

**ISSUE:** Certificate of Appropriateness for revisions to previously approved plans.

**APPLICANT:** Martin O. Kamm & Eva M. Martorelli Gill

**LOCATION:** Old and Historic Alexandria District  
128 North Pitt Street

**ZONE:** CD/Commercial Downtown Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for revisions to previously approved plans with the condition that the applicant work with staff to ensure that the ground-level entrances comply with door *Design Guidelines*.

**BOARD ACTION: Approved, as Amended**

On a motion by Mr. Adams and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2020-00006 & BAR #2020-00007, as amended. The motion carried on a vote of 5-0.

**CONDITIONS OF APPROVAL**

1. Place the rooftop HVAC unit below the level of the stair penthouse roof, as presented at the hearing.
2. Retain/repair/replace the existing cast stone frame material around the new windows.
3. Work with staff to study a lighter color for the rooftop addition.

**REASON**

The BAR members found the design to be appropriate for this mid-century modern building approved by the BAR and constructed in **1948** and noted that the structure is now over 70 years old and historic in its own right. They agreed with staff that the precast/stone window surrounds represent a character-defining feature of the building, and therefore recommended they be repaired and retained. The BAR agreed that shifting the HVAC units below the roof level of the stair penthouse and lightening/refining the color of the rooftop addition would further minimize the appearance of the scale and mass of the addition on this historic block-face.

**SPEAKERS**

Michael Winstanley, architect, represented the applicant by giving a short presentation and answering questions.

Philip Matyas, who lives nearby, stated that he agreed with staff that the stone window surrounds should be retained. He felt that the proposed new entry and awning on Cameron Street are not appropriate for a residence, and that the design should pay more attention to residential standards.

Mr. Matyas noted that the existing downspouts should be moved around the corner. He also questioned whether the FAR and open space requirements had been reviewed.

Michael Hobbs, 419 Cameron, stated that while the proposed addition is compatible with the existing structure, it is not compatible with the neighboring properties. He felt that the existing building is not historic or architecturally significant and noted that the surrounding area contains several notable historic buildings, some individually listed on the National Register of Historic Places and/or the Virginia Landmarks Register. At the very least, the applicant should relocate the HVAC unit. Mr. Hobbs also provided written comments for the record.

Richard Klingenmaier, 505 Cameron Street, stated that the original construction of this building should not have been approved in 1948 and that the BAR should not repeat a mistake of history by approving the proposed addition. He stated that the scale and character do not fit into the Old and Historic Alexandria District. He felt that the form of the roof of the addition should conform with the adjacent townhouse, the height should not exceed its immediate neighbor, and the façade should not stand out with its modern color and modern materials.

Steve Milone, President of Old Town Civic Association, noted that the association discussed this project. His concerns were similar to those of Mr. Hobbs and Mr. Klingenmaier as to the originally proposed height of the addition, now reduced. He observed that the BAR kept this building low in 1948 and urged the architects to find other means to diminish the height of the addition. He felt that the raised parapet would make the third floor look too heavy. He appreciated that Mr. Winstanley explained that the applicant plans to relocate the HVAC units and eliminate the screening. Mr. Milone suggested that the BAR defer the case and restudy the height. He also suggested moving the addition further from the street and keeping the stone window surrounds.

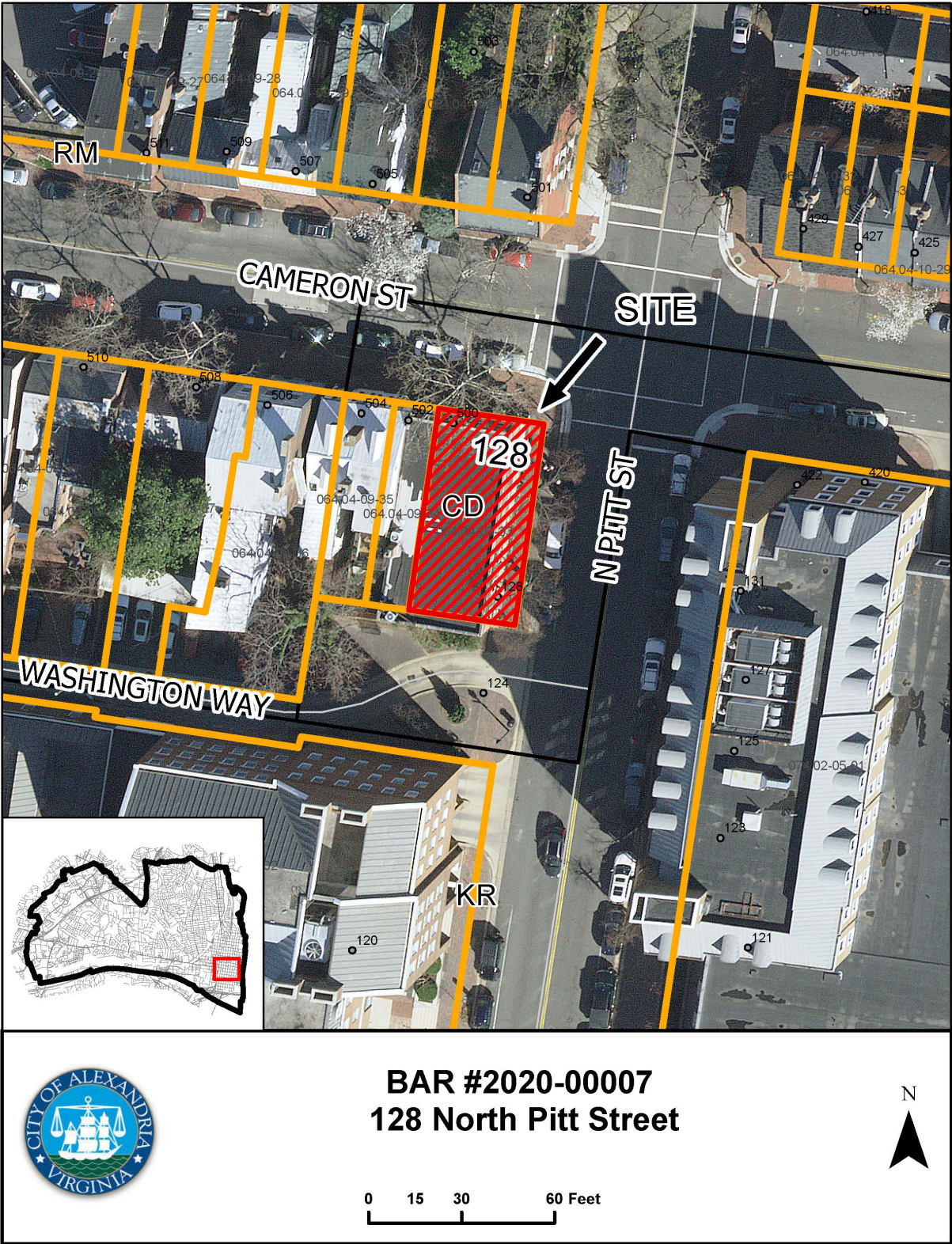
## **DISCUSSION**

The BAR members noted that although this building is not as old as its neighbors, it is still historic and that the proposed alterations were modest and in keeping with the Mid-Century modern character of the building. They praised the modest design of the addition and noted that the existing buildings immediately to the south and east were urban renewal structures that were over 50' tall and that there were townhouses across the street and on this side of the block that were at least a story taller. They noted that to add a gable roof to try and make this clearly Modern building look Colonial would neither be appropriate architecturally or historically.

The BAR appreciated that the applicant will preserve the existing building and the mix of uses that will give life to this corner of the street. They thanked the architect for finding a way to move the HVAC units and to eliminate the mechanical screening and agreed that making the addition a slightly lighter color would help it fade into the background and visually reduce the mass. They agreed with staff that retaining the stone/precast window surrounds would better suit the Mid-Century character of the building and liked the projecting canopy over the door, noting that similar canopies were successfully added to the residential conversion of the historic building Portner's Landing (and 314 Queen). While they sincerely thanked the neighbors for their comments, the BAR members noted that Alexandria is a living, breathing, vibrant, and evolving City and is not a museum like Williamsburg.

**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](mailto: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.





## **UPDATE**

At the February 5, 2020 public hearing, the Board approved the proposed project. This new submission proposes changes to the previously approved plans.

## **I. APPLICANT'S PROPOSAL**

The applicant proposes the following changes to the previously approved applications:

- Relocate a third-floor addition from the north/Cameron Street elevation to the southwest corner of the building and reduce its size by 600 square feet.
- In lieu of expanding the existing masonry parapet, the applicant proposes adding cable railings.
- Will not create a new residential entrance on Cameron Street.
- Add a new commercial entrance on North Pitt Street.
- Remove a chimney.

### **Site context**

The property stands at the southwest corner of North Pitt and Cameron Streets. The southern elevation fronts Washington Way and an associated small park area, both public areas. All alterations and the addition will therefore be visible from public rights-of-way on three sides.

## **II. HISTORY**

George M. Giammittorio received approval to build a two-story brick office building and retail store at the southwest corner of North Pitt and Cameron streets on April 20, **1948**, only two years after creation of the Old and Historic Alexandria District (building permit #4305). The permit describes the new building as measuring 68' by 34' with a flat roof, 12" thick walls on the basement and first levels, and 8" thick walls on the second story. It replaced a smaller store previously on the site. According to the 1940 census, Mr. Giammittorio, approximately 28 years old in 1948, was college educated and had lived with his parents on Calvert Street/Avenue. George was born in Virginia; his parents were born in Italy.

The architectural character of the two-story building is strongly Mid-century Modern, with light red colored brick walls laid in Flemish bond supporting a flat roof. The first level has one large retail bay window on the north elevation and two on the east. These large-paned storefront windows on the first floor project slightly from the brick wall plane and have horizontally oriented panes of glass that recall the early 20<sup>th</sup> century Streamline Moderne style. The bays are capped and tied together visually by the strong horizontal line of a ribbed metal cornice. On the second floor, there are four bays on the Cameron/north elevation and seven bays on the North Pitt/east elevation of regularly spaced, eight-over-eight light, rectangular punched windows, each surrounded by a cast stone frame.

Except for two small areas between fenestration on the east elevation, the building has a white masonry “base” or water-table course just over one foot high. Subsequent owners have made few, if any, changes to the building. It continued to serve commercial purposes and received various permits for retail signage over the years.

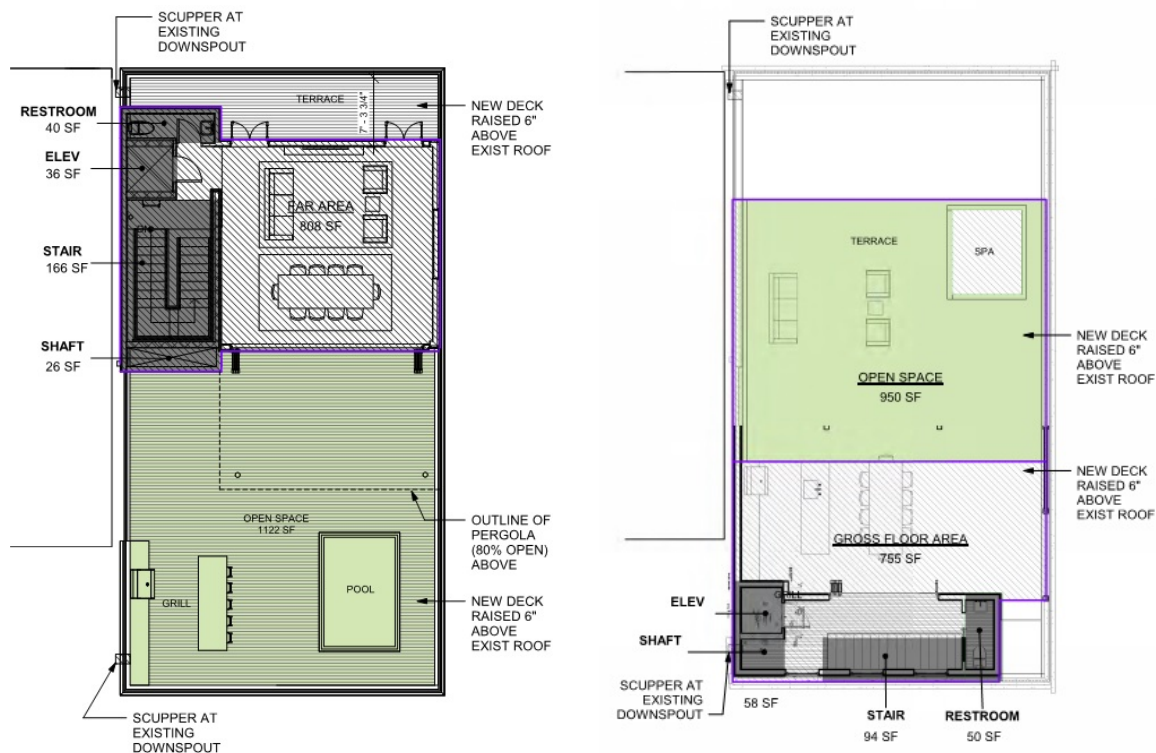
### *Previous BAR Approvals*

BAR 2020-00006 & BAR 2020-00007, February 5, 2020: The BAR approved exterior alterations, including demolition and capsulation, as well as a rooftop addition. See attached staff report.

The only previous BAR approvals are for signage; the most recent dates to 2010, when the BAR approved a wall sign for Helen Olivia Florist.

### **III. ANALYSIS**

The major change to the previously approved application relates to the rooftop addition. The new plan significantly reduces the size of the approved addition and relocates it to the rear of the building, greatly decreasing its prominence. **Figure 1.** Reducing the size of the rooftop addition by 600 square feet and moving it away from Cameron Street places it more in context with its neighbors and better respects the historic nature of the original building.



**Figure 1: Previously approved rooftop plan on left; current proposal on right. North/Cameron St. is at top.**

As part of the roof project, the applicant proposes using steel cable railings instead of extending the parapet, thus better adhering to the *Design Guidelines* recommendation that “An addition to a

historic building should be clearly distinguishable from the original structure.” Steel cabling would never be confused for an original material while extending the height of the existing brick parapet with matching brick, as previously approved, could lead to confusion as to what part of the building is original and what is new. A chimney on the west side of the roof, barely visible from any right of way, would also be demolished.

The applicant proposes revisions to the north and east elevations. The previously approved application proposed adding a residential entrance on the Cameron Street/north elevation. That feature has been removed from this application and the masonry wall will remain as is. Instead, the residents will use an existing door at the south end of the North Pitt/east elevation. On the North Pitt elevation, the applicant would like to remove a section of masonry wall to add a new commercial storefront entrance. **Figure 2.** A door previously existed at this location, as Permit # 28729, issued 10/26/1971, states: “... the contractor agrees to remove the three exterior wood doors and frames. The existing doors at office #4 and waiting #2 shall be replaced with a masonry wall and cast stone facing to match existing.” Although staff could not locate a pre-1971 photo of the building, there is no other location on the building where this sentence would apply.



**Figure 2: Previously approved (top) and proposed east elevations. North/Cameron St. is to right.**

Staff appreciates that the applicant has taken pains to ensure that the proposed changes respect the original character of the building. Removing a proposed entrance on Cameron Street and adding a commercial entrance on North Pitt Street bring the building closer to its initial appearance, while relocating and shrinking the rooftop addition better harmonizes with the historic context.

Staff recommends approval of the project as submitted, with the condition that the applicant work with staff to ensure that the ground-level entrances comply with door *Design Guidelines*.

**STAFF**

Susan Hellman, 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**

The subject property consists of a 2-story brick building. Applicant proposes a revision to the addition on the roof of the existing building that was approved by the BAR in February 2020.

- F-1 The proposed roof addition complies with zoning.
- F-2 This property and proposal are considered nonresidential for the purpose of FAR with an accessory apartment, with a maximum FAR of 1.5 per Section 4-506(B). However, the existing building currently exceeds the maximum permitted 1.5 FAR.
- F-3 The existing FAR when submitted in January 2020 was listed as 1.9 with 4,278 square feet (after exclusions), however, no existing floor plans showing the exclusions were submitted at that time. The BAR approved the plans in February 2020 and the applicant came back with revisions to the roof in June 2020. Because much of the interior has been demolished and therefore staff cannot confirm the existing FAR, per Anthony LaColla, staff will honor the 1.9 FAR / 4,278 square feet that was submitted in January 2020.
- F-4 The proposed changes do not exceed the existing FAR of 1.9 with 4,278 square feet.

**Code Administration**

- C-1 A building permit and plan review are required prior to the start of alterations described in the BAR application.
- R-1 Prior to approval provide use group classification and type of construction for existing building.

**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)
- C-7 An encroachment request will be required for projections into the public right of way. (T&ES)
- C-8 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

**Please submit Insurance Certificate:**

City of Alexandria  
T&ES  
Attn: Development Services  
301 King Street, Room 4130  
Alexandria, VA 22314

**Alexandria Archaeology**

F-1 No archaeological oversight necessary for this project.

**V. ATTACHMENTS**

*1 – Application for BAR 2020-00007B: 128 North Pitt Street*  
*2 - Supplemental Materials*

ADDRESS OF PROJECT: 128 N Pitt Street, Alexandria VA 22314

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

TAX MAP AND PARCEL: 064.04.09.33

ZONING: CD

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: Martin O. Kamm and Eva M. Martoreli Gil

Address: 602 S Lee Street,

City: Alexandria

State: VA

Zip: 22314

Phone: 202.262.8104

E-mail: martin.o.kamm@gmail.com

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐

Name: Mark R. Yoo

Phone: 202.251.3235

E-mail: mark@markyooarchitect.com

Legal Property Owner:

Name: Martin O. Kamm and Eva M. Martoreli Gil

Address: 602 S Lee Street,

City: Alexandria

State: VA

Zip: 22314

Phone: 202.262.8104

E-mail: martin.o.kamm@gmail.com

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

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

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

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

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

Key alterations include a revision to the previously approved 3rd floor addition and commercial storefront entrance. The previously approved 3rd floor addition has been significantly reduced in size by 600 square feet and moved to the southwest corner of the building. Cable railings have been included at the 3rd floor roof deck in lieu of the expanded masonry parapet. The residential entrance has been located at the existing entrance to 128 N Pitt, and a new commercial entrance has been added on Pitt Street in a location where a previous commercial entrance once existed. This commercial entrance is proposed to be a commercial storefront door system as is typical in the King Street Historic District.

**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
- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Description of the reason for demolition/encapsulation.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | 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.

- ☒ ☐ 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 revised materials.

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

**APPLICANT OR AUTHORIZED AGENT:**Signature: \_\_\_\_\_Printed Name: Martin O. KammDate: 06/09/2020

# 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. Martin O. Kamm	602 S. Lee Street	JTE
2. Eva M. Martorell Gil	602 S. Lee Street	JTE
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 128 N. Pitt Street (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. Martin O. Kamm	602 S. Lee Street	JTE
2. Eva M. Martorell Gil	602 S. Lee Street	JTE
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. MARTIN O. KAMM	NA	NA
2. EVA M. MARTORELL GIL	NA	NA
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.

January 6, 2020

Martin O. Kamm / Eva M. Martorell Gil

Date

Printed Name

Signature



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

as of 12/20/18

**B**

### A. Property Information

A1.  Street Address  Zone

A2.  x  =

Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Existing Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B2. <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	(subtract B2 from B1)
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	Comments for Existing Gross Floor Area
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. <u>Total Gross</u>	<input type="text"/>	B2. <u>Total Exclusions</u>	<input type="text"/>	

### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Proposed Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C2. <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	C3. <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	(subtract C2 from C1)
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u>	<input type="text"/>	C2. <u>Total Exclusions</u>	<input type="text"/>	

### 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.  Sq. Ft.

Total Floor Area (add B3 and C3)

D2.  Sq. Ft.

Total Floor Area Allowed by Zone (A2)

### E. Open Space

E1.  Sq. Ft.

Existing Open Space

E2.  Sq. Ft.

Required Open Space

E3.  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: \_\_\_\_\_

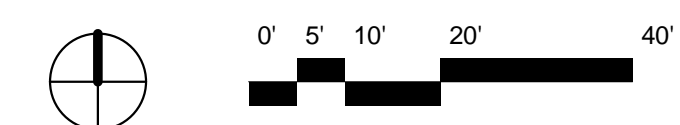




1 SITE CONTEXT  
1" = 20'-0"

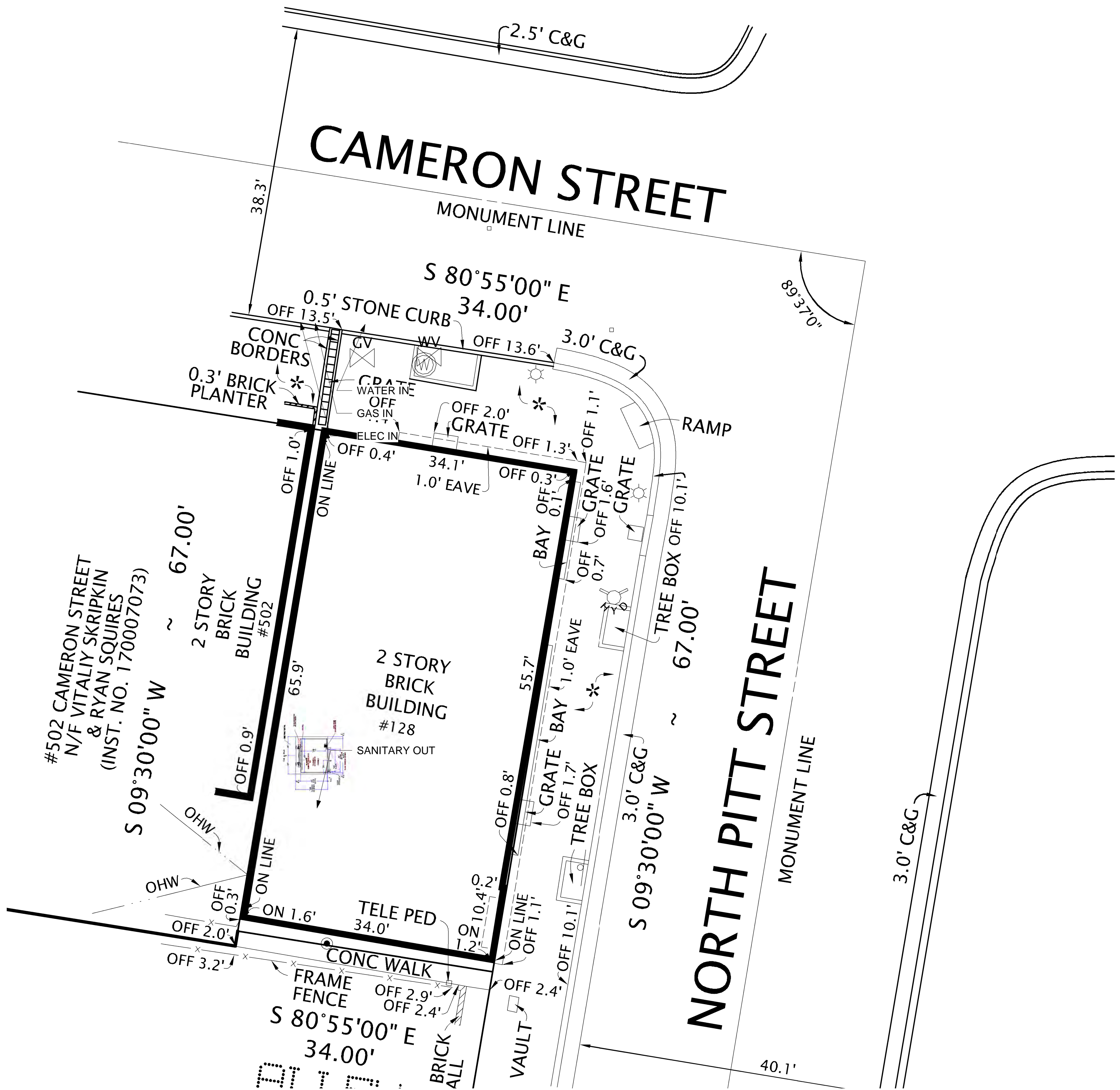
128 North Pitt St.  
Alexandria, VA, 22314

SITE CONTEXT  
June 7, 2020





LEGEND	
	CLEAN OUT
	CONCRETE
	CURB & GUTTER
	DEED BOOK
	FIRE HYDRANT
	GAS VALVE
	LIGHT POLE
	NOW OR FORMERLY
	OVERHEAD WIRE
	PAGE
	SIGN
	WATER METER
	WATER VALVE



A4 SITE PLAN  
1/8" = 1'-0"

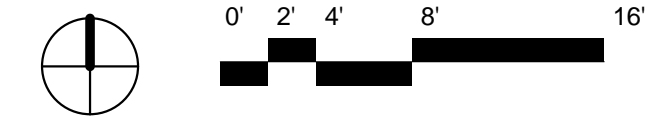
Martin O. Kamm  
Eva Martorell Gil

128 North Pitt St.  
Alexandria, VA, 22314

1200 ARCHITECTURAL  
ENGINEERS, PLLC

REGISTRATION:		
NO.	DATE	ISSUE DESCRIPTION
	01/06/2020	BAR DEMOLITION/ ENCAPSULATION REVIEW
	01/06/2020	CERTIFICATE OF APPROPRIATENESS
	01/29/2020	CORRECTED FOR REVIEW
	03/10/2020	PERMIT SUBMISSION DRAFT

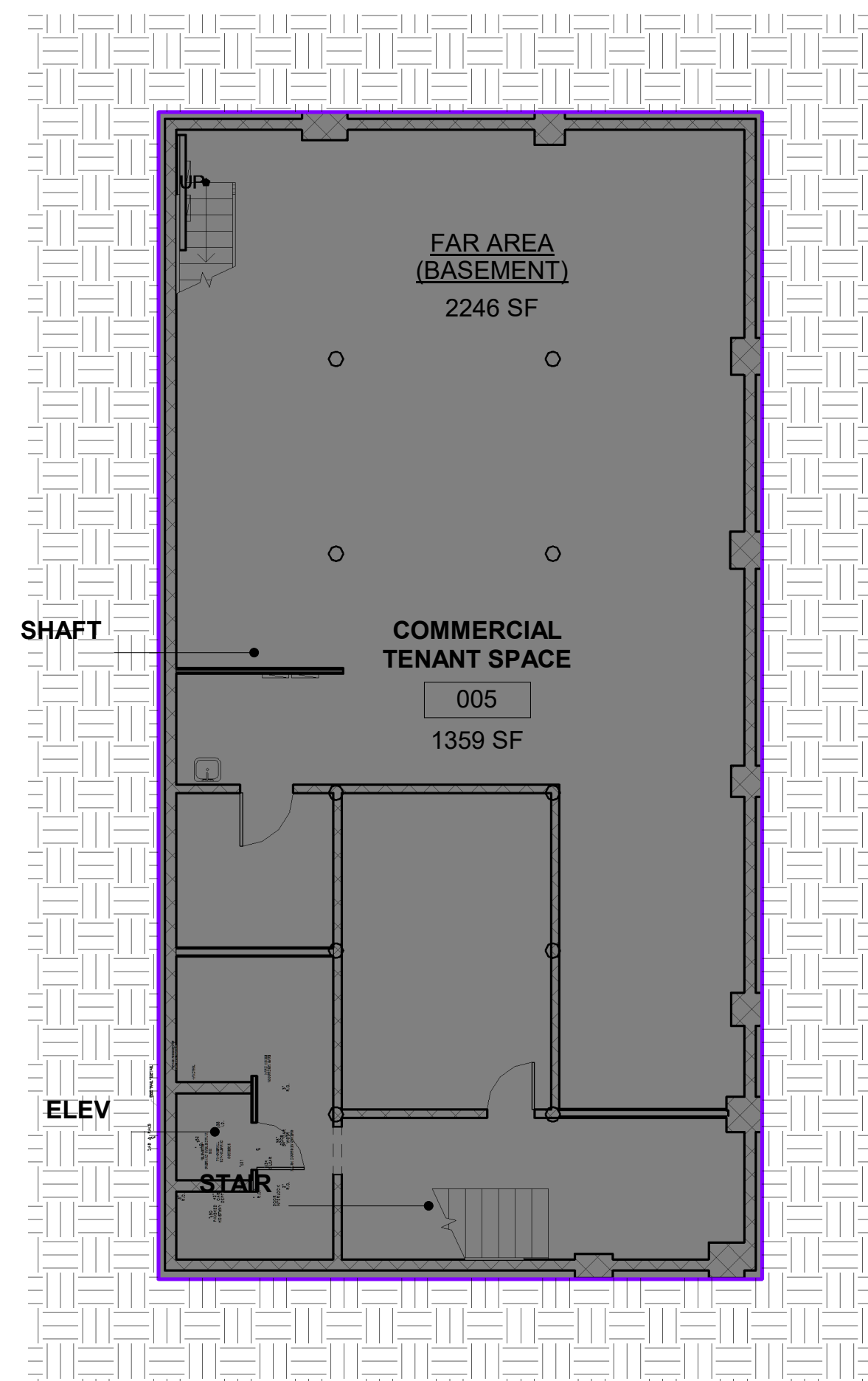
A/E PROJECT NO: 20-01-003  
DRAWN BY: XX  
CHECKED BY: XX



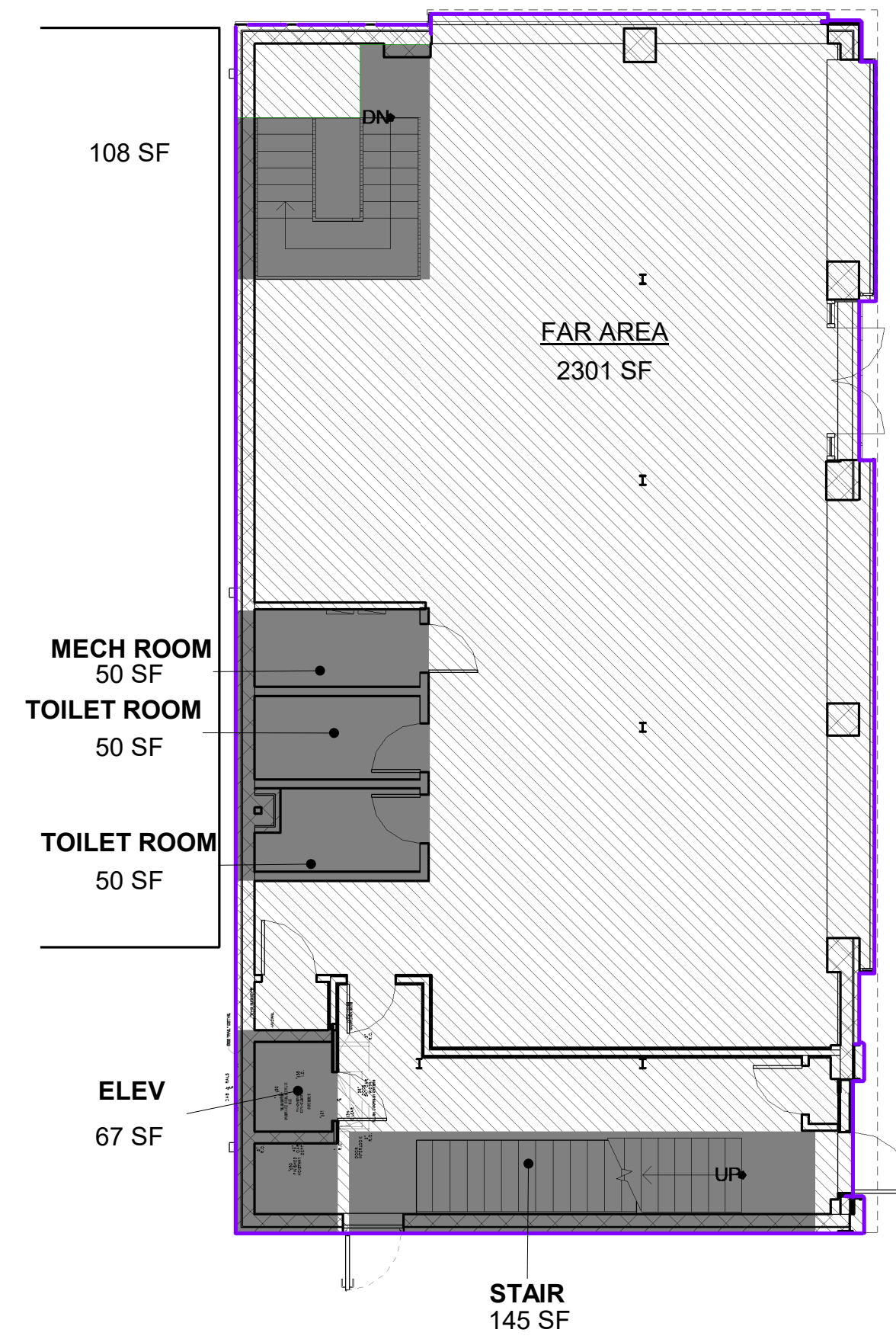
SHEET TITLE:  
SITE SURVEY

SHEET NUMBER:  
G-003

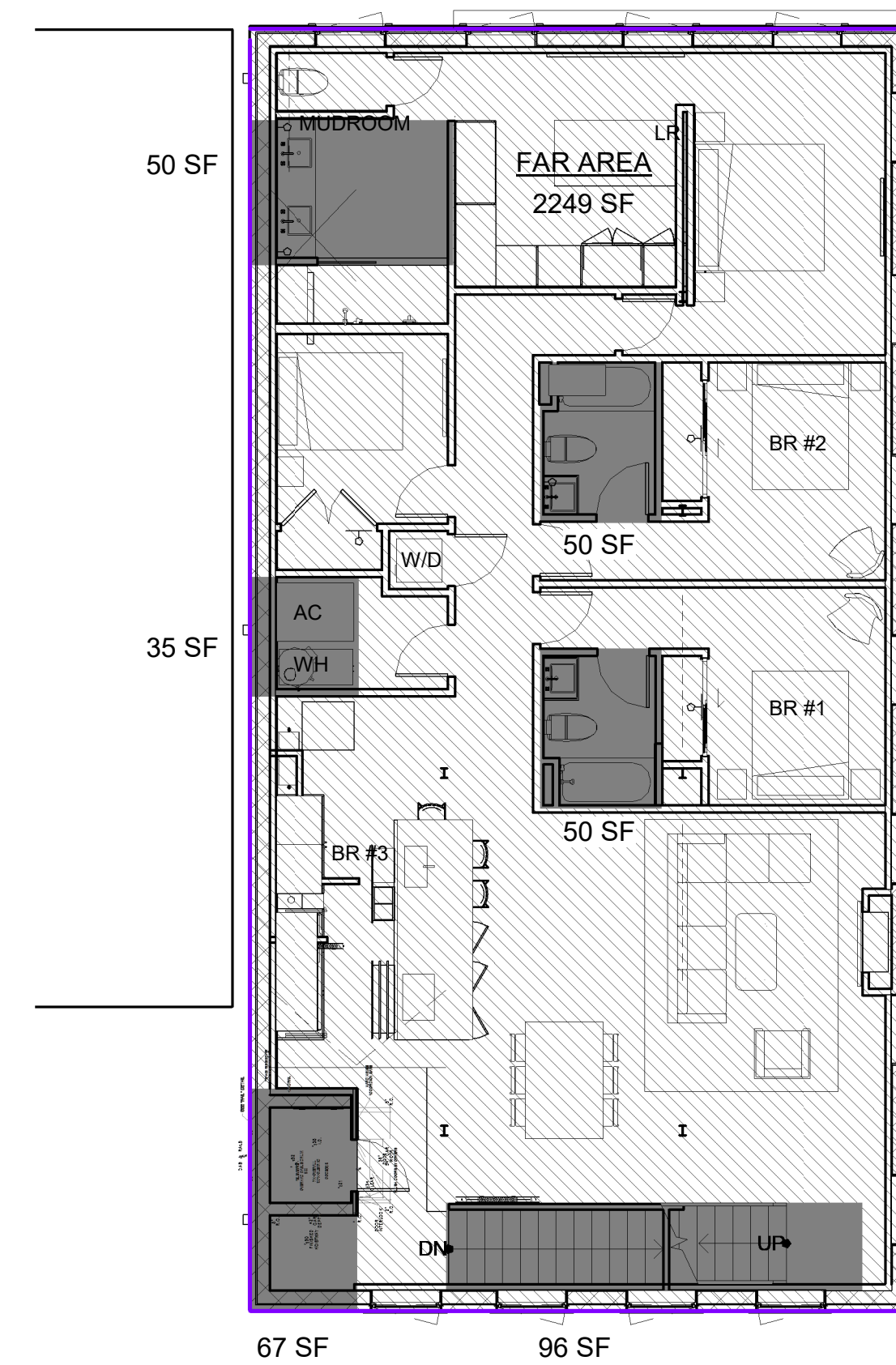




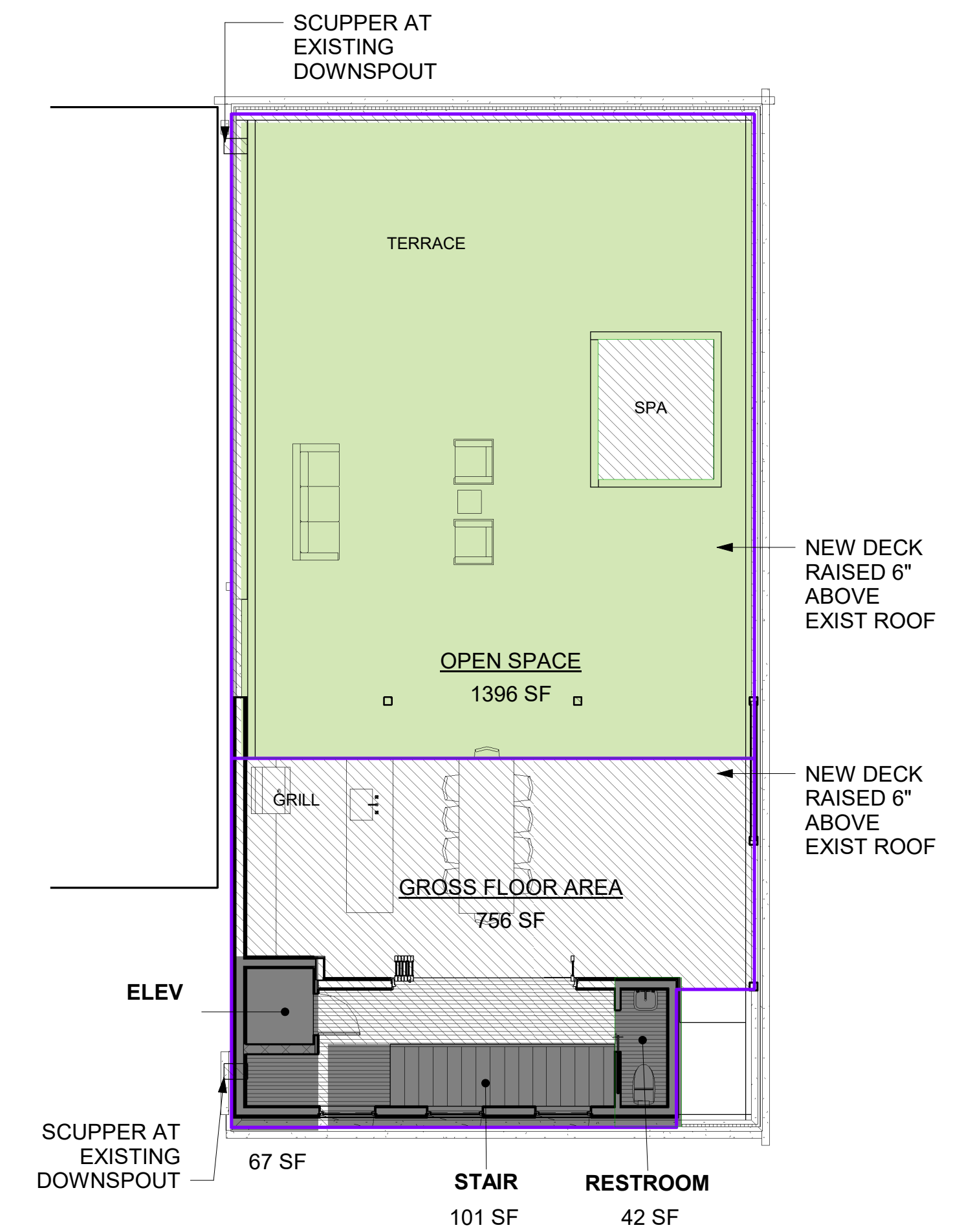
1 FAR PLAN -- BASEMENT  
1/8" = 1'-0"



2 FAR PLAN -- GROUND FLOOR  
1/8" = 1'-0"



3 FAR PLAN -- SECOND FLOOR  
1/8" = 1'-0"



4 FAR PLAN -- THIRD FLOOR  
1/8" = 1'-0"

ALLOWABLE AREA	
SITE AREA (ALTA SURVEY)	2,278.00
FAR 1.5 Allowable Non-Residential per 4-506 (B)	3,417.00

EXISTING AREA			
LVL	GROSS FLOOR AREA	DEDUCTIONS	FAR AREA
3rd	-	-	-
2nd	2,249.00	85.00	2,164.00
1st	2,301.00	187.00	2,114.00
BSMT	2,246.00	2,246.00	-
Total	6,796.00	2,518.00	4,278.00

FAR 1.9

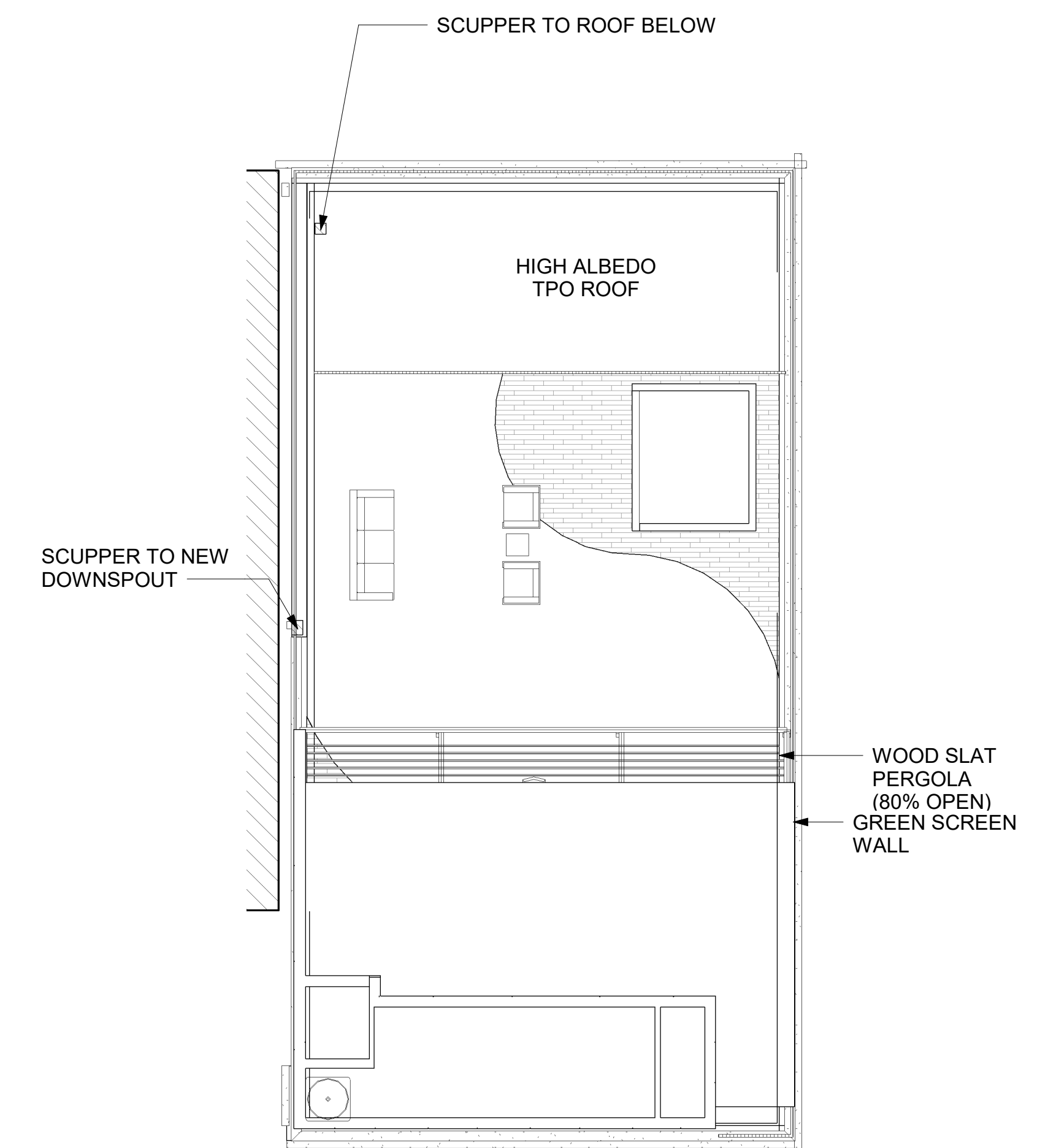
PROPOSED AREA			
LVL	GROSS FLOOR AREA	DEDUCTIONS	FAR AREA
3rd	2,151.00	1,605.00	546.00
2nd	2,249.00	348.00	1,901.00
1st	2,301.00	470.00	1,831.00
BSMT	2,246.00	2,246.00	-
Total	8,947.00	4,669.00	4,278.00

FAR 1.9

### FAR AREA LEGEND

- ADDITIONAL GROSS FLOOR AREA
- FAR EXCLUSION
- OPEN SPACE

REQUIRED OPEN SPACE 150 SF  
PROPOSED OPEN SPACE 950 SF



5 ROOF PLAN  
1/8" = 1'-0"

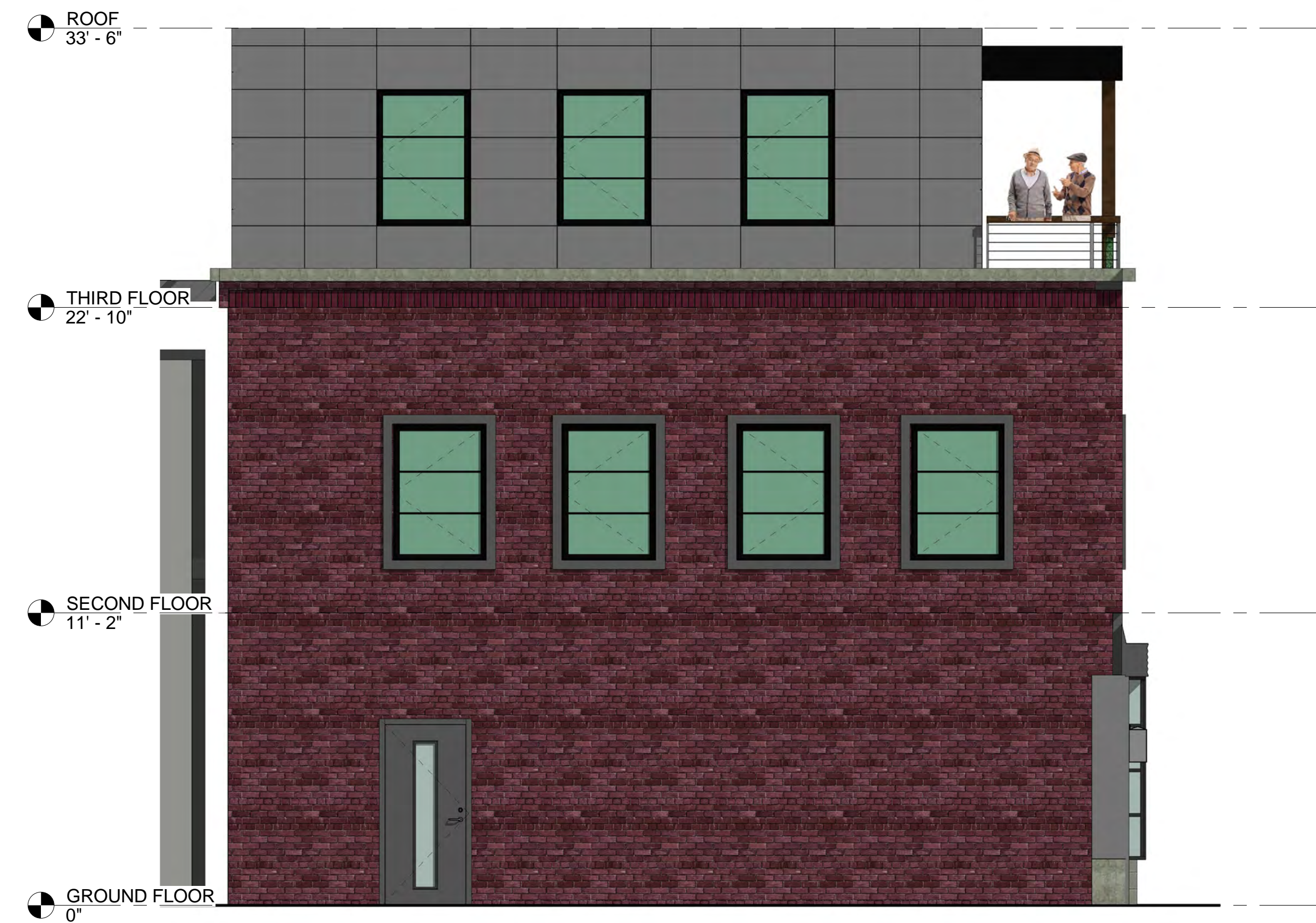




1 EAST ELEVATION (PITT STREET)  
1/4" = 1'-0"



2 NORTH ELEVATION (CAMERON STREET)  
1/4" = 1'-0"



3 SOUTH ELEVATION (WASHINGTON WAY)  
1/4" = 1'-0"

128 North Pitt St.  
Alexandria, VA, 22314

## PROPOSED ELEVATIONS

June 7, 2020







1 BLOCK ELEVATION -- PITT ST  
1" = 10'-0"

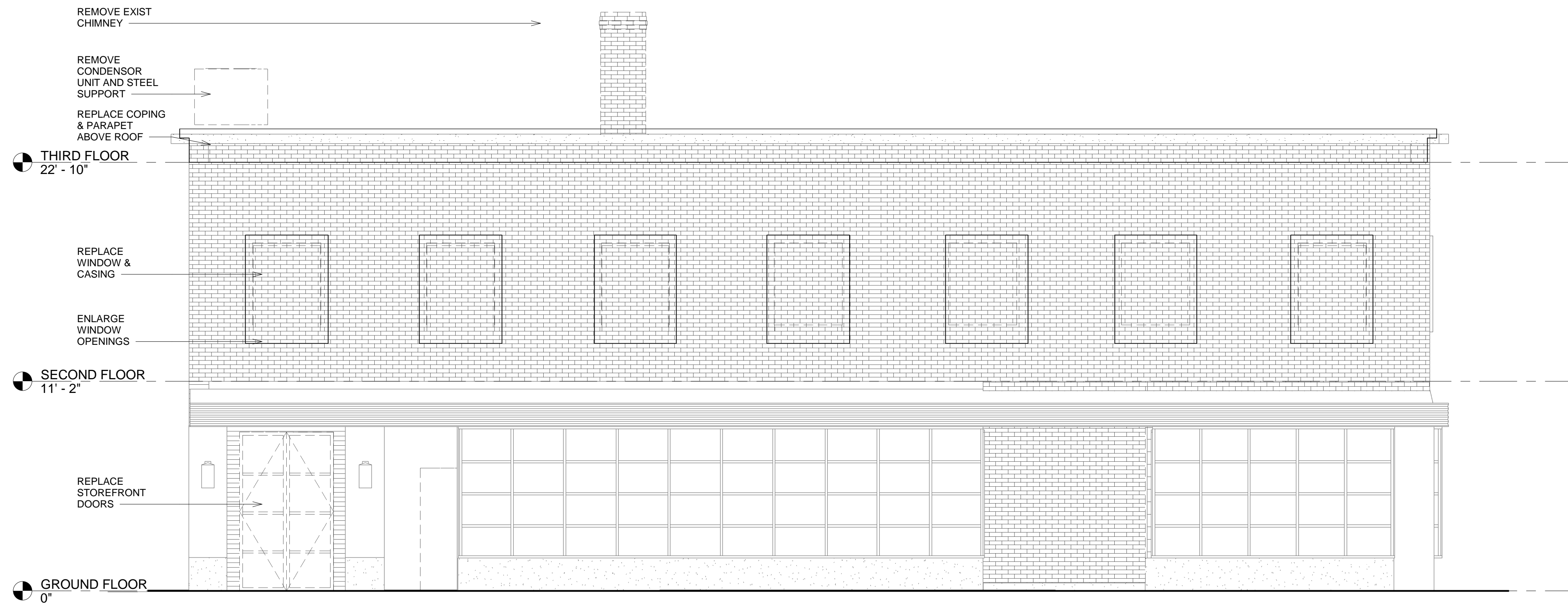


2 BLOCK ELEVATION -- CAMERON ST  
1" = 10'-0"

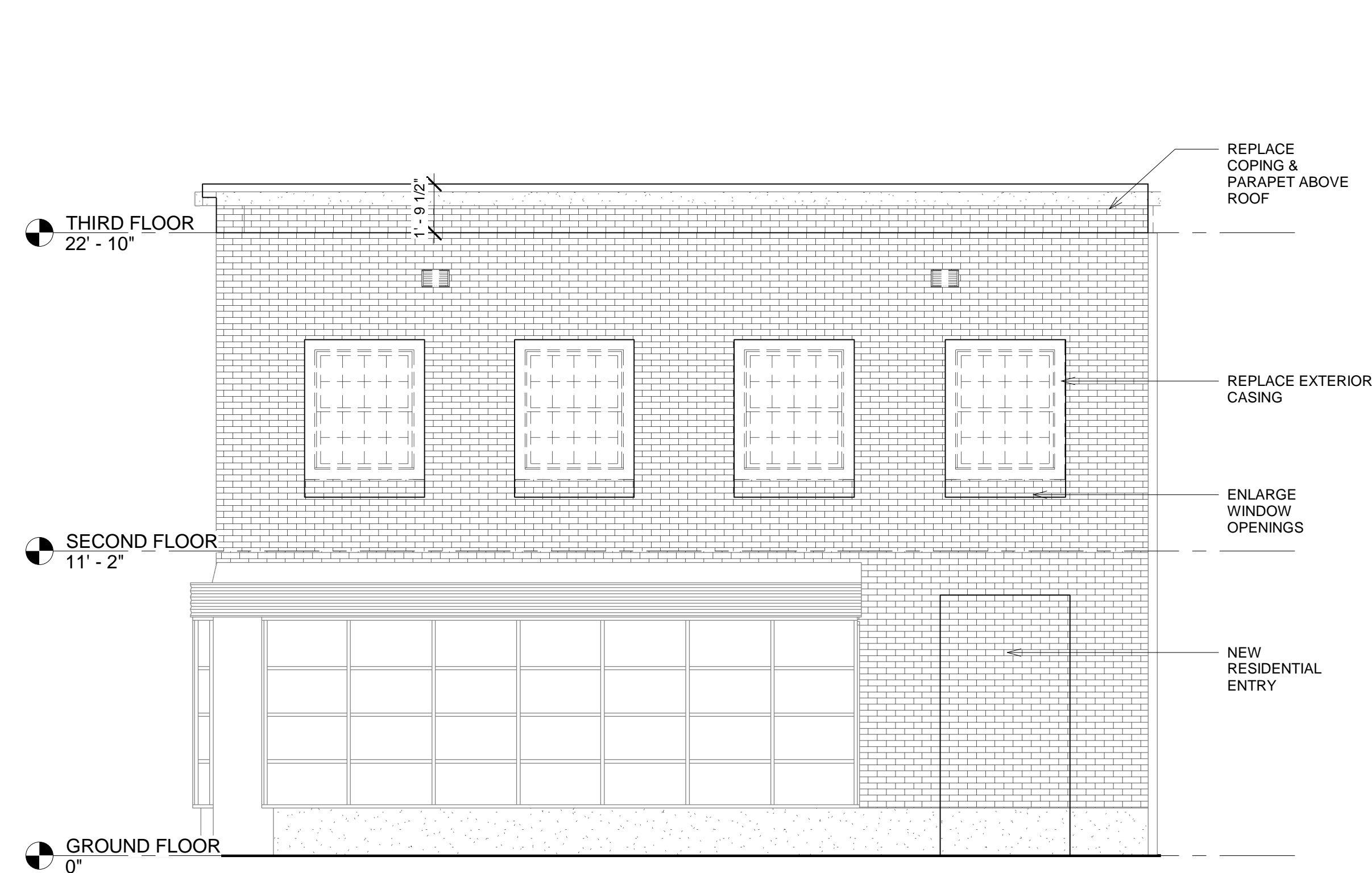


3 BLOCK ELEVATION -- WASHINGTON WAY  
1" = 10'-0"

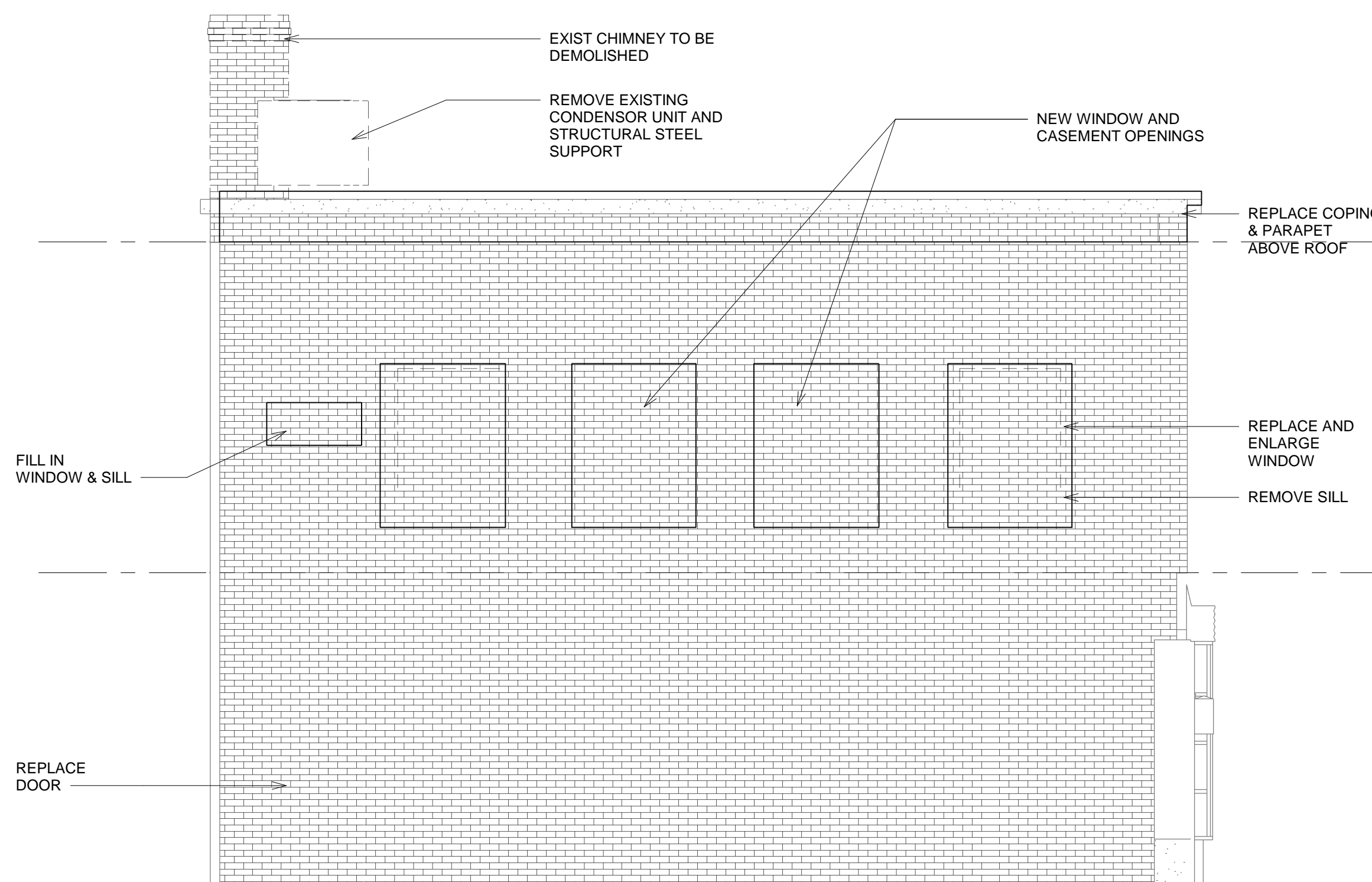




1 EXISTING -- EAST ELEVATION  
1/4" = 1'-0"



2 EXISTING -- NORTH ELEVATION  
1/4" = 1'-0"



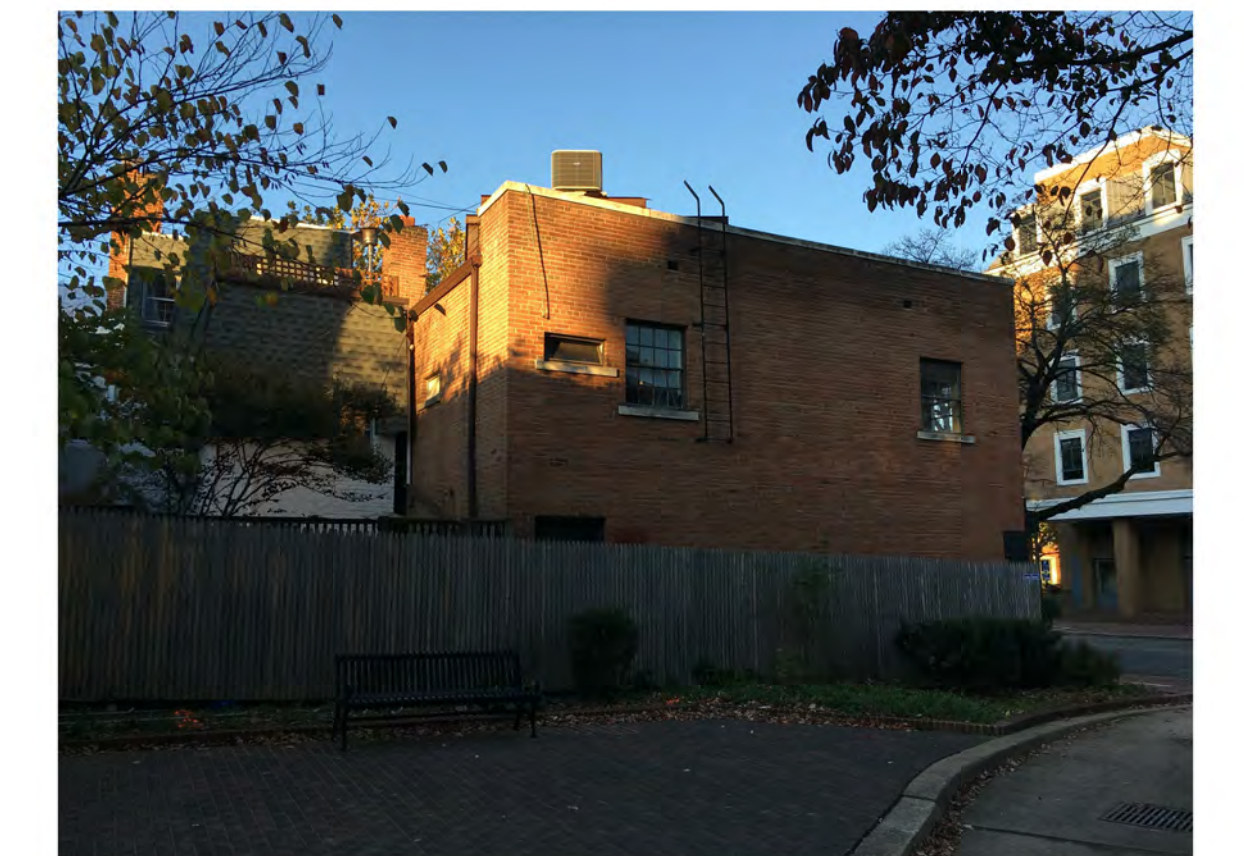
3 EXISTING -- SOUTH ELEVATION  
1/4" = 1'-0"



NORTH ELEVATION FROM CAMERON STREET



EAST ELEVATION FROM PITT STREET



SOUTH ELEVATION FROM WASHINGTON WAY



EXISTING CASINGS ARE CRACKED AND FAILING



## PREVIOUSLY APPROVED



## PROPOSED



1 EAST ELEVATION (PITT STREET)  
1/4" = 1'-0"

## EAST ELEVATION

128 N. PITT. ST.  
ALEXANDRIA VA 22314

## HISTORIC PRESERVATION COMPARISON



mark r. yoo architect pllc  
architecture / interior design / construction

221 south henry street, alexandria, va 22314  
ph. 202.251.3235 www.markyooarchitect.com



## PREVIOUSLY APPROVED



② NORTH ELEVATION (CAMERON STREET)  
1/4" = 1'-0"

## PROPOSED



② NORTH ELEVATION (CAMERON STREET)  
1/4" = 1'-0"

## NORTH ELEVATION

128 N. PITT. ST.  
ALEXANDRIA VA 22314

## HISTORIC PRESERVATION COMPARISON



**mark r. yoo architect pllc**  
architecture / interior design / construction

221 south henry street, alexandria, va 22314  
ph. 202.251.3235 www.markyooarchitect.com



## PREVIOUSLY APPROVED



## PROPOSED



SOUTH ELEVATION



mark r. yoo architect pllc  
architecture / interior design / construction

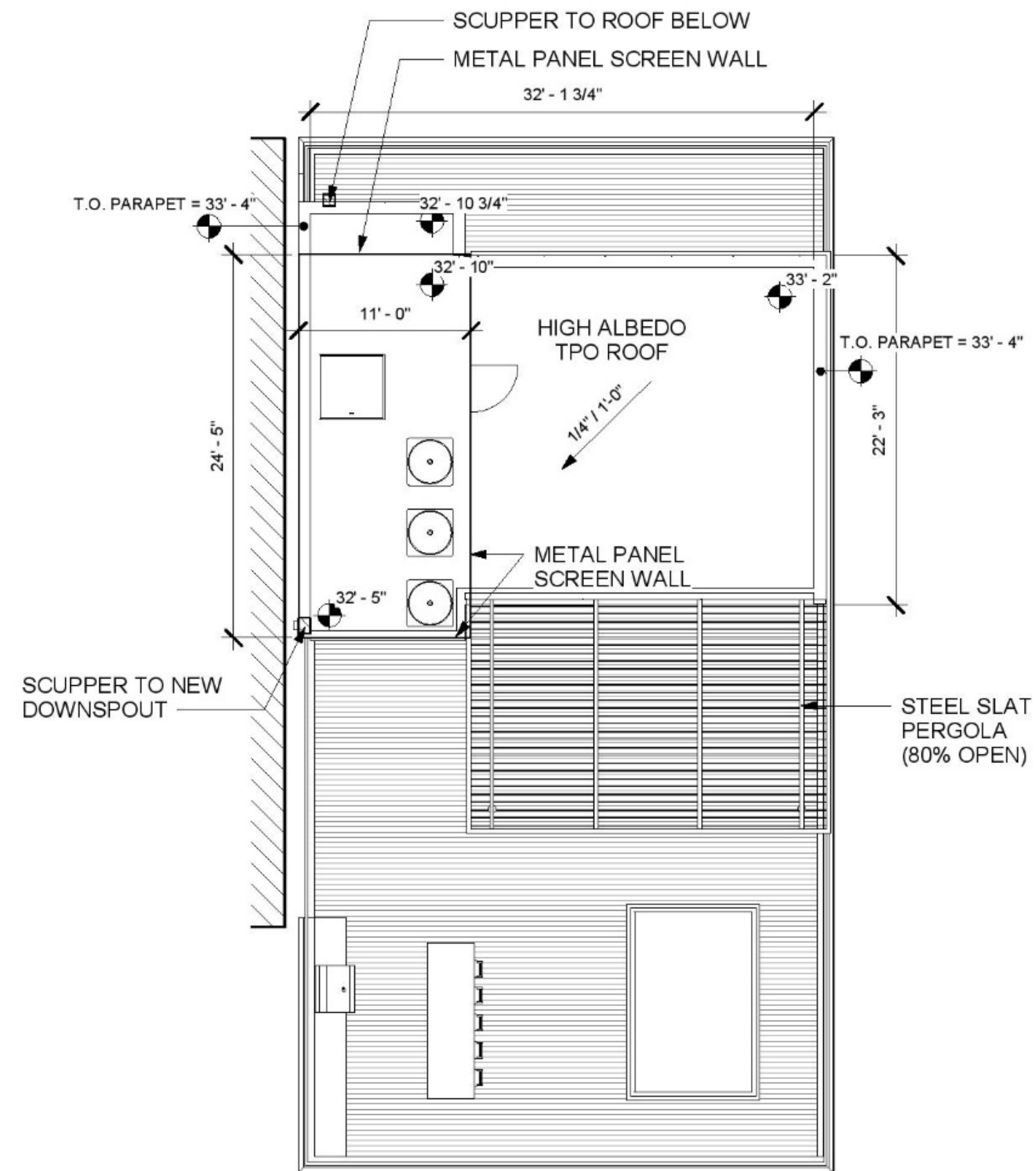
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ph. 202.251.3235 www.markyooarchitect.com

128 N. PITT. ST.  
ALEXANDRIA VA 22314

HISTORIC PRESERVATION COMPARISON

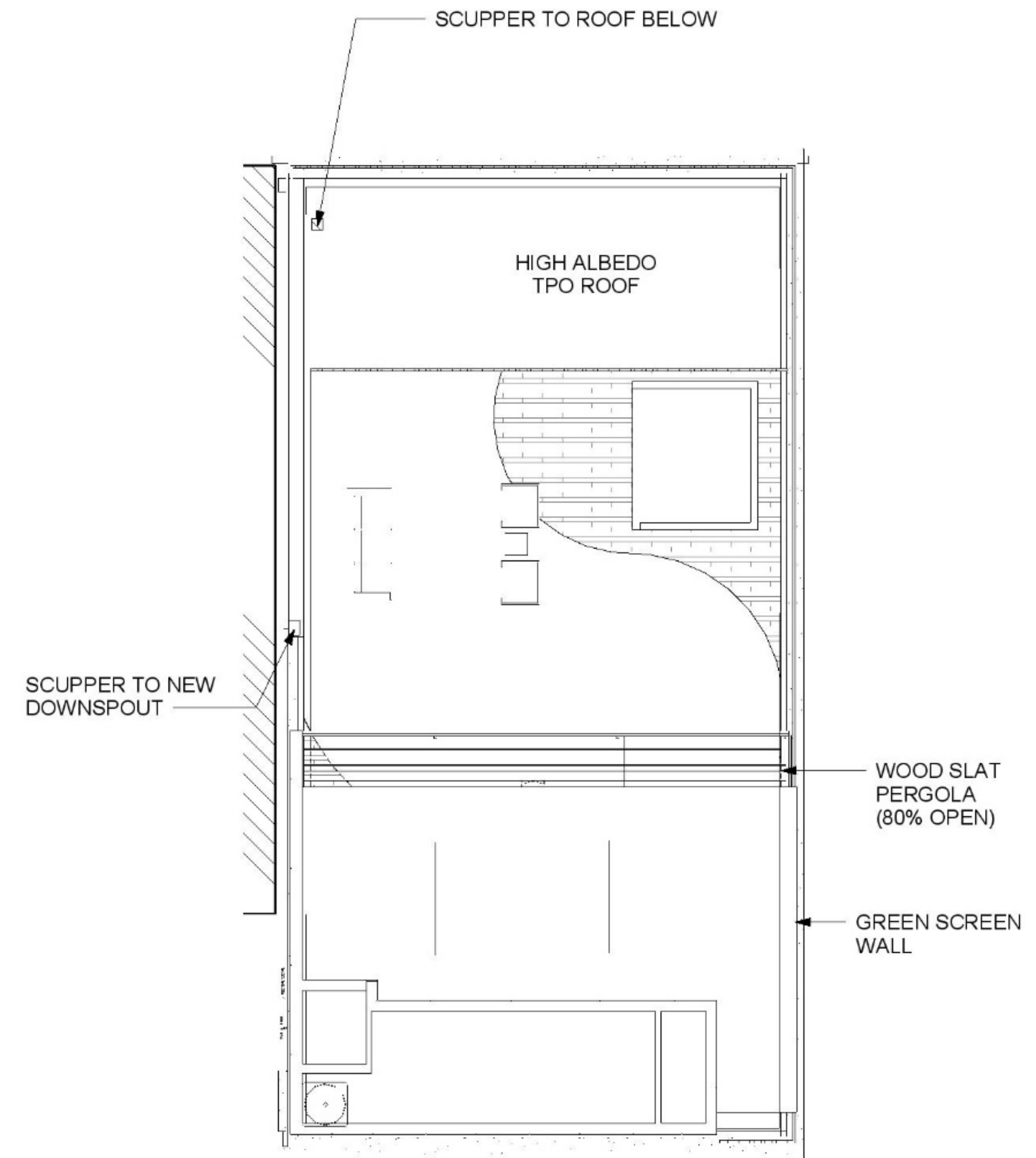


## PREVIOUSLY APPROVED



5 ROOF PLAN  
1/8" = 1'-0"

## PROPOSED



5 ROOF PLAN  
1/8" = 1'-0"

## THIRD LEVEL PLAN

128 N. PITT. ST.  
ALEXANDRIA VA 22314



HISTORIC PRESERVATION COMPARISON



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architecture / interior design / construction

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ph. 202.251.3235 www.markyooarchitect.com