

BAR #2019-00042 & 00043

City Council
May 18, 2019

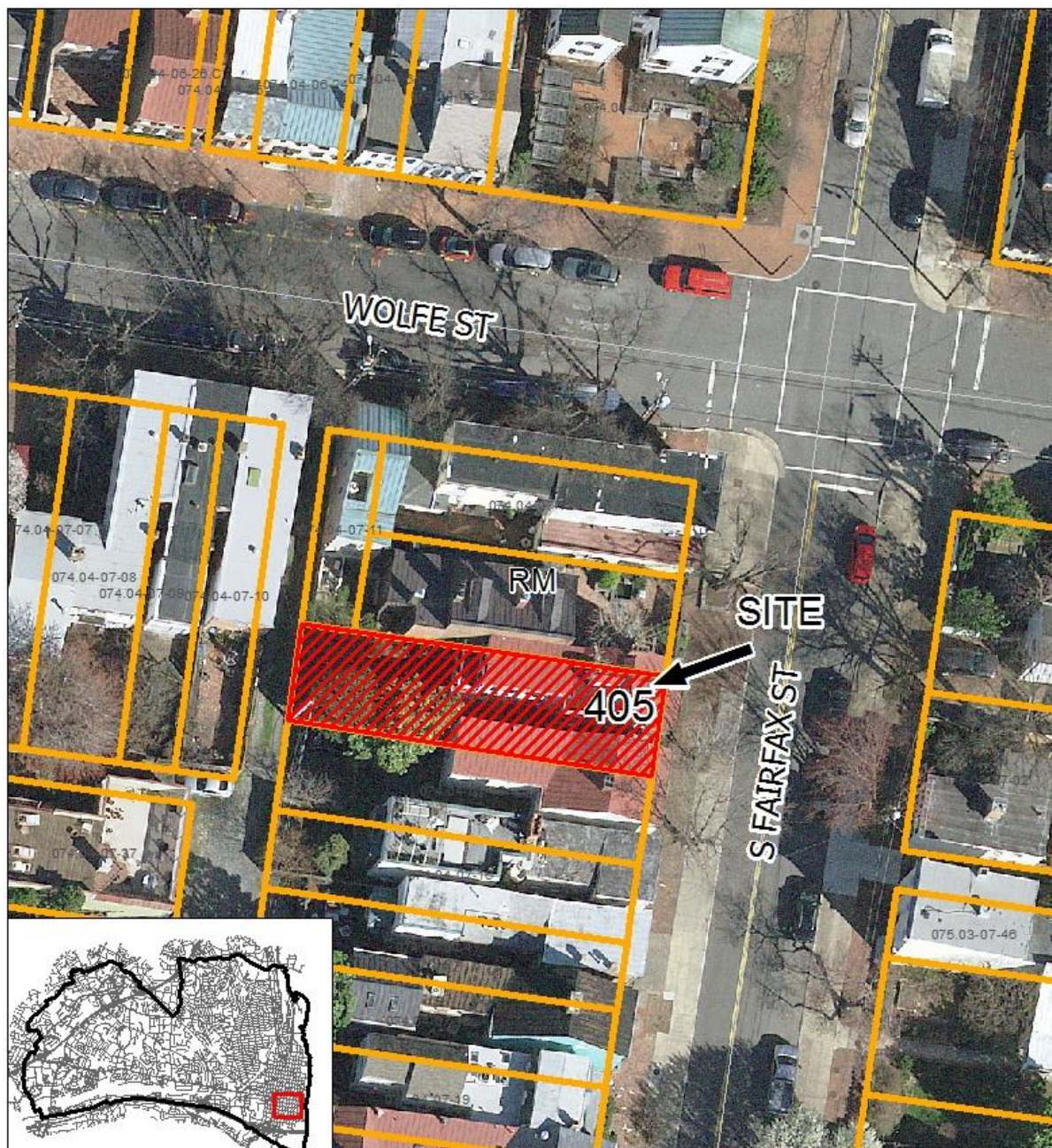
ISSUE: Appeal of a decision of the Board of Architectural Review approving a Permit to Demolish (partial) and a Certificate of Appropriateness for an addition, alterations and a Waiver of the Rooftop Mechanical Screening Requirement in the Old & Historic Alexandria District

APPLICANT: David Osterndorf and Jennie Korth

APPELLANT: Elaine La Montagne, 407 South Fairfax Street, by Roy Shannon, Jr., attorney

LOCATION: 405 South Fairfax Street

ZONE: RM/Townhouse zone



BAR #2019-00042 & BAR #2019-00043
405 South Fairfax Street



0 15 30 60 Feet

I. ISSUE

The March 20, 2019 decision of the Board of Architectural Review (BAR) to approve a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition, alterations and a Waiver of the Rooftop Mechanical Screening Requirement (BAR2019-00043) at 405 South Fairfax Street has been appealed by the adjacent neighbor, Elaine La Montagne, residing at 407 South Fairfax Street, represented by Roy Shannon, Jr., attorney, and petitioners. The appeal states that the applicant submitted an incorrect survey plat and that the BAR erroneously applied Article 10-105(A)(2), Certificate of Appropriateness Standards (a), (c) and (d) of the Zoning Ordinance. Because the applicant did not object to any specific Permit to Demolish criteria, the discussion of the criteria can be found in the attached BAR staff report.

The appeal also includes a copy of a certified plat for 407 South Fairfax Street, which when compared to the certified plat provided by the applicant, shows that there is a strip of property three feet wide that is claimed by both property owners. Resolution of this matter is a private property issue between the owners of 405 and 407 South Fairfax Street that was not reviewed by the BAR and is not before City Council on appeal.

II. HISTORY

According to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, James Lyle constructed the house at 405 South Fairfax Street sometime between **1813 and 1831**, when the house was sold. The two-bay, two-and-a-half story Federal style house consists of a masonry main block and a two-story frame ell with a one-story enclosed porch at the rear. Sanborn Fire Insurance Maps from 1885 through the mid-20th century show the evolution of the frame rear ell from one-story in 1885 to two-story by 1907, and with a larger footprint and a one-story open porch by 1941. Sometime after 1958, the open porch was enclosed, which is the current condition. The only previous BAR approval staff could locate was for a chimney in 1967.

The subject property was surveyed by the Historic American Building Survey (HABS) in the late 1950s and bears a plaque acknowledging the recording of the building. The house also has a Historic Alexandria Foundation plaque.

III. DISCUSSION

The BAR's primary charge in the Zoning Ordinance is to identify and protect historic and cultural resources throughout the city. A second purpose of the BAR is to ensure that new construction, additions and alterations are in harmony with their historical and architectural setting and environs. The BAR's standards and criteria for review listed in the Zoning Ordinance, as well as their adopted policies and *Design Guidelines*, recognize that the historic buildings of Old Town are not museum objects frozen in time but may be appropriately modified, altered and expanded to allow them to continue to be used and cherished, recognizing that what may be appropriate in one block may not be appropriate in another block, or even in different locations on the same block. The BAR's role has always been to strike a balance between preservation of the identified historic fabric and urban character while managing appropriate growth and change in a vibrant living city. In the past six years alone, the two previous BARs approved over 100 additions, finding them appropriate and compatible.

Visibility

The ordinance limits the BAR's purview for a Certificate of Appropriateness to a structure or portion of a structure that is visible from a public way, including streets, pathways, easements, waterways and the like. By contrast, a Permit to Capsulate/Demolish requires the BAR to review *all* exterior demolition or capsulation greater than 25 square feet in area regardless of visibility in order to guard against the loss of historic roof or wall area. Being visible from a public way does not automatically make a project inappropriate or incompatible. As the BAR's 1993 *Design Guidelines* note, "...the expansion of the housing stock within the historic districts is continual." Alexandria's preservation ordinances are written with the expectation that there will be appropriate and compatible alterations, additions and other changes through the years.

In the present case, the alley behind the subject property is private (Figure 1), so the visibility of the proposed addition is limited to what can be seen through a narrow aperture from South Fairfax Street and over intervening roofs from Wolfe Street. Today, only a small portion of the existing rear ell is visible from South Fairfax Street between the five-and-a-half foot break between 405 and 407 (Figure 2).

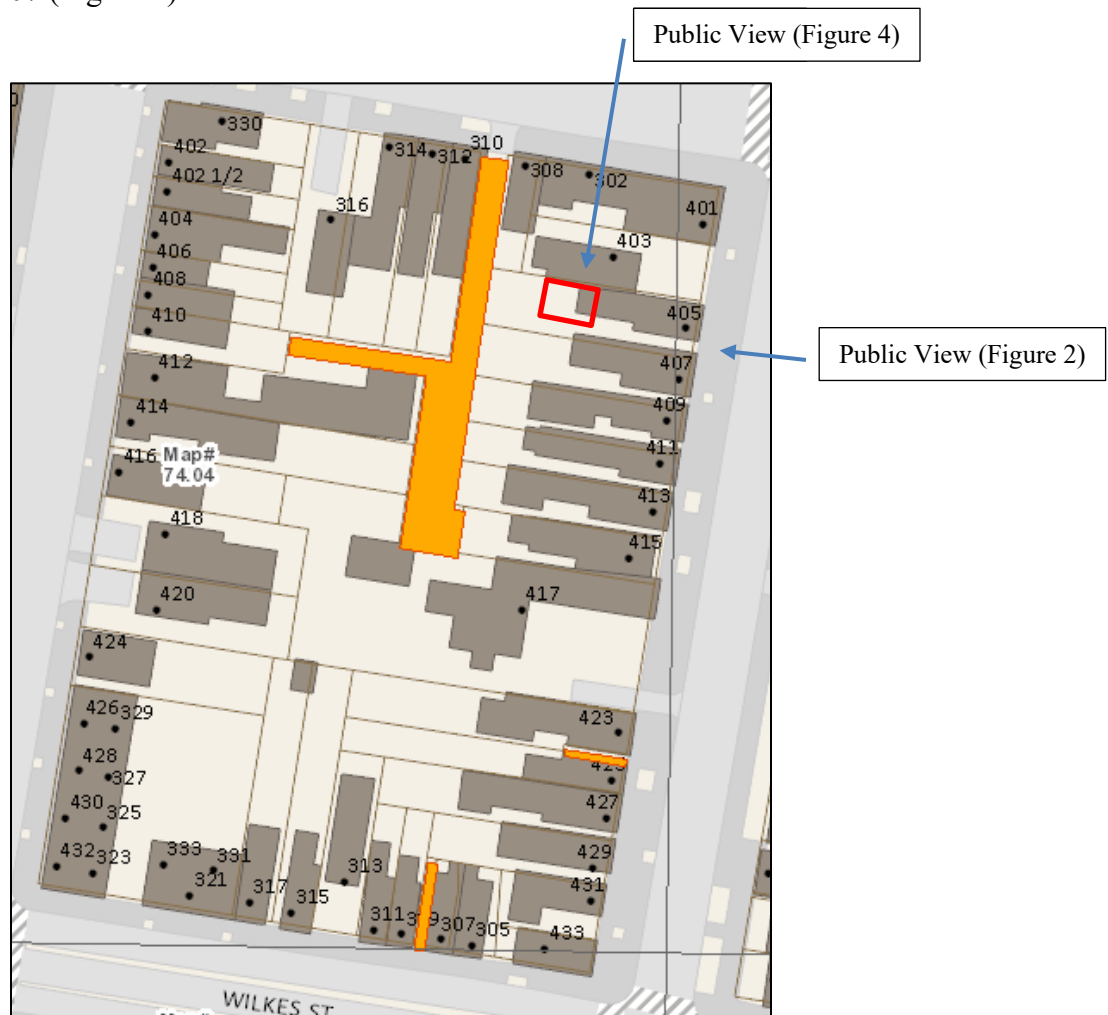


Figure 1: Private alleys shown in yellow. Addition footprint shown in red.

Because the proposed addition will be roughly two-and-a-half feet wider than the existing frame ell, and taller, the new addition will be slightly more visible from South Fairfax Street than the current ell (Figure 2), though the visible portion will be located approximately 50 feet from the front property line (Figure 3).



Figure 2: Enlarged photo showing the visibility of the existing frame ell outlined in red

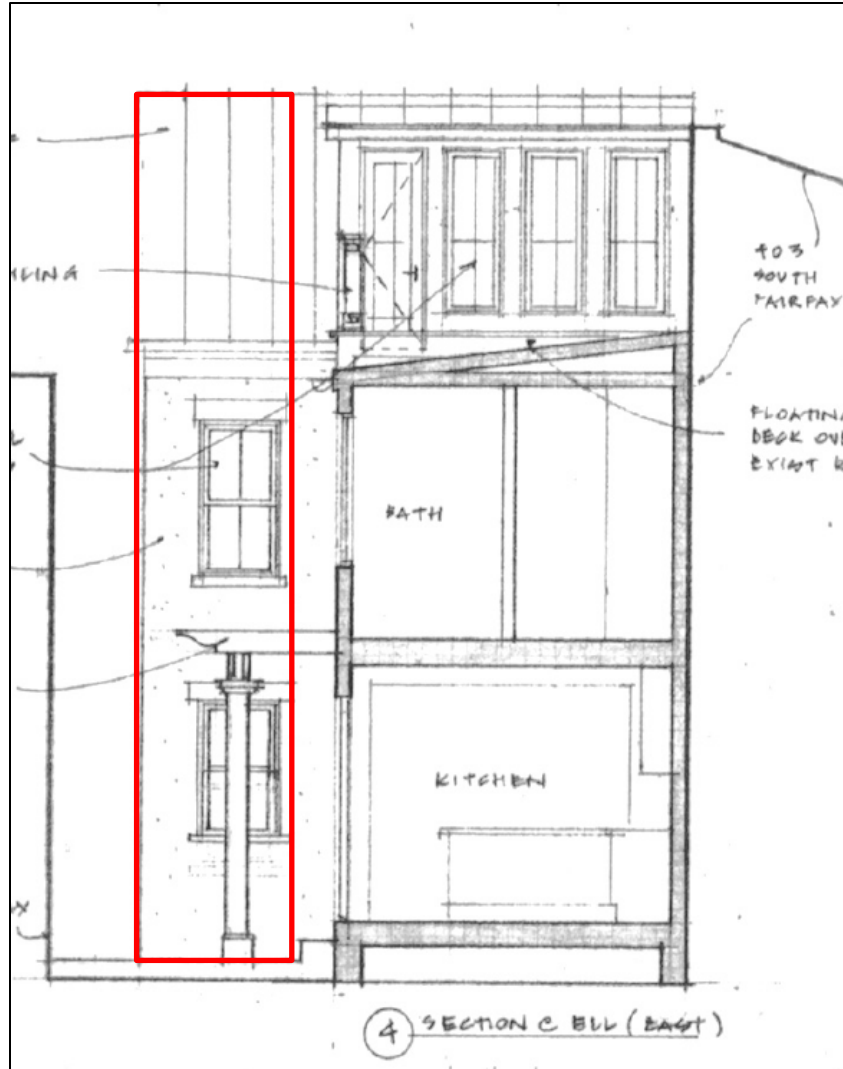


Figure 3: Approximate portion of the east elevation of the addition which will be visible to the public from South Fairfax Street outlined in red

The railing of the proposed rooftop deck may be minimally visible from the corner of Wolfe and Fairfax Streets and a small portion of the addition's side gable will be visible from Wolfe Street above the roof of 403 South Fairfax Street (Figure 4).



Figure 4: Wolfe Street visibility of the proposed addition shown in red

Compatibility

In addition to the individual property, the BAR must also consider the compatibility of alterations and additions with the “Old and Historic Alexandria District area surroundings.” The BAR’s practice over the years has been to consider the immediate vicinity and the surrounding block when considering compatibility. The *Design Guidelines* chapter on Residential Additions states: “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 the late-20th century while being compatible with the historic character of the districts. For example, the design approach for residential additions for late-18th and early-19th century buildings on Royal Street will be different than for 20th-century urban row-houses on Oronoco Street. Additions must be designed so that they are compatible with both the architectural character of the existing house and the immediate neighborhood.”

This compatibility of the mass and scale of an addition can be evaluated by studying the building and development patterns of surrounding buildings and understanding how new construction will

fit within the existing built environment, the intent being to approve projects that are compatible and sensitive to the buildings nearby. This is also guided by an understanding that, to a great extent, the character of the historic district is found in the variety that evolved organically from Alexandria's growth over time. As Figure 5 illustrates below, the block that the subject property is located on has townhouses with varying roof forms, setbacks, massing and heights. This variety captures the essence of the historic district and allows the BAR to find multiple solutions and approaches to the construction of rear additions both here and throughout the historic district. On this block alone, nine rear additions of similar scale have been constructed since 2000 (the BAR approved seven and two were not visible from the public right-of-way and did not require BAR approval of a Certificate of Appropriateness.)



Figure 5: Ariel view of the block. The subject lot is shown in red. The proposed addition footprint is outlined in yellow. The blue line compares the depth of the proposed rear addition with other rear additions on this block-face.)

Certificate of Appropriateness Standards

Section 10-105(A)(2) discusses the standards for a Certificate of Appropriateness and states that the BAR, and City Council on appeal, “shall consider the following features and factors in acting upon the appropriateness of the proposed construction, reconstruction, alteration or restoration of buildings or structures”. It should be noted that the BAR must “consider” the elements and features identified in that analysis but that there is not a “yes” or “no” response and each site has its own context and challenges. Below are the three specific standards that the petitioners referenced in the appeal of the BAR’s decision, along with staff’s response:

(a) Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures;

The BAR examines and determines the appropriateness of the height, mass and scale of a new building or an addition and considers how such a proposal fits within the historic district by examining the existing context of the block area where the addition will be located. The immediate context here includes rear additions that are primarily two stories in height. The proposed addition’s massing and scale, as visible from a public way, is consistent with other rear additions and it will not overwhelm the historic building or the immediate surroundings. The height and massing of the proposed addition is proportional to the townhouse to which it will be attached. The addition will project further into the rear yard, but no more than is routinely permitted by the BAR or other townhomes on this same block. Staff finds the proposed addition to complement the height, scale and massing of the historic early 19th century townhouse. Stylistically, the use of different materials helps to distinguish the new construction from the historic house.

(b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;

All of the existing features of the visible portions of the historic building are being retained and restored, except for those portions of the frame hyphen that are being demolished/capsulated as part of the project. The applicant’s design for new construction includes high quality materials and details comparable in quality to those found at the historic house without being overly stylized or introducing a higher style. The applicant is also undertaking a careful restoration of the historic main block of the property.

(c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;

The proposed addition is appropriate in its relationship to the existing building and site, as well as the larger context. The addition will be minimally visible from both South Fairfax and Wolfe streets and will have no adverse impact on the intact collection of 19th-century historic façades on South Fairfax Street. The design of the addition, as a hyphen, is consistent with traditional and modern building practices in the historic district and are used to distinguish new work from the historic building mass. As noted at the BAR hearing, the BAR does not

review open space, per se, only the impact of additions or new construction on the setting and environs. The footprint of the new addition, along with its scale and mass, does project approximately 15' further into the rear yard, but given that the existing and proposed open space cannot be perceived from the right-of-way, it is not under the purview of the BAR or City Council.

(d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;

The proposed design includes high-quality traditional building materials, such as a standing seam metal, stucco and wood for the trellis, trim and windows. The BAR added a condition allowing for the appropriate use of modern materials on the new construction, consistent with established BAR policies, if the applicant so desired.

(e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;

The form and arrangement of the addition is based on historic building traditions and allows the historic townhouse to remain visually and physically prominent. The design approach is vernacular in style which is appropriate for this vernacular Federal townhouse and other nearby historic buildings.

(f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway;

Not applicable.

(g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;

The applicant will undertake a restoration of the exterior of the building and it will continue to preserve and protect historic places and areas of historic interest. The siting and design of the proposed addition will physically and visually distinguish itself from the original structure, thereby allowing the historic dwelling to continue to be interpreted.

(h) The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway;

Not applicable.

(i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway; and

Any time that an owner undertakes a historically appropriate restoration and rehabilitation of a historic building, residents and visitors alike benefit by such thoughtful preservation which

ensures that the building will continue to be enjoyed for another two hundred years.

- (j) **The extent to which such preservation and protection will 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.**

The age of the dwelling, quality of the architecture and physical presence on the street combined with other historic buildings of the same era increase property values and make Alexandria a unique and desirable place to visit and to live. The proposed alterations and additions will not have an adverse effect on the real estate value or ability to stimulate the interest of historians, architects or artists in this particular structure or diminish the desirability and quality of life of neighboring homes. The clear differentiation between the historic townhouse and the new addition will allow visitors to “read” the building and understand what is historic and what is a more recent addition.

Survey Plat

Although the property line dispute between these neighbors is not relevant to the appeal of the BAR’s decision, staff notes that the applicant’s architect did evaluate the feasibility of the proposed addition on a lot measuring three feet narrower than the applicant’s certified survey shows (which would reflect the condition shown on the appellant’s survey.) Because the proposed addition does not maximize the FAR (1.5 times the lot area) or Open Space (35% of the lot area) requirements of the current lot, the same size addition on a smaller lot would still comply with the Zoning Ordinance. Further, because the smaller lot would be less than 25 feet wide, no side yard would be required in the RM zone. A decision by City Council to uphold the BAR’s approval would, therefore, have no impact on the property line dispute.

IV. BOARD ACTION

BOARD ACTION March 20, 2019: Approved as Amended, 5-0

On a motion by Mr. Conkey and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve BAR #2019-00042 & BAR #2019-00043, as amended. The motion carried on a vote of 5-0.

CONDITIONS

1. That the applicant may use modern materials on the new construction, provided the materials comply with the Board’s adopted policies.
2. Include the statements in archaeology conditions below 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 on-site contractors are aware of the requirements:

- a. Call Alexandria Archaeology (703.746.4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
- b. Call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- c. No metal detection may be conducted on the property, unless authorized by Alexandria Archaeology.

REASON

The Board felt that the addition was well designed and sufficiently differentiated from the historic portion of the building.

SPEAKERS

Patrick Camus, representing the property owners, spoke in support of the application and answered questions.

Elaine Lamontagne, 407 South Fairfax Street, spoke in opposition to the project and stated her concern about the size and proximity of the proposed addition to her house.

Elaine Johnson, HAF, spoke in opposition to the proposed addition height, scale and mass and the loss of open space.

DISCUSSION

The Board acknowledged the limited impact of the new addition on the historic portions of the house and the use of stucco wall material to differentiate the addition from the original dwelling. Mr. Sprinkle asked the applicant to affirm that they would notify Alexandria Archaeology if a well was found on the site, as has been suggested by that department. The applicant agreed. The majority of the Board also supported the use of appropriate modern materials on the new addition if the applicant was interested. The BAR also affirmed that preservation of open space that was not visible from a public way was not within their purview.

V. STANDARD OF REVIEW ON APPEAL TO CITY COUNCIL

Upon appeal, City Council must determine whether to affirm, reverse or modify, in whole or in part, the decision of the BAR. The City Council's review is not a determination regarding whether the BAR's decision was correct or incorrect but whether the Permit to Demolish/Capsulate and Certificate of Appropriateness should be granted based upon City Council's review of the standards in Zoning Ordinance Sections 10-105(A)(2) and 10-105(B). While City Council may review and consider the BAR's previous actions, City Council must make its own decision based on its evaluation of the material presented. Section 10-107(A)(3) of the Zoning Ordinance requires that the City Council apply the same criteria and standards as are established for the Board of Architectural Review.

VI. RECOMMENDATION

Staff recommends that City Council **affirm** the decision of the Board for approval of the Certificate of Appropriateness.

STAFF

Karl Moritz, Director, Department of Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning
Stephanie Sample, Acting Principal Planner, Planning & Zoning

VII. ATTACHMENTS

Attachment A: March 20, 2019 BAR staff report and minutes

ISSUE: Permit to Demolish/Capsulate (partial), Certificate of Appropriateness for alterations and an addition, and a Waiver of the Rooftop Mechanical Screening Requirement

APPLICANT: David Osterndorf and Jennie Korth

LOCATION: Old and Historic Alexandria District
405 South Fairfax Street

ZONE: RM/Townhouse zone

BOARD ACTION: Approved as Amended, 5-0

On a motion by Mr. Conkey and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve BAR #2019-00042 & BAR #2019-00043, as amended. The motion carried on a vote of 5-0.

CONDITIONS

1. That the applicant may use modern materials on the new construction, provided the materials comply with the Board's adopted policies.
2. Include the statements in archaeology conditions below 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 on-site contractors are aware of the requirements:
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 - c. No metal detection may be conducted on the property, unless authorized by Alexandria Archaeology.

REASON

The Board felt that the addition was well designed and sufficiently differentiated from the historic portion of the building.

SPEAKERS

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Elaine Johnson, HAF, spoke in opposition to the proposed addition height, scale and mass and the loss of open space.

DISCUSSION

The Board was acknowledged the limited impact of the new addition on the historic portions of the house and the use of stucco wall material to differentiate the addition from the original dwelling. Mr. Sprinkle asked the applicant to affirm that they would notify Alexandria Archaeology if a well was found on the site, as has been suggested by that department. The applicant agreed. The majority of the Board also supported the use of appropriate modern materials on the new addition if the applicant was interested. The BAR also affirmed that preservation of open space that was not visible from a public way was not within their purview.

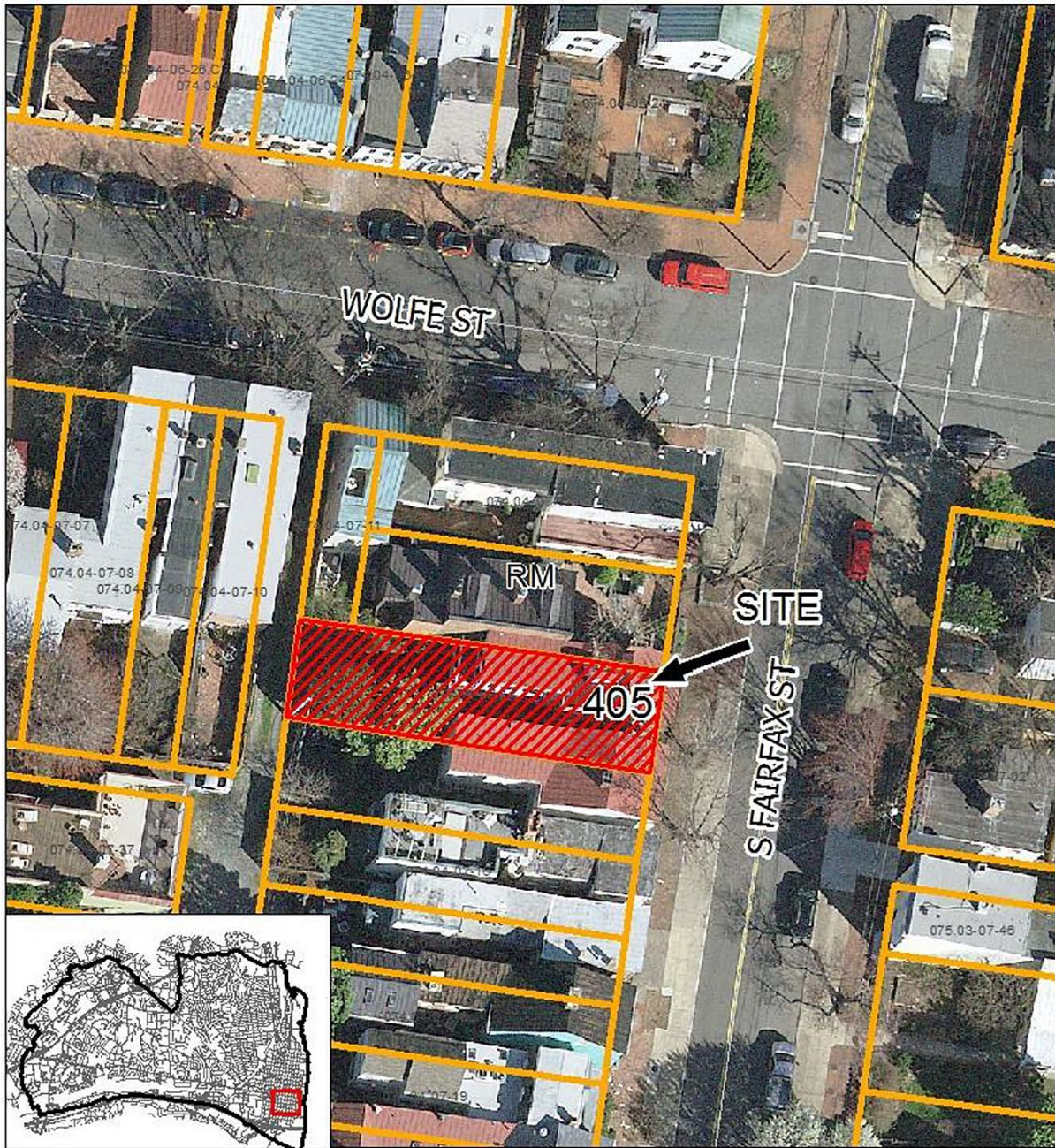
STAFF RECOMMENDATION

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

1. Include the statements in archaeology conditions below 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 on-site contractors are aware of the requirements:
 - a. Call Alexandria Archaeology (703.746.4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
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 - c. No metal detection may be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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 Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2019-00042 & BAR #2019-00043
405 South Fairfax Street



0 15 30 60 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR2019-00042) and Certificate of Appropriateness (BAR2019-00043) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant is requesting a Permit to Demolish/Capsulate and Certificate of Appropriateness to construct a two-story rear addition and roof deck at 405 South Fairfax Street.

Permit to Demolish/Capsulate

The following features will be demolished to make way for the new construction and alterations (Figure 1):

- Demolish the area under the existing dormer window on the rear roof slope (4.5 square feet)
- Demolish a 13 foot by 8 foot portion of the first-floor south wall of the two-story frame ell (97 linear square feet)
- Demolish the one-story rear frame addition (72 square feet)
- Demolish the second-floor rear elevation of the ell (216 linear square feet)

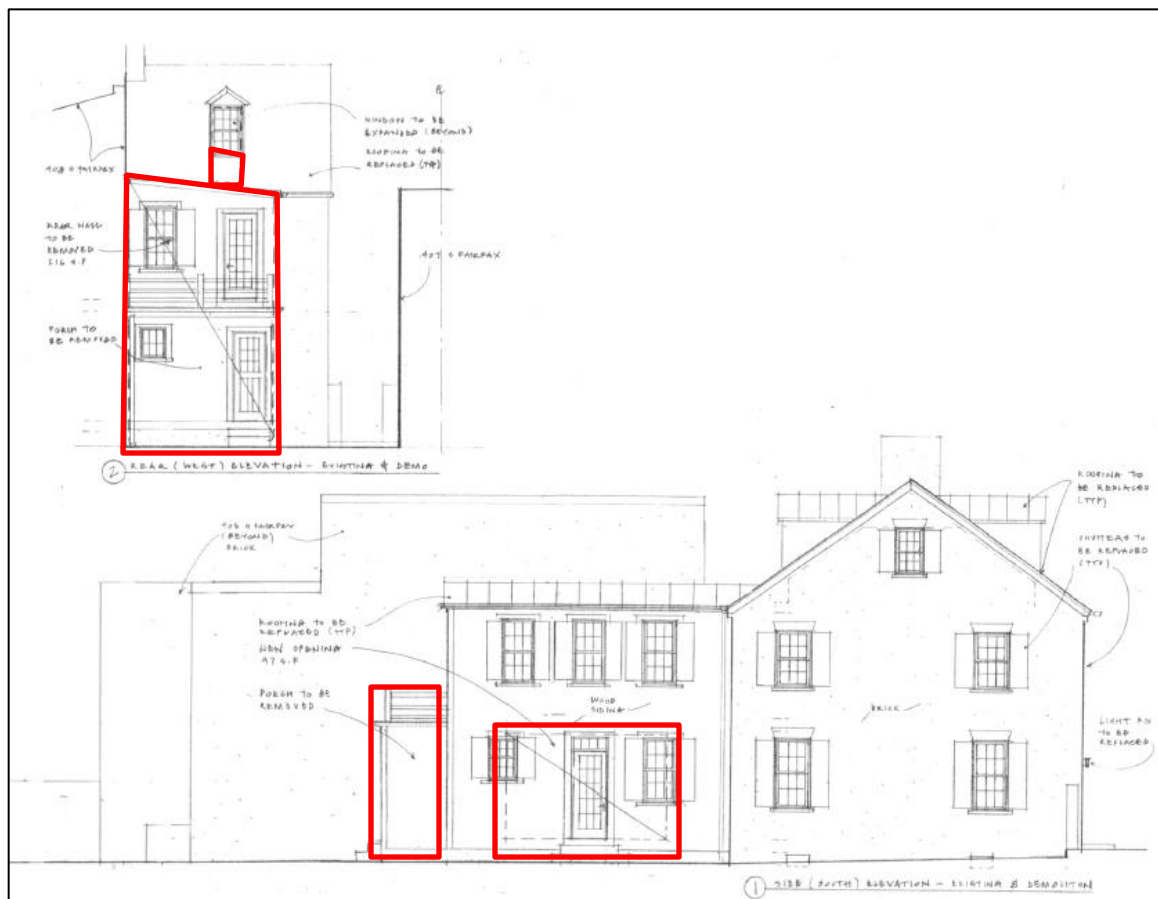


Figure 1: Areas of proposed demolition

Certificate of Appropriateness

The applicant proposes new construction at the rear and more minor alterations to the historic main block and the rear ell.

Addition

A new two-and-a-half story stucco clad, cross-gable addition is proposed at the rear of the property (Figure 2 & 3). The addition will measure 19 feet long by 18.5 feet wide and will project 6.5 feet from the existing two-story addition. The rear elevation will have a gable-end and a shed addition on the third floor to provide access to the roof deck. A first-floor pergola will be located on the rear of the addition, like the pergola proposed for the side elevation. Materials on the addition consist of stucco on the exterior walls, two-over-two wood simulated-divided light windows and a standing seam metal roof.



Figure 2: Proposed rear (west) addition



Figure 3: Proposed side (south) elevation. New construction/alterations shown in red.

Alterations

Modifications to the existing building consist of the replacement of the west-facing dormer window with a door to provide access to a new roof-deck installed over the low slope roof of the existing rear ell. Although the metal roof will be replaced the historic roof form and rafters will be preserved under the new deck. On the first-floor of the ell the existing single door and two windows will be replaced with French doors and flanking fixed panels under a pergola. The existing wood siding on this elevation will be retained and repaired. Alterations to the sides and rear of the historic mastery block include new louvered shutters and a new light fixture.

Waiver of Rooftop Mechanical Screening

The applicant proposes to install two HVAC condensers on the new roof deck and seeks a Waiver of Rooftop Mechanical Screening Requirement, so that they do not need to screen the units.

II. HISTORY

According to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, James Lyle constructed the house sometime between **1813 and 1831**, when the house was sold. The two-bay, two-and-a-half story Federal style house consists of a masonry main block and a two-story frame ell with a one-story enclosed porch at the rear. As the Sanborn maps below demonstrate (Figure 4), the rear of the house evolved from a one-story ell to a two-story ell by 1907. After 1907, the two-story addition appears to have been enlarged and by 1941 a one-story open porch was added. Sometime after 1958 the open porch was enclosed.

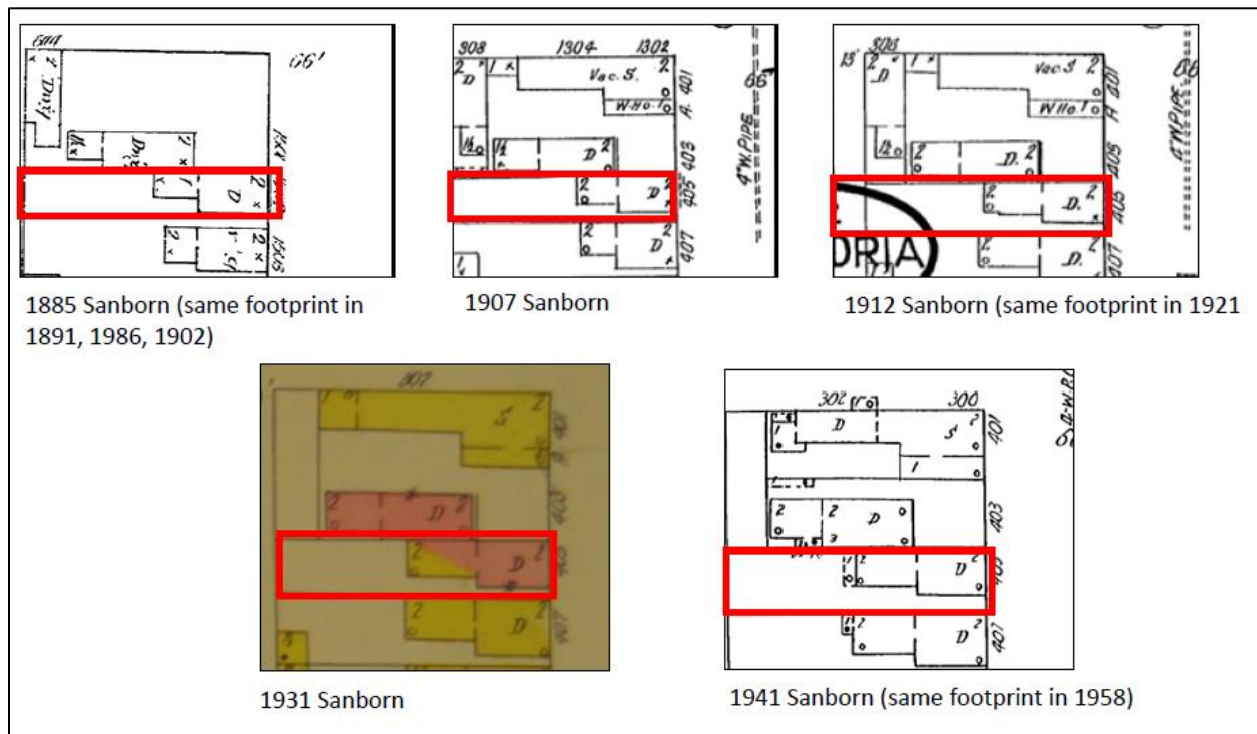


Figure 4: Sanborn map footprint progression

The subject property was surveyed by the Historic American Building Survey (HABS) in the late 1950s and bears a plaque acknowledging the recording of the building (Figure 5). The house also contains a Historic Alexandria Foundation plaque.



Figure 5: HABS photos ca. 1959

Visibility

The alley to the west, behind the subject property, is private (Figure 6).

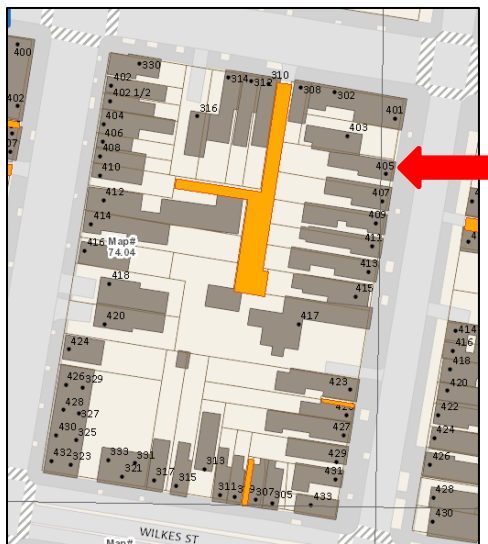


Figure 6: Map showing private alley to the rear of 405 South Fairfax Street

Previous BAR Approvals

The only BAR approval staff could locate was for a chimney at 405 South Fairfax Street in 1967.

III. ANALYSIS

Permit to Demolish/Capsulate

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

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

The applicant's request for demolition and capsulation is not unusual in the Old and Historic Alexandria District, as homeowners seek to create additional modern living space. BAR staff - and the Board - have generally supported such requests if the new construction is sensitively attached and when only a limited amount of historic material is demolished or capsulated. As described in the zoning ordinance criteria, the specific amount depends on the importance of the structure and the material and craftsmanship being demolished or capsulated. In this case, a mid-20th century enclosed porch and portions of the second period frame ell will be demolished.



Figure 7: Enlarged photo showing existing visibility of frame ell

The amount of demolition on the historic main block is limited to a 2 foot by 2.25-foot area of the rear roof slope, which is not visible from a public way and on its own would not require approval of a Permit to Demolish. On the frame ell an area measuring approximately 100 linear feet, including two windows and a door, will be demolished as will the mid-20th century one story addition and balcony railing and the second floor rear wall. Only a small portion of the existing frame features are visible from South Fairfax Street (Figure 7). Staff has visited the site on more than one occasion to view interior trim and exposed framing to confirm the construction chronology. While the interior framing materials confirm the early 20th construction of the ell, the exterior siding and windows suggest later alterations. The applicant originally suggested the full demolition of the rear ell but worked with staff to find a solution that preserved most of the south façade and the form and framing of the second period, early 20th century ell.

None of the features that will be demolished exhibit a high level of design or architectural detail and they could be reproduced easily. Staff does not find that the proposed demolition compromises the overall integrity of this historic townhouse nor will the demolition negatively impact nearby buildings of historic merit. In the opinion of Staff, none of the criteria are met and the Permit to Demolish for this limited amount of material should be granted.

Certificate of Appropriateness

The Standards for Demolition specifically relate only to the property that is subject to the request, but BAR's determination for a Certificate of Appropriateness must consider the broader setting and context and the Standards listed in Section 10-105 of the zoning ordinance are more subjective. In these cases, there is not a definitive "yes" or "no" response, as the BAR typically finds with the criteria for a Permit to Demolish.

When the Old and Historic Alexandria District was established in 1946, it was not created to freeze Old Town Alexandria at a point in time, the way Colonial Williamsburg is often described. The BAR's Standards and Criteria in the zoning ordinance, as well as the BAR's adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered and expanded to allow the historic buildings to continue to be used and cherished. The BAR's charge is first to identify and "protect historic and cultural resources" and second to ensure that additions, alterations and new construction are compatible with nearby buildings of historic merit. The first charge is discussed in the Permit to Demolish/Capsulate analysis above. The second charge is more subjective and varies case by case, recognizing that what may be appropriate in one block may not be appropriate in another block, or even another portion of the same block.

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."

The BAR regularly approves rear additions that are visible from a public way, which is why the *Guidelines* encourage new features to be contextual, compatible and of quality design, while being subtly differentiated from the historic portions. In the opinion of staff, the applicant has achieved this differentiation through the use of different fenestration (two-over-two windows), materials (stucco) and roof form. The addition is also located on a different plane than the historic building or ell – it projects farther into the side yard but will be set back three feet from the adjacent house and fence, though technically six feet from the lot line (three feet of the neighbor's house and garden are located on the lot belonging to 405 South Fairfax Street). The addition in its entirety will not be visible from a public way. Only a small portion of the east elevation of the new addition will be visible from the 5.5-foot walkway between 405 and 407 South Fairfax Street. The railing of the roof deck and a portion of the third floor of the addition will also be visible from the right-of-way, as shown in Figure 8. The railing will only be seen at an oblique angle due to the house on the corner of Wolfe and South Fairfax Street. A portion of the top floor of the addition will be visible from Wolfe Street as shown in the photo in Figure 9.

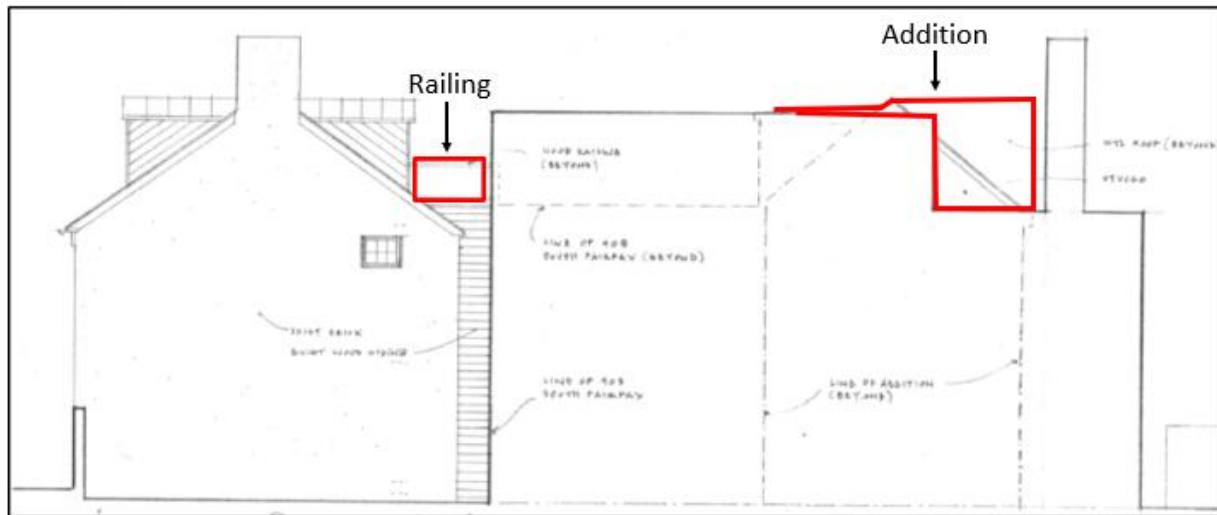


Figure 8: Visibility of deck railing and addition from the right-of-way



Figure 9: General area of addition visibility

While staff would prefer a more diminutive addition that does not utilize an attic floor, the applicant strongly desires this additional space and access to a new roof deck. With existing large additions to the north and south of the rear yard, shown in photos the application materials, staff believes the proposed addition will have minimal impact on its immediate neighbors. In comparison to many mid-block additions that the BAR approves, the proposed addition is among the least visible from the right-of-way and staff is in support. As the image below shows (Figure 10), the block where 405 South Fairfax Street is located is quite dense with a variety of building footprints equal to and larger in size. As discussed by the BAR at the previous meeting the context of an addition is more important than its absolute size.

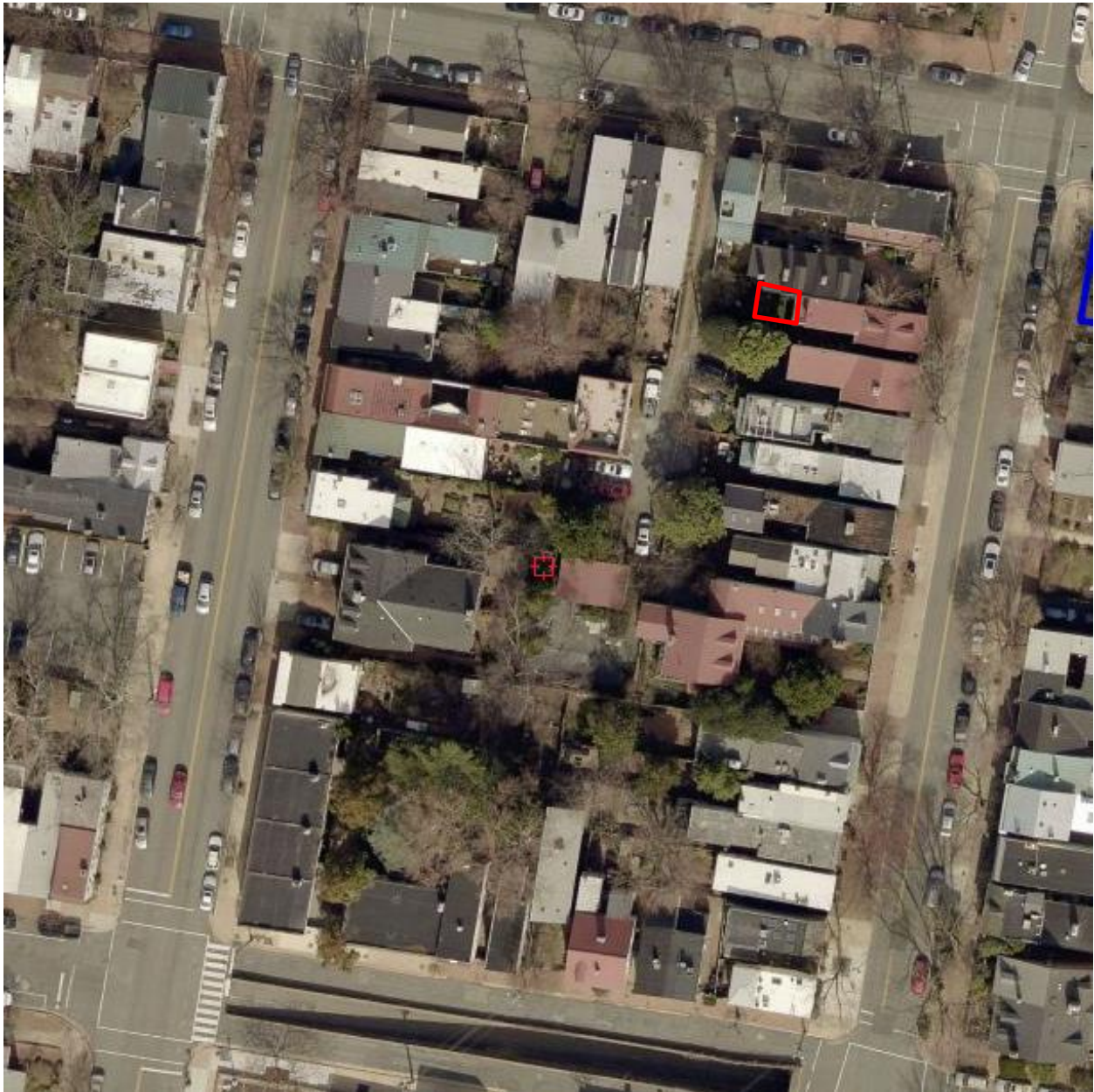


Figure 710: Aerial of subject block showing proposed addition footprint

Despite its size, the proposed addition has very little impact on the historic fabric or the original house or additions constructed during the architectural period of significance of the OHAD (1749-1934). It is well designed and compatible with the historic main block yet subtly differentiated in design to suggest its later construction. Although the applicant specifies traditional building materials such as wood, stucco and metal, in recent years the BAR has supported the use of modern and synthetic materials on new construction and staff would have no objection to the use of modern materials in this location that otherwise comply with the BAR's policies.

In addition, staff supports the new shutters and light fixture, as well as the minor changes to the first-floor ell and recommends approval of the Waiver of the Rooftop Screening Requirement. Given the location of the two condensers behind the masonry wall of the adjacent flounder house at 403 South Fairfax Street, staff does not believe that the condensers will be visible from a public way or neighbors yards.

Staff has included the Alexandria Archaeology comments listed below in the recommendations, as is the normal practice of the BAR.

STAFF

Stephanie Sample, Acting 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 Correct "total open space" indicated on submitted plat. Should read 824, not 624. (plans have been updated)
- F-2 Property will maintain the required 5' setback from the south side property line.
- F-3 Proposed roof top equipment will comply with zoning if waiver of screening is approved.
- C-1 Proposed addition will comply with zoning.

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 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 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)
- 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 James Lyle purchased this lot from Mordecai Miller in 1813 and soon thereafter built the dwelling on this property. Lyle sold the brick tenement house in 1831. In 1991 Alexandria Archaeology identified a possible well or privy in the backyard “garden,” but its exact location is not known to us. Due to the property dating back to the early nineteenth century, it may contain significant archaeological information about early Alexandria.
- F-2 Because of the possibility that construction of the proposed addition may impact significant archaeological resources, in particular the possible location of a historic well or privy, Alexandria Archaeology would like permission to periodically monitor the project. Our intent is not to delay or interfere with the project, but rather to work in concert with the construction crew to photograph and record any significant buried archaeological deposits that might be unearthed.
- 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 (703.746.4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
 - b. 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.
 - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00042 & BAR2019-00043: 405 South Fairfax Street

BAR Case # _____

ADDRESS OF PROJECT: 405 SOUTH FAIRFAX

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker - Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 7404-07-14 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: DAVID OSTERNDORF / JENNIE KORTH

Address: 405 SOUTH FAIRFAX ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: _____ E-mail: jrehealthnexchangeresources.com

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

Name: PATRICK CAMUS

Phone: 703 626 1984

E-mail: STUDIOCAMUSECOM@ST.NET

Legal Property Owner:

Name: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the homeowner's association approved the proposed alterations? |

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

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

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

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

REQUEST APPROVAL FOR A 2½ STORY ADDITION AT THE REAR OF THE PROPERTY AND REMOVAL OF THE REAR WALL TO ALLOW FOR THE ADDITION .
REQUEST APPROVAL FOR A NEW GAS LIGHT FIXTURE AND REPLACE ALL SHUTTERS WITH NEW WOOD

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: _____

Date: _____

PATRICK CAMUS
9 FEB 2019

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. JENNIE KORTH DAVID OSTERNDORF | 405 S FAIRFAX | 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 405 S FAIRFAX (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. JENNIE KORTH DAVID OSTERNDORF | 405 S FAIRFAX | 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. JENNIE KORTH DAVID OSTERNDORF | N/A | O+HD |
| 2. | | |
| 3. | | |

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

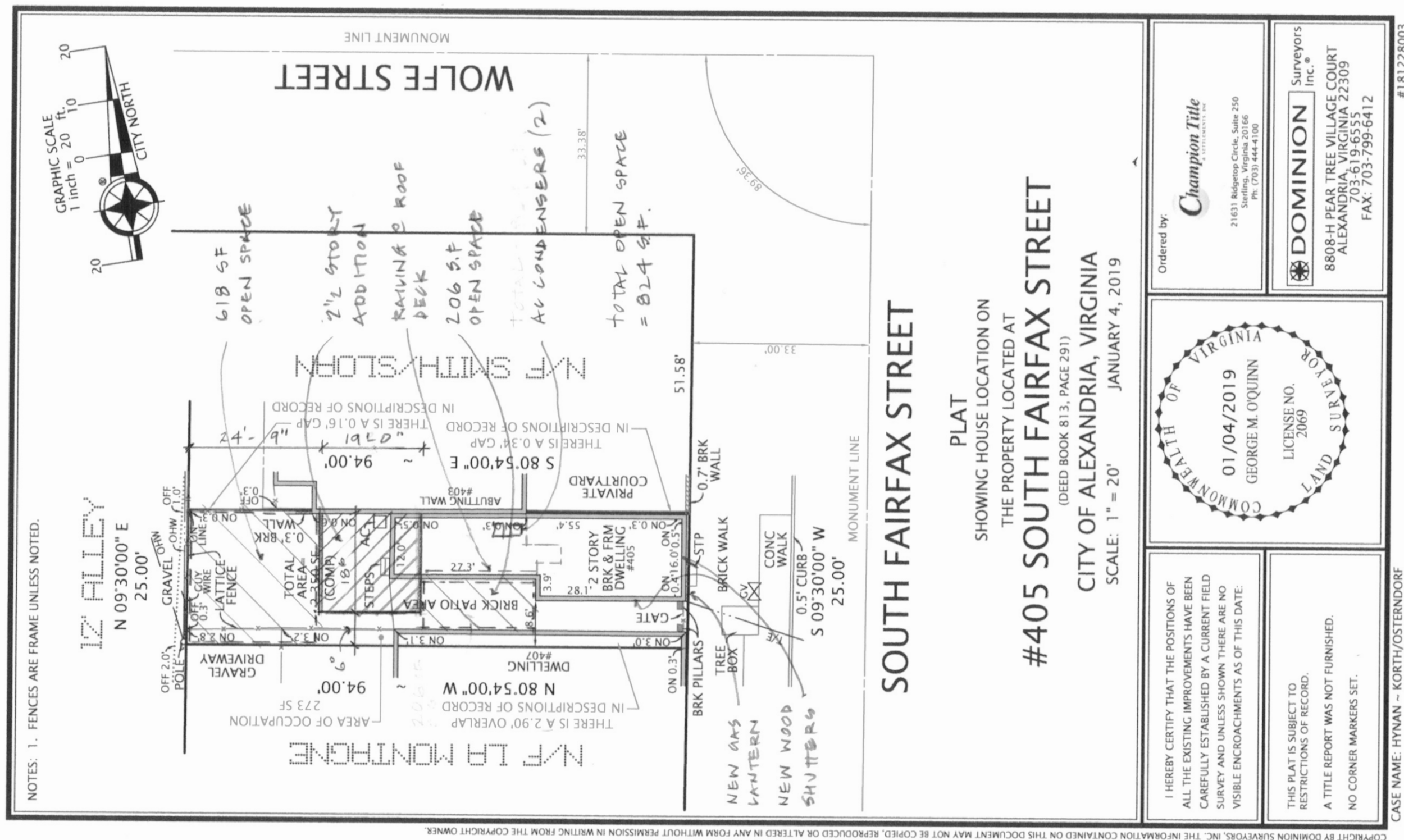
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.


9 Feb 19 PATRICK CAMUS

Date

Printed Name



Signature





Shutter Specifications

Premium Cedar, Redwood, & Mahogany Wood Louvered



Shown with Divider Rail

SIZES AVAILABLE

Widths:
10" - 32"
(1/4" increments)

Heights:
15" - 108"
(1/4" increments)

Materials Available:
Solid Kiln Dried Western Cedar
Solid Kiln Dried California Redwood
Solid Kiln Dried African Mahogany
(Pine available online with different specifications)

Finishes Available:
Unfinished - ready to prime and paint or stain
Factory Primed - ready to lightly sand and paint
Factory Painted
Ultra durable, water borne exterior acrylic paint
Nine standard colors and unlimited custom colors

Assembly:
2 dowels with polyurethane exterior glue and 3 1/2" threaded screw

Hardware:
Information at shutterland.com/exterior-shutter-hardware

Pricing & Ordering:
Online at shutterland.com/louvered-wood-shutters
Enter specifications & click "Calculate"
or call 1-800-483-5028

ALL STYLES AVAILABLE:
Louvered Wood or Composite Shutters
Raised Panel Wood or Composite Shutters
Grooved Panel Wood or Composite Shutters
Board & Batten Wood or Composite Shutters
Combination Wood Shutters

TOP RAIL
3" height
1 1/2" thick

LOUVERS
1 1/2" louvers
1/4" thick
17" angle on 1 1/2" centers

SIDE STILES
2 1/2" wide
1 1/2" thick

DIVIDER RAIL
3" height
1 1/2" thick
Required on panels over 70" (optional)

BOTTOM RAIL
3 - 4 1/2" height
1 1/2" thick
Calculate exact bottom rail size online

BACK STRAP
Panels wider than 23 1/2" require a vertical wood strap on the back to maintain louver alignment.

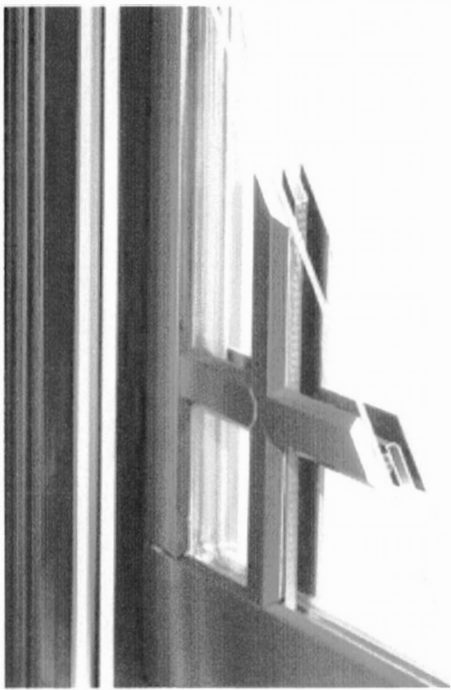
* New specifications as of April 1, 2016 *



Bevolo "Coach House" Lantern
Black 18" h x 8 3/4" w

SHUTTERLAND EXTERIOR SHUTTERS DIRECT

1-800-483-5028 © 2018 SHUTTERLAND.COM




JELD WEN
Simulated Divided Lites

(SDL) grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the panes of insulating glass to provide design detail.

Grilles 7/8" width in putty profile: These grilles are available in wood for wood exteriors or the color that matches the exterior clad color of the window you choose or a custom color.

Wood Window Specs



Department of Planning and Zoning
Floor Area Ratio and Open Space Calculations
as of 12/20/18

B

A. Property Information

A1. 405 South Fairfax Street
Street Address RM Zone

A2. 2350
Total Lot Area x 1.5 Floor Area Ratio Allowed by Zone = 3525
Maximum Allowable Floor Area

B. Existing Gross Floor Area

| Existing Gross Area | Allowable Exclusions** |
|-----------------------------|--------------------------|
| Basement 449 | Basement** 449 |
| First Floor 778 | Stairways** 130 |
| Second Floor 696 | Mechanical** 55 |
| Third Floor 304 | Attic less than 7** |
| Attic | Porches** |
| Porches | Balcony/Deck** 80 |
| Balcony/Deck 80 | Lavatory*** 85 |
| Lavatory*** | Other** |
| Other** 330 (407 S Fairfax) | Other** |
| B1. Total Gross 2835 | B2. Total Exclusions 779 |

B1. 2835 Existing Gross Floor Area* Sq. Ft.

B2. 779 Allowable Floor Exclusions** Sq. Ft.

B3. 1656 Existing Floor Area Minus Exclusions (subtract B2 from B1) Sq. Ft.

Comments for Existing Gross Floor Area

Portion of 407 South Fairfax is on this property

C. Proposed Gross Floor Area

| Proposed Gross Area | Allowable Exclusions** |
|----------------------|--------------------------|
| Basement | Basement** |
| First Floor 351 | Stairways** 60 |
| Second Floor 351 | Mechanical** 12 |
| Third Floor 262 | Attic less than 7** |
| Attic | Porches** |
| Porches | Balcony/Deck** 243 |
| Balcony/Deck 243 | Lavatory*** 50 |
| Lavatory*** | Other** |
| Other 81 (old porch) | Other** 81 (old porch) |
| C1. Total Gross 1207 | C2. Total Exclusions 428 |

C1. 1207 Proposed Gross Floor Area* Sq. Ft.

C2. 428 Allowable Floor Exclusions** Sq. Ft.

C3. 781 Proposed Floor Area Minus Exclusions (subtract C2 from C1) Sq. Ft.

D. Total Floor Area

D1. 2837 Total Floor Area (add B3 and C3) Sq. Ft.

D2. 3525 Total Floor Area Allowed by Zone (A2) Sq. Ft.

E. Open Space

E1. 51% 1213 Existing Open Space Sq. Ft.

E2. 35% 822.5 Required Open Space Sq. Ft.

E3. 35% 824 Proposed Open Space Sq. Ft.

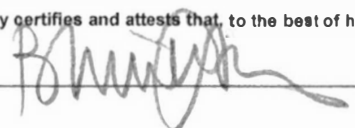
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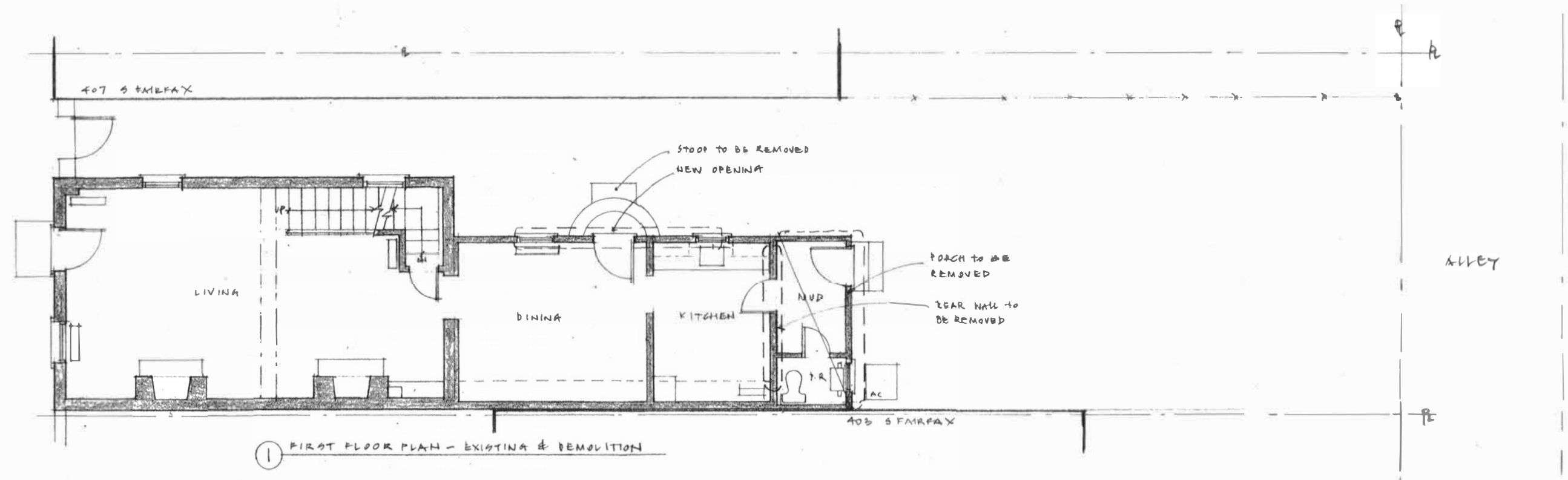
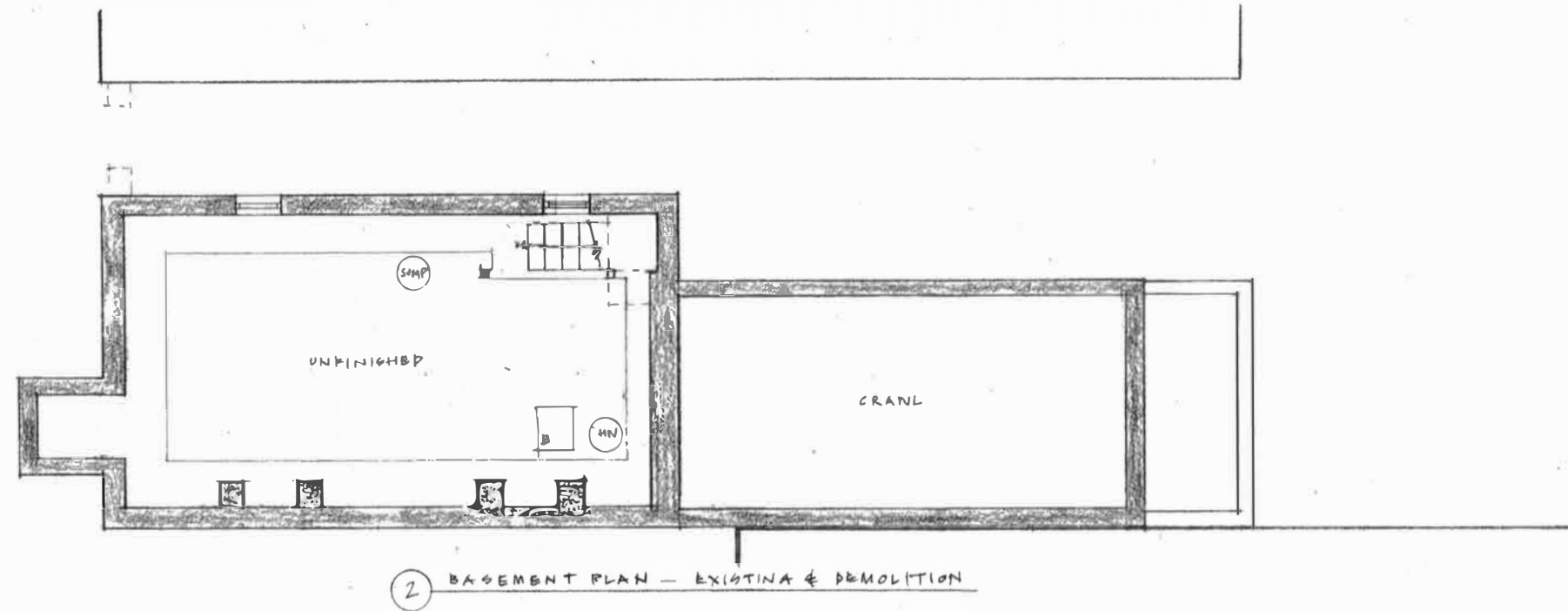
*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

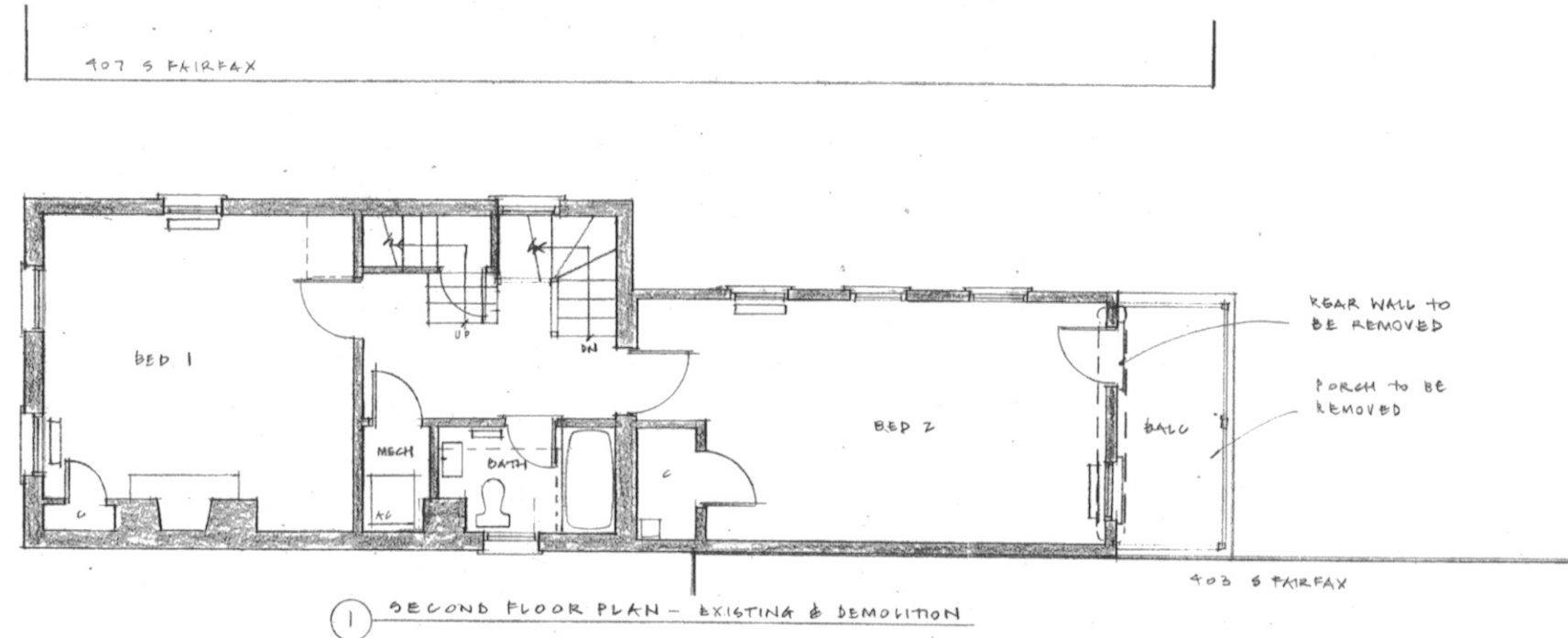
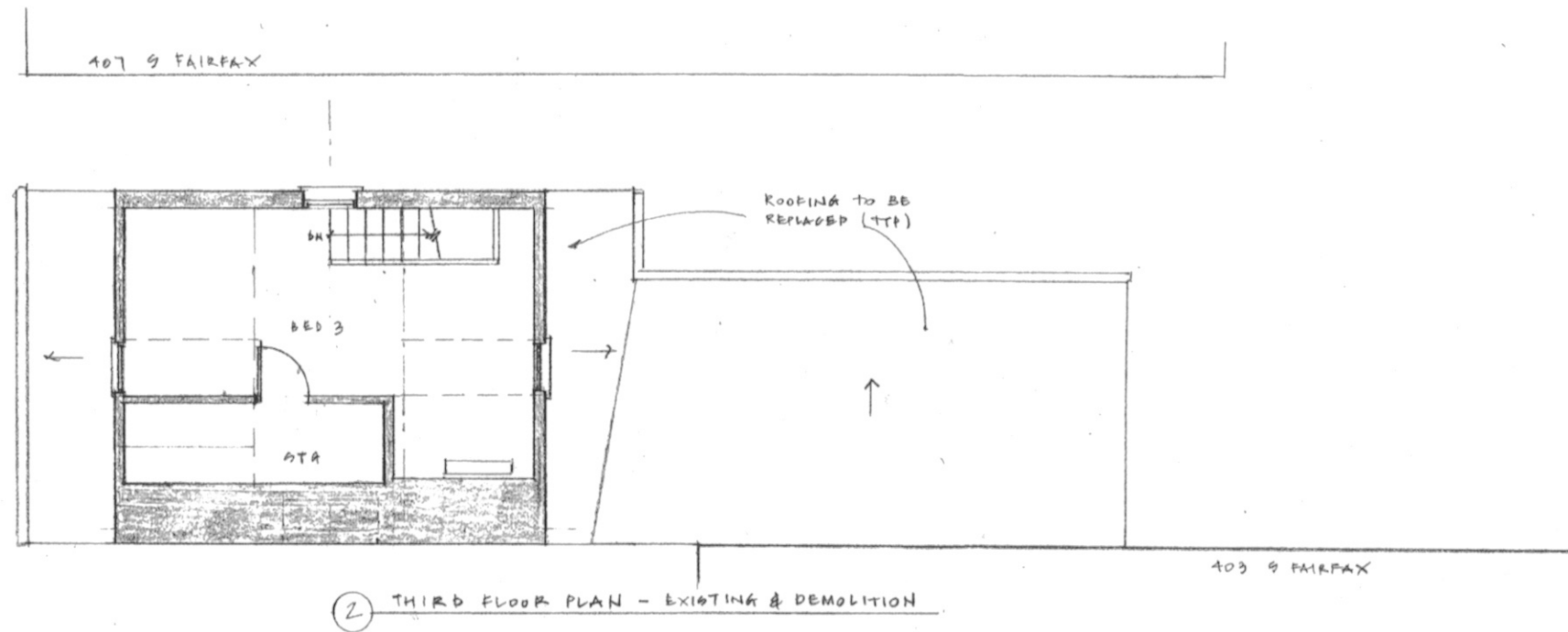
** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

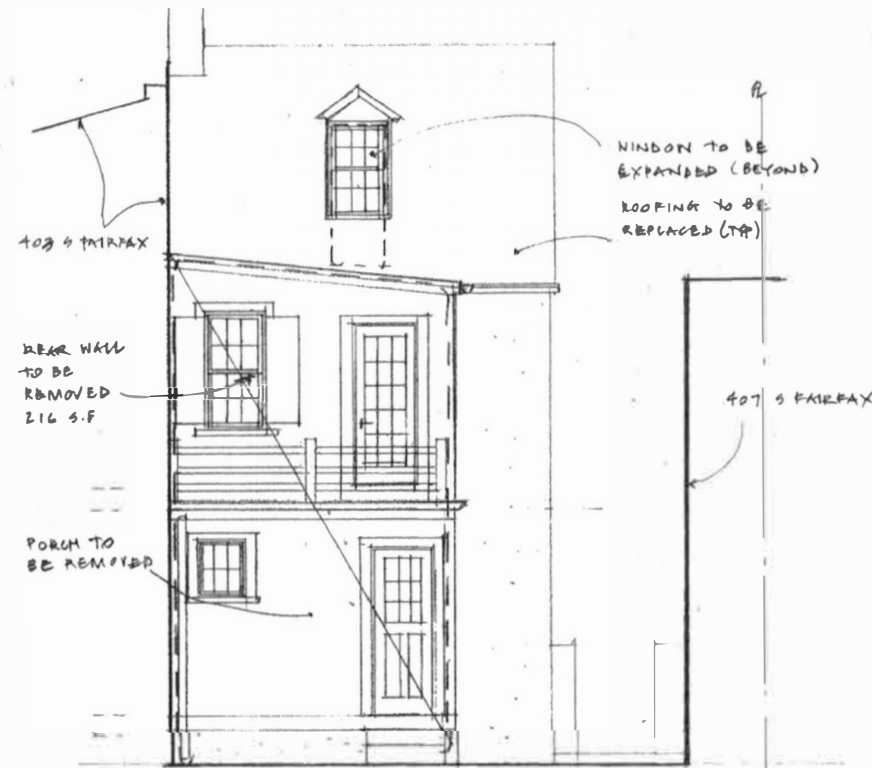
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

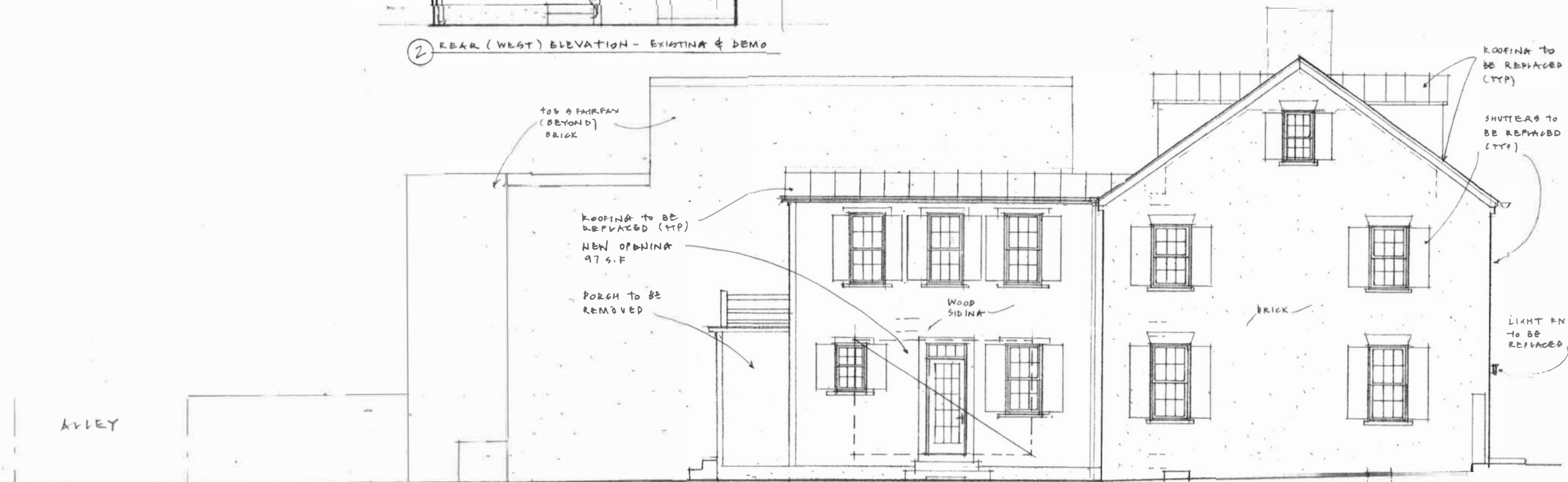
Signature:  Date: 9 FEB 19







② REAR (WEST) ELEVATION - EXISTING & DEMO



① SIDE (SOUTH) ELEVATION - EXISTING & DEMOLITION



STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to the
KORTH/OSTERNDORF RESIDENCE
405 South Fairfax Street Alexandria Virginia

DATE
9 FEB 19
SCALE
1/8" = 1'-0"

SHEET
A3

