

BAR Meeting
February 17, 2016

ISSUE: Revisions to previously approved plans

APPLICANT: Charles M. Sypula

LOCATION: 733 South Fairfax Street

ZONE: RM/Residential

STAFF RECOMMENDATION

Staff recommends approval of the application for revisions for a previously approved rear addition with the following conditions:

1. Work with staff during the building permit process to ensure the details of the addition, such as trim profiles, are consistent with the Board's directions and that all materials are consistent with the BAR's adopted policies;
2. Retain the rear yard shed if it is determined that zoning regulations do not require its demolition for open space requirements;
3. Work with staff in the field to ensure the rooftop AC unit is located in the least visible location; and
4. Include the archaeology conditions below in all construction documents 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:
 - 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. The applicant/developer shall not allow any metal detection 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.



BAR2016-00015



I. ISSUE

The applicant is returning to the Board to request revisions to the previously approved Certificate of Appropriateness for a two-story addition at the rear (west) of the house at 733 S. Fairfax Street. The current proposal reduces the overall size of the addition so that it no longer extends beyond the existing rear ell and changes the rear (west) fenestration.

II. HISTORY

The subject property was constructed as one in a group of four townhomes that were built by J.F. Pettey in **1912**, likely replacing an earlier structure shown on the Hopkins Atlas in 1877. The footprints of the houses have remained unaltered since 1912, based on Sanborn Map research. The associated semi-detached sheds were also constructed in 1912, according to the original building permit. However the 1921 Sanborn Map shows these sheds as frame, not clad CMU as they are currently built. Therefore, while they retain the same footprint, they were likely rebuilt at a later date, perhaps in 1967.

In **1967**, the Seaport Development Corporation, organized by Marissa Smith, a friend of Polly Hulfish who also undertook “do it yourself urban renewal”, purchased 729, 731, 733, and 735 S Fairfax Street to undertake a “total restoration” as noted on the tax assessor’s documentation from that year and in the BAR minutes of February 8, 1967. It was during this renovation that the current six-over-six windows, beaded siding, doors, shutters, and dentil cornices were installed to give the houses a Federal style appearance, which was (and still is) both popular and identifiable with Alexandria’s history. According to building permits, the roof was replaced in 1991.

In September 2015, the BAR approved a Permit to Demolish/Capsulate for the demolition of the existing rear ell, the capsulation of the rear of the main block and demolition of the rear yard shed as well as a Certificate of Appropriateness for a substantial two-story rear addition and alterations to the front (east) elevation (BAR Case #2015-0200 & 2015-0201, 9/16/15).

III. ANALYSIS

The current proposal features a significant reduction in the overall size of the rear addition. The new addition will no longer extend farther into the yard than the existing rear ell, although it will span the width of the property at both the first and second stories. The revised fenestration features a paired window and single French door on the first floor and single windows at the second floor. Staff has no objection to the reduction in size of the rear addition, noting that the decreased size and massing is even more compatible with the adjacent dwellings. The proposed materials must be in conformance with the BAR’s adopted policies for materials for new construction and will be confirmed during the permit review process.

During the BAR’s previous review of the project, there was much discussion and lament about the demolition of the rear shed. Despite it being a concrete block shed of uncommon design that had been constructed in the middle of the 20th century, its form and its relationship to the very similar sheds in the rear yards of the neighboring dwellings were found to be somewhat significant. As a result of the reduction in size of the addition, it appears that the rear shed could

be retained so long as sufficient open space is maintained. Therefore, staff recommends approval with a condition stating that, should the applicant not need additional open space to meet zoning requirements, then the shed must be retained. Zoning regulations require that 312.8 square feet of open space be retained.

STAFF

Catherine K. Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

- C-1 Proposed addition (size reduced from previous approval) will comply with zoning. Applicant must revise the FAR and Open Space form to accurately reflect proposed work.

Code Administration *(from previous report)*

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 Demolition, building and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) the building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection shall be provided for footings, foundations, party walls, chimneys, skylights and roofs.
- C-4 The full scope of work shall be identified on the plan prior to the start of construction.
- R-1 Any alterations or revisions to an approved plan shall be reviewed by the plan review staff to determine the applicable regulations.

Transportation and Environmental Services *(from previous report)*

- 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 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 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 *(from previous report)*

- R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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.

- F-1 Historic maps from the mid- to late nineteenth century depict a small structure standing on this lot. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in 19th-century Alexandria.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2016-0015: 733 S. Fairfax Street

3 – Hyperlink for previous staff report and application for BAR2015-00200 & 2015-00201

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

A. Property Information

A1. Street Address 733 S. FAIRFAX ST. Zone
 A2. 951.2 x 1.5 = 1426.8
 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	503.84	Stairways**	36
Second Floor	503.84	Mechanical**	13.5
Third Floor	0	Other**	0
Porches/ Other	93.93	Total Exclusions	49.5
Total Gross *	1101.63		

B1. Existing Gross Floor Area *

1101.63 Sq. Ft.

B2. Allowable Floor Exclusions**

49.5 Sq. Ft.

B3. Existing Floor Area minus Exclusions

1052.13 Sq. Ft.

(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	-
First Floor	38.61	Stairways**	-
Second Floor	77.22	Mechanical**	-
Third Floor	0	Other**	-
Porches/ Other	0	Total Exclusions	-
Total Gross *	115.83		

C1. Proposed Gross Floor Area *

115.83 Sq. Ft.

C2. Allowable Floor Exclusions**

0 Sq. Ft.

C3. Proposed Floor Area minus

Exclusions 115.83 Sq. Ft.

(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1167.96 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1426.8 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.

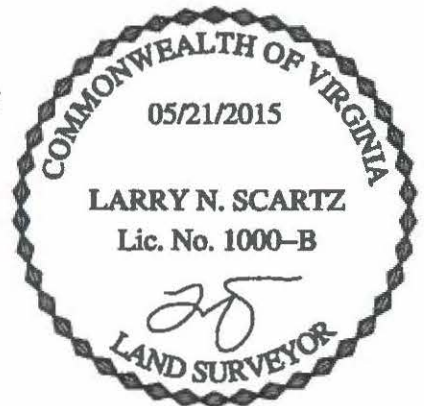
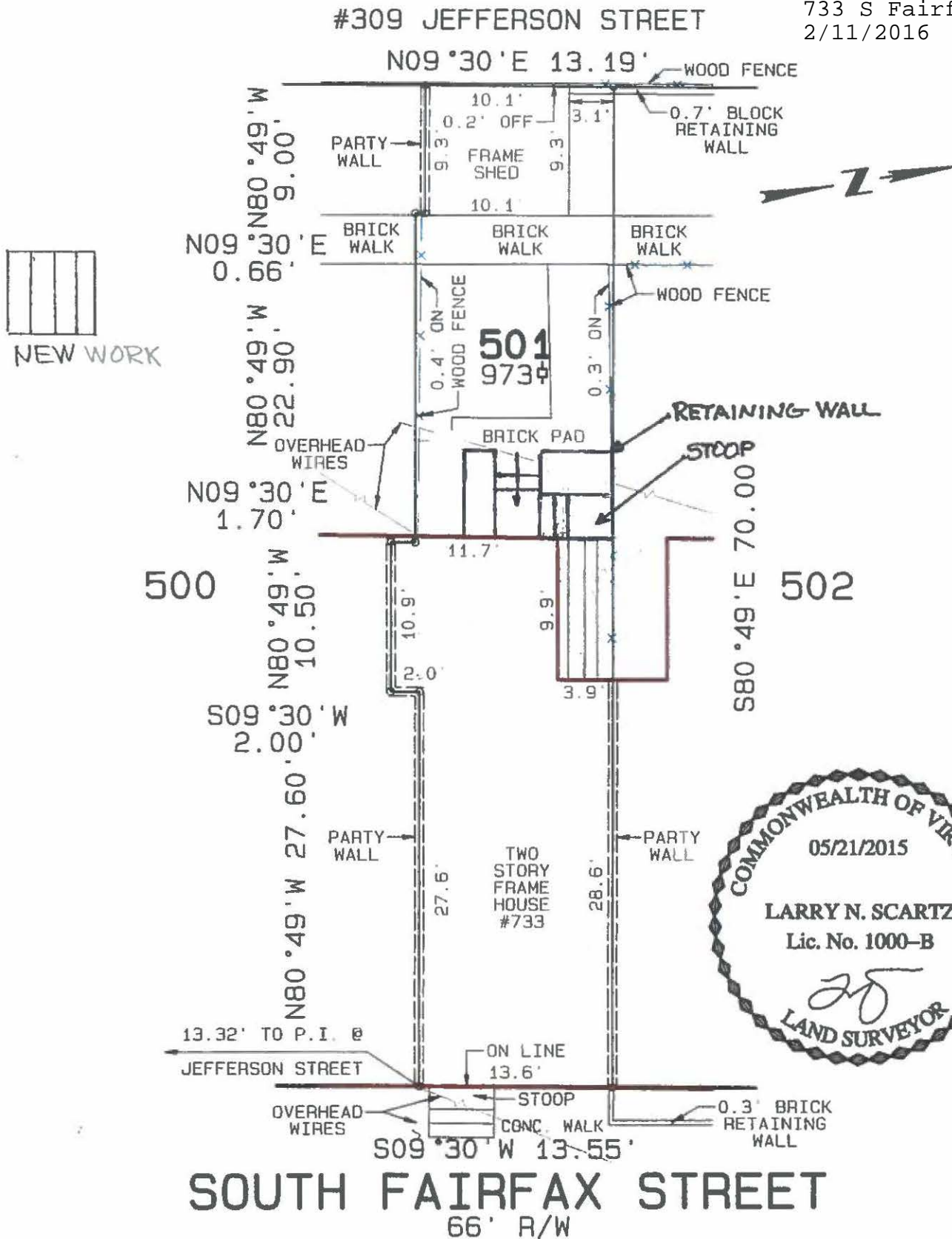
F. Open Space Calculations

Existing Open Space	312.8
Required Open Space	312.8
Proposed Open Space	312.8

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

Signature: R. Audet (AUDET) Date: 2/9/16

REVISED MATERIALS
BAR2016-00015
733 S Fairfax St.
2/11/2016



PHYSICAL IMPROVEMENTS SURVEY
LOT 501

DIANNE SUBD.

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=10' DATE: MAY 21, 2015

CASE NAME: OLER (OTA1505041)
TO SYPULA/MCCASKILL

MBH
Settlement Group, L.C.

NO TITLE REPORT FURNISHED.

PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE

FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY
AND DO NOT CERTIFY AS TO OWNERSHIP.

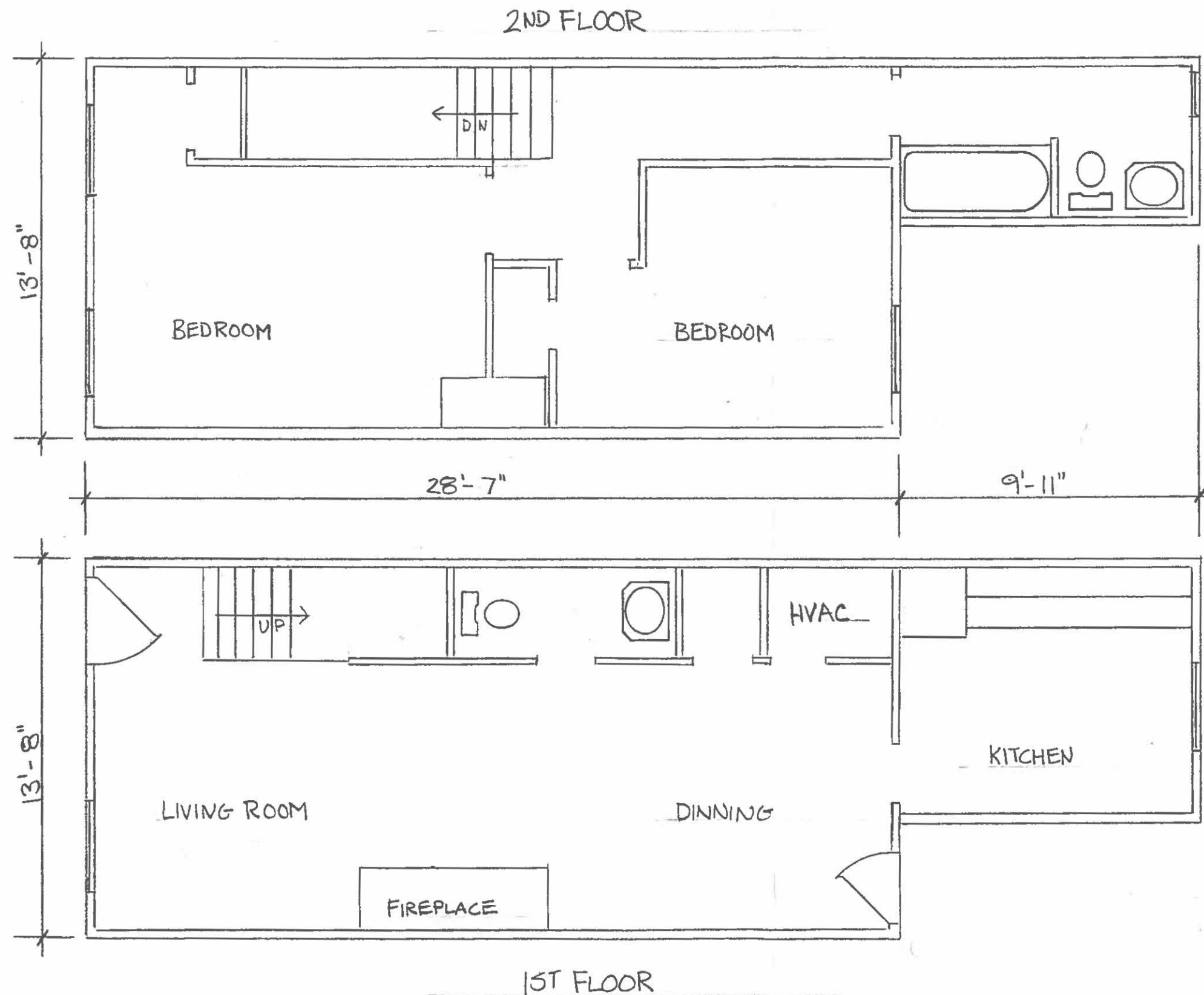
SCARTZ SURVEYS

LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
WOODBIDGE, VIRGINIA

LOCAL (703) 494-4181
FAX (703) 494-3330
LARRY.SCARTZ@SCARTZ.COM



REVISED MATERIALS
BAR2016-00015
733 S Fairfax St.
2/10/2016



2ND FLOOR SQUARE FOOTAGE
475.09

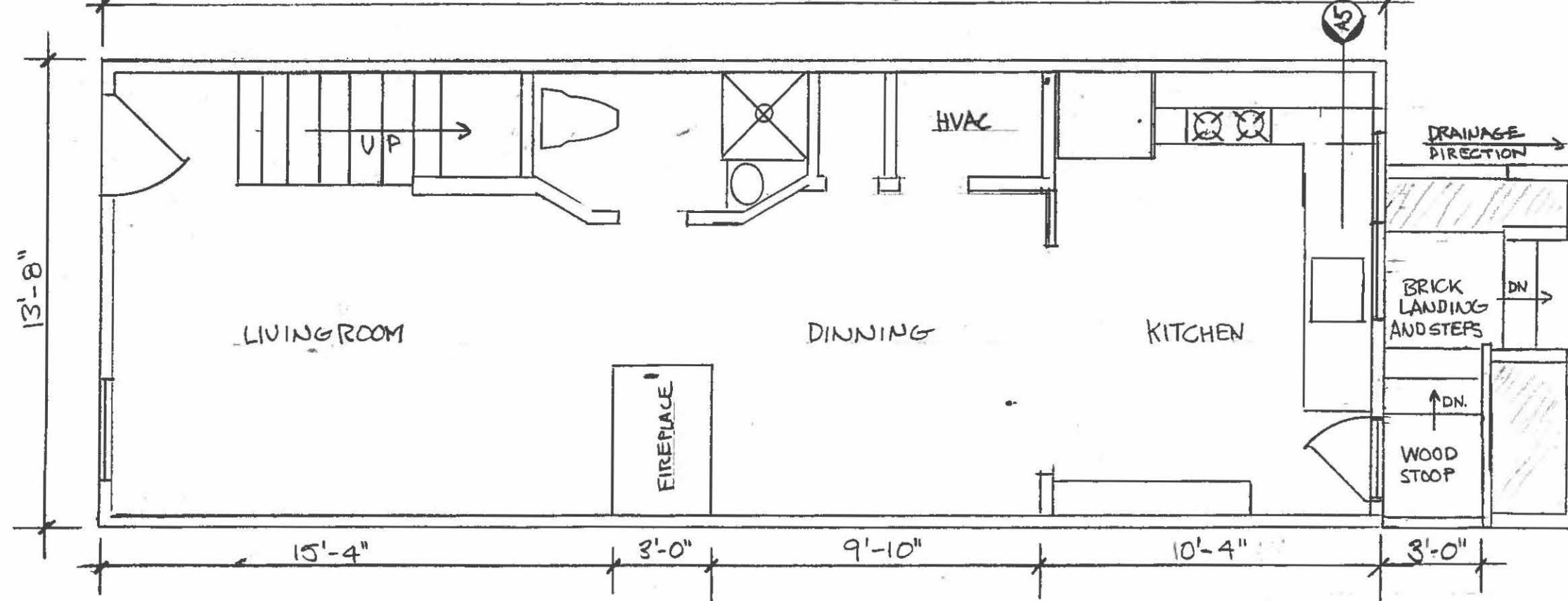
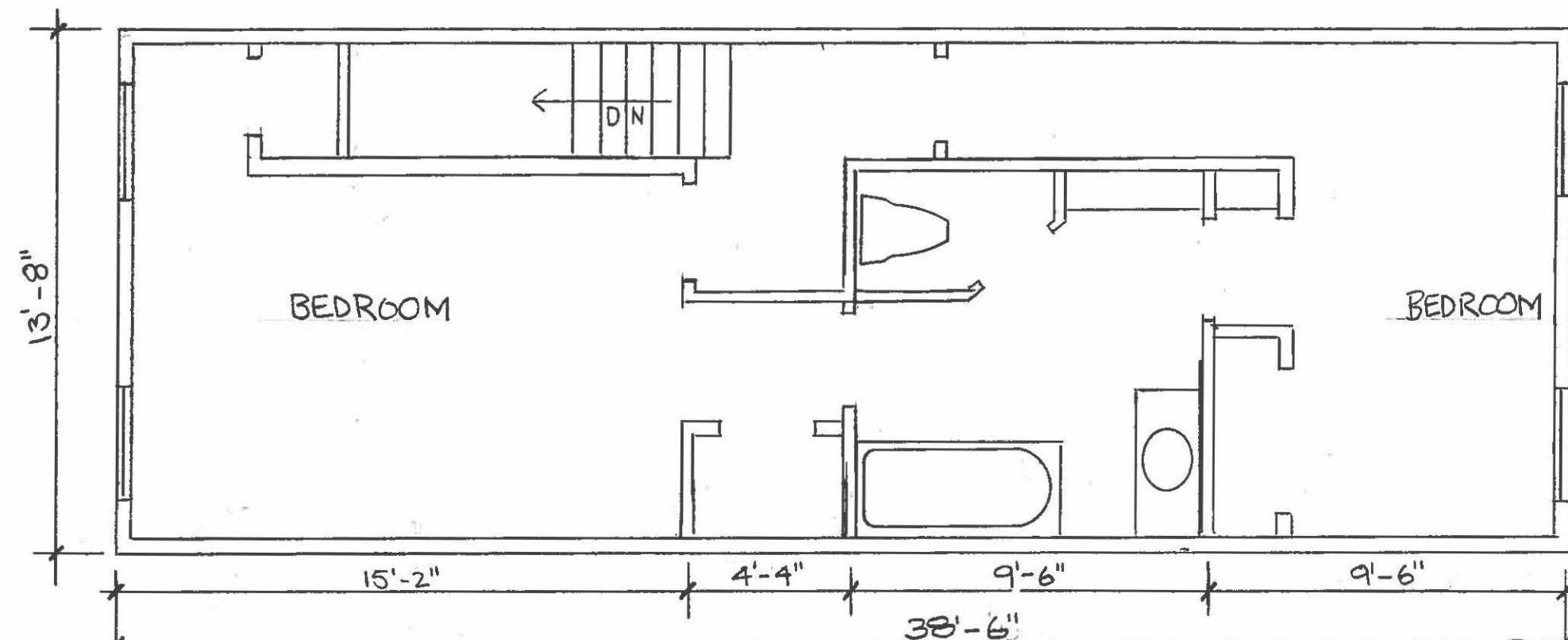
1ST FLOOR SQUARE FOOTAGE
504.79

TOTAL SQUARE FOOTAGE
979.88

SYPULA RESIDENCE
733 S. FAIRFAX ST.
ALEXANDRIA VA.

EXISTING FLOOR PLANS
1/4" = 1 FOOT

AI



REVISED 2/10/16
 1ST AND 2ND FLOORS
 WITH ADDITION
 1/4" = 1 FOOT A2

--- DENOTES EXISTING STRUCTURE



APPLICATION MATERIALS
BAR2016-00015
733 S Fairfax St.
1/19/2016

REVISED 1/19/2016
ELEVATIONS
1/4" = 1 FOOT

A4

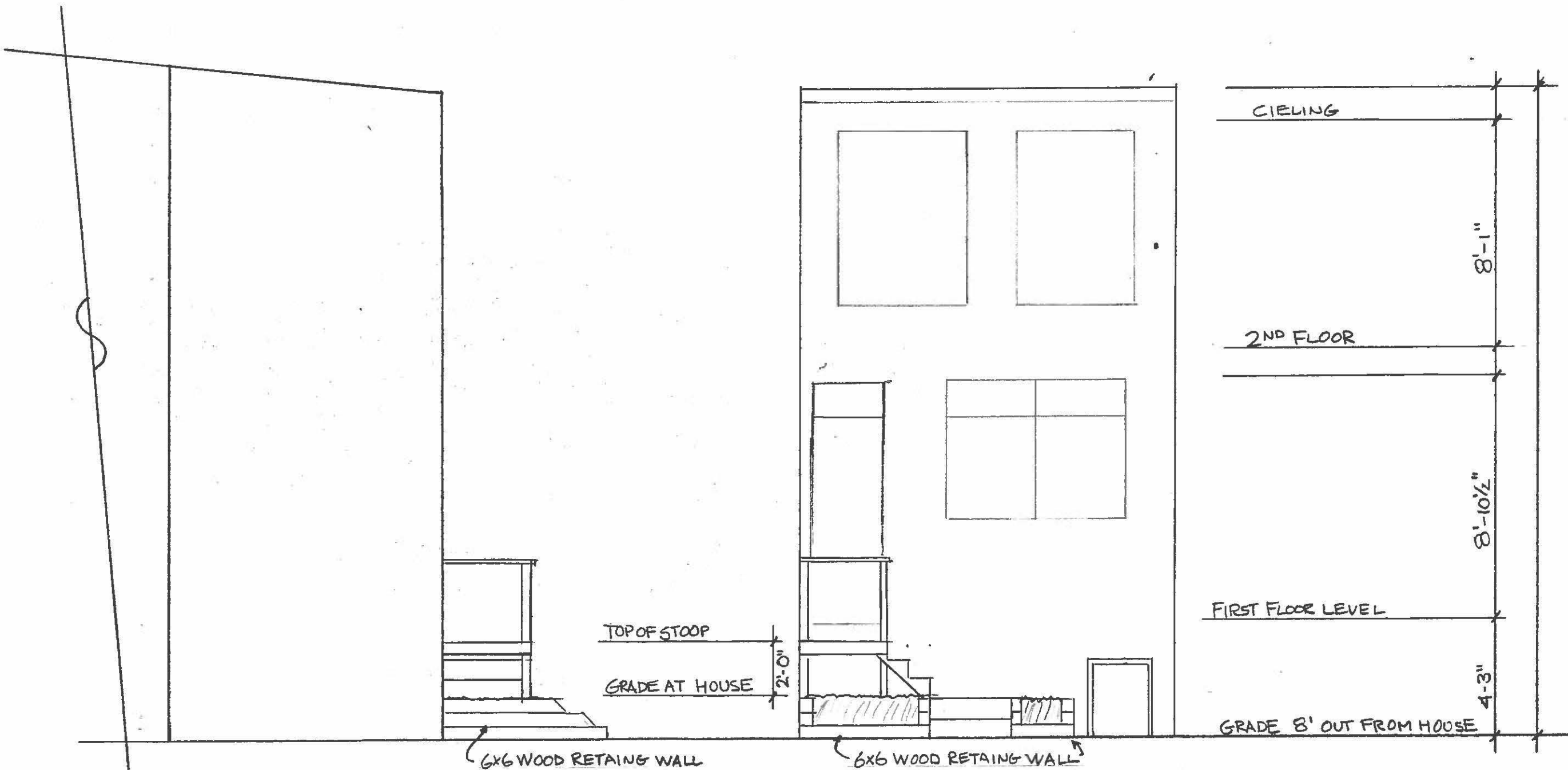
NOTE: This drawing is for
stair & stoop detailing only.

SYPULA RESIDENCE
733 S. FAIRFAX ST.

REAR STAIR AND GRADING
1/4" = 1 FOOT

NORTH

WEST



BAR Case # 2010-00015ADDRESS OF PROJECT: 733 S. FAIRFAX STTAX MAP AND PARCEL: 080.04-00-□ ZONING: RMAPPLICATION 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: CHARLES M SYPULAAddress: 7284 SOLITUDE RDCity: ST. MICHAELS State: MD Zip: 21663Phone: 703 304 8189 E-mail: _____Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: ROBERT AUDETPhone: 703.517.0058E-mail: robauDET@COX.NET

Legal Property Owner:

Name: SAME AS ABOVE

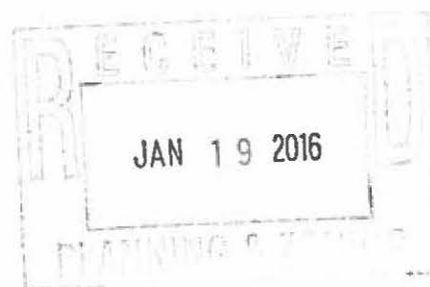
Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☒ Yes ☐ No Is there an historic preservation easement on this property?
☒ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.



NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☒ other _____
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

REVISION TO REAR ADDITION, DOWN SIZING

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

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:Signature: R. AudetPrinted Name: ROBERT AUDETDate: 1/19/16

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. CHARLES SYPULA	7284 SOLITUDE RD ST. MICHAELS MD 21663	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 733 S. FAIRFAX 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. SAME AS ABOVE		
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. CHARLES SYPULA	N/A	N/A
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.

1/19/16 ROBERT AUDET R. Audet
Date Printed Name Signature

ON BEHALF OF CHARLES SYPULA