

Docket Item # 1
BAR CASE # 2015-0410

BAR Meeting
February 24, 2016

ISSUE: Certificate of Appropriateness for Addition & Alterations
Waiver of Vision Clearance

APPLICANT: David Robbins

LOCATION: 1201 Cameron Street

ZONE: CRMU/M Mixed Use Commercial Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness and Waiver of the Vision Clearance with the following conditions:

1. Use a maximum of two siding materials on the addition, not three.
2. Delete the natural wood siding on the first floor of the south and west elevations.
3. Install a downspout only at the south corner of the west wall and not in the center of the wall.
4. Increase the size of the frieze board on the “tower” to approximately 1”x 8”, to match the frieze below the fascia on the west elevation.
5. Include the statements below on all construction documents 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.

STAFF RECOMMENDATION, JANUARY 27, 2016:

Staff recommends approval of the Permit to Demolish/Capsulate and deferral of the Certificate of Appropriateness to restudy of the design of the addition.

BOARD ACTION, JANUARY 27, 2016:

On a motion by Mr. Slowik, seconded by Ms. Irwin, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2015-0409 (Permit to Partially Demolish/Capsulate), as submitted. BAR Case #2005-0410 was deferred for restudy.

The Board expressed general support for the height, scale and mass of the addition, but encouraged the applicant to refine the materials on the addition and to ensure that the fenestration is compatible with the fenestration on the historic portion of the house.

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.



BAR2015-00409 & BAR2015-00410



UPDATE:

At the January 27, 2016 BAR meeting, the BAR approved the Permit to Demolish/Capsulate and deferred the Certificate of Appropriateness application for restudy. The applicant has continued to work with Staff to further refine the details of the proposed addition based on the Board's feedback. The size and massing of the addition remain the same, although the sloped roof of the second floor pop-up is now flat.

As the Board may remember, three alternatives were presented at the last hearing in order to facilitate discussion since the applicant agreed to a deferral of the Certificate of Appropriateness. The applicant received substantial Board feedback and used these comments to redesign the addition. The modifications are detailed below:

- The aluminum-clad windows on the addition will now have the appearance of a one-over-one sash configuration, similar in appearance to a one-over-one double hung window, although these may actually be single sash casement operation windows.
- The window sizes and proportions are now similar in size and the heads and sills generally align with the windows on the historic portion of the house.
- The canopy over the existing Cameron Street entrance to the house has been simplified to have a modern design vocabulary, with a glass canopy and sleek metal frame. A modern wood door will replace the inappropriate Colonial style door on this elevation.
- On the Cameron Street elevation there will now be two equally spaced windows on the first floor, with a single window on second floor aligned with one of the lower windows.
- A natural wood-siding will wrap the Cameron Street and alley elevation corner on the first floor to identify the owner's primary entrance.
- On the alley elevation, there will be a single window on the first floor and a pair of windows centered above the entrance, which is distinguished from the rest of the elevation by the use of corrugated metal siding.
- On the north elevation, there will be two equally spaced windows on the second floor and two clerestory windows immediately below on the on the first floor.
- The east elevation will have a sliding door on the first floor opening to the garden and a single window above. The first floor of the north and east elevations will be clad with corrugated metal siding.
- Materials on the addition consist of fiber cement siding, wood paneling and corrugated metal siding. The sconce light fixture will have a modern design and the doors will have a stained wood veneer.

I. ISSUE

The applicant requests approval of a Certificate of Appropriateness for alterations and a new rear addition at 1201 Cameron Street. The proposed addition will measure approximately 14' along Cameron Street and 28' on the alley, with a projection of 8' beyond the north wall of the house into an area that is now used as parking and patio space. The open yard on the north will

remain, as will two parking spaces accessed off of the alley. The north elevation of the second floor will project approximately 2' over the parking area.

II. HISTORY

The two-story, freestanding brick townhouse the corner of Cameron and North Fayette Streets was constructed **prior to 1891**, when this part of the city was included on the Sanborn Fire Insurance Map. As evidenced by the attached photographs, there have been significant alterations to the property since its construction. In 1891, the Sanborn Maps show a two-story main block with a one-story rear addition. By 1931, there was a one-story addition off of the north elevation which by 1958 was two-stories in height. By 1958, the one-story rear addition had also been replaced by a freestanding auto repair garage.

There have also been a number of modifications to the fenestration over the years, resulting in a number of brick patches and smaller-than-average first floor windows. The building has had numerous commercial uses over the years and likely had a different fenestration pattern on the street-facing elevations than exists today.

Staff could locate no prior BAR approvals for the subject property.

III. ANALYSIS

Rear Addition

The BAR's *Design Guidelines* for residential additions state the Board's preference for "contextual background buildings, which allow historic structures to maintain the primary visual importance," and for "designs that are respectful of the existing structure and...which echo the design elements of the existing structure." However, they also say: "New and untried approaches to common design problems are encouraged and should not be rejected out of hand..." As the Board is aware, there have been a number of changes in Parker-Gray since the Parker-Gray Ad Hoc Design Guidelines Work Group adopted the Residential Reference Guide (RRG) in 2012. These changes allow for greater flexibility for residents making improvements to their properties, from replacement of existing materials to new construction.

Some members of the Parker-Gray BAR have also encouraged applicants to consider a more modern and creative approach to additions. While modern additions are seldom proposed in Parker-Gray, a change in architectural style and/or materials is one way to help differentiate new construction from historic construction, as recommended by the Secretary of the Interior's Standards for the Treatment of Historic Properties, while still using forms and materials that are compatible with the historic context. Despite its highly visible location on a corner lot, staff supports a modern addition in this specific location because of the building's context on the edge of the district. The house is surrounded by a new large residential development across Fayette Street, a large commercial development across the street diagonally, a two story historic building and a fire station across Cameron Street, and is located directly across the alley from a new three-story brick house approved by the BAR in 2001 (BAR Case #2000-0048). Staff finds that this location allows for greater architectural flexibility than in many other areas of the Parker-Gray District.

Staff is very pleased with the changes to the fenestration on the addition, especially along Cameron Street where the windows are more traditional in both their size and design. This more traditional fenestration ties the new addition with the historic house while allowing the other features on the addition – the materials and form – to be more modern and creative, particularly on the west, north and east elevations. Clapboard siding and 2/2 windows have long been used on historic buildings but they are applied here in a very contemporary way. The use of a modern canopy and door on Cameron Street also helps visually tie the steel channel above the entry on the new addition to the historic construction, without compromising the integrity of this *Early* building.

Staff's only objection to the revised addition is the use of stained wood siding on the corner of the addition along Cameron Street and the alley. Not only did the Board suggest that the applicant limit the addition to two materials, but this corner feature seems arbitrary and out of character with the rest of the addition. Therefore, Staff recommends that this siding feature be removed and replaced with fiber cement siding, as shown in the earlier study by the applicant, below (Figure 1). In addition, staff recommends that a larger frieze board be applied below the cornice of the tower portion of the addition. The wall area here looks slightly tall and a frieze that matched the size of the one shown below the main roof on the west elevation would help terminate the tower feature. Finally, while a gutter is shown on the west elevation, a downspout is not. Staff recommends that the downspout be located at the south end of the west elevation so that it does not vertically bifurcate the elevation and adversely affect the proportions of the composition on this elevation.



Figure 1: Elevations without wood siding feature on the corner of Cameron Street and the alley

Alterations

Staff is pleased with the applicant's proposal to remove the ill-fitting and inappropriate shutters. While the new canopy and door on the Cameron Street elevation is clearly a modern element on a historic building, it is relatively transparent and a successful solution to tying the new, modern addition with the historic house. Both original doors have been replaced with a contemporary door with horizontal stained wood boards to visually tie all four sides of the house together.

Waiver of Vision Clearance & Front Yard Setback

Section 7-802 of the zoning ordinance allows for the BAR to waive the vision clearance and the required yard or setback requirement if doing so would be consistent with the historic character of the district. In the opinion of Staff, the location of the addition on the property line along Cameron Street (one of two front yards on this corner lot) is appropriate and consistent with the *Design Guidelines* for additions, which generally recommend that buildings and additions be located on the front property line. Without the waiver, the applicant could not construct a rear addition and would be limited to an addition on the north elevation, where a greater amount of historic fabric would be lost.

In summary, this has been a remarkable transformation from the applicant's original submission and, while still a relatively modest addition, it is carefully located on the site and the materials and fenestration have been thoughtfully studied so that they do not upstage the original masonry historic structure. The quality of the updated graphics and the model are also immensely helpful in presenting the proposal and staff supports the changes with a very few minor recommendations.

STAFF

Stephanie Sample, 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

The subject property, a corner lot, is zoned CRMU-M and is developed with a single-family dwelling, with off-street parking a ground level open space at the rear of the building that predates current zoning. The existing house is located in the 75 feet vision clearance triangle for a mixed use zone and also predates this requirement.

The applicants propose to build a two-story addition in line with the existing house. The addition complies with the CRMU-M zone requirements including the following requests prior to the BAR public hearing.

- R-1 Applicant must request waiver of the vision clearance triangle for 75 feet for the existing house which predates this requirement. The BAR has the authority to waive this requirement where to do so would be consistent with the historic character of the district.
- R-2 In conjunction with the waiver of the vision clearance triangle the BAR can also waive any applicable yard or setback requirement. The CRMU-M zone requires a front yard setback of 20 feet for a single-family dwelling. The proposed addition is located in line with the existing house on the front property line facing Cameron Street. BAR can waive the required front setback of 20 feet consistent with the block face and existing home facing Cameron Street.
- F-1 Required open space, parking and floor area comply with the CRMU-M zone.

Code Administration

No comments received.

Alexandria Archaeology

- F-1 The 1877 G.M. Hopkins insurance map shows a small structure on this lot, fronting on N. Fayette St. 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.

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 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)

- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Management & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2015-0409 & 0410 at 1201 Cameron Street

1201 Cameron Street
Supplemental Materials for February BAR Hearing

Contents:

1. Neighboring Property Photos
2. Existing Home Photos
3. Existing Home Elevations
4. Proposed Addition Photos
5. Proposed Addition Elevations
6. Floor Plans and Plat

Neighboring Properties



Neighboring Property Map

REVISED MATERIALS
BAR2015-00410
1201 Cameron St.
2/8/2016



130 N Fayette St



206 N Fayette Street



The Prescott Condominium



1101 King Street



1205 Cameron St

Existing Photos

1201 Cameron St



Cameron Street (front)



Alley View (Left Side)

Existing Building Photos (continued)

REVISED MATERIALS
BAR2015-00410
1201 Cameron St.
2/8/2016



North Wall (Yard)

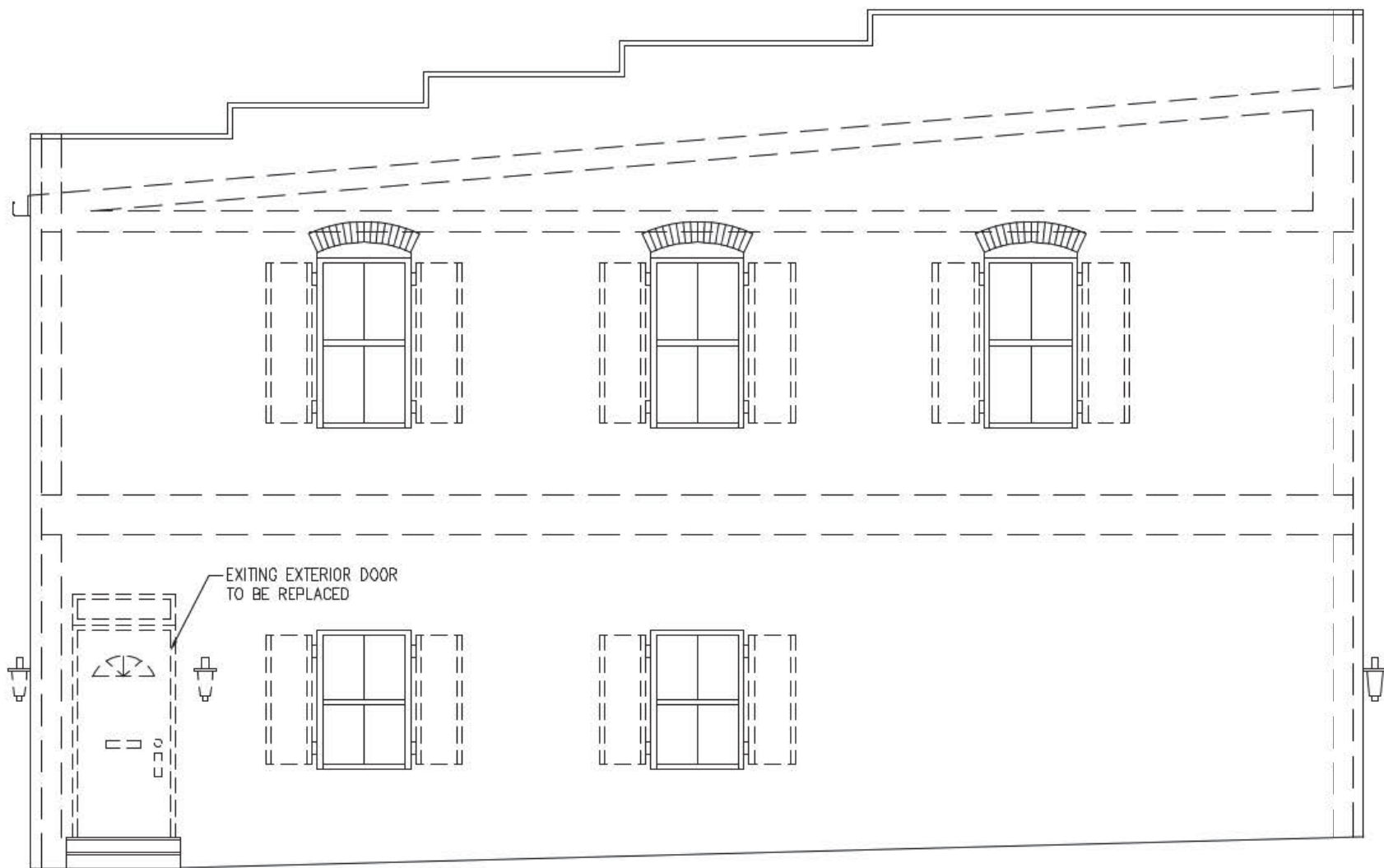
REVISED MATERIALS
BAR2015-00410
1201 Cameron St.
2/8/2016



Fayette St (Right Side)

Existing Elevations

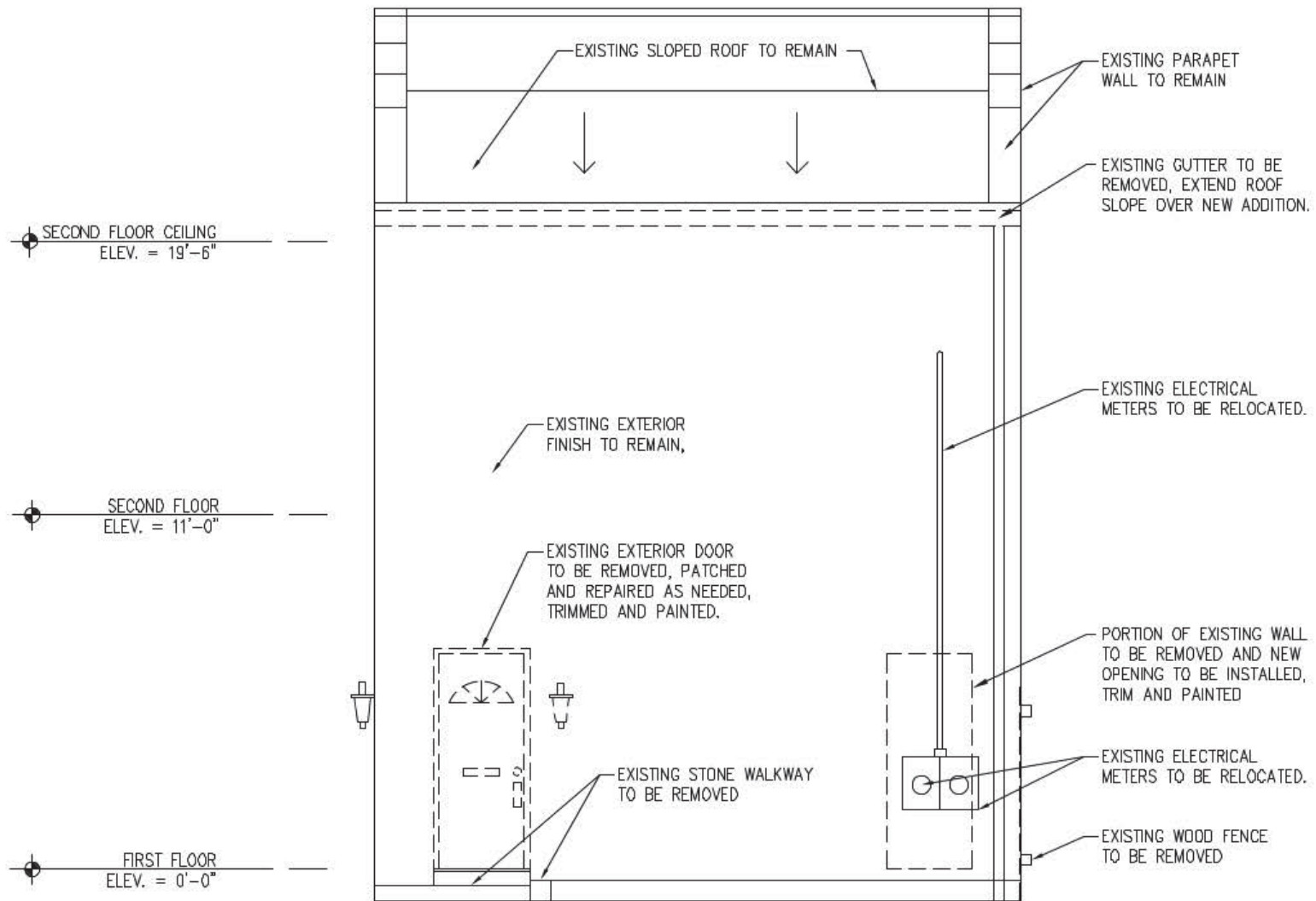
1201 Cameron St



EXISTING SOUTH ELEVATION

1/4"=1'-0"

1

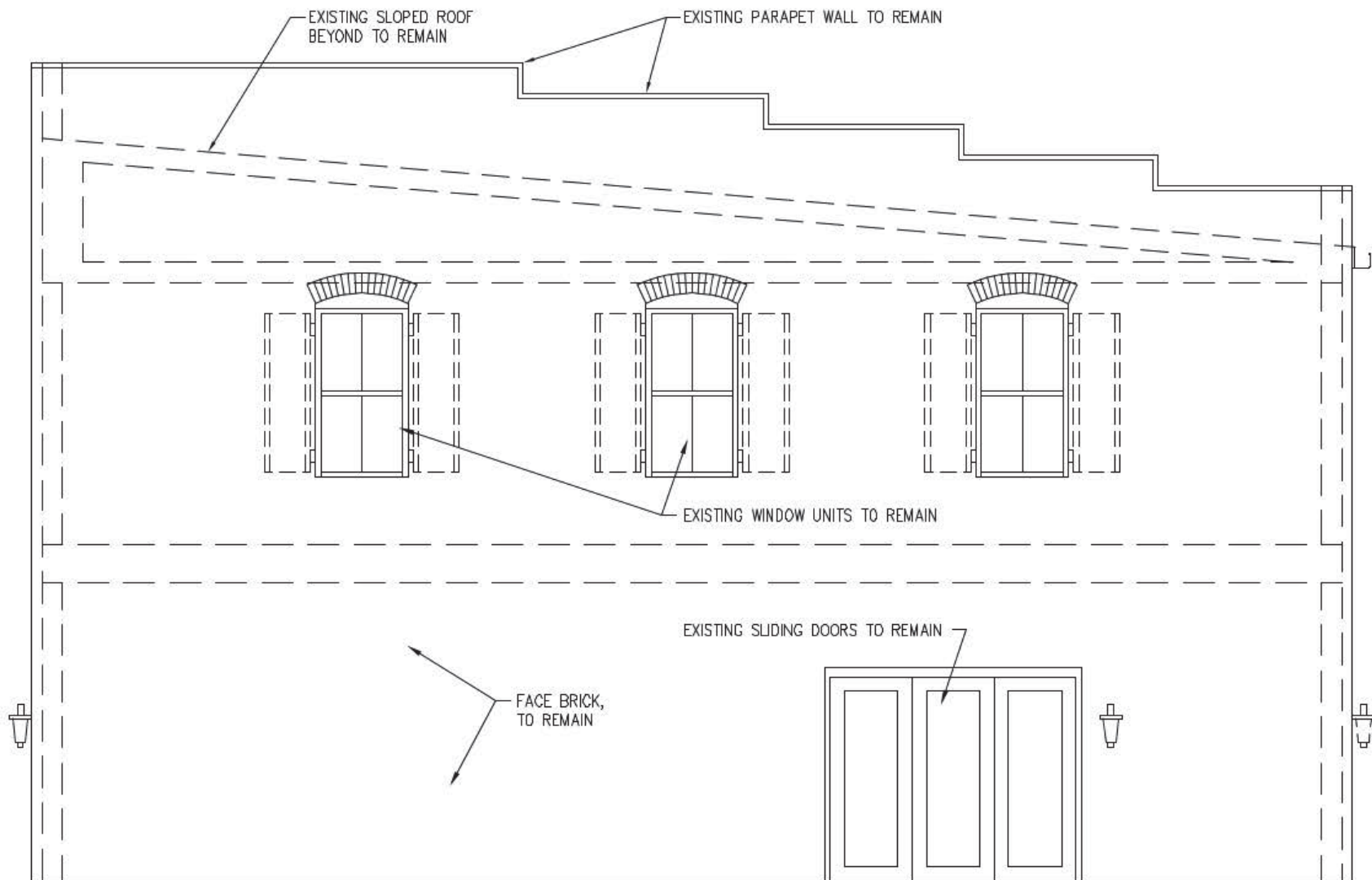


EXISTING WEST ELEVATION

1/4" = 1'-0"

3

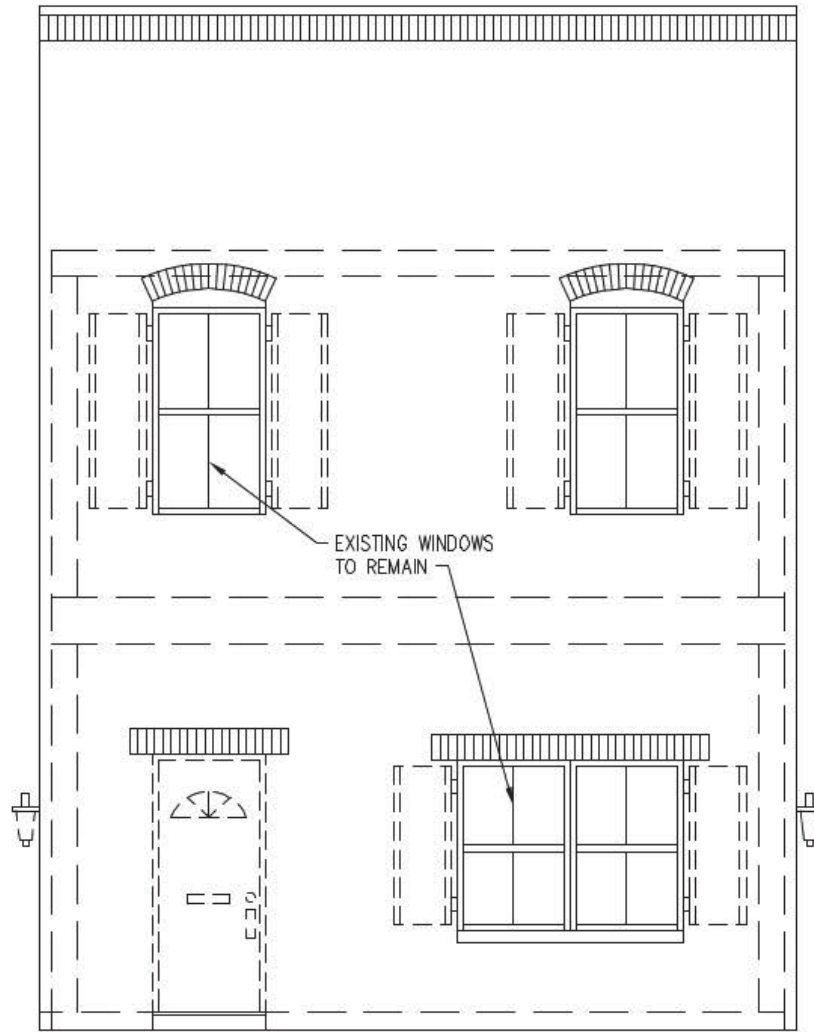
REVISED MATERIALS
BAR2015-00410
1201 Cameron St.
2/8/2016



EXISTING NORTH ELEVATION

2

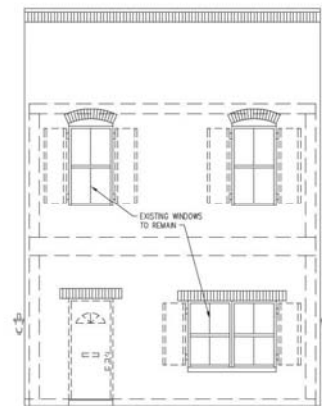
REVISED MATERIALS
 BAR2015-00410
 1201 Cameron St.
 2/8/2016



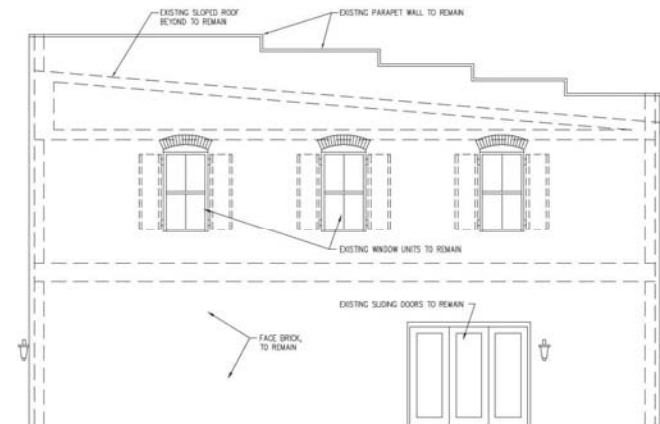
EXISTING EAST ELEVATION

1/4"=1'-0"

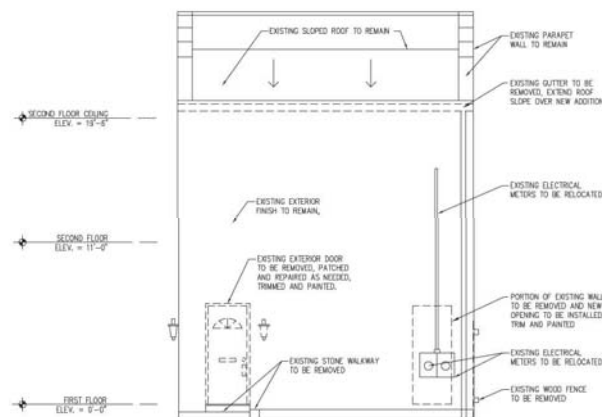
4



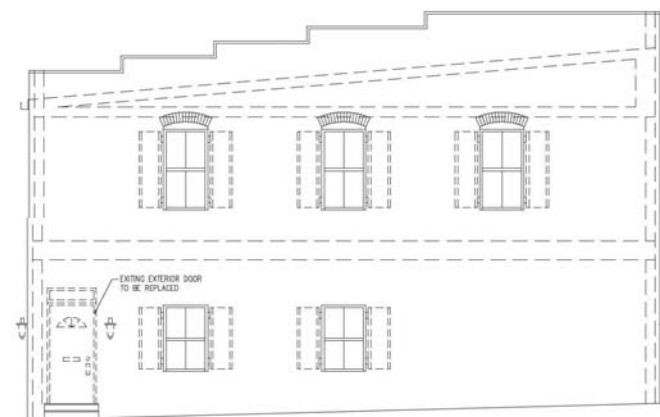
EXISTING EAST ELEVATION
1/4"=1'-0" 4



EXISTING NORTH ELEVATION
1/4"=1'-0" 2



EXISTING WEST ELEVATION
1/4"=1'-0" 3



EXISTING SOUTH ELEVATION
1/4"=1'-0" 1

REMODEL FOR THE:
ROBBINS RESIDENCE
1201 CAMERON STREET
ALEXANDRIA, VIRGINIA

PROJECT # DAVE
DATE: 2-7-17
REVISIONS:
REVIEW SET 7 FEB 16

SHEET #
A-3

REVISED MATERIALS
BAR2015-00410
1201 Cameron St.
2/8/2016

Proposed Model Photos

1201 Cameron St



Cameron Street Looking North East - Aerial



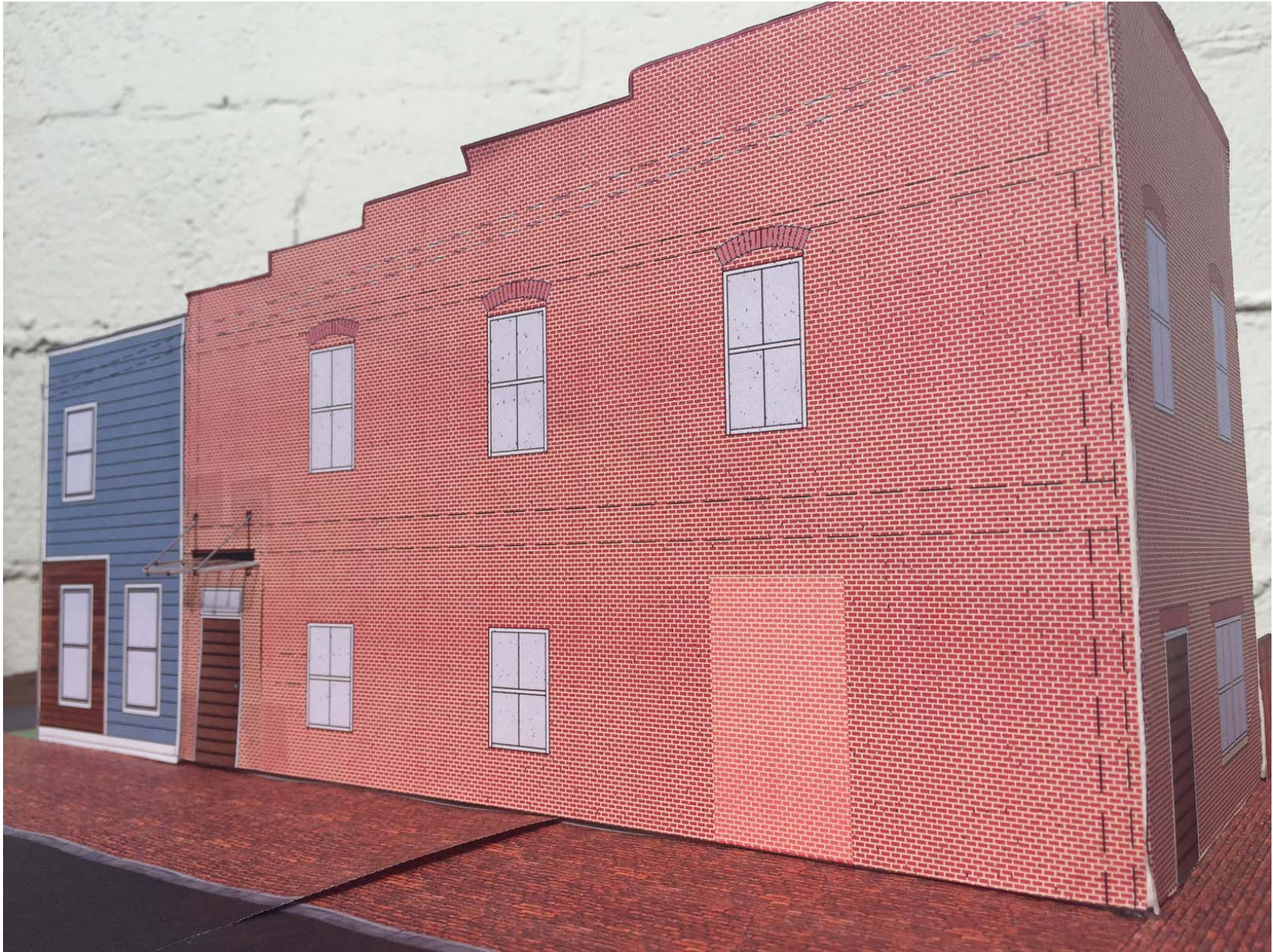
N Fayette Street Looking South West - Aerial



Corner of Cameron Street and Alley



Cameron Street Looking North



Cameron St and N Fayette St Intersection



Looking South West from N Fayette St



Looking West from N Fayette St

REVISED MATERIALS
BAR2015-00410
1201 Cameron St.
2/8/2016



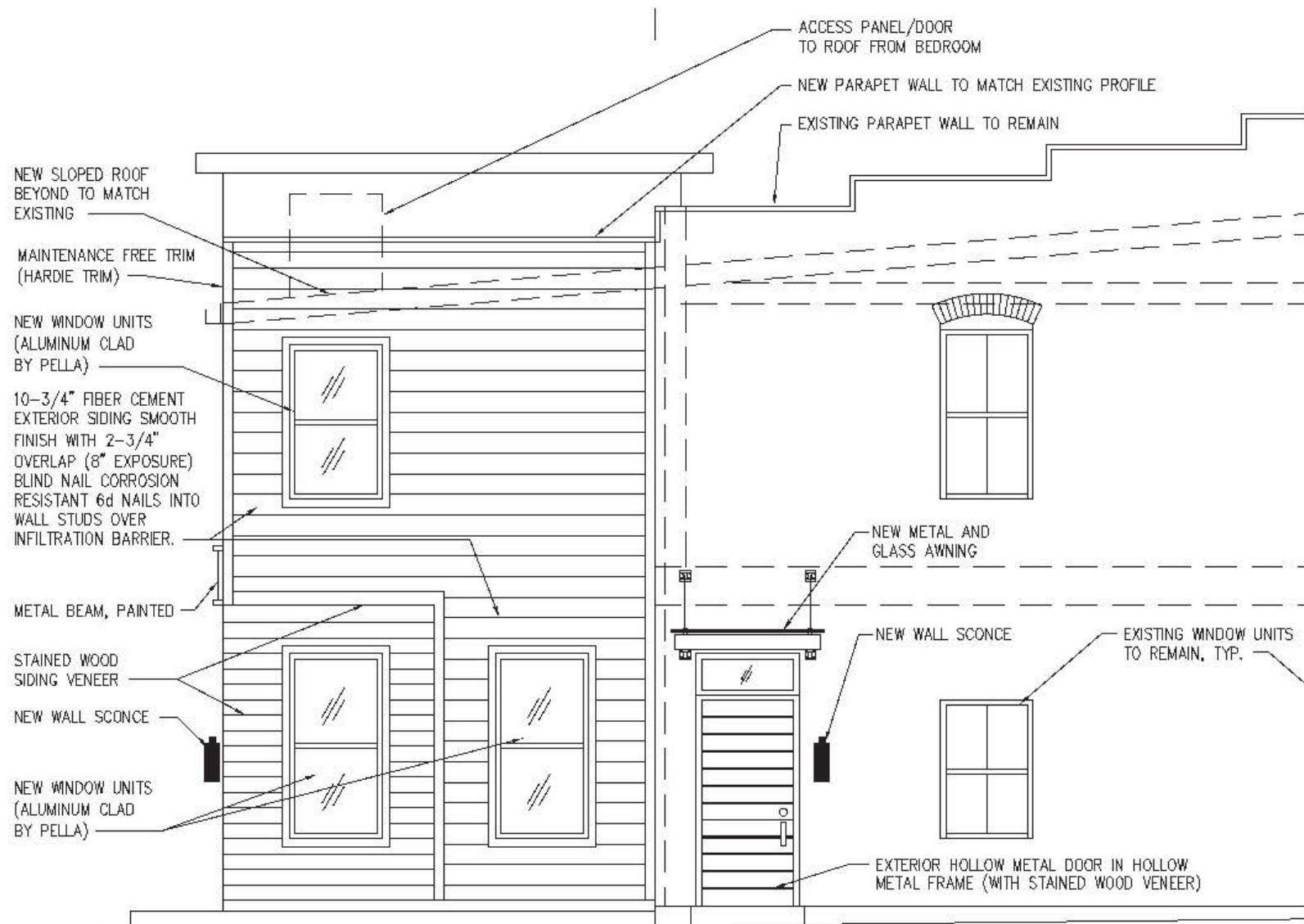
View Standing in Alley Looking East



View Standing in Parking Pad in Alley

Proposed Elevations

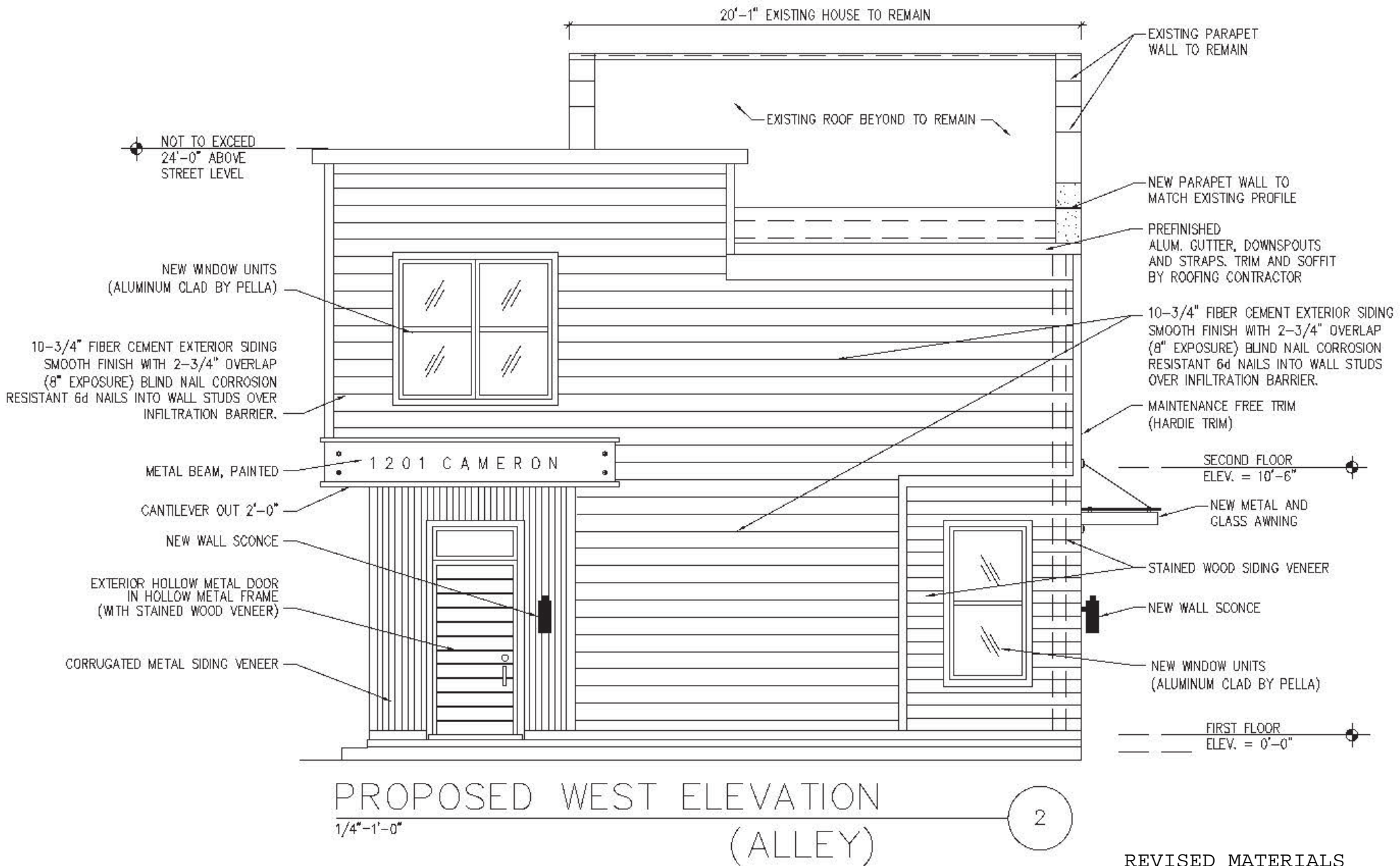
1201 Cameron St



PROPOSED SOUTH ELEVATION
 1/4"=1'-0"
 (CAMERON STREET)

1

REVISED MATERIALS
 BAR2015-00410
 1201 Cameron St.
 2/8/2016



REVISED MATERIALS
 BAR2015-00410
 1201 Cameron St.
 2/8/2016

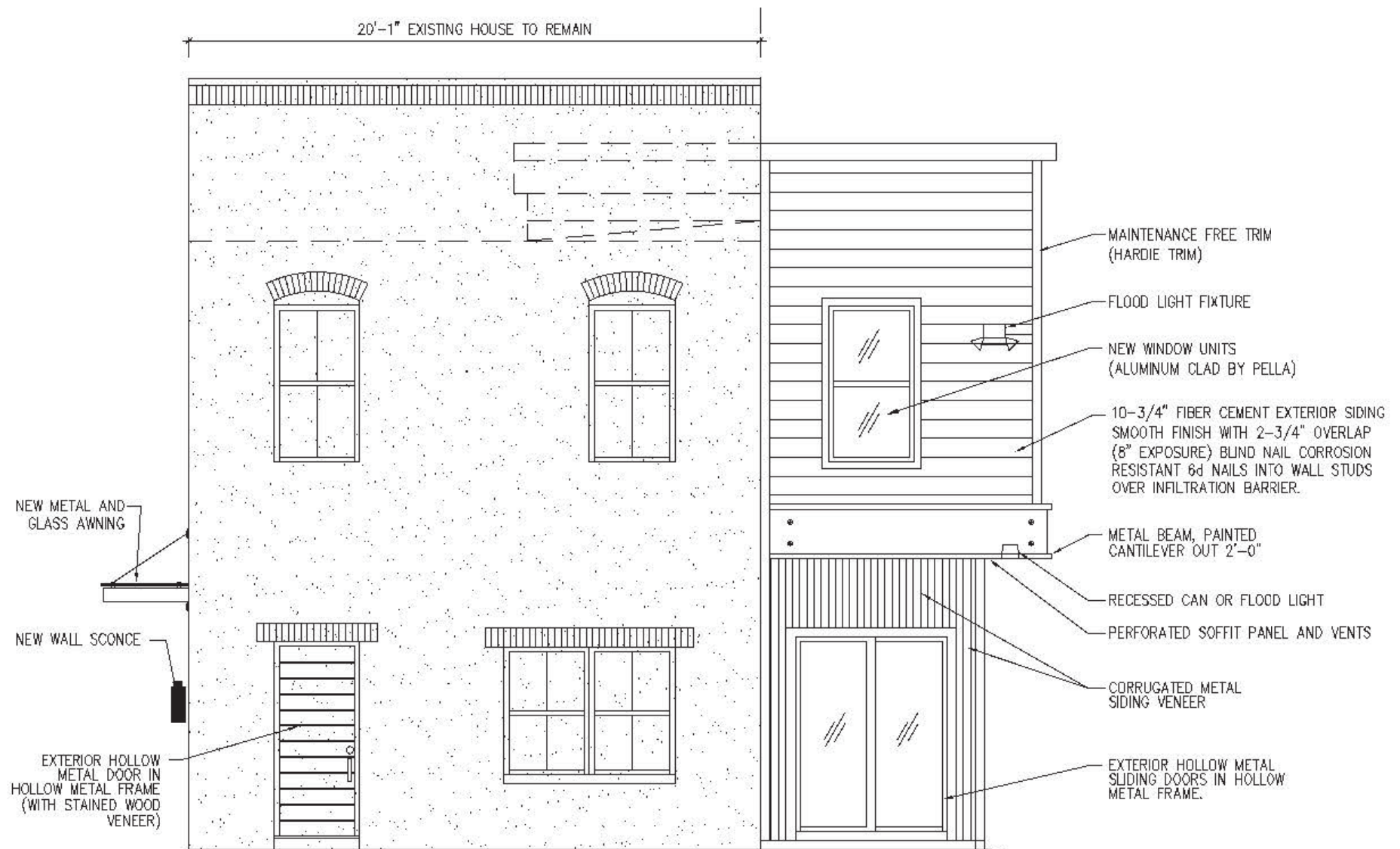


PROPOSED NORTH ELEVATION
 (YARD / PARKING)

1/4"=1'-0"

3

REVISED MATERIALS
 BAR2015-00410
 1201 Cameron St.
 2/8/2016



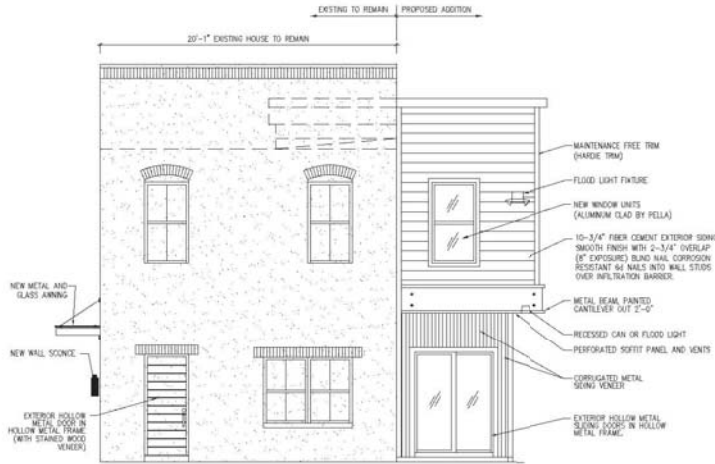
PROPOSED EAST ELEVATION
 1/4"=1'-0"
 (NORTH FAYETTE & YARD)

4

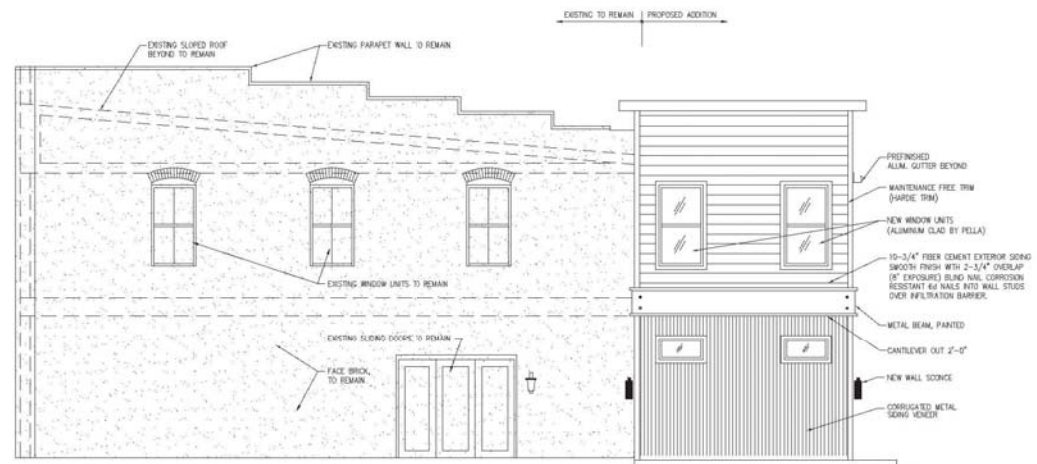
REVISED MATERIALS
 BAR2015-00410
 1201 Cameron St.
 2/8/2016

REVISED MATERIALS
BAR2015-00410
1201 Cameron St.
2/8/2016

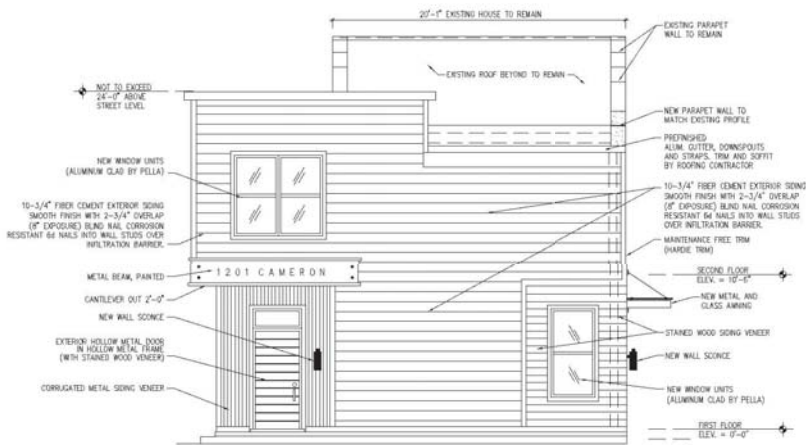
OPTION 1— 7FEB16



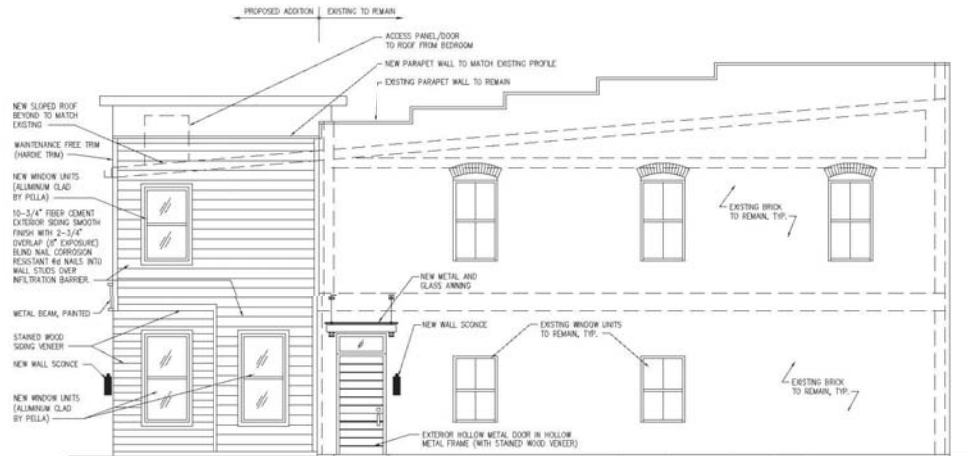
PROPOSED EAST ELEVATION
(NORTH FAYETTE & YARD) 4



PROPOSED NORTH ELEVATION
(YARD / PARKING) 3



PROPOSED WEST ELEVATION
(ALLEY) 2



PROPOSED SOUTH ELEVATION
(CAMERON STREET) 1

REMODEL FOR THE:
ROBBINS RESIDENCE
1201 CAMERON STREET
ALEXANDRIA, VIRGINIA

PROJECT # DAVE
DATE: 2-7-17
REVISIONS:
REVIEW SET 7 FEB 16

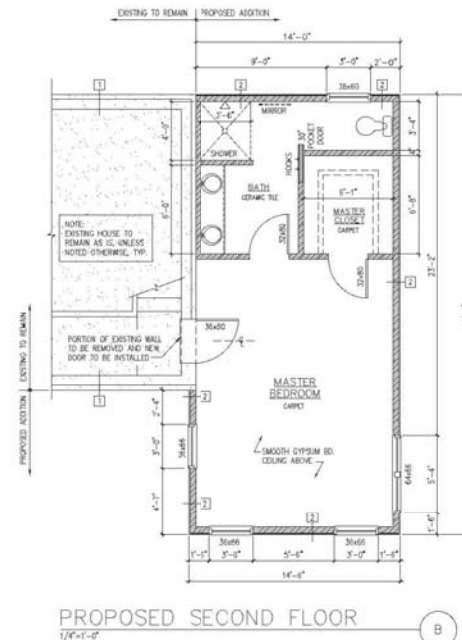
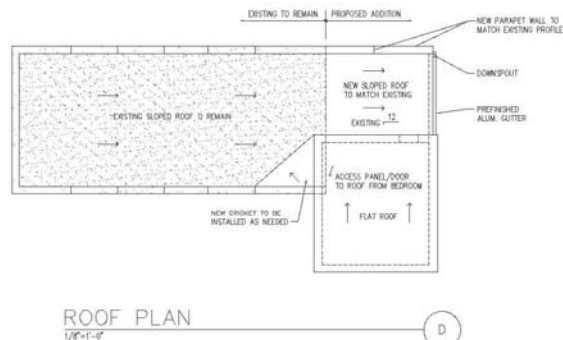
SHEET #
A-2

Floor Plans


1201 Cameron St


REVISED MATERIALS
BAR2015-00410
1201 Cameron St.
2/8/2016


REVISED MATERIALS
BAR2015-00410
1201 Cameron St.
2/8/2016





SYMBOLS LEGEND:


 EXISTING WALL TO REMAIN

 PROPOSED INTERIOR WALL


 EXISTING WALL - TO BE REMOVED

 EXISTING DOOR TO REMAIN

 NEW DOOR

 EXISTING DOOR - TO BE REMOVED

F.V. FIELD VERIFY
G.W.B. GYPSUM WALL BOARD

 ELEVATION KEY

GENERAL ARCHITECTURAL NOTES:

1. PLANS ARE DIMENSIONED FROM FACE OF WALL TO FACE OF WALL. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZE AND SECTION OF ALL TEMPORARY SHAPING AND BRACING AS REQUIRED DURING CONSTRUCTION.

WALL AND PARTITION TYPES:

GENERAL WALL/PARTITION NOTES:

1. PARTITIONS, IF THEY ARE REFERENCED ON 1/4" SCALE FLOOR PLANS OF SHEET A-1 - 1.

2. PROVIDE 2x4 F.T. WOOD BLOCKING ON PYLONIC BLOCKING BEHIND ALL WALLS AND PARTITIONS BUT NOT LIMITED TO ELEC. PANELS, TELE. ACCESSORIES, COUPLERTOPS AND VALVES.

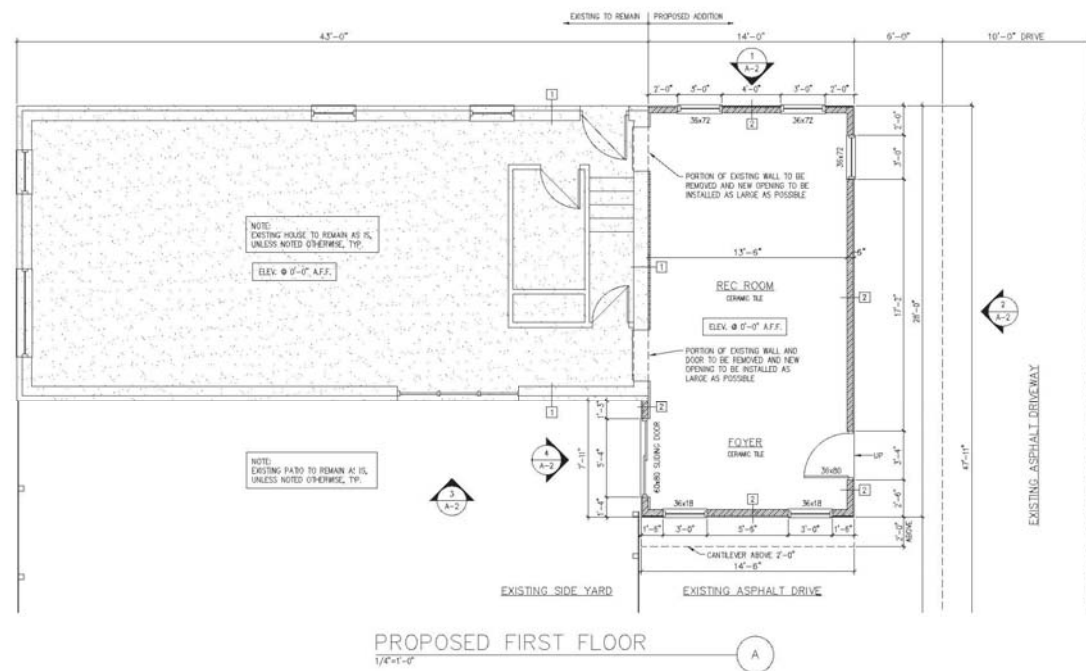
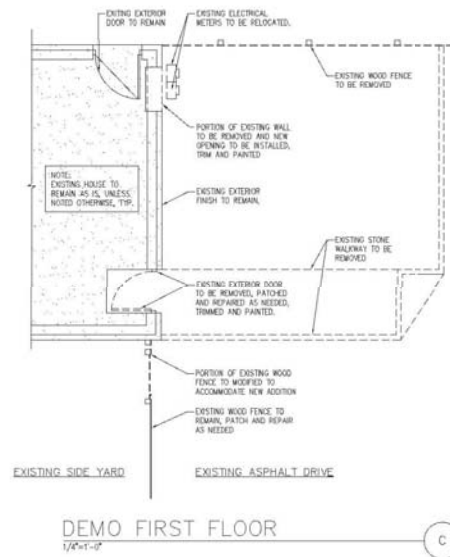
3. PROVIDE 5/8" WATER RESISTANT CHIP. BD. AT PLASTER WALLS.

1-1 EXTERIOR WALL EXISTING WALL TO REMAIN, SEE REAR PLAN FOR LOCATIONS OF MODIFICATION.

1-2 EXTERIOR WALL 5/8" GYPSUM BOARD EACH SIDE OF 2X4 (NOW) WOOD STUD FRAMING @ 16" O.C.

AREA TABULATION

1ST FLOOR (NET - USABLE)	385 S.F.
2ND FLOOR (NET - USABLE)	385 S.F.
TOTAL: 1ST AND 2ND FLOOR (NET - USABLE)	770 S.F.



REMODEL FOR THE:
ROBBINS RESIDENCE
1201 CAMERON STREET
ALEXANDRIA, VIRGINIA

[illegible]

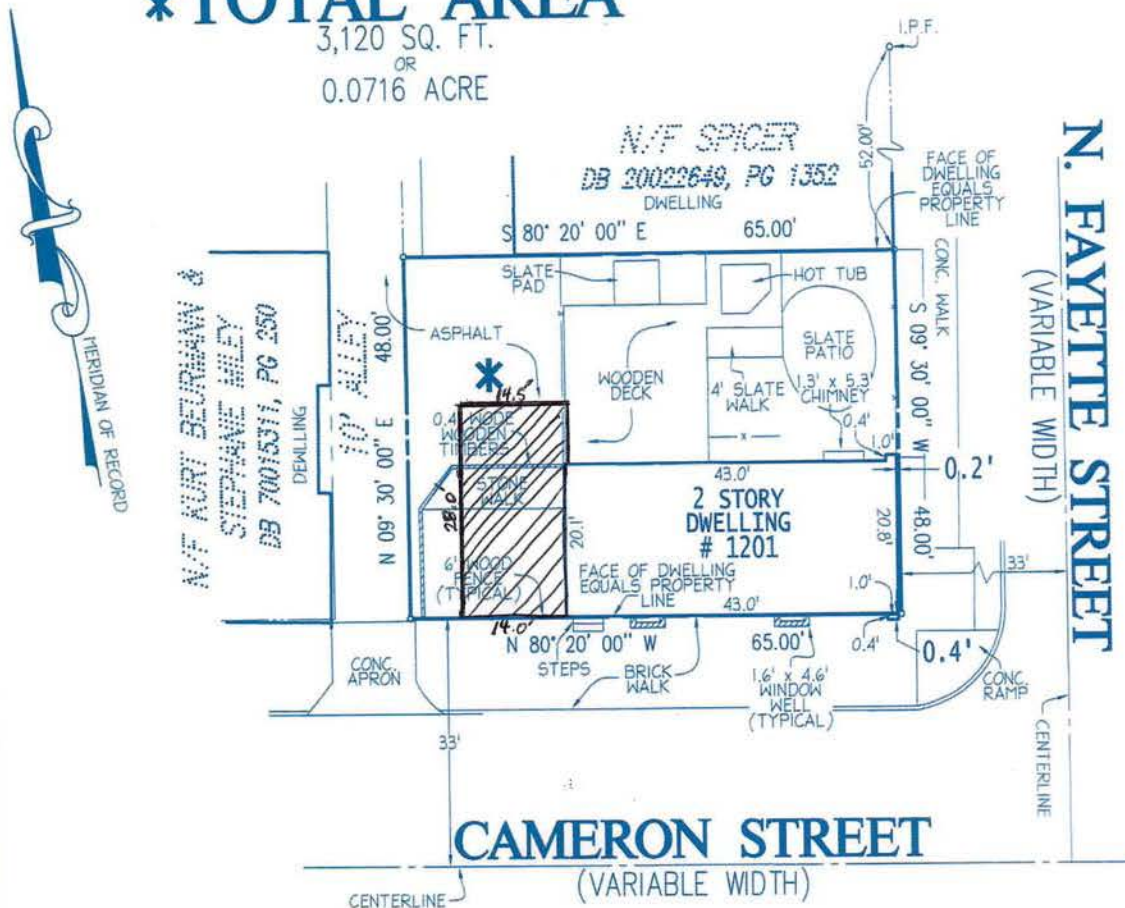
A—

Existing w/ proposed addition

*TOTAL AREA

3,120 SQ. FT.

OR
0.0716 ACRE



LEGEND:

I.P.F. DENOTES IRON PIPE FOUND

-X- DENOTES FENCE LINE



HOUSE LOCATION SURVEY ON THE

**LINDA K. GAUTNEY AND
SUE E. MISSLBECK
PROPERTY**

DEED BOOK 020008716, PAGE 553
CITY OF ALEXANDRIA, VIRGINIA

NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.E.M.A. MAP# 5155190041E EFFECTIVE DATE: JUNE 16, 2011
- 3) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES. (INCLUDING FENCES)
- 4) LOCATION OF FENCES (IF ANY) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
- 5) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED BY MAP-BLOCK-LOT # 064.03-03-24
- 6) PROPERTY CORNERS NOT SET PER WAIVER REQUEST.

B.W. SMITH AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYING
MANASSAS, VIRGINIA (703) 368-5866 www.bwsmithassoc.com

FIELD CREW: D. ARMSTRONG

JOB# 20150185

DATE: 01/29/15

DFT: R.D.P.

CHK: T.J.F.

NO TITLE REPORT FURNISHED

SCALE= 1" = 20'

REVISED MATERIALS
BAR2015-00410
1201 Cameron St.
2/8/2016

ADDRESS OF PROJECT: 1201 CAMERON STREET, ALEXANDRIA, VA 22314
 TAX MAP AND PARCEL: 064.03-03-24 ZONING: CR MU/M

APPLICATION FOR: (Please check all that apply)

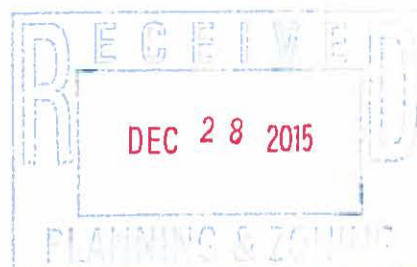
☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ 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: DAVID ROBBINSAddress: 1201 CAMERON STREETCity: ALEXANDRIA State: VA Zip: 22314Phone: 7034073415 E-mail: daverobbins@gmail.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ CONTRACTORName: GREG MARKS - MW CONSTRUCTION SERVICES Phone: 703.238.9788E-mail: gmarks@mwconstructionservices.com

Legal Property Owner:

Name: DAVID & CATHERINE ROBBINSAddress: 1201 CAMERON STREETCity: ALEXANDRIA State: VA Zip: 22314Phone: 7034073415 E-mail: daverobbins@gmail.com

- ☐ 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.
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

- PROPOSED TWO STORY NORTH SIDE 14'6" X 30' ADDITION.
- FIRST FLOOR TO INCLUDE FOYER & RECREATION ROOM.
- SECOND FLOOR TO INCLUDE NEW MASTER BEDROOM WITH WALK-IN CLOSET AND MASTER BATHROOM.
- ATTACHED PLANS AND ELEVATIONS DETAIL EXISTING CONDITIONS, PROPOSED ADDITION, AND PROPOSED MATERIALS.

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: David RobbinsPrinted Name: David RobbinsDate: 12/27/15

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. David Robbins	1201 Cameron St. Alexandria, VA 22314	50%
2. Catherine Robbins	1201 Cameron St. Alexandria, VA 22314	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1201 Cameron 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. David Robbins	1201 Cameron St. Alexandria VA 22314	50%
2. Catherine Robbins	1201 Cameron St. Alexandria VA 22314	50%
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. 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.

12/23/15 David Robbins 
Date Printed Name Signature