

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

APPLICANT: Robert Bentley Adams

LOCATION: Old and Historic Alexandria District
405 South Washington Street

ZONE: CL/Commercial Low Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness with the following condition:

1. The applicant install wood shingles in lieu of the proposed metal roof to match the original roofing material.
2. The applicant work with staff to ensure that the proposed windows meet the requirements of the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*
3. Include the statements from Alexandria Archaeology, below, in the General Notes of 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. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection 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 (BAR2021-00174) and Certificate of Appropriateness (BAR2021-00175) 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 add a two story addition to the rear of the existing 1930s era ell, and replace the existing composition shingle roofing with painted standing seam metal. The addition will include a covered porch and exterior closets on the ground floor and an extension of the interior space on the second floor.

Permit to Demolish/Capsulate

The applicant proposes to demolish and capsulate portions of the rear of the existing ell, elements to be demolished or capsulated include:

- Single 1930s era double hung window to be demolished
- Area of second floor masonry surrounding the window to be demolished
- Portions of the rear wall of the ell to be capsulated by the new addition

Certificate of Appropriateness

Addition

The applicant proposes to construct a new 5' deep by 13' wide two story addition connecting to the west side of the existing ell. The addition will be the full width of the existing ell and the roof will be a continuation of the slope and membrane roofing of the existing ell. The addition will be clad in cementitious siding to differentiate it from the existing structure. The first floor of the addition will be a covered porch with a small closet on the south side and square pilasters supporting the upper level. The existing door and window at the ground floor will remain in place and will be visible through the covered porch. The second floor will feature triple, double hung wood windows on the west elevation and no openings on either the north or south elevations.

Alterations

The applicant proposes to replace the existing composition shingle roofing on the side gable front portion of the structure with a new painted standing seam metal roof.

Site context

The property faces South Washington Street to the east with a narrow horse alley on the north side of the property. The structure is engaged to the structure immediately to the south (Figure 1). Because of the narrow width of the horse alley and the location of the scope of work at the rear of the property, there is no visibility of the proposed work from South Washington Street. There is limited visibility to the area of work from the 700 block of Wolfe Street (Figure 2). The proposed addition will be minimally visible from a public right-of-way.

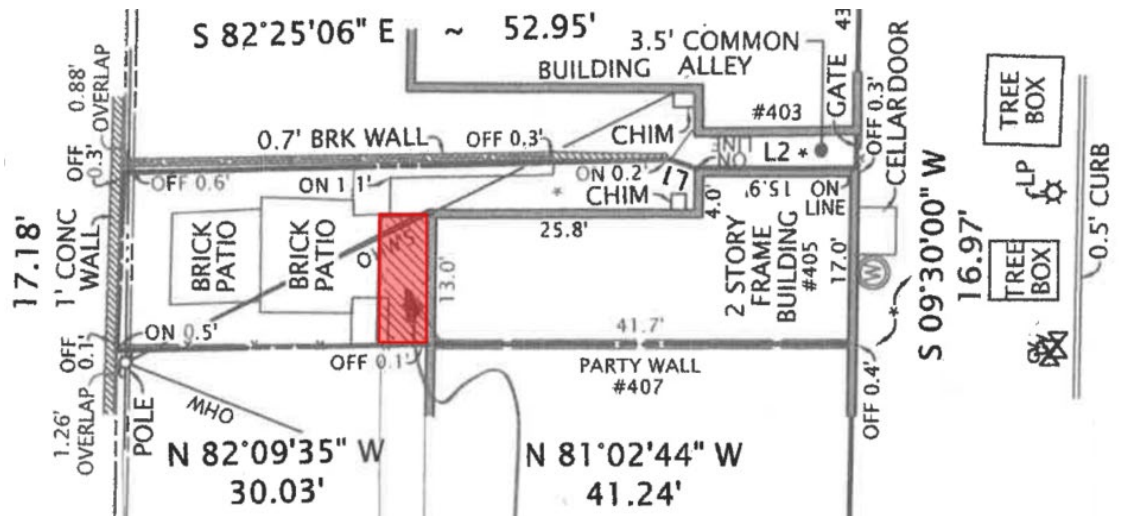


Figure 1: Plat showing location of addition



Figure 2: View of property from Wolfe Street

II. HISTORY

According to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, the structure at 405 South Washington Street was built, along with 407 and 409 South Washington Street, “by Charles C Smoot after he acquired the land by several purchases 1846-1847.” Per historic documents, it appears that the structure was built in approximately 1850, shortly after the sale of

the property. Sanborn Fire Insurance Maps from 1891 show the building with a single story rear portion of the building that is smaller in footprint than the existing configuration (Figure 3). It also shows the main, side gable portion of the building with a wood shingle roof.

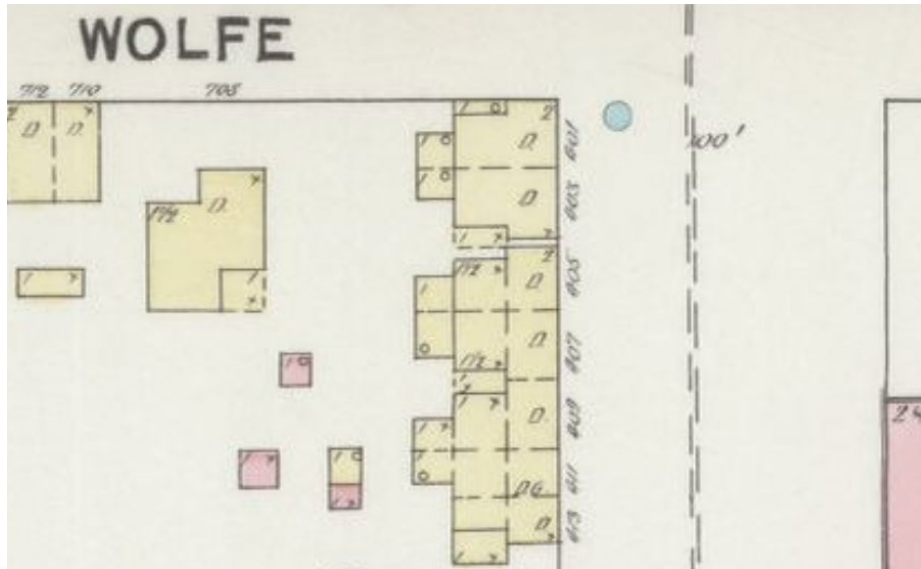


Figure 3: 1891 Sanborn Fire Insurance Map showing footprint of buildings along South Washington Street

The 1941 Sanborn Fire Insurance Map shows the building with the current footprint and the roof as composition shingles. City of Alexandria Permit #1447 was issued to “Remove entirely the back building and replace with a two story frame addition 12’ x 16’”. Permit #1502 was issued in 1936 to replace the existing roof with composition shingles. The portion of the building with the proposed demolition/capsulation dates from the permit that was issued in approximately 1936.

Staff was not able to locate any previous BAR approvals.

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 |

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. As noted above, the portion of the building proposed to be demolished/capsulated dates from the middle 1930s and is not original to the structure (Figure 4). The applicant proposes a very limited amount of demolition/capsulation that is not of unusual or uncommon design and could be reproduced easily.

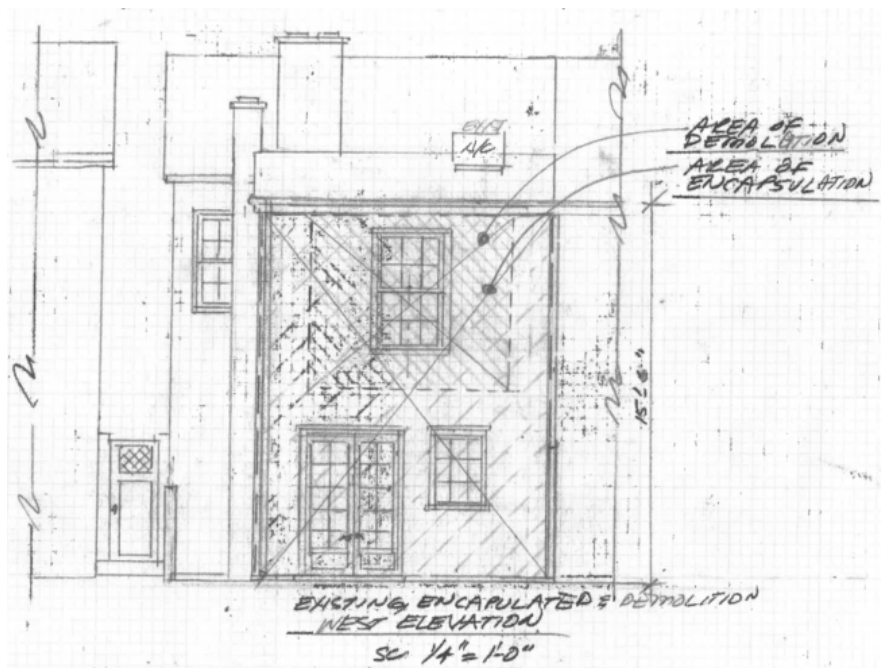


Figure 4: Proposed extent of demolition/capsulation

Certificate of Appropriateness

Addition

The *Design Guidelines* say that “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.” They further state, “The Boards generally prefer addition designs that are respectful of the existing structure and which seek to be background statements...” The proposed addition is limited in size, extending only 5’ from the existing rear elevation and follows the form of the existing building by extending the current roof line. The ground floor of the proposed addition will be a porch that will be covered by the overhanging 2nd floor massing. This open porch will allow for a view of the existing rear of the building, clearly distinguishing it from the original structure (Figure 5).

The proposed addition features square pilasters engaged to wing walls that support the upper mass of the addition. The triple, double hung window at the second floor aligned with the double door and single window on the ground floor presents a well proportioned elevation to the rear of the structure that clearly does not overwhelm the historic building. The use of cementitious siding for the addition will further serve to clearly distinguish this as an addition separate from the existing building.

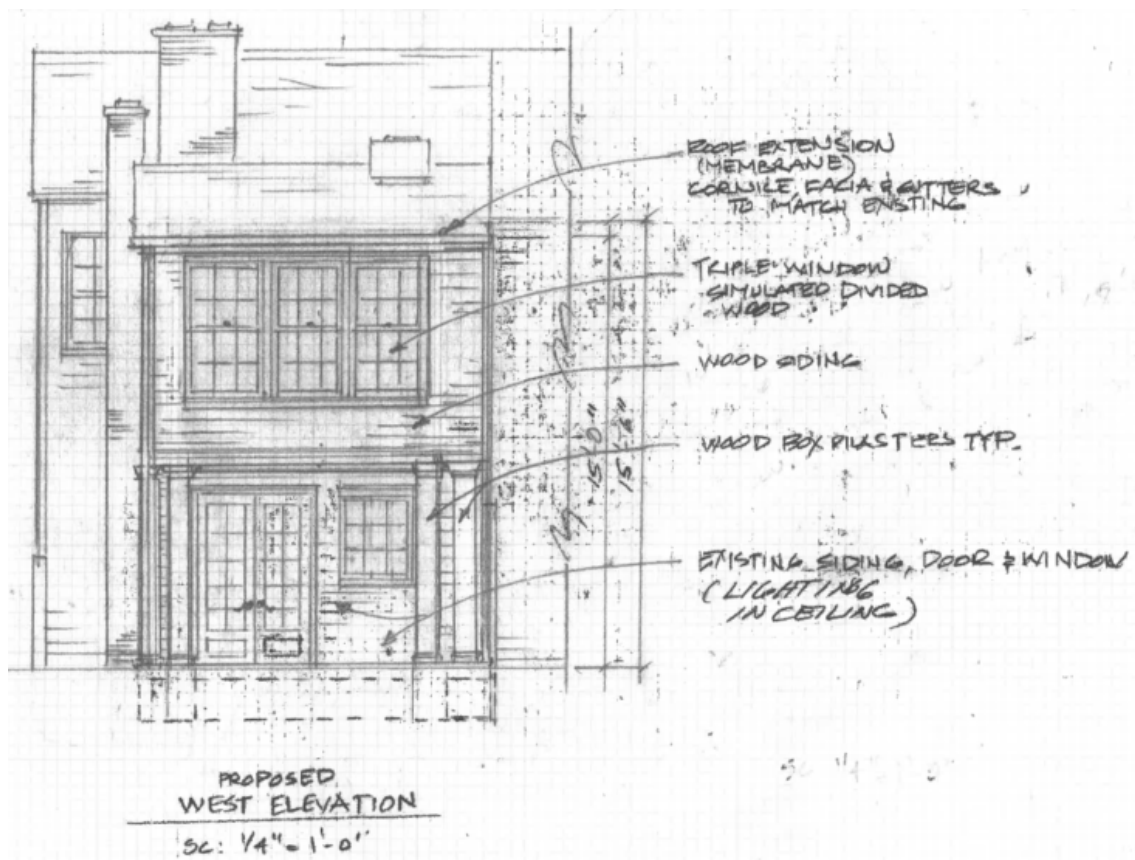


Figure 5: Proposed west elevation

The location of the property adjacent to South Washington Street invokes the requirements of Section 10-105 (A) (3) of the City of Alexandria Zoning Ordinance. This section applies additional standards to the design of the proposed addition. Staff finds that the proposed design is compatible with these additional requirements. As demonstrated above, there will be limited visibility of the proposed addition, it will be seen only above an existing fence and across two other rear yards. Staff finds that the design for the proposed addition is compatible with the existing building and adjacent historic structures. Given the limited visibility and simple design, Staff recommends approval of the proposed addition with the noted conditions.

Modifications

When considering roof replacement, the BAR Policies for Administrative Approval states, “For buildings with historic roofs beyond repair or those with previously replaced roofs, replacement materials should match the original in design, color, texture, and other visual qualities. The work should utilize the same materials and installation method to the maximum extent possible.” Per the Sanborn Fire Insurance Maps, the original roofing material for the side gabled front portion of the building was wood shingles. Permit #1502 was issued in 1936 to replace the existing roof with composition shingles. Currently the existing building and the neighboring structure at 407 South Washington Street have composition shingles in place while the building at 409 has a standing seam metal roof (Figure 6).



Figure 6: Existing roofing materials at 405-409 South Washington Street

The applicant is proposing to replace the existing composition shingle roof with a new painted standing seam metal roof. Per the Administrative Approval policy, where the original roofing material for a building can be determined either through documents or physical observation, any replacement roofing should utilize the same material and installation methods to the greatest

extent possible. The *Design Guidelines* state that, “Standing seam metal roofs are appropriate for buildings dating from the mid-19th century or later.” The approximate 1850 original construction date for this property means that either wood shingles or standing seam metal could have been used on the original construction. In order to be consistent with the Administrative Approval policy, Staff recommends that the existing composition shingles be replaced with wood shingles per the original construction.

Staff finds that the proposed addition is consistent with the *Design Guidelines* and the City of Alexandria Zoning Ordinance referencing standards for Washington Street because the design is clearly distinguishable from the original portion of the building while remaining compatible with and similar to other buildings adjacent to Washington Street. Staff recommends approval of the project with the following conditions:

1. The applicant install wood shingles in lieu of the proposed metal roof to match the original roofing material.
2. The applicant work with staff to ensure that the proposed windows meet the requirements of the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*
3. Include the statements from Alexandria Archaeology, below, in the General Notes of all 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. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

STAFF

William Conkey, AIA, Historic Preservation Architect, 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 The building has several existing areas with ceilings that are lower than seven feet in height. Per 2-145(B), this area can be excluded from FAR. Plans showing the ceiling heights in these areas must be submitted when applying for a building permit.

- F-2 The second floor of the proposed rear addition is shown as being under seven feet in height and therefore can be excluded from FAR. Plans showing this ceiling height must be submitted when applying for a building permit.
- F-3 The proposed two-story rear addition complies with zoning.

Code Administration

- F-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)
- 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 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was built by Charles Smoot around 1850. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19th-century Alexandria.
- R-1* Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2* The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*

✓
BAR Case # _____

ADDRESS OF PROJECT: 405 South Washington St.

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

TAX MAP AND PARCEL: 074.04-11-09

ZONING: CL

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: Robert Bentley Adams

Address: 510 S. Fairfax St.

City: Alexandria State: VA Zip: 22314

Phone: 703-626-0767 E-mail: bud.adamsarchitects@gmail.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ Mrs. Adams

Name: Susanne W. Adams

Phone: 571-213-2599

E-mail: zusibusi@gmail.co,

Legal Property Owner:

Name: Robert Bentley Adams

Address: 510 S. Fairfax St.

City: Alexandria State: VA Zip: 22314

Phone: 703-626-0767 E-mail: bud.adamsarchitects@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 type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input 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).*

Applicant requests approval for a painted metal standing seam roof on the sloped front section of the house.

Applicant requests approval for a 5'x13' two story addition at the west (rear) elevation of the house. The first floor will be a covered porch and closets; the second floor will be an extension of the rear office including two closets.

The materials will be hardplank siding and trim on all three sides. Pilasters will appear to support the second floor. Aluminum gutters and drains will connect to existing piping. The roof will be an extension of the real 'L' membrane roof. a ceiling light will be in the ceiling of the first floor.

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.

- ☒ ☐ 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:

T.B.D.

- ☐ 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:

Robert Bentley Adams

Printed Name: Robert Bentley Adams, AIA

Date: April 5, 2021

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. Robert Bentley Adams | 510 S. Fairfax 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 _____ (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. Robert Bentley Adams | 510 S. Fairfax 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. Robert Bentley Adams | Board Member | Board of Architectural Review |
| 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.

April 5, 2021

Date

Robert Bentley Adams

Printed Name

Robert Bentley Adams
Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18 / Revised 4.19.21

B

A. Property Information

A1. 405 S. Washington St. CL ☐
 Street Address Zone
 A2. 1,230 SF x 0.75 = 922.5 SF
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

| Existing Gross Area | | Allowable Exclusions** | | |
|---------------------|----------|------------------------|--------|---|
| Basement | | Basement** | | B1. 1,228.00 Sq. Ft. |
| First Floor | 614.00 | Stairways** | 132.50 | Existing Gross Floor Area* |
| Second Floor | 619.00 | Mechanical** | 7.00 | B2. 400.00 Sq. Ft. |
| Third Floor | | Attic less than 7'" | | Allowable Floor Exclusions** |
| Attic | | Porches** | | B3. 628.00 Sq. Ft. |
| Porches | | Balcony/Deck** | | Existing Floor Area Minus Exclusions (subtract B2 from B1) |
| Balcony/Deck | | Lavatory*** | 64.00 | Comments for Existing Gross Floor Area |
| Lavatory*** | | Other** | 149.50 | rear office ceiling <7'-0" - 149.5 sf; chimneys a |
| Other** | | Other** | 47.00 | |
| B1. Total Gross | 1,228.00 | B2. Total Exclusions | 400.00 | |

C. Proposed Gross Floor Area

| Proposed Gross Area | | Allowable Exclusions** | | |
|---------------------|--------------|------------------------|--------------------|---|
| Basement | | Basement** | | C1. 130.00 Sq. Ft. |
| First Floor | 65.00 | Stairways** | | Proposed Gross Floor Area* |
| * Second Floor | 65. * | Mechanical** | | C2. 65 SF Sq. Ft. |
| Third Floor | | Attic less than 7'" | 2nd floor addition | Allowable Floor Exclusions** |
| Attic | | Porches** | | C3. 65 SF Sq. Ft. |
| Porches | | Balcony/Deck** | | Proposed Floor Area Minus Exclusions (subtract C2 from C1) |
| Balcony/Deck | | Lavatory*** | | |
| Lavatory*** | | Other** | | |
| Other | | Other** | | |
| C1. Total Gross | 130 SF (122) | C2. Total Exclusions | 0.00 65 SF | |

D. Total Floor Area

D1. 893 SF Sq. Ft.
 Total Floor Area (add B3 and C3)
 D2. 922 SF Sq. Ft.
 Total Floor Area Allowed
 by Zone (A2)

E. Open Space

E1. Existing Open Space Sq. Ft.
 E2. Required Open Space Sq. Ft.
 E3. Proposed Open Space Sq. Ft.

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, porches, 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.

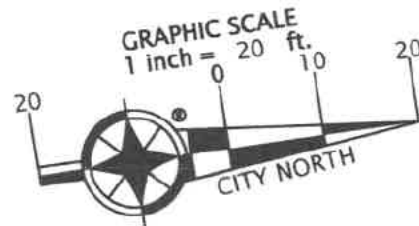
Signature: Robert B. Shaw

18

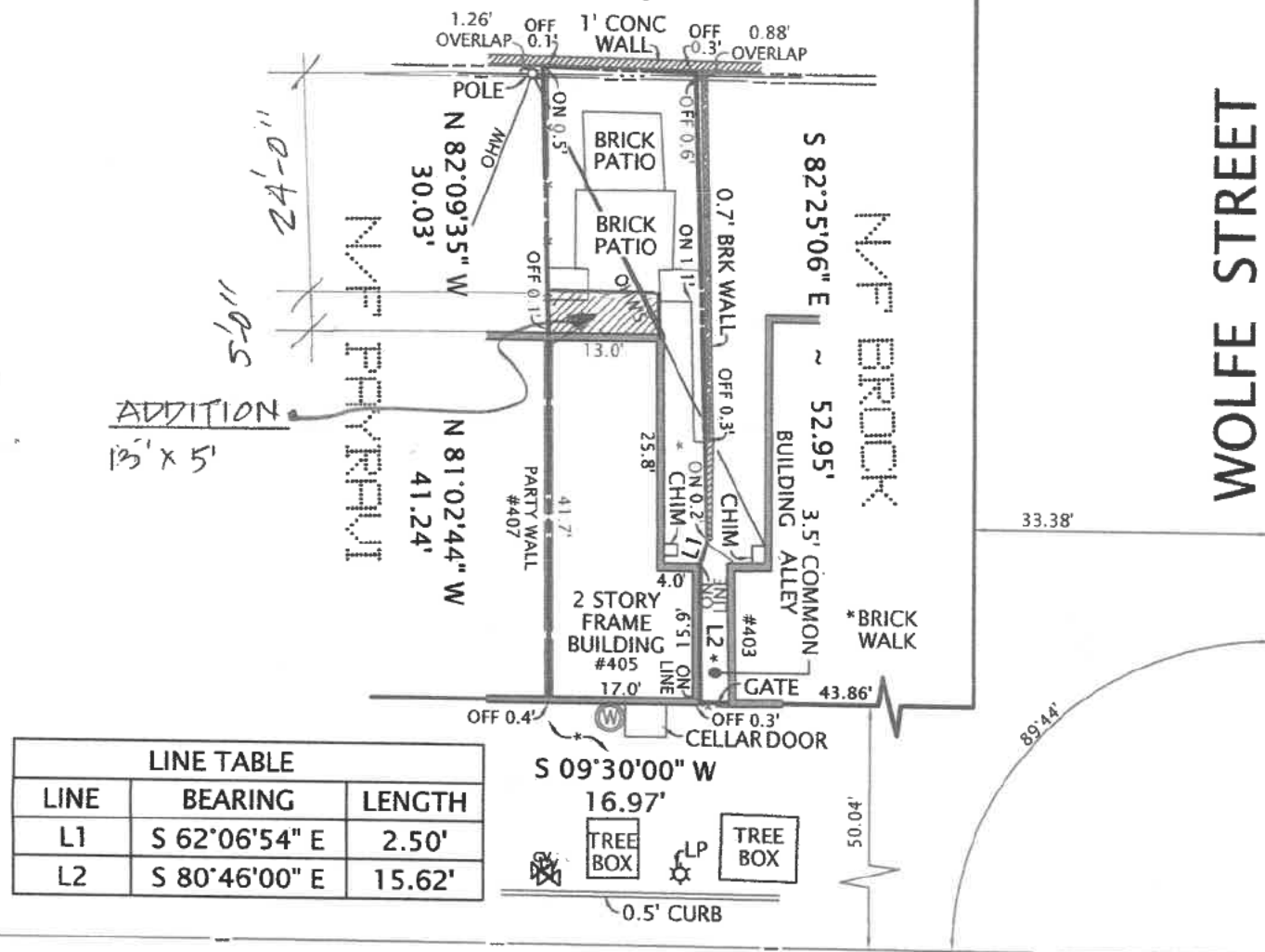
Date: April 5, 2021

4-19-21

NOTES: 1. FENCES ARE FRAME.



PROPERTY OF
ANNE LEWIS JONES
LOT 500
N 10°45'32" E
17.18'



SOUTH WASHINGTON STREET

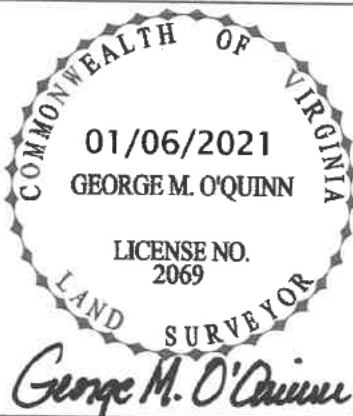
PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#405 SOUTH WASHINGTON STREET

(INST. #110004802)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JANUARY 6, 2021

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.



CASE NAME:

ROBERT ADAMS

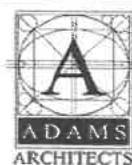
DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: ADAMS, TR






#201221007

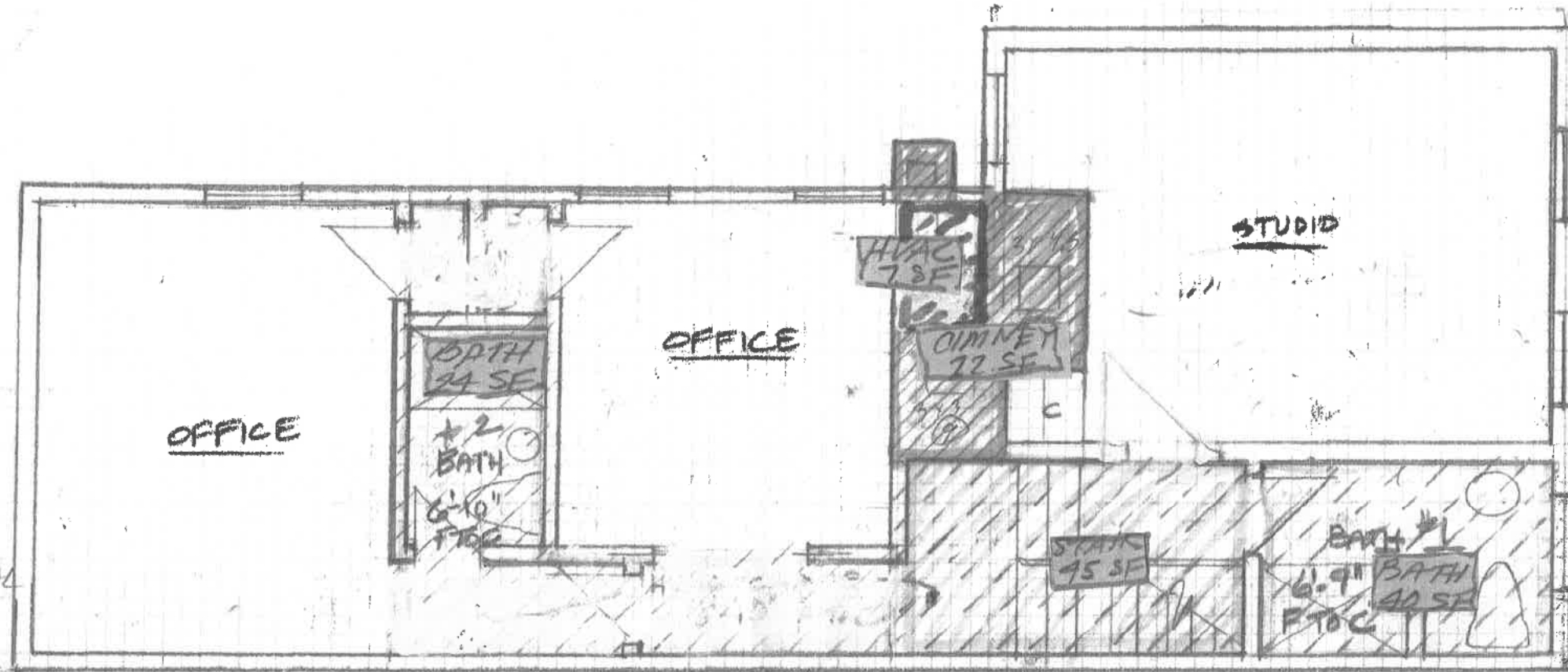
S1 SITE PLAN

405 S. Washington St.
Alexandria, VA 22314

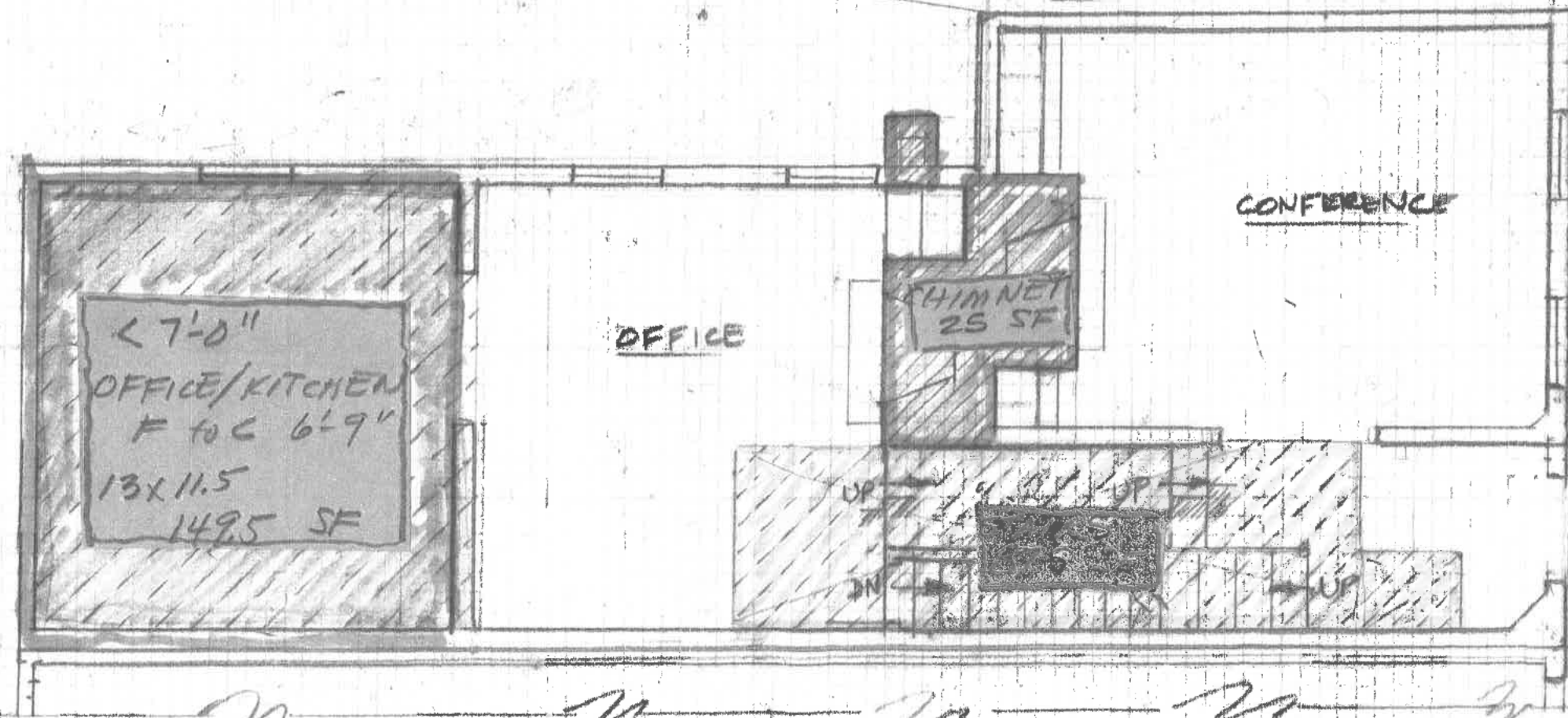


ROBERT BENTLEY ADAMS, AIA
510 S. Fairfax St., Alexandria, VA 22314
Bud.adamsarchitects@gmail.com

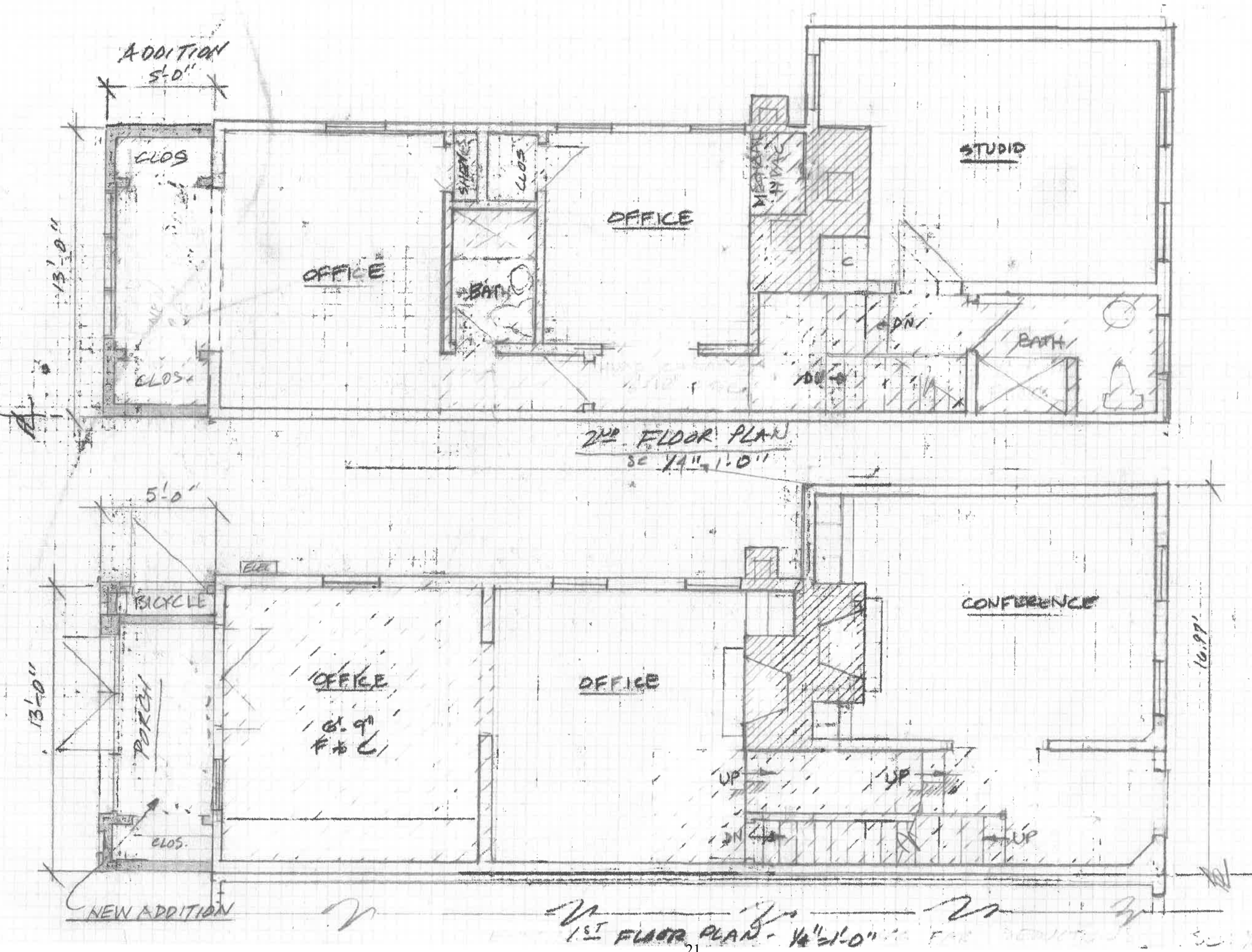
-  MASONRY CHIMNEY
-  STAIRS & LANDINGS
-  BATH 3'
-  CEILING > 7'-0"
-  MECHANICAL LAUNDRY



2ND FLOOR FAR STUDY
1/4" = 1'-0"



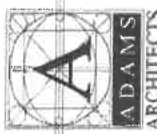
1ST FLOOR FAR STUDY



A2

FLOOR PLANS
W/ ADDITION

405 S. Washington St.
Alexandria, VA 22314

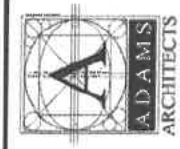


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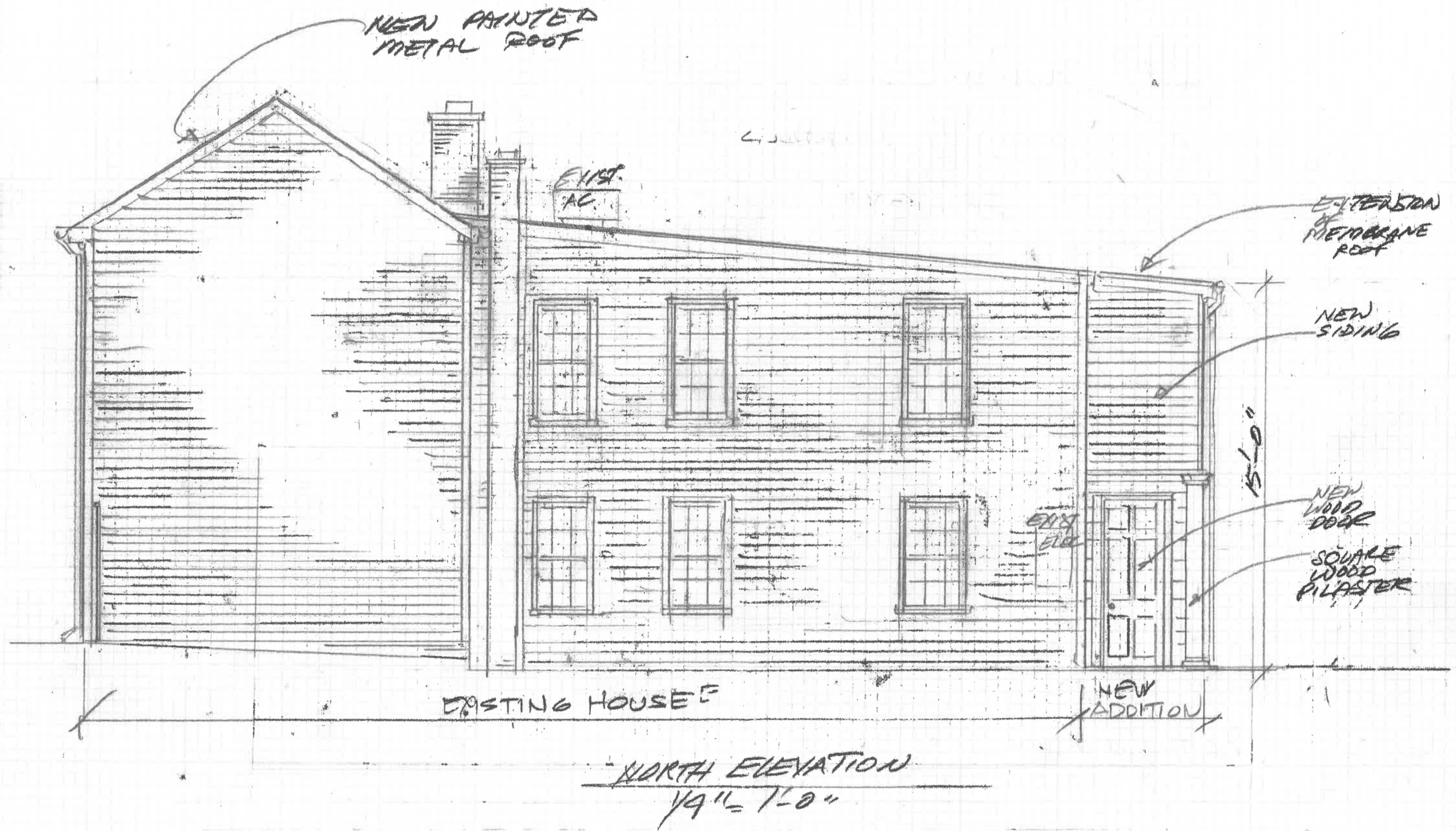


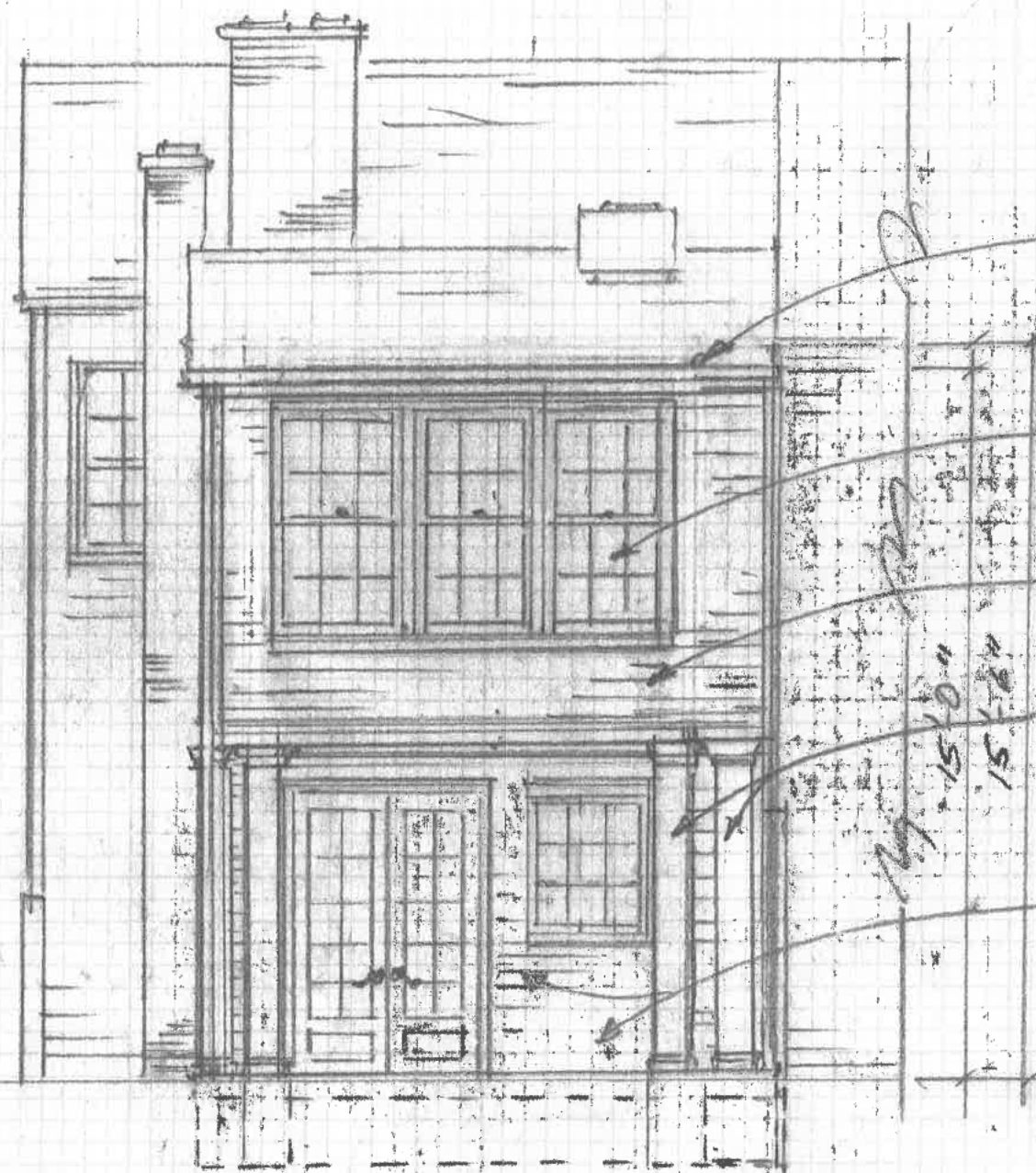
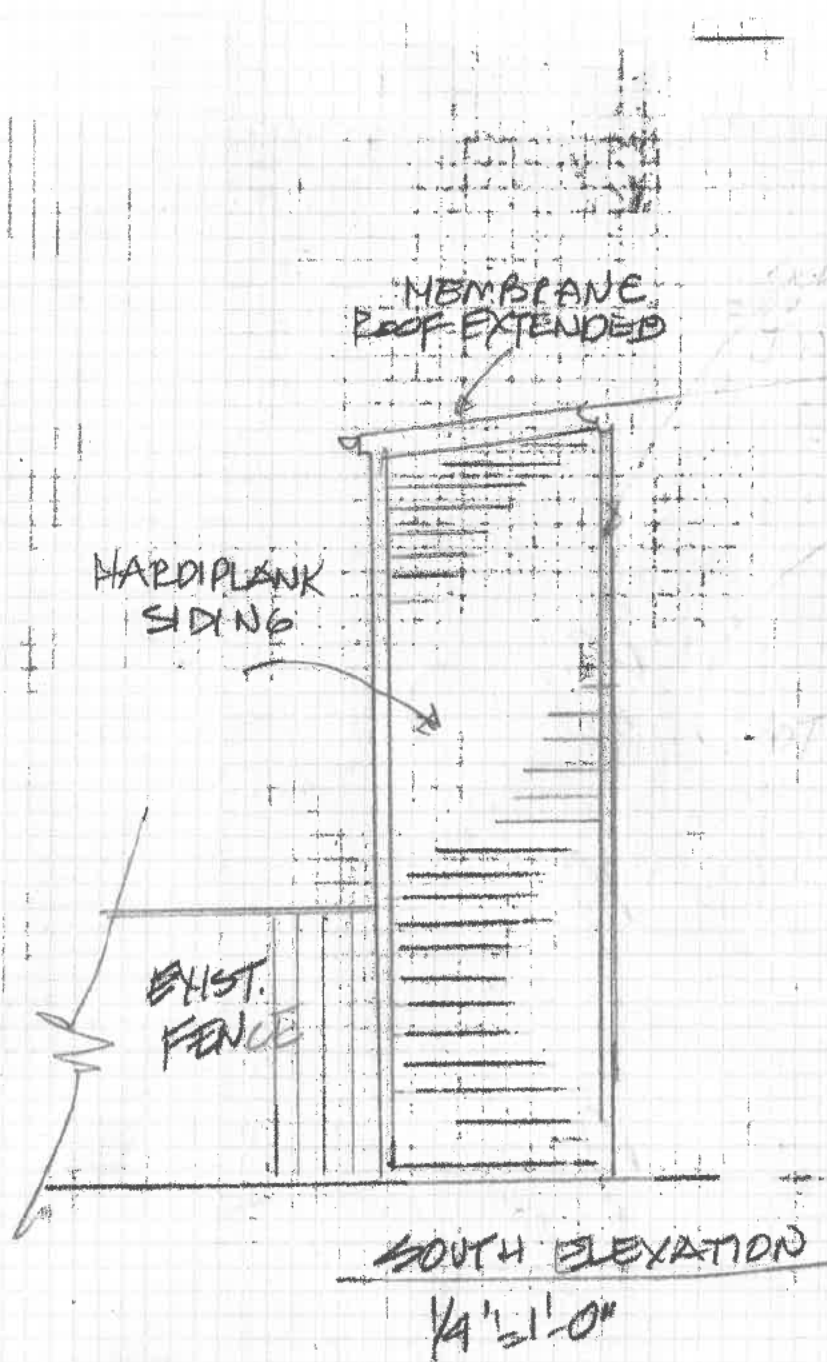
A3
REAR
EXIST'G & DEMO/
ENCAPSULATION

405 S. Washington St.
Alexandria, VA 22314



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ROOF EXTENSION
(MEMBRANE)
CORNICHE, FASCIA & GUTTERS
TO MATCH EXISTING

TRIPLE WINDOW
SIMULATED DIVIDED
WOOD

WOOD SIDING

WOOD BOX PILASTERS TYP.

EXISTING SIDING, DOOR & WINDOW
(LIGHTING IN CEILING)



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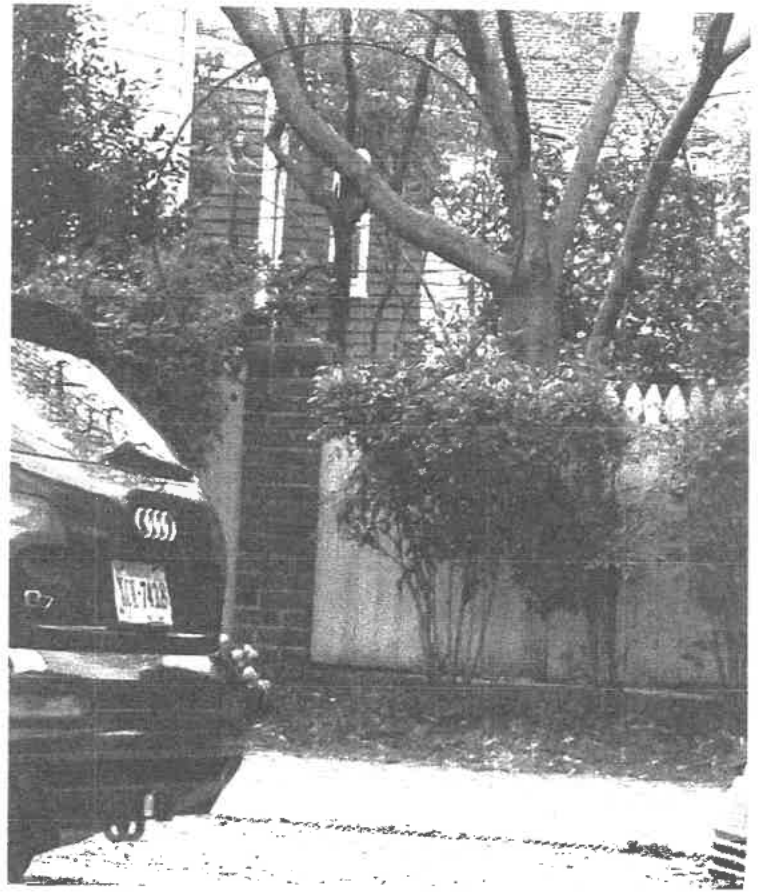
405 S. Washington St.
Alexandria, VA 22314

REAR
ADDITION

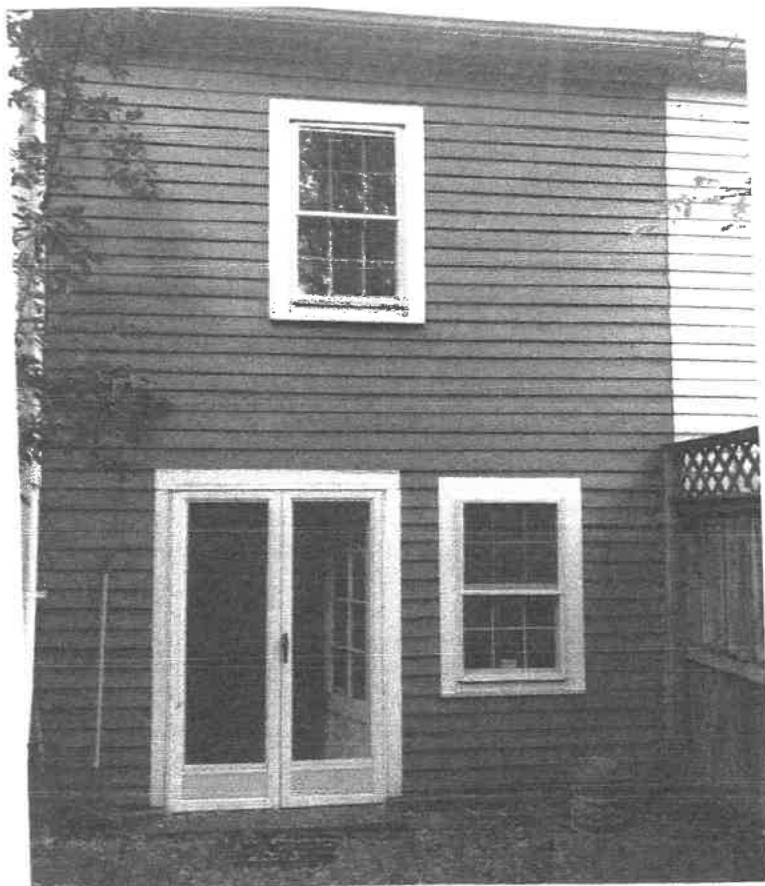
A5



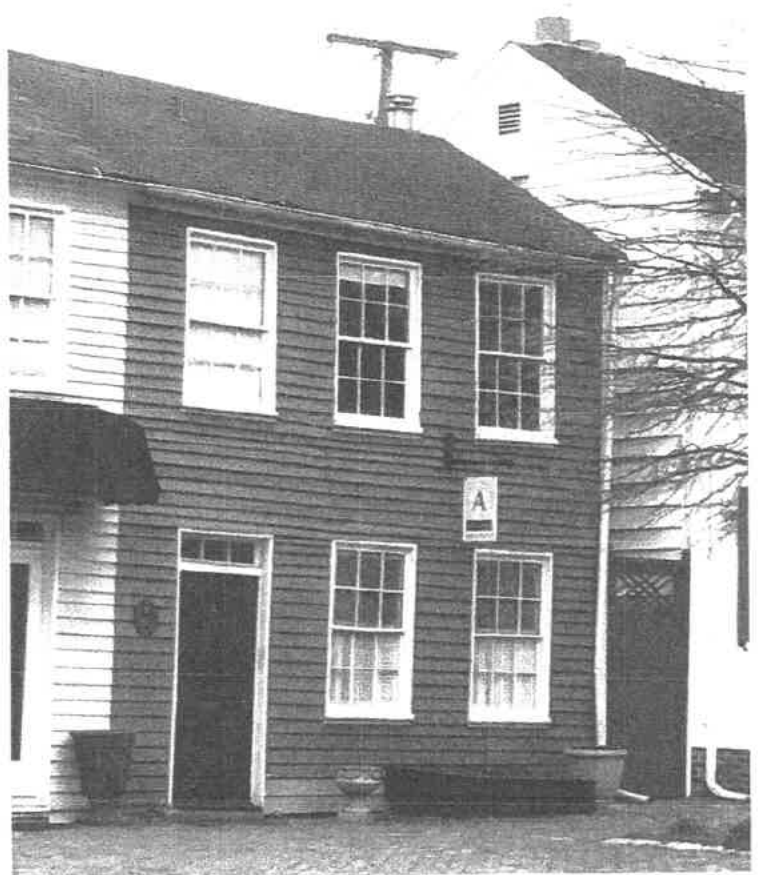
North facade to be unchanged except for extension at west.



View from north from Wolfe St.
Grey rear elevation is visible between white and yellow houses.



West elevation showing area of addition.
The first floor doors and window will remain as is.
The second floor window will be removed and a 7' section
demolished where the rear office is extended. The second floor
will be demolished where the rear office is extended.



View from S. Washington St.
New standing seam metal (painted grey) to be installed on sloped
roof.

EXIST. COND.
PHOTOS

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Alexandria, VA 22314



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