

BAR Meeting  
April 25, 2018

**ISSUE:** Partial Demolition and Alterations

**APPLICANT:** Doris Sokoloff and Mimi Konoza

**LOCATION:** 317 North Patrick Street

**ZONE:** RB / Residential Townhouse Zone

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### **STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness with the condition that the new fireplace enclosure does not exceed the width or length of the existing fireplace.

### **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.





**BAR2018-00148.00149**  
**317 North Patrick Street**



**Note:** Staff coupled the applications for a Permit to Demolish/Capsulate (BAR #2018-0148) and Certificate of Appropriateness (BAR #2018-0149) for clarity and brevity.

## **I. ISSUE**

The applicant is requesting approval of a Permit to Demolish and a Certificate of Appropriateness to demolish an exterior brick chimney and construct a new fireplace structure at 317 North Patrick Street.

The existing full-height exterior brick chimney on the south elevation of the main block will be demolished and a new gas fireplace enclosure will be constructed in the same location on the first floor. The proposed enclosure will be clad with siding to match the adjacent siding material and the shed roof will have architectural grade asphalt shingles. The new firebox will not have a traditional chimney form and will vent toward the east side. The footprint of the enclosure measures two feet deep by five feet wide.

## **II. HISTORY**

The two-story, three-bay vernacular frame Italianate style townhouse at 317 North Patrick Street is shown on the **1891** Sanborn Fire Insurance Company, the first time this block was mapped by the company. This property is considered an “Early” building in the Parker-Gray District. The one-story front porch with craftsman style columns was added sometime after 1958, as it does not appear on the Sanborn map from that year.

On July 27, 2017, the Board approved alterations and an addition at the subject property (BAR Case #2017-0246 & 0247 with the following conditions:

1. That the applicant coordinate with staff on the condition of the historic siding after the removal of the vinyl siding so that as much of the historic fabric can be maintained and preserved as possible;
2. That the trim over the windows on the first floor be simplified, or modified in the field if there is evidence of a different trim profile; and,
3. That the applicant have the option to work with staff on the final roof shingle color.

The building permit has been released for the project although exterior work has not started.

## **III. ANALYSIS**

### **Permit to Demolish/Capsulate**

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(1)	Is the building or structure of such architectural or historic interest that its removal 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 an 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 and protect an historic place or area of historic interest in the city?	No
(5)	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 to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

Staff has no objection to the demolition of the exiting brick chimney, which is not shown on the 1958 Sanborn map and was likely installed sometime after that date, at the same time the one-story front porch was added. The demolition of the chimney will result in no loss of material of such old and unusual or uncommon design, texture and material and that it could be reproduced easily. Staff recommends approval of the Permit to Demolish, as submitted.

*Certificate of Appropriateness*

The current chimney is considered nonconforming because it projects 2 ½-feet into the required 5-foot side yard. Noncomplying structures may not be enlarged or expanded unless it complies with the regulations for the zone in which it is located. While the square footage occupied by the proposed new enclosure is equal to the square footage of the existing chimney, the footprint is slightly different (2 ½ feet by 4 feet for the brick chimney versus 2 feet by 5 feet of the new enclosure). In order to comply with the zoning ordinance, the new enclosure may project no more than two feet into the required side yard or four feet in length.

The *Design Guidelines* discourage the removal of chimneys in the historic district because of the visual impact and variety that they provide. However, given the age and style of the existing chimney (mid-to-late 20<sup>th</sup> century, Arts & Crafts) and the large scale on this modest late 19<sup>th</sup> century house, staff has no objection to the installation of a new gas fireplace enclosure. The applicant does not indicate whether the enclosure will be clad with wood or fiber cement siding, but staff can support either, since this elevation is not street facing and it is a new feature.



With the zoning condition noted above, staff recommends approval of the application.

**STAFF**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

Legend: C- code requirement R- recommendation S- suggestion F- finding

**Zoning Comments**

- F-1 The current chimney is nonconforming as it projects 2 ½-feet into the required 5-foot.
- C-1 According to § 3-706(A)(3)(b), in the RB zone in the historic district, each residential lot which is at least 25-feet but less than 35-feet wide shall provide one side yard of at least five feet.
- C-2 According to §12-102(A), no noncomplying structure may be physically enlarged or expanded unless such enlargement or expansion complies with the regulations for the zone in which it is located. And according to §12-102(C), a noncomplying building may be remodeled, renovated, maintained, repaired and altered so long as such work complies with section 12-102.
- C-3 Because of the sections listed above in C-2, the proposed scope of work does not comply with zoning. Repairs and alterations to the existing chimney must not be expanded or enlarged to exceed the current chimney footprint.

**Code Administration**

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

**Transportation and Environmental Services**

No comments received.

**V. ATTACHMENTS**

- 1 – Application for BAR 2018-0148 & 2017-0149:317 North Patrick Street*  
*2 – Supplemental Materials*



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

**ADDRESS OF PROJECT:** 317 N. Patrick Street

**TAX MAP AND PARCEL:** 064.04-01-03

**ZONING:** RB

**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:** Doris Sokoloff and Mimi Konoza

**Address:** 317 N. Patrick Street

**City:** Alexandria **State:** VA **Zip:** 22314

**Phone:** **E-mail:** soulbark@comcast.net

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

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

**E-mail:** steve@kulinskigroup.com

**Legal Property Owner:**

**Name:** Doris Sokoloff and Mimi Konoza

**Address:** 317 N. Patrick Street

**City:** Alexandria **State:** VA **Zip:** 22314

**Phone:** **E-mail:** soulbark@comcast.net

- ☐ **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 chimney

☐ ADDITION

☒ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

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

Remove existing exterior chimney and build new fireplace structure.

**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.



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

**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 or 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.



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

**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: 03/26/18



**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.

<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1. Doris Sokoloff and Mimi Konoza	317 N. Patrick 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 317 N. Patrick 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.

<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1. Doris Sokoloff and Mimi Konoza	317 N. Patrick 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.

<b>Name of person or entity</b>	<b>Relationship as defined by Section 11-350 of the Zoning Ordinance</b>	<b>Member of the Approving Body (i.e. City Council, Planning Commission, etc.)</b>
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.

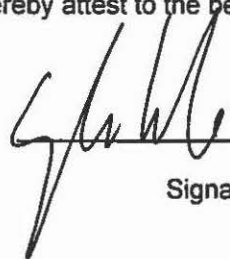
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

03/26/18

Date

STEPHEN W. KULINSKI

Printed Name



Signature





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

### A. Property Information

A1. Street Address 317 N. Patrick Street Zone RB

A2. 2,962 x .75 = 2,221  
 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	756	Stairways**	N/A
Second Floor	654	Mechanical**	N/A
Third Floor	N/A	Other**	N/A
Porches/ Other	113	Total Exclusions	N/A
<b>Total Gross *</b>	<b>1,523</b>		

B1. Existing Gross Floor Area \*  
1,523 Sq. Ft.

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

B3. Existing Floor Area minus Exclusions  
1,523 Sq. Ft.  
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	N/A	Basement**	N/A
First Floor	N/A	Stairways**	N/A
Second Floor	N/A	Mechanical**	N/A
Third Floor	N/A	Other**	N/A
Porches/ Other	89	Total Exclusions	
<b>Total Gross *</b>	<b>0</b>		

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

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

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

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,612 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 2,221 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	954 SF
Required Open Space	800 SF
Proposed Open Space	954 SF

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

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

Date: 6/28/17



## 317 N. Patrick Street – Parker Gray District

### Materials Specification List

Roofing: Shed Roof – CertainTeed XT 30 IR Max Def  
Color – Weathered Wood



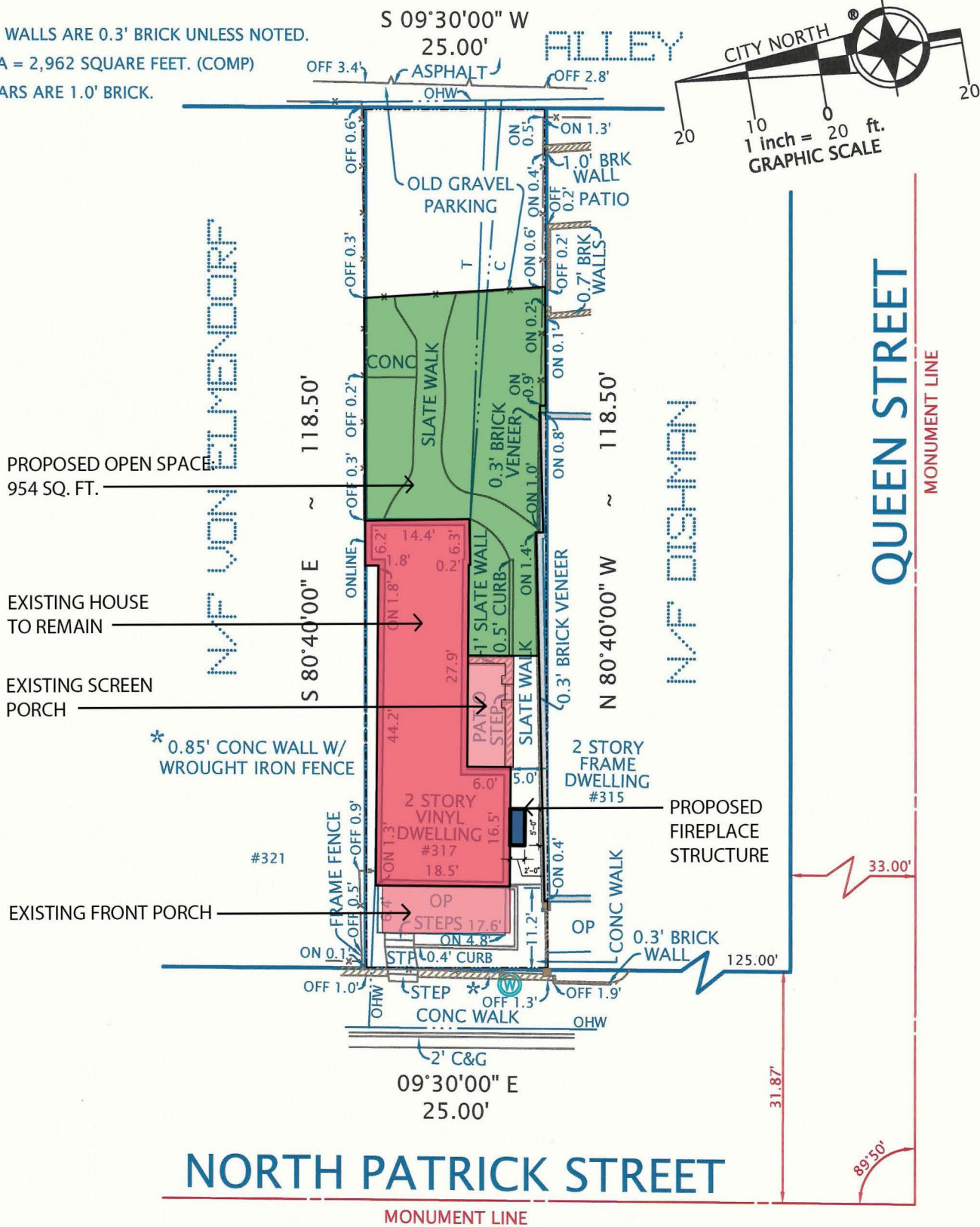
Wood Trim: Match Existing

Siding: Match Existing



NOTES:

1. RET. WALLS ARE 0.3' BRICK UNLESS NOTED.
2. AREA = 2,962 SQUARE FEET. (COMP)
3. PILLARS ARE 1.0' BRICK.

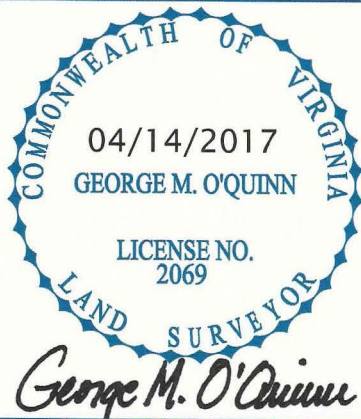


I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



Ordered by:

228 S. Washington Street  
Suite 100  
Alexandria, VA 22314  
Phone: (703) 739-0100  
Fax: (703) 739-8339



**DOMINION**

Surveyors  
Inc.®

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





**1**  
A1 **PROPOSED WEST ELEVATION**

SCALE: 3/16" = 1'-0"

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

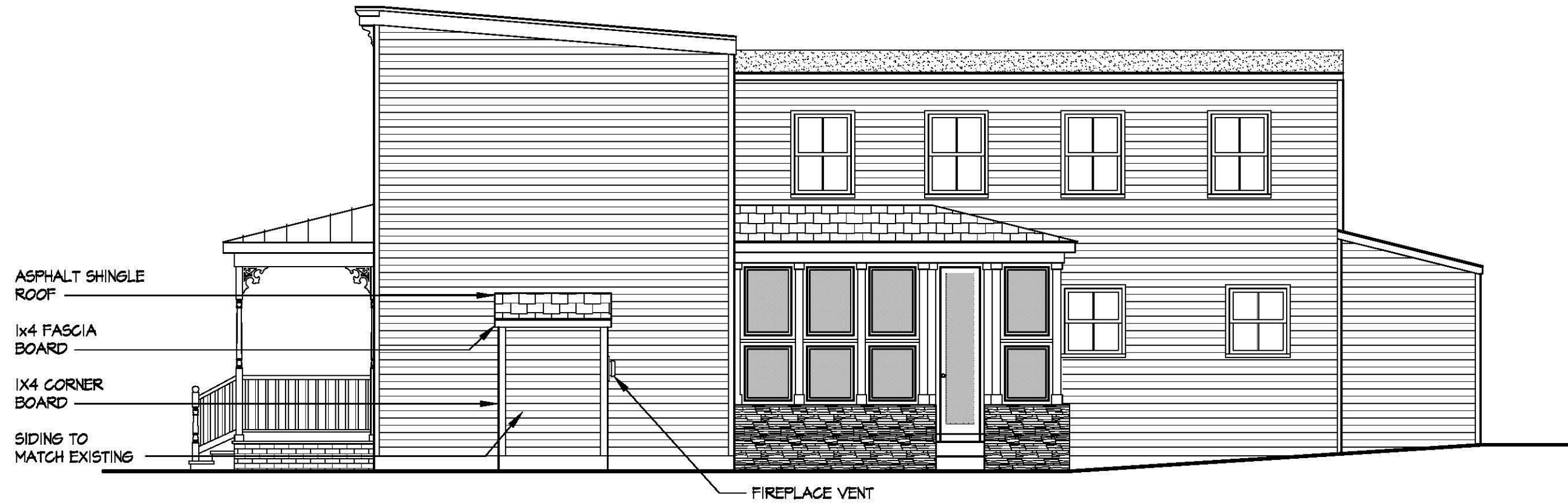


**2**  
A1 **PROPOSED EAST ELEVATION**

SCALE: 3/16" = 1'-0"

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1  
A2

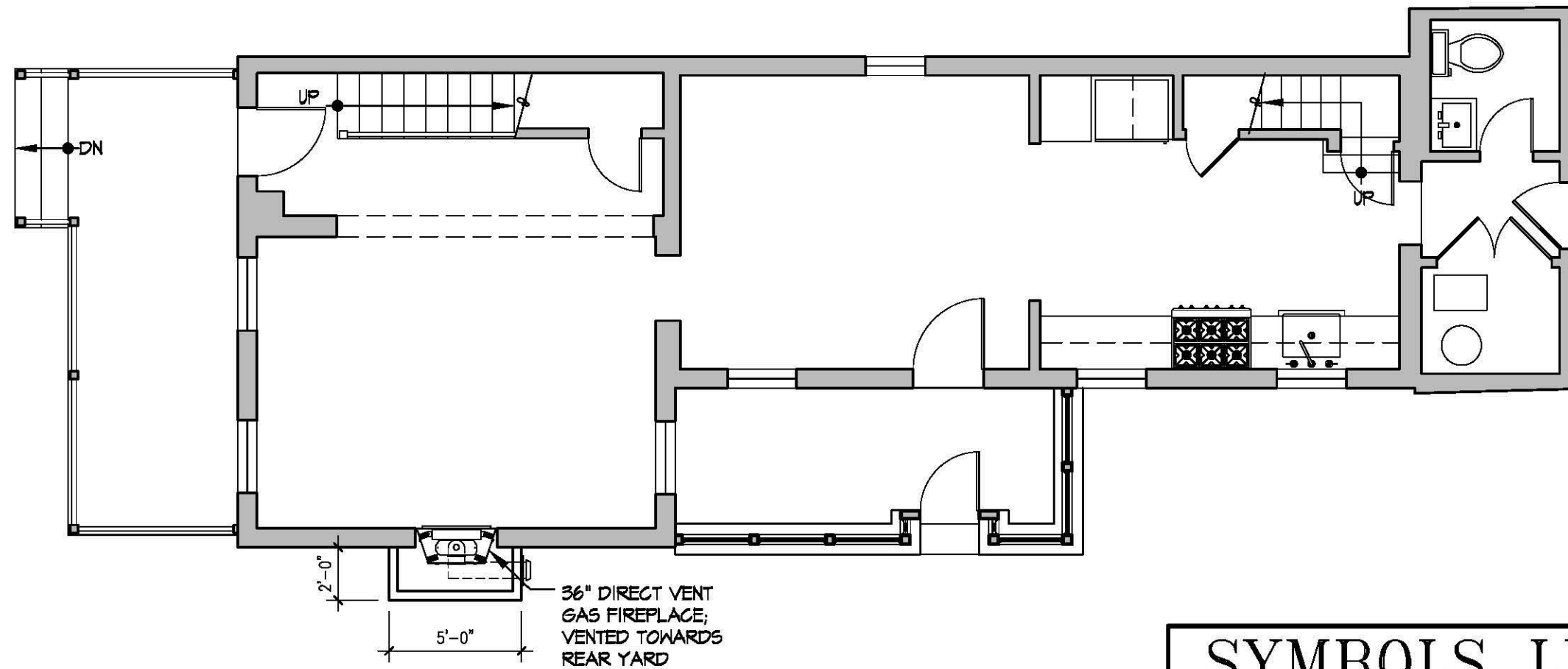
## PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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

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1  
A3

## PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

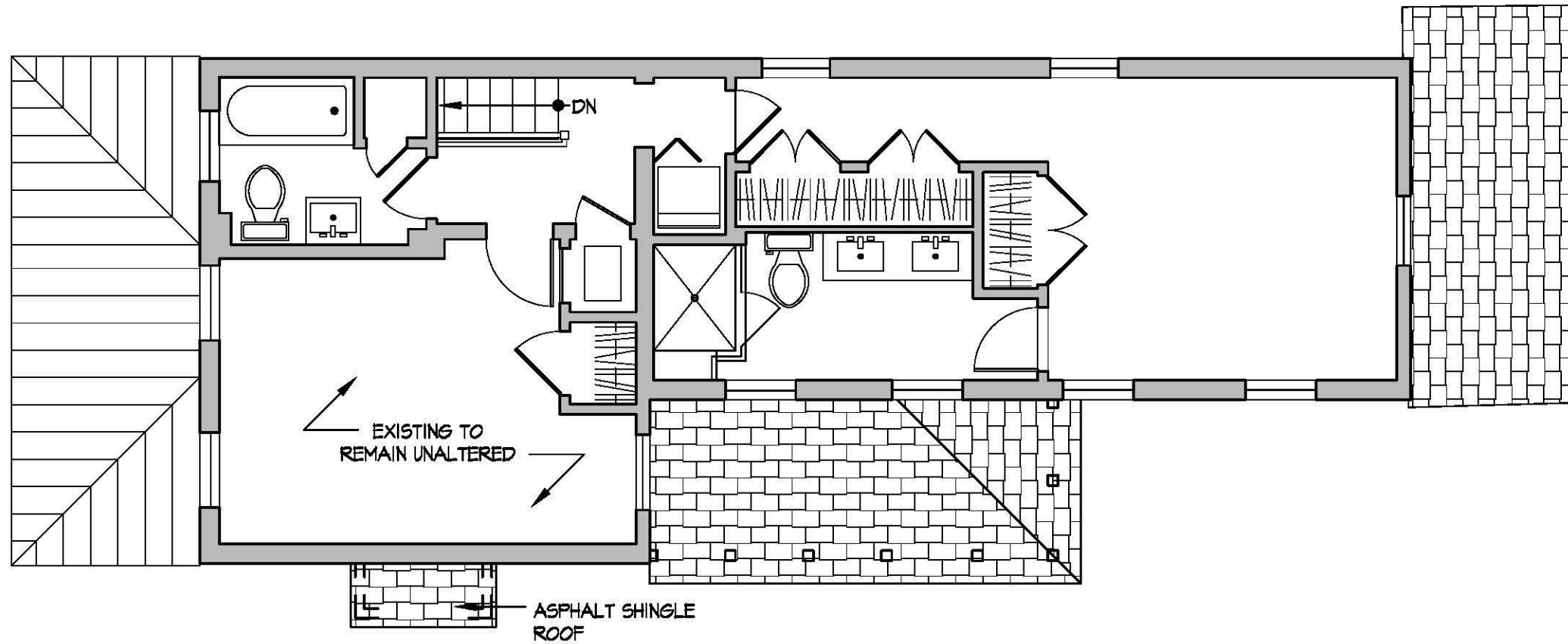
1. SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET  
FOR DETAILED MATERIAL INFORMATION.

## SYMBOLS LIST

	EXISTING FULL HEIGHT WALL TO REMAIN
	NEW FULL HEIGHT WALL

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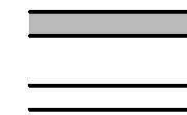
1  
A4

## PROPOSED SECOND FLOOR PLAN

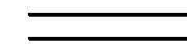
SCALE: 3/16" = 1'-0"

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

## SYMBOLS LIST



EXISTING FULL HEIGHT  
WALL TO REMAIN



NEW FULL HEIGHT  
WALL

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317 N. PATRICK STREET  
(SUBJECT PROPERTY)



FRONT VIEW OF CHIMNEY



REAR VIEW OF CHIMNEY



SIDE VIEW OF CHIMNEY



DETAILED VIEW OF CHIMNEY

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SOKOLOFF & KONOZA RESIDENCE

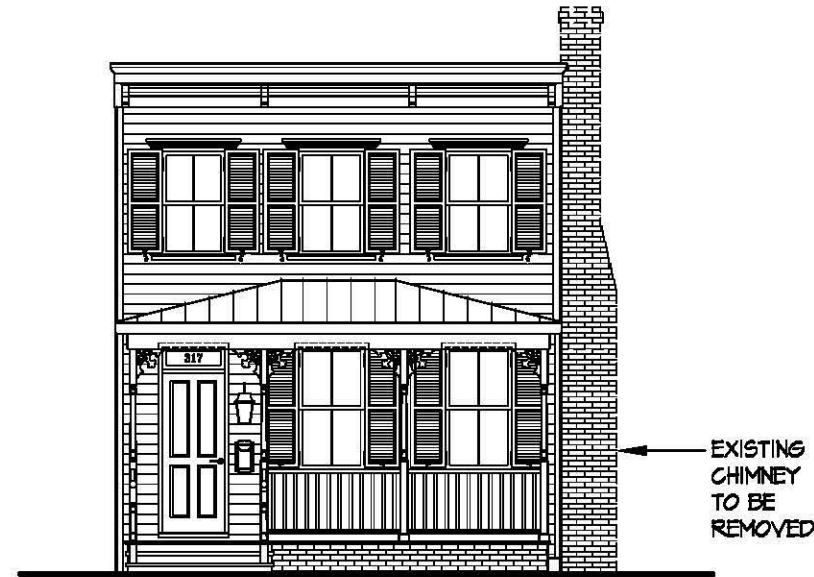
317 NORTH PATRICK STREET ALEXANDRIA, VA 22314

EXISTING CONDITIONS IMAGES

3/26/18

A5





1 WEST DEMOLITION ELEVATION  
A6 SCALE: 1/8" = 1'-0"



2 SOUTH DEMOLITION ELEVATION  
A6 SCALE: 1/8" = 1'-0"



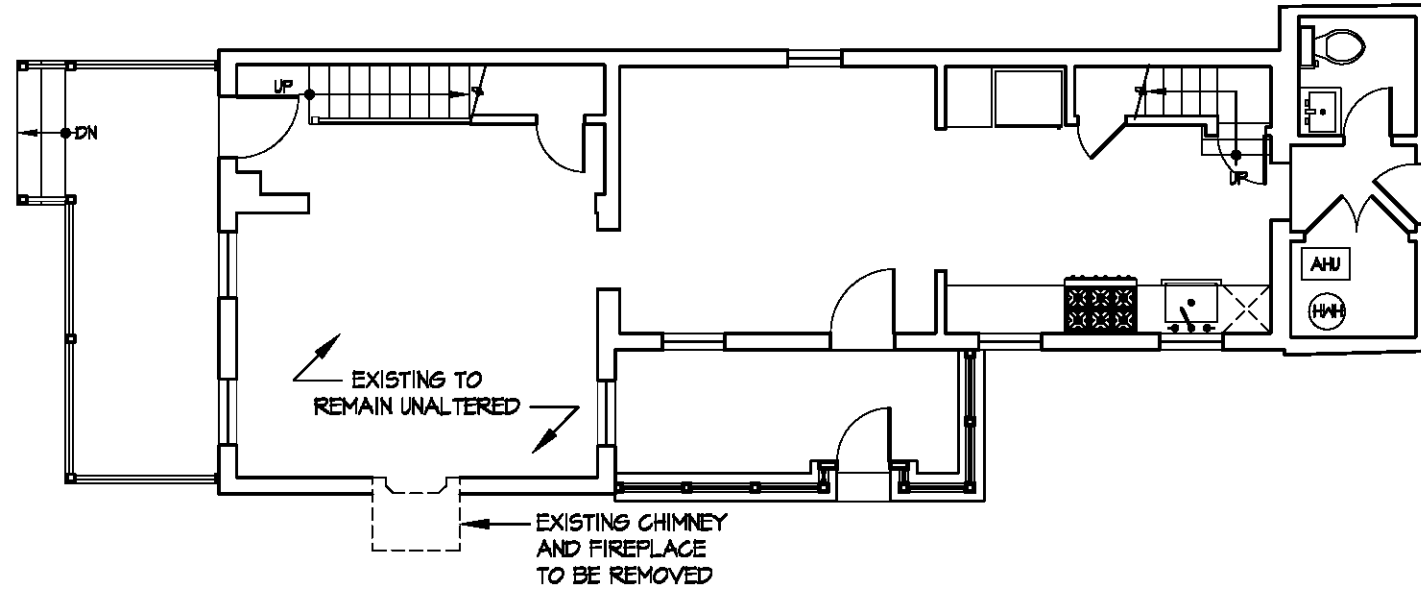
3 EAST DEMOLITION ELEVATION  
A6 SCALE: 1/8" = 1'-0"



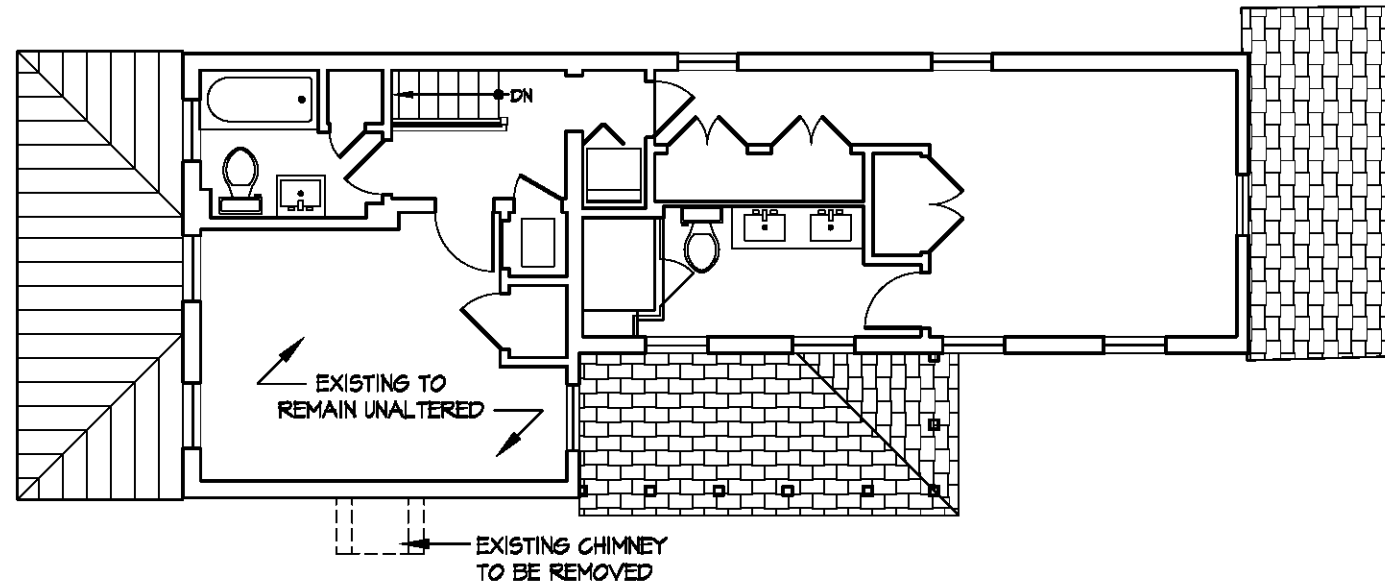
4 NORTH DEMOLITION ELEVATION  
A6 SCALE: 1/8" = 1'-0"

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**1 FIRST FLOOR DEMOLITION PLAN**  
A7 SCALE: 1/8" = 1'-0"



**2 SECOND FLOOR DEMOLITION PLAN**  
A7 SCALE: 1/8" = 1'-0"

## SYMBOLS LIST

----- EXISTING CONSTRUCTION  
TO BE REMOVED

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