

ISSUE: Permit to Demolish/Capsulate (partial), and Certificate of Appropriateness for addition and alterations

APPLICANT: John & Bridget Weaver

LOCATION: Old and Historic Alexandria District
210 Wilkes Street

ZONE: RM/Residential Townhouse Zone

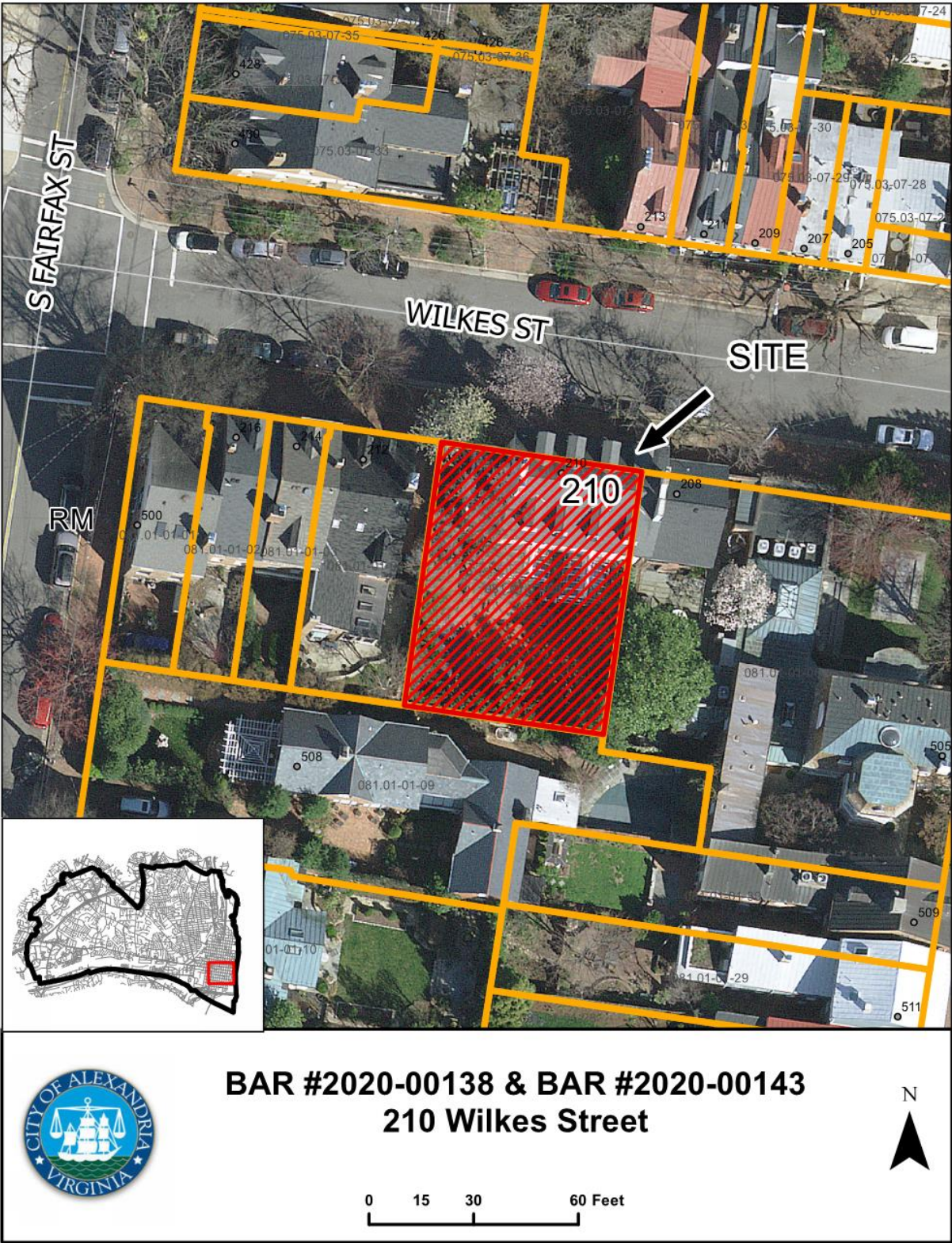
STAFF RECOMMENDATION

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

1. Modifications to existing gate and masonry wall must maintain existing height and location, applicant must submit proposed gate and wall details to staff prior to submitting for a building permit;
2. Proposed handrails must be visually minimal, with a post and rail without balusters, applicant must submit handrail details to staff prior to submitting for a building permit;
3. 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 Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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 (BAR2020-00143) and Certificate of Appropriateness (BAR2020-00138) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to demolish the one-story rear addition/conservatory and construct a two-story addition, as well as alterations, at 210 Wilkes Street.

Permit to Demolish/Capsulate

- Demolish rear addition/conservatory (south elevation) (646 SF)
- Demolish/Capsulate portions of the south and west elevation (108 SF)

Certificate of Appropriateness

Addition

- Construct a two-story stucco addition with copper clad siding and metal clad windows and doors.
- One-story addition with fiber cement siding and wood SDL door.

Alterations – Existing one-story addition on west elevation

- Convert an existing window to a multi-panel wood SDL door with a three-panel transom
- Extend existing parapet
- Modify existing wood cornice
- Install two gas-light fixtures
- Install brick stairs and metal railing for accessed to proposed new door

Alterations – south elevation

- Replacement of existing steps
- Modification to the wood gate and masonry wall

Waiver of Rooftop Mechanical Screening Requirement

The applicant proposes to relocate the existing HVAC condenser on the new roof deck and seeks a Waiver of Rooftop Mechanical Screening Requirement.

II. HISTORY

210 Wilkes Street is a four-bay, two and a half story brick rowhouse originally constructed ca. 1807. In the 1870s the building was heavily altered with Victorian details, ornamentation, and a mansard roof. In the period 1948-1951, the building underwent a conjectural restoration and the mansard roof and Victorian detailing were removed and replaced with a new gable roof with four dormers and asphalt shingles. The “restoration” was designed by William E. Humphrey for Mr. and Mrs. George Dearing Barnes and was approved by the Board on 10/20/1948. In 1951 this “restoration” received the Alexandria Association’s award of merit for the best restoration of the

year. (See, Alexandria Gazette, 6/14/1952, p.3). It is the opinion of Staff that the late 1940s colonialization of the building now represents its period of significance. Based on this decision, the Board approved re-roofing the building with asphalt shingles (BAR Case #2000-0116, 6/7/00).

Previous BAR Approvals

6/7/2000 – The Board approved the re-roofing of the building. (BAR2000-0116)

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

Staff does not believe that the proposed demolition/capsulation meets any of the criteria above, as the area of impacted is not of unusual or uncommon design and could be reproduced easily today. The Permit to Demolish/Capsulate should be granted.

Certificate of Appropriateness

Addition

According to the *Design Guidelines*, “An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past. To create a differentiation between the existing building and an addition, different traditional materials can be utilized.” The proposed two-story addition and one-story addition on the south elevation meet the criteria established in the *Design Guidelines*. The use of modern materials, such as fiber cement siding and metal-clad windows differentiates the proposed addition from the existing structure. The additions will also have flat roofs, which is common in later-buildings. This architectural feature will further distinguish the proposed addition from the early portions of the property.



Photo 1: Proposed rear (south) elevation.

Alterations

The proposed alterations to the west elevation include the conversion of an existing window to a multi-pane wood door with a multi-pane transom, installation of brick steps with metal handrails, installation of a parapet wall, exterior gas lighting and, replacement of the wood cornice. The proposed alterations are architecturally appropriate and minor in scale. The applicant also proposes to relocate the existing HVAC units to the roof of the one-story portion of the proposed addition. Staff finds that the units will be minimally visible at the proposed location and will not disrupt the architectural character of the structure.

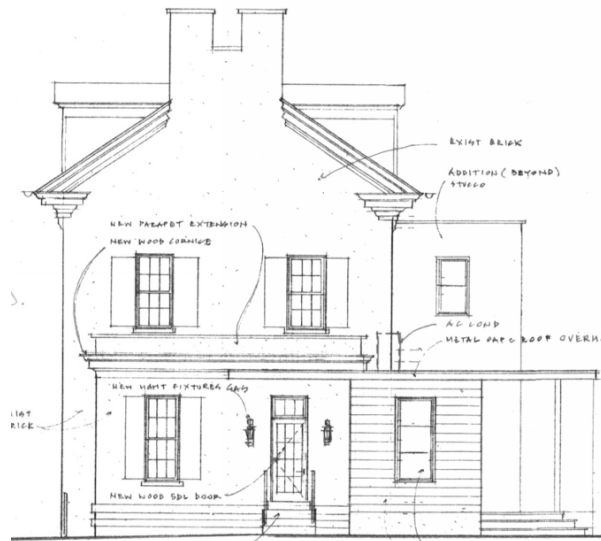


Photo 2: Proposed side (west) elevation.

With the conditions above, staff recommends approval of the proposed Permit to Demolish/Capsulate (partial), Certificate of Appropriateness and, Waiver of Rooftop Mechanical Screening Requirement for the proposed work at 210 Wilkes Street. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 Proposed addition complies with zoning.

Code Administration

C-1 A building permit and plan review 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)

Alexandria Archaeology

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 Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- F-1 There was a structure this property by at least 1877. At that time John Burke owned the entire block face, and the one building on the block face extended from 210 Wilkes St. to the east into the lot at 505 S. Lee St. There were also possibly structures on this property at an earlier date associated with a house on S. Fairfax Street, as well as with houses at 208 and 212 Wilkes Street. Therefore, there is some potential that archaeological resources could be located on this land.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2020-00143 & 2020-00138: 210 Wilkes Street

ADDRESS OF PROJECT: 210 WILKES STDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 8101-01-05 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: JOHN & BRIDGET WEAVERAddress: 210 WILKES STCity: ALEXANDRIA State: VA Zip: 22314Phone: 703 626 7047 E-mail: JWeaver336@gmail.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ _____Name: PATRICK CAMUSPhone: 703 626 1984E-mail: studiocamus@comcast.net

Legal Property Owner:

Name: S&ME

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 type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input 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.*☐ 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).*

REQUEST APPROVAL TO REMOVE REAR ADDITION /
CONSERVATORY & ENCAPSULATE / DEMOLISH FURTHER
TO ALLOW FOR A NEW TWO STORY ADDITION.

REQUEST APPROVAL FOR A NEW ONE STORY SIDE
ADDITION W/ UNSCREENED AC CONDENSER ON
THE ROOF

REQUEST NEW GAS LIGHTS & SIDE ELEVATION (NEST)

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.

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

- | | | |
|-------------------------------------|------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> N/A | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | FAR & Open Space calculation form. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing elevations must be scaled and include dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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.*

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Linear feet of building: Front: _____, Secondary front (if corner lot): _____. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Square feet of existing signs to remain: _____. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Photograph of building showing existing conditions. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Dimensioned drawings of proposed sign identifying materials, color, lettering style and text. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location of sign (show exact location on building including the height above sidewalk). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | N/A | |
| <input type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details. |
| <input type="checkbox"/> | <input type="checkbox"/> | Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls. |
| <input type="checkbox"/> | <input type="checkbox"/> | Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale. |
| <input type="checkbox"/> | <input type="checkbox"/> | An official survey plat showing the proposed locations of HVAC units, fences, and sheds. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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 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: PATRICK CAMUSDate: 15 MAR 20



Department of Planning & Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 210 Wilkes Street RM
Street Address Zone
A2. 4570 x 1.5 = 6855
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 1306
First Floor 1758
Second Floor 1194
Third Floor 1194
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement** 1306
Stairways** 288
Mechanical** 24
Attic less than 7** 480
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. 5452 Sq. Ft.
Existing Gross Floor Area*
B2. 2098 Sq. Ft.
Allowable Floor Exclusions**
B3. 2254 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 5452 B2. Total Exclusions 2098

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor 265
Second Floor 178
Third Floor
Attic
Porches 196 (Inc. overhang)
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7**
Porches** 196
Balcony/Deck**
Lavatory***
Other**
Other**

C1. 639 Sq. Ft.
Proposed Gross Floor Area*
C2. 196 Sq. Ft.
Allowable Floor Exclusions**
C3. 443 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 639 C2. Total Exclusions 196

D. Total Floor Area

D1. 3797 Sq. Ft.
Total Floor Area (add B3 and C3)
D2. 6855 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 59% 2729 Sq. Ft.
Existing Open Space
E2. 35% 1599 Sq. Ft.
Required Open Space
E3. 42% 1928 Sq. Ft.
Proposed Open Space

Notes

*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: _____

15 MAR 20

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. JOHN & BRIDGET WEAVER	210 WILKES ST	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 210 WILKES 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. JOHN & BRIDGET WEAVER	210 WILKES ST	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. JOHN & BRIDGET WEAVER	N/A	N/A
2.		
3.		

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

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

15 MAR 20

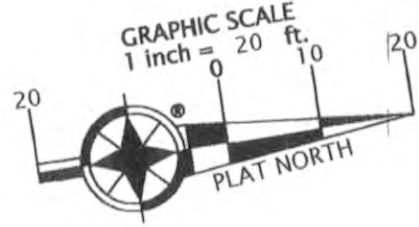
Date

PATRICK CAMUS

Printed Name


Signature

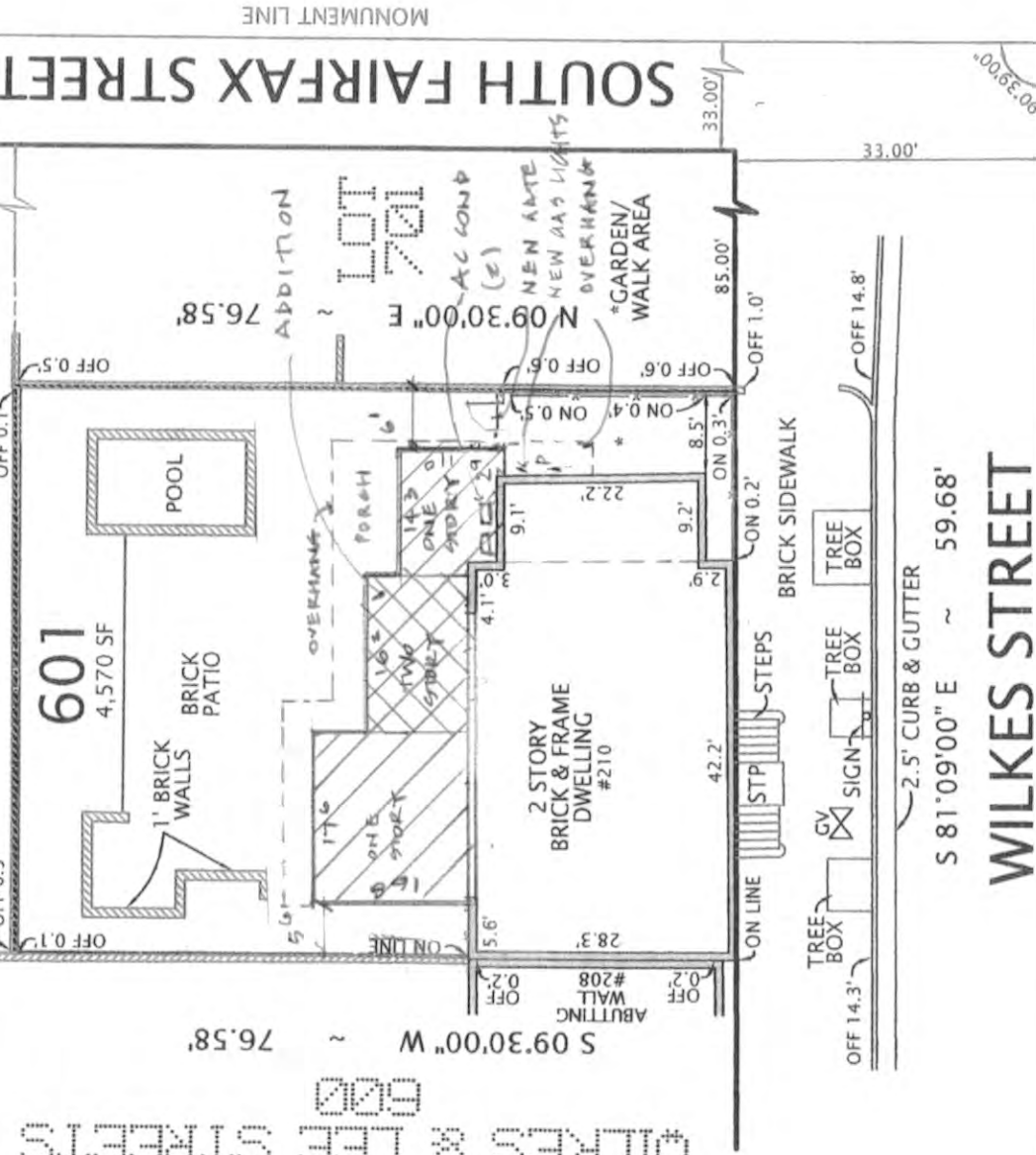
- NOTES: 1. FENCES ARE WROUGHT WIRE.
2. UTILITIES ARE UNDERGROUND.
3. WALLS ARE 0.7' BRICK UNLESS NOTED.
4. VENEER IS 0.6' STUCCO.



BARNES-SHAFFER
SUBDIVISION
LOT 601

N 81°09'00" W ~ 59.68'

PROPERTY AT THE
SOUTHWEST CORNER OF
WILKES & LEE STREETS



MONUMENT LINE

WILKES STREET

PLAT
SHOWING HOUSE LOCATION ON

LOT 601

LAND OF COLONEL J.H. CABANISS, ETUX

(DEED BOOK 704, PAGE 724)

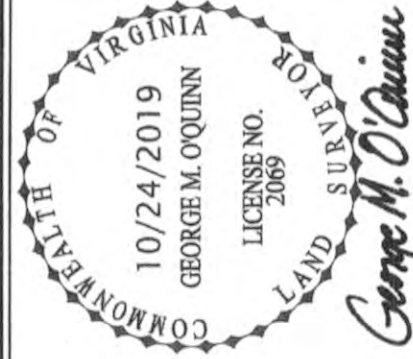
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

OCTOBER 24, 2019

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

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



Ordered by:
MBH
Settlement Group, L.L.C.
228 S. Washington Street
Suite 100
Alexandria, VA 22314
PH: 703-739-0100
Fax: 703-739-8339

Surveyors
DOMINION
Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: MURRAY TRUST ~ WEAVER

CASE NO: 22-19-13388

#191021013

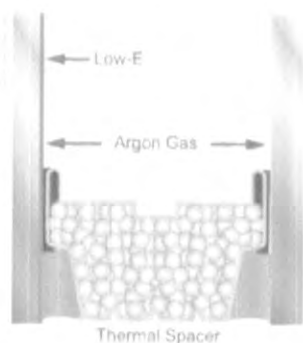
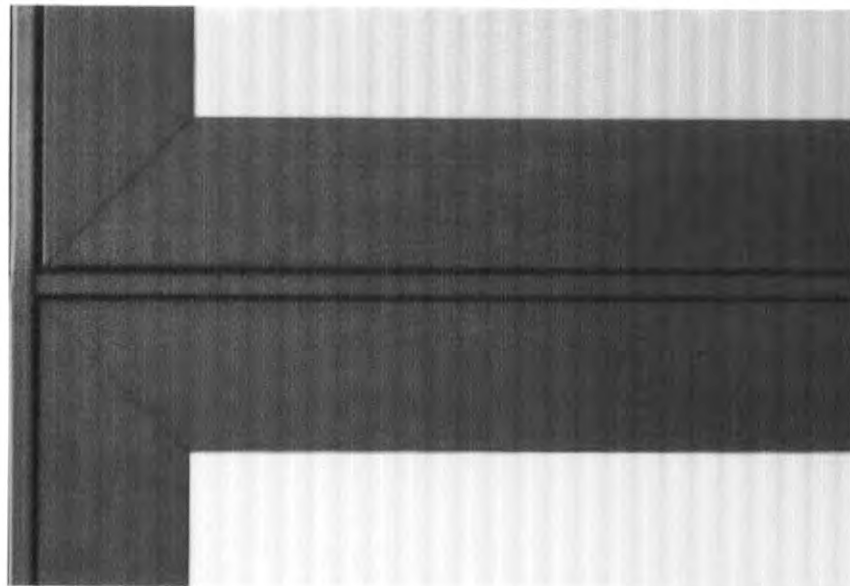
C²

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

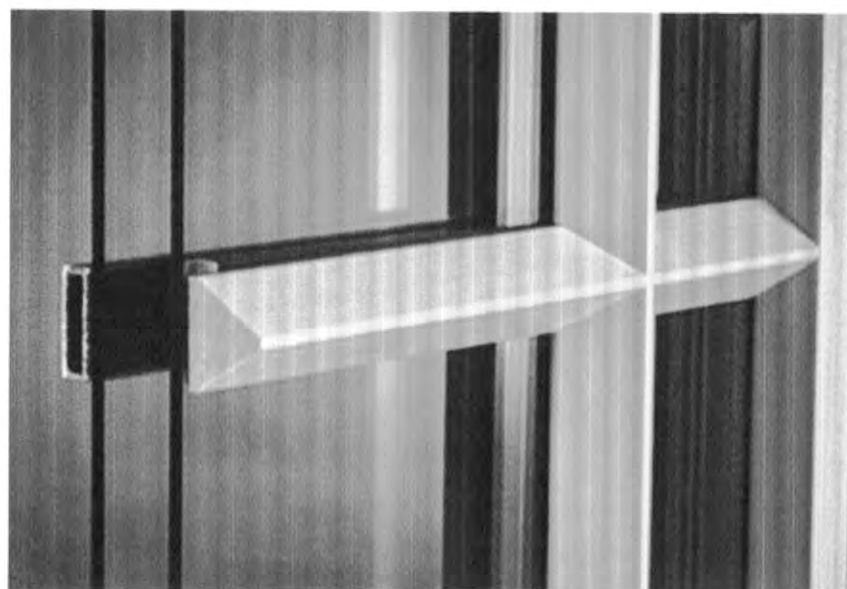
Modifications to the
WEAVER RESIDENCE
210 Wilkes Street Alexandria Virginia

DATE
15 MAR 20
SCALE
1"=20'-0"

SHEET
CSI



'Flush Style' Casements with 7/8" SDL Muntin bars, square profile exterior. Low E 300 Series glass, Double Glazed



Bevelo 'Governor' Gas Lantern
original bracket
7" Width x 24" Tall

KOLBE
WINDOWS & DOORS

VistaLuxe Metal Clad Windows



Department of Planning & Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 210 Wilkes Street
Street Address
RM Zone
A2. 4570
Total Lot Area
x 1.5
Floor Area Ratio Allowed by Zone
= 6855
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement	1306	Basement**	1306
First Floor	1758	Stairways**	288
Second Floor	1194	Mechanical**	24
Third Floor	1194	Attic less than 7**	480
Attic		Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	
Lavatory***		Other**	
Other**		Other**	

B1. Total Gross 5452 B2. Total Exclusions 2098

B1. 5452 Sq. Ft.
Existing Gross Floor Area*
B2. 2098 Sq. Ft.
Allowable Floor Exclusions**
B3. 2254 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area

Basement		Basement**	
First Floor	265	Stairways**	
Second Floor	178	Mechanical**	
Third Floor		Attic less than 7**	
Attic		Porches**	196
Porches	196 (Inc. overhang)	Balcony/Deck**	
Balcony/Deck		Lavatory***	
Lavatory***		Other**	
Other		Other**	

C1. Total Gross 639 C2. Total Exclusions 196

C1. 639 Sq. Ft.
Proposed Gross Floor Area*
C2. 196 Sq. Ft.
Allowable Floor Exclusions**
C3. 443 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

Notes

*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.

D. Total Floor Area

D1. 3797 Sq. Ft.
Total Floor Area (add B3 and C3)
D2. 6855 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 59% 2729 Sq. Ft.
Existing Open Space
E2. 35% 1599 Sq. Ft.
Required Open Space
E3. 42% 1928 Sq. Ft.
Proposed Open Space

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

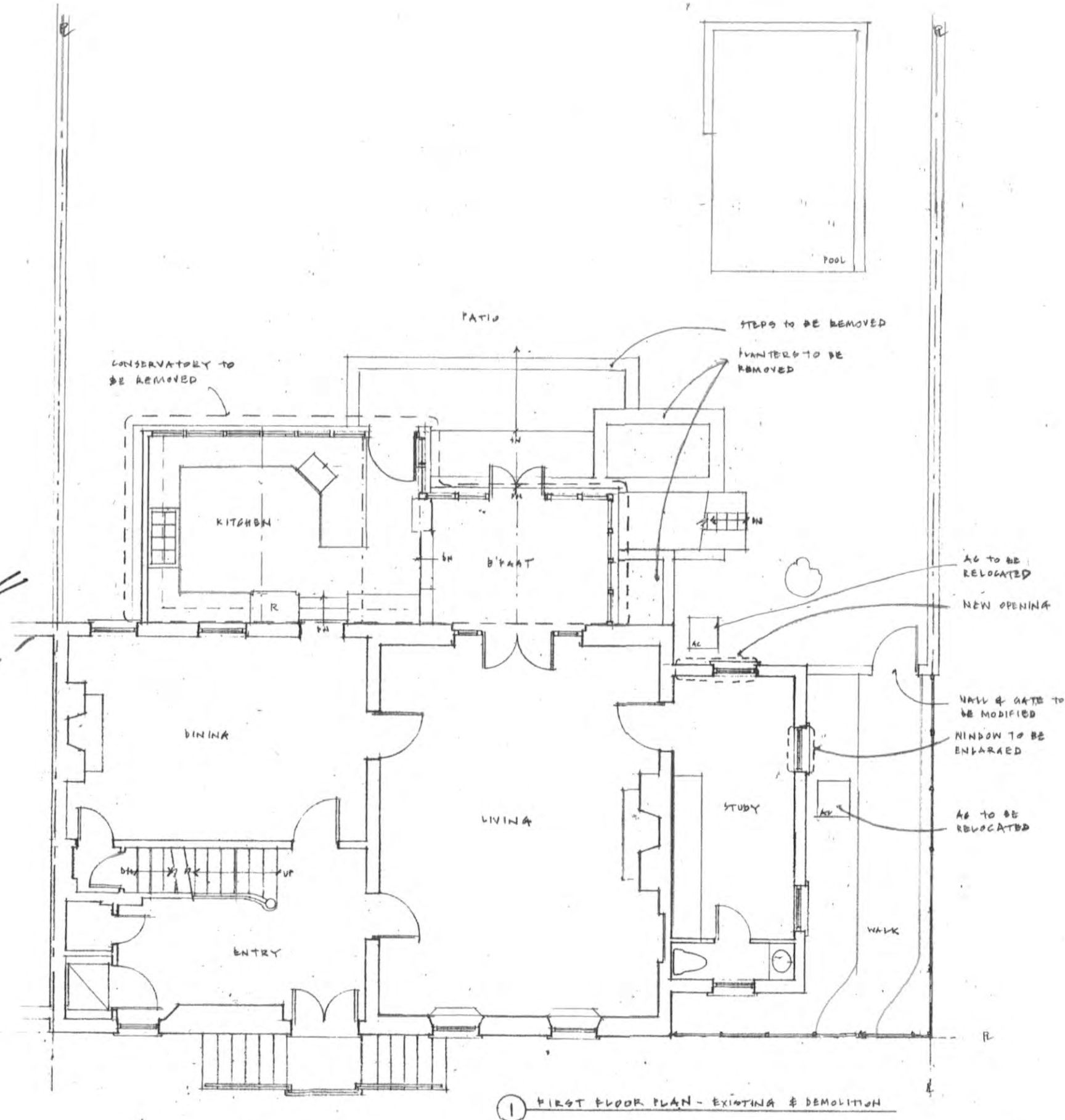
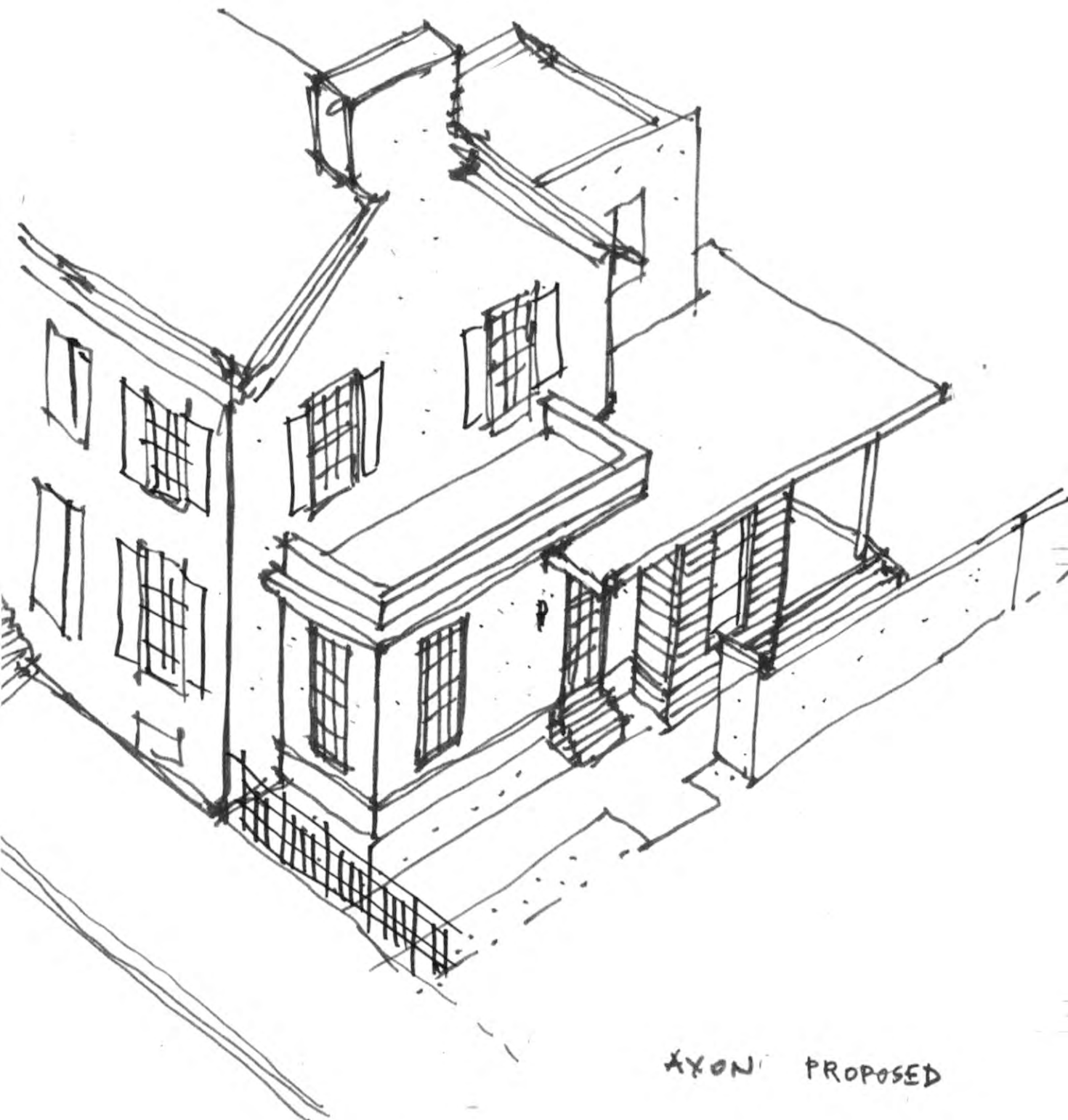
Signature:  Date: 15 MAR 20

C²

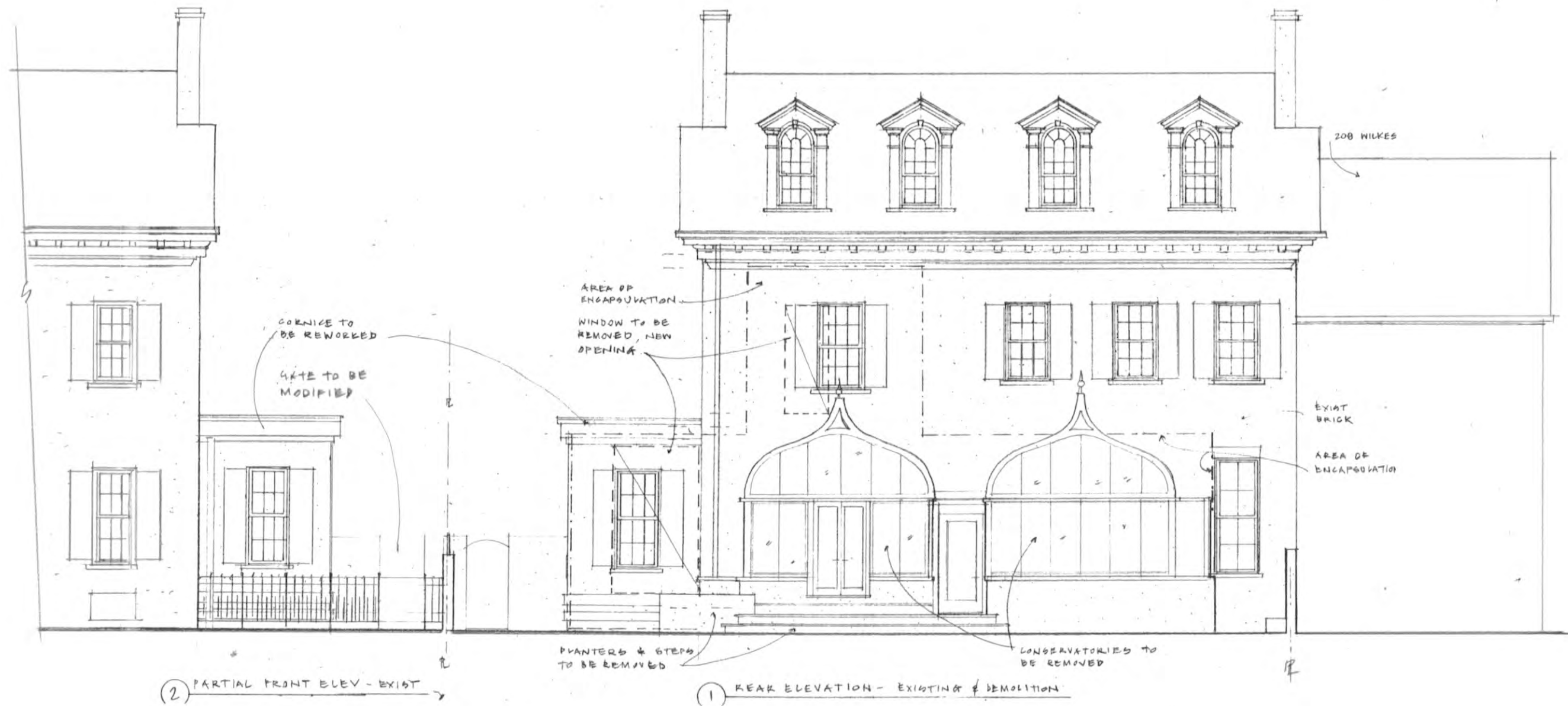
STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

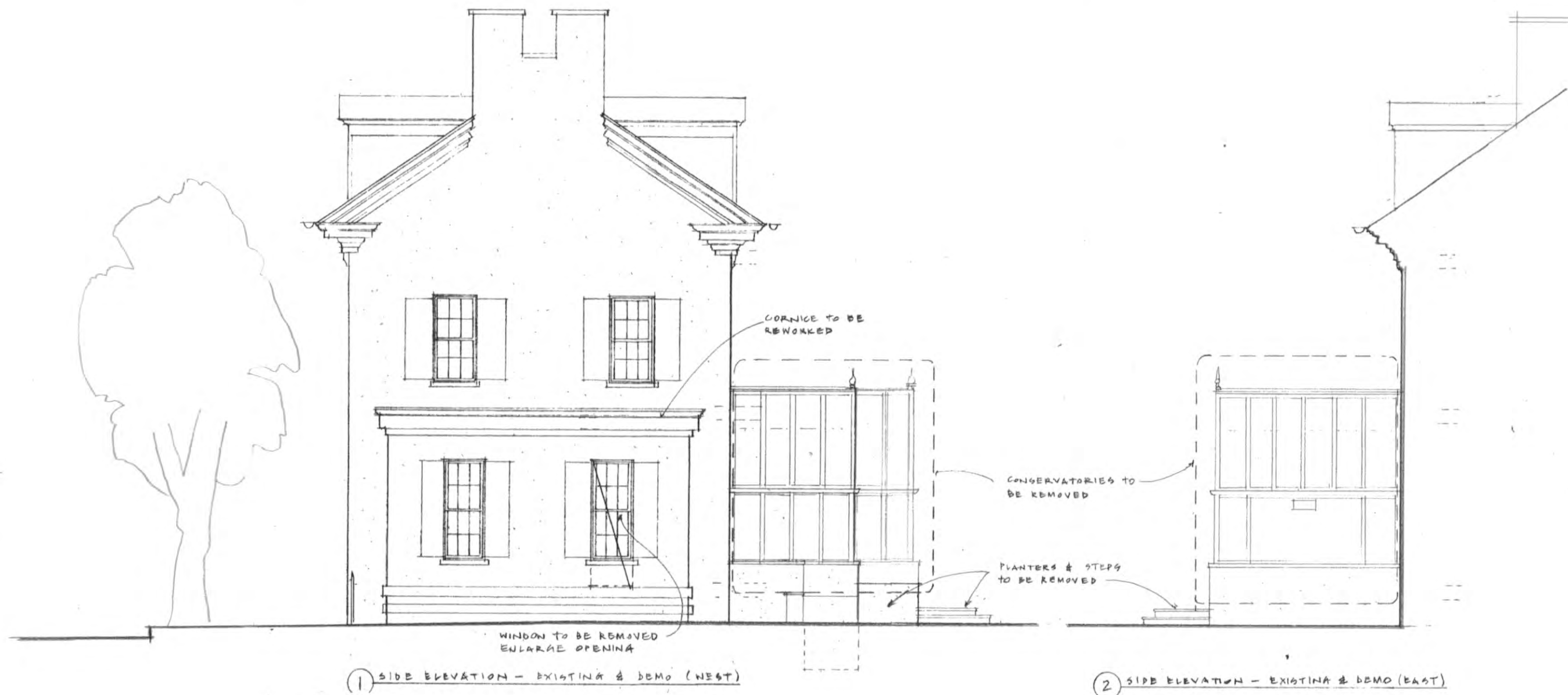
Modifications to the
WEAVER RESIDENCE
210 Wilkes Street Alexandria Virginia

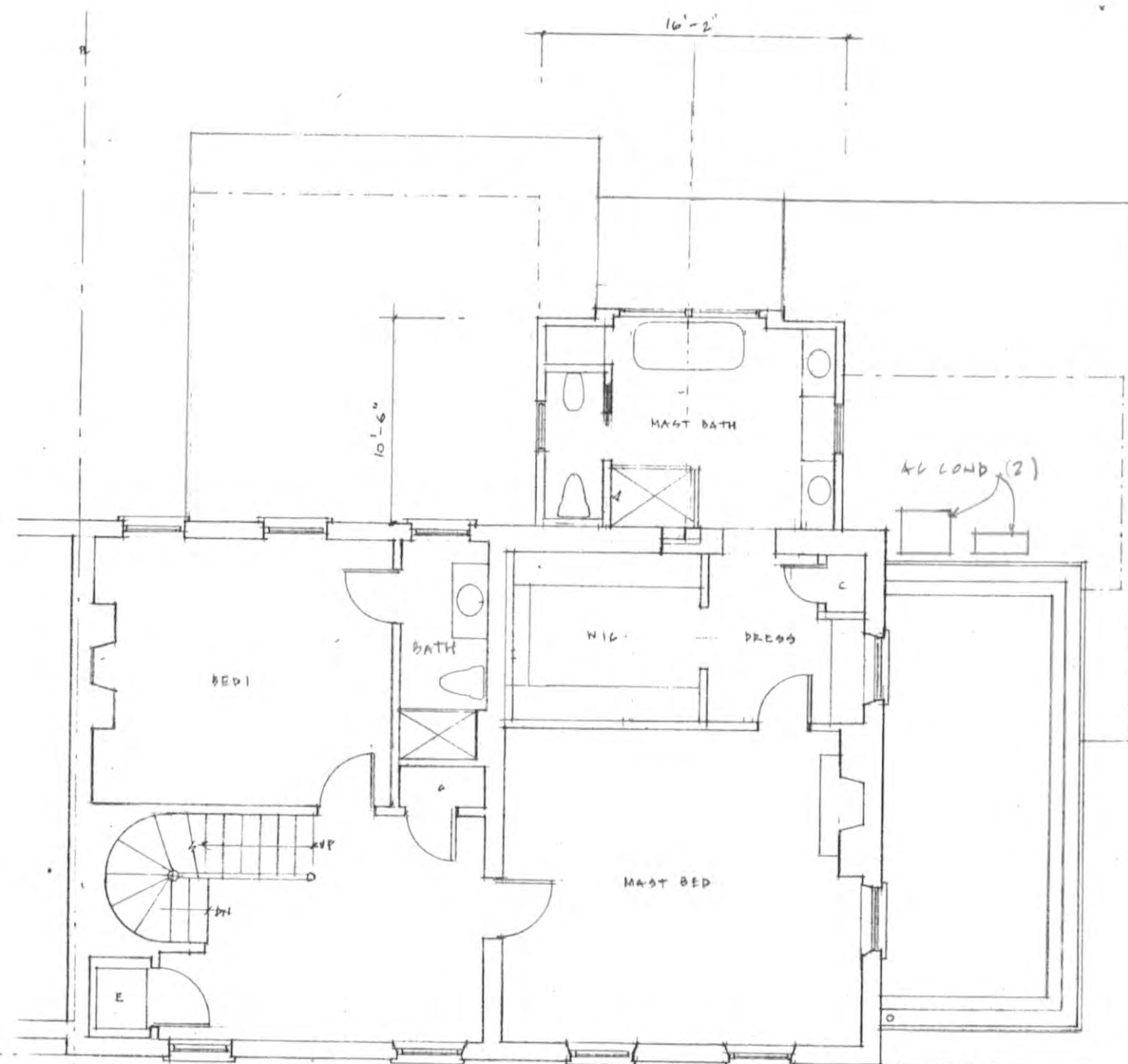
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19 MAR 20
SCALE
N.T.S.
SHEET
CS2



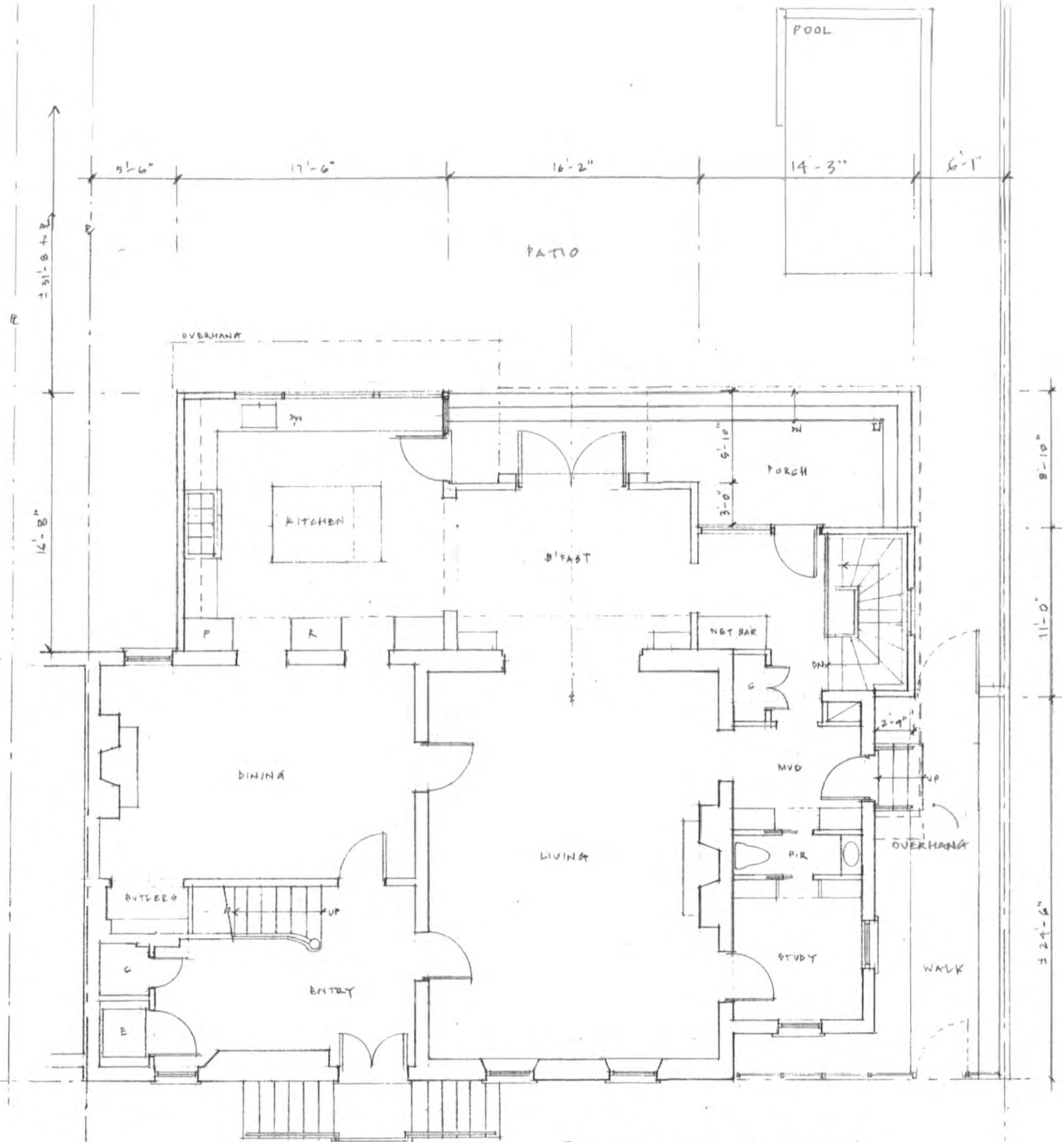
AXON PROPOSED







2 SECOND FLOOR PLAN - PROPOSED



1 FIRST FLOOR PLAN - PROPOSED



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225 North Pitt Street Alexandria Virginia 22314

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Modifications to the
WEAVER RESIDENCE
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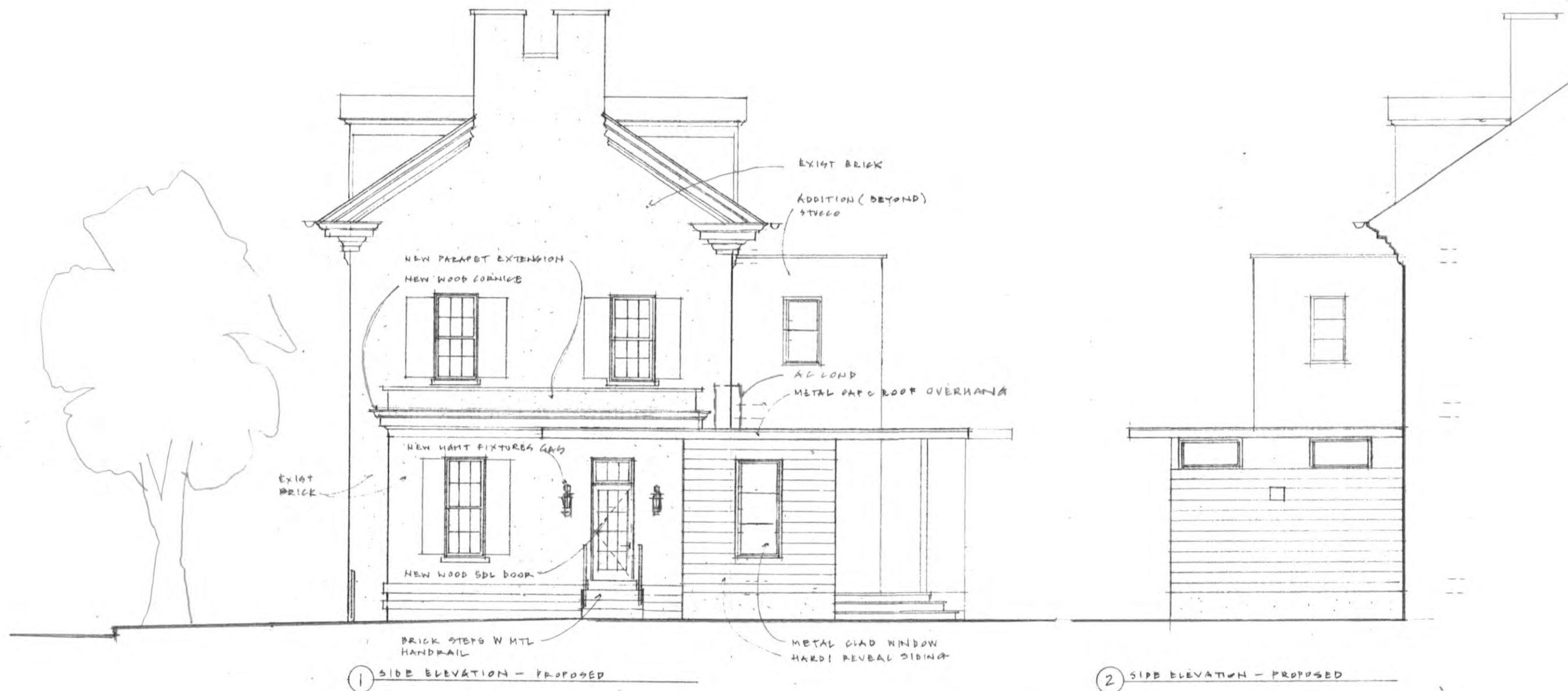
DATE
18 MAR 20

SCALE
1/8"=1'-0"

SHEET

A4







Front



Rear



From: [John O. Woods, Jr.](#)
To: [Lia Niebauer](#)
Cc: [Donna Cramer](#)
Subject: [EXTERNAL]BAR Review - 210 Wilkes St. 6/3/20
Date: Thursday, May 28, 2020 3:08:06 PM

As the next door neighbors to the west, we are in support of the Weaver application. We have reviewed the scope of their work. From the alterations planned to the west side of their home, we believe the alterations will enhance the view for us of their side yard and west exterior as well as the view of the side yard from the street. While not currently bothersome, their trash and recycling containers, and a condenser unit are against the building and visible to us, but screened from the front by shrubs. These containers and the condenser will be moved to allow the conversion of an existing window into a side door entrance. The containers will be relocated behind the existing wood fence and gate. The only downside for this project will be the added distance for them to haul their containers to the street, and for us to have even more pedestrians assume our driveway belongs to this larger and more stately home. If I can answer any questions, either as a neighbor or recently retired structural engineer, please feel free to ask.

Sent from [Mail](#) for Windows 10

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