

Docket Items # 8 & 9
BAR CASE # 2017-00176 &
2017-00177

BAR Meeting
July 5, 2017

ISSUE: Partial Demolition/Capsulation and Addition/Alterations

APPLICANT: EPC VA 179 LLC and EPC VA 180 LLC

LOCATION: 614 South Saint Asaph Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the applications, as submitted, with the following conditions:

1. The applicant may use any high-quality appropriate modern and sustainable materials consistent with the BAR's adopted Window Policy and Minor Architectural Elements Policy.
2. Paint or stain the pressure treated wood mechanical screen.
3. Include the following archaeology conditions 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 recommendations.
 - a. Inform Alexandria Archaeology (703-746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for City archaeologists can be arranged. There is no cost to the homeowner for this service.
 - b. 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 should cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - c. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 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.



BAR #2017-00176 & 177
614 South Saint Asaph Street



Note: *Staff coupled the applications for a Permit to Demolish (BAR #2017-0177) and Certificate for Appropriateness (BAR #2017-0178) for clarity and brevity.*

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and Certificate of Appropriateness for a two-story rear addition and alterations at 614 South Saint Asaph Street.

Demolition/Capsulation

The applicant requests the following partial demolition and capsulation:

- Demolition of the entire gable roof and rear (east) elevation, including a rear two-story porch
- Demolition of portions of the front (west) elevation
- Capsulation of the cinder block walls on the entire south and north elevations

Certificate of Appropriateness for an Additions and Alterations

- Third story addition to existing house and reconfiguration of front elevation to a three-story, three-bay composition
- Three-story rear addition with third story covered porch
- Application of stucco on side (north and south) elevations
- Screening for rooftop mechanical equipment

The proposed materials include composite trim, columns and cornice, stucco over existing CMU blocks, wood windows, precast concrete sills, brick and fiber cement siding.

II. HISTORY

The two-story Colonial Revival brick and cinder-block townhouse was constructed in **1963** (approved by the BAR on September 23, 1963). In 2012, the BAR approved the construction of the two-story rear porch (BAR 2012-00148, July 25, 2012).

The alley behind the subject property is public.

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), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(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 shrine?	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?	N/A
(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

The amount of demolition and capsulation is so significant that the existing house's features will barely be perceptible. However, the existing house is a non-descript 1960s townhouse with vague Colonial Revival references. Staff finds that the existing house has no remarkable or unusual features or materials nor exceptional design or craftsmanship. Therefore, staff has no objection to the proposed demolition and capsulation.

Certificate of Appropriateness for an Addition and Alterations

Regarding residential additions, the BAR's *Design Guidelines* 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."

This particular block has a range of building heights and setbacks and includes a number of non-historic buildings interspersed with historic buildings. The applicant originally proposed a design that would appear to be a two-one-half-story building with a false front gable but would effectively be three stories for the majority of the building from the roof ridge to the rear. Staff was concerned with this approach noting that it is often unsuccessful, particularly when both side elevations are plainly visible from the public street. The initial scheme also proposed extending the exposed cinder-block walls to the third story which staff found entirely unsupportable. At staff's suggestion, the applicant restudied the design and proposed a true three story masonry

townhouse that may be found throughout Old Town. The front elevation now appears as a well-composed and appropriately-proportioned brick front townhouse with Federal-style references, including a six panel wood front door and 6/6 wood windows below precast lintels. Stucco will be applied to all of the concrete block on the side elevations. While not common in Alexandria, stucco may be found on the side elevations of several historic structures in Old Town where the porous common brick was sometimes parged to limit water penetration. The rear ell is clad with fiber cement board clapboard siding with synthetic wood trim and has simpler 1/1 windows. Rooftop mechanical equipment is centered on the roof and surrounded by a simple pressure treated wood screen. The Design Guidelines call for pressure treated wood to be stained or painted.

The use of high-quality materials and understated details (simple cornice) will allow this new construction to function as a contextual background building. Staff notes that the side elevations are also appropriate, particularly the north elevation which includes some windows as visual relief, though it will barely be visible from the public way. The rear elevation includes a rear ell element and a third-story covered porch which break up the overall massing.

Staff supports all the proposed materials and notes that, as this is new construction, the applicant may use high-quality composite materials as described in the adopted Window Policy and Minor Architectural Elements Policy.

Staff recommends the application with the conditions noted above.

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

- F1 On February 13, 2003, BZA#2002-0068, a variance application to construct a carriage house in the required rear yard was withdrawn by the applicant.
- F2 There have been no variances or special exceptions previously granted for the subject property.
- F3 The subject property is one lot of record with 18.00 feet of frontage on South Saint Asaph Street and a depth of 113.42 feet. The lot area totals 2,041 square feet. The property abuts a 20.00 foot wide alley at the rear property line.
- F4 The existing house is currently a complying structure because it is a lot of record as of February 10, 1953. Any lot of record which is less than 25.00 feet wide does not require any side yard setbacks.

C1 Proposed project complies with zoning.

Code Administration

F-1 The following comments are for SUP review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles.Cooper@alexandriava.gov or 703-746-4197.

C-1 A building permit, plan review and inspections are required for these alterations and addition. A certificate of occupancy permit and inspections will also be required prior to occupying this proposed dwelling unit.

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC) and city policy.

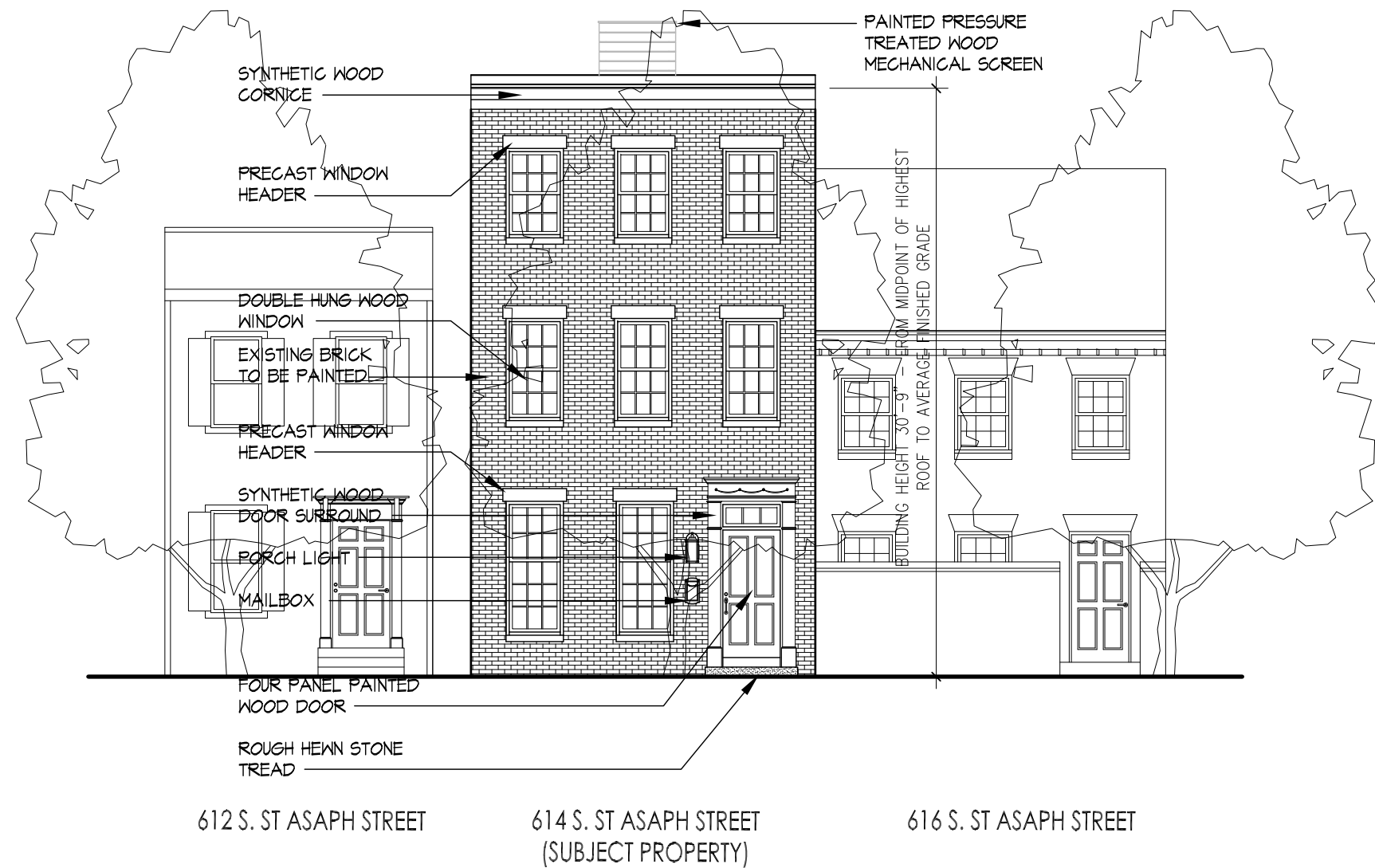
Transportation and Environmental Services

No comments received

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2017-00176 & 2017-00177: 614 South Saint Asaph Street



1 PROPOSED WEST ELEVATION

A1

SCALE: 1/8" = 1'-0"

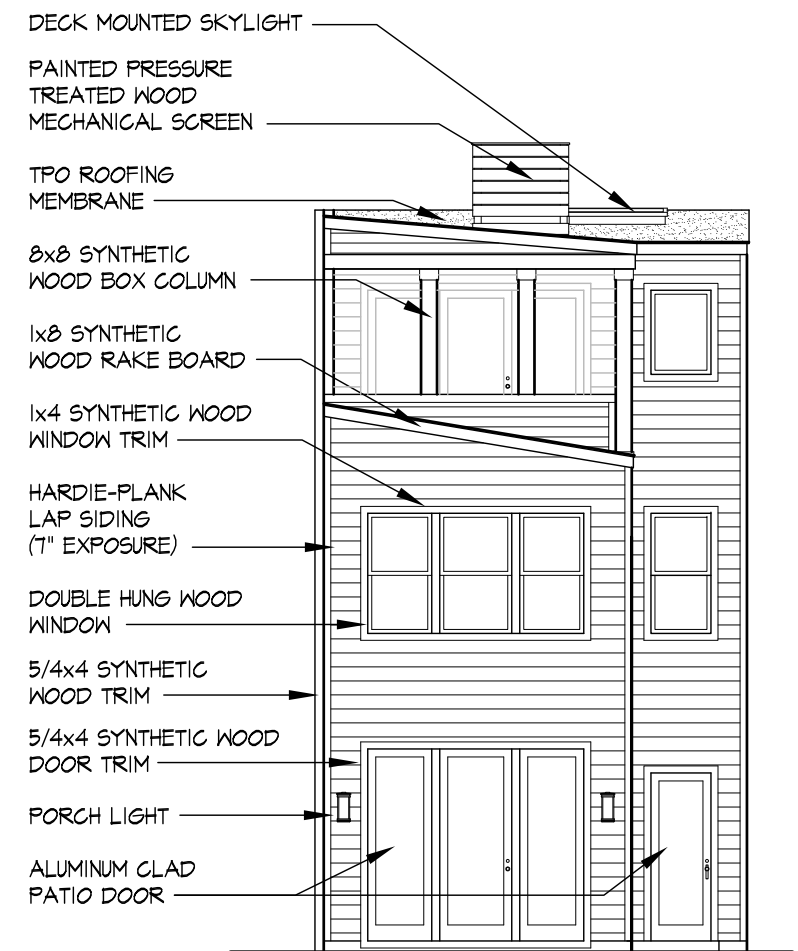
1. SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET FOR DETAILED MATERIAL INFORMATION.

2 PROPOSED EAST ELEVATION

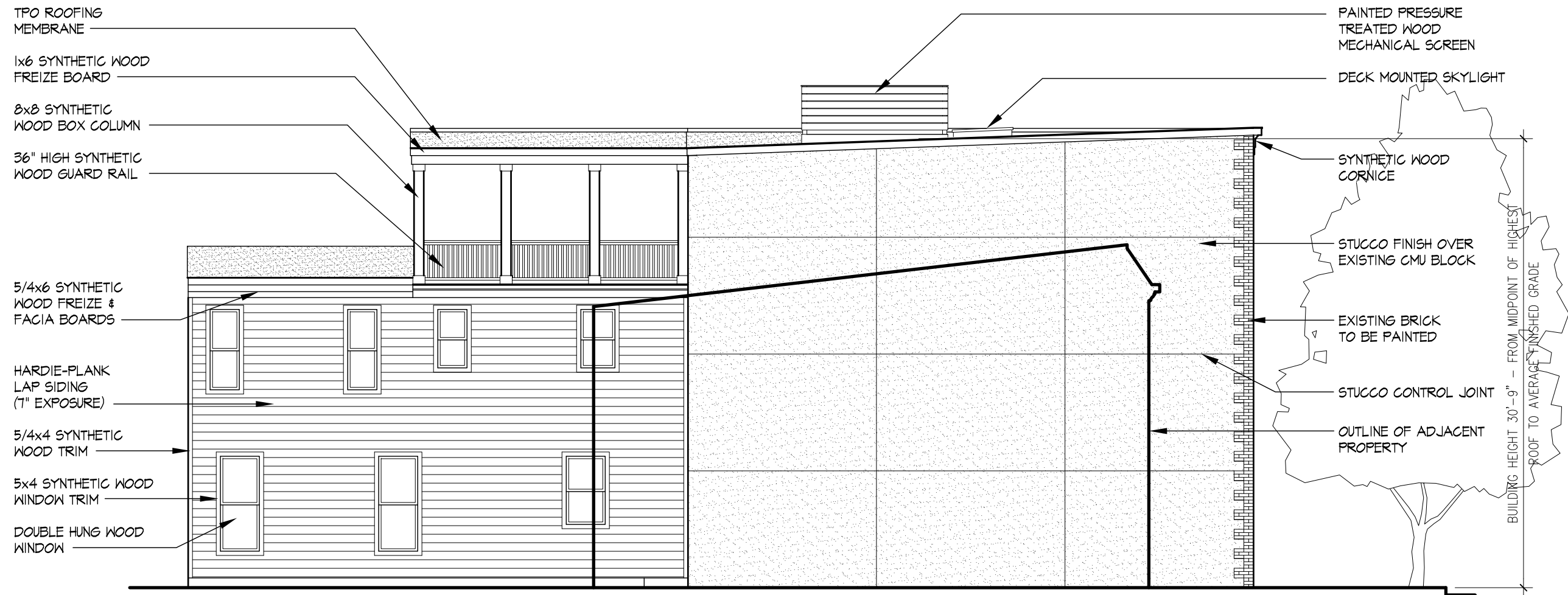
A1

SCALE: 1/8" = 1'-0"

1. SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET FOR DETAILED MATERIAL INFORMATION.



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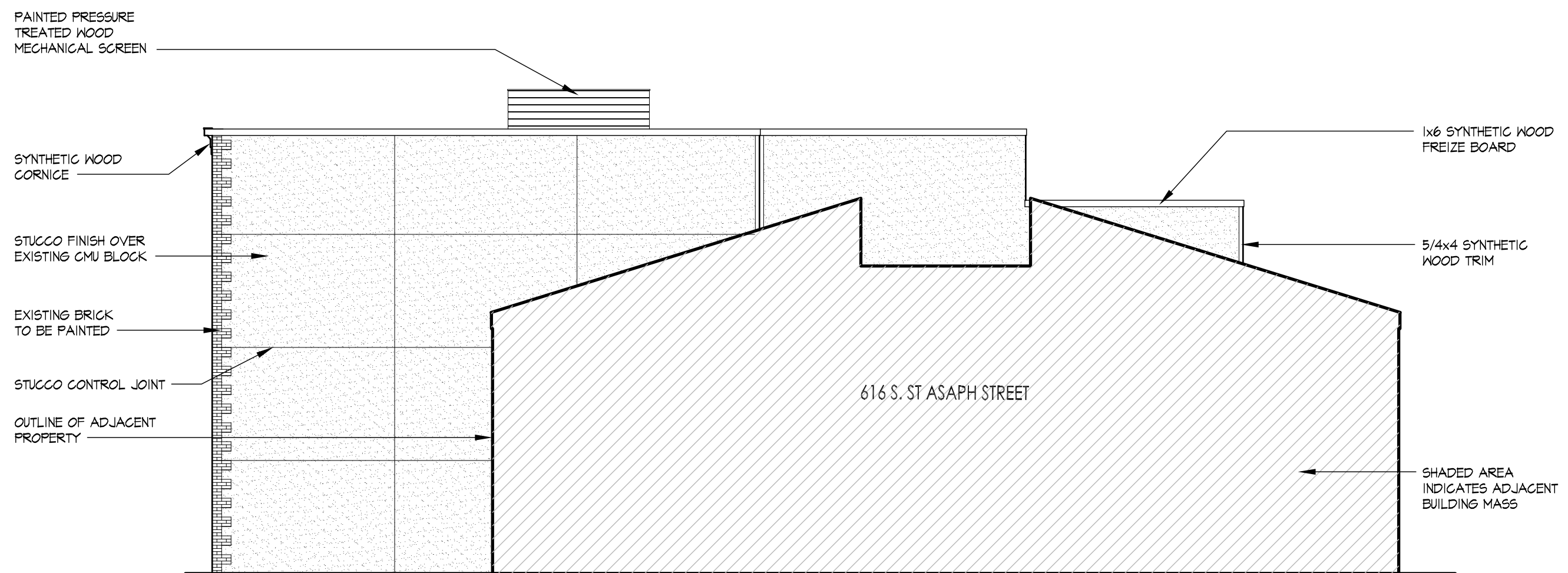


1 PROPOSED NORTH ELEVATION
A2

SCALE: 1/8" = 1'-0"

1. SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET FOR DETAILED MATERIAL INFORMATION.

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1 PROPOSED SOUTH ELEVATION
 A3 SCALE: 1/8" = 1'-0"
 1. SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET FOR DETAILED MATERIAL INFORMATION.

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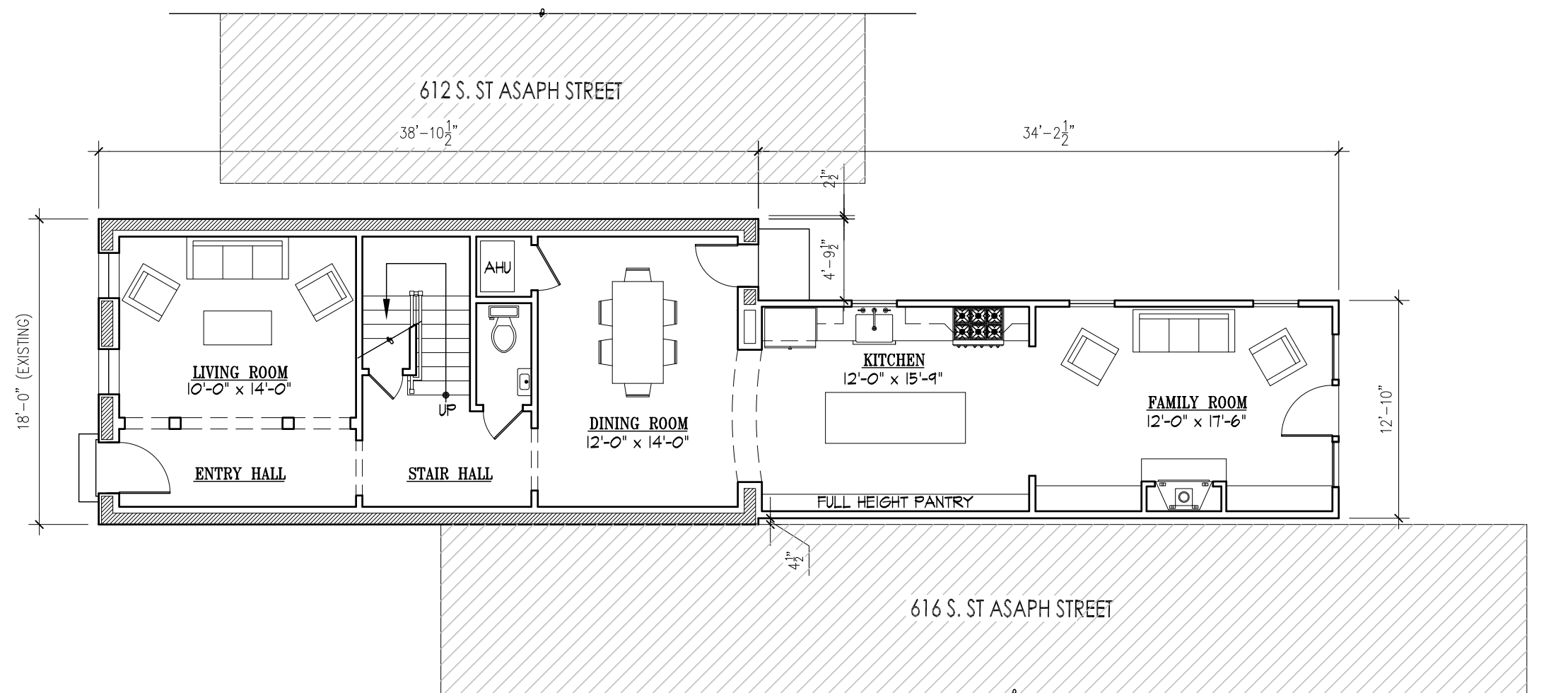


614 S. ST. ASAPH STREET
 614 S. ST. ASAPH STREET ALEXANDRIA, VA 22314

PROPOSED SOUTH ELEVATION

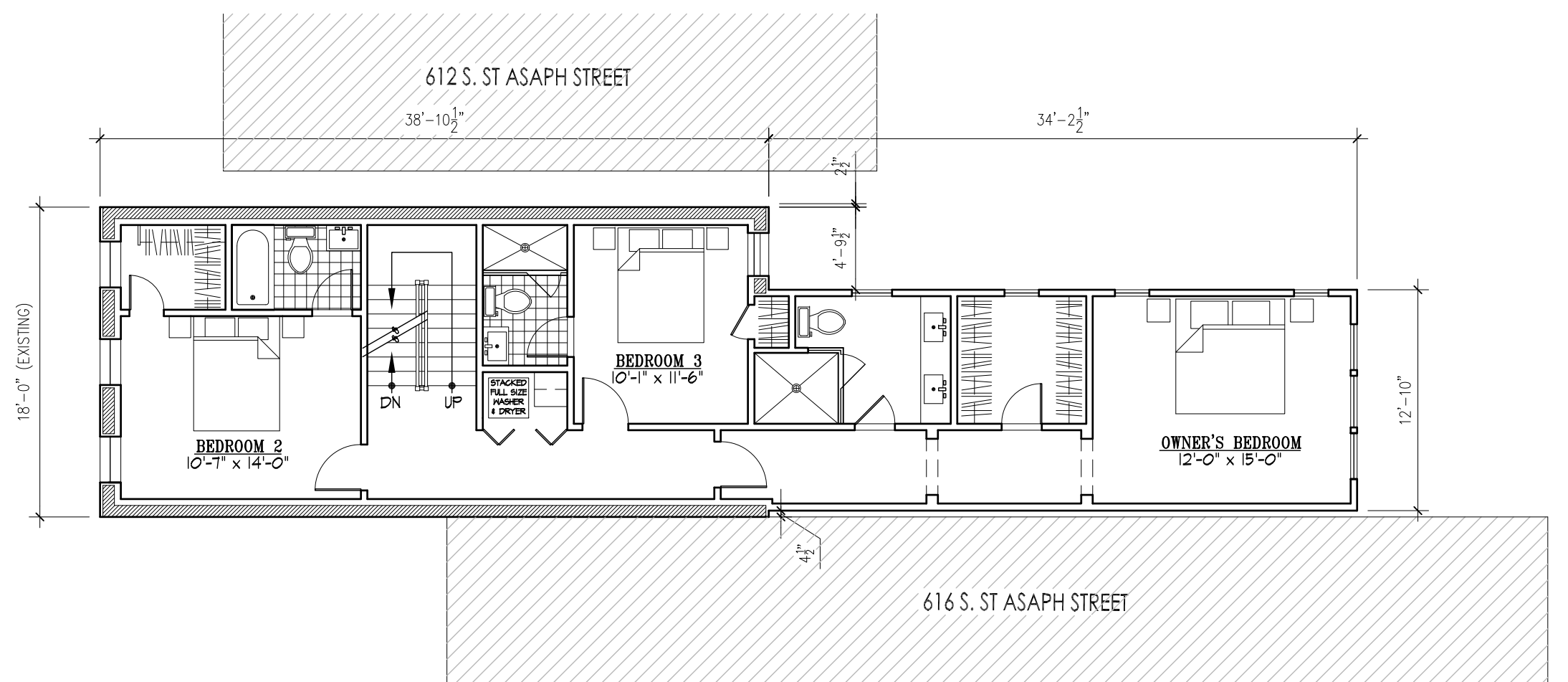
6/5/17

A3



1 PROPOSED FIRST FLOOR PLAN
 A4 SCALE: 1/8" = 1'-0"

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1 PROPOSED SECOND FLOOR PLAN
 A5 SCALE: 1/8" = 1'-0"

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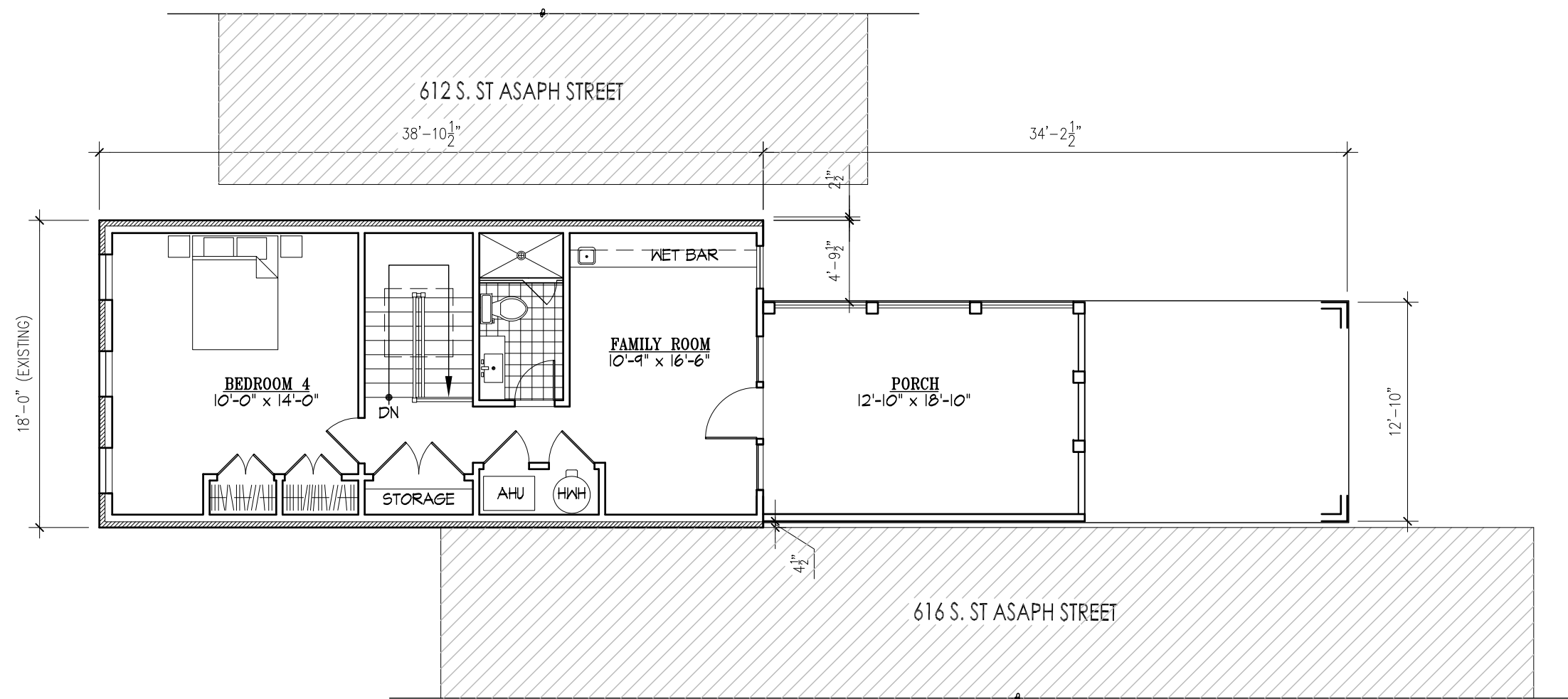
614 S. ST. ASAPH STREET

614 S. ST. ASAPH STREET ALEXANDRIA, VA 22314

PROPOSED SECOND FLOOR PLAN

6/5/17

A5



1 PROPOSED THIRD FLOOR PLAN
 A6 SCALE: 1/8" = 1'-0"

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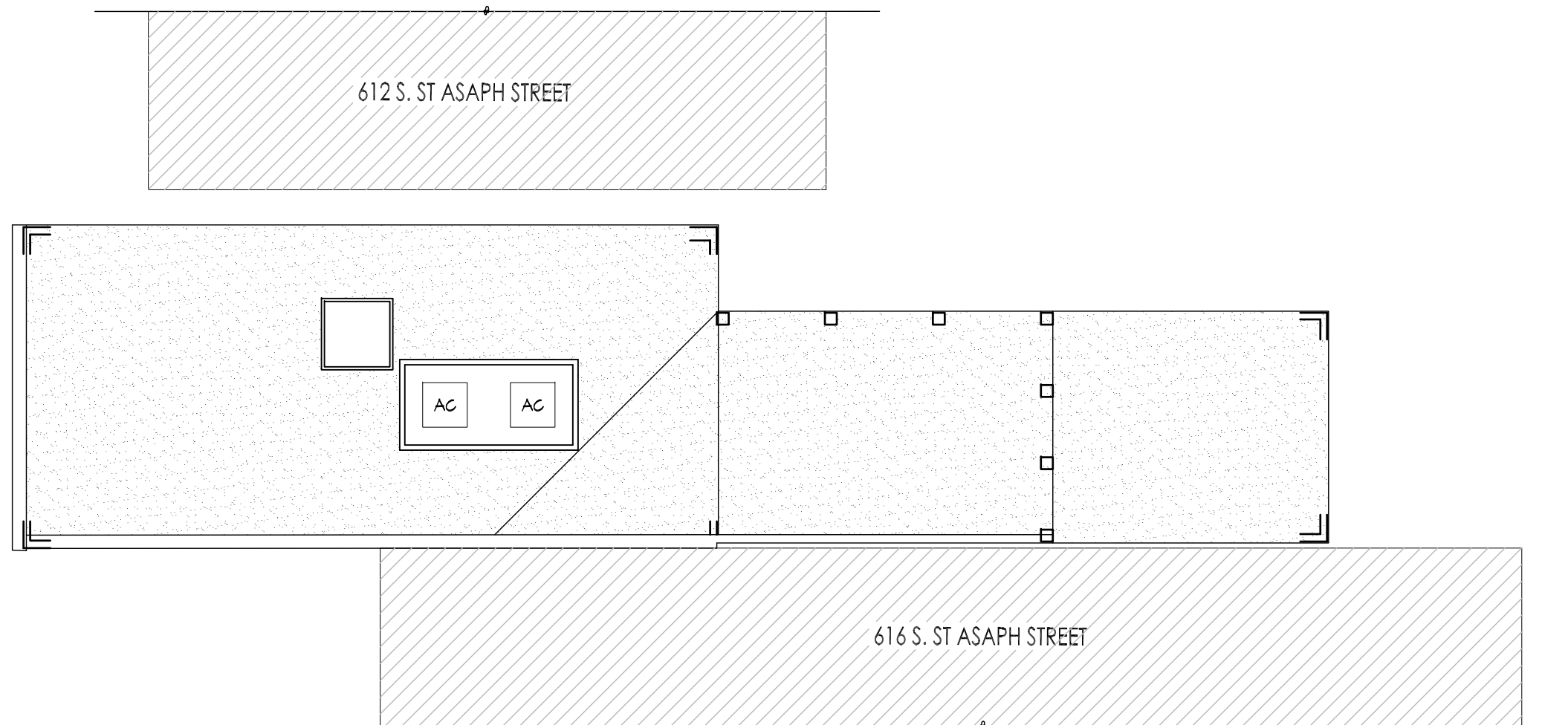
614 S. ST. ASAPH STREET

614 S. ST. ASAPH STREET ALEXANDRIA, VA 22314

PROPOSED THIRD FLOOR PLAN

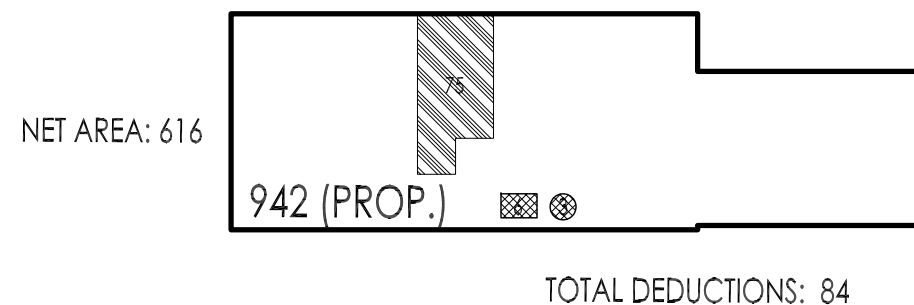
6/5/17

A6



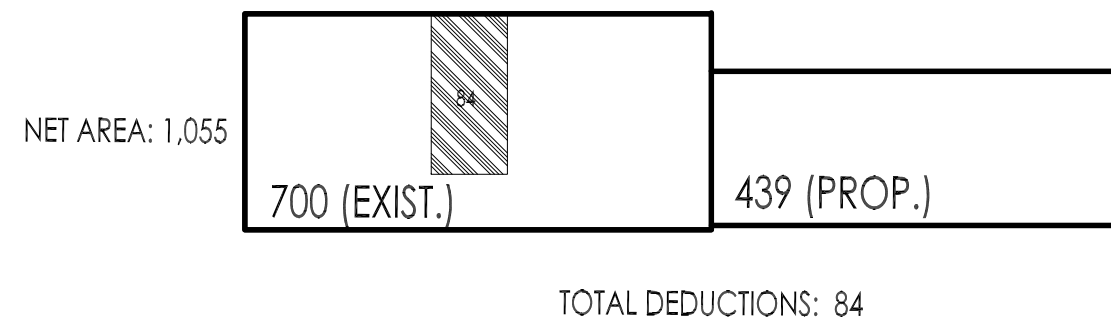
1 PROPOSED ROOF PLAN
 A7 SCALE: 1/8" = 1'-0"

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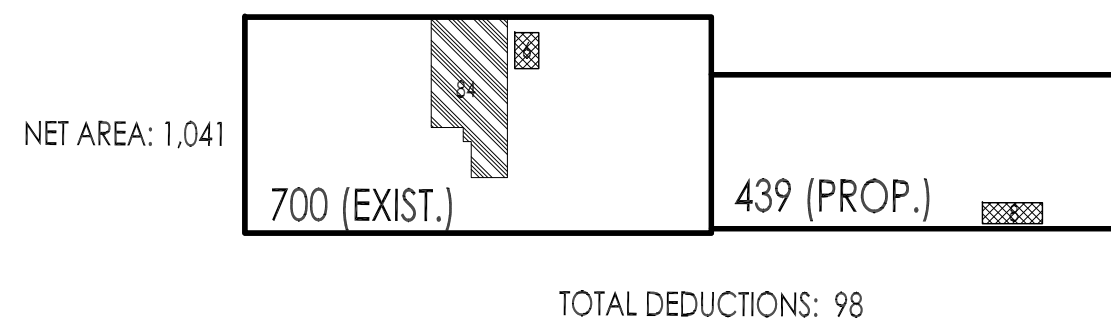


3 PROPOSED THIRD FLOOR FAR DIAGRAM
 A8 SCALE: 1/16" = 1'-0"

DRAWING KEY	
STAIRS AND LANDINGS	
MECHANICAL	

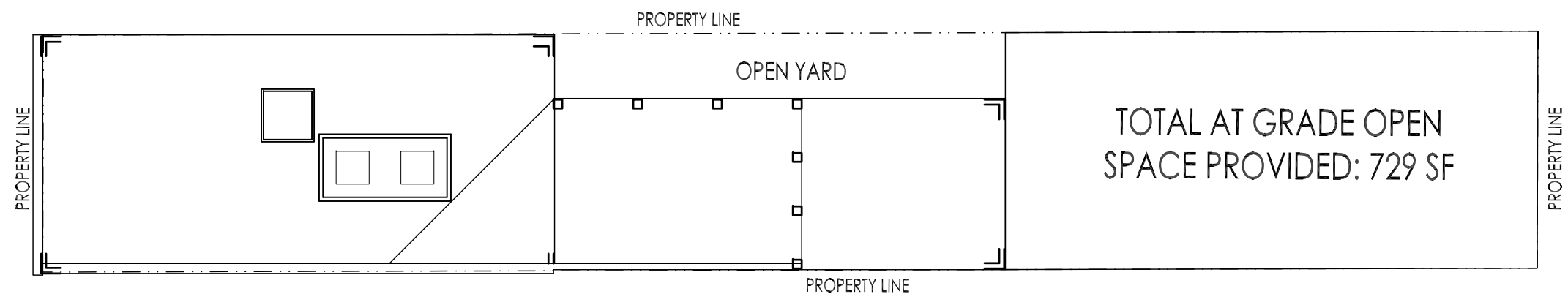


2 PROPOSED SECOND FLOOR FAR DIAGRAM
 A8 SCALE: 1/16" = 1'-0"



1 PROPOSED FIRST FLOOR FAR DIAGRAM
 A8 SCALE: 1/16" = 1'-0"

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1 PROPOSED OPEN SPACE DIAGRAM
 A9 SCALE: 3/32" = 1'-0"

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614 S. ST ASAPH STREET
(SUBJECT PROPERTY)



614 S. ST ASAPH STREET
(SUBJECT PROPERTY)

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FRONT - NORTH EAST VIEW



FRONT - SOUTH EAST VIEW



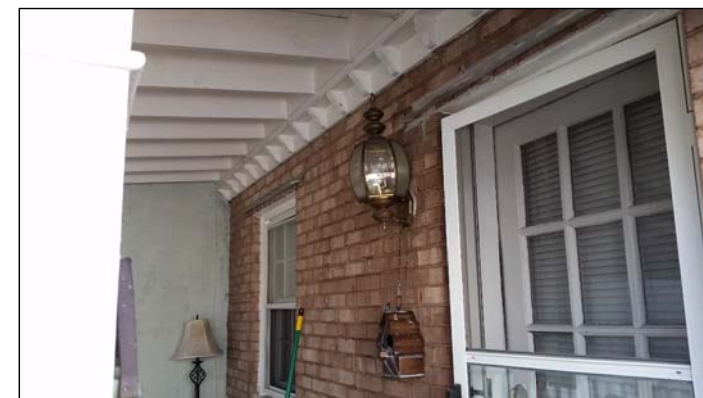
REAR - WEST VIEW OF DECK



NORTH ALLEY - WEST VIEW



REAR - SOUTH EAST VIEW FROM DECK

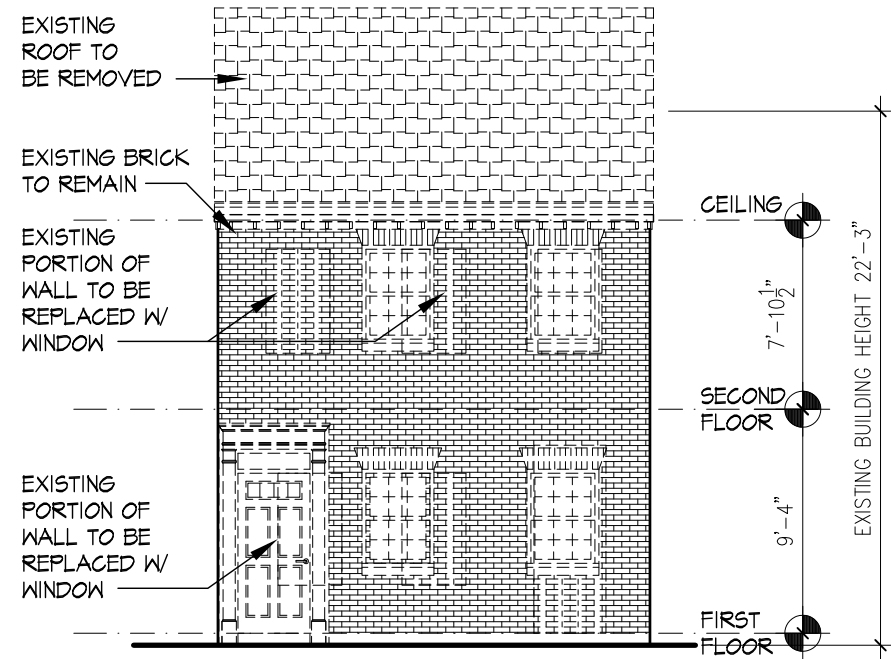


REAR - NORTH WEST VIEW FROM DECK

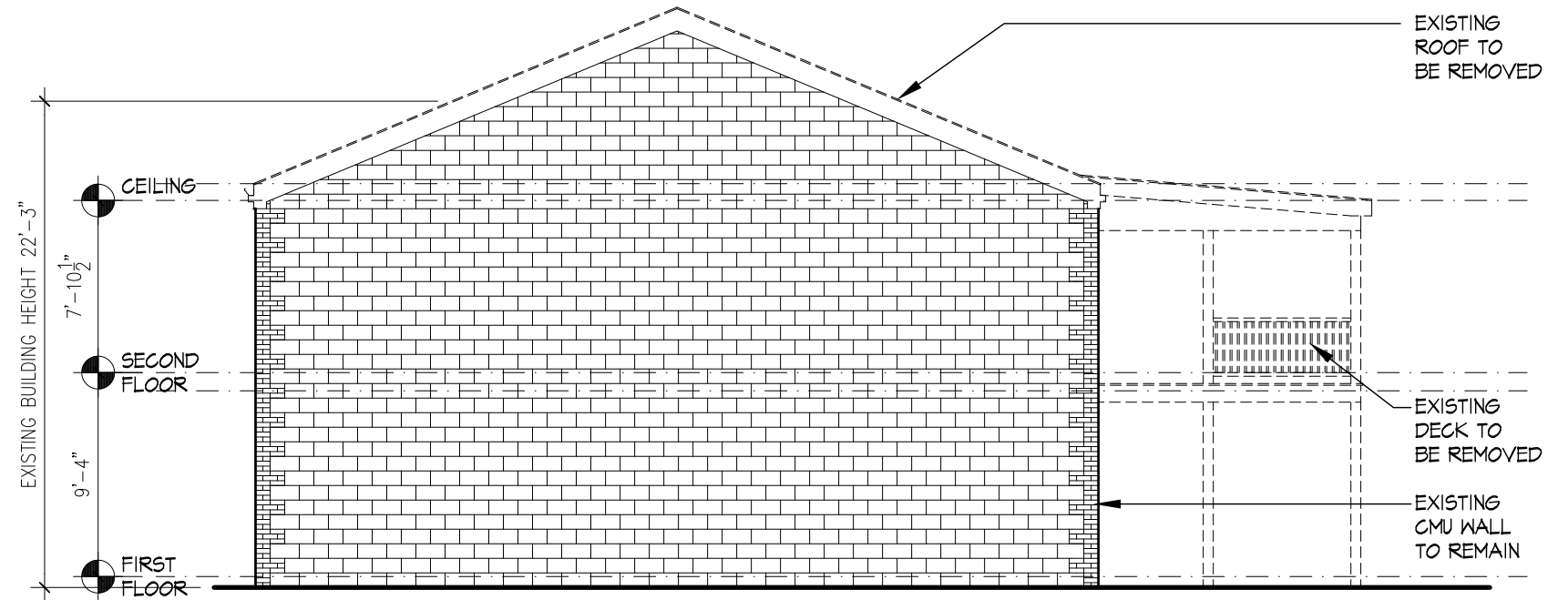


REAR - WEST VIEW OF PORCH UNDER DECK

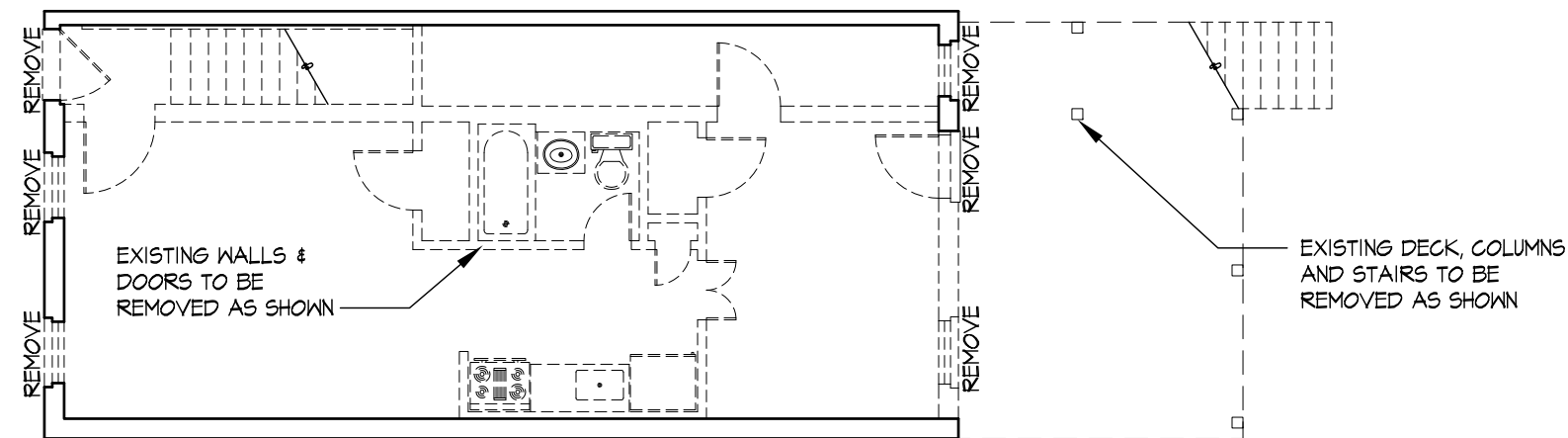
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1 WEST DEMOLITION ELEVATION
A12 SCALE: 1/8" = 1'-0"

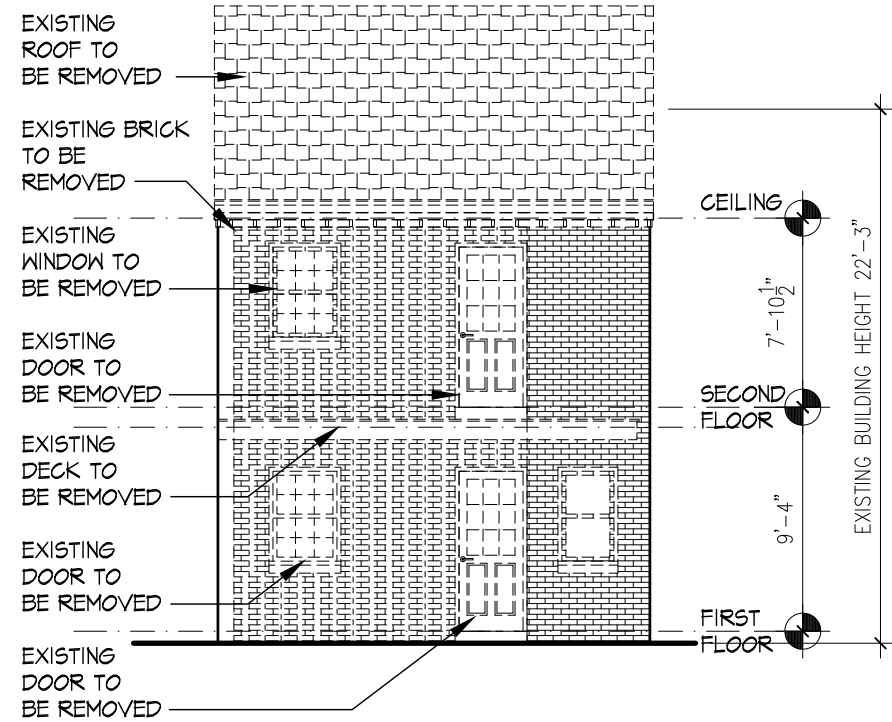


2 SOUTH DEMOLITION ELEVATION
A12 SCALE: 1/8" = 1'-0"

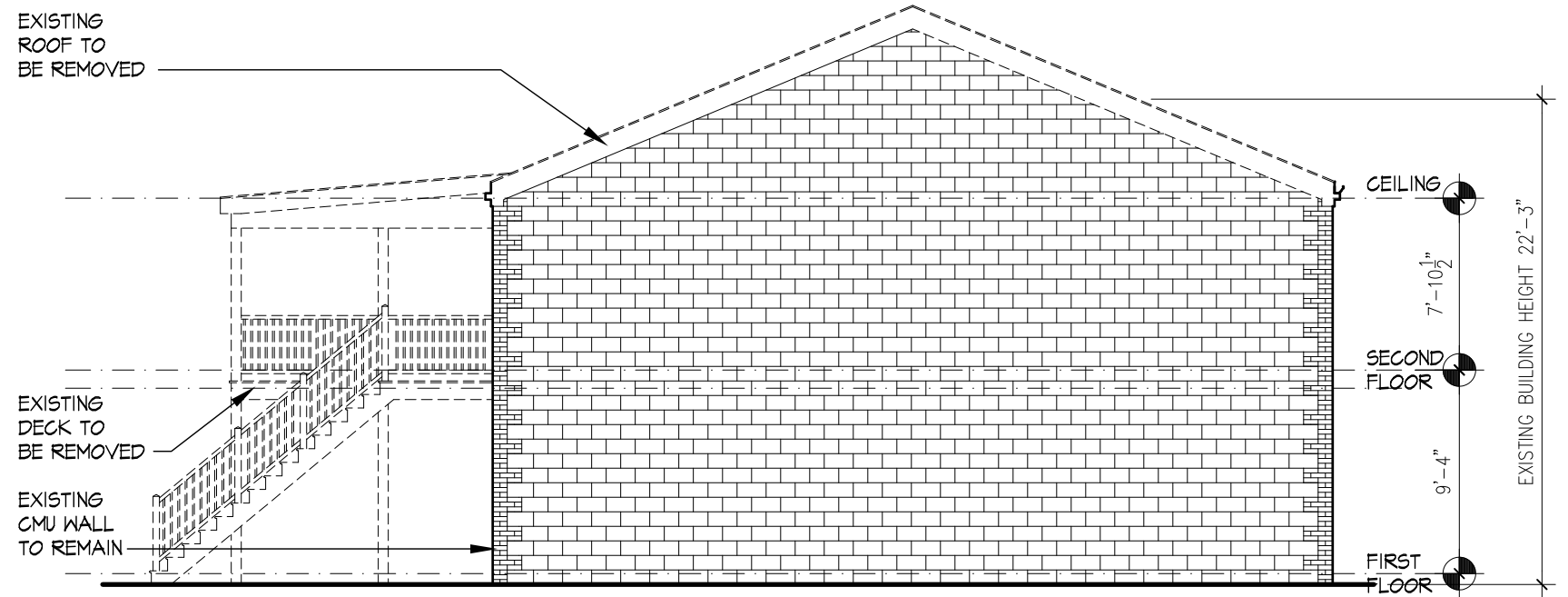


3 PROPOSED FIRST FLOOR DEMOLITION PLAN
A12 SCALE: 1/8" = 1'-0"

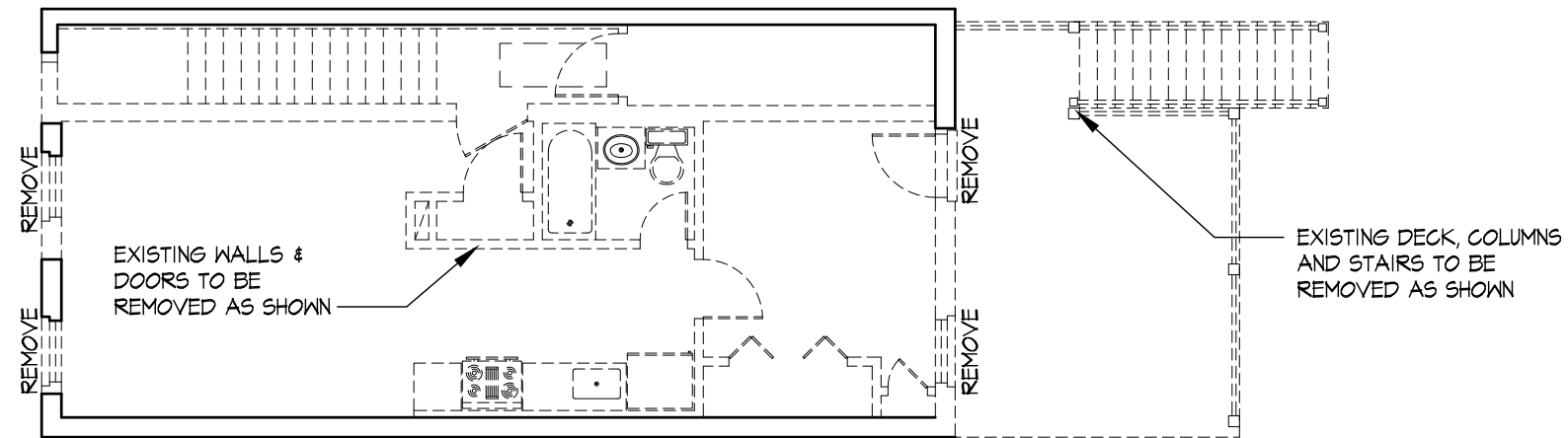
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1 EAST DEMOLITION ELEVATION
 A13 SCALE: 1/8" = 1'-0"



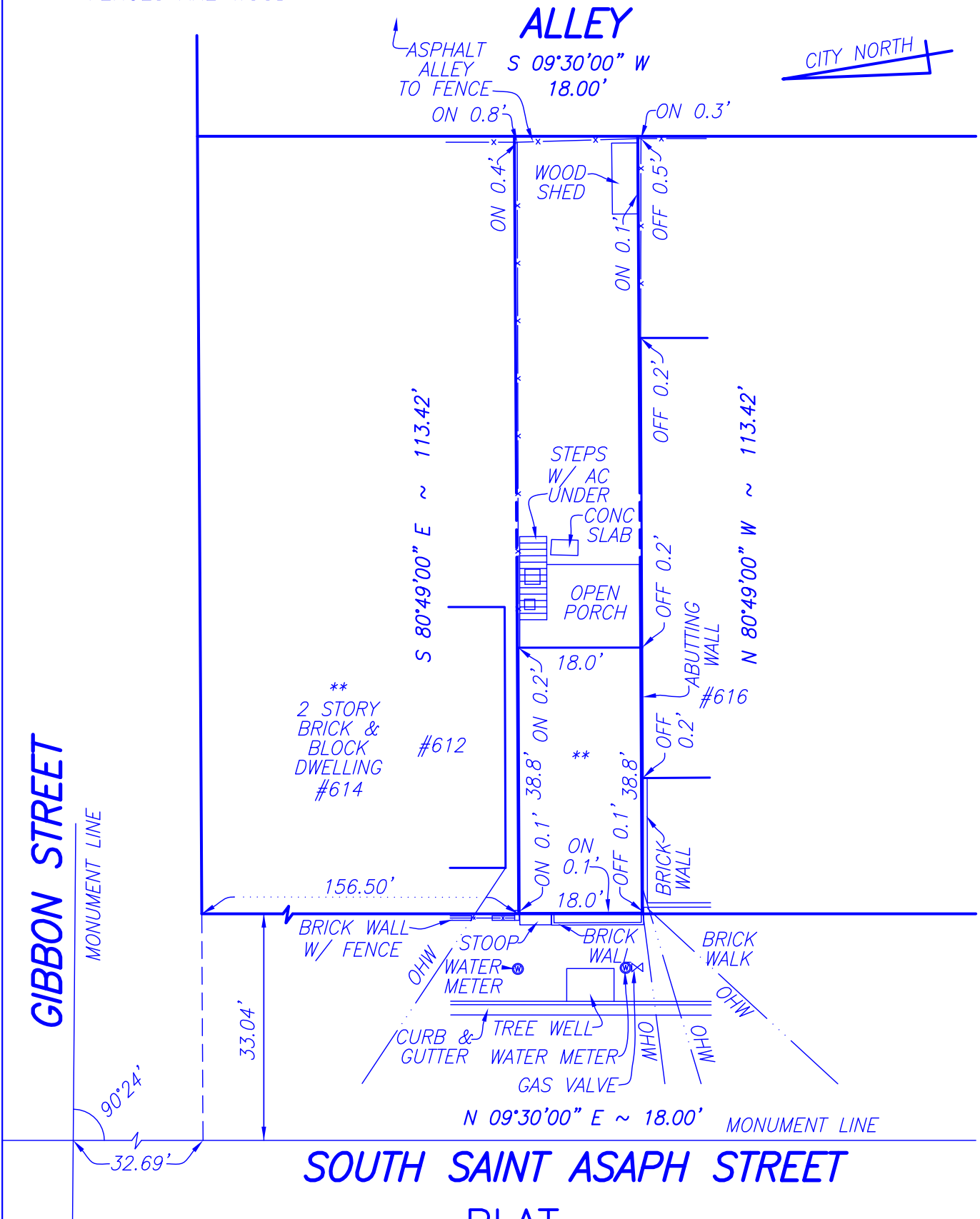
2 NORTH DEMOLITION ELEVATION
 A13 SCALE: 1/8" = 1'-0"



3 PROPOSED SECOND FLOOR DEMOLITION PLAN
 A13 SCALE: 1/8" = 1'-0"

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NOTE: TAX ASSESSMENT MAP NUMBER: 080.02-03-18
LOT AREA = 2,041 S.F. (COMPUTED)
FENCES ARE WOOD



PLAT

SHOWING PHYSICAL IMPROVEMENT SURVEY
ON THE PROPERTY LOCATED AT

614 S. SAINT ASAPH ST.

(INSTRUMENT #170004551)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

DATE: MAY 10, 2017

INSTR. #170004551
PLAT SUBJECT TO
RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED,
THUS ALL EASEMENTS MAY NOT
BE SHOWN.

OWNER : EPC VA 179, LLC & EPC VA 180, LLC

RCF **IELDS**
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422

I HEREBY CERTIFY THAT THE POSITIONS OF THE IMPROVEMENTS SHOWN HAVE BEEN
CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED
ELECTRONIC DISTANCE MEASURING EQUIPMENT.



FENCES ARE WOOD





DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 614 S St Asaph Street Zone RM

A2. 2,041 x 1.5 = 3,061
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	N/A	Basement**	N/A
First Floor	700	Stairways**	N/A
Second Floor	700	Mechanical**	N/A
Third Floor	N/A	Other**	434
Porches/ Other	434	Total Exclusions	434
Total Gross *	1,834		

B1. Existing Gross Floor Area *
1,834 Sq. Ft.

B2. Allowable Floor Exclusions**
434 Sq. Ft.

B3. Existing Floor Area minus Exclusions
1,400 Sq. Ft.
 (subtract B2 from B1)

Existing Wood Shed = 42 SF
 Existing Second Floor Rear Porch = 168 SF
 Existing First Floor Rear Porch = 224 SF
 (Existing Porch Stair Included in First Floor)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	N/A	Basement**	N/A
First Floor	439	Stairways**	243
Second Floor	439	Mechanical**	23
Third Floor	942	Other**	N/A
Porches/ Other	N/A	Total Exclusions	266
Total Gross *	1,820		

C1. Proposed Gross Floor Area *
1,820 Sq. Ft.

C2. Allowable Floor Exclusions**
266 Sq. Ft.

C3. Proposed Floor Area minus Exclusions
1,554 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,954 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 3,061 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	1,056 SF
Required Open Space	715 SF
Proposed Open Space	729 SF

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

Signature: [Signature]

Date: 6/13/17

614 South St. Asaph Addition - Old and Historic District

Materials Specification List

Entry Stoop / Stair: Precast

Texture – Smooth Top, Rough Hewn Sides

Color – Dark Buff



Front Porch Light: Kichler – Harbor Row Collection Model 49714OZ (Olde Bronze)



Front Entry Door: Jeldwen – Wood Exterior Panel Door / Model 5066
Painted – Sherwin Williams Rockwood Shutter Green - SW 2809
Bronze Hardware



Address Numbers: Satin nickle finish w/ black outline number decal on the transom @ entry door
Mailbox: Special Lite Products – Vertical Mailbox SVC-1002 (Oil Rubbed Bronze Finish)

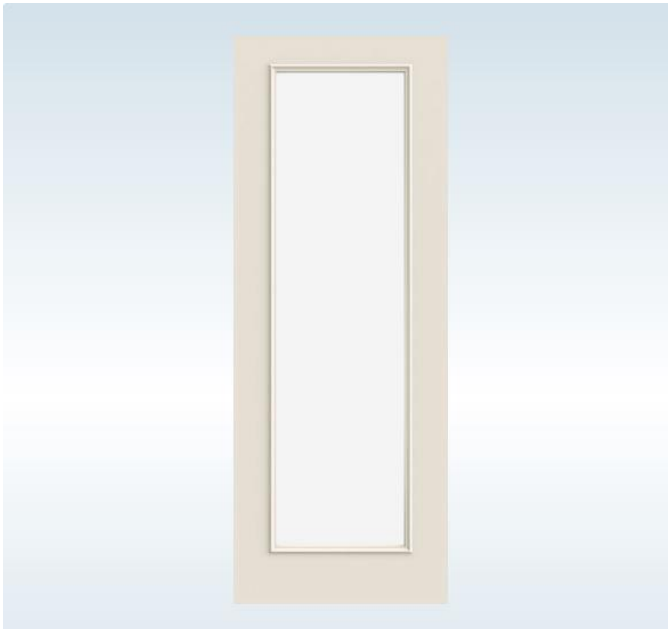


Rear Porch Lights: Kichler – Outdoor Flush Mount Mt1Lt 7002AZ (Bronze Finish)

Rear Entry Door: Jeldwen – Smooth- Pro Fiberglass Glass Panel Exterior Door

Painted – Color to match windows (Chesnut Bronze)

Bronze Hardware

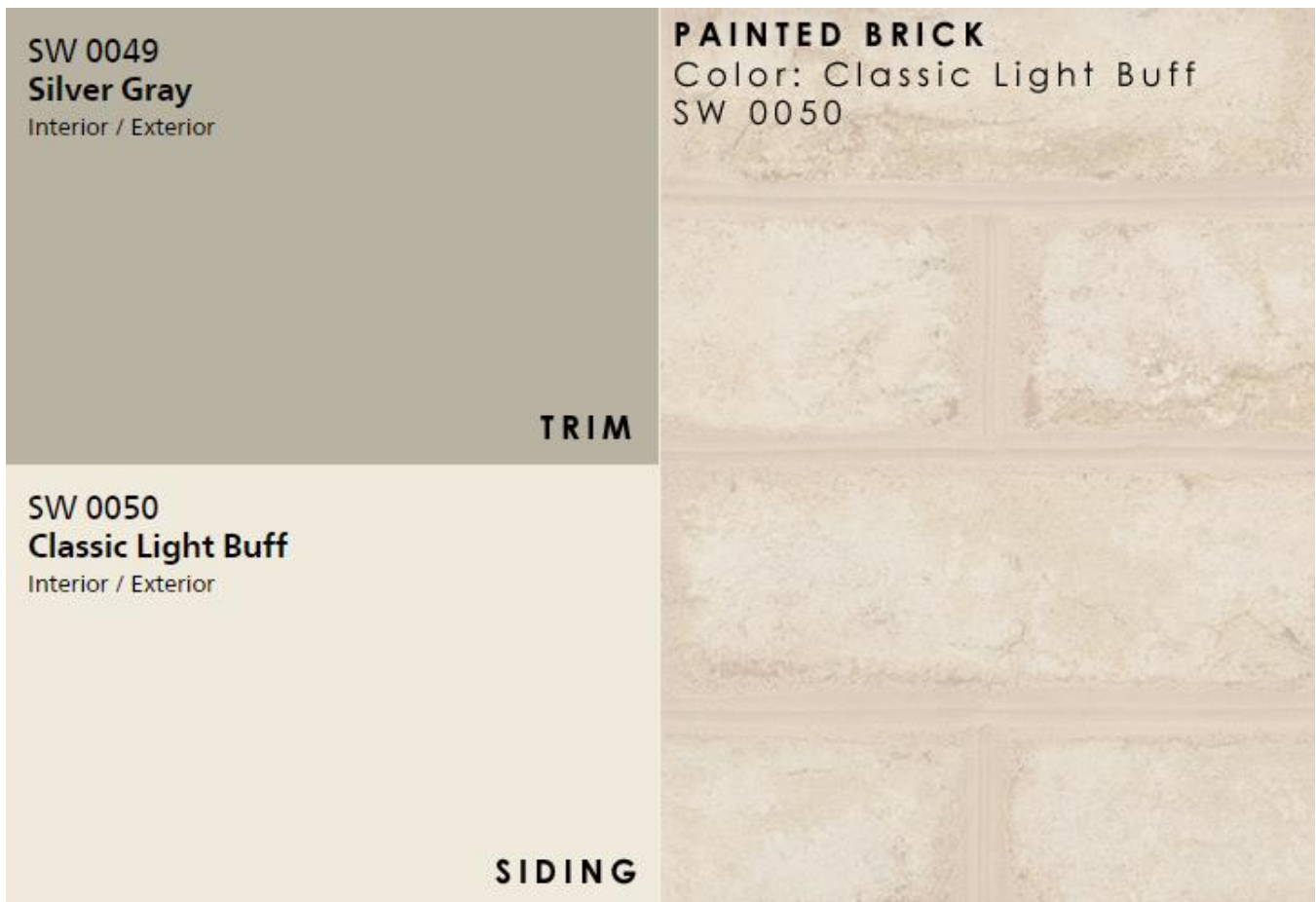


Windows: Jeld-wen – Sitrine Wood Double Hung & Casement Window (Chesnut Bronze)

Nine over nine lite pattern for Double Hung at front of house.



Roofing:	Low Slope (Rear) - Roofing Membrane Firestone Ultra Ply TPO
	Color -Gray
Siding:	HardiePlank Lap Siding (7" exposure)
	Texture - Smooth
	Color – Classic Light Buff
Synthetic Wood Trim:	Painted – Silver Gray



Skylight: Velux Deck Mounted Skylight – Model FS

VELUX
Deck Mounted Skylight
Model FS



Metal Coping / Gutters and Downspouts / Brackets:

Painted – Color to match windows (Chesnut Bronze)

Fencing:

Existing fence to remain and/or be repaired as needed.

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ADDRESS OF PROJECT: 614 S St. Asaph Street

TAX MAP AND PARCEL: 080.02-03-18

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: Advanced Construction Group, LLC

Address: 1112 N Fairfax Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 813-5554 E-mail: JSparrow@AdvancedConstructGroup.com

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

Name: STEPHEN W. KULINSKI Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: EPC VA 179 LLC and EPC VA 180 LLC

Address: c/o Realty Exchange Corp, 7400 Heritage Village Plaza #102

City: Gainesville State: VA Zip: 20169

Phone: E-mail:

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

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

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

☐ NEW CONSTRUCTION

☐ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning

☐ fence, gate or garden wall

☐ HVAC equipment

☐ shutters

☐ doors

☐ windows

☐ siding

☐ shed

☐ lighting

☐ pergola/trellis

☐ painting unpainted masonry

☐ other _____

☒ ADDITION

☒ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

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

We propose to change this townhouse from a two-unit apartment to a single family townhouse while also changing the character of the house from a 1960's contemporary brick Colonial to a Federal Style townhouse with a contemporary addition at the rear. To accomplish this, we propose to demolish portions of the interior, the existing roof and portions of the front and rear of the existing house in order to add siding and a new window arrangement. We then propose to add a third floor above the existing building built into the roof with two dormers and a new two-story addition at the rear of the existing building with a roof deck above.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/ encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

N/A

- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/ encapsulation.
- ☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☒ ☐ Description of the reason for demolition/encapsulation.
- ☒ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

N/A

- ☒ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☒ ☐ FAR & Open Space calculation form.
- ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☒ ☐ Existing elevations must be scaled and include dimensions.
- ☒ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to structures in plan and elevations.
- ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

N/A

- ☐ ☒ Linear feet of building: Front: _____ Secondary front (if corner lot): _____
- ☐ ☒ Square feet of existing signs to remain: _____
- ☐ ☒ Photograph of building showing existing conditions.
- ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

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

N/A

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

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee)
 - ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
 - ☒ I, the applicant, or an authorized representative will be present at the public hearing.
 - ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.
-

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: STEPHEN W. KULINSKI

Date: 05/19/17

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. Advanced Construction Group, LLC	1112 N Fairfax Street 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 614 S Saint Asaph Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Advanced Construction Group, LLC	1112 N Fairfax Street 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.

05/19/17

STEPHEN W. KULINSKI

Date

Printed Name


Signature