

Docket Item #5 & #6, #7 & #8  
BAR CASE # 2017-00483  
2017- 00484  
2017-00485  
2017-00486

BAR Meeting  
January 24, 2018

**ISSUE:** Partial Demolition/Capsulation & Alterations

**APPLICANT:** Ann Kavaljian

**LOCATION:** 204 & 206 North Patrick Street

**ZONE:** CL/Commercial Low Zone

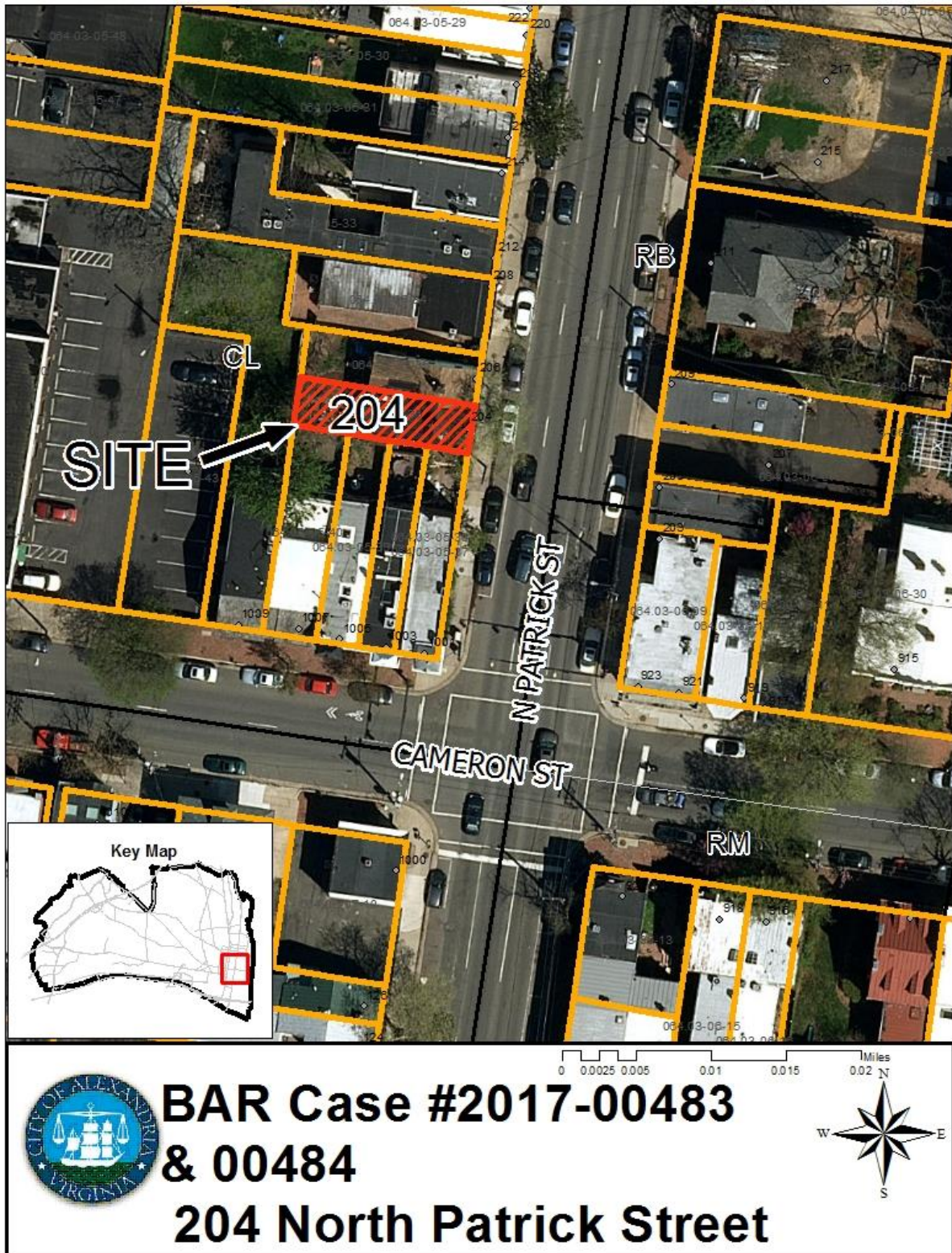
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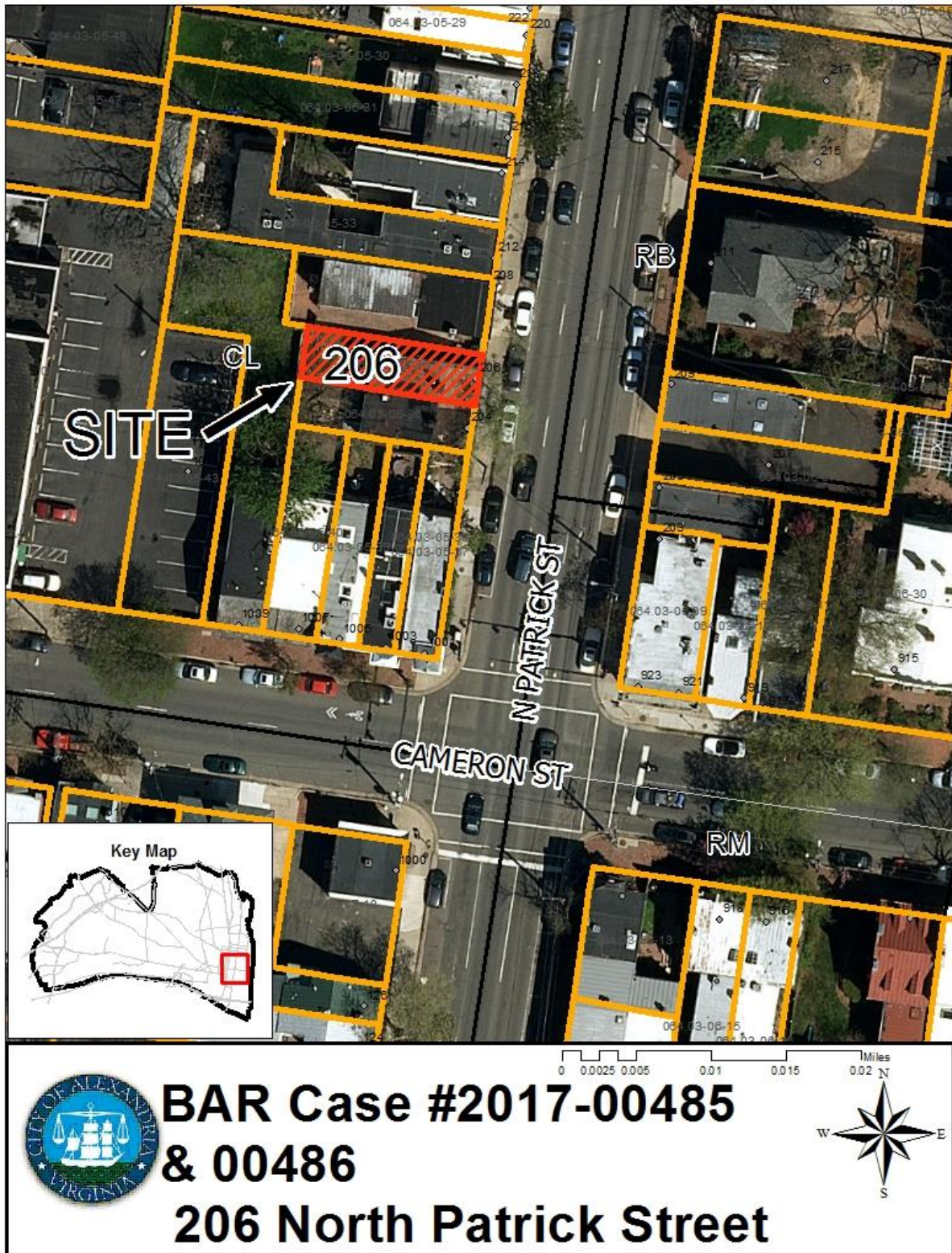
### **STAFF RECOMMENDATION**

Staff recommends approval of the application with the following conditions:

1. Retain the original roof and exterior wall framing identified by staff in the field to the maximum extent reasonably feasible.
2. Carefully salvaged and reuse any siding matching the historic wood siding on the front (east) elevation to the maximum extent reasonably feasible and supplement with new matching siding. Match the profile and exposure of the proposed replacement siding on the side and rear elevations to any historic siding identified by staff in the field on those elevations, according to the BAR's siding policy.
3. The windows on the front elevation must match the original opening size as closely as reasonably possible.
4. Match the proportions and details of the door surround shown in the 1966 photograph on the new door surrounds, unless a different profile is identified when the top layer of siding is removed and paint ghosts are exposed.
5. Include the following archaeology conditions in the General Notes on all site plans and on all construction documents that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

January 24, 2018





## **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.

**Note:** *The semi-detached pair of dwellings at 204 & 206 North Patrick Street are two separate parcels with separate Permits to Demolish/Capsulate and Certificates of Appropriateness and each dwelling will require separate votes from the BAR. However, they have been combined in a single staff report for convenience and clarity.*

## **I. ISSUE**

The applicant proposes the following scope of work:

1. Lift the existing structure to remove failing existing brick foundation and construct a new poured concrete foundation under entire structure.
2. Repair, replace, and reinforce existing framing necessary for structural stability and code requirements.
3. Replace all existing exterior doors and windows. Increase the size of the existing window openings on the front façade (east elevation). Create new window openings and fill existing window openings on the north, west, and south elevation.
4. Replace the roofing, gutters and downspouts. The proposed roofing will be a standing seam metal with two skylights on the rear slope.
5. Replace all existing exterior siding and trim. Reuse salvaged existing wood siding on front façade if possible.
6. Rebuild the portions of the previous masonry chimneys above the roof with veneer brick on wood frame.
7. All new interior framing, mechanical, electrical, plumbing, cabinetry, and interior finishes.

## **II. HISTORY**

The semi-detached pair of two-story, wood frame townhouse face North Patrick Street with a side gable roof and each with a brick internal chimney extending through the ridge of the side gable roof. The vernacular townhouses have a shallow unadorned cornice, symmetrically balanced composition, and originally had a simple door surround with pilasters (see figure 2). The townhouse is a **mid-19<sup>th</sup>-century** structure, though staff could not find a definite date of construction. Ethel Cox states the “2 stories, gable roof, double units, [were built in the] mid-19<sup>th</sup> century.”<sup>1</sup> Although Alexandria Archaeology states that the dwellings do not appear on the 1965 Quartermaster’s map, they do appear on the 1863 Birdseye of Alexandria (figure 1) and are on the 1877 Hopkins Atlas Map.

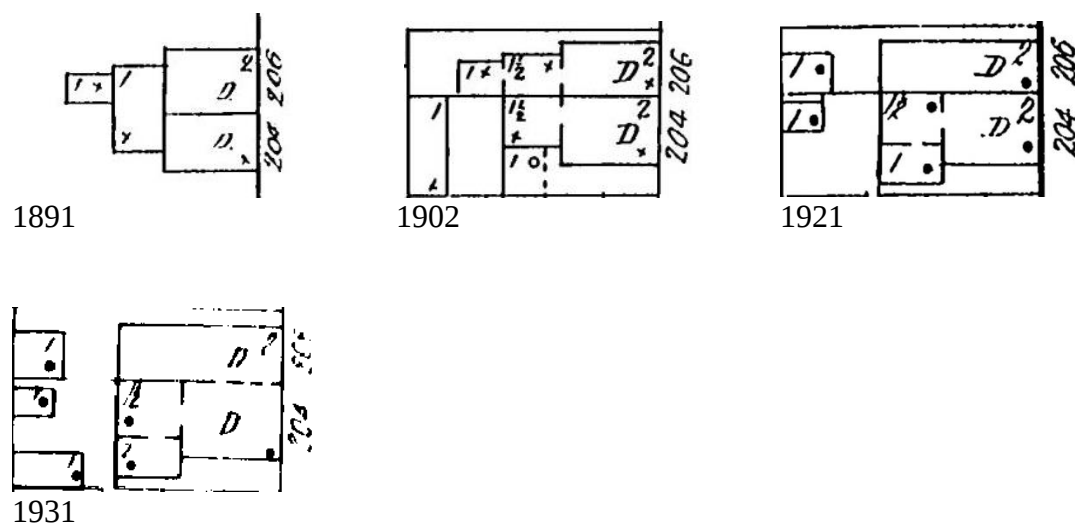
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<sup>1</sup> Ethelyn Cox, Historic Alexandria, Virginia, Street by Street: A Survey of Existing Early Buildings (Alexandria, VA: Historic Alexandria Foundation, 1976) p. 100.



Figure 1. 1863 Birdseye with 204-206 North Patrick clarified.

The first available Sanborn map for this block is 1891. The one-story rear ell on 204 and 206 shows up in the 1891 Sanborn map and 206 N Patrick had a one-story addition on the rear ell. The rear ell changed from one to one-and-a-half-stories from 1896 to 1902. 204 N Patrick added a one-story frame addition to the south of the one-and-a-half-story ell from 1912 to 1921 and the one-story addition on the rear ell of 206 N Patrick was removed. Both rear ells went from one-and-a-half-stories to two-stories from 1921 to 1931.



### List of Permits

|            |                     |                                                                                                         |
|------------|---------------------|---------------------------------------------------------------------------------------------------------|
| 06/04/1929 | Permit <b>468</b>   | Repair door and weather board repair front elevation of 206 N Patrick                                   |
| 09/13/1935 | Permit <b>1360</b>  | Asphalt shingles on the roof of 204 N Patrick                                                           |
| 06/17/1937 | Permit <b>2262</b>  | Repairs on the south side of 204 N Patrick                                                              |
| 08/26/1960 | Permit <b>16387</b> | Remove shingle roof, install new asphalt shingles and roll roofing on rear                              |
| 03/30/1967 | Permit <b>24070</b> | New siding on front elevation                                                                           |
| 12/23/1977 | Permit <b>33993</b> | Aluminum siding, raised floors, drywall, window sills, and floor joists.                                |
| 01/18/1980 | Permit <b>35962</b> | New gypsum boards in interior                                                                           |
| 02/11/1981 | Permit <b>36848</b> | Interior work from fire smoke damage, replace fireplace damage, paint whole house, no structural damage |
| 10/25/1985 | Permit <b>41589</b> | Roof repair on back of house                                                                            |

10/06/2017      **ZEN2017-00395**  
10/18/2017      **BLD2017-02212**

No permit for demolition of chimney on 204 N Patrick  
Roof Repair on 204 N Patrick



Figure 2: 204 & 206 North Patrick in 1966 from the Potomac East Conservation District collection

From 1966-1967 the InselBrick was covered with new siding, and from 1966 to 1986 the pilasters from the door surrounds were removed and shutters attached to the first-floor windows.



Figure 3: 1986 Survey photographs

### III. ANALYSIS

#### Permit to Move, Remove, Capsulate or Demolish

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 proposed demolition is limited to expansion of existing and the installation of new doors and windows; to demolition and reconstruction of the rear shed roof and to removal of a storage shed on the rear. In many cases, the windows have been altered several times and the studs on the interior and the 1966 photo reflects that the windows on the front were originally taller than today. As the history section describes, the portion of the building in the rear was originally one story, then 1 ½ stories and did not become two stories tall until 1921-31. Based on staff's site inspection, the roof framing of the rear of both townhouses suffered significant water damage and was replaced in the mid-late 20<sup>th</sup> century. Therefore, no material is old and unusual or uncommon design, texture or material and it could be reproduced easily. Staff recommends approval of the limited amount of demolition proposed.

The two townhomes are also proposed to be or elevated approximately 1'-4". Staff would normally oppose raising a building, as this changes its context and scale relationship to the street and its neighbors. However, in this case, it appears that the original grade of North Patrick Street has changed over the years and is now causing drainage issues which have contributed to loss of the first-floor sill beams and floor joists. Field inspection confirmed that virtually all the existing floor joists are sitting at or near grade and have rotted. Staff was able to confirm that the majority of the wall and roof framing in the original front portion of the dwellings is intact and can be sistered and supplemented, the floor framing is lost, and any new floor framing needs to be raised slightly above exterior grade and a new crawl space excavated below the structure. Staff believes that raising the structure up on the new foundation a modest 1'-4" would help reestablish its original relationship to the original grade of North Patrick Street.

### Alterations

This structure was allowed to deteriorate significantly before Alexandria Code Administration issued property maintenance violations and BAR staff cited the owner for demolition of the exterior portion of the chimneys without a Permit to Demolish. The proposed alterations will significantly restore its original appearance and remove inappropriate siding and roofing installed in the mid-20<sup>th</sup> century. BAR staff has visited the site on several occasions. At staff's request, the applicant removed all interior finishes so that historic framing and siding could be identified. As noted in the History section above, the roof and wall framing is largely original, though being a mid-19<sup>th</sup> century vernacular structure, it is inadequate for modern needs and portions have suffered significant deterioration. Nevertheless, BAR practice and nationally accepted preservation standards dictate that these materials should be preserved in place to the maximum extent reasonably feasible. The applicant's excellent BAR application drawings do not go into this level of detail and specific elements will have to be confirmed in the field during construction but generally, the studs and rafters in the original side gable portion of the house should be sistered and supplemented. The exterior siding, which is visible from the interior, appears to remain small quantities but is enough to be able to identify its original profile and exposure.

Because the existing structure exceeds the amount of FAR and lot coverage permitted under the current zone, no additions are proposed. Staff supports the minor elevation of the shed roof over the rear, as it is modest in scope and retains the form of the rear of the building when the second floor was added in the early 20<sup>th</sup> century. The skylights and rooftop HVAC condensers proposed on the rear slope of the roof will not be visible from a public way. The original roofing material is unknown but the proposed standing seam roof is historically appropriate for this period structure. Staff has no objections to the fenestration proposed on the rear of the building, as there is no historic material being removed here, this elevation is not visible from a public way and the BARs have generally supported more modern features on rear elevations for livability. All windows and doors must meet the BAR's adopted policies.

While it is unfortunate that the house was allowed to deteriorate to this condition, this situation is not unique in Old Town and the proposed alterations will preserve identified historic features while making the dwellings attractive and livable for the 21<sup>st</sup> century.

### STAFF

Jenny Rowan, 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**

- C-1 Proposed scope of work complies with zoning. No change to the existing building footing and open space. The existing dwelling currently exceeds the maximum allowable floor area and is deficient in open space. However, the proposed work does not exacerbate the noncompliance. Any future improvements to the property will require additional review.

**Code Administration**

- C-1. A building permit, plan review and inspections are required.

**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. The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- F2. 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 Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- 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)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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)
- C7. City Code Section 5-6-224(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
  - (1) The construction of a new home;
  - (2) Construction of an addition to an existing home where either
    - (A) The addition exceeds the area of the existing building footprint by 100% or more; or
    - (B) The construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
  - (3) Changes to the existing grade elevation of 1 foot or greater;
  - (4) Changes to existing drainage patterns; or
  - (5) Land disturbance of 2,500 square feet or greater.

### **Alexandria Archaeology**

- F-1 According to Ethelyn Cox's *Historic Alexandria, Virginia Street by Street*, the two dwellings date to the mid-nineteenth century. The 1865 Quartermaster Maps do not show anything of note on this block. The structures appear on the 1891, 1896, and 1902 Sanborn Fire Insurance Maps as well as on the 1877 Hopkins Atlas Map. There is a relatively small possibility for finding evidence of significant historic or prehistoric activity at the subject property. Nevertheless, there is no harm in remaining vigilant for any cultural resources that might be present on the property, even if this is a remote possibility.
- R-1 The statements in archaeology conditions below 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 to be conducted on the property, unless authorized by Alexandria Archaeology.

**V. ATTACHMENTS**

*1 – Application for BAR2017-000485 & BAR2017-000486: 204-206 North Patrick.*

*2 – Supplemental Materials*

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 204 N. Patrick Street  
 TAX MAP AND PARCEL: 064.03-05-36 ZONING: CL

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: Ann KavaljianAddress: 400 Madison St., #1008City: Alexandria State: VA Zip: 22314Phone: 703-626-9171 E-mail: aokavaljian@aol.comAuthorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: Daniel Jacobson or Scot McBroom Phone: 703-549-0650E-mail: daniel@adamsarchitects.com or scot@adamsarchitects.com Adams Architects

Legal Property Owner:

Name: Ann KavaljianAddress: 400 Madison St., #1008City: Alexandria State: VA Zip: 22314Phone: 703-626-9171 E-mail: aokavaljian@aol.com

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

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

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

- ☐ NEW CONSTRUCTION  
☒ EXTERIOR ALTERATION: *Please check all that apply.*
- |                                                                                   |                                                                |                                                     |                                              |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> awning                                                   | <input checked="" type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment  | <input checked="" type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors                                         | <input checked="" type="checkbox"/> windows                    | <input checked="" type="checkbox"/> siding          | <input type="checkbox"/> shed                |
| <input checked="" type="checkbox"/> lighting                                      | <input type="checkbox"/> pergola/trellis                       | <input type="checkbox"/> painting unpainted masonry |                                              |
| <input checked="" type="checkbox"/> other <u>lift structure to new foundation</u> |                                                                |                                                     |                                              |
- ☐ ADDITION  
☒ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

See attached.

**SUBMITTAL REQUIREMENTS:**

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

- ☐ <sup>N/A</sup> ☐ 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.*

- ☐ <sup>N/A</sup> ☐ 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.*

- ☒ <sup>N/A</sup> ☐ 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.

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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: Daniel JacobsonDate: 12/21/2017

## 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 three 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. Robert Bentley Adams & Associates | 405 S. Washington St. | none                 |
| 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 204 N Patrick St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Ann Kavaljian | 400 Madison St, #1008<br>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. Robert Bentley Adams & Associates | none                                                              | BAR                                                                         |
| 2. Ann Kavaljian                     | none                                                              | BAR                                                                         |
| 3.                                   |                                                                   |                                                                             |

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

12/21/17  
Date

Daniel Jacobeen  
Printed Name  
(Adams Architects)

  
Signature

ADDRESS OF PROJECT: 206 N. Patrick StreetTAX MAP AND PARCEL: 064.03-05-35 ZONING: CL

## 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: Ann KavaljianAddress: 400 Madison St., #1008City: Alexandria State: VA Zip: 22314Phone: 703-626-9171 E-mail: ~~703-626-9171~~ aokavaljian@aol.comAuthorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: Daniel Jacobeen or Scot McBroom Phone: 703-549-0650E-mail: daniel@adamsarchitects.com or scot@adamsarchitects.com  
Adams Architects

## Legal Property Owner:

Name: Ann KavaljianAddress: 400 Madison St., #1008City: Alexandria State: VA Zip: 22314Phone: 703-626-9171 E-mail: aokavaljian@aol.com

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

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

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

- ☐ NEW CONSTRUCTION  
☒ EXTERIOR ALTERATION: *Please check all that apply.*  
     ☐ awning                      ☒ fence, gate or garden wall    ☒ HVAC equipment                      ☒ shutters  
     ☒ doors                        ☒ windows                      ☒ siding                                      ☐ shed  
     ☒ lighting                      ☐ pergola/trellis                      ☐ painting unpainted masonry  
     ☒ other *1-ft structure to new foundation*  
☐ ADDITION  
☒ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

*See attached.*

**SUBMITTAL REQUIREMENTS:**

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

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

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

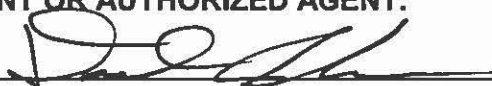
- ☒ ☐ N/A
- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
  - ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing,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

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

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

---

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

**APPLICANT OR AUTHORIZED AGENT:**Signature: Printed Name: Daniel JacobsonDate: 12/21/2017

## 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 three 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. Robert Bentley Adams & Associates | 405 S. Washington St. | none                 |
| 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 206 N Patrick St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Ann Kavaljian | 400 Madison St. #1008<br>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. Robert Bentley Adams & Associates | none                                                              | <del>BAR</del> BAR                                                          |
| 2. Ann Kavaljian                     | none                                                              | <del>BAR</del> BAR                                                          |
| 3.                                   |                                                                   |                                                                             |

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

12/21/17  
Date

Daniel Jacobson  
Printed Name  
(Adams Architects)

  
Signature

**DESCRIPTION OF PROPOSED WORK:**

**-LIFT EXISTING STRUCTURE, REMOVE FAILING EXISTING BRICK FOUNDATION AND CONSTRUCT NEW CONCRETE FOUNDATION UNDER ENTIRE STRUCTURE**

**-REPAIR, REPLACE, REINFORCE, EX. FRAMING NECESSARY FOR STRUCTURAL STABILITY AND PER CURRENT CODE REQUIREMENTS.**

**-REPLACE ALL EXISTING EXTERIOR DOOR AND WINDOWS AND INSTALL NEW DOORS AND WINDOWS**

**-NEW ROOFING, GUTTERS AND DOWNSPOUTS**

**-REPLACE ALL EXISTING EXTERIOR SIDING AND TRIM, REUSE SALVAGED EXISTING WOOD SIDING ON FRONT FACADE IF POSSIBLE**

**-REBUILD EXISTING MASONRY CHIMNEYS (ABOVE ROOF)**

**-ALL NEW INTERIOR FRAMING, MECHANICAL, ELECTRICAL, PLUMBING, CABINETRY, INTERIOR FINISHES, ETC.**



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

### A. Property Information

A1. Street Address 204 N. Patrick St. Zone CL  
 A2. 1109 # 17.33 x 64.00 x .75 = 832 #  
 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          | 510 # | Stairways**<br><small>12' 3.0 x 12.0<br/>2' 6" 3.0 x 11.5</small> | 71   |
| Second Floor         | 510 # | Mechanical**                                                      | —    |
| Third Floor          | —     | Other**                                                           | —    |
| Porches/ Other       | —     | Total Exclusions                                                  | 71   |
| Total Gross *        |       |                                                                   | 1020 |

B1. Existing Gross Floor Area \*  
1020 Sq. Ft.

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

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

### C. Proposed Gross Floor Area (does not include existing area) - alterations only; no additions

| Proposed Gross Area* |      | Allowable Exclusions |      |
|----------------------|------|----------------------|------|
| Basement             | —    | Basement**           | —    |
| First Floor          | N.A. | Stairways**          | N.A. |
| Second Floor         | —    | Mechanical**         | —    |
| Third Floor          | —    | Other**              | —    |
| Porches/ Other       | —    | Total Exclusions     | —    |
| Total Gross *        |      |                      | —    |

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

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

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

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 949 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 832 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 | <u>420</u> # | <u>38%</u> |
| Required Open Space | <u>444</u> # | <u>40%</u> |
| Proposed Open Space | <u>457</u> # | <u>41%</u> |

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

Signature: S. McBr... Date: 12/21/17



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

### A. Property Information

A1. Street Address 206 N. Patrick St. Zone CL  
 A2. 1074  $\times$  .75 = 806  
 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          | 510  | Stairways**          | 71 |
| Second Floor         | 510  | Mechanical**         | —  |
| Third Floor          | —    | Other**              | —  |
| Porches/ Other       | —    | Total Exclusions     | 71 |
| Total Gross *        | 1020 |                      |    |

B1. Existing Gross Floor Area \*  
1020 Sq. Ft.

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

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

### C. Proposed Gross Floor Area (does not include existing area) — alterations only; no additions

| Proposed Gross Area* |      | Allowable Exclusions |      |
|----------------------|------|----------------------|------|
| Basement             | —    | Basement**           | —    |
| First Floor          | N.A. | Stairways**          | N.A. |
| Second Floor         | —    | Mechanical**         | —    |
| Third Floor          | —    | Other**              | —    |
| Porches/ Other       | —    | Total Exclusions     | —    |
| Total Gross *        | —    |                      |      |

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

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

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

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 949 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 806 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 | 423 | 39.4% |
| Required Open Space | 430 | 40%   |
| Proposed Open Space | 423 | 39.4% |

no change to footprint; also A/C moved to roof

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

Signature: S. M. B.

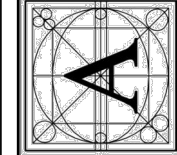
Date: 12/21/17



RENOVATION OF 204 & 206 N. PATRICK STREET

| Drawing Index                                                                                                                   |                               |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| C100                                                                                                                            | Cover Sheet and Drawing Index |
| C101                                                                                                                            | Existing Site Survey          |
| C102                                                                                                                            | Proposed Site Plan            |
| C103                                                                                                                            | Site Photographs              |
| C104                                                                                                                            | Site Photographs              |
| C105                                                                                                                            | Door and Window Schedule      |
|                                                                                                                                 |                               |
| X101                                                                                                                            | Existing First Floor Plan     |
| X102                                                                                                                            | Existing Second Floor Plan    |
| X103                                                                                                                            | Existing Roof Plan            |
| X201                                                                                                                            | Existing Exterior Elevations  |
| X202                                                                                                                            | Existing Exterior Elevations  |
| X203                                                                                                                            | Existing Exterior Elevations  |
| X204                                                                                                                            | Existing Exterior Elevations  |
| X301                                                                                                                            | Existing Sections             |
|                                                                                                                                 |                               |
| A101                                                                                                                            | Proposed First Floor Plan     |
| A102                                                                                                                            | Proposed Second Floor Plan    |
| A103                                                                                                                            | Proposed Roof Plan            |
| A201                                                                                                                            | Proposed Exterior Elevations  |
| A202                                                                                                                            | Proposed Exterior Elevations  |
| A203                                                                                                                            | Proposed Exterior Elevations  |
| A204                                                                                                                            | Proposed Exterior Elevations  |
| A301                                                                                                                            | Proposed Section              |
|                                                                                                                                 |                               |
|                                                                                                                                 |                               |
|                                                                                                                                 |                               |
|                                                                                                                                 |                               |
| PROJECT DESCRIPTION:                                                                                                            |                               |
| -LIFT EXISTING STRUCTURE, REMOVE FAILING EXISTING BRICK FOUNDATION AND CONSTRUCT NEW CONCRETE FOUNDATION UNDER ENTIRE STRUCTURE |                               |
| -REPAIR, REPLACE, REINFORCE, EX. FRAMING NECESSARY FOR STRUCTURAL STABILITY AND PER CURRENT CODE REQUIREMENTS.                  |                               |
| -REPLACE ALL EXISTING EXTERIOR DOOR AND WINDOWS AND INSTALL NEW DOORS AND WINDOWS                                               |                               |
| -NEW ROOFING, GUTTERS AND DOWNSPOUTS                                                                                            |                               |
| -REPLACE ALL EXISTING EXTERIOR SIDING AND TRIM, REUSE SALVAGED EXISTING WOOD SIDING ON FRONT FACADE IF POSSIBLE                 |                               |
| -REBUILD EXISTING MASONRY CHIMNEYS (ABOVE ROOF)                                                                                 |                               |
| -ALL NEW INTERIOR FRAMING, MECHANICAL, ELECTRICAL, PLUMBING, CABINETRY, INTERIOR FINISHES, ETC.                                 |                               |

ROBERT BENTLEY ADAMS & ASSOCIATES P.C.  
405 South Washington Street Alexandria, Virginia 22314  
Tel. 703 549 0650 © Fax. 703 549 3125



ARCHITECTURE PLANNING INTERIORS

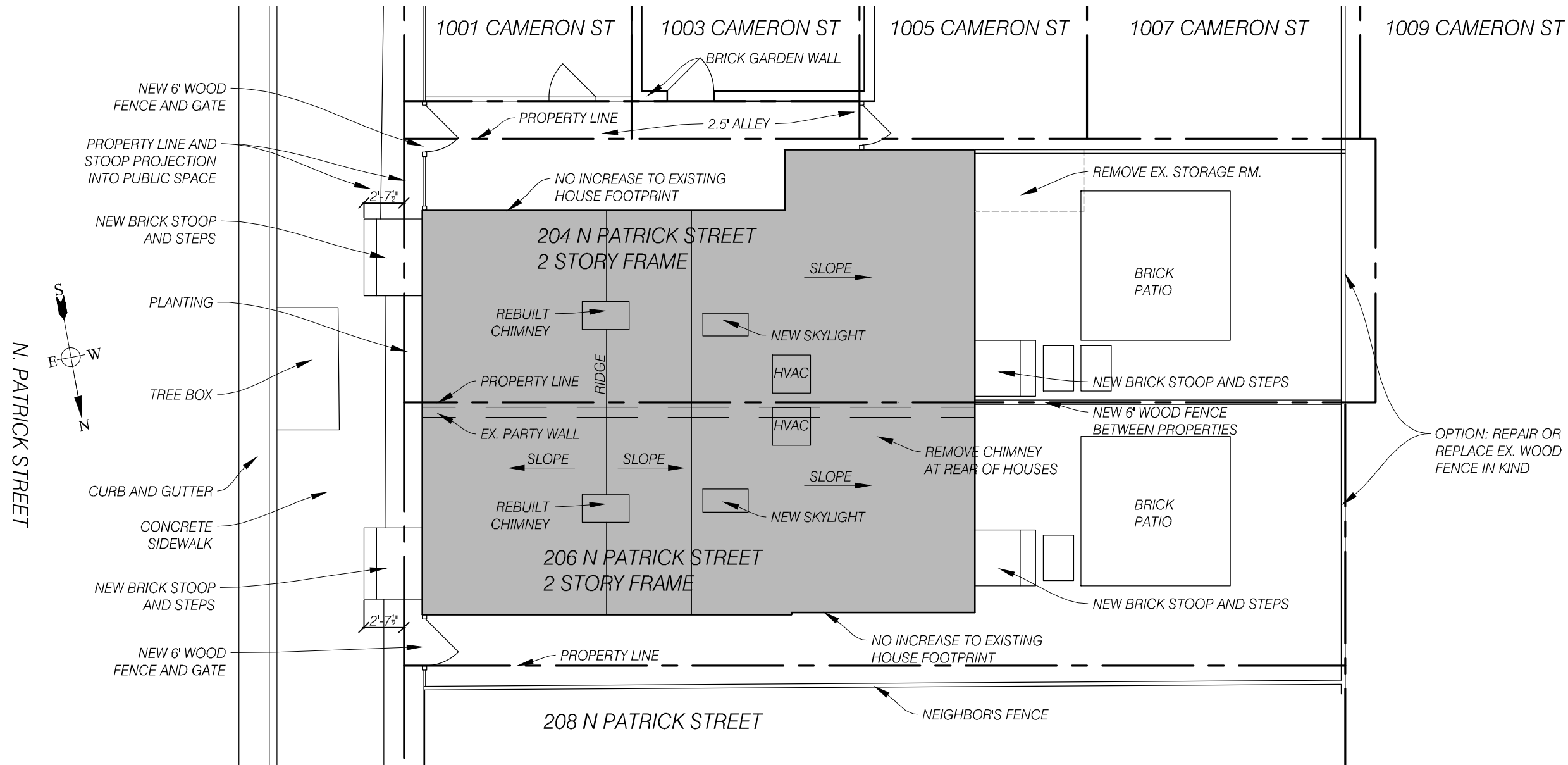
KAVALJIAN  
204 & 206 N PATRICK ST.  
ALEXANDRIA, VIRGINIA 22314

Date: December 21, 2017

Sheet:

C100





**Proposed Site Plan**  
Scale: 1/8" = 1'-0"

|                                                                                                                                                         |                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>ROBERT BENTLEY ADAMS &amp; ASSOCIATES P.C.</b><br>405 South Washington Street Alexandria, Virginia 22314<br>Tel. 703 549 0650 Fax. 703 549 3125<br>© |                                        |
| <b>ADAMS</b>                                                                                                                                            | <b>ARCHITECTURE PLANNING INTERIORS</b> |
| <b>KAVALJIAN</b><br><b>204 &amp; 206 N PATRICK ST.</b><br><b>ALEXANDRIA, VIRGINIA 22314</b>                                                             |                                        |
| Date: December 21, 2017                                                                                                                                 |                                        |
| Sheet:                                                                                                                                                  |                                        |
| <b>C102</b>                                                                                                                                             |                                        |



#204 & #206 EAST ELEVATION



#206 EAST ELEVATION



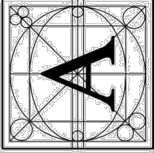
#204 SOUTH ELEVATION (SIDE YARD)



#204 EAST ELEVATION



#206 NORTH ELEVATION (SIDE YARD)

|                                                                                        |                                                                                                                                                        |       |              |          |           |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|----------|-----------|
|     | <p>ROBERT BENTLEY ADAMS &amp; ASSOCIATES P.C.<br/>405 South Washington Street Alexandria, Virginia 22314<br/>Tel. 703 549 0650 © Fax. 703 549 3125</p> | ADAMS | ARCHITECTURE | PLANNING | INTERIORS |
| <p><b>KAVALJIAN</b><br/>204 &amp; 206 N PATRICK ST.<br/>ALEXANDRIA, VIRGINIA 22314</p> |                                                                                                                                                        |       |              |          |           |
| <p>Date: December 21, 2017</p>                                                         |                                                                                                                                                        |       |              |          |           |
| <p>Sheet:</p>                                                                          |                                                                                                                                                        |       |              |          |           |
| <p>C103</p>                                                                            |                                                                                                                                                        |       |              |          |           |



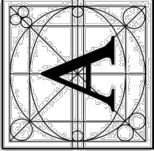
#204 & #206 WEST ELEVATION (REAR)



#206 WEST ELEVATION (REAR)



#204 WEST ELEVATION (REAR)

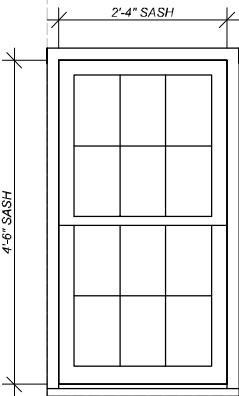
|                                                                                     |                                                                                                                                                      |                     |                           |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------|
|  | <b>ROBERT BENTLEY ADAMS &amp; ASSOCIATES P.C.</b><br>405 South Washington Street Alexandria, Virginia 22314<br>Tel. 703 549 0650 © Fax. 703 549 3125 |                     |                           |
|                                                                                     | <b>ADAMS</b>                                                                                                                                         | <b>ARCHITECTURE</b> | <b>PLANNING INTERIORS</b> |

**KAVALJIAN**  
204 & 206 N PATRICK ST.  
ALEXANDRIA, VIRGINIA 22314

Date: December 21, 2017

Sheet:

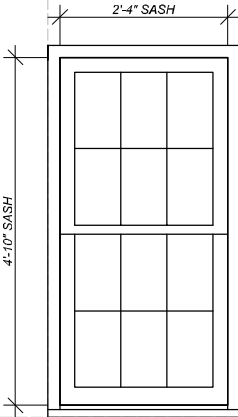
C104



A (SEE ELEVATIONS)

TYPE: DOUBLE HUNG  
MANUFACTURER: KOLBE AND KOLBE  
MODEL: HERITAGE  
SIZE: 2-4x4-6  
MATERIAL: DOUGLAS FIR  
FINISH: PTD. WHITE  
JAMB DIM: 4 3/8"  
EXT TRIM: 2" BRICKMOULD  
SILL: 2" HISTORIC

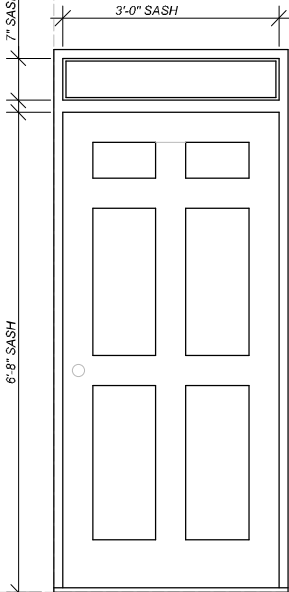
GLAZING: SINGLE GLAZED - CLEAR  
MUNTIN BARS: TDL - 3/8"  
SCREEN: YES - HALF  
HARDWARE: STD. WHITE



B

TYPE: DOUBLE HUNG  
MANUFACTURER: KOLBE AND KOLBE  
MODEL: HERITAGE  
SIZE: 2-4x4-10  
MATERIAL: DOUGLAS FIR  
FINISH: PTD. WHITE  
JAMB DIM: 4 3/8"  
EXT TRIM: 2" BRICKMOULD  
SILL: 2" HISTORIC

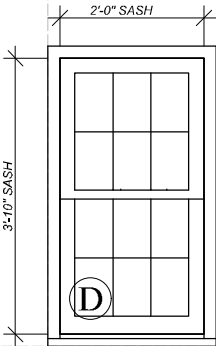
GLAZING: SINGLE GLAZED  
MUNTIN BARS: TRUE DIVIDED LITE - 3/8"  
SCREEN: NO  
HARDWARE: STD. WHITE



C

TYPE: INSWING ENTRY DOOR + TRANSOM  
MANUFACTURER: KOLBE AND KOLBE  
MODEL: HERITAGE  
SIZE: 3-0x6-8  
MATERIAL: DOUGLAS FIR  
FINISH: PTD. WHITE  
JAMB DIM: 4 3/8"  
EXT TRIM: NONE  
SILL: 2" HISTORIC w/ EXTENDED HORN

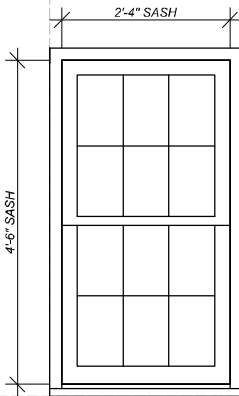
GLAZING: SINGLE GLAZED (transom)  
MUNTIN BARS: N/A  
SCREEN: NO  
HARDWARE: TBD



D

TYPE: DOUBLE HUNG  
MANUFACTURER: KOLBE AND KOLBE  
MODEL: HERITAGE  
SIZE: 2-0x3-10  
MATERIAL: DOUGLAS FIR  
FINISH: PTD. WHITE  
JAMB DIM: 4 3/8"  
EXT TRIM: NONE  
SILL: 2" HISTORIC w/ EXTENDED HORN

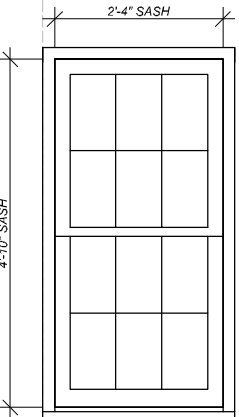
GLAZING: INSULATED w/ LOW-E  
MUNTIN BARS: SDL - 3/8"  
SCREEN: YES - HALF  
HARDWARE: STD. WHITE



E

TYPE: DOUBLE HUNG  
MANUFACTURER: KOLBE AND KOLBE  
MODEL: HERITAGE  
SIZE: 2-4x4-6  
MATERIAL: DOUGLAS FIR  
FINISH: PTD. WHITE  
JAMB DIM: 4 3/8"  
EXT TRIM: 2" BRICKMOULD  
SILL: 2" HISTORIC

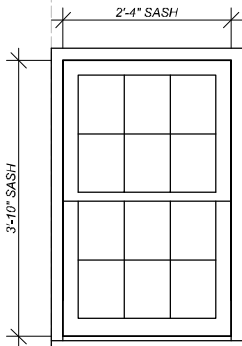
GLAZING: INSULATED LOW-E  
MUNTIN BARS: SDL - 3/8"  
SCREEN: YES - HALF  
HARDWARE: STD. WHITE



F

TYPE: DOUBLE HUNG  
MANUFACTURER: KOLBE AND KOLBE  
MODEL: HERITAGE  
SIZE: 2-4x4-10  
MATERIAL: DOUGLAS FIR  
FINISH: PTD. WHITE  
JAMB DIM: 4 3/8"  
EXT TRIM: 2" BRICKMOULD  
SILL: 2" HISTORIC

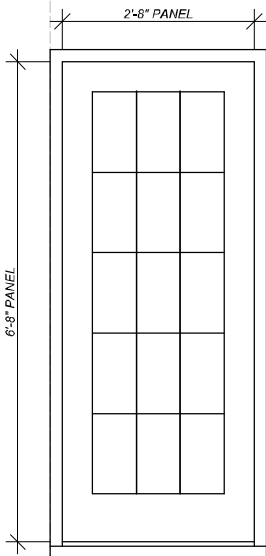
GLAZING: INSULATED LOW-E  
MUNTIN BARS: SDL - 3/8"  
SCREEN: YES  
HARDWARE: STD. WHITE



G

TYPE: DOUBLE HUNG  
MANUFACTURER: KOLBE AND KOLBE  
MODEL: HERITAGE  
SIZE: 2-4x3-10  
MATERIAL: DOUGLAS FIR  
FINISH: PTD. WHITE  
JAMB DIM: 4 3/8"  
EXT TRIM: 2" BRICKMOULD  
SILL: 2" HISTORIC

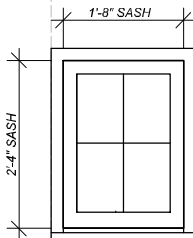
GLAZING: INSULATED LOW-E  
MUNTIN BARS: SDL - 3/8"  
SCREEN: YES  
HARDWARE: STD. WHITE



H

TYPE: INSWING FRENCH TRANSOM  
MANUFACTURER: KOLBE AND KOLBE  
MODEL: HERITAGE  
SIZE: 2-8x6-8  
MATERIAL: DOUGLAS FIR  
FINISH: PTD. WHITE  
JAMB DIM: 4 3/8"  
EXT TRIM: NONE  
SILL: 2" HISTORIC w/ EXTENDED HORN

GLAZING: INSULATED LOW-E  
MUNTIN BARS: SDL - 3/8"  
SCREEN: NO  
HARDWARE: TBD



I

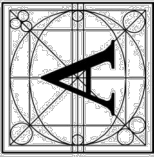
TYPE: SASH HUNG - FIXED  
MANUFACTURER: KOLBE AND KOLBE  
MODEL: HERITAGE  
SIZE: 1-8x2-4  
MATERIAL: DOUGLAS FIR  
FINISH: PTD. WHITE  
JAMB DIM: 4 3/8"  
EXT TRIM: 2" BRICKMOULD  
SILL: 2" HISTORIC

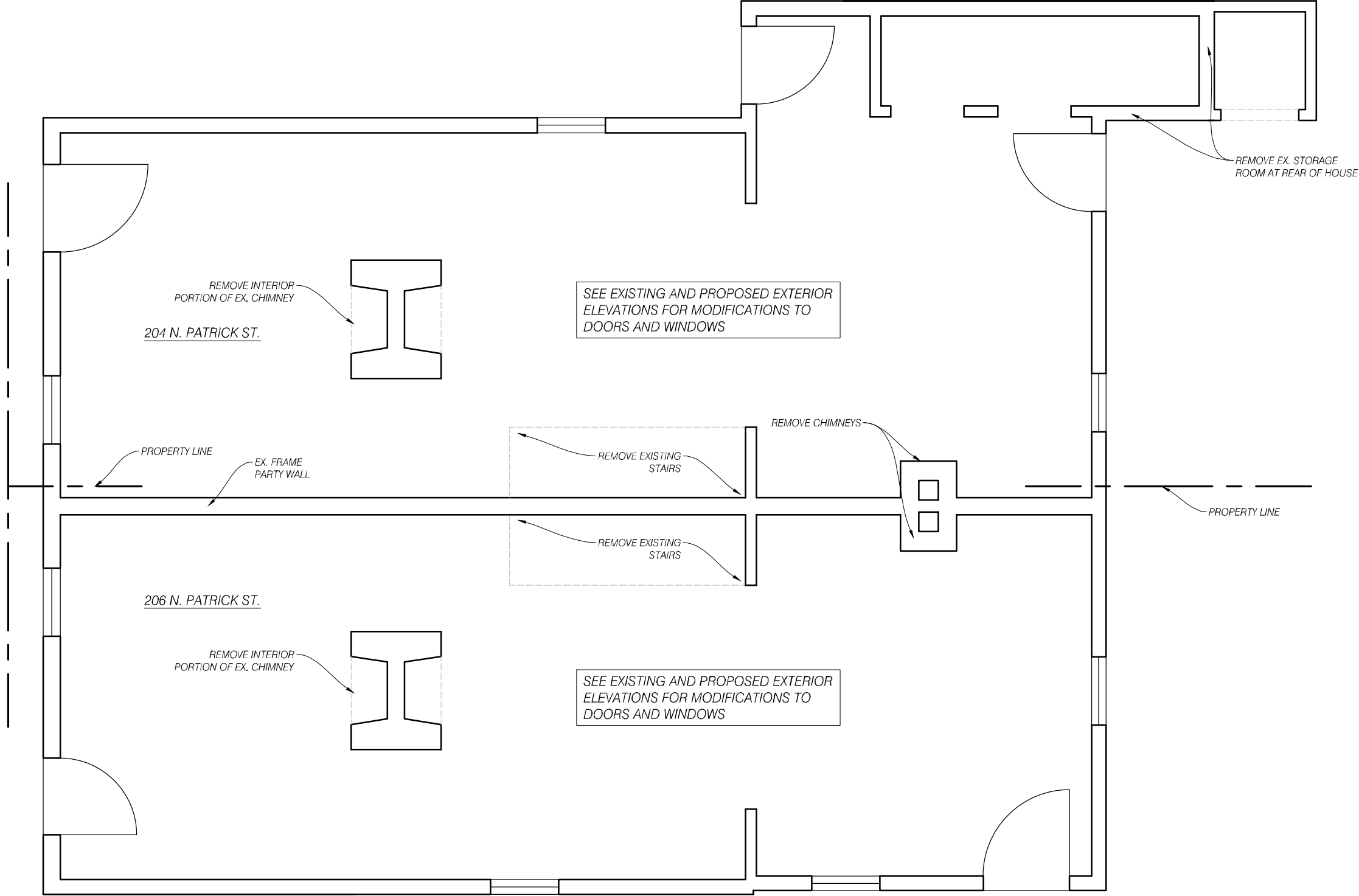
GLAZING: INSULATED LOW-E  
MUNTIN BARS: SDL - 3/8"  
SCREEN: NO  
HARDWARE: STD. WHITE

GLASS SPECIFICATIONS

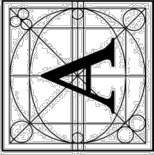
- KOLBE AND KOLBE
- HERITAGE SERIES TRADITIONAL DOUBLE HUNG
- MUNTIN BARS SHALL HAVE PUTTY GLAZED EXTERIOR PROFILE
- DOUBLE GLAZED NO LAMINATION
- GLASS COATING: LoE-270 #2
- U-FACTOR: 0.25
- SHGC: 0.25
- VT: 0.41

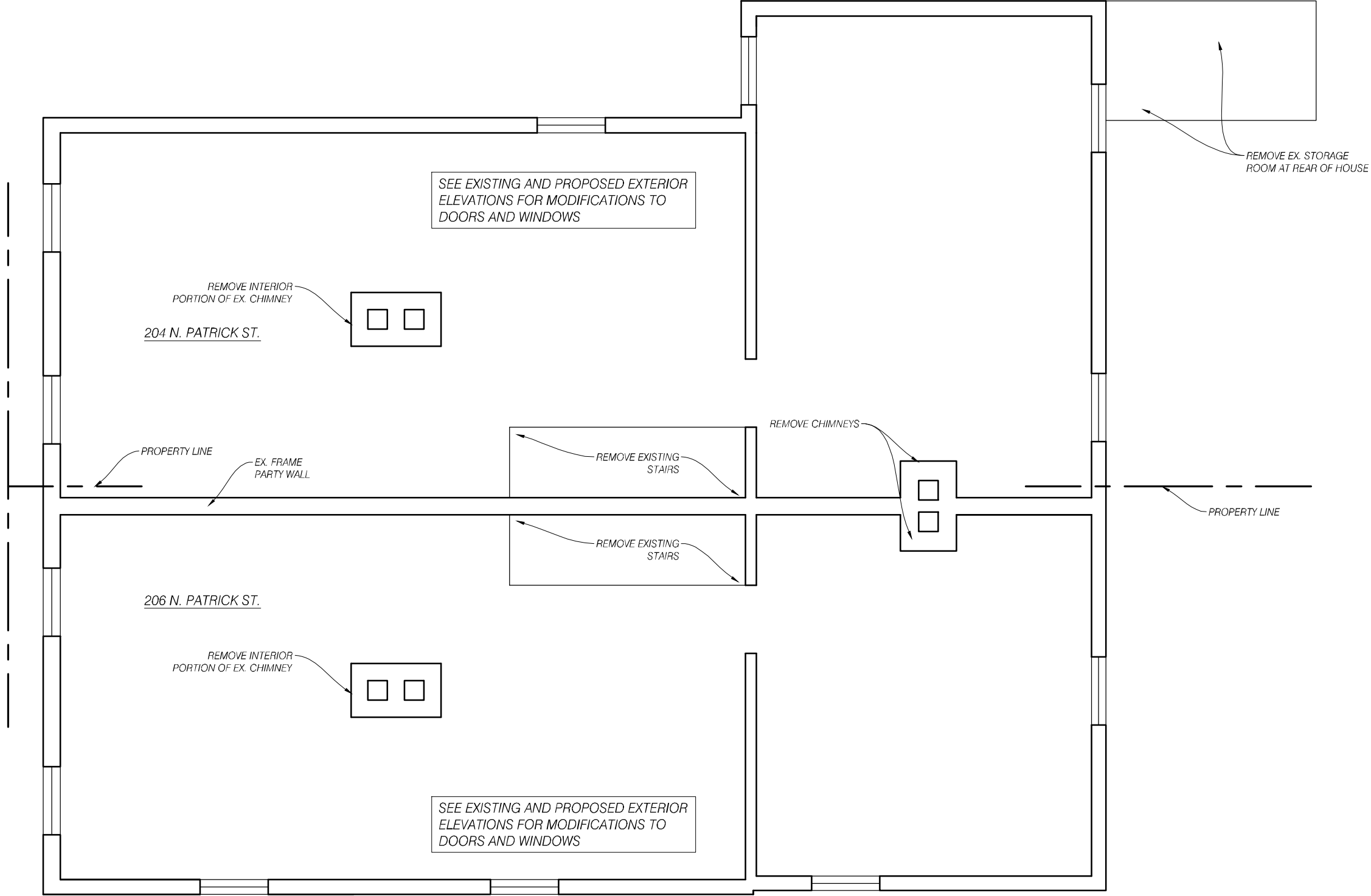
NOTE: ALL GLAZING FACING N. PATRICK STREET SHALL BE CLEAR SINGLE GLAZED, NO COATING





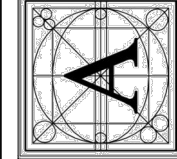
**Existing First Floor Plan**  
Scale: 1/4" = 1'-0" 32

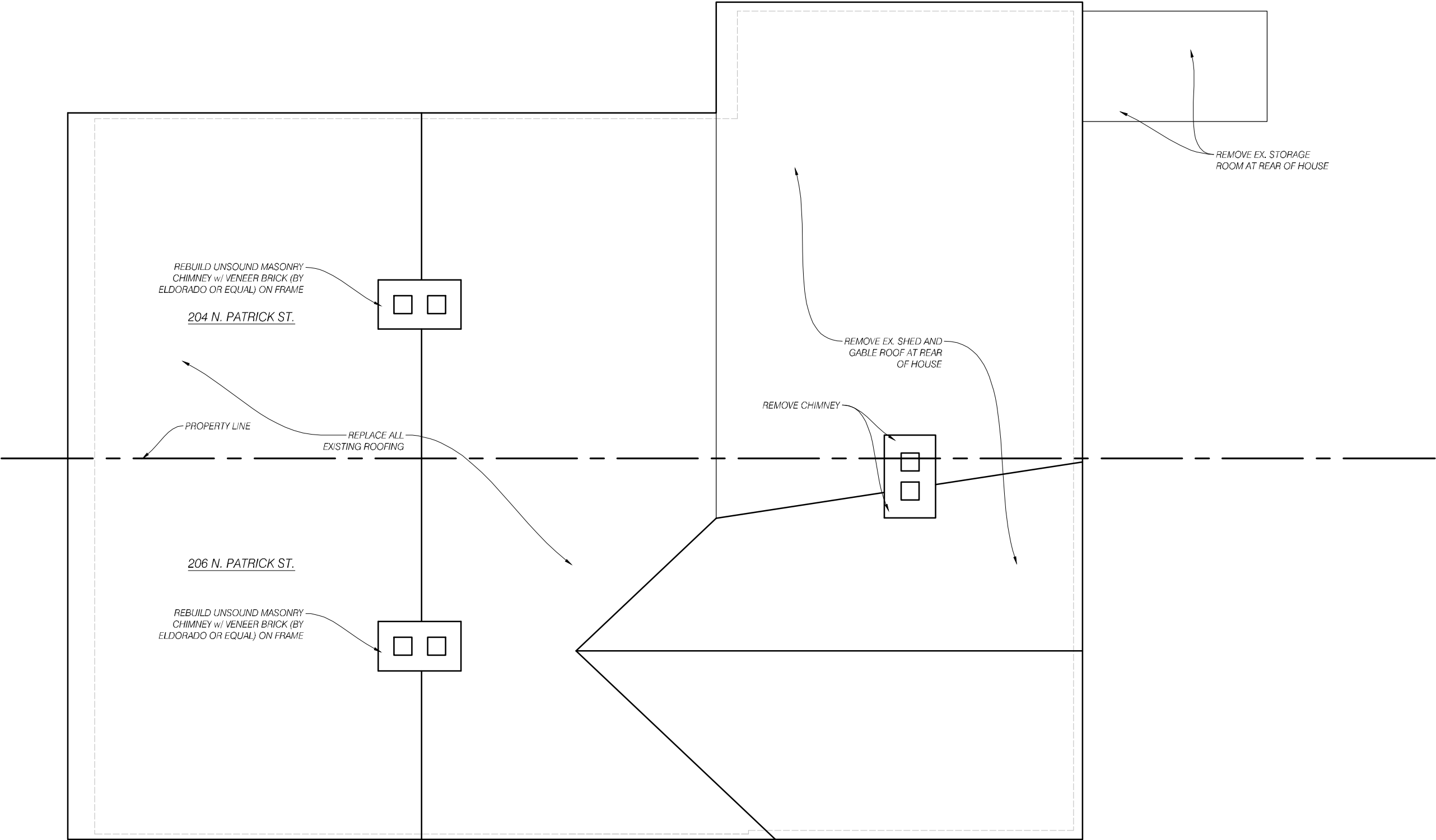
|                                                                                             |                                                                                                                                                    |          |           |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
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|                                                                                             | ARCHITECTURE                                                                                                                                       | PLANNING | INTERIORS |
| <b>KAVALJIAN</b><br><b>204 &amp; 206 N PATRICK ST.</b><br><b>ALEXANDRIA, VIRGINIA 22314</b> |                                                                                                                                                    |          |           |
| Date: December 21, 2017                                                                     |                                                                                                                                                    |          |           |
| Sheet:                                                                                      |                                                                                                                                                    |          |           |
| <b>X101</b>                                                                                 |                                                                                                                                                    |          |           |



Existing Second Floor Plan

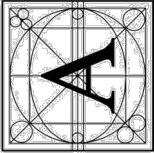
Scale: 1/4" = 1'-0"

|                                                                                     |                                                                                                                                         |          |           |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
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|                                                                                     | ARCHITECTURE                                                                                                                            | PLANNING | INTERIORS |
| KAVALJIAN<br>204 & 206 N PATRICK ST.<br>ALEXANDRIA, VIRGINIA 22314                  |                                                                                                                                         |          |           |
| Date: December 21, 2017                                                             |                                                                                                                                         |          |           |
| Sheet:                                                                              |                                                                                                                                         |          |           |
| X102                                                                                |                                                                                                                                         |          |           |



Existing Roof Plan

Scale: 1/4" = 1'-0"



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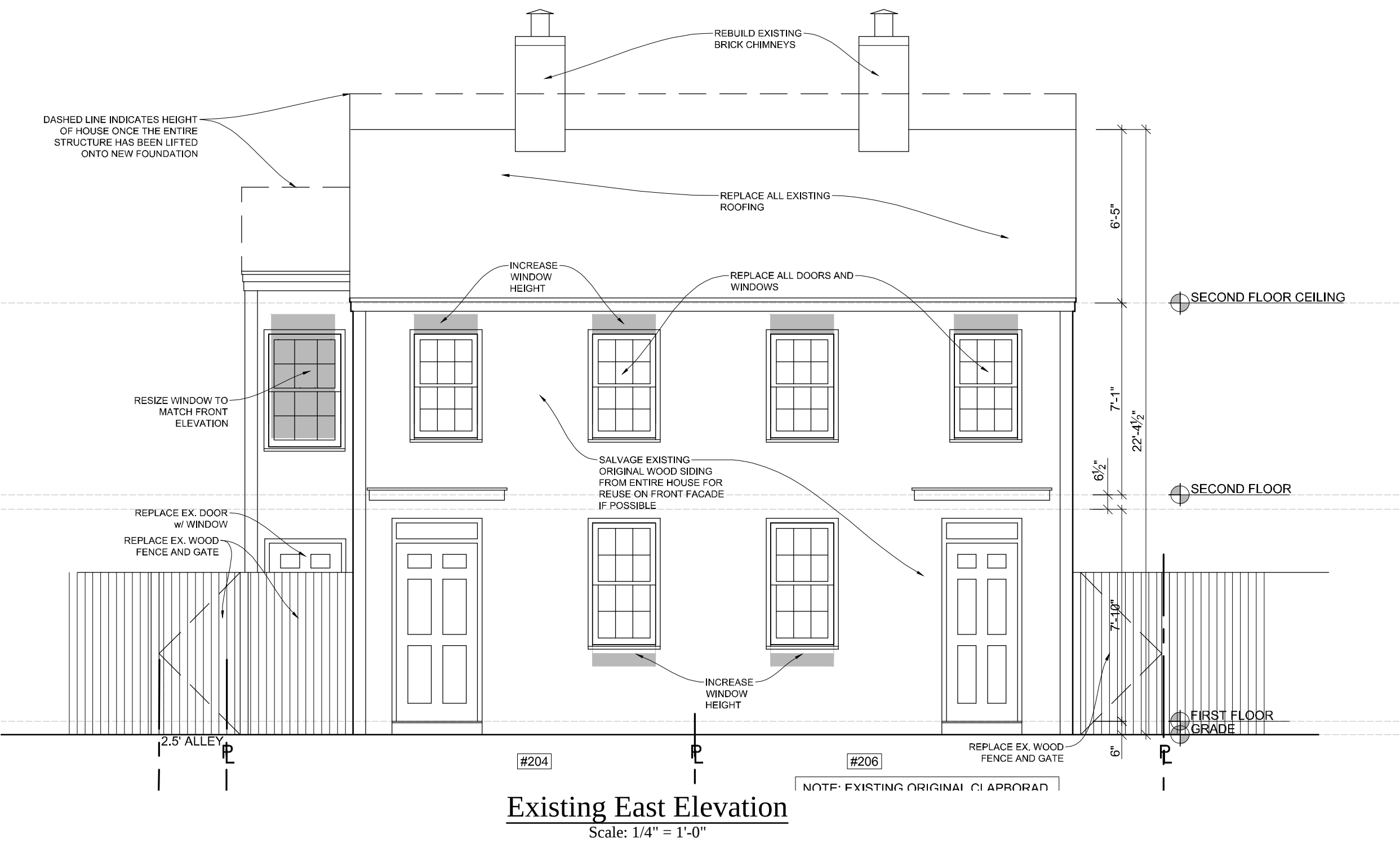
204 & 206 N PATRICK ST.

ALEXANDRIA, VIRGINIA 22314

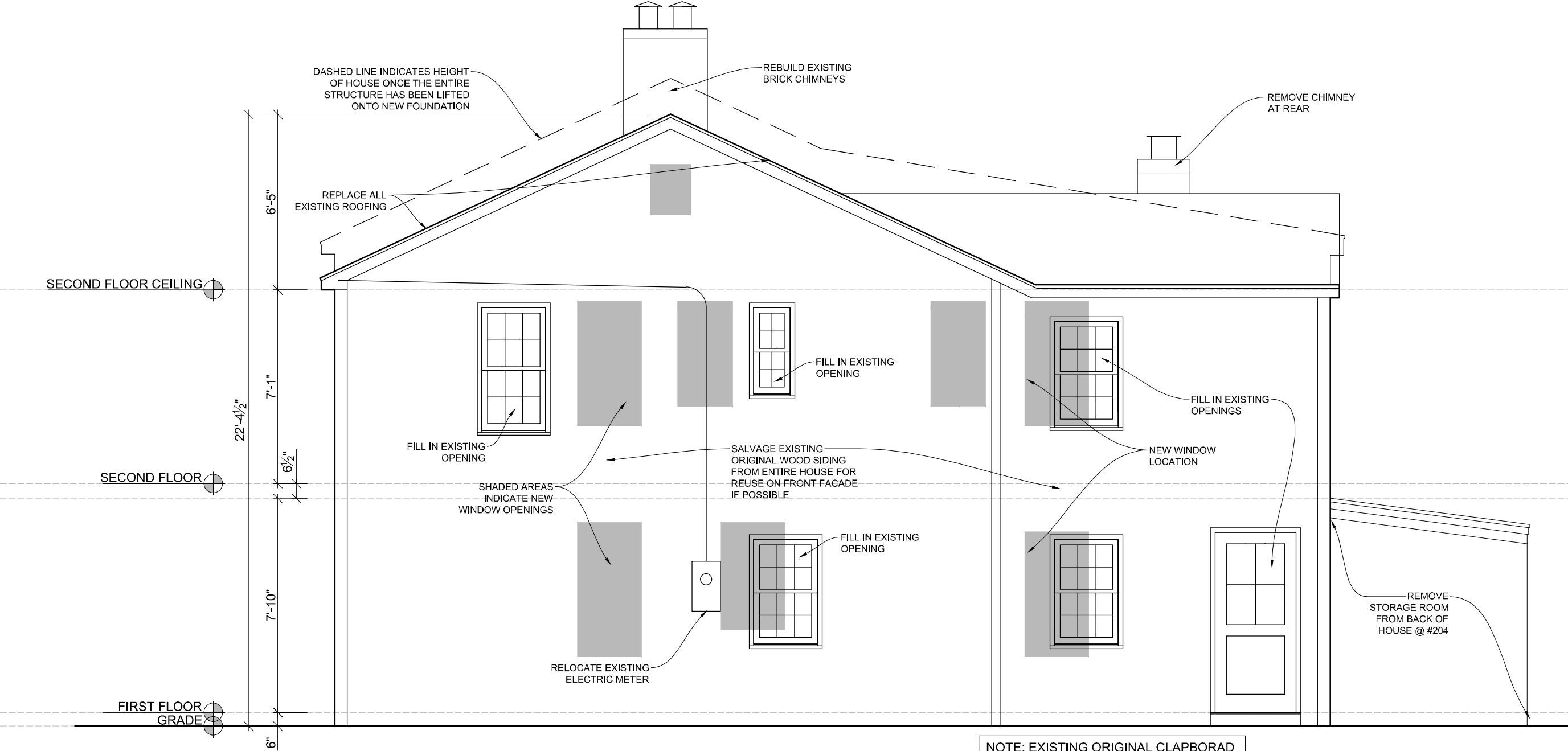
Date: December 21, 2017

Sheet:

X103



|                                                                                                                                                         |                                        |
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| <b>ADAMS</b>                                                                                                                                            | <b>ARCHITECTURE PLANNING INTERIORS</b> |
| <b>KAVALJIAN</b><br>204 & 206 N PATRICK ST.<br>ALEXANDRIA, VIRGINIA 22314                                                                               |                                        |
| Date: December 21, 2017                                                                                                                                 |                                        |
| Sheet:                                                                                                                                                  |                                        |
| <b>X201</b>                                                                                                                                             |                                        |

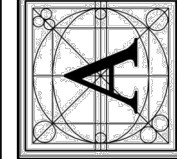


NOTE: EXISTING ORIGINAL CLAPBORAD SIDING, IF IT EXISTS, IS UNDER 1970's MASONITE SIDING TO BE REMOVED

Existing North Elevation of 206 N. Patrick

Scale: 1/4" = 1'-0"

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ALEXANDRIA, VIRGINIA 22314

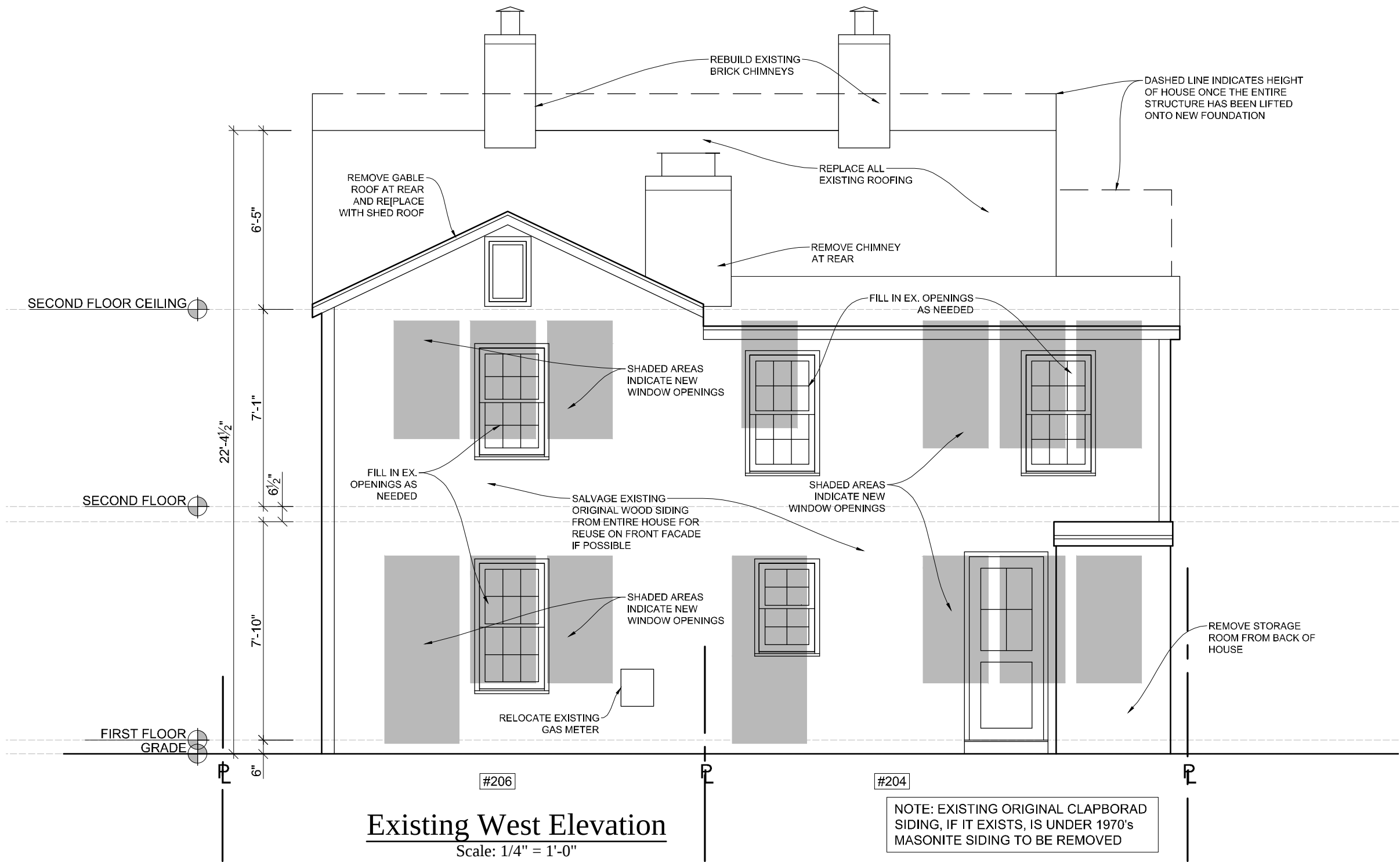
Date: December 21, 2017

Sheet:

X202

ARCHITECTURE PLANNING INTERIORS

| 204 & 206 N. Patrick Street - Existing and Proposed Opening Calculations |  |        |       |       |       |        |
|--------------------------------------------------------------------------|--|--------|-------|-------|-------|--------|
|                                                                          |  | East   | North | West  | South | Total  |
| Existing (sq. ft.)                                                       |  | 109.98 | 62.11 | 56.87 | 16.75 | 245.71 |
| Proposed (sq. ft.)                                                       |  | 130.1  | 70.42 | 143.5 | 48.72 | 392.74 |
| Increase (sq. ft.)                                                       |  | 20.12  | 8.31  | 86.63 | 31.97 | 147.03 |



**Existing West Elevation**  
Scale: 1/4" = 1'-0"

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ARCHITECTURE PLANNING INTERIORS

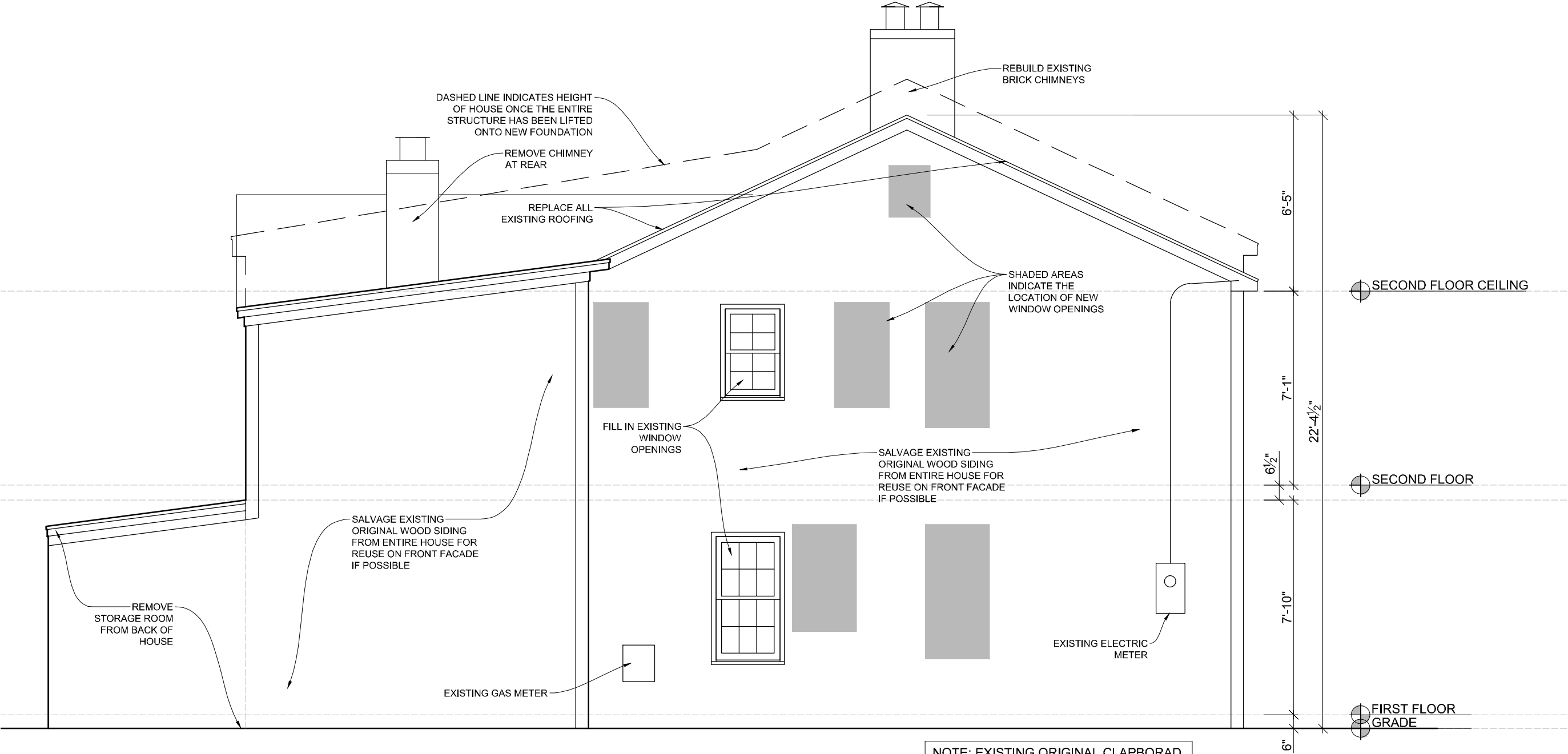
KAVALJIAN

204 & 206 N PATRICK ST.  
ALEXANDRIA, VIRGINIA 22314

Date: December 21, 2017

Sheet:

X203

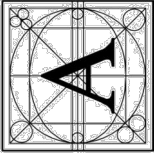


NOTE: EXISTING ORIGINAL CLAPBORAD SIDING, IF IT EXISTS, IS UNDER 1970's MASONITE SIDING TO BE REMOVED

Existing South Elevation of 204 N. Patrick

Scale: 1/4" = 1'-0"

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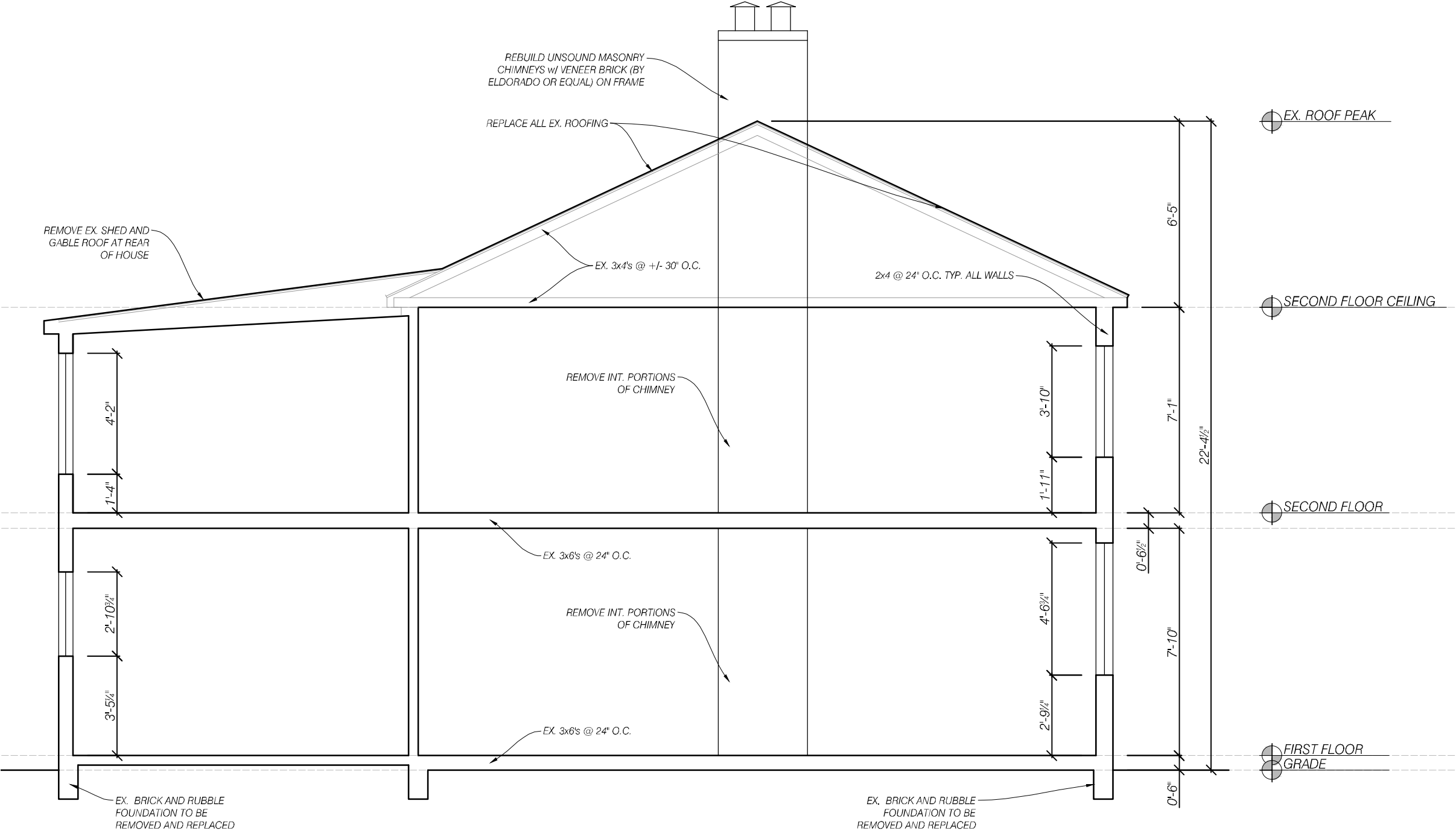
KAVALJIAN  
204 & 206 N PATRICK ST.  
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Sheet:

X204

ARCHITECTURE PLANNING INTERIORS



Existing Section

Scale: 1/4" = 1'-0"

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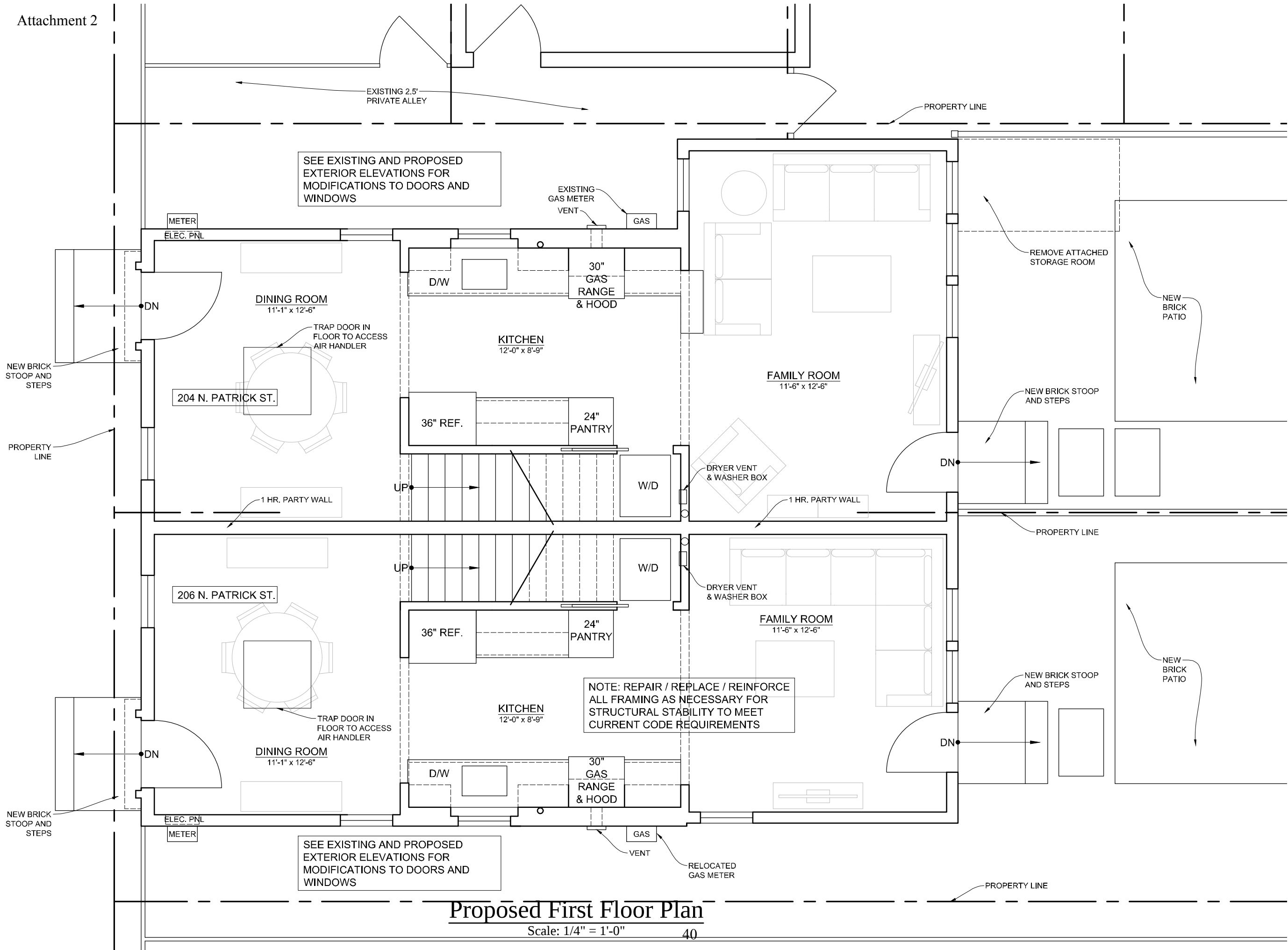
ARCHITECTURE PLANNING INTERIORS

**KAVALJIAN**  
**204 & 206 N PATRICK ST.**  
**ALEXANDRIA, VIRGINIA 22314**

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Sheet:

**X301**



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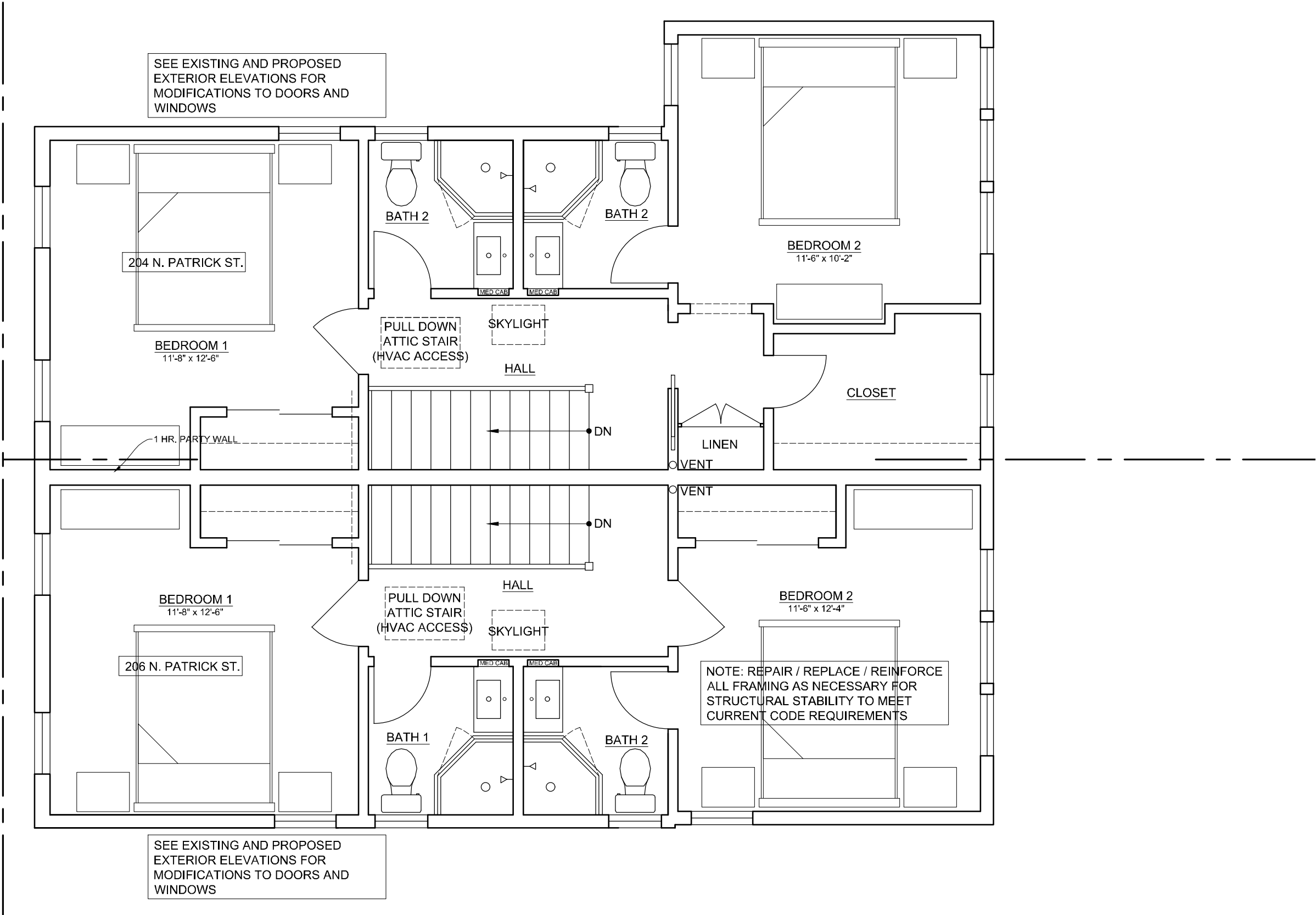
ARCHITECTURE PLANNING INTERIORS

**KAVALJIAN**  
**204 & 206 N PATRICK ST.**  
**ALEXANDRIA, VIRGINIA 22314**

Date: December 21, 2017

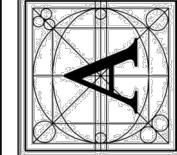
Sheet:

**A101**



Proposed Second Floor Plan

Scale: 1/4" = 1'-0"



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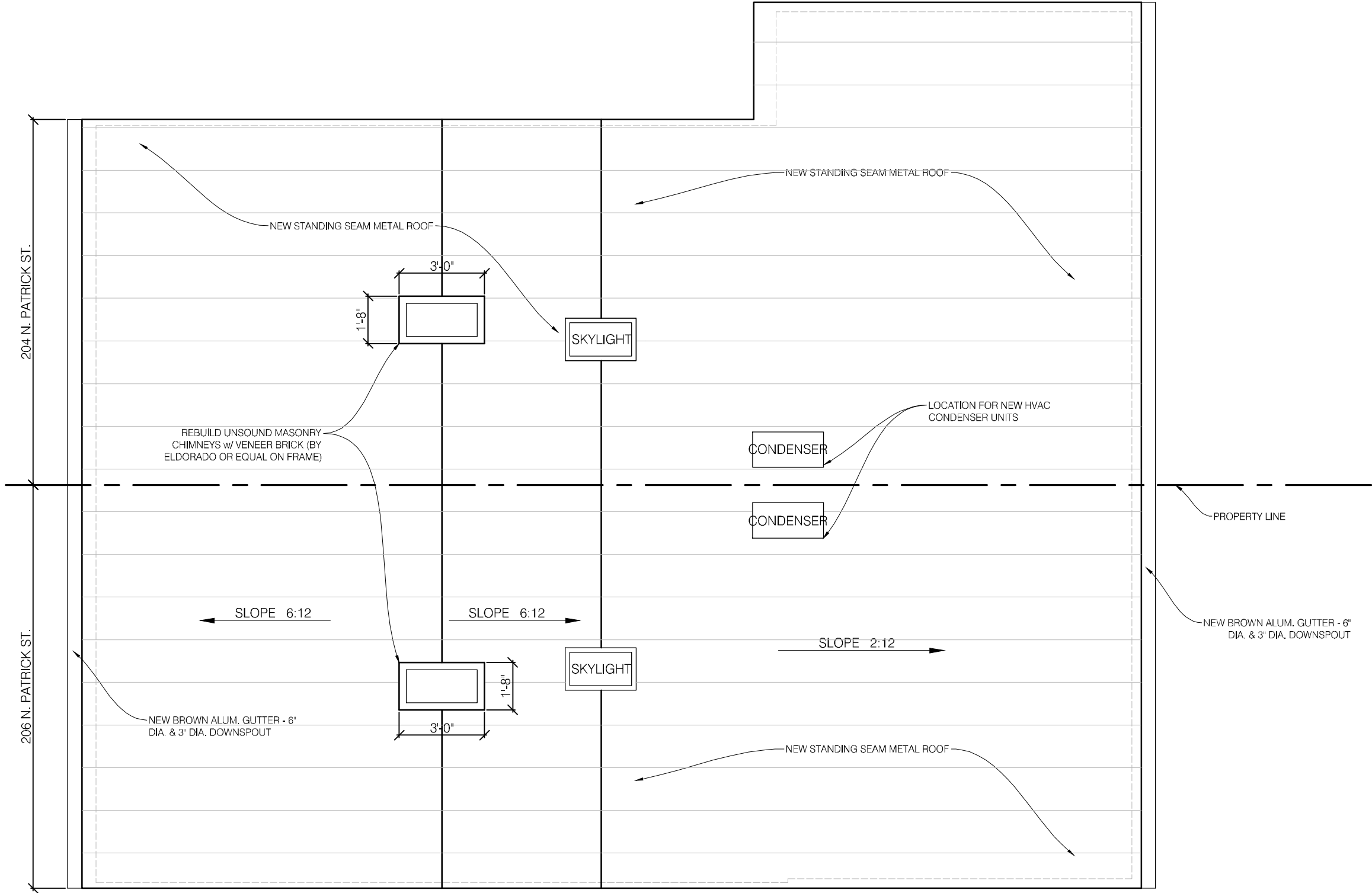
204 & 206 N PATRICK ST.

ALEXANDRIA, VIRGINIA 22314

Date: December 21, 2017

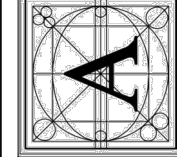
Sheet:

A102



**Proposed Roof Plan**

Scale: 1/4" = 1'-0"

|                                                                                             |                                                                                                                                                      |          |           |
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|                                                                                             | ARCHITECTURE                                                                                                                                         | PLANNING | INTERIORS |
| <b>KAVALJIAN</b><br><b>204 &amp; 206 N PATRICK ST.</b><br><b>ALEXANDRIA, VIRGINIA 22314</b> |                                                                                                                                                      |          |           |
| Date: December 21, 2017                                                                     |                                                                                                                                                      |          |           |
| Sheet:                                                                                      |                                                                                                                                                      |          |           |
| <b>A103</b>                                                                                 |                                                                                                                                                      |          |           |

| 204 & 206 N. Patrick Street - Existing and Proposed Opening Calculations |        |       |       |       |        |  |
|--------------------------------------------------------------------------|--------|-------|-------|-------|--------|--|
|                                                                          | East   | North | West  | South | Total  |  |
| Existing (sq. ft.)                                                       | 109.98 | 62.11 | 56.87 | 16.75 | 245.71 |  |
| Proposed (sq. ft.)                                                       | 130.1  | 70.42 | 143.5 | 48.72 | 392.74 |  |
| Increase (sq. ft.)                                                       | 20.12  | 8.31  | 86.63 | 31.97 | 147.03 |  |



Proposed East Elevation

Scale: 1/4" = 1'-0"

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ARCHITECTURE PLANNING INTERIORS

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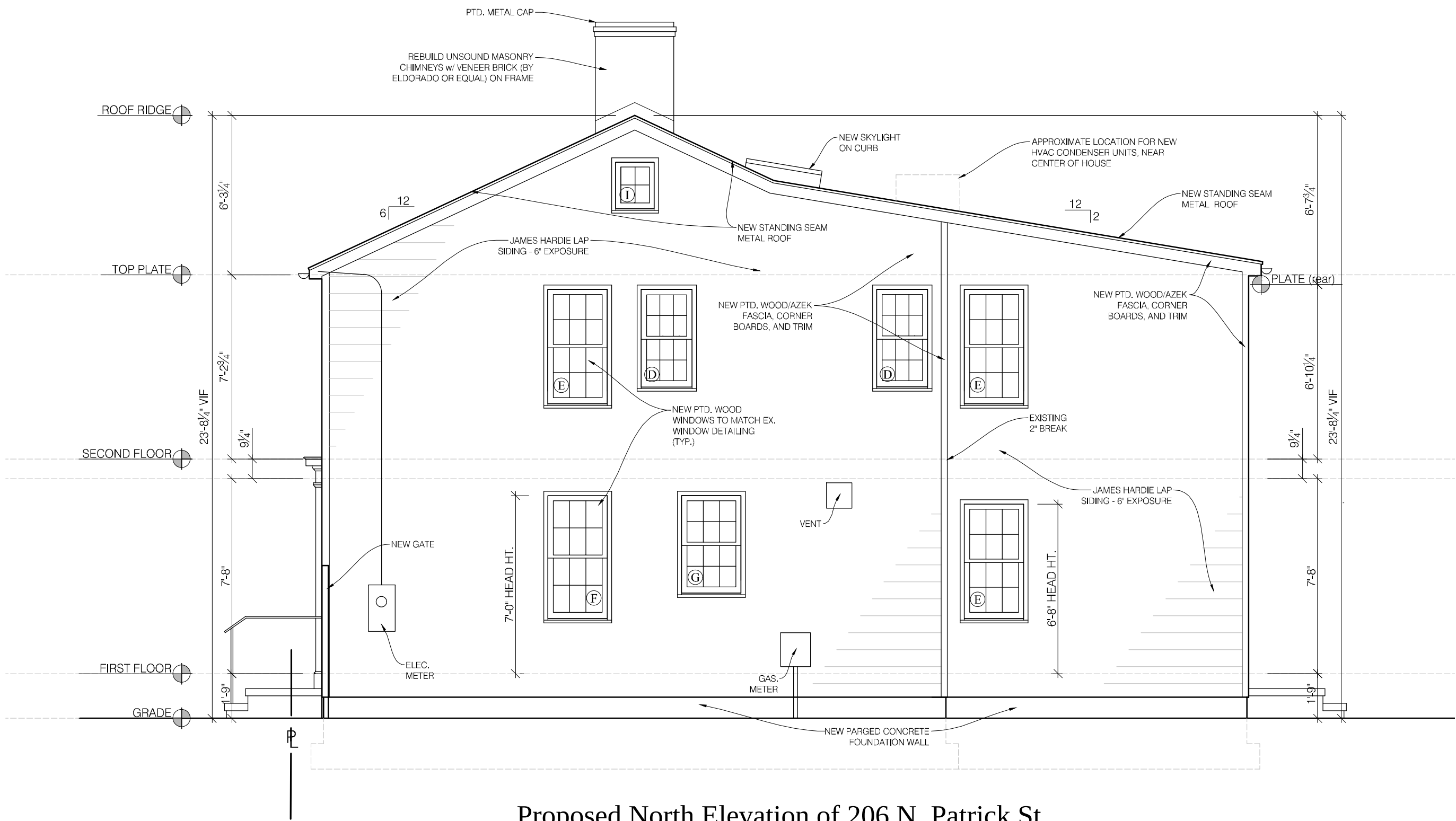
204 & 206 N PATRICK ST.

ALEXANDRIA, VIRGINIA 22314

Date: December 21, 2017

Sheet:

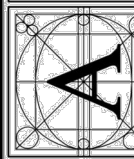
A201



Proposed North Elevation of 206 N. Patrick St.

Scale: 1/4" = 1'-0"

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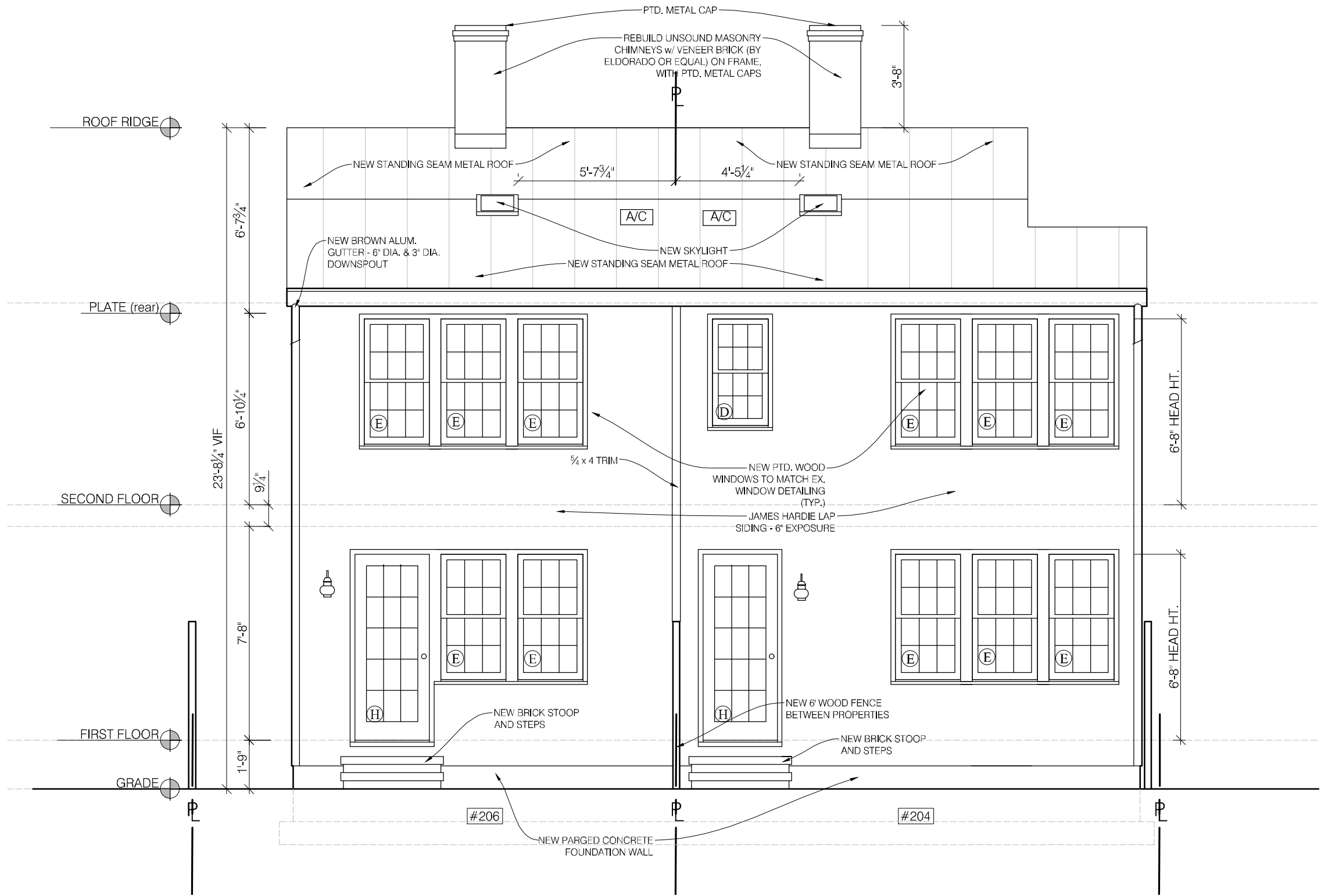
ARCHITECTURE PLANNING INTERIORS

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204 & 206 N PATRICK ST.  
ALEXANDRIA, VIRGINIA 22314

Date: December 21, 2017

Sheet:

A202



Proposed West Elevation  
Scale: 1/4" = 1'-0" 45

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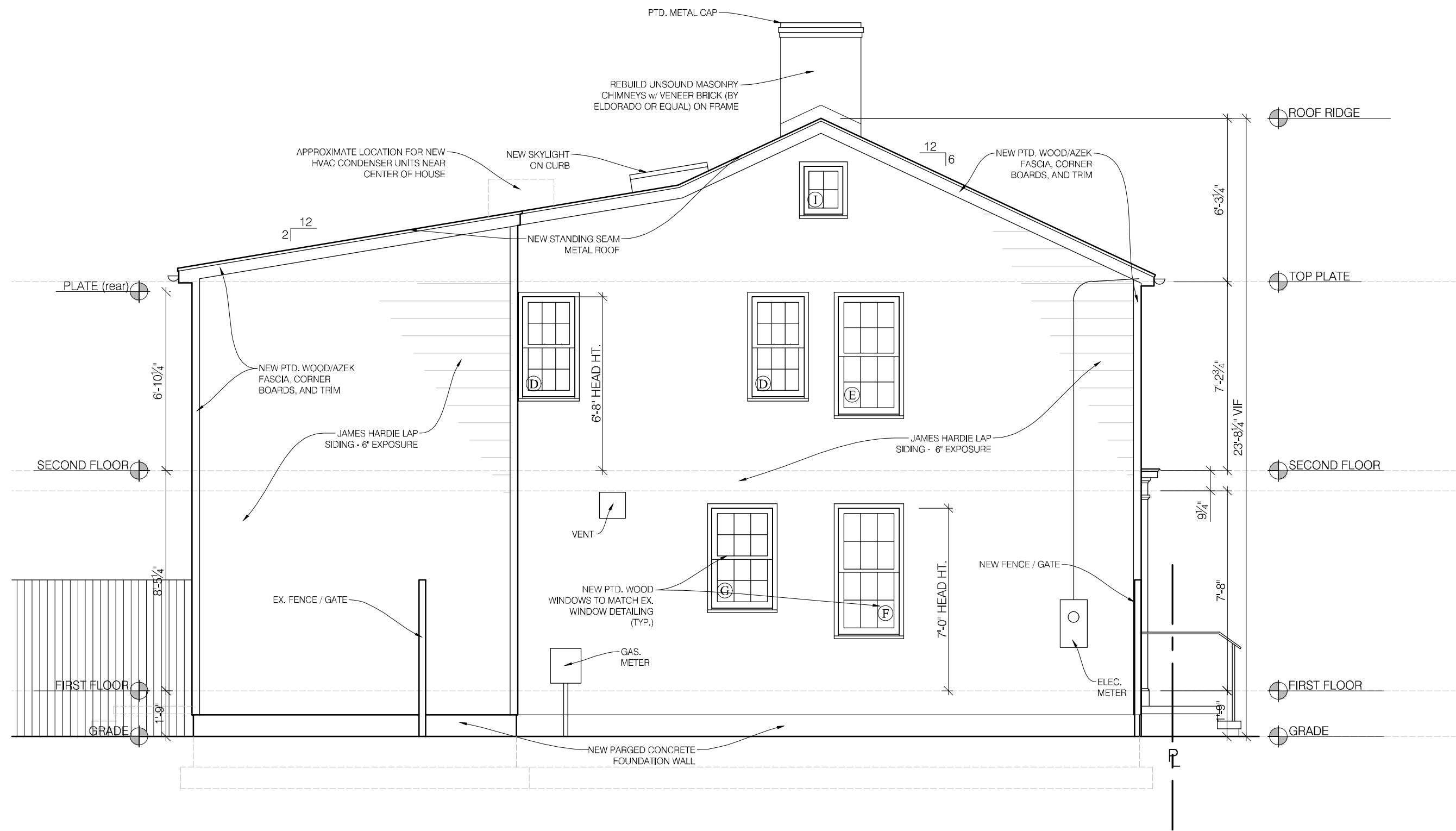
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204 & 206 N PATRICK ST.  
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Date: December 21, 2017

Sheet:

A203



Proposed South Elevation of 204 S. Patrick St.

Scale: 1/4" = 1'-0"

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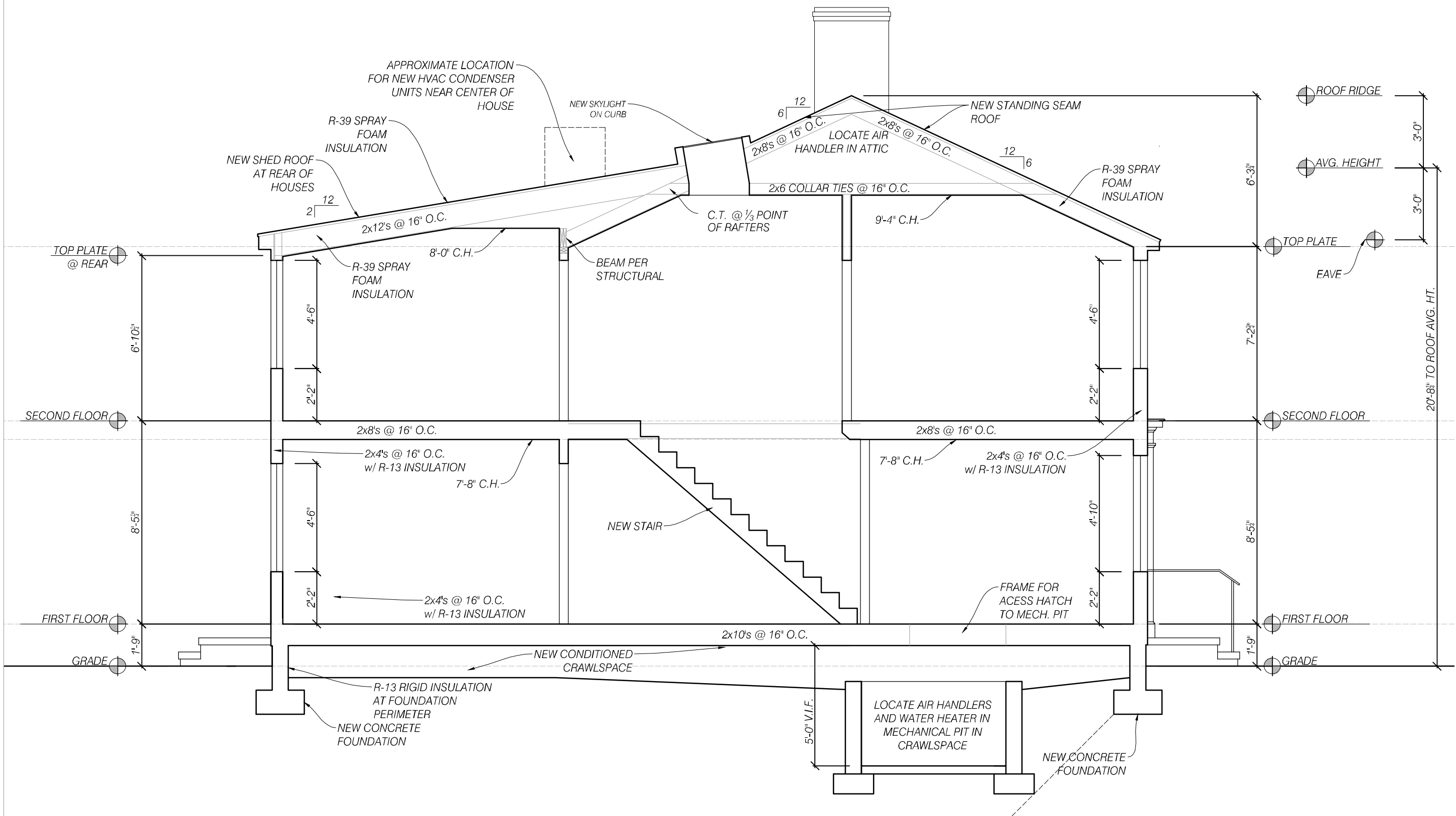
ARCHITECTURE PLANNING INTERIORS

KAVALJIAN  
204 & 206 N PATRICK ST.  
ALEXANDRIA, VIRGINIA 22314

Date: December 21, 2017

Sheet:

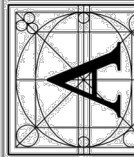
A204



**Proposed Section**

Scale: 1/4" = 1'-0"

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**204 & 206 N PATRICK ST.**  
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**A301**