

Docket Item # 4 & 5  
BAR CASE # 2016-0322 & 0323

BAR Meeting  
October 19, 2016

**ISSUE:** Partial Demolition, Addition/Alterations and Waiver of Rooftop HVAC Screening Requirement

**APPLICANT:** Tareq Hoque

**LOCATION:** 609 Cameron Street

**ZONE:** RM / Residential

---

**STAFF RECOMMENDATION**

Staff recommends approval with the following conditions:

1. The applicant must provide a mock-up of the lime mortar and lime plaster for final review and approval by staff on site prior to commencing repointing.
2. The proposed four skylights must be installed so as not to damage any historic roof framing, if it remains intact, with final approval by staff in the field.
3. The following statements 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.
  - 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 or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

## **GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto: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.



BAR2016-00322 & 00323



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2016-0322) and Certificate for Appropriateness (BAR #2016-0323) for clarity and brevity.

## **I. ISSUE**

The applicant is requesting approval for a Permit to Demolish for the following:

- Demolish a one-story rear addition.
- Capsulate portions of the first floor of the rear of the main block (north elevation) and portions of the first floor of the adjacent hyphen and the rear ell (both east elevations).
- Demolish two small portions of roof area on the rear of the main block and on the rear ell to install two skylights on each roof (four total).

The applicant also requests a Certificate of Appropriateness for the following addition and alterations:

- Reconstruct the existing one-story rear mudroom addition in exact same footprint
- Install wood pergola at rear of reconstructed mudroom, extending into rear yard.
- Convert attic vent on north elevation of rear ell to a window in same opening.
- Replace existing standing seam metal roof, in-kind.
- Repoint front elevation.
- Install new front light fixture.
- Install rooftop HVAC units on rear hyphen and reconstructed mudroom (*requires Waiver of Rooftop HVAC Screening Requirement*).

Please note that the following items ***will not be visible from a public way and are therefore not subject to BAR review and approval*** although they have been included in the overall project scope to provide context:

- Construction of a one-story sunroom addition adjacent to rear elevation of main block and rear hyphen and ell, to measure approximately 10.9' by 16'.
- Two skylights on rear roof of main block and two skylights on the rear ell
- Replacement of three windows on first floor of rear ell (east elevation)
- Rear light fixtures

## **II. HISTORY**

The Adam-style townhouse at 609 Cameron Street dates to **1795**. It was built by a local cabinetmaker, John Bogue, who opened a ship-building joinery near Hepburn's Wharf, on Princess Street, in that year. Bogue dwelled in the neighboring townhouse, 611 Cameron Street, and built the twin dwelling for James Irwin, son of the successful local merchant Thomas Irwin. The house at 611 is best known as one of the Lee residences in town: in 1810, General Henry Lee III, military hero of the American revolution and ninth Governor of Virginia (colloquially called "Lighthorse Harry") brought his family (which included three-year-old Robert Edward) to this house from their Westmoreland County estate, Stratford Hall. The twin house, 609, was inhabited by various members of the Lee clan in the early 19th century as well.

The two-and-a-half story masonry edifice is three bays wide and shares a party-wall with 611 Cameron Street. A stone foundation supports brick walls laid in a Flemish bond pattern; they are capped with a side-gabled, or town house, roof. The signature detail which characterizes this

building as Adamesque is the elaborate fanlight above the accentuated main entrance. Otherwise, the regular and symmetrical fenestration consists of simple double-hung windows with six-over-six lights (albeit with refined jack arches punctuated by keystones), reminiscent of contemporaneous Georgian-style architecture. The stately entrance also includes a marble platform supported by squat Tuscan columns and reached by four marble steps, all protected by a wrought-iron handrail.

The house's irregular, additive form first appears on Griffith M. Hopkins' City Atlas of Alexandria in 1877 as a nearly-mirror image of the house at 611. Both have shallow-rectangular main blocks with zero setbacks and rear ells that are connected by narrow (one bay wide) hyphens, suggesting that the ells were once detached outbuildings later made dependent. The telescoping footprint is better depicted in the 1885 Sanborn Fire Insurance Company map, in which the attached dwelling (which also abuts the neighboring building at 607 Cameron Street) is marked as two stories with a two-story, 1.5-bay ell that railroads into another two-story, 1.5-bay space, behind which is a one-story, 1.5-bay addition and terminates in a one-story, one-bay space with a side porch – all of which are masonry construction except for the frame porch. By 1921, the first one-story space was raised to two stories and the side porch was lost, but the rambling footprint has remained mostly unchanged through the last 130 years.

Very few early building permits exist for this address, but from them we know that Comdr. W. Cagle owned the house in 1954, Thomas Mechling owned it in 1968, and Richard Lewis owned the property in 1979 – suggesting that ownership turned over nearly each decade in the late 20th century. Similarly, there are only two early BAR cases for 609 Cameron: one in 1968, in which the applicant sought to restore the chimneys, which was approved as submitted; and one in 1983, in which the applicant proposed alterations to a garden wall and gate, which were approved with conditions. On the whole, according to the documentary evidence and site visits by staff, the house's historic fabric has been left relatively intact.

### III. ANALYSIS

#### Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

Permit to Demolish/Capsulate Criteria	Meets Criteria?
(1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2) Is the building or structure of such interest that it could be made into a historic house?	No
(3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No

(4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	No
(5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

Staff finds that none of the criteria for demolition are met for the location and scope of the proposed work and the Permit to Demolish should be granted. While the proposed partial demolition and capsulation does include some of the earliest portions of the building, they are limited in scope and will not negatively impact our understanding of the building's evolution. Because the sunroom addition is only one story in height, the evolution of the main block-hyphen-rear ell configuration will remain legible and apparent. The existing mudroom proposed to be demolished and reconstructed is itself a later addition. Staff's only area of concern related to demolition relates to the roof framing structure of the main block and rear ell and staff has recommended a condition that, if the 18<sup>th</sup>-century roof framing system is intact, the skylights must be located so as to minimize any alteration or demolition to the roof structure. With these caveats, staff recommends approval of the Permit to Demolish/Capsulate.

#### Addition

Only the rearmost one-story addition, described as a mudroom by the applicant, will be visible from a public way and it will be only minimally visible. The one-story sunroom addition will not be visible and is therefore not subject to BAR review. The construction of an addition to any building within the historic district must be evaluated not only for its impact on the building to which it is being attached, but also for its impact on the district as a whole. The *Design Guidelines* encourage "designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure." Staff finds that the proposed architectural character of the one-story rear addition generally meets the BAR *Design Guidelines* in Chapter 5 for residential additions, as it does not detract from the historic house, is clearly differentiated through the use of a compatible shed roof form and modern materials. The addition is also slightly differentiated from the other additions through the use of modern brick and a more contemporary fenestration, such as paired French doors. The east elevation will feature a sloped parapet or fin wall reminiscent of a shed roof that will function as partial screening of the rooftop HVAC and also provide visual interest.

#### Alterations

The applicant has begun repointing the front elevation, a normal repair that staff can administratively review when historically appropriate mortar is applied. For a house like this, a

hydraulic lime mortar is most appropriate to allow the 18<sup>th</sup>-century brick to breathe. In this case, the applicant also proposes to apply a lime plaster over the mix of stone and brick that comprise the water table. From field investigations, it appears that the building may have originally had a stone foundation but that it has been altered significantly and seen the addition of brick as openings were modified over the years. The adjacent house to the east, the Lord Fairfax House, exemplifies historically how many water tables were treated through the application of an applied plaster scored to resemble ashlar stone. Staff does not have evidence that there was originally plaster or that if it did it would have had an ashlar scoring and therefore would not advocate for such a conjectural feature. Therefore, staff supports the application of a simple lime plaster to protect the water table element of this area which has been heavily altered over time. Staff also supports the proposed front lantern design, finding it compatible with respect to the style and scale of the townhouse.

The replacement of the existing standing seam metal roof with a comparable standing seam metal roof is appropriate and it should be noted that the pan width and seams must visually be historically accurate, matching the existing pan width.

The conversion of vents to windows and vice versa are common in the historic districts as such changes adaptively reuse the existing fenestration to accommodate changes in living needs. Staff has no objection to the conversion of the attic vent on the rear ell to a window.

The addition of a simple wood pergola in the rear yard is a common garden element throughout the historic district. Staff finds that such features provide a transitional space between building and garden. The location, size and design of the pergola are appropriate to the house.

#### Rooftop Mechanical Equipment

The *Design Guidelines* note that “HVAC equipment should be located in a visually inconspicuous area of a building” and “rooftop HVAC equipment is generally discouraged on small scale structures and the front roofs of building because they create visual disruption of the historic streetscape and are difficult to screen effectively.” Section 6-403(B)(1) of the Zoning Ordinance further requires the architectural screening of rooftop mechanical appurtenances throughout the City.

In this particular case, Staff finds that the proposed units will be located on the roof of the hyphen (expanded to two stories circa 1921) and the reconstructed one-story rear addition, and will be minimally, if at all, visible from a public way.

In summary, staff supports the proposal finding the proposed additions, alterations and limited demolition to be sensitive and historically appropriate for this townhouse.

#### **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 Based on the submitted site plan and plat, the proposed project will comply with zoning. The open space calculation appears to be incorrect. Staff calculates 1778.96 square feet of open space. Applicant should submit an open space plan to confirm.

Applicant should reconcile information with zoning staff prior to submitting for building permit.

C-2 Applicant must resolve the discrepancy between the lot area on the plat (3,692 square feet) and the square footage in real estate records (3,675 square feet) prior submitting for building permit.

##### **Code Administration**

C-1 A building permit, plan review and inspections are required for proposed alterations prior to the start of construction.

##### **Transportation and Environmental Services**

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. 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)

C1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)



- C3. Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

### **Alexandria Archaeology**

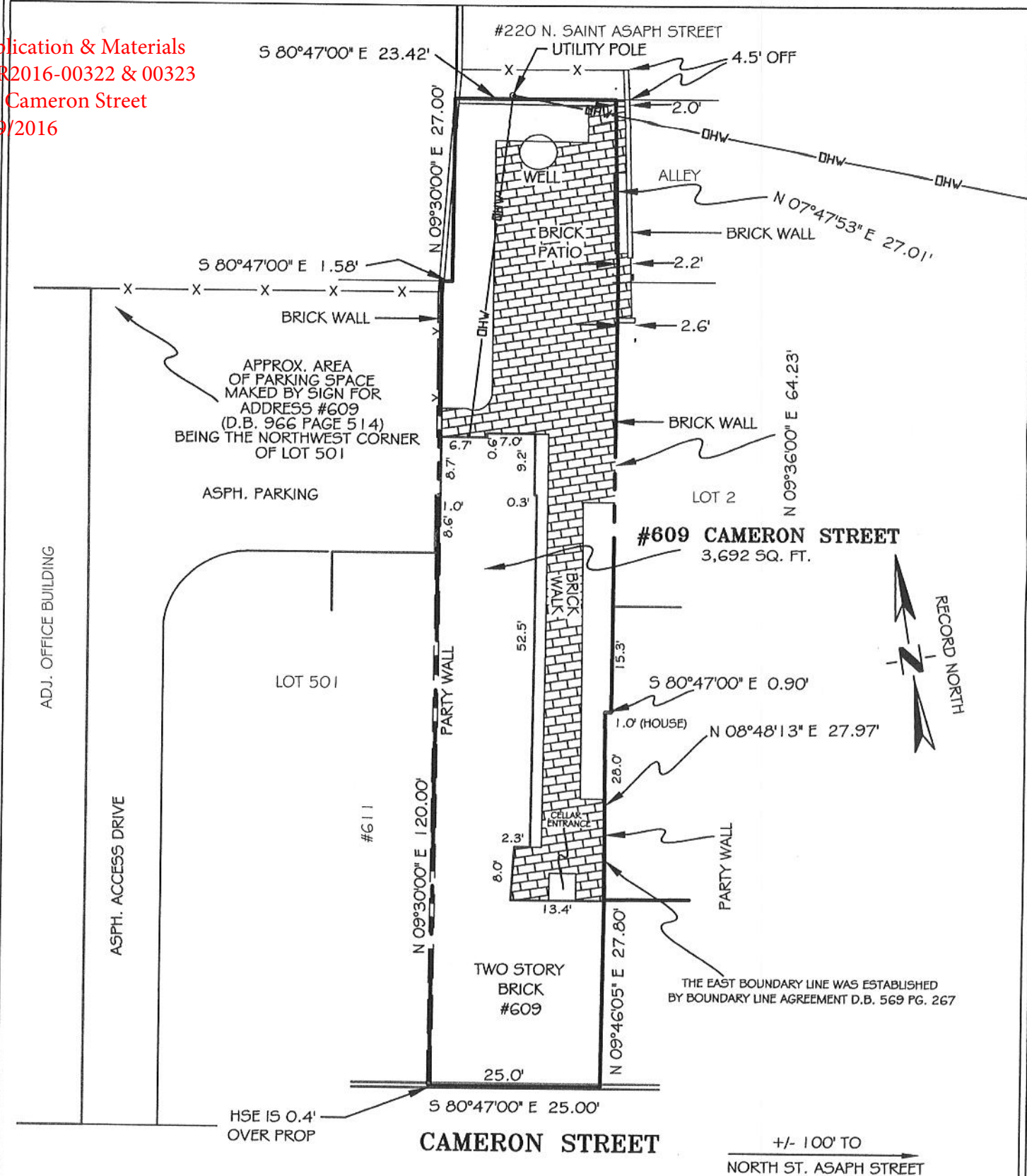
- F-1. The house at 609 Cameron Street was built as a duplex in tandem with the unit at 611 Cameron St. by John Bogue in the latter 1790s. The unit at 611 is referred to as the General Henry Lee House, an allusion to the fact that the famous Revolutionary War hero “Light Horse Harry” Lee and his family (which included Robert E. Lee as a young child) resided on the property for a short period of time in 1811. Alexandria Archaeology conducted archaeological testing in the 1980s along the back of the lot and identified postholes and a well along with artifacts dating to the late eighteenth and early nineteenth centuries. The property is registered with the Virginia Department of Historic Resources as Site 44AX0077.
- F-2. The proposed undertaking by-and-large will have little effect on buried resources, however the rebuilding of the mudroom and the sunroom addition could impact the archaeological record, and therefore archaeological attention may be necessary.
- R-1 \*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.
- 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.

### **V. ATTACHMENTS**

*1 – Supplemental Materials*

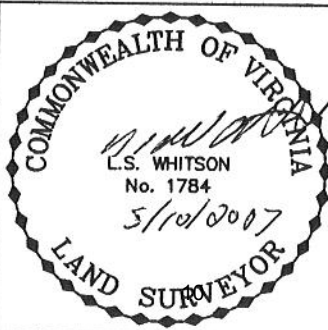
*2 – Application for BAR 2016-0322 & 2016-0323: 609 Cameron Street*

Application & Materials  
 BAR2016-00322 & 00323  
 609 Cameron Street  
 9/19/2016



## HOUSE LOCATION SURVEY

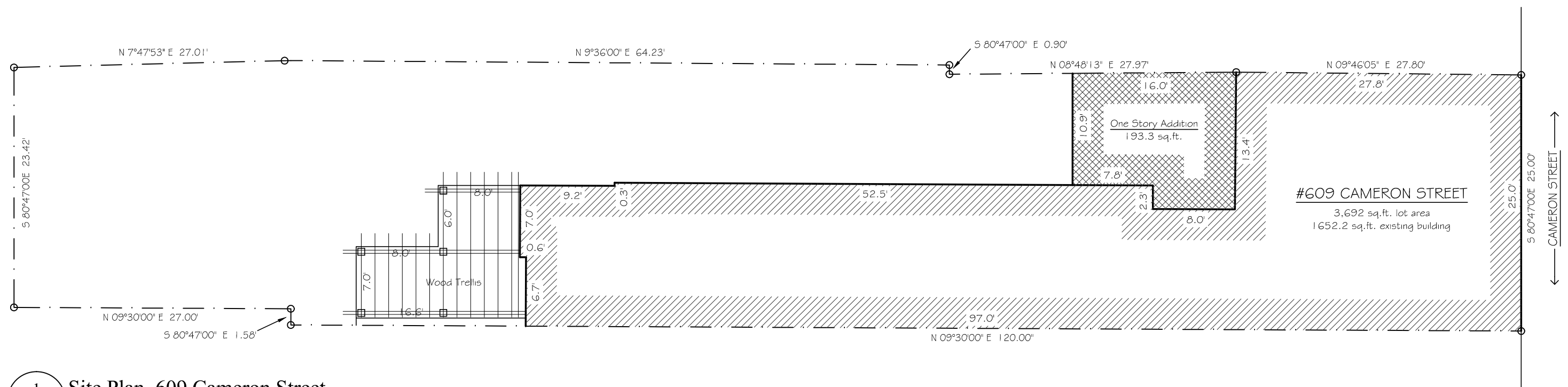
**#609 CAMERON STREET**  
 INST# 060020996  
 CITY OF ALEXANDRIA, VIRGINIA  
 DATE: MAY 10, 2007  
 SCALE: 1" = 20'  
 DRAFTED BY: JTE



## LEGEND

CW = CONC WALK	C/P = CONC PATIO
SW = STONE WALK	R/E = RECESSED ENTRY
W/L = WOOD LANDING	CHIM = CHIMNEY
B/L = BRICK LANDING	O.H. = OVERHANG
W/D = WOOD DECK	B/W = BAY WINDOW
C/S = CONC STOOP	OHW = OVERHEAD WIRE
M/S = METAL STOOP	AW = AREA WAY
C/C/S = COVERED CONC STOOP	○ = MONUMENT FOUND
	-X- = FENCE

NOTES



1 Site Plan, 609 Cameron Street  
A-1 1" = 10.0'

Application & Materials  
BAR2016-00322 & 00323  
609 Cameron Street  
9/19/2016



Application & Materials  
 BAR2016-00322 & 00323  
 609 Cameron Street  
 9/19/2016

## Existing Elevations

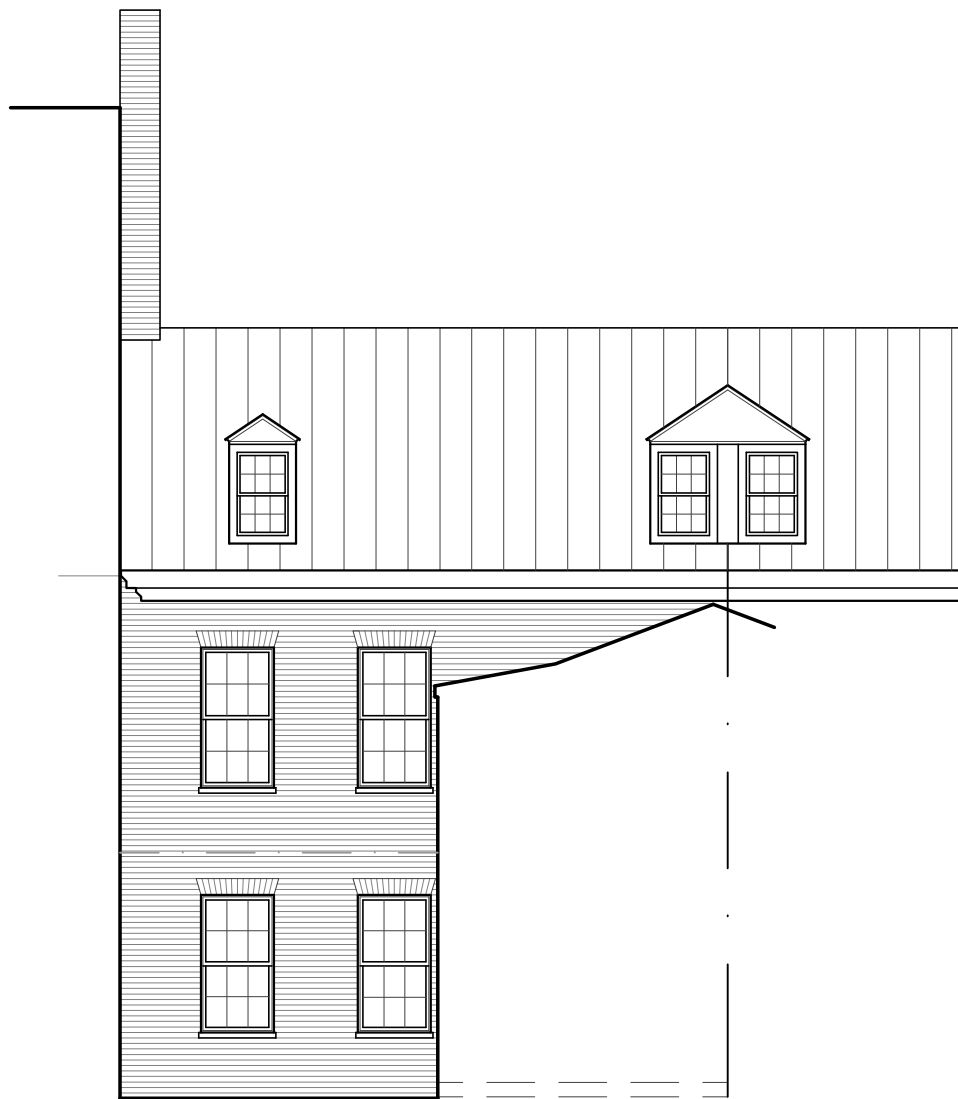
Kim Jones, Architect, 118 11th St. SE, Washington, DC, 20003 (202-543-2433)

609 Cameron St., Alexandria, VA

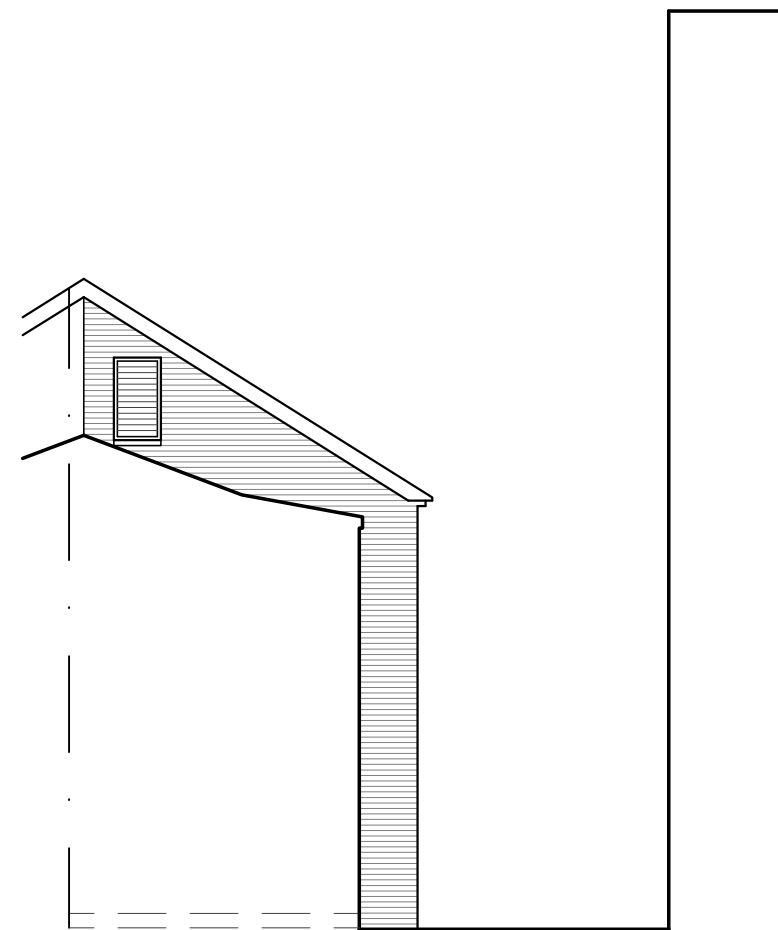
1/8" = 1'-0"

Sept 23, 2016

A-1



EXISTING NORTH ELEVATION



EXISTING SECTION THROUGH HYPHEN  
LOOKING NORTH

Application & Materials  
BAR2016-00322 & 00323  
609 Cameron Street  
9/19/2016

## Existing Elevations

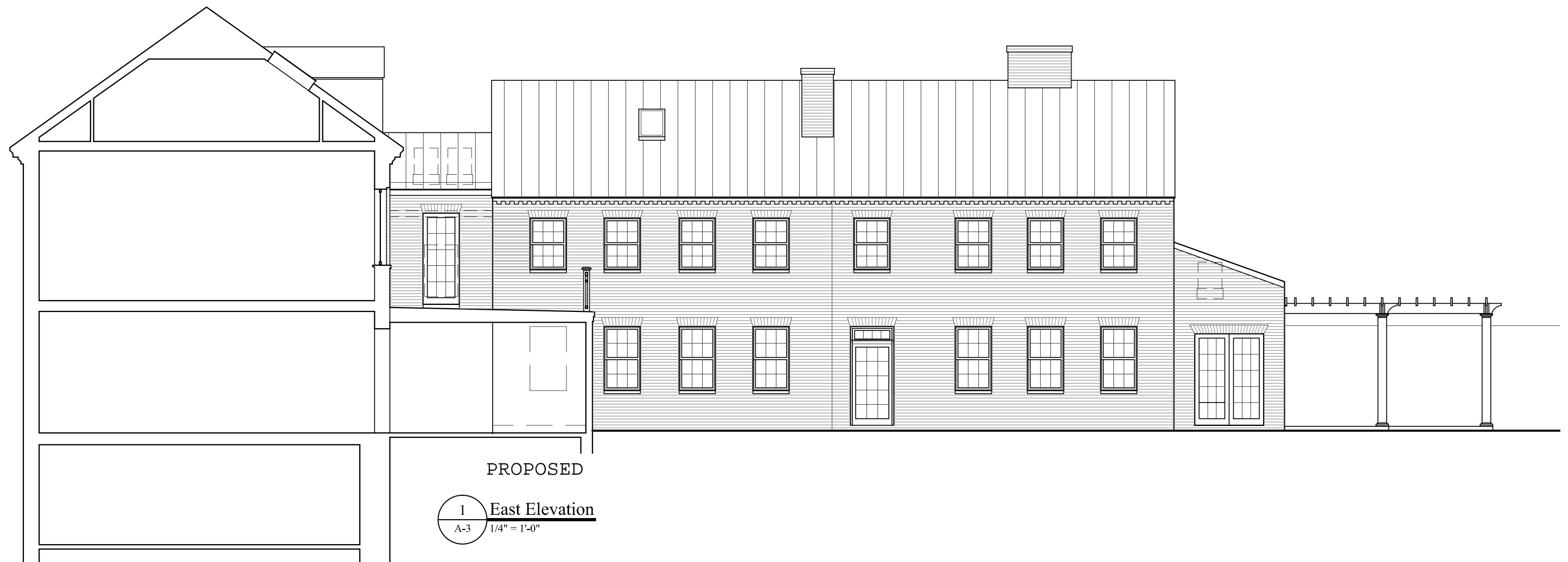
Kim Jones, Architect, 118 11th St. SE, Washington, DC, 20003 (202-543-2433)

609 Cameron St., Alexandria, VA

1/8" = 1'-0"

Sept 23, 2016

A-2



Application & Materials  
BAR2016-00322 & 00323  
609 Cameron Street  
9/19/2016

## Elevations

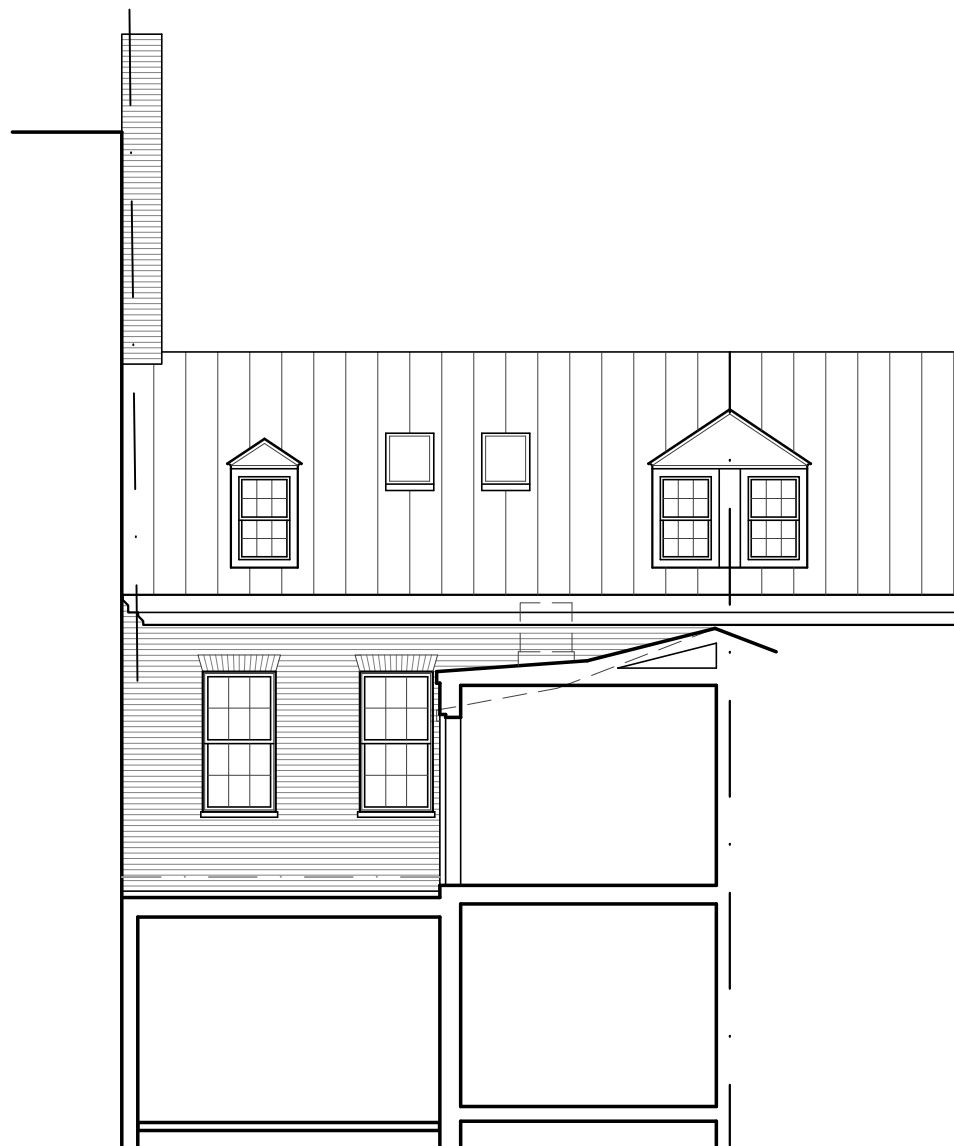
Kim Jones, Architect, 118 11th St. SE, Washington, DC, 20003 (202-543-2433)

609 Cameron St., Alexandria, VA

1/8" = 1'-0"

Sept. 23, 2016

A-3



1  
A-4

South Elevation

1/8" = 1'-0"

LOOKING SOUTH

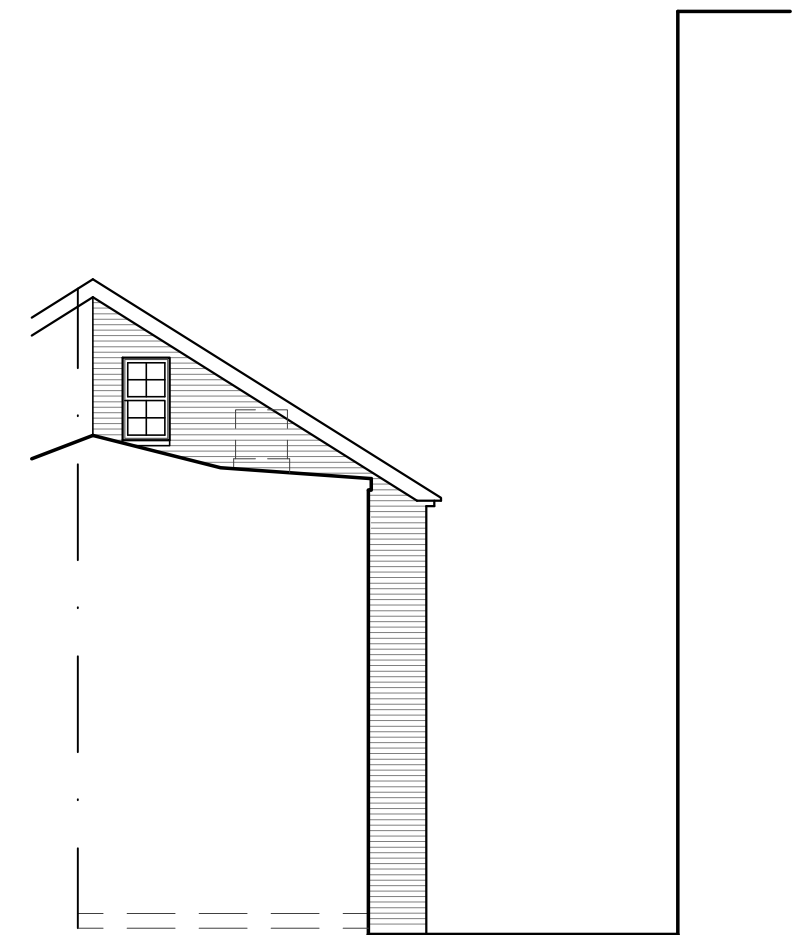


2  
A-4

South Elevation

1/8" = 1'-0"

PROPOSED SOUTH ELEVATION



3  
A-4

South Elevation

1/8" = 1'-0"

LOOKING NORTH

PROPOSED SECTION THROUGH HYPHEN

Application & Materials  
BAR2016-00322 & 00323  
609 Cameron Street  
9/19/2016

Elevations

Kim Jones, Architect, 118 11th St. SE, Washington, DC, 20003 (202-543-2433)

609 Cameron St., Alexandria, VA

1/8" = 1'-0"

Sept. 23, 2016

A-4



Rear Elevation photos:



These two photos show:

1. Existing mud room to be reconstructed
2. Area for construction of the proposed pergola
3. Attic vent at upper right gable to be replaced with a window





This image shows the three windows at the lower left to be replaced with full size windows that fit the entire opening. It also shows a closer view of the existing recently build mud room that will be replaced with new construction.

Application & Materials  
BAR2016-00322 & 00323  
609 Cameron Street  
9/19/2016





These images show the existing areas to be encapsulated by the proposed one-story sunroom with deck roof.







This shows the front façade of the house that will be repointed. The lower 42” water table will be plastered with natural color lime mortar in line with the slab threshold of the front door.

Application & Materials  
BAR2016-00322 & 00323  
609 Cameron Street  
9/19/2016

Material selection for 609 Cameron renovation

**Front porch lantern light**

Allen + roth Parsons Field 22-in Black Outdoor

Model #LW – 1018



**Rear porch lantern lights**

Westinghouse 6230600 new Have One-Light Exterior Wall Lantern



## **Replacement windows**

Jeld wen Siteline Wood Windows- simulated divided lites





## **New Doors**

Jeld wen – Siteline smooth – pro fiberglass exterior door

Color- bronze Wide Stile, Hardware – bronze



Application & Materials  
BAR2016-00322 & 00323  
609 Cameron Street  
9/19/2016



## **Skylights**

### **Velux Skylights**



## Standing seam metal roofing

Firestone Una-Clad – Color Almond

				
Stone White	Bone White	Almond	Sandstone	Slate Gray
				
Cityscape	Charcoal Gray	Sierra Tan	Medium Bronze	Dark Bronze
				
Extra Dark Bronze	Matte Black	Brandywine	Colonial Red	Terra Cotta
				
Mansard Brown	Regal Red	Sky Blue	Electric Blue	Regal Blue
				
Teal	Patina Green	Dark Ivy	Sherwood Green	Hartford Green
				
Hemlock Green	Tropical Patina	Silver Metallic	Classic Copper	Champagne Metallic

ADDRESS OF PROJECT: 609 Cameron St., Alexandria, VA  
 TAX MAP AND PARCEL: 064.04-08-10 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: Tareq Hoque

Address: 609 Cameron St.

City: Alexandria State: VA Zip: 22314

Phone: 808-781-2003 E-mail: thoque321@gmail.com

**Authorized Agent** *(if applicable):* ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Legal Property Owner:**

Name: same

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.*
- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning              | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors    | <input checked="" type="checkbox"/> windows         | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input checked="" 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).*

Roof replacement, gutter removal, attic grill vent to window conversion, rear window repairs and replacement, front windows repair/replace, sunroom addition, window removal, door removal, mudroom reconstruction, pergola construction, mortar joint repointing, water table plastering, lamp replacement.

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

Date: 9/1/2016

# 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. Tareq Hoque	609 Cameron St Alexandria VA 22314	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 \_\_\_\_\_ (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. Tareq Hoque	609 Cameron St Alexandria, VA 22314	100%
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. 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.

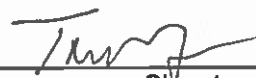
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9/1/2016

Date

Tareq Hoque

Printed Name



Signature



**Application for 609 Cameron Street, Alexandria  
Sept 18, 2016**

We make this application to proceed with our renovation/restoration project for our home at 609 Cameron St. The project entails

1. **Roof replacement** - The old steel roof is corroded and leaking in several areas. We propose to replace the roof with a standing seam metal roof. The roofing will be an almond color Kynar 500 over galvalum metal. Two air conditioning condensers on the roof of the rear hyphen and one condenser on the attached rear mudroom will be replaced with new HVAC equipment of similar size.
2. **Gutter removal** – The original gutters will be removed and not replaced. We believe the existing gutters are unattractive, not original to the house, and roof water can be effectively managed at the ground level.
3. **Gable vent to window conversion and skylight addition** – The vent on the front and rear gable of the flounder roof will be removed and replaced with a new wood double pane window. Two skylights will be installed in the attic of the flounder ell. We intend on installing insulation in the attic rafters and roof to improve the energy efficiency of the house. Converting the attic into conditioned space will require the elimination of the end gable attic vents. Two skylights will provide natural lighting into the attic space.
4. **Attic skylight** – two skylights will be installed on the rear slope of the roof of the main front house. These skylights will improve natural lighting in the attic bedrooms. We believe they will not be visible from any public space.
5. **Window replacement** – Three windows on the rear first floor of the rear building were shortened in a renovation in the 1980's to accommodate a kitchen counter abutting the windowed wall. We propose to restore the windows to their original size with new wood sash double pane windows. Other windows in rear will be restored or if necessary replaced with double pane windows. Restoration may require replacement of brick molding or sills with Azek trim material or new wooden sash or frames.
6. **Front window replacement** – Seven windows on the front façade will be restored, or if necessary, replaced with single pane wood windows. Restoration may require replacement of brick molding or sills with Azek trim material or new wooden sash or frames.
7. **Sunroom addition** – A single floor sunroom addition will be appended to the rear of the front main building and enclose the first floor of the hyphen and part of the first floor of the rear flounder ell. The two windows on the first floor of the front building will be removed and opened down to the ground

floor to become pass-thru's. The door on the first floor of the hyphen will be removed to facilitate flow. A first floor window at the front of the flounder ell will be removed to become a pass-thru. The roof eave of the hyphen will be raised by 20" in order to accommodate an entry door to the roof deck from the second floor of the hyphen.

8. Mudroom rebuild – A mudroom attached to the rear of the flounder building was poorly reconstructed/enlarged in the 1980's from an older smaller utility room. We propose to rebuild this room to improve its appearance and provide a more attractive roofline.
9. Pergola construction – A pergola will be built to extend from the rebuilt mudroom. The pergola will be attractive and increase the usability of the rear yard.
10. Pointing and water table plastering –repointing will be done where necessary and the water table lower area on the front façade will be plastered up to 42" above the front grade to improve the appearance of the front masonry wall and match the neighboring houses. Masonry work will be done using materials and methods recommended for historical restoration.
11. Front lantern lamp – will be replace with an allen + roth Parsons Field 22-in Black Outdoor Wall Light



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

## A. Property Information

A1. Street Address \_\_\_\_\_ Zone \_\_\_\_\_

A2. \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
<b>Total Gross *</b>			

B1. Existing Gross Floor Area \*  
\_\_\_\_\_ Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
\_\_\_\_\_ Sq. Ft.

B3. Existing Floor Area minus Exclusions  
\_\_\_\_\_ Sq. Ft.  
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
<b>Total Gross *</b>			

C1. Proposed Gross Floor Area \*  
\_\_\_\_\_ Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
\_\_\_\_\_ Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
\_\_\_\_\_ Sq. Ft.  
(subtract C2 from C1)

## D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) \_\_\_\_\_ Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) \_\_\_\_\_ 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	
Required Open Space	
Proposed Open Space	

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

