

BAR Meeting
July 25, 2018

ISSUE: Partial Demolition/Capsulation and Addition/Alterations

APPLICANT: Ryan Fletmeyer and Erin McGrain

LOCATION: 501 Wolfe Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate, Certificate of Appropriateness and Waiver of the Rooftop HVAC Screening Requirement with the following conditions:

1. All alterations, windows, doors and light fixtures, etc., must be in compliance with the BAR's adopted policies, with final approval by staff;
2. All repointing and brick repair must use the appropriate lime mortar and requires a mock-up of the proposed mortar color, composition and joint profile to be approved by BAR staff in the field;
3. The statements in archaeology conditions below shall appear in the General Notes of 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 in the unlikely event that archaeological materials are encountered during construction contractors should contact Alexandria Archaeology:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection or artifact collecting to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



Note: *Staff coupled the applications for a Permit to Demolish (BAR #2018-00290) and Certificate of Appropriateness (BAR #2018-00291) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

I. ISSUE

The applicant is requesting approval for the following:

Permit to Demolish/Capsulate

- Remove roof structure of one-story portion of building (former garage) and roof structure of existing two-story rear addition
- Remove existing paired windows and area of brick below on the south elevation of the one-story portion
- Capsulate/demolish the second-story brick wall on south elevation (114 square feet) and part of second-story brick wall on west elevation (231 square feet), both set back from street
- Demolish 31 square feet of brick wall on west elevation to accommodate new window openings

Certificate of Appropriateness

Addition

- Construct second-story brick addition with metal balcony above rear portion of existing one-story building (former garage)
- Add brick wall above existing two-story rear addition to match height of proposed addition

Alterations

- Restore segmental arched opening and install metal gates at former garage
- Replace two doors on east elevation at porch with stylistically appropriate doors
- Restore two door openings on east elevation at porch to window openings with new windows and brick infill
- Add basement window on east elevation
- Add three windows to west elevation of main block
- Remove window on first floor west elevation and leave open to courtyard
- Replace windows on first floor west elevation
- Relocate two HVAC units to upper roof, behind chimneys
- Add brick veneer to two chimneys at rear ell

The proposed materials include painted wood and Azek, simulated divided light wood windows, and brick.

II. HISTORY

501 Wolfe Street is a two-story, brick townhouse in the Italianate style. The townhouse is on a corner lot at Wolfe Street and South Pitt Street with the front door fronting onto Wolfe and a two-story open porch on the secondary front on South Pitt Street. The townhouse is an excellent example of the Italianate style with its pronounced corbelled cornice and decorative brick detailing. It was constructed by **1891**, the first year the dwelling was mapped on the Sanborn Fire Insurance Maps. By 1896, there was a one-story porch on the South Pitt Street elevation and it was

depicted as a two-story porch by 1921. By 1907, a two-story addition was constructed near the rear of the lot attached to the west elevation and this was later attached to the new one-story garage.

The garage attached to the townhouse is a one-story vernacular brick building, originally constructed as a one-car automobile storage garage between **1921 and 1931**, according to Sanborn Fire Insurance Maps. Although it has since been altered and does not function as a garage today, it retains its original segmental arched for the former vehicular entrance and the adjacent single pedestrian door.

In 1966, the BAR approved alterations to the windows (11/9/1966). In 2009, the BAR approved alterations to repair the two-story porch and change the stoop and a roof box (BAR Case # 2009-0069 & 0070, 5/6/2009). On July 12, 2018, the Board of Zoning Appeals approved a special exception to enable construction of the proposed addition now before the BAR (BZA Case #2018-00013).

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

| Standard | Description of Standard | Standard Met? |
|----------|---|---------------|
| (1) | Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest? | No |
| (2) | Is the building or structure of such interest that it could be made into a historic shrine? | No |
| (3) | Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty? | No |
| (4) | Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway? | N/A |
| (5) | Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city? | No |
| (6) | Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live? | No |

Partial demolition and capsulation is not unusual in the Old and Historic Alexandria District, as homeowners seek to create additional modern living space. From 2012 thru 2016, the BAR approved approximately 92 additions. BAR staff - and the Board - have typically supported such requests if the new construction is sensitively attached and only a limited amount of historic fabric is demolished or capsulated. As described in the zoning ordinance criteria for demolition, the specific amount that can be supported depends upon the importance of the structure and the quality or rarity of the material and craftsmanship being demolished or capsulated.

The proposed demolition and capsulation limits the area of demolition generally to that what is necessary and to secondary elevations which do not feature uncommon or unusual design elements that would be difficult to reproduce. The second-story portions of brick wall to be capsulated or removed are not character-defining elements of this property nor are they of unusual or remarkable design or material. Mid-20th-century alterations that converted the garage opening to a pair of windows removed some of the character of this building form as a garage. The applicant's request to remove the existing paired windows and brick below will help to return that character. Although it is unusual to request removal of a portion of the roof of this small building, staff notes that the roof to be demolished is not of unusual or uncommon design and it will facilitate the adaptive reuse of this former garage into a courtyard. Therefore, staff has no objection to the proposed demolition.

Certificate of Appropriateness

Addition

Regarding residential additions, the *Design Guidelines* state the Board's preference for "contextual background buildings which allow historic structures to maintain the primary visual importance," and for "designs that are respectful of the existing structure and...which echo the design elements of the existing structure." The *Guidelines* also note that "It is not the intention of the Boards to dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of [modern times] while being compatible with the historic character of the districts." (Residential Additions – Page 2)

The applicant's design approach has been to recall key elements of the historic architectural style at this property with new materials and a focus on different details. The subtle differentiation between the new and the old will primarily occur with the change in materials, as the new construction will have Azek and the windows will be a modern material. Additionally, the addition is significantly recessed from Wolfe Street, so it will not compete with or overwhelm the historic townhouse nor adjacent historic buildings. While at first glance it may appear high-style, staff finds that the change in materials and location set back from the façade will allow it to be appropriately differentiated from the historic townhouse. The design also provides for a cohesive composition that successfully blends the adaptively reused garage into a courtyard with the second story addition.

Alterations

The proposal includes a number of alterations, all of which staff finds to be appropriate and compatible. As this property was converted to a two-family dwelling at some point in the middle of the 20th-century, there were additional doors added to the porch. Staff finds the return of two

doors at the porch to windows to be appropriate. Additionally, the stylistically incompatible doors on the porch will be replaced with more historically appropriate four-light doors. The addition of a basement window on the street-facing east elevation and three windows on the interior west elevation are all modest alterations that do not negatively impact any character-defining features. Staff is particularly happy to see the reintroduction of the opening at the garage which will feature metal gates looking into the courtyard. Noting that this former garage has been significantly altered over the years, staff finds that the proposed alterations are an appropriate way to recall this early garage building while adapting the space to contemporary needs.

Waiver of Rooftop HVAC Screening Requirement

The zoning ordinance permits the BAR to waive the requirement to conceal or screen rooftop mechanical equipment, particularly when it is found that the screening would be more obtrusive than the units themselves. In this case, BAR staff supports the waiver request noting that the proposed units will be located behind existing chimneys and will be minimally visible.

In summary, staff supports the proposal with the conditions noted above.

STAFF

Catherine K. Miliaras, Principal 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

- F-1 The second-story addition along the west portion of the property does not currently comply with zoning, as it does not meet the 5ft side yard setback. The applicant has received approval of a special exception (BZA2018-00013) from the Board of Zoning Appeals on July 12, 2018.
- C-1 Proposed demolition complies with zoning.
- C-2 Proposed addition complies with zoning per the approval of the special exception by the BZA.
- C-3 Pursuant to City Zoning Ordinance § 6-403(B)(3), the Board of Architectural Review may waive or modify the HVAC screening requirement of subsection 6-403(B)(1).

Code Administration

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

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 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)
- F-1 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)
- C-1 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)
- C-2 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)
- C-3 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)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 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)

Alexandria Archaeology

- F-1 Fire insurance maps indicate that houses were present on this block in the early 19th century with a structure situated on this lot by 1891. The property has potential to yield archaeological resources that could provide insight into domestic activities in 19th-century Alexandria.
- *R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- *R-2 The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

- 1 – Application for BAR 2018-00290 & 2018-00291: 501 Wolfe Street*
- 2 – Supplemental Materials*
- 3 – Letter of Support*

ADDRESS OF PROJECT: 501 Wolfe St. & 327 S. Pitt StTAX MAP AND PARCEL: 074.04 - 04 - 32 ZONING: RM

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☒ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)Name: Ryan Fletemeyer & Erin McGrainAddress: 501 Wolfe & 327 S. Pitt St.City: Alexandria State: VA Zip: 22314Phone: 571.494.0740 E-mail: rflete@yahoo.comAuthorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____Name: Scot McBroom w/ R.B. Adams & Assoc. Phone: 703.549.0650E-mail: scot@adamsarchitects.com

Legal Property Owner:

Name: Ryan Fletemeyer & Erin McGrainAddress: 501 Wolfe St.City: Alexandria State: VA Zip: 22314Phone: 571.494.0740 E-mail: rflete@yahoo.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 _____
☒ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

See attached description

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.

Description of Proposed Work

Remove 172 s.f. of 1st floor habitable area (converted from an early 20th c. garage) to create an exterior courtyard for open space (the property currently has none). Repair the existing brick walls (including the former parapet) that enclose the courtyard.

Add 159 s.f. of habitable area to the 2nd floor to the 2nd floor (to compensate for the removed 1st floor that includes a bedroom and bathroom). The addition will be built on an existing one story structure. A balcony at the 2nd floor and an exterior stair to the basement will be part of the addition.

Restore the original brick archway (likely an early garage) at the south facade to create a gate into the new courtyard.

All existing windows (all original c. 1880) at the south and east facades will be repaired as necessary. Two modern doors at the east porch will be replaced with new wood and glass doors (style appropriate). Two doors at the porch that were previously created at window openings will be restored to windows, matching the original windows. Construct 3 new windows facing west, looking into the courtyard. Construct one new window at the basement, facing east.

Reconstruct the roof at the existing west 2nd floor (and the addition) so that storm water is properly drained away from the west neighbor's property. Repair/replace standing seam metal roof as necessary. Move 2 A/C condensers to upper roof, behind rebuilt brick face chimneys.

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: Scot McBroomPrinted Name: Scot McBroomDate: 6/11/18

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 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. Erin McGrain | 501 Wolfe St. # 327 S. Pitt St. | 50% |
| 2. Ryan Fletemeyer | ditto | 50% |
| 3. | | |

2. **Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 501 Wolfe St. # 327 S. Pitt 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. Erin McGrain | 501 Wolfe St. # 327 S. Pitt St. | 50% |
| 2. Ryan Fletemeyer | ditto | 50% |
| 3. | | |

3. **Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

| 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. Ryan Fletemeyer | N.A. (none) | N.A. (BAR) |
| 2. Erin McGrain | N.A. (none) | N.A. (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.

6/10/10 Scot McBroom Scot McBroom
Date Printed Name Signature



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

A. Property Information

A1. Street Address 501 Wolfe St. & 327 S. Pitt St. Zone RM
 A2. 1515 # x 1.5 = 2273 #
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

| Existing Gross Area* | | Allowable Exclusions | |
|---|--------|--|------|
| Basement | 867 | Basement** | 867 |
| First Floor | 1401 # | Stairways** ^{1st - 57} _{2nd 65 + 27-94} | 151 |
| Second Floor ^{17.4 x 50 = 870} _{10.9 x 15.3 = 167} | 1137 | Mechanical** | 36 |
| Third Floor | — | 2 story porch | 218 |
| 2 story porch ^{10.9 # x 2 = 21.8} ₁₂ | 218 | Total Exclusions | 1272 |
| Total Gross * | 3623 # | | |

B1. Existing Gross Floor Area *
3623 Sq. Ft.
 B2. Allowable Floor Exclusions**
1272 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
2351 Sq. Ft.
 (subtract B2 from B1)

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

| Proposed Gross Area* | | Allowable Exclusions | |
|---|--------|----------------------|-----|
| Basement | 545 # | Basement** | 545 |
| First Floor - removed for security gate | -172 # | Stairways** | — |
| Second Floor 134 + | +159 # | Mechanical** | — |
| Third Floor | — | Other** balcony | 44 |
| Porches/ Other ^{14 x 10.9 = 152.6} _{balcony} | 44 # | Total Exclusions | 589 |
| Total Gross * | 576 | | |

C1. Proposed Gross Floor Area *
576 Sq. Ft.
 C2. Allowable Floor Exclusions**
589 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
-13 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2338 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2273 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.

E. Open Space Calculations

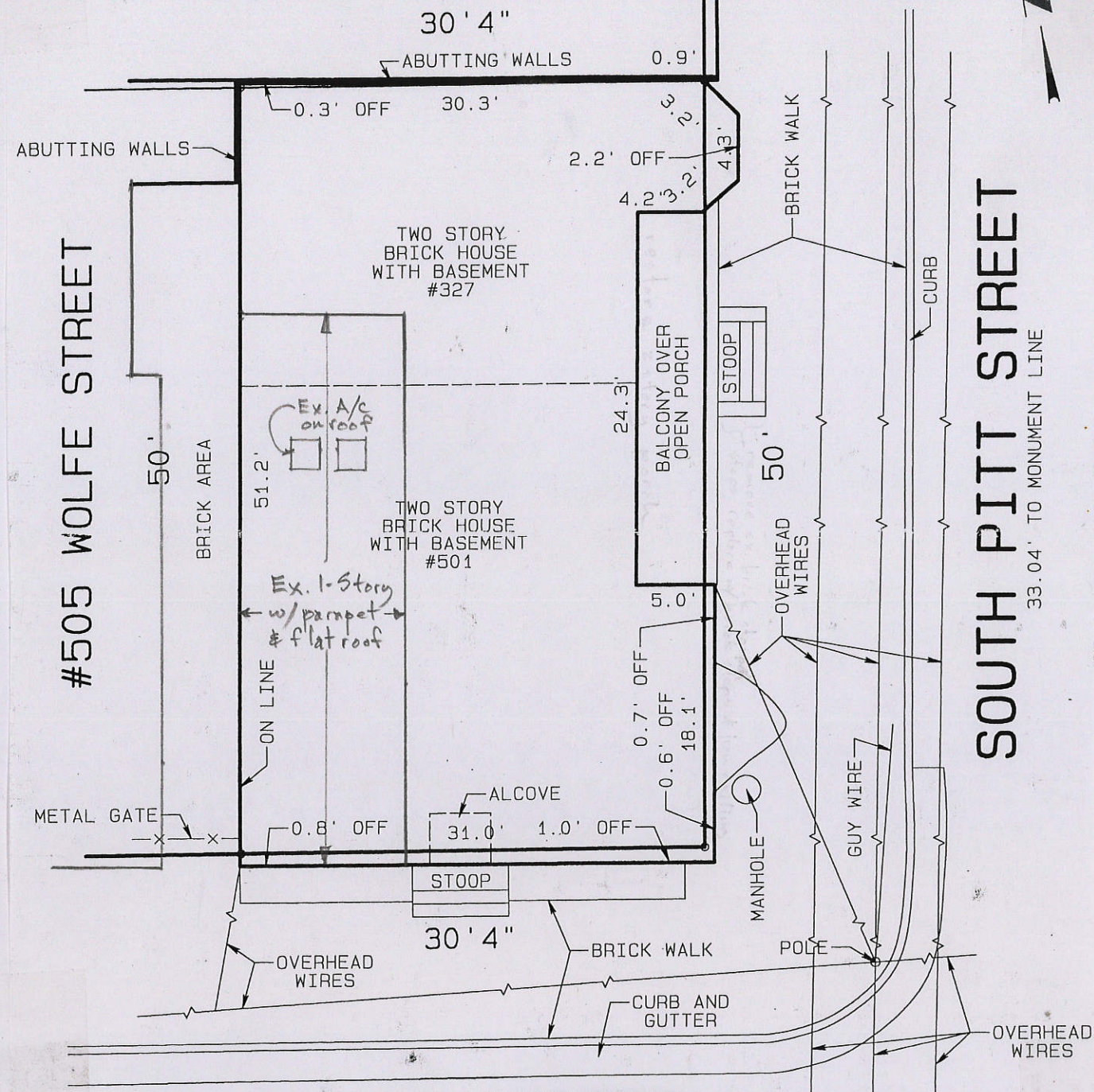
| | | |
|---------------------|-------|-----|
| Existing Open Space | 0 # | 0% |
| Required Open Space | 530 # | 35% |
| Proposed Open Space | 102 # | 7% |

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

11

Signature: Sat M. B...Date: 5/25/18

#325 SOUTH PITT STREET



WOLFE STREET

33.00' TO MONUMENT LINE

HOUSE LOCATION SURVEY
ON THE PROPERTY LOCATED AT#501 WOLFE STREET AND
#327 SOUTH PITT STREET

CITY OF ALEXANDRIA, VIRGINIA

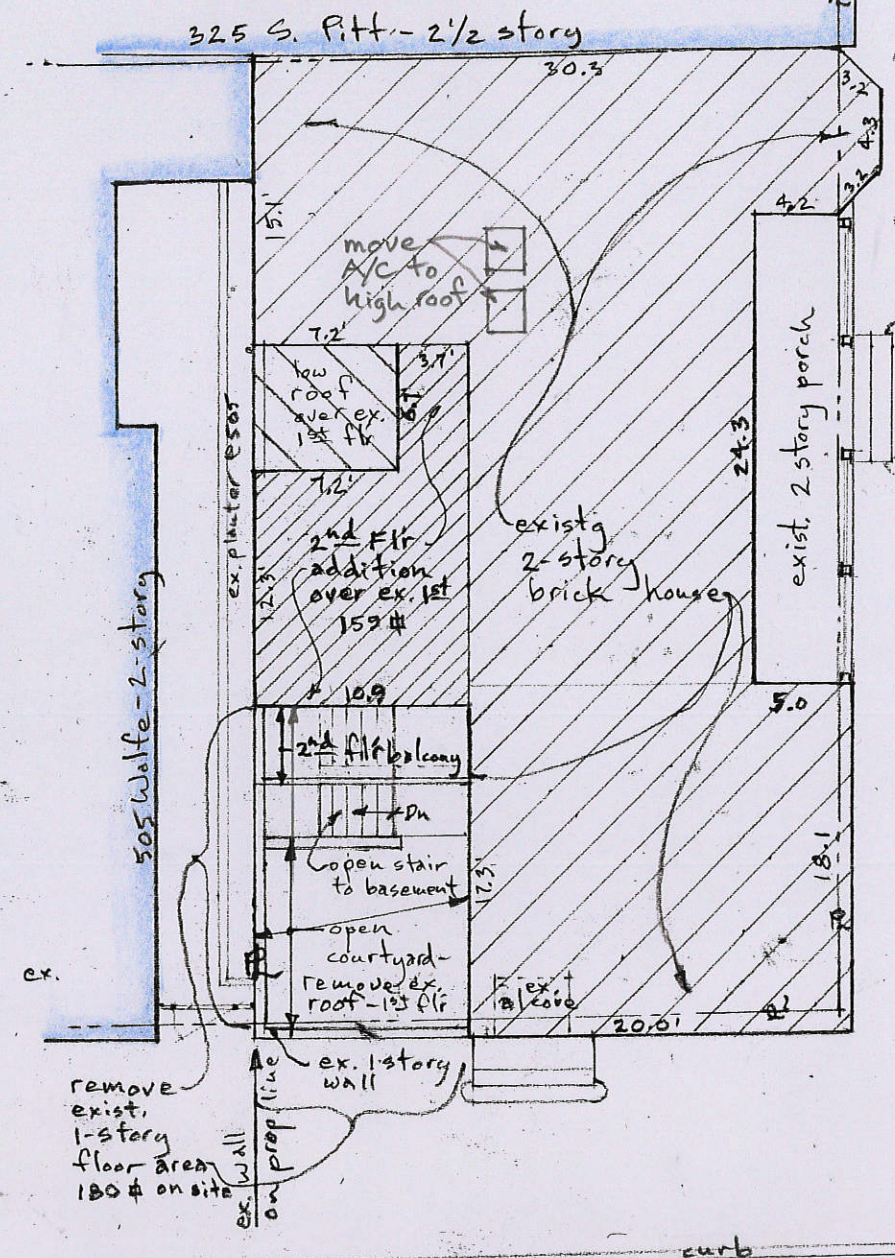
SCALE: 1"=10' DATE: JULY 31, 2007

| | |
|---|---|
| I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. LARRY N. SCARTZ LICENSED LAND SURVEYOR WOODBRIDGE, VIRGINIA TELEPHONE: WOODBRIDGE (703) 494-4181 METRO (703) 690-4025 FAX (703) 690-3900 | CASE NAME: FLETMEYER-MCGRAIN, L.L.C. TO FLETMEYER-MCGRAIN MAP SCALE: 1"=10' GROUP: L.L.C. (07/31/2007) 20071735 |
|---|---|

Exist. Site Plan
1"=10'

SOUTH PITT STREET

33.04' TO MONUMENT LINE



Wolfe St.

Proposed Site Plan
1"=10'

DRAWING INDEX

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- 14 2nd Floor Plan, existing & proposed

DATE
6/11/18
BAR setSHEET
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of 14Addition & Alterations
Fletmeyer-McGrain Residence
501 Wolfe St. & 327 S. Pitt St.
Alexandria, VirginiaROBERT BENTLEY ADAMS & ASSOCIATES P.C.
405 South Washington Street Alexandria Virginia 22314
Tel. 703 549 0650 © Fax. 703 549 3125

ADAMS ARCHITECTURE PLANNING INTERIORS

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

A. Property Information

A1. Street Address 501 Wolfe St. & 327 S. Pitt St. Zone RM
A2. 1515 # x 1.5 = 2273 #
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

9.4 x 50
30.3 x 50
10.4 x 50
16.5 x 172
1.25 x 24.3

| Existing Gross Area* | | Allowable Exclusions | |
|---|--------|------------------------------------|------|
| Basement | 867 | Basement** | 867 |
| First Floor | 1401 # | Stairways** 141-57 2nd 65+23-94 | 151 |
| Second Floor 19.4 x 50 970 10.9 x 15.3 167 | 1137 | Mechanical** | 36 |
| Third Floor | — | 2 story porch | 218 |
| 2 story porch alcove 10.3 # x 2 + 12 | 218 | Total Exclusions | 1272 |
| Total Gross * | 3623 # | | |

B1. Existing Gross Floor Area *
3623 Sq. Ft.
B2. Allowable Floor Exclusions**
1272 Sq. Ft.
B3. Existing Floor Area minus Exclusions
2351 Sq. Ft.
(subtract B2 from B1)

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

12.25 x 10.9 = 134
6.7 x 3.7 = 25

| Proposed Gross Area* | | Allowable Exclusions | |
|-------------------------------------|--------|----------------------|-----|
| Basement | 545 # | Basement** | 545 |
| First Floor - removed for courtyard | -172 # | Stairways** | — |
| Second Floor 134 + | +159 # | Mechanical** | — |
| Third Floor | — | Other** balcony | 44 |
| Porches/ Other 14 x 10.9 balcony | 44 # | Total Exclusions | 589 |
| Total Gross * | 576 | | |

C1. Proposed Gross Floor Area *
576 Sq. Ft.
C2. Allowable Floor Exclusions**
589 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
-13 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3)
D2. Total Floor Area Allowed by Zone (A2)

existing area is 2351 #
13 # removed
2338 Sq. Ft.
2273 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.

E. Open Space Calculations

10.4 x 9.8

| | | |
|---------------------|-------|-----|
| Existing Open Space | 0 # | 0% |
| Required Open Space | 530 # | 35% |
| Proposed Open Space | 102 # | 7% |

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

Signature: S. M. P. Date: 5/25/18



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View of South & West Sides



View of East (S. Pitt Street front)



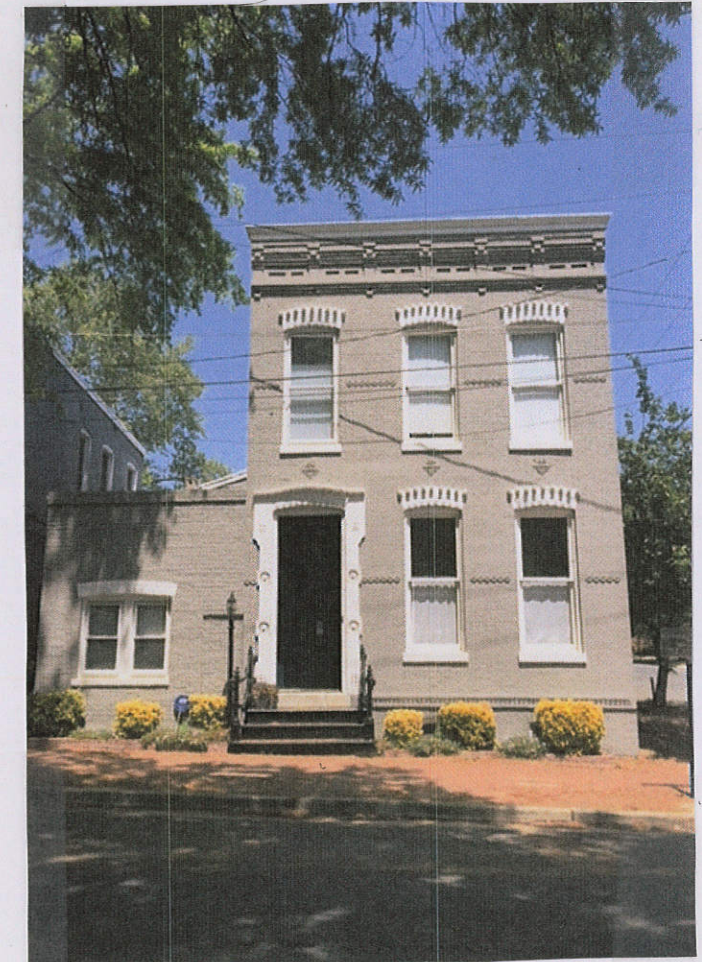
View of 1-Story Rooftop -
skylt & A/C area to be built over for
2nd floor addition & light well



View of 1-Story Rooftop -
Roof area beyond skylight to be
removed for Courtyard



19 View of West Side-along R.
- Closest Window to be removed for Courtyard



View of South (Wolfe Front)



Existing House ~ looking northwest
@ corner of Wolfe & S. Pitt



Restore brick gate
opening at newly created
courtyard - new iron gate
& lantern, climbing vine.

Proposed - Looking North West

Photo from 2009 - Used for Clarity of Exist. Structure (less planting)

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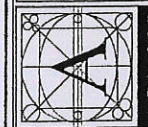
- View of West Side along R Neighbor @ 505 Wolfe Gate & Side Yard
- Closest window to be removed & arched masonry opening kept for Courtyard



• Existing - View looking northeast



- Proposed Alterations @ West - Make southern portion of 1-story (originally a Garage) into a courtyard with iron gate
- Second Floor Addition over ex. 1-story structure.



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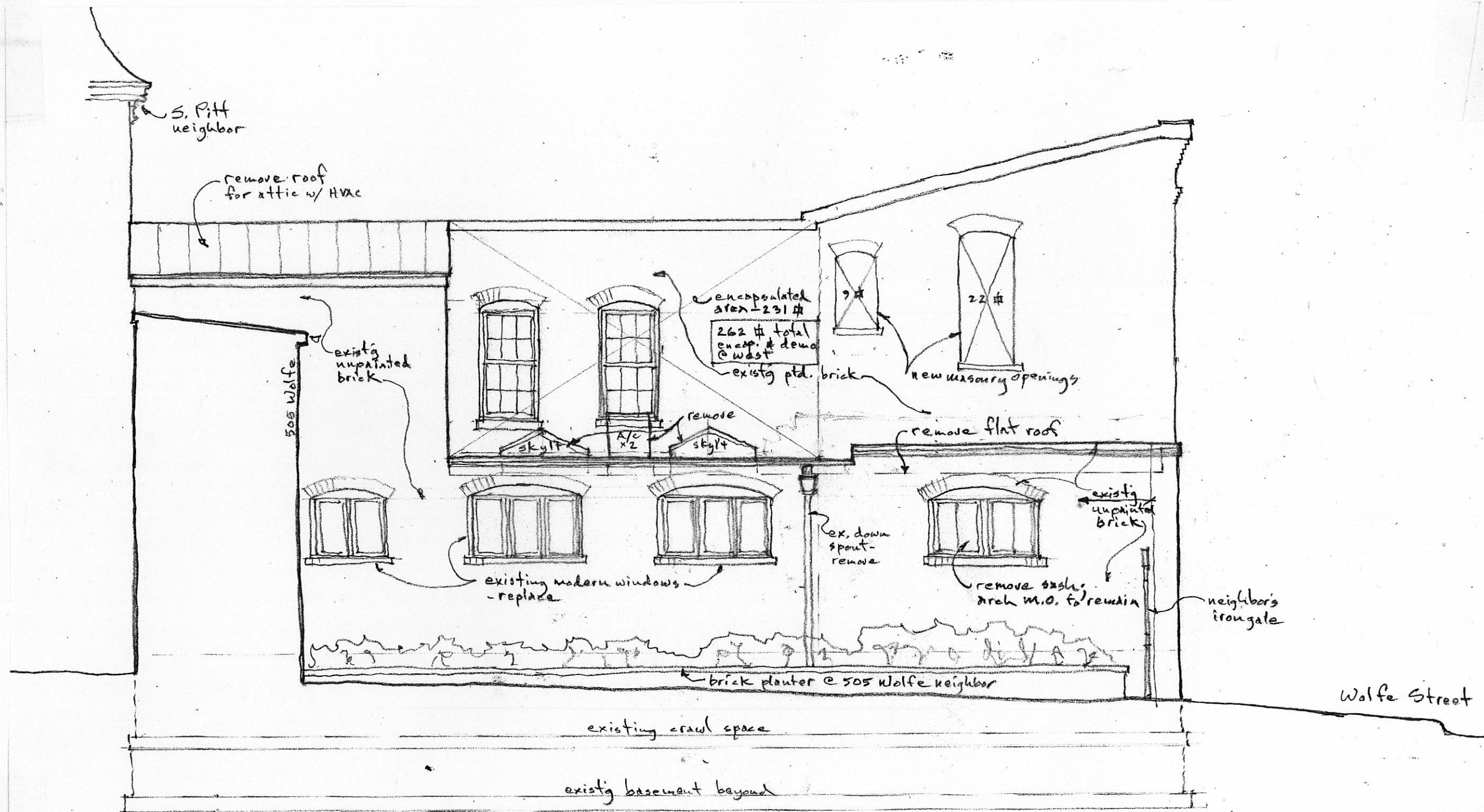
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West Elevation - Existing

$\frac{3}{16}'' = 1'-0''$

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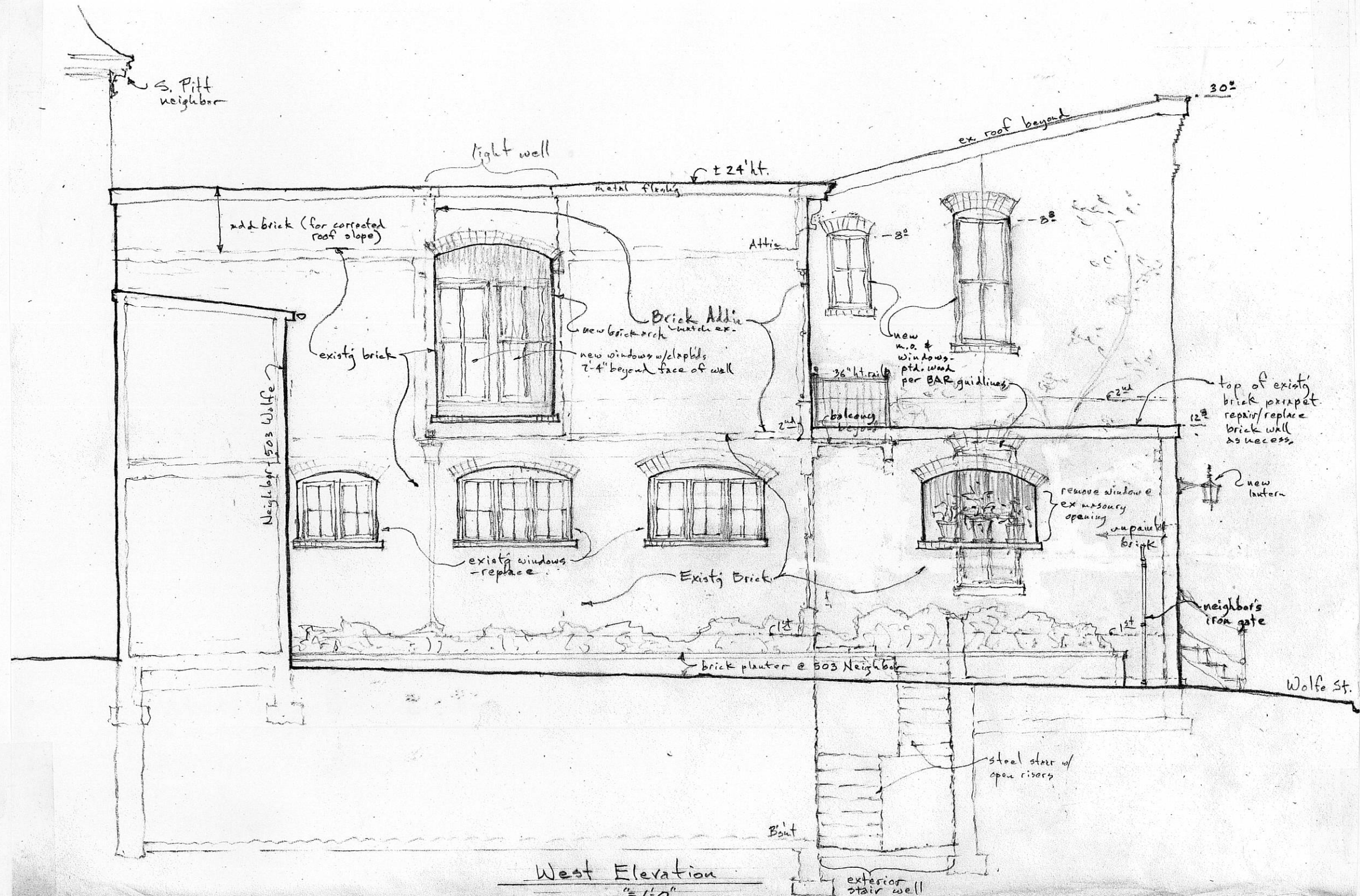


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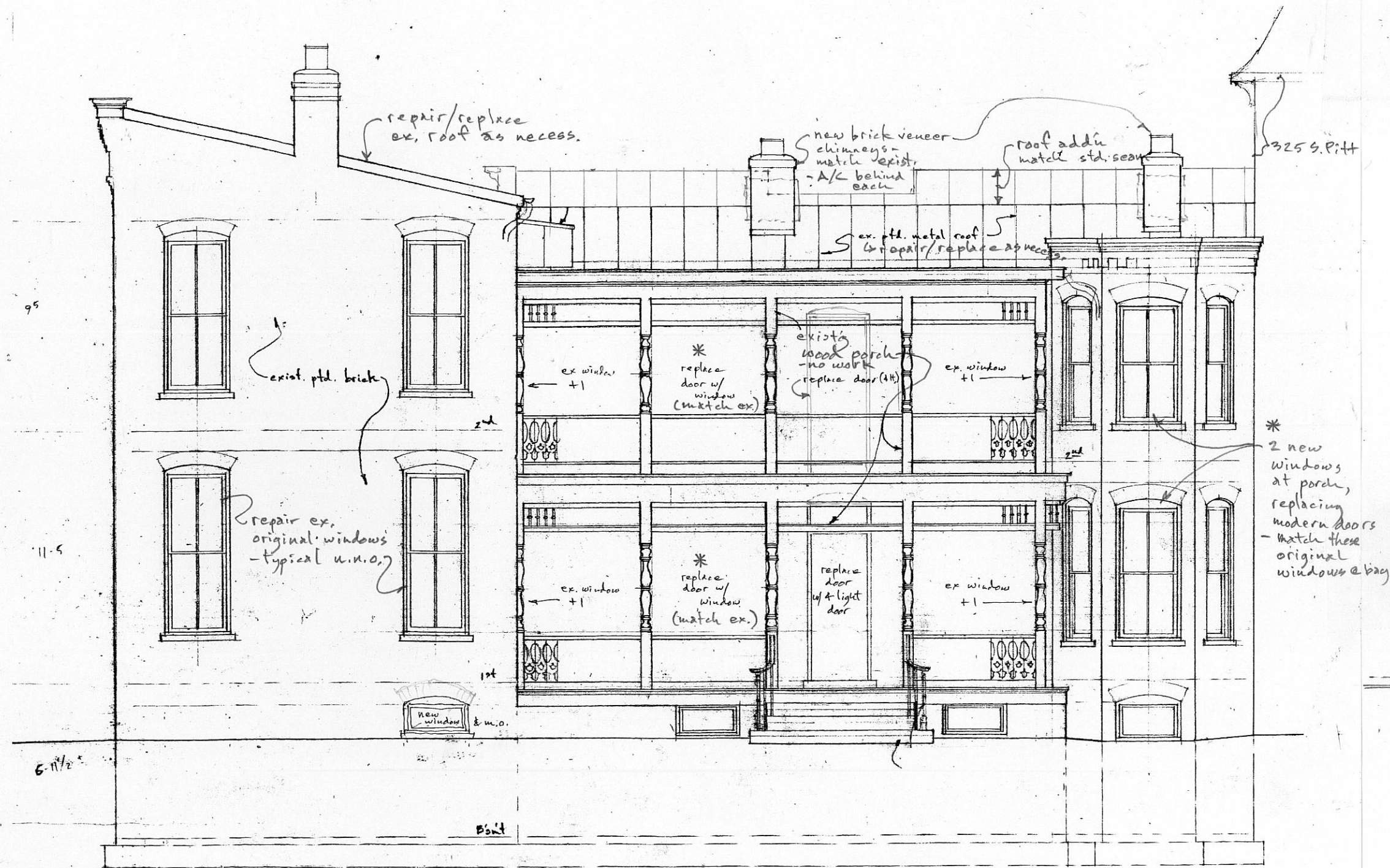
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West Elevation

"= 1/4"





EAST ELEVATION - Existg & Alterations
3/16"=1'-0"

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INTERIORS

PLANNING

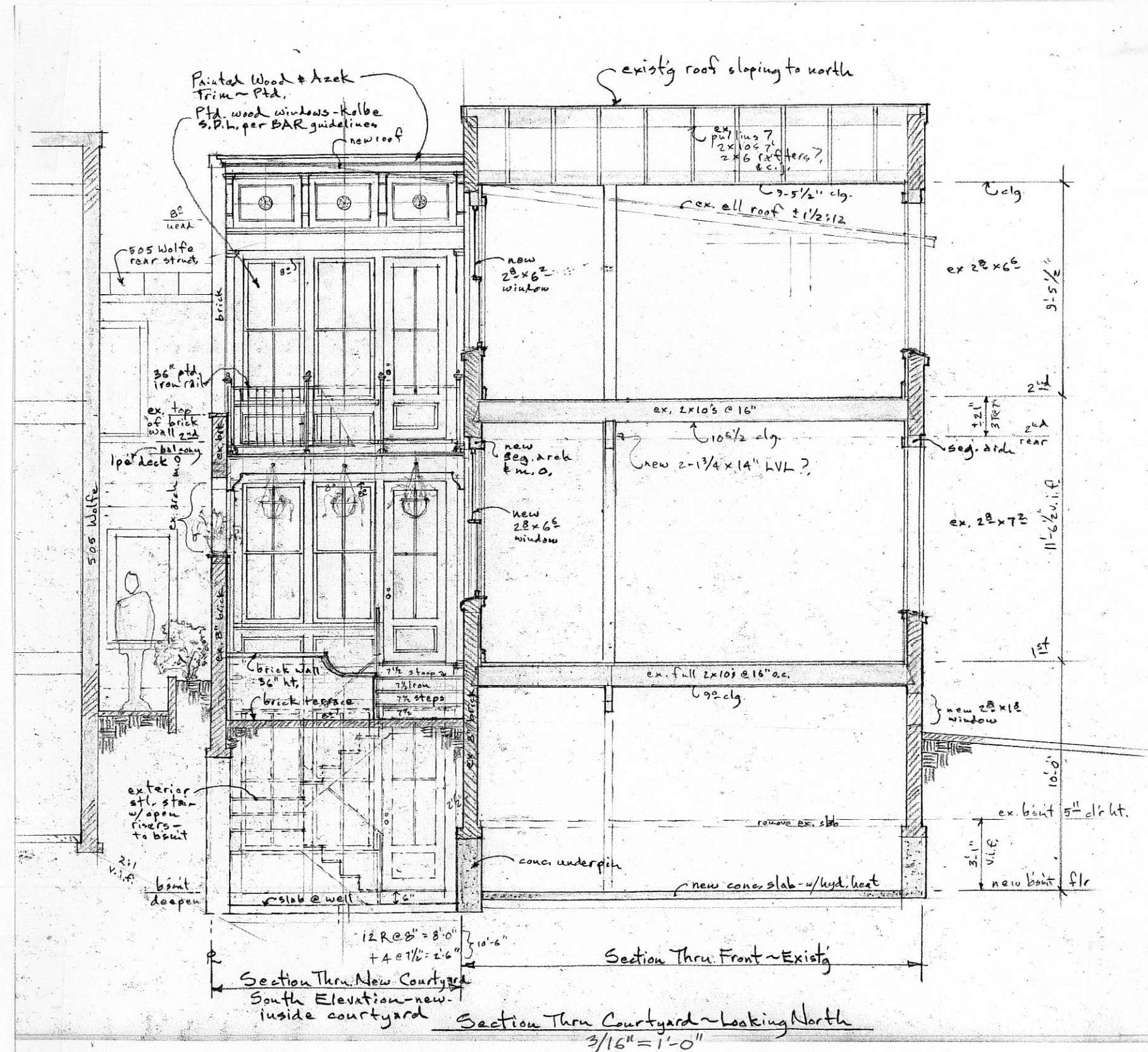
ARCHITECTURE

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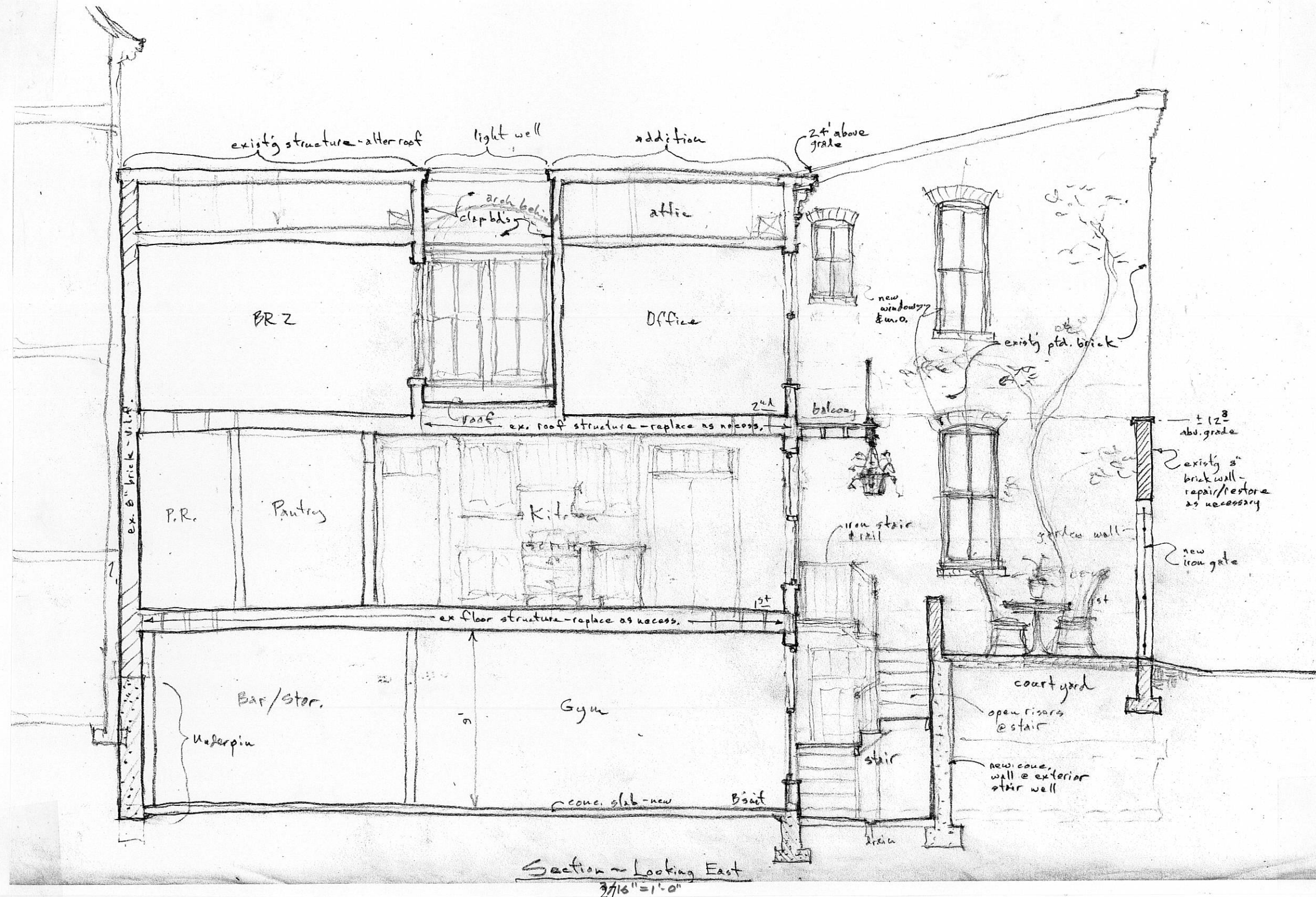


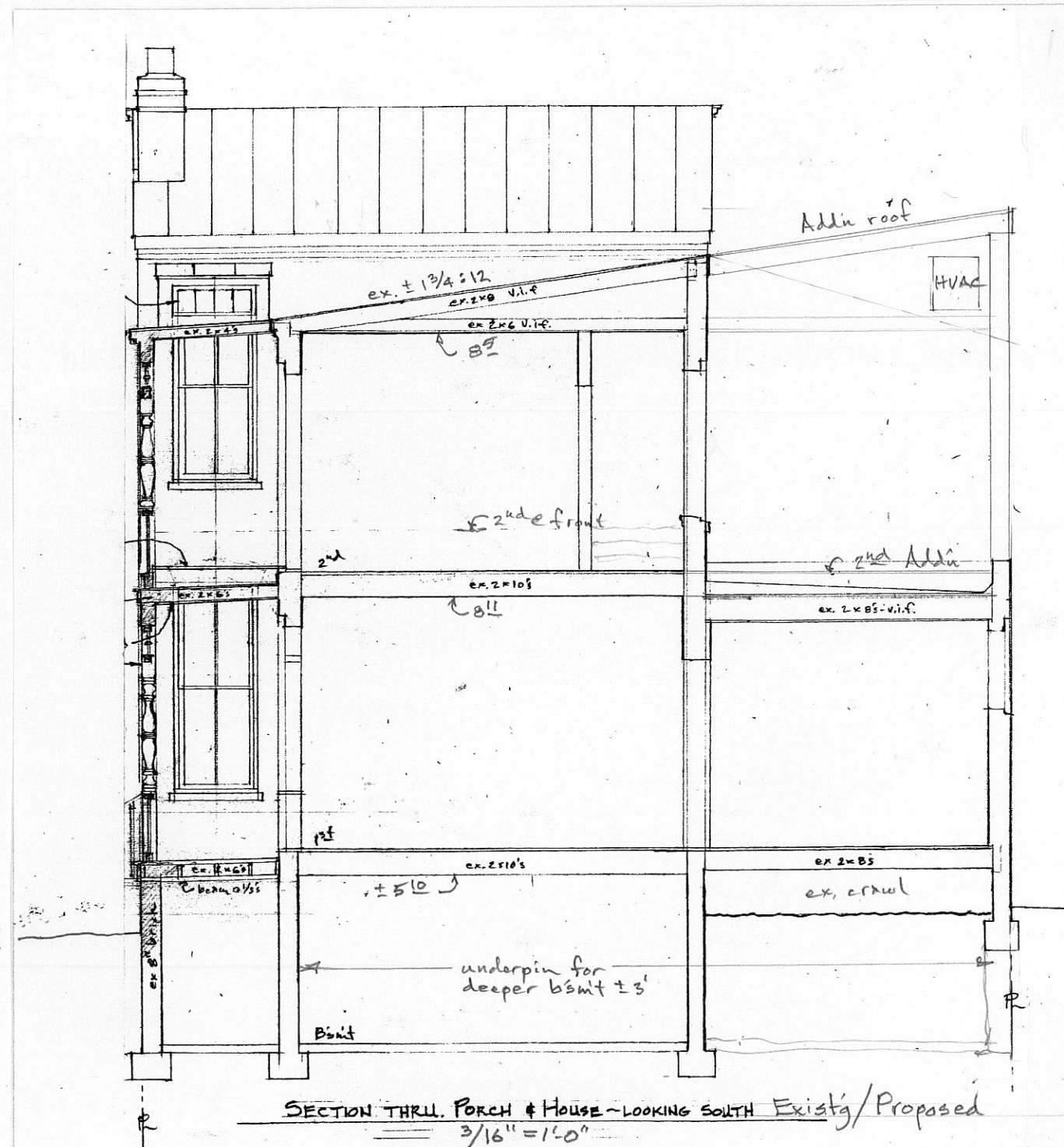
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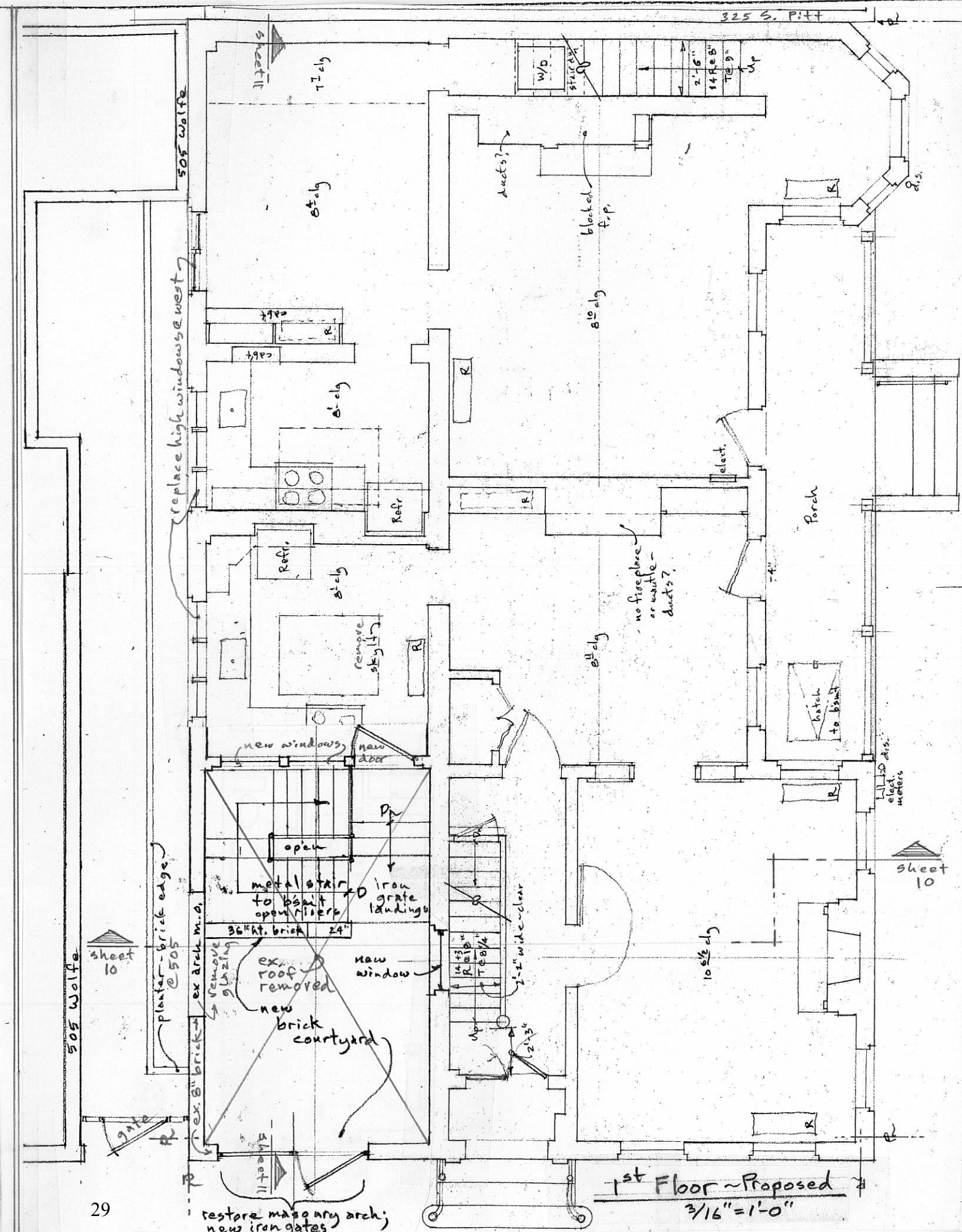
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Addition & Alterations
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501 Wolfe St. & 327 S. Pitt St.
Alexandria, Virginia

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July 19, 2018

325 S Pitt Street
Alexandria, VA 22314

To Whom It May Concern:

My next-door neighbors, Erin McGrain and Ryan Fletemeyer, have shown me the proposed design for their home at 501 Wolfe Street (and 327 S Pitt Street). I write to express my full support for the project for both the BZA Special Exception and the BAR applications. Should the City need further information from me regarding this project, you may reach me at (703) 628-7739 or via email at shannon_watson@hotmail.com.

Sincerely,



Shannon L. Watson
Owner, 325 S Pitt Street