

Docket Item # 3
BAR CASE # 2016-0266

BAR Meeting
September 7, 2016

ISSUE: Certificate of Appropriateness – Alterations to stoop

APPLICANT: Cheryl Jaeger

LOCATION: 310 South Saint Asaph Street

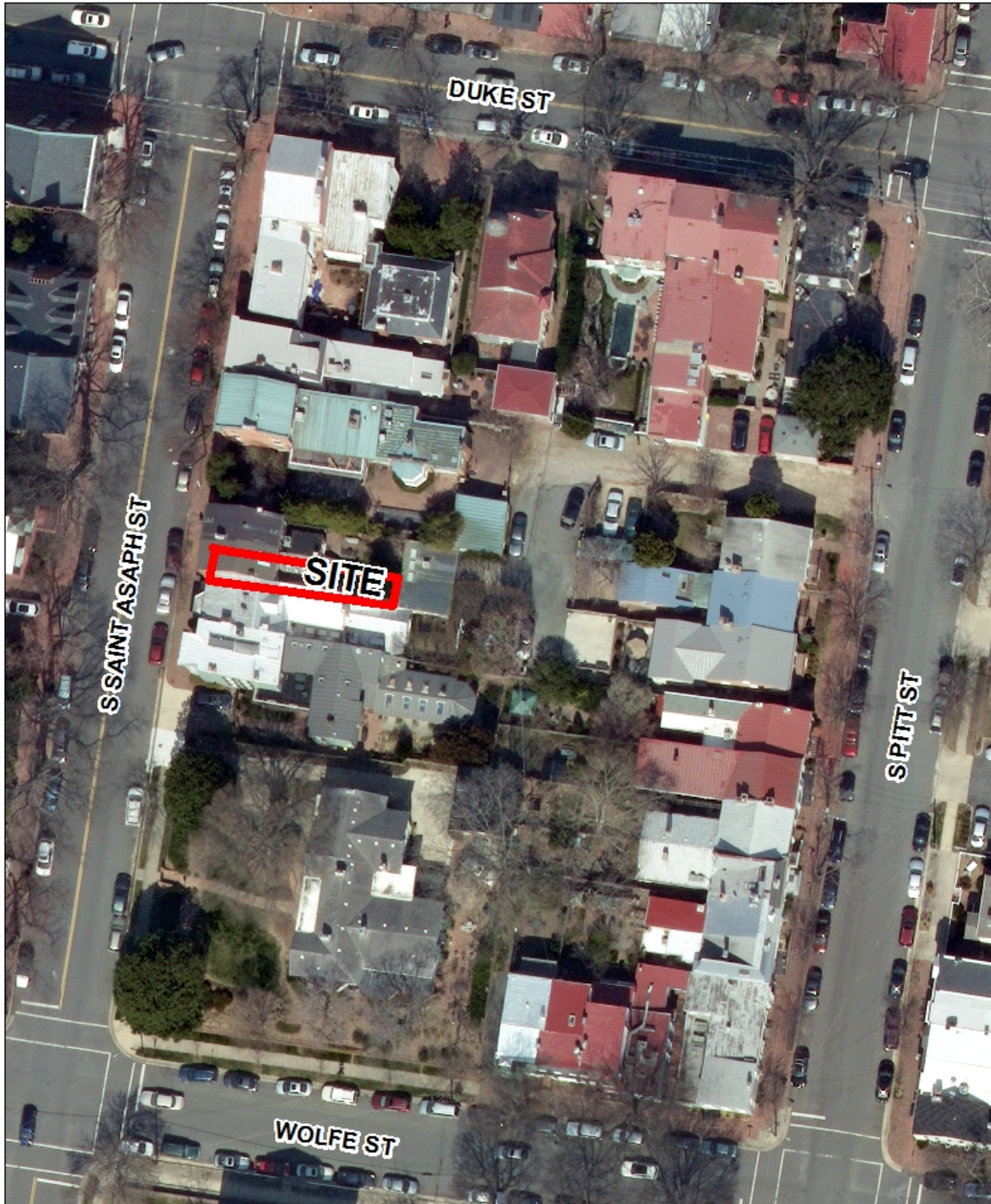
ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, as submitted, subject to approval of an encroachment ordinance by City Council.

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.



BAR2016-00266



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for the removal of existing brick steps and the construction of new front steps, landing, and handrails at the single-family residence at 310 South Saint Asaph Street. Whereas the current stairs project straight from the landing, the applicant proposes to turn the steps 90 degrees toward the south and to curve the stair slightly in order to comply with the modern building code and to maintain the existing basement window and light well. This will also necessitate the removal of two rows of brick that form a border around the light well, which the applicant will replace with a new brick areaway wall in which the height will align with the first step riser. The applicant proposes installing brick risers with prefabricated limestone treads, a new prefabricated limestone landing, and a new metal guardrail in order to provide safer entry.

II. HISTORY

The four-bay double house at 308-310 South Saint Asaph Street was erected in **1864** by a local mason, Emanuel Francis. Given the construction time period as well as the façade's regular and symmetrical fenestration, dentilated cornice, running bond brick façade, and plain lintels and sills, the architectural style is best described as **Greek Revival**.

Francis had developed the lot at 304 eight years prior to building the house at 308-310,¹ and Griffith M. Hopkins' 1877 *City Atlas of Alexandria* shows the footprint of the T-shaped double house, the house at 304, and the garden in between belonging to "E. Francis." A bricklayer by trade, Francis was responsible for the block of King Street stores between Pitt and Royal streets (1852); a three-story dwelling at the corner of Duke and Columbus streets (1852), built for C.W. Hooff; the Bank of the Old Dominion [now the Athenaeum] in 1852; and a meeting hall at the intersection of South Royal and Wolfe Streets (1859).² In 1868, Francis started a lime kiln enterprise west of the Chalybeate Spring spa, on land he rented from the Alexandria Canal Company, in which workers reduced limestone blocks into lime used for mortar, cement, and whitewash.³ When Francis sold his Saint Asaph Street properties in 1891 and 1893, the houses he had built for \$315 (304) and \$350 (308-310) three decades prior garnered \$6,500 and \$2,260 respectively.⁴

Although it is now a double house, the edifice at 308-310 spent the majority of its early existence as a large, single-family residence. The 1885 Sanborn Fire Insurance Company map shows the three-story dwelling without an interior partition and only one access to the two-story rear ell. Several one-story outbuildings dotted the yards behind 304 and 310 South Saint Asaph Street, accessed by an alley opening up to South Pitt Street; in the 1896 Sanborn map, the larger outbuilding was numbered 310 ½ and labeled "servants ho." The interior partition dividing the

¹ Ethelyn Cox, *Historic Alexandria, Virginia Street by Street: A Survey of Existing Early Buildings* (McLean, VA: EPM Publications, 1976) p. 163.

² T. Michael Miller, *Pen Portraits of Alexandria, Virginia, 1739-1900* (Bowie, MD: Heritage Books, Inc., 1987) pp. 148-50, 367.

³ "Old Town North Historical Walking Tour," *City of Alexandria* [website]. Accessed August 5, 2016: https://www.alexandriava.gov/uploadedFiles/planning/info/Old_Town_North_SAP_2015-2017/OTNHistoricalSelfGuidedTour01222016.pdf

⁴ Cox, p. 163.

house first appears in the 1902 Sanborn map, in which we see the first reference to the 308 address. At this time, the two-story rear ell was reduced to one story, partitioned, and expanded to the south. By 1921, the rear ells had been raised to 1-½ stories, which became two stories by 1941. Otherwise, the building's footprint remained largely unaltered through the remainder of the 20th century.

III. ANALYSIS

As the BAR's *Design Guidelines* assert, "Stoops, steps and railings provide the transition area between the public street and the private interior of a building and are an integral part of the overall architectural composition of a building." In the opinion of Staff, the proposed front steps and landing are an elegant solution towards creating an accessible, safe, and aesthetic entryway.

The existing brick steps and sidewalls are not historic, likely dating to the early- or mid-20th century. Their form is bulky and crude, and while the use of brick is in keeping with the building's construction material, as well as the sidewalk's pavement, the modern bricks do not match the historic bricks in color or texture. Staff is unaware of any brick stoops with brick cheeks for Greek Revival period buildings and these were generally made of large blocks of granite or marble. The applicant's proposal to use brick risers will keep a visual connection to this historic building material, while the use of prefabricated limestone treads and a prefabricated limestone landing with a bullnose edge will add a pleasing visual contrast.

Similarly, the simple metal guardrail (painted black) will visually tie in with the neighbor's railing (308 South Saint Asaph) in color and material. The choice of these three materials is in keeping with the *Design Guidelines*, which state that "Stoops, steps and railings should be made of materials which are sympathetic to the building materials generally found in the historic district." In fact, a precedent for the mélange of brick and stone, step curvature, and use of a black metal railing can be seen further down South Saint Asaph Street, at house number 302. The stair's slight curvature will allow natural light to filter into the existing basement window and light well, satisfying the *Design Guidelines* parameter that "Stoops, steps and railings should not hide, obscure, or cause the removal of historic architectural details." However, in order to avoid the window well, the steps do project more than 4' into the public right-of-way on this 66' wide street, so City Council must approve an encroachment ordinance.

In summation, the proposed stair configuration meets state building code requirements, the existing interior floor plan and exterior grades, while the elegant design and high quality materials are consistent with the *Design Guidelines* and will complement this Greek Revival-style residence. Staff recommends approval of the application as submitted, subject to approval of an encroachment ordinance by City Council.

STAFF

Heather McMahon, 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 Steps not more than 12' in length can project no more than 4' beyond the street lot line per City Code section 5-2-29(a). A portion of the proposed stairs projects more than 4'. Length cannot be confirmed because plans are not to scale.

Code Administration

No comments received.

Transportation and Environmental Services

- C1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C3. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C4. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C5. 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)
- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)
- F1. Previously reviewed under [BAR2012-00057, BAR2016-00179] (T&ES)
- F2. 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)

- F3. 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 & Inspection 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)

Alexandria Archaeology

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2016-0266: 310 South Saint Asaph Street

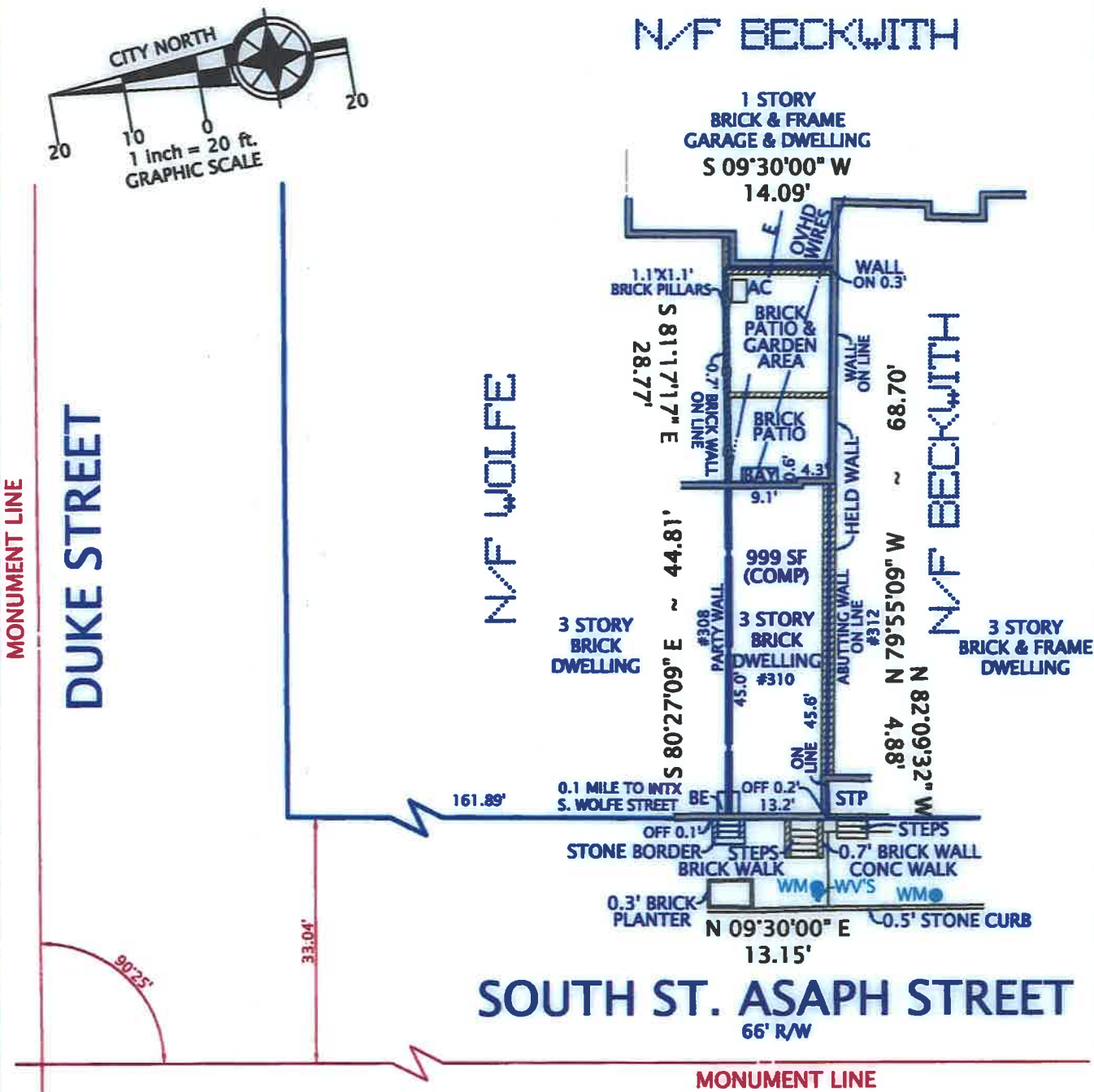


PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#310 SOUTH SAINT ASAPH STREET
(INSTRUMENT NO. 060001101)

SCALE: 1" = 20' JULY 09, 2015

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

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Application & Materials
BAR2016-00266
310 S Saint Asaph St
8/8/2016

PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#310 SOUTH SAINT ASAPH STREET

(INSTRUMENT NO. 060001101)
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' JULY 09, 2015

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



Ordered by:

Land, Carroll & Blair, P.C.

524 King Street
Alexandria, Virginia 22314
703-836-1000

DOMINION Surveyors Inc.®

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

A hand-drawn map of Alexandria, Virginia, showing the location of 310 S Saint Asaph St. The map includes major streets like King St, Duke St, and S Patrick St, and landmarks like the Fish Market Restaurant and Hotel Monaco. A blue circle with a black dot marks the specific address.

PROJECT LOCATION:
310 S. ST. ASAPH STREET
ALEXANDRIA, VA. 22314

~~PURPOSE OF SPACE:~~
SINGLE FAMILY RESIDENCE

SCOPE OF WORK:
EXTERIOR:

- REMOVE EXISTING STA
- PROVIDE NEW CURVED

CODE ANALYSIS INFORMATION

CONSTRUCTION TYPE
FULLY SPRINKLERED

NUMBER OF STORIES
HIGHRISE
FIRE ALARM SYSTEM

EXISTING BASEMENT FLOOR PL
EXISTING 1 ST FLOOR PLATE
EXISTING 2 ND FLOOR PLATE

EXISTING GROSS AREA

PROPOSED BASEMENT FLOOR PLAN
PROPOSED 1ST FLOOR PLAN
PROPOSED 2ND FLOOR PLAN

PROPOSED GROSS AREA
 PROPOSED AFFECTED AREA

REVISÉD GROSS AREA

VRG 2012
RESIDENTIAL
V
NO
BASEMENT + 3
NO
NO

NO CHANGE
NO CHANGE
NO CHANGE
NO CHANGE

N/A		
N/A		
N/A		
N/A		

46 8Q FT
NO CHANGE

THE BUILDING CONSTRUCTION CONFORMS TO ALL APPLICABLE BUILDING CODES
IN THE CITY OF ALEXANDRIA VA:

2012 VIRGINIA RESIDENTIAL CODE

ZONING INFORMATION:

LOT SIZE

ALLOWABLE LOT COVERAGE	PROVIDED COVERAGE
100%	100%

	ALLOWABLE BLDG. HEIGHT
	<u>PROVIDED BLDG. HEIGHT</u>

ALLOWABLE FRONT SET BACK
PROVIDED FRONT SET BACK

SIDE YARD SETBACK
PROVIDED FRONT SET BACK

ALLOWABLE REAR YARD BETBACK
PROVIDED REAR YARD BETBACK

SHEET #	SHEET TITLE	SHEET ISSUE	ISSUE DATE
GENERAL INFORMATION			
GO-00	COVER SHEET	B.A.R SUBMISSION	07/25/16
GO-01	SYMBOLS & ABBRVIATIONS LEGENDS	B.A.R SUBMISSION	07/25/16
ARCHITECTURAL			
A1-01	FLOOR PLANS, ELEVATION AND SECTIONS	B.A.R SUBMISSION	07/25/16
A1-02	EXISTING CONDITIONS PHOTOS	B.A.R SUBMISSION	07/25/16

ORIGINAL

SYMBOL LEGEND

	SECTION REFERENCE MARKER		ROOM NAME		ROOM TAG
	EXTERIOR ELEVATION REFERENCE MARKER		DOOR TAG		
	INTERIOR ELEVATION REFERENCE MARKER		WINDOW TAG		
	DETAIL REFERENCE MARKER		DIMENSION		
	ALIGN MARKER		REVISION CLOUD		
	ELEVATION HEIGHT MARKER		NORTH ARROW		
	REVISION MARKER				

ABBREVIATIONS

SYMBOLS	POUND OR NUMBER AND AT	SYMBOLS	POUND OR NUMBER AND AT	SYMBOLS	POUND OR NUMBER AND AT
#	POUND OR NUMBER AND AT	LD	INNER DIAMETER	S	SOUTH
@	POUND OR NUMBER AND AT	LDG	IMPACT RESISTANT GYPSUM WALL BOARD	SCH	SCHEDULE
Δ	ACQUSTIC CEILING TILE	ILD	IN LIEU OF	SC	SCUPPER
ACT	AREA DRAIN	INSUL	INSULATED OR INSULATION	SEAL	SEALANT
AD	ABOVE FINISHED FLOOR	INT	INTERIOR	SECT	SECTION
AFF	ALUMINUM			SHT	SHEET
ALUM	ALUMINUM			SIM	SIMILAR
ANDD	ANDDIZED			SPEC	SPECIFIED OR SPECIFICATION
				SPK	SPRINKLER OR SPEAKER
BALC	BALCONY			SQ	SQUARE
BSMT	BASEMENT			SQ FT	SQUARE FEET
BD	BOARD			SS	STAINLESS STEEL
BET	BETWEEN			SAFB	SOUND ATTENUATION FIBER BATT
BLDG	BUILDING			STC	SOUND TRANSMISSION COEFFICIENT
BLKG	BLOCKING			STD	STANDARD
BOT	BOTTOM			STL	STEEL
BO	BOTTOM OF			STOR	STORAGE
BRKT	BRACKET			STRUCT	STRUCTURE OR STRUCTURAL
BUR	BUILT UP ROOF			SUSP	SUSPENDED
BULKHD	BULKHEAD			SYM	SYMMETRICAL
CAB	CABINET				
CAULK	CAULKING				
CO	CASED OPENING				
CEM	CEMENT				
CIP	CABT IN PLACE				
CHNL	CHANNEL				
CJ	CONTROL JOINT				
CLG	CEILING				
CTR	CENTER				
CL	CENTER LINE				
CLR	CLEAR				
CLOB	CLOSET				
CMU	CONCRETE MASONRY UNIT				
COL	COLUMN				
CG	CORNER GUARD				
CMPR	COMPRESSIBLE				
CONC	CONCRETE				
CONT	CONTINUOUS				
CPT	CARPET				
CT	CERAMIC TILE				
CTYD	COURTYARD				
DBL	DOUBLE				
DEMO	DEMOLISH OR DEMOLITION				
DET	DETAIL				
DIA	DIAMETER				
DIM	DIMENSION				
DIMS	DIMENSIONS				
DN	DOWN				
DR	DOOR				
DS	DOWN SPOUT				
DW	DISHWASHER				
DWS	DRAWING				
E	EAST				
EA	EACH				
EJ	EXPANSION JOINT				
EL	ELEVATION				
ELED	ELECTRICAL				
ELEV	ELEVATOR OR ELEVATION				
EMER	EMERGENCY				
ENCL	ENCLOSURE				
EDS	EDGE OF SLAB				
EPDM	ETHYLENE PROPYLENE DIENE M-GLASS (ROOFING)				
EQ	EQUAL				
EQUIP	EQUIPMENT				
EXIST	EXISTING				
EXP JT	EXPANSION JOINT				
EXT	EXTERIOR				
EIFS	EXTERIOR INSULATION FINISH SYSTEM				
EW	EACH WAY				
FA	FIRE ALARM				
FAP	FIRE ANNUNCIATOR PANEL				
FD	FLOOR DRAIN OR FIRE DEPARTMENT				
FE	FIRE EXTINGUISHER				
FEC	FIRE EXTINGUISHER CABINET				
FH	FIRE HYDRANT				
FHC	FIRE HOSE CABINET				
FIN	FINISH				
FG	FINISH GROUP				
FIXT	FIXTURE				
FLR	FLOOR				
FLUOR	FLUORESCENT				
FM	FILLED METAL				
FO	FACE OF				
FND	FOUNDATION				
FT	FOOT OR FEET				
FRT	FIRE TREATED				
FUR	FURRING				
GA	GAUGE				
GALV	GALVANIZED				
GB	GRAB BAR				
GL	GLASS				
GND	GROUND				
GYP	GYPSUM				
GWB	GYPSUM WALL BOARD				
H	HANDICAPPED				
HD	HARDWARE				
HDWR	HARDWARE				
HT	HEIGHT				
HI	HIGH				
HP	HIGH POINT				
HM	HOLLOW METAL				
HORIZ	HORIZONTAL				
HR	HOUR				
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING				
I	INNER DIAMETER				
ID	IMPACT RESISTANT GYPSUM WALL BOARD				
ILD	IN LIEU OF				
INSUL	INSULATED OR INSULATION				
INT	INTERIOR				
J	JANITOR				
JBT	JOIST				
JT	JOINT				
L	POUNDS				
LB(S)	POUNDS				
LAM	LAMINATE OR LAMINATED				
LDG	LANDING				
LAV	LAVATORY				
LT	LIGHT				
LO	LOW				
LVL	LAMINATED VENEER LUMBER				
M	MANUFACTURER				
MFR	MANUFACTURER				
MAX	MAXIMUM				
MO	MASONRY OPENING				
MECH	MECHANICAL				
MEMBR	MEMBRANE				
MTL	METAL				
MIN	MINIMUM				
MISC	MISCELLANEOUS				
MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD				
MTD	MOUNTED				
N	NORTH				
NT	NOT IN CONTRAST				
NIC	NUMBER				
NO	NOMINAL				
NOM	NOMINAL				
NTS	NOT TO SCALE				
O	OFFICE				
OFF	OFFICE				
OA	OVERALL				
OP	OVERFLOW PIPE				
OC	ON CENTER				
OPG	OPENING				
OPP	OPPOSITE				
OH	OPPOSITE HAND				
OZ	OUNCE				
OD	OUTSIDE DIAMETER				
P	PAINT				
PNT	PAINTED				
PNTD	PAINTED				
PS	PAINT GRADE				
PR	PAIR				
PART	PARTITION				
PERIM	PERIMETER				
PLAM	PLASTIC LAMINATE				
PLAS	PLASTER				
PC	PRE-CAST CONCRETE				
PLUMB	PLUMBING				
PLWD	PLYWOOD				
PT	PRESSURE TREATED				
PNT	PAINT OR PAINTED				
PVC	POLYVINYL CHLORIDE				
R	RISER				
RD	RADIUS				
RBR	RUBBER				
RCP	REFLECTED CEILING PLAN				
REF	REFRIGERATOR OR REFER				
REINF	REINFORCED				
REBIL	REBILIENT				
RD	ROOF DRAIN				
RTU	ROOF TOP UNIT				
RO	ROUGH OPENING				
REQD	REQUIRED				
RM	ROOM				
S	SOUTH				
SCH	SCHEDULE				
SC	SCUPPER				
SEAL	SEALANT				
SECT	SECTION				
SHT	SHEET				
SIM	SIMILAR				
SPEC	SPECIFIED OR SPECIFICATION				
SPK	SPRINKLER OR SPEAKER				
SQ	SQUARE				
SQ FT	SQUARE FEET				
SS	STAINLESS STEEL				
SAFB	SOUND ATTENUATION FIBER BATT				
STC	SOUND TRANSMISSION COEFFICIENT				
STD	STANDARD				
STL	STEEL				
STOR	STORAGE				
STRUCT	STRUCTURE OR STRUCTURAL				
SUSP	SUSPENDED				
SYM	SYMMETRICAL				
T	TREAD				
T&G	TONGUE AND GROOVE				
TELE	TELEPHONE				
TLT	TOILET				
TO	TOP OF				
TOC	TOP OF CONCRETE				
TOS	TOP OF STEEL				
TPD	TOILET PAPER DISPENSER				
T/D	TELEPHONE/DATA				
TYP	TYPICAL				
U	UNLESS NOTED OTHERWISE				
UNO	UNLESS NOTED OTHERWISE				
UCN	UNDERCUT				
UC	UNDERCUT				
UNB	UNFINISHED				
UNFIN	UNFINISHED				
UTIL	UTILITY				
V	VERIFY IN FIELD				
VIF	VERTICAL				
VP	VIBRATION PANEL				
W	WEST				
W	WAINSCOT				
WSDT	WATERPROOF				
WC	WATER CLOSET OR TOILET				
WT	WEIGHT				
WS	WET STACK				
WIN	WINDOW				
W	WITH				
W/O	WITHOUT				
WO	WOOD				

Application & Materials
BAR2016-00266
310 S Saint Asaph St
8/8/2016

SYMBOLS & ABBRVIATIONS
LEGENDS
CHERYL JAEGER
ST. ASAPH PORCH REPLACEMENT
310 S. ST. ASAPH STREET, ALEXANDRIA VA 22304

NOTTING HILL GARDENS
DESIGN BUILD
CONSTRUCTION
3205 COLVIN STREET, ALEXANDRIA, VA 22314
703.518.0215 /
DESIGN@NOTTINGHILLGARDENS.COM
WWW.NOTTINGHILLDESIGNBUILD.COM

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

DATE
07/25/16
SUBMISSION
07/25/16
TITLE

2016-04
DESIGNED BY
CHERYL JAEGER
AUDITOR
07/25/16

GO-01



SOUTH VIEW OF WINDOW AREAWAY & BASEMENT ACCESS

--- EXISTING PORCH
TO BE REMOVED

EXISTING
WINDOW TO
REMAIN

EXISTING
AREAWAY WALL TO
BE REMOVED



EAST VIEW OF EXISTING WINDOW AREAWAY & BASEMENT ACCESS



EAST VIEW OF EXISTING PORCH

EXISTING PORCH
TO BE REMOVED



NORTH EAST VIEW OF EXISTING PORCH

ADDRESS OF PROJECT: 310 S. ST. ASAPH ST.
 TAX MAP AND PARCEL: 074-04-04-40 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: CHERYL JAEGERAddress: 310 S. ST. ASAPH STCity: Alexandria State: VA Zip: 22314Phone: 703.508.6625 E-mail: JAEGER.CHERYL197@gmail.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ Designer

Name: GEOFF STONEPhone: 202.255.5779E-mail: design@Norringtongardens.com

Legal Property Owner:

Name: CHERYL JAEGERAddress: 310 S. ST. ASAPH STCity: Alexandria State: VA Zip: 22314Phone: 703.508.6625 E-mail: JAEGER.CHERYL197@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.

BAR Case # 2016-00266

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 checked="" type="checkbox"/> other | <u>FRONT STAIRS</u> | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

CONSTRUCT NEW FRONT STEPS
LANDING, HANDRAILS

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
- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input type="checkbox"/> | <input type="checkbox"/> | Description of the reason for demolition/encapsulation. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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: 

Printed Name: Geoffrey Stone

Date: 7.27.16

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. Cheryl Jaeger	310 S.	
2.	ST. ASAPH	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 310 S. ST. ASAPH (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. Cheryl Jaeger	310 S. ST	100%
2.	ASAPH	
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. Cheryl	NA	NA
2. Jaeger		
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.

7.27.16 BRAD STONE 
Date Printed Name Signature