

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

APPLICANT: 214 and 216 S Payne LLC

LOCATION: Old and Historic Alexandria District
214 and 216 South Payne Street

ZONE: CL/Commercial low zone

STAFF RECOMMENDATION

Staff recommends denial of the Permit to Demolish/Capsulate (partial) and the Certificate of Appropriateness for work on the front (west) portion of the building and project site. This includes the following work:

- Removal of two second floor windows and surrounding brick centered above the main entry doors.
- Removal of the stone steps, piers, and railings leading to the main entrance.
- Removal of the roof and decorative trim covering the two main entrance doors.
- Installation of new three part window above the main entry doors to include new brick head.
- Construction of raised covered porch at the first floor level across the front of the existing building.
- New stone stair leading from grade to the new porch.
- New curved site walls leading from the front porch to the north and south.

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and the Certificate of Appropriateness for work on the south, east, and north elevations of the building with the following conditions:

1. The applicant submits product information on the proposed replacement windows to ensure that they meet the requirements of the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.
2. The applicant works with staff on the design of the railings for the proposed stair and roof deck on the rear (east) elevation in order to minimize their visibility and not confuse it as an original historic element.
3. The applicant works with staff on connections between the proposed exterior stair on the rear (east) elevation and the existing historic masonry wall to minimize the impact of these connections on the masonry.

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 (BAR #2021-00134) and Certificate of Appropriateness (BAR #2021-00355) 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 make various improvements to the existing building to include the construction of a new elevated porch on the west side of the building, small addition on the south elevation, replacement and enlargement of the exterior stairs and deck on the south elevation, and the construction of a new exterior stair, door and roof deck at the east elevation. Please note that the elevations on the submission are incorrectly labeled, the front street facing elevation should be the west elevation.

Permit to Demolish/Capsulate

The applicant proposes to demolish/capsulate existing material on all elevations and the roof of the existing building, elements to be demolished include:

- Removal of two second floor windows and surrounding brick centered above the main entry doors.
- Removal of the stone steps, piers, and railings leading to the main entrance.
- Removal of the roof and decorative trim covering the two main entrance doors.
- Removal of non-historic windows throughout.
- Removal of exterior stair, deck, and railing on south side of the building.
- Demolition of a portion of the exterior wall and one window on the north end of the existing deck on the south side of the building.
- Remove one window and a portion of the surrounding brick on the rear of the building to enlarge the opening to accommodate a new door.

Certificate of Appropriateness

Addition

The applicant proposes to construct two additions to the existing building. An elevated porch with open railings and a sloped metal roof will extend across the front of the building. The porch will feature faceted corner elements and an arched central entry. The design of the porch will include decorative details at the columns, railings, and roof meant to be reminiscent of the Victorian style.

At the rear of the building, the applicant is proposing to build a roof deck with access from an exterior stair mounted to the east wall of the existing building. Access to this stair will be through an existing window that is being enlarged into a door. The roof deck will sit on top of the lower roof at the rear of the building, limiting the view of the deck from South Payne Street.

Alterations

Alterations to the existing building include the following:

- Two existing windows on the second floor of the front elevation that are centered over the main entry doors will be replaced with a single, three part window with a brick head.
- All of the existing windows are being replaced with wood windows to match the existing in style and configuration.
- The existing composite shingle roofing at the tower elements is being replaced with new diamond pattern metal roofing.
- An area at the north end of the existing exterior stair on the south side of the building is being enclosed with brick walls to match the existing in style and color.
- The existing wood stair and exterior deck on the south side of the building is being replaced with a new stair and deck that protrudes approximately 1'-6" beyond the face of the existing adjacent wall.
- An existing window on the east elevation is being enlarged to a new door, providing access to the stair to the new roof deck.
- Installation of new glass panels in existing door.

Site context

The property faces South Payne Street to the west with open lots on either side which allow for views of the front and sides of the property. The parking lot immediately behind the property is private but the through alley to the north of the site is public. From that vantage point, the rear of the building is visible from a public right of way (Figure 1).



Figure 1: View of rear of property from public alley north of the project site

II. HISTORY

Based on census records and city directories, it appears that the twin buildings were built in either the late 1870s or early 1880. Two brothers, Thomas D. Keys and George W. Keys lived next door to one another in June of 1880. Thomas moved out of the house at 214 South Payne in 1884, and his brother George remained in his house until 1888.

This area of the city first appears on Sanborn Maps in 1902 and the two structures appear very much the same as they do today. The property at 214 South Payne Street did have two wood framed, single story structures at the rear of the property. The large vacant lot currently to the north of the property, appears as vacant in this map. A 1962 building permit describes the conversion of the buildings into multifamily apartments in lieu of the previous single family residences. A 1986 permit for both properties included a significant renovation of the building to include the replacement of all existing windows.

Previous Approvals

Permit 14522 – 1958 – New built up roof

Permit 19024 – 1962 – Conversion of building into apartments

1986 – Permit for exterior renovation, to include replacement of all windows

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?	Yes
(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 believes that the Demolition/Capsulation at the front elevation of the building would detract from the architectural character of these unique historic structures and would be a detriment to the public interest. The brick buildings were built as twins and feature two faceted towers with a central covered porch between them and a monumental entry stair with stone piers and wood railings. Built to be two separate but attached structures, the front (west) elevation is entirely symmetrical around the party wall with paneled entry doors with rounded transoms and second floor windows centered on each of the entry doors with rounded heads. The tall ground floor windows are a hallmark of the architectural style and feature decorative brick heads and stone sills (Figure 2).

While twin or even triplet buildings are common throughout the historic district, including similar architectural designs such as 232 and 234 North St Asaph Street, the subject properties are unique in their treatment of the main building entry and ground floor windows. The elevation of the first floor several feet above the sidewalk and creation of a dominant shared central monumental stair is unique to this property. Appearing much as it did when it was constructed, the property is an important example of Victorian architecture.



Figure 2: Existing front (west) elevation of existing building

The applicant is proposing to demolish the two central second floor windows and replace them with a single three part window. The duplicate windows in this location, along with the two entry doors, mark this as a set of twin buildings and their replacement with a single window would be counter to the history of the structure. The applicant is also proposing to remove the monumental stairs and decorative roof between the two tower elements. These are unique architectural elements and correspond to the strong vertical towers at the corners of the building. Staff feels that the removal of the historic fabric on the front (west) elevation would be counter to preservation principles and would be a detriment to the greater public interest. Staff recommends denial for the Permit to Demolish/Capsulate for the work at the front (west) elevation.

The existing exterior stair on the south side of the building is utilitarian and not unusual in the historic district. Its removal and replacement with a similar stair and deck would not greatly change the architectural character of the building. The demolition of the window and adjacent masonry on the rear of the building is incidental to a secondary elevation and similarly does not affect the overall architectural character. Staff supports the application for a Permit to Demolish/Capsulate for the work on the south, east, and north elevations as submitted.

Certificate of Appropriateness

The following alterations are included in the application and comply with the *BAR Policies for Administrative Approval in The Old and Historic Alexandria District*. Staff would approve all:

- The replacement of the non-original (approximately 1986) windows throughout, with the condition that they meet the requirements of the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.
- The replacement of the shingle roofing on the tower elements with historically appropriate patterned metal roofing.

Additions/alterations that are not eligible for administrative approval include the following:

Front (West) Elevation

As noted above, the applicant is proposing to install a new single, three-part window in place of the existing two windows centered above the two main entry doors. They are also proposing to replace the existing covered front porch that fits between the two tower elements with an enlarged raised porch covering the entire front of the building and projecting approximately 6'-9" from the front of the existing porch. Two new curved site walls will extend from the north and south edges of the porch to enclose the front of the side yards (Figure 3).

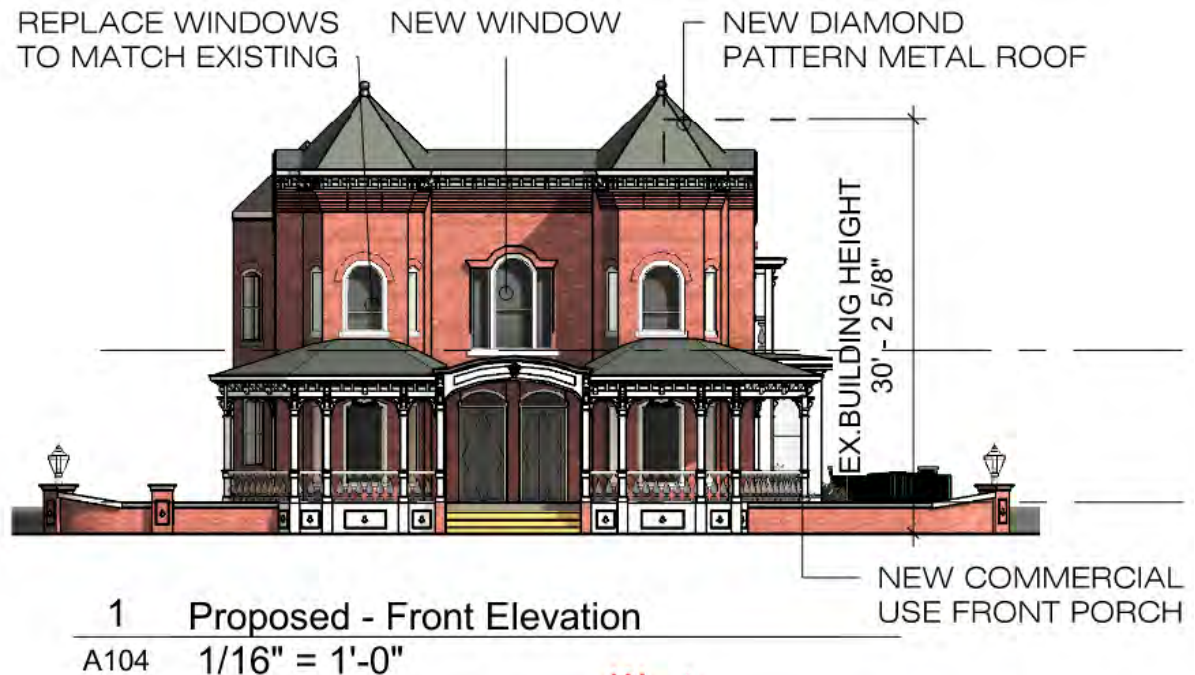


Figure 3: Proposed front (west) elevation

The *Design Guidelines* say that “An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past.” Section 10-105(A)(2)(b) of the Zoning Ordinance says that one of the criteria to be reviewed in approving a Certificate of Appropriateness is “the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;”.

The proposed porch addition, site walls, and modifications to the front (west) elevation of the existing building will significantly modify the architectural character of this pair of unique historic buildings. The replacement of the pair of windows on the second floor with a single three-part window will give the appearance of this being a single building instead of the mirrored pair as it was originally designed and built. This will be contradictory to the double entry doors below and not in keeping with the history of the building. The proposed porch addition changes the proportions of the building, currently the twin tower elements create a strong vertical proportion to the building consistent with this architectural style. The porch will obscure the base of these towers and give the building elevation a horizontal orientation. These modifications will compromise the character and historic materials of the existing building, contrary to the directions of the cited Zoning Ordinance criteria, Staff does not support the approval of the Certificate of Appropriateness for the work proposed on this elevation.

South Elevation

In the current configuration, the existing building features a notch in the masonry footprint in the rear half of the south elevation that is infilled with a decorative wood porch and exterior stair to provide access to the upper levels from the side yard. The applicant is proposing to remove the existing porch and stair and replace it with a new one of similar design but protruding from the face of the building by approximately 1'-6" in order to allow enough room on each level of the porch for it to be occupied. The applicant is also proposing to reduce the overall length of the

notch by approximately 3'-6" by increasing the masonry footprint on the north end to allow for a shower on the interior (Figure 4). The brick on the side of the building is painted so there will not be an issue of matching the existing brick in color and size.



Figure 4: Proposed south elevation

As noted above, the Zoning Ordinance is concerned with maintaining the historic character of a building. While the existing side porch being bound by the adjacent masonry piers is reminiscent of the front porch between the brick tower elements, this is occurring on a secondary elevation and the architectural language remains the same. Since the brick is painted, the proposed masonry addition at the north end of the notch will be indistinguishable from the existing masonry. Staff finds that the proposed modifications to the south elevation do not significantly change the character of the building or remove important or unique historic fabric and supports the approval of the Certificate of Appropriateness for the work on this elevation.

Rear (East) Elevation

The applicant is proposing to enlarge an existing second floor window opening on the rear (east) elevation and install a new door to provide access to a new exterior stair. The stair will be mounted to the face of the existing masonry wall and will feature brackets to support the cantilevered stair. The stair will lead to a multiple level roof deck on top of the rear portion of the building. As shown in the proposed design, the roof deck will be multiple levels including a landing that is below the level of the roof deck. These multiple levels and the landing are required to accommodate the horizontal run of the exterior stair and the slope of the existing roof in the area. It is unclear from the submission how travel between the levels will work but the elevations do clearly show the different levels of decorative railings. The proposed design for the stair and roof deck includes decorative railings similar in style to the railing on the existing and proposed porch on the south elevation (Figure 5).

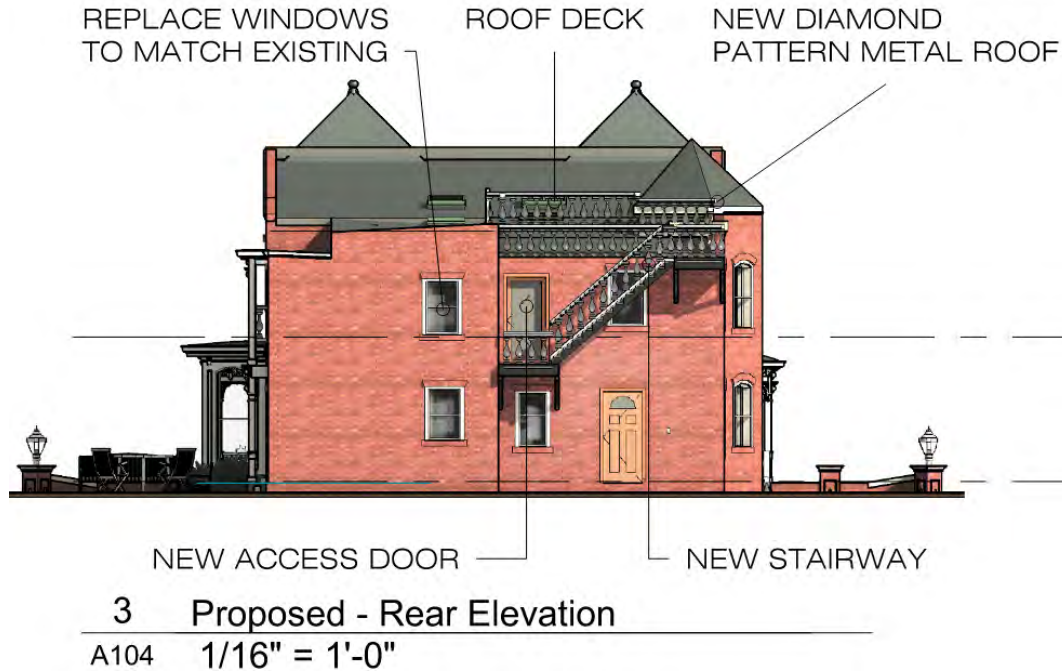


Figure 5: Proposed rear (east) elevation

The *Design Guidelines* state that “Roof decks should be constructed so that they do not interfere with the historic roofline of a building” and “Material should not be used on a roof deck that detracts from the historic architecture of a structure.” Additionally, the Design Guidelines indicate that the Board “has approved the construction of decks in a number of instances...where there is minimal visibility of the deck from a public way.”

Over the years, the BAR has approved numerous decks in the Old and Historic Alexandria District including decks at 110 North Columbus, 1221 Prince, 317 – 325 North Columbus, 1228 Prince, 228 North Columbus, 1015 King, and 6 Prince to name a few. All of the afore-mentioned properties are residential, with the exception of The Hour Shop at 1015 King and Misha’s Coffee House at 6 Prince.

The proposed exterior stair and roof deck are shown using the same design vocabulary as the existing and proposed porch on the south elevation. This includes a wood railing that uses replicated traditional vertical supports found on porches of buildings of a similar style and similar to those found elsewhere on this building. This visually heavy language and multiple levels serves to obscure the existing building by creating a dense field of decorative woodwork. It also confuses the clearly modern roof deck addition with the existing porch at the front and south elevations by using the same language. The *Design Guidelines* clearly states that roof decks “should not interfere with the historic roofline of a building” and that “material should not be used on a roof deck that detracts from the historic architecture of a structure.” The proposed design of the railings obscures the view of the historic fabric and provides little differentiation between that which is clearly modern and the existing historic elements. Staff recommends that the applicant work with staff on the design of a minimal railing system that will allow for a clear view of the existing building and marks this intervention as clearly modern in nature.

The design for the exterior stair includes brackets that are attached to the existing masonry wall. Details for this attachment have not been provided at this time but an important preservation doctrine is that modern interventions should not cause harm to existing historic fabric. Staff recommends that the applicant work with staff on the connection details between the stair and the masonry wall to ensure that there is not undo damage to the historic fabric.

Staff finds that the proposed exterior stair and roof deck on the rear (east) elevation of the building comply with the recommendations of the *Design Guidelines* with the exception of the detailing of the proposed railings. While the proposed roof deck is visible from the adjacent east-west alley to the north of the project site, visibility from South Payne Street will be limited. Staff recommends approval of the Certificate of Appropriateness for the proposed roof deck with the condition that the applicant work with staff to refine these details.

Staff finds that the criteria for the Permit to Demolish/Capsulate the historic fabric on the front (west) elevation of the building are met and recommends that the Board deny the application for this portion of the proposed work. The criteria are not met for the proposed work on the other elevations and staff recommends that the Board approve the demolition in these areas. Staff further finds that the proposed work on the front (west) elevation is not in compliance with the *Design Guidelines* or the listed section of the Zoning Ordinance and recommends that the Board deny the application for a Certificate of Appropriateness for the work in this area.

Staff finds that the proposed work on the south and rear (east) elevations is in general compliance with the *Design Guidelines* and the Zoning Ordinance and recommends that the Board approve the Certificate of Appropriateness for this work with the specific conditions listed below:

1. The applicant submits product information on the proposed replacement windows to ensure that they meet the requirements of the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.
2. The applicant works with staff on the design of the railings for the proposed stair and roof deck on the rear (east) elevation in order to minimize their visibility and not confuse it as an original historic element.
3. The applicant works with staff on connections between the proposed exterior stair on the rear (east) elevation and the existing historic masonry wall to minimize the impact of these connections on the masonry.

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 Special Use Permit SUP2021-00027 for a parking reduction and lot modifications for open space minimum requirement and front yard setback requirements to allow for the conversion of a commercial property to a residential, two-family duplex, and commercial on the ground floor was approved by City Council on June 19, 2021.
- F-2 Encroachment permit ENC2021-00002 for a 102.76 square foot (2.8 feet-by-36.7 feet) encroachment for the front porch was approved by City Council on July 6, 2021.
- F-1 The proposed new porch, roof deck, and exterior alterations comply with SUP2021-00027 and ENC2021-00002 and comply with zoning.

Code Administration

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

Transportation and Environmental Services

No comments received

Alexandria Archaeology

- F-1 No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
2 – Supplemental Materials

ADDRESS OF PROJECT: 214/216 South Payne StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 074.01-10-38 & 074.01-10-39 ZONING: CLAPPLICATION 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: 214 and 216 S Payne LLCAddress: 3214 N University Ave Ste 700City: Provo State: UT Zip: 84604Phone: 571-235-8236 E-mail: 214southpayne@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Mark YooPhone: 202-251-3235E-mail: mark@markyooarchitect.com

Legal Property Owner:

Name: 214 AND 216 S PAYNE ST LLCAddress: 3214 N University Ave Ste 700City: Provo State: UT Zip: 84604Phone: 571-235-8236 E-mail: 214southpayne@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.*
 ☐ 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).*

The exterior alteration includes the removal of two front windows and an installation of a large new window matching the frame color, header brick detail and other existing characteristics. The addition consists of build a new front porch connected to the existing one, incorporating architectural elements on baluster, columns and arches in accordance with the Victorian architectural building style. New exterior stairs will be added to provide private access to the residence on the second level and the required roof deck.

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 or 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.
-

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: Mark R. YooPrinted Name: Mark R. YooDate: 3/19/2021

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. Mark Yoo	221 S Henry Street, Alexandria VA 22314	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 214/216 S Payne Street, Alexandria VA 22314 (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. J.A. Antonelli	3214 N University Ave Ste 700, Provo UT 84604	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. Mark Yoo	Board Member	Board of Zoning Appeals
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.

3/19/2021

Date

Mark R. Yoo

Printed Name

Mark R. Yoo

Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 214 & 216 South Payne Street
Street Address

CL
Zone

A2. 9,867.00 x 0.75 = 7,400.25
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	1,173.00	Basement**	1,173.00	B1. 5,670.58 Sq. Ft.
First Floor	2,153.00	Stairways**	432.96	Existing Gross Floor Area*
Second Floor	2,116.00	Mechanical**		B2. 1,834.54 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**	62.00	B3. 3,836.04 Sq. Ft.
Porches	62.00	Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***	166.58	(subtract B2 from B1)
Lavatory***	166.58	Other**		Comments for Existing Gross Floor Area
Other**		Other**		
B1. <u>Total Gross</u>	5,670.58	B2. <u>Total Exclusions</u>	1,834.54	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	1,097.00	Basement**	1,097.00	C1. 2,024.97 Sq. Ft.
First Floor	141.22	Stairways**	-86.76	Proposed Gross Floor Area*
Second Floor	98.94	Mechanical**		C2. 1,698.05 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**	198.39	C3. 326.92 Sq. Ft.
Porches	198.39	Balcony/Deck**	406.00	Proposed Floor Area Minus Exclusions
Balcony/Deck	406.00	Lavatory***	83.42	(subtract C2 from C1)
Lavatory***	83.42	Other**		Notes
Other	0.00	Other**		
C1. <u>Total Gross</u>	2,024.97	C2. <u>Total Exclusions</u>	1,698.05	

D. Total Floor Area

D1. 4,162.96 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 7,400.25 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 0.00 Sq. Ft.
Existing Open Space

E2. 0.00 Sq. Ft.
Required Open Space

E3. 0.00 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.

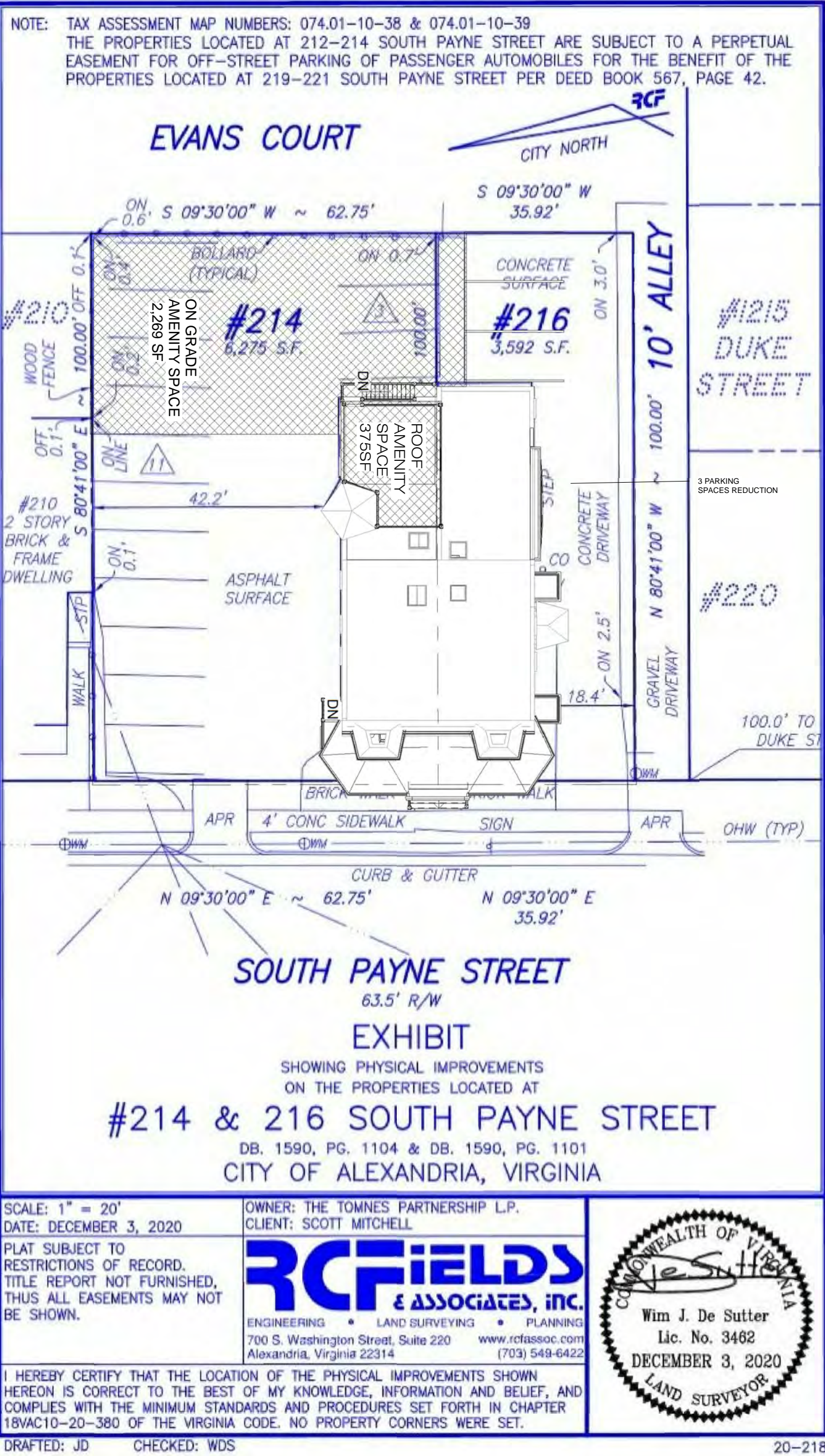
Signature: Mark R. Goo

Date: 3/19/2021



1 Site Context
A101 1" = 40'-0"

ISSUE:	Project	214 & 216 S Payne St Alexandria VA 22314	Mark R. Yoo Architect	SEAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													</
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ISSUE:	Project	214 & 216 S Payne St Alexandria VA 22314	Mark R. Yoo Architect	SEAL	
SHEET No.	Drawing Title	A102	Site Survey	221 S Henry Street, Alexandria, VA 22314 PH. 202.251.3235 FX.571.3512357 mark@markyooarchitect.com	1" = 20'-0"
					DATE OF PRINTING APRIL 14, 2021

CL ZONE BUILDING RENOVATION

214 & 216 SOUTH PAYNE STREET, ALEXANDRIA, VA 22314

ISSUE:	Project	214 & 216 S Payne St Alexandria VA 22314	Mark R. Yoo Architect	SEAL	1	Historic Submission	
SHEET No.	Drawing Title		221 S Henry Street, Alexandria, VA 22314 PH: 202.251.3235 FX.571.3512357 mark@markyooarchitect.com				
A000	title sheet						
					DATE OF PRINTING		
					JUL 13, 2021		



1 Existing - Front Elevation
A101 1/16" = 1'-0"





2 Existing - East Elevation
A101 1/16" = 1'-0"





3 Existing - Rear Elevation
A101 1/16" = 1'-0"



4 Existing - West Elevation
A101 1/16" = 1'-0"

second level
11' - 1" 
main level
0" 

second level
11' - 1" 
main level
0" 

ISSUE:	Project	214 & 216 S Payne St Alexandria VA 22314	Mark R. Yoo Architect	221 S Henry Street, Alexandria, VA 22314 PH: 202.251.3235 FX: 571.3512357 mark@markyooarchitect.com	existing elevations	1/16" = 1'-0"	SEAL	1	Historic Submission				
SHEET No.	Drawing Title												
A101									DATE OF PRINTING JUL 13, 2021				



FRONT ELEVATION



EAST ELEVATION



REAR ELEVATION



WEST ELEVATION



FRONT ELEVATION 2



EXISTING CONCRETE STEPS



EXISTING FRONT PORCH



EXISTING STAIRWAY

ISSUE:	Project	214 & 216 S Payne St Alexandria VA 22314	Mark R. Yoo Architect	SEAL	1	Historic Submission	
SHEET No.	Drawing Title	existing building photos	221 S Henry Street, Alexandria, VA 22314 PH: 202.251.3235 FX: 571.351.2357 mark@markyooarchitect.com				
A102							

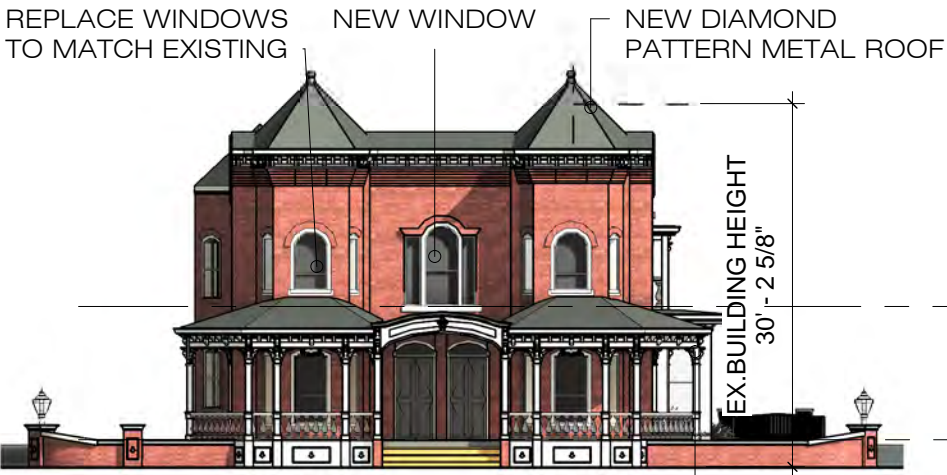
Victorian precedent photos



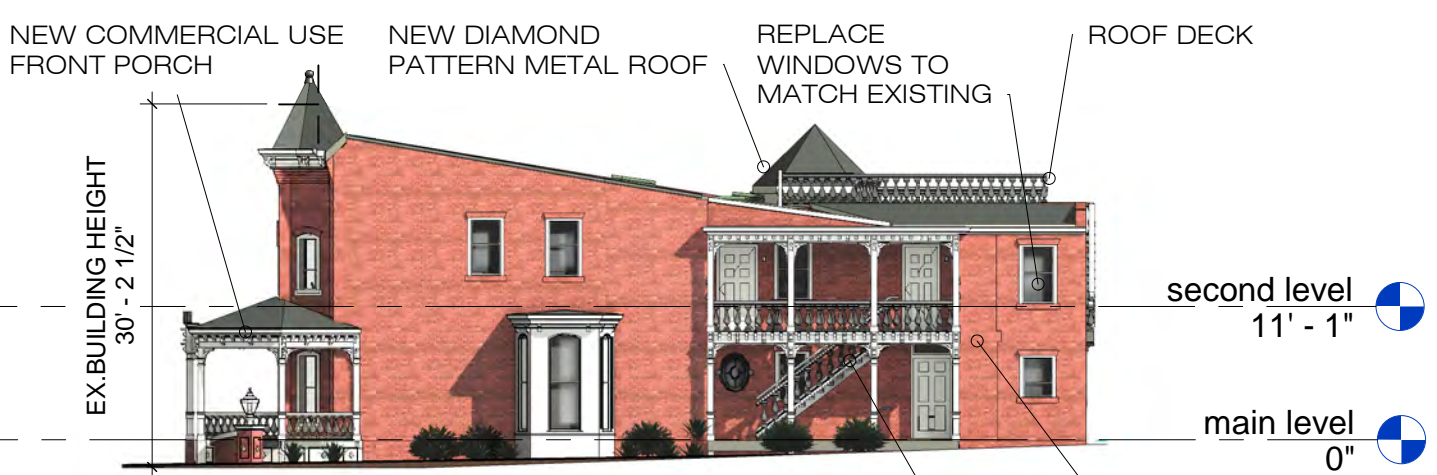
ISSUE:	Project	214 & 216 S Payne St Alexandria VA 22314	Drawing Title	historic context	SHEET No. A103	SEAL	1	Historic Submission					DATE OF PRINTING	JUL 13, 2021

Mark R. Yoo
Architect

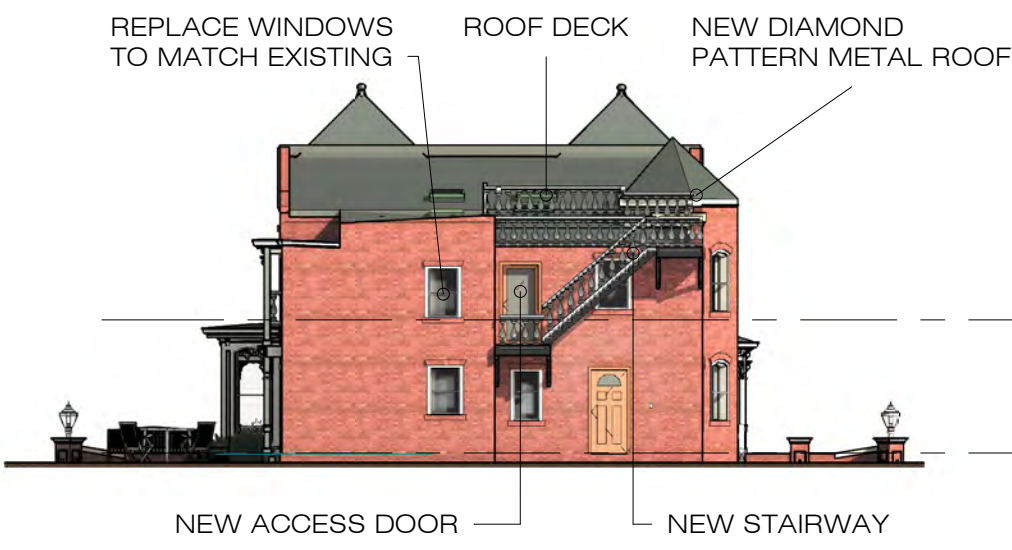
221 S Henry Street, Alexandria, VA 22314
PH: 202.251.3235 FX: 571.351.2357
mark@markyooarchitect.com



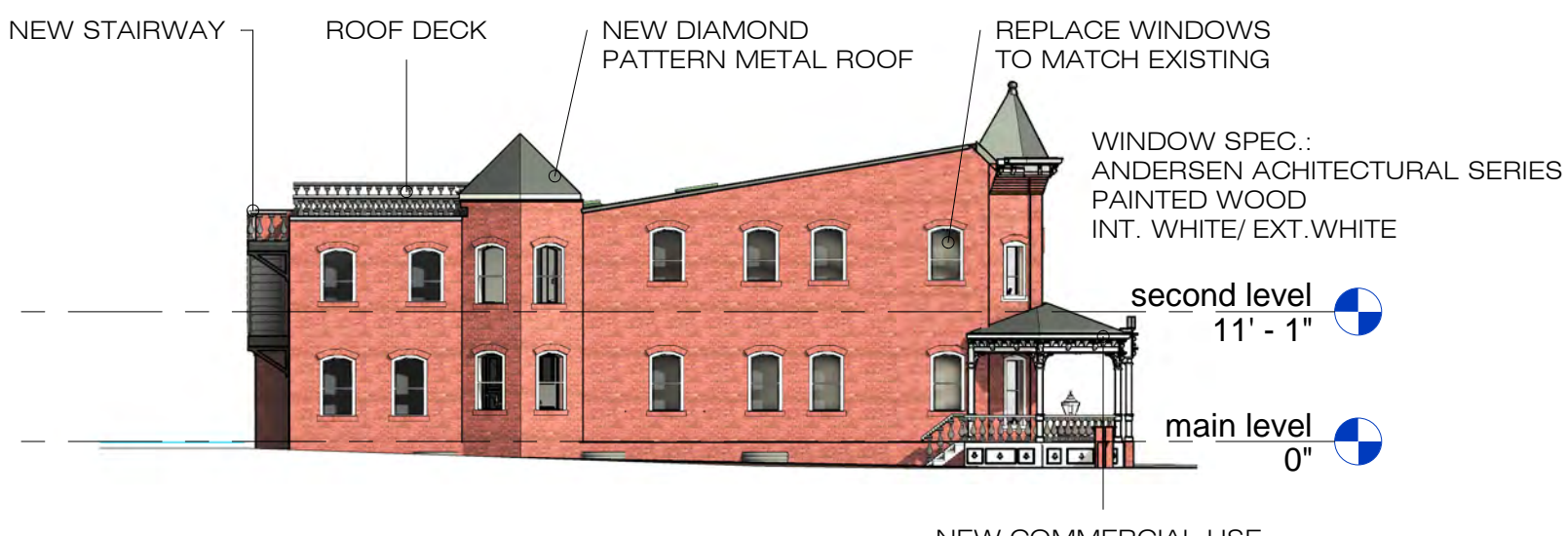
1 Proposed - Front Elevation
A104 1/16" = 1'-0"



2 Proposed - East Elevation
A104 1/16" = 1'-0"



3 Proposed - Rear Elevation
A104 1/16" = 1'-0"



4 Proposed - West Elevation
A104 1/16" = 1'-0"

ISSUE:	Project	214 & 216 S Payne St Alexandria VA 22314	Mark R. Yoo Architect	SEAL	1	Historic Submission



1 commercial front porch elevation
A105 1/8" = 1'-0"



Freeze bracket



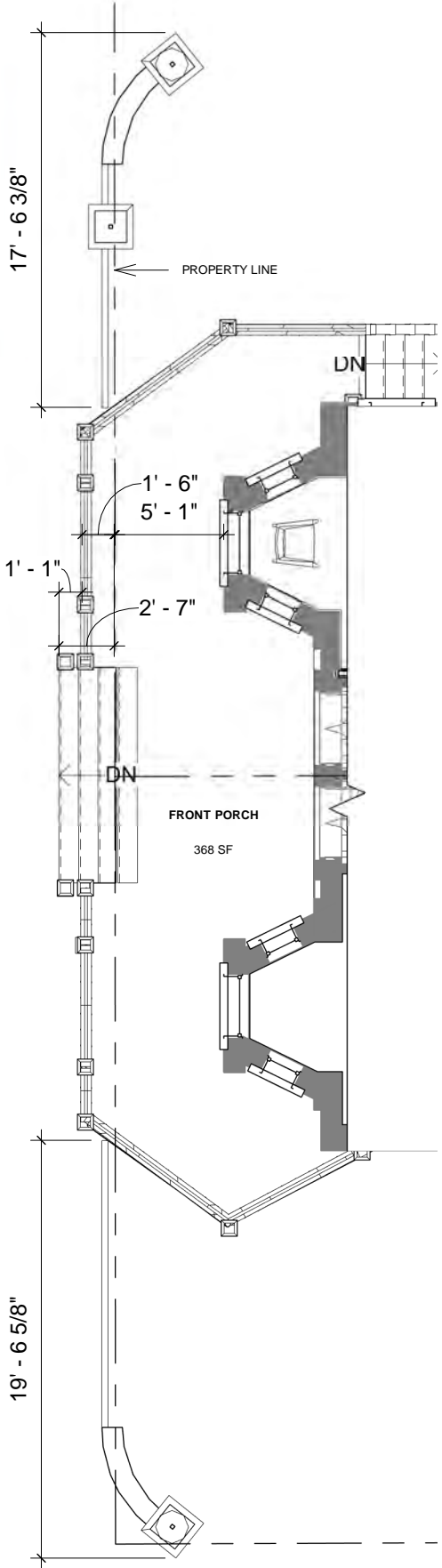
Decorative element detail



Decor. glass panel to be added to ex. front doors

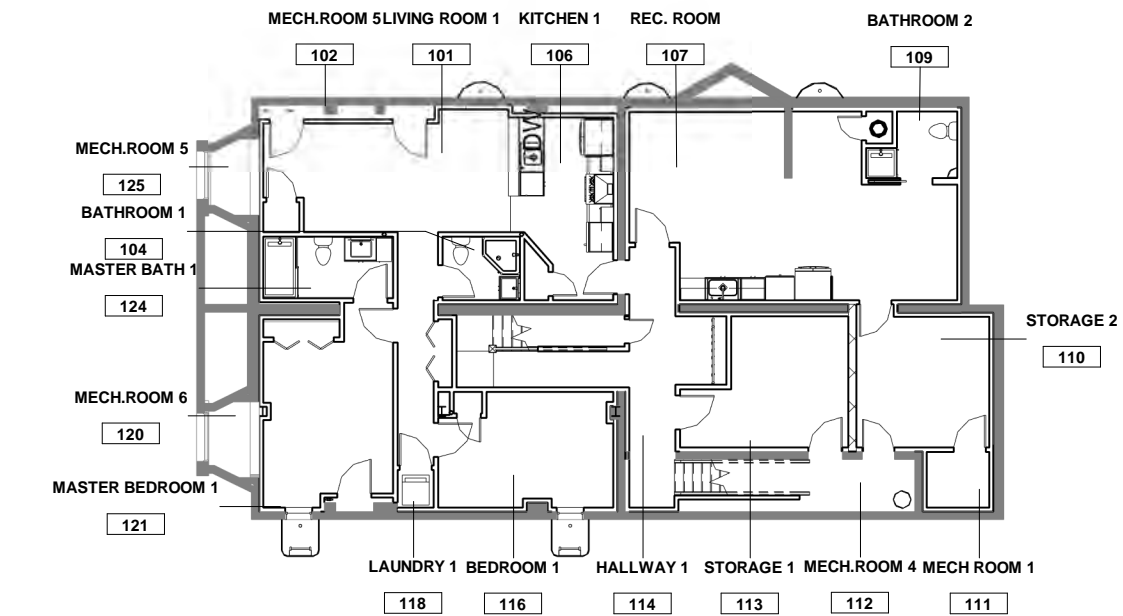


Column & brackets detail

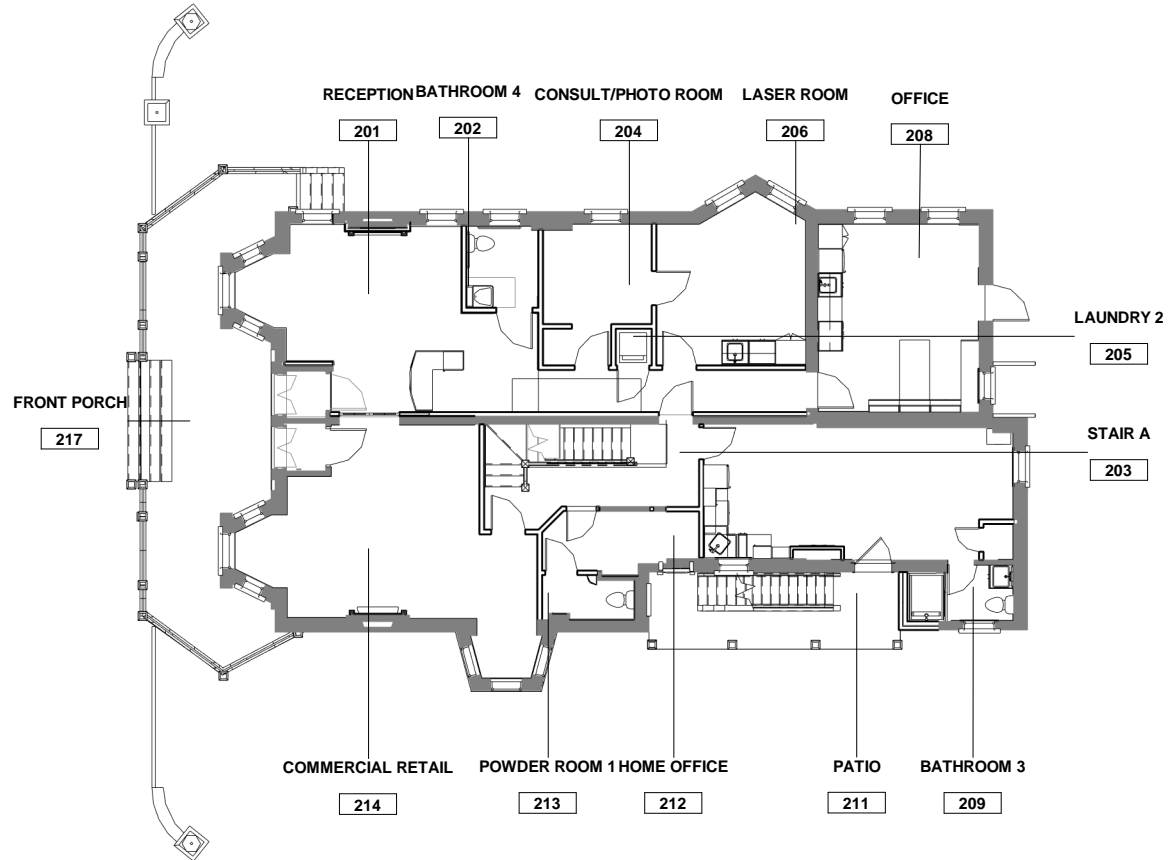


2 commercial front porch plan
A105 1/8" = 1'-0"

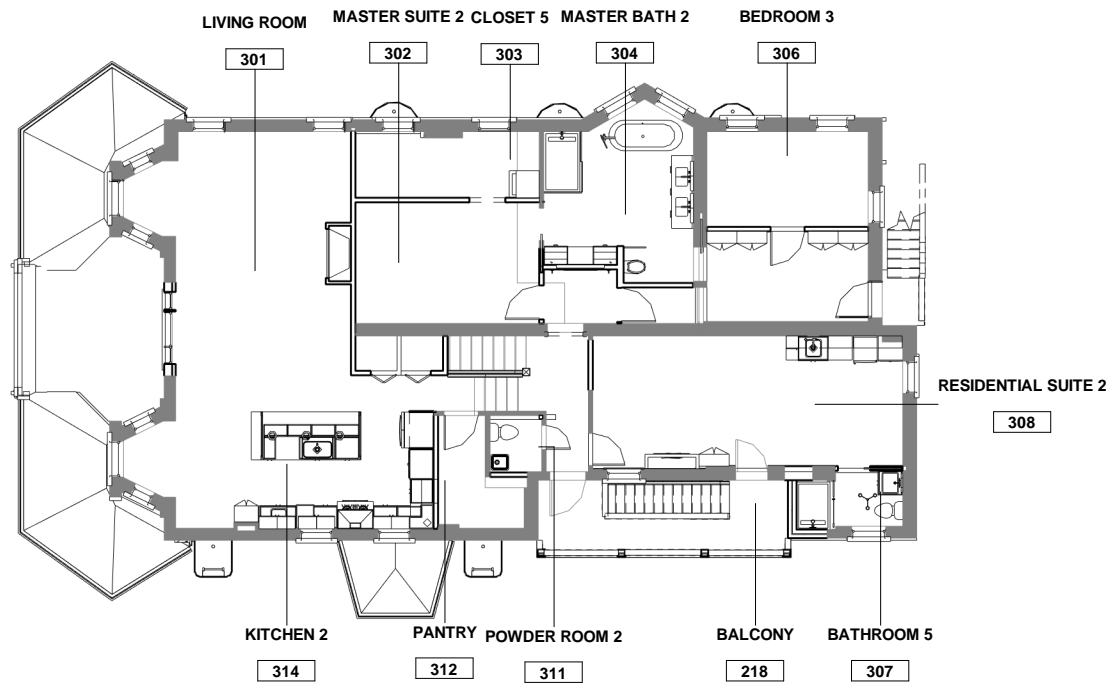
ISSUE:	Project	214 & 216 S Payne St Alexandria VA 22314	Mark R. Yoo Architect	SEAL	1	Historic Submission
SHEET No.	Drawing Title	commercial use porch details	221 S Henry Street, Alexandria, VA 22314 PH: 202.251.3235 FX: 571.351.2357 mark@markyooarchitect.com	1/8" = 1'-0"		
A105						



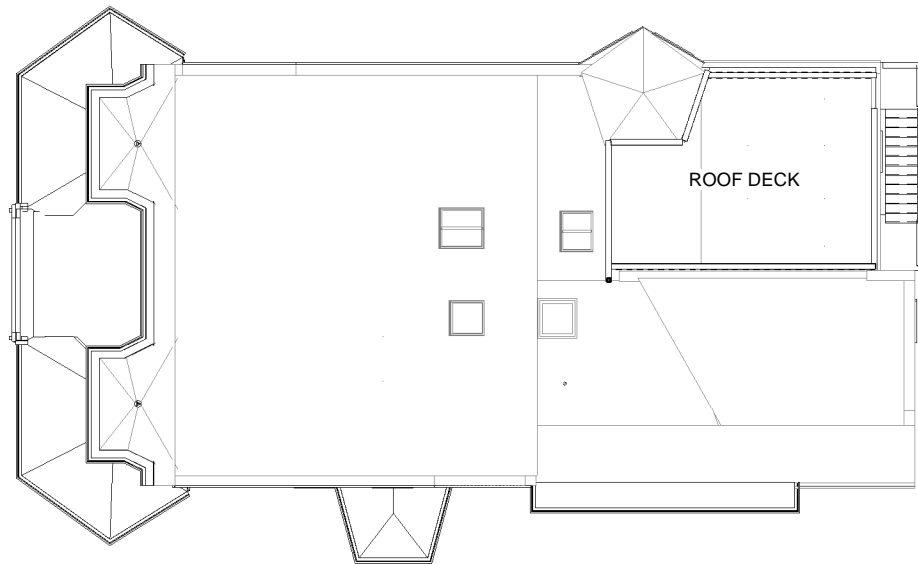
1 basement level -
A106 1/16" = 1'-0"



2 main level -
A106 1/16" = 1'-0"



3 second level -
A106 1/16" = 1'-0"



4 roof level plan -
A106 1/16" = 1'-0"

Historic Submission

1

SEAL

Mark R. Yoo
Architect

221 S Henry Street, Alexandria, VA 22314
PH: 202.251.3235 FX: 571.351.2357
mark@markyooarchitect.com

214 & 216 S Payne St
Alexandria VA 22314

plans

Project

ISSUE:

Drawing Title

SHEET No.

A106

JUL 13, 2021

DATE OF PRINTING

1/16" = 1'-0"



ISSUE:	Project	214 & 216 S Payne St Alexandria VA 22314	Mark R. Yoo Architect	SEAL	1	Historic Submission