

BAR Meeting
January 20, 2016

ISSUE: Certificate of Appropriateness (deferred items from 12/16/15 hearing)

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

LOCATION: 608 South Fairfax Street

ZONE: RM / Residential

STAFF RECOMMENDATION:

Approval of the Certificate of Appropriateness, with the following conditions:

1. Install a single dormer on the front and construct the north and south elevations referenced as Option B in the application drawings; and,
2. 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.

BOARD ACTION ON DECEMBER 16, 2015:

CASE BAR2015-0358

Request for complete demolition at **608 S Fairfax St.**

Applicant: 608 S Fairfax Street, LLC.

BOARD ACTION: Approved as amended, 4-2.

On a motion by Mr. Neale, seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0358, as amended. The motion carried on a vote of 4-2. Mr. Carlin and Ms. Finnigan voted against. Ms. Miller recused herself because of a financial conflict.

REASON

The majority of the Board members found that none of the criteria for demolition were met and supported the Permit to Demolish. They generally found that this early 20th century building was not unusual or unique, did not exhibit a high degree of craftsmanship and the materials used are common and readily available today.

CASE BAR2015-0359

Request for new construction at **608 S Fairfax St.**

Applicant: 608 S Fairfax Street, LLC.

BOARD ACTION: Approved as amended, 5-1.

On a motion by Mr. Neale, seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve portions and defer portions of BAR Case #2015-0359, as amended. The motion carried on a vote of 5-1. Ms. Finnigan voted against. Ms. Miller recused herself because of a financial conflict.

CONDITIONS OF APPROVAL: Approval of the Certificate of Appropriateness for the construction of a new dwelling and a Waiver of the Rooftop HVAC Screening Requirement with the conditions that:

1. The following notes are included on all construction drawings that relate to ground disturbing activity, so that all on-site contractors are aware of the requirements:
 - c. 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.
 - d. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology; and
2. The approval is granted for the new dwelling with the exception of a restudy of the following two items:
 - The roof/wall geometry and materials of the third floor of the hyphen above the stairwell on the north elevation; and
 - More modest details on the front (west) elevation of the building, potentially including window muntins, simplification of the front door surround and the use of one dormer instead of two.

REASON

The Board discussed the roof/wall geometry and materials of the third floor of the hyphen above the stairwell on the north elevation, and also suggested recalling the vernacular cottage character of the existing house by simplifying and reducing the number of dormers and the window light configuration on the front elevation. Overall, the majority of the Board found that the proposed new dwelling was in compliance with the *Design Guidelines* and appropriate for this location.

SPEAKERS

Stephen Kulinski, Architect for the project, summarized the project's evolution and the Board's action at the previous hearing.

John Brady, neighbor at 609 S Lee to the east, was concerned with the rear yard setback and the view of the house's rear elevation.

Joseph Wilson, neighbor at 210 Gibbon, expressed concerns with the potential impacts the new construction will have on the urban forest and the lack of tree replenishment. He objected to the position of the house on the lot as it will negatively impact a Japanese maple on his property.

Divya Shenoy, adjacent neighbor at 604/606 S Fairfax, concurred with her neighbors' concerns about the impact the new construction will have on the tree canopy. She also noted that she feels the building is too tall. As an adjacent neighbor, she is also concerned about the distance the house is from her fence and the potential need for access from her property during construction.

Lynn Niehardt, neighbor at 611 S Fairfax, supported the proposal and noted that the front yard setback was appropriate, as it was compatible with the adjacent building.

Kim Kaplan, neighbor at 418 Queen, testified that she did not support the demolition of the existing small house. She believed that small houses are their own architectural category and felt that the subject building met Criteria 1, 5, and 6 of the zoning ordinance and therefore the permit to demolish should not be granted.

Sudhakar Shenoy, father of adjacent neighbor at 604/606 S Fairfax, expressed concern his daughter's property would be damaged during construction.

Poul Hertel, resident of Fairfax County, testified that the proposed building is a modest vernacular building and complimented the existing streetscape.

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.



BAR2015-00359



UPDATE

As the Board is aware, the applicant received approval to demolish the existing one-story structure at 608 S. Fairfax Street, as well as approval to build a new two-and-a-half story house, with a waiver of the HVAC rooftop screening requirement. However, the Board deferred specific, limited portions of the design of the new house for restudy, including:

1. Roof and wall geometry and materials of the third floor of the hyphen above the stairwell on the north elevation; and,
2. Encouraged the applicant to include more modest details on the front (west) elevation of the building, potentially including: window muntins, simplification of the front door surround and the use of one dormer instead of two.

Since the meeting on December 16th, the applicant has revised the north, south and west elevations based on the Board's feedback. The applicant has also continued to reach out to neighbors in an effort to keep them abreast of the revisions to the design of the house.

I. ISSUE

The applicant is requesting final Board approval of the outstanding deferred items for the new house at 608 South Fairfax Street. The Board will find three images for each of the elevations below which the applicant has revised (north, west and south elevations). The first image will be the image the Board saw at the December 16, 2015 BAR hearing. The second image will show the applicant's preferred revised elevation ("Option A") while the final image will show an alternative elevation ("Option B"). More detailed information can be found with the applicant's materials attached to this staff report.

Front Facade (West Elevation)

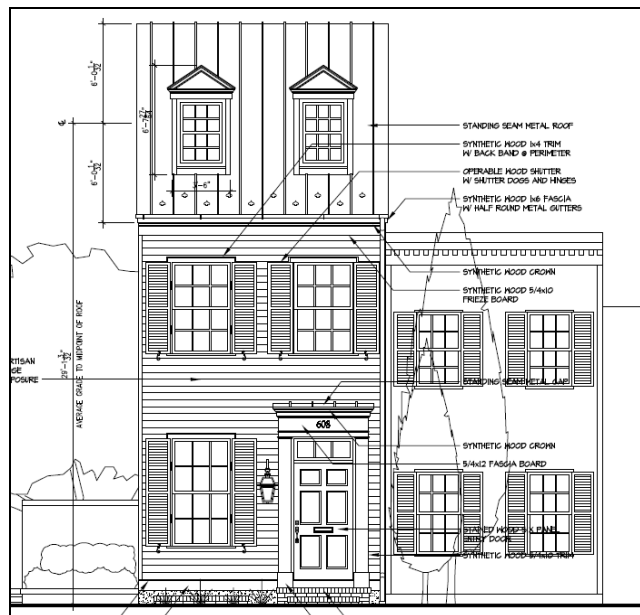


Figure 1: December 16, 2015 BAR hearing image

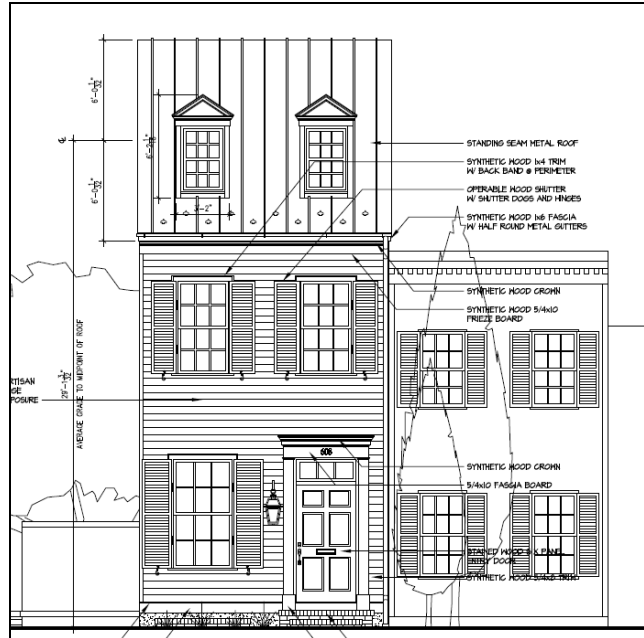


Figure 2: January 20, 2016 applicants preferred elevation (Option A)

The entry door surround has been reduced in scale and detail. The width of the pilasters was reduced from 5/4x10 to 5/4x8, the header height was reduced by roughly 6", and the roof cantilever and secondary level of trim were removed. The width of the second floor windows was also reduced to create a tapering effect from the first floor up to the loft dormers in order to mitigate the column effect of the uniform window width shown in the previous iteration. The widths of the dormer trim and windows have been reduced.

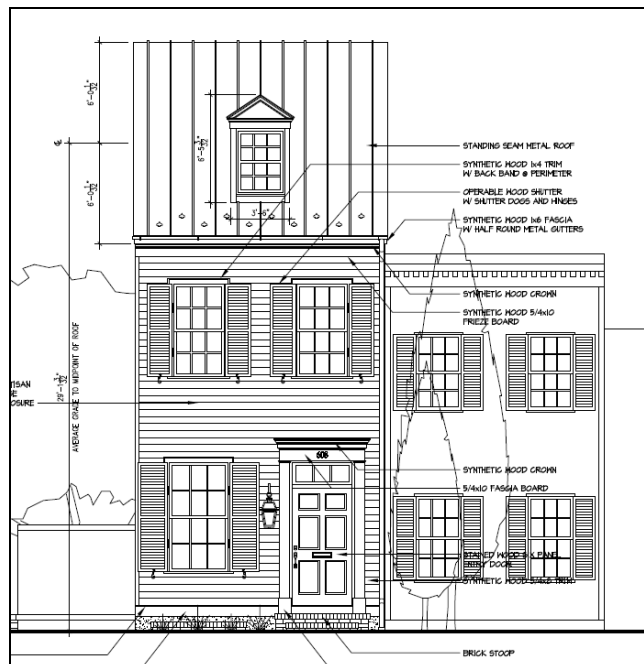


Figure 3: January 20, 2016 alternative elevation (Option B)

Option B is the same as Option A, but with a single front dormer. This is the west elevation alternative recommended by staff.

North Elevation

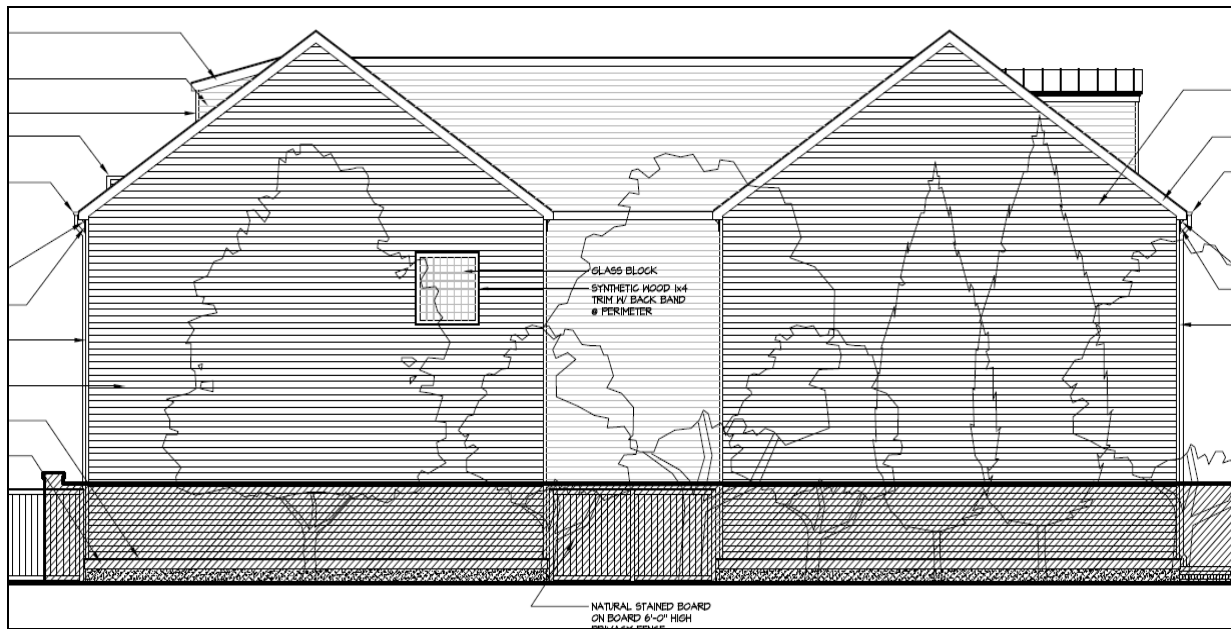


Figure 4: December 16, 2015 BAR hearing image

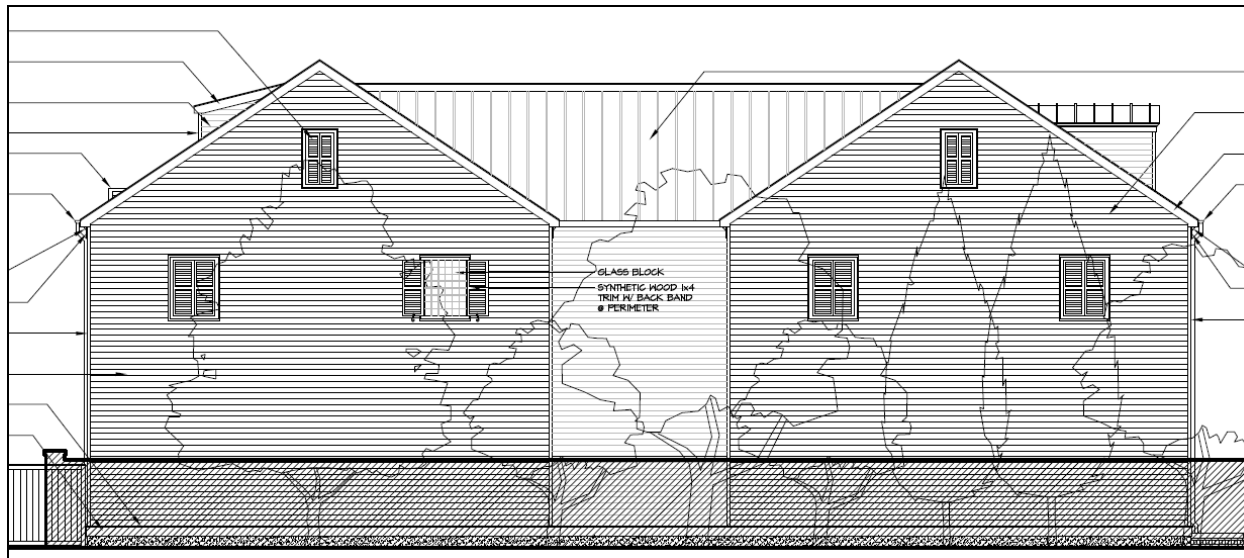


Figure 5: January 20, 2016 applicants preferred elevation (Option A)

Batten seemed metal cladding was added above the shirt board with Hardie-plank Artisan series lap siding below. Both materials will be painted a coordinating color (lighter) with the adjacent gable forms, which will be darker. False windows with closed shutters were added to the loft floors of the front and rear gable forms in order to add more detail and visual interest to the more prominent gable features and to allow the hyphen to remain a secondary background element.

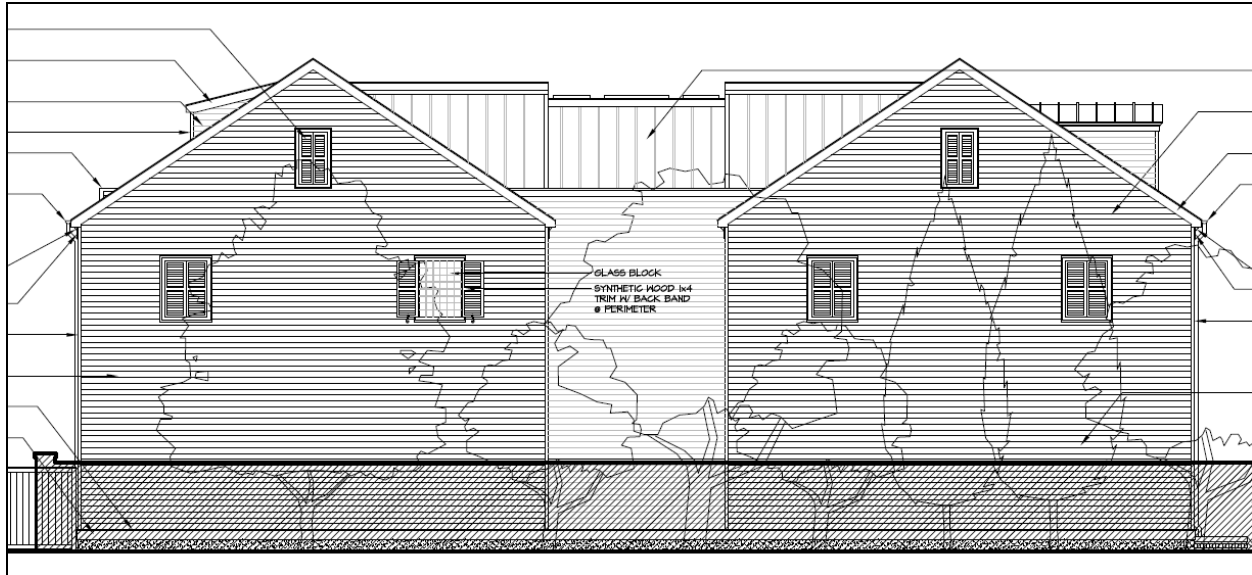


Figure 6: January 20, 2016 alternative elevation (Option B)

The same false fenestration is proposed in Option B, but the middle portion of the very low sloped roof at the hyphen was lowered and flattened, and the skirt board was raised to visually minimize the third floor wall area. This flat central portion provides additional articulation at the skyline and is the north elevation alternative recommended by staff.

South Elevation

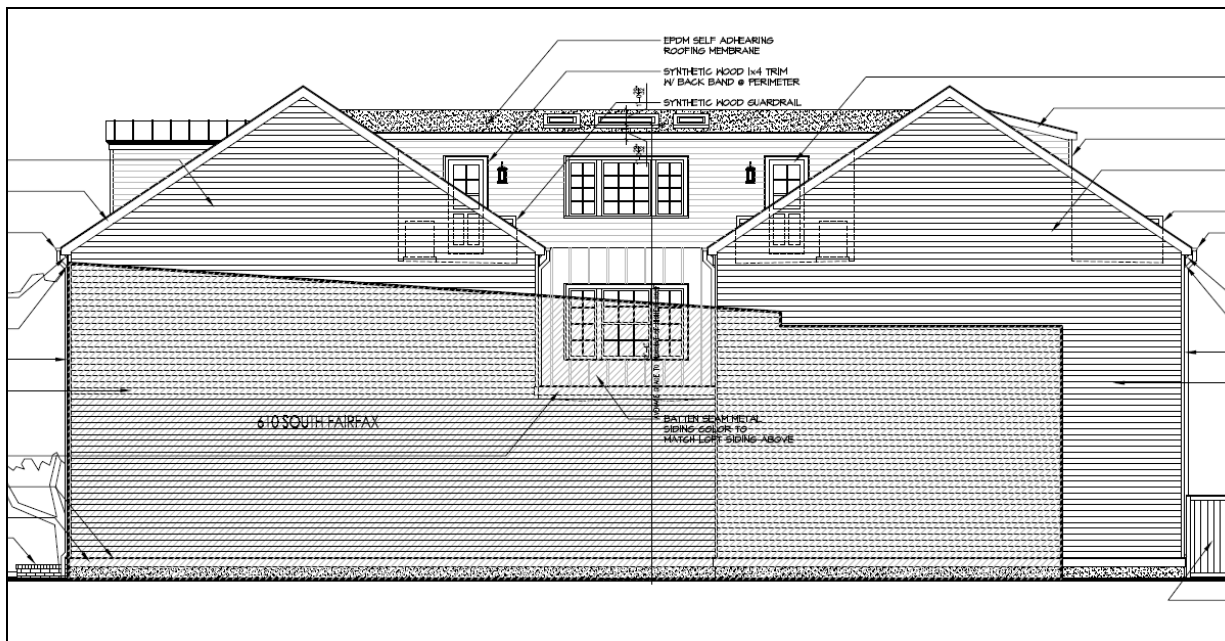


Figure 7: December 16, 2015 BAR hearing image

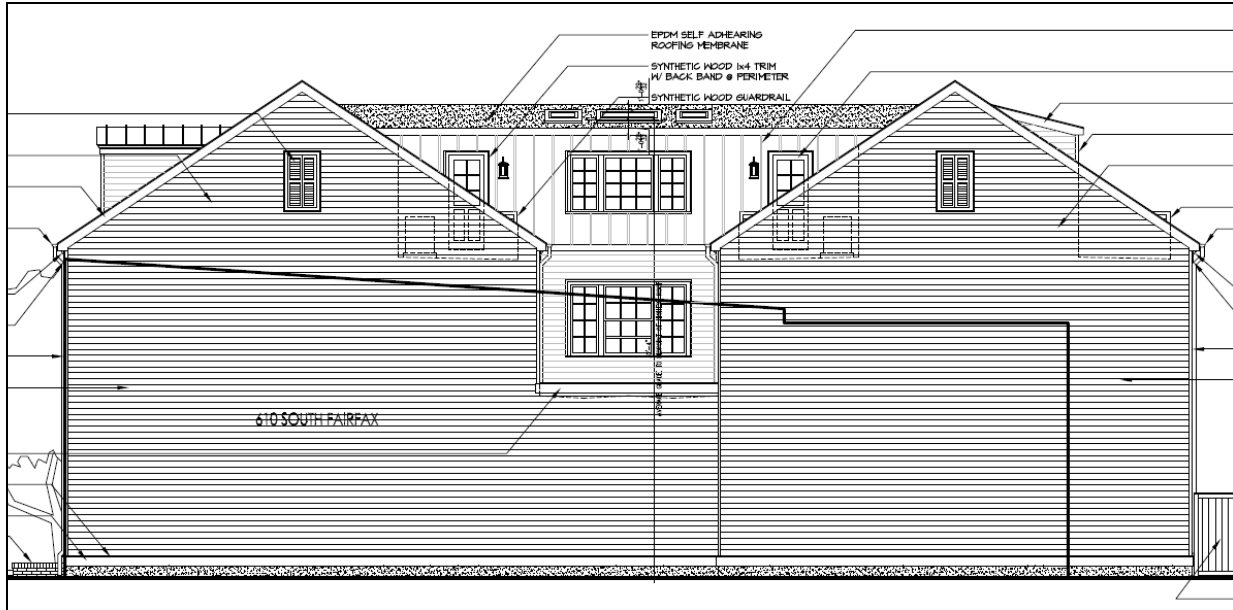


Figure 8: January 20, 2016 applicants preferred elevation (Option A)

The batten seamed metal cladding was flipped from the prior proposal and added above the shirt board; while the Hardie-plank Artisan series lap siding was added below. Both will be painted a lighter coordinating color than the flanking gable end. False windows with closed shutters were added to the front and rear gable ends to provide more detail and visual interest to the more prominent gable features and allow the hyphen to remain a secondary background element.

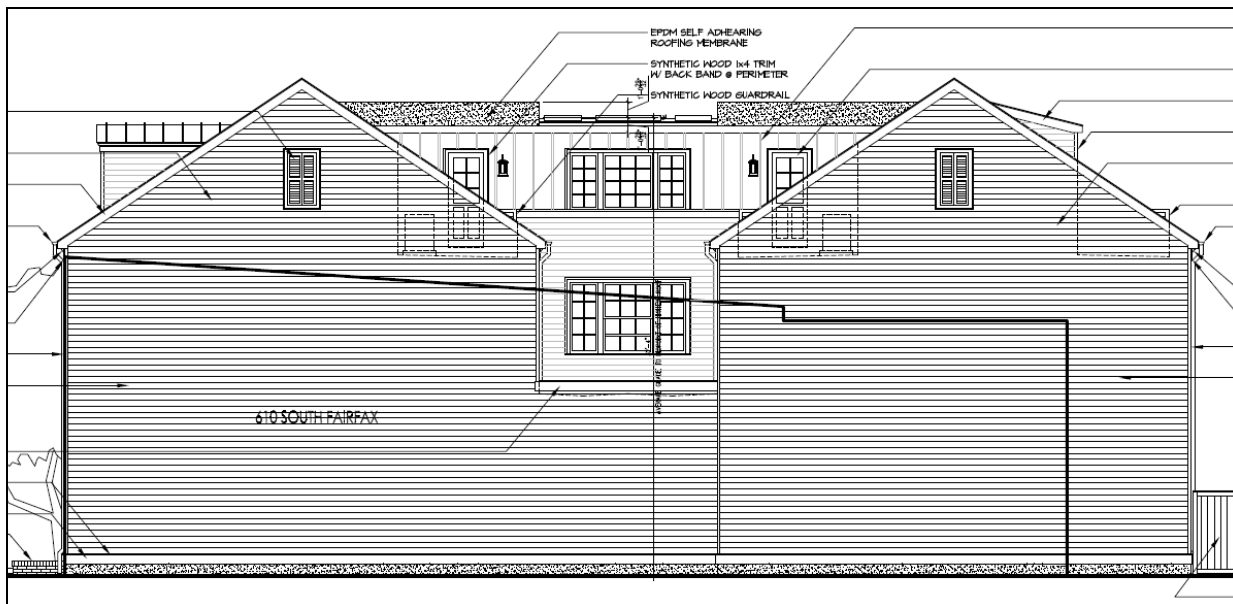


Figure 9: January 20, 2016 alternative elevation (Option B)

The same false fenestration is proposed in Option B but the middle portion of the very low slope roof at the hyphen was lowered to have no slope and the skirt board was raised. This is the south elevation alternative recommended by staff.

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.

The Board approved a Permit to Demolish for the demolition of this property on December 16, 2015 (BAR Case #2015-0358).

III. ANALYSIS

Since the last hearing the applicant has refined some of the details that were of concern to the Board. Although some of the changes are more subtle than others, Staff finds that the majority of the changes address the Board's prior issues.

Front Façade (West Elevation)

In general, Staff supports the applicant's revised front elevation as it refines the contemporary Federal-styled details on the proposed new house. The simplified surround, as well as the progressively small window sizes, are elements commonly seen in the historic district. At the Board's request, the applicant also studied the possibility of a simplify muntin configuration on the windows, however, they prefer the retention of the six-over-six windows. Given the Federal Revival-style detailing on the house, staff agrees.

At the public hearing there was discussion by the Board about the appropriate number of dormers on the front façade. The applicant strongly prefers the two dormer option (Option A) and feels that the reduction in width of the second floor windows and the reduction in height and width of the dormers serve to balance the design and alleviate any concerns about "oversized" or "jumbo" dormers. Staff much prefers the single dormer, as it is more consistent with the simple, vernacular houses in Old Town, and presents less third floor mass and a more balanced façade on this narrow 14' wide townhouse. Staff obtained a survey of the 14 block area of Old Town between Jefferson Street to King Street, and South Lee Street to South Royal Street, and there are 126 houses with front dormers. Of those houses, over 70% (89) had a single dormer configuration, while only 37 had two or more. The vast majority of the two-dormer homes were wider than the subject property, having three bays or more. Staff believes that the single dormer is more appropriate and helps to simplify and minimize this upper floor, which is intended to read as an attic or loft space from the street and not a full third story. Further, the single dormer is less prominent, helping to make the new townhouse more of a background building on the block-face.

The two bay ca.1786 houses at 517/519 Duke Street, below, illustrate a very similar historic design with a single dormer.



Figure 10: 519/517 Duke

North Elevation

At the December hearing, the Board also deferred the portion of the north elevation relating to its roof/wall geometry and the materials of the third floor of the hyphen above the stairwell. The applicant explored a number of different options to modify the roof line and materials on the north elevation, but they found that changing the low slope roof form in the center section could create roof drainage problems on the adjacent property to the north, or would require routing the exterior pipes through the interior of the structure. In order to provide the Board some alternatives, the applicant has proposed two similar schemes (Option A and Option B). Option A retains the previously proposed overall roof form that was approved by the Board, while Option B provides a relatively minor relief in the middle portion of this hyphen roof form. While Staff has no strong objections to Option A, and this portion of the wall is set well back from the street behind a number of trees, it does not provide the articulation that some Board members were requesting at the previous hearing. While the variation in the ridge line in this alternative is minor, staff finds Option B to be the preferred elevation. Staff has no objection to the material changes or the addition of the blind windows on the north elevation, as they further reduce the visual scale of the wall.

South Elevation

While the south elevation will be minimally – if at all – visible from the right of way, minor changes were made to coordinate with the changes on the north elevation. Staff also prefers Option B on this elevation for the same reasons as noted above.

With the recommendations above, Staff recommends approval of the application. Staff believes that the building has evolved successfully in response to the Boards previous comments asking for variety on the north roof/wall and simplification of the façade and is in compliance with the *Design Guidelines*, which 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."

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)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties

and to the satisfaction of the Director of Transportation & Environmental Services.
(Sec.5-6-224) (T&ES)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 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.

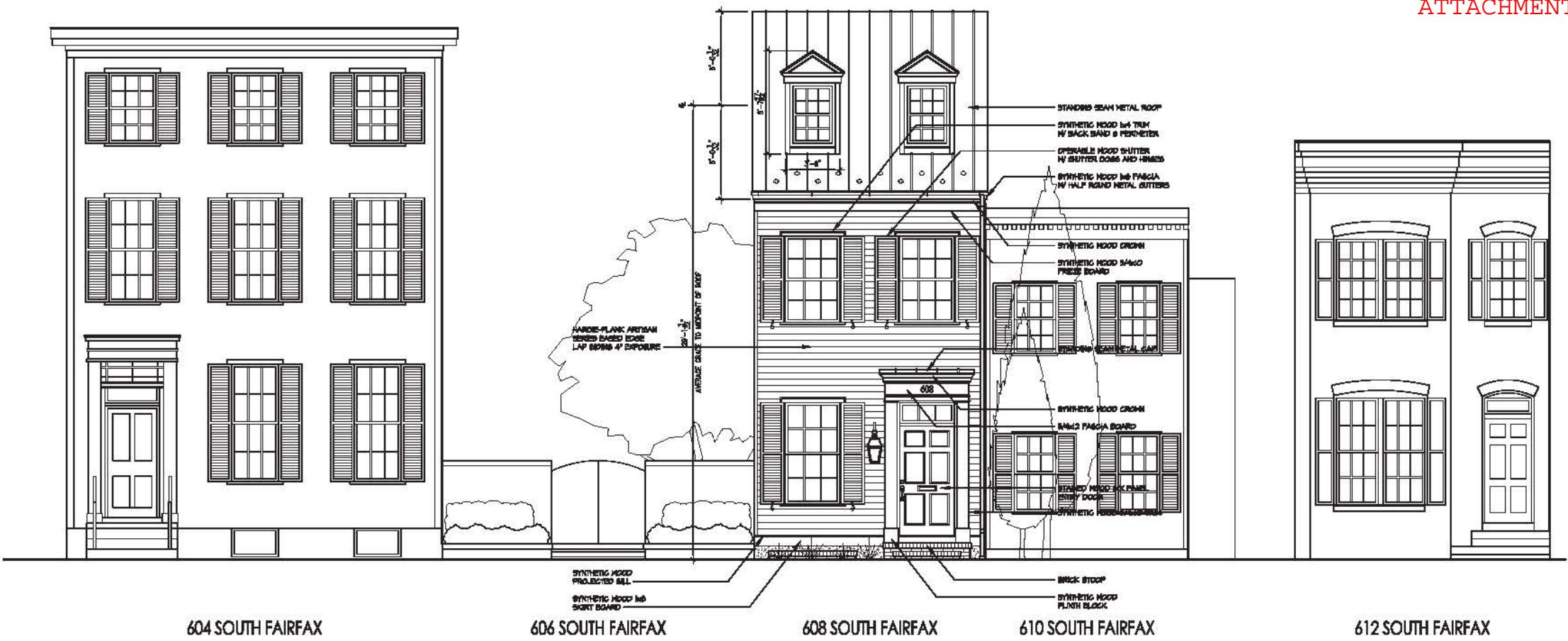
V. ATTACHMENTS

1 – Supporting Materials

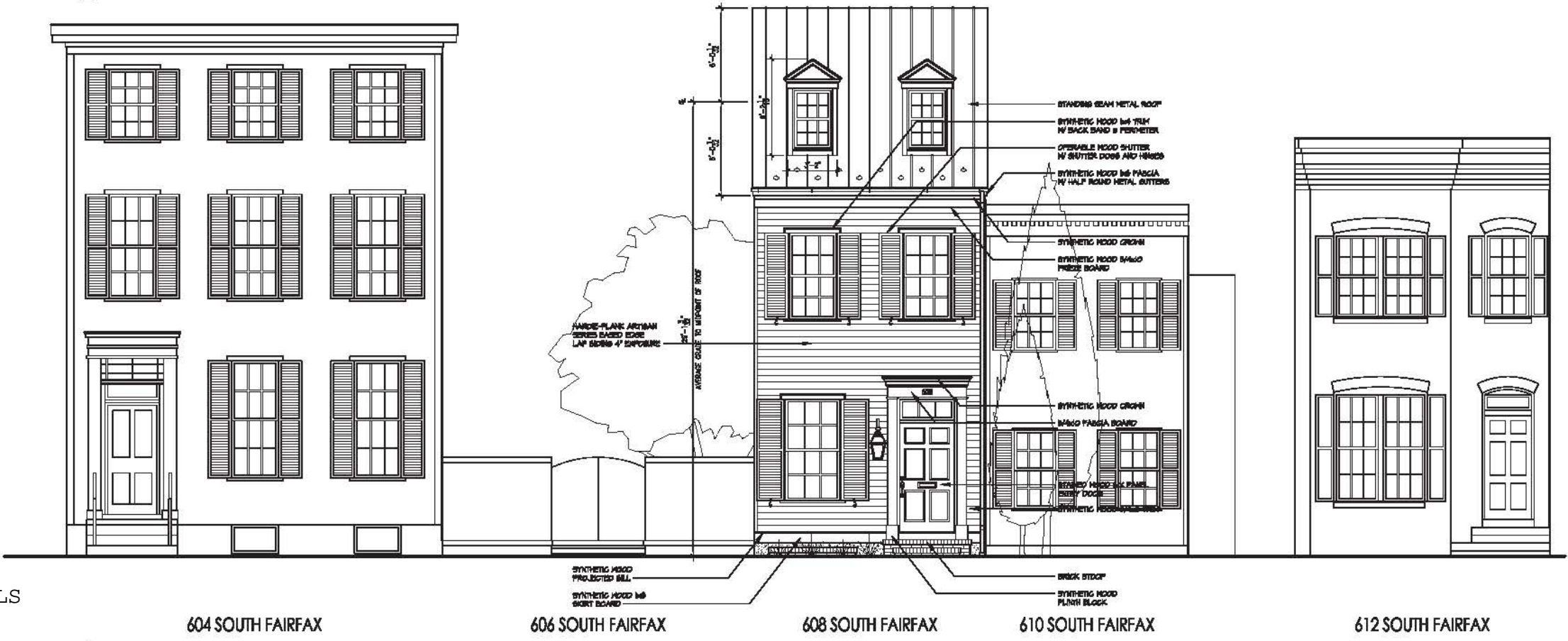
2 – Application for BAR2015-0358 & BAR2015-0359 at 608 South Fairfax Street

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

ATTACHMENT #1




1 PROPOSED WEST ELEVATION - PREVIOUS ITERATION
A4 SCALE: 1/4" = 1'-0"




2 PROPOSED WEST ELEVATION - FINE TUNED PROPORTIONS
A4 SCALE: 1/4" = 1'-0"

REVISED MATERIALS
BAR2015-00359
1/11/2016
608 S Fairfax St.



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

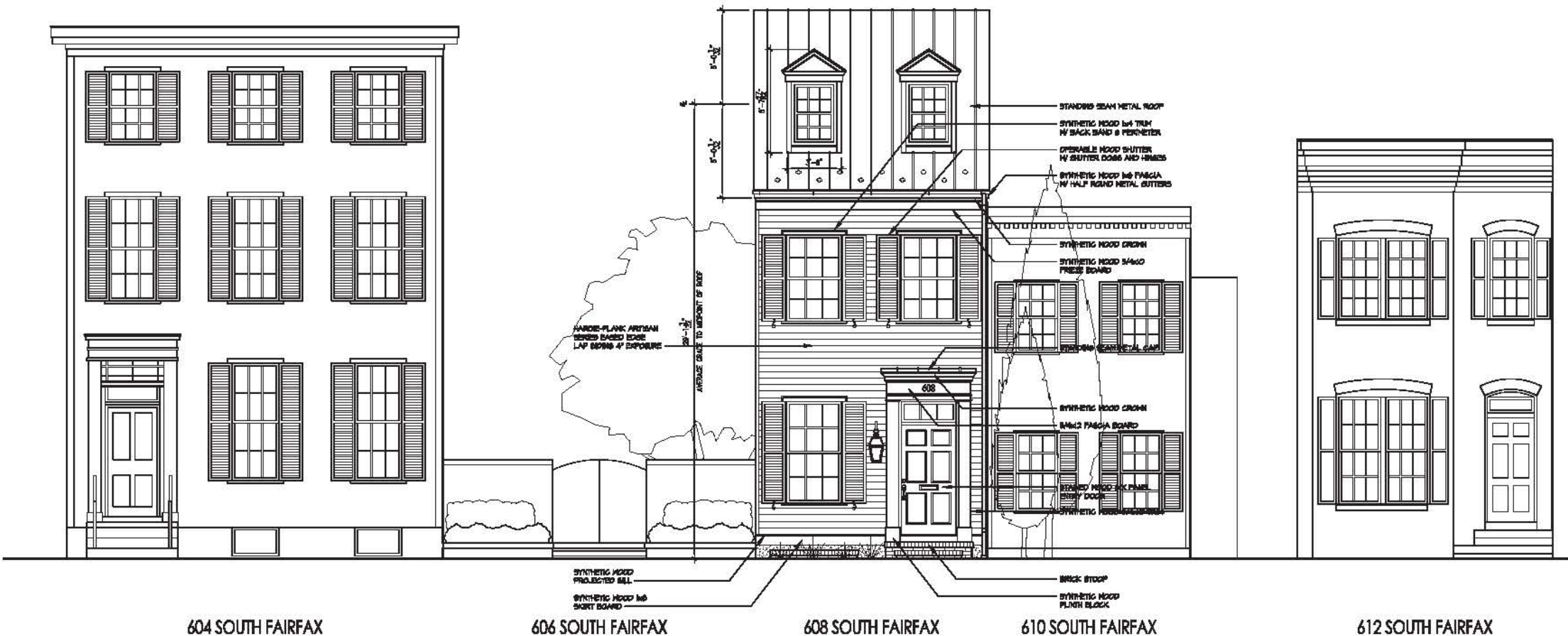
REVISIONS		
12-7-13	ALTERNATE	
1-5-16	RE-STUDY	

PROJECT NUMBER		
ES1	DATE	1/12/15
SCALE		
AS NOTED		
DRAWN	DESIGNED	APPROVED
JMB	SAK	

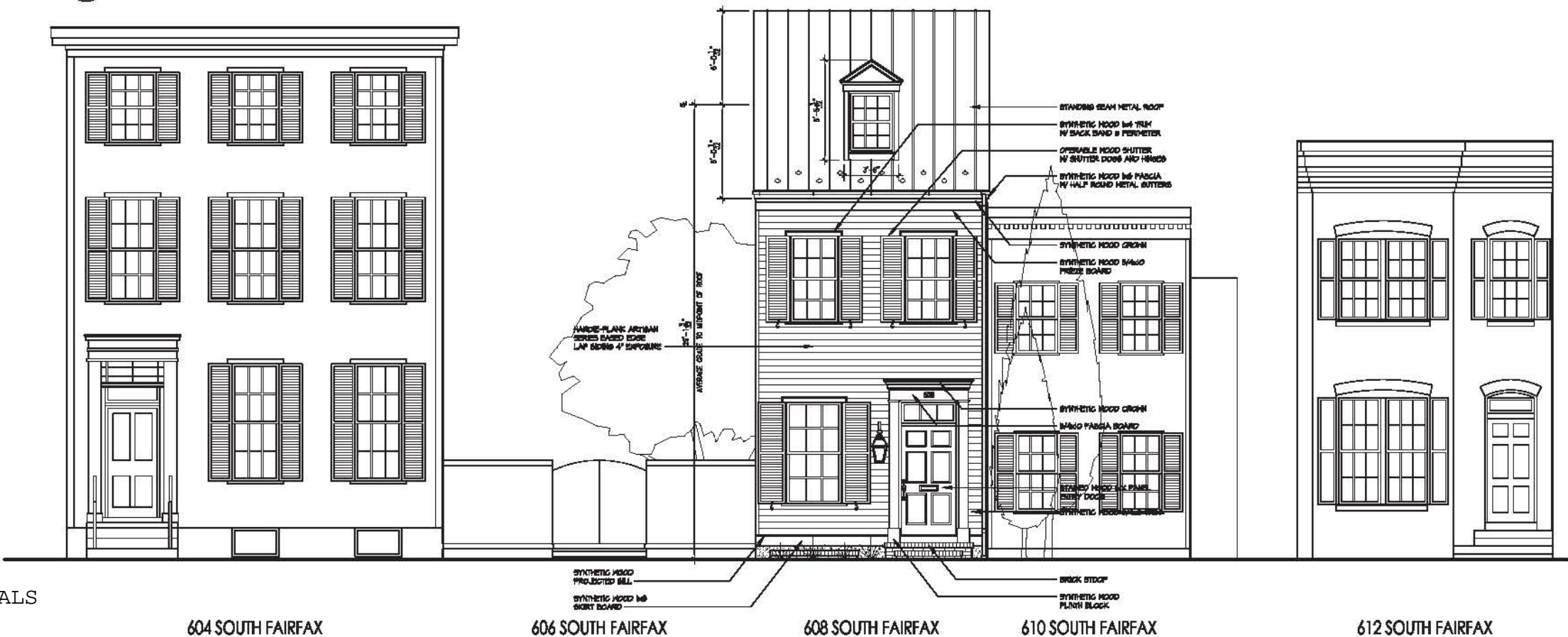
SHEET NUMBER	
A4-B1	

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



1 PROPOSED WEST ELEVATION - PREVIOUS ITERATION
A4 SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION - FINE TUNED PROPORTIONS
A4 SCALE: 1/4" = 1'-0"

REVISED MATERIALS
BAR2015-00359
1/11/2016
608 S Fairfax St.

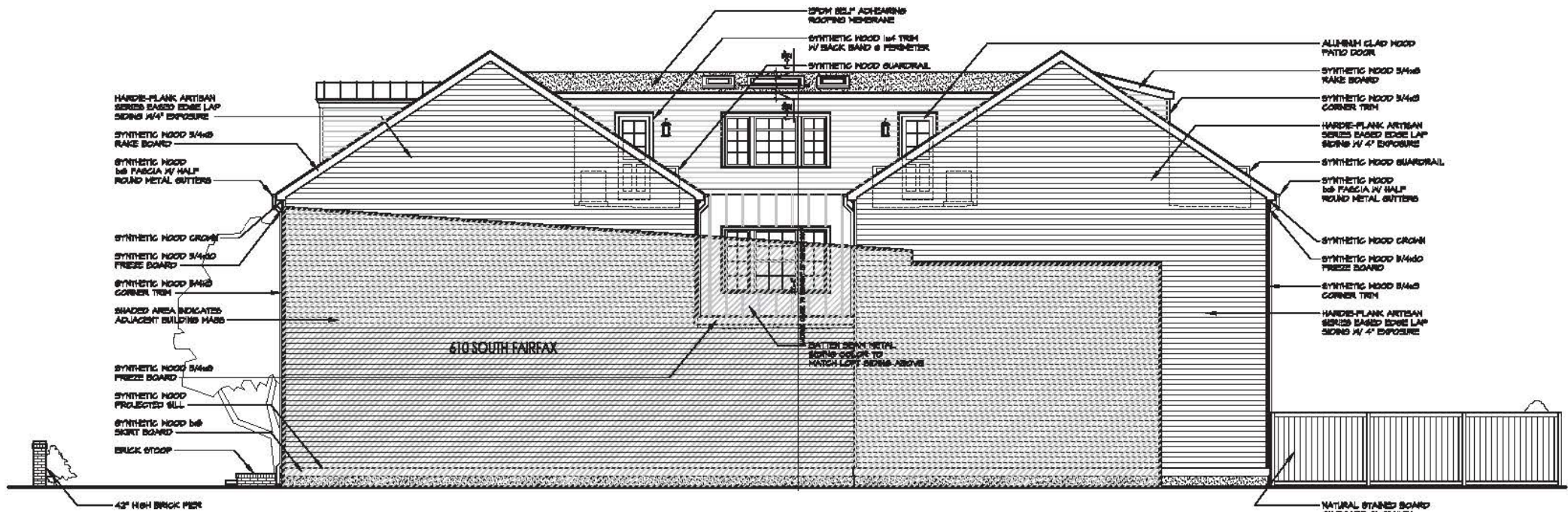


THE RANSOM COMPANY - 608 SOUTH FAIRFAX
608 SOUTH FAIRFAX ALEXANDRIA, VA 22314
PROPOSED ELEVATIONS

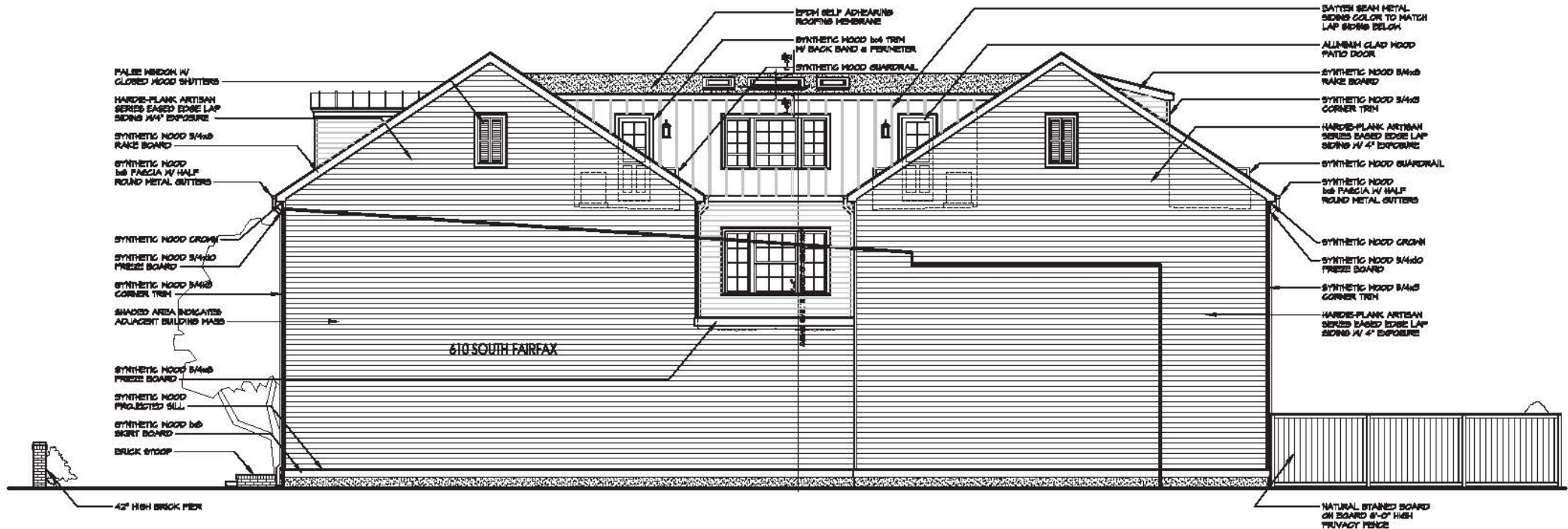
REVISIONS		
12-7-13	ALTERNATE	
1-5-16	RE-STUDY	
PROJECT NUMBER		
ES1		
DATE		
11/2/15		
SCALE		
AS NOTED		
DRAWN	DESIGNED	APPROVED
JMB	SAK	
SHEET NUMBER		
A4-B2		
(SCALE PLANS)		

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



1 PROPOSED SOUTH SIDE ELEVATION - PREVIOUS ITERATION
SCALE: 3/16" = 1'-0"



2 PROPOSED SOUTH SIDE ELEVATION - FINE TUNED PROPOTIONS (REVISED MATERIALS)
SCALE: 3/16" = 1'-0"

REVISED MATERIALS
BAR2015-00359
1/11/2016
608 S Fairfax St.

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THE RANSOM COMPANY
RC

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

PROPOSED ELEVATIONS

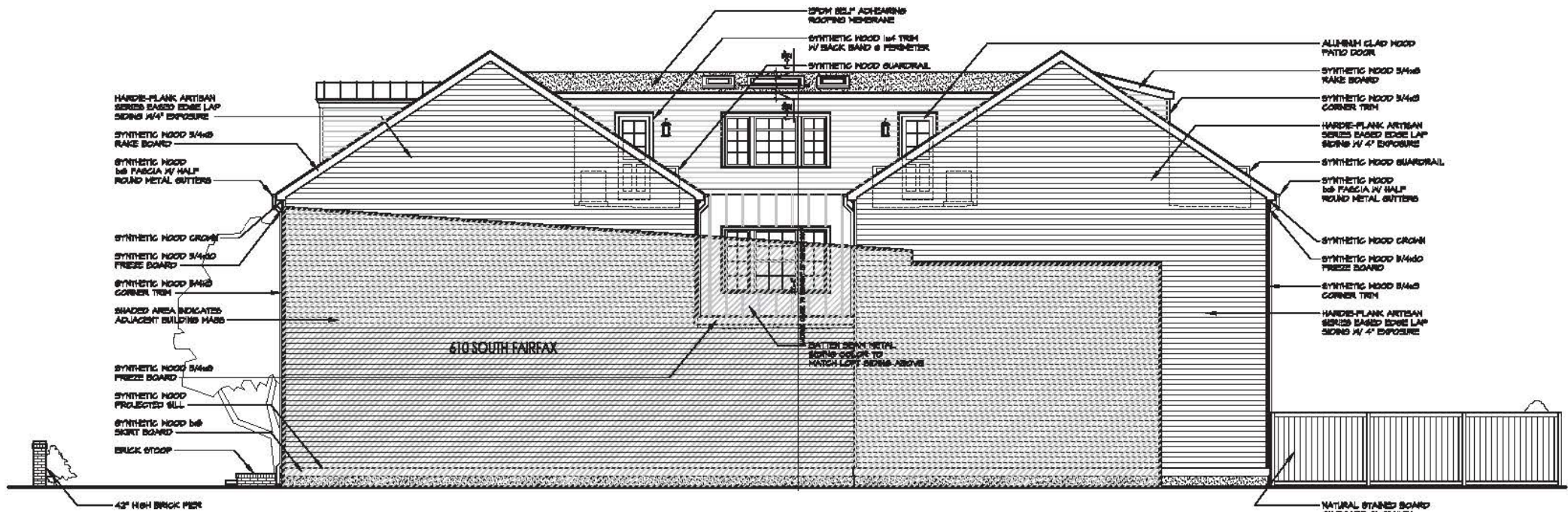
REVISIONS		
12-7-15	ALTERNATE	
1-5-16	RE-STUDY	

PROJECT NUMBER	ES1
DATE	11/2/15
SCALE	A5 NOTED
DRAWN	JMB
DESIGNED	SAK
APPROVED	

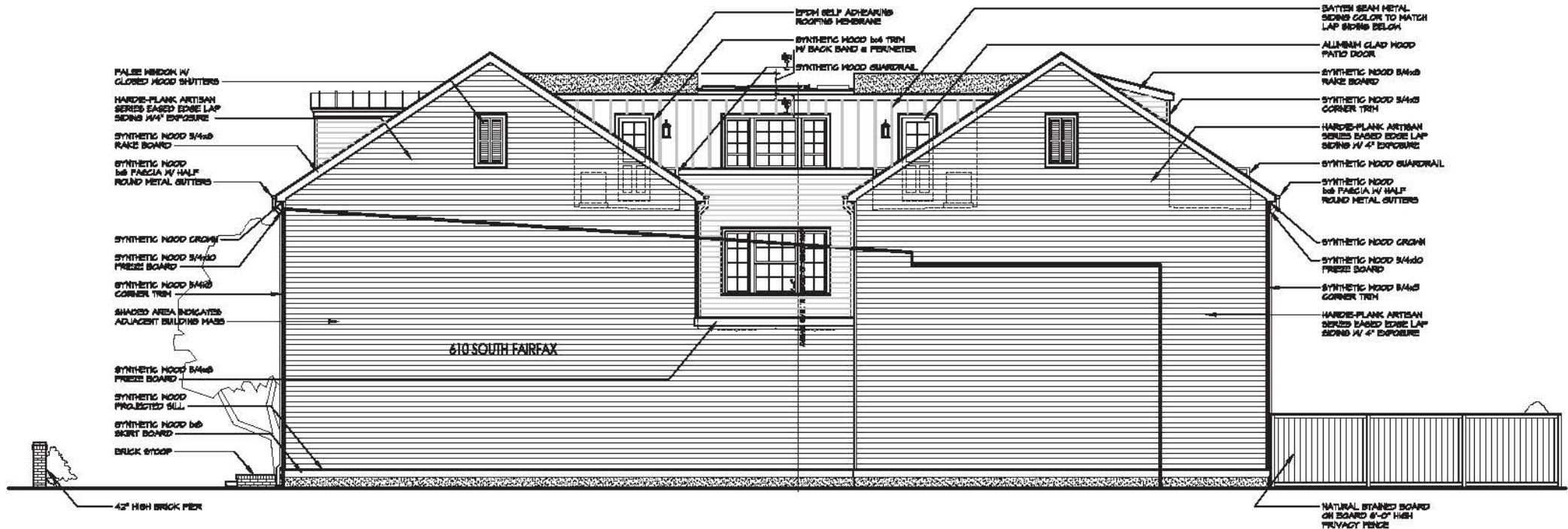
SHEET NUMBER
A5-B1
(MULTI-PLANS)

SHEET NUMBER
A5-B2
REVISION

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



1 PROPOSED SOUTH SIDE ELEVATION - PREVIOUS ITERATION
SCALE: 3/16" = 1'-0"



2 ALTERNATE SOUTH SIDE ELEVATION - FINE TUNED PROPOTIONS (REVISED MATERIALS)
SCALE: 3/16" = 1'-0"



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

REVISIONS		
12-7-15	ALTERNATE	
1-5-16	RE-STUDY	
PROJECT NUMBER		
E51		
DATE		
11/2/15		
SCALE		
AS NOTED		
DRAWN	DESIGNED	APPROVED
JMB	SAK	
SHEET NUMBER		
A5-C1		
(SCALE) PLANS		

REVISED MATERIALS
BAR2015-00359
1/11/2016
608 S Fairfax St.

SHEET NUMBER
A5-C2
REVISION

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

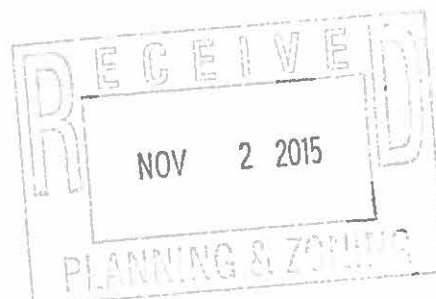
Zip: 22314

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