single-family dwelling after demolishing the existing structure on the property. The front wall of the house will be placed at the same location as the front wall of the former house, aligned with the face of the existing adjacent house to the South. The architectural design of the new home will complement the mass, scale, style, and materials of the neighboring structures in this block of the Old & Historic Alexandria District. The applicant worked directly with Staff to develop an initial concept and then met again with staff to review and discuss the working concept plans and elevations. The comments and discussions that arose from the meeting led to further refinements. First, the overall size and scale of the house was reduced by eliminating 6'-0" from the total length of the proposed building. To further address scale, the front elevation fenestration pattern was reduced to a two over two layout in lieu of the three over three arrangement in the previous iteration. The entry was modified to a simplified Federal Style surround. Finally, the detailing of the gable dormers was refined to appear more delicate and authentic in scale and style.

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 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 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: STEPHEN W. KULINSKI

Date: 11/02/15

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 Ransom 608 S Fairfax Street LLC | 3337 King Street Alexandria, VA 22302 | 29% |
| 2. Jason Reid 608 S Fairfax Street LLC | 3337 King Street Alexandria, VA 22302 | 18% |
| 3. Justin Prince 608 S Fairfax Street LLC | 3337 King Street Alexandria, VA 22302 | 53% |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 608 S Fairfax Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|--|--|----------------------|
| 1. Robert Ransom 608 S Fairfax Street LLC | 3337 King Street Alexandria, VA 22302 | 29% |
| 2. Jason Reid 608 S Fairfax Street LLC | 3337 King Street Alexandria, VA 22302 | 18% |
| 3. Justin Prince 608 S Fairfax Street LLC | 3337 King Street Alexandria, VA 22302 | 53% |

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 Ransom | Agent/Purchaser | Margaret Miller |
| 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.

11/02/15

STEPHEN W. KULINSKI

Date

Printed Name

Signature