

Docket Item # 10 & 11
BAR CASE # 2012-0156 &
2012-0157

BAR Meeting
June 6, 2012

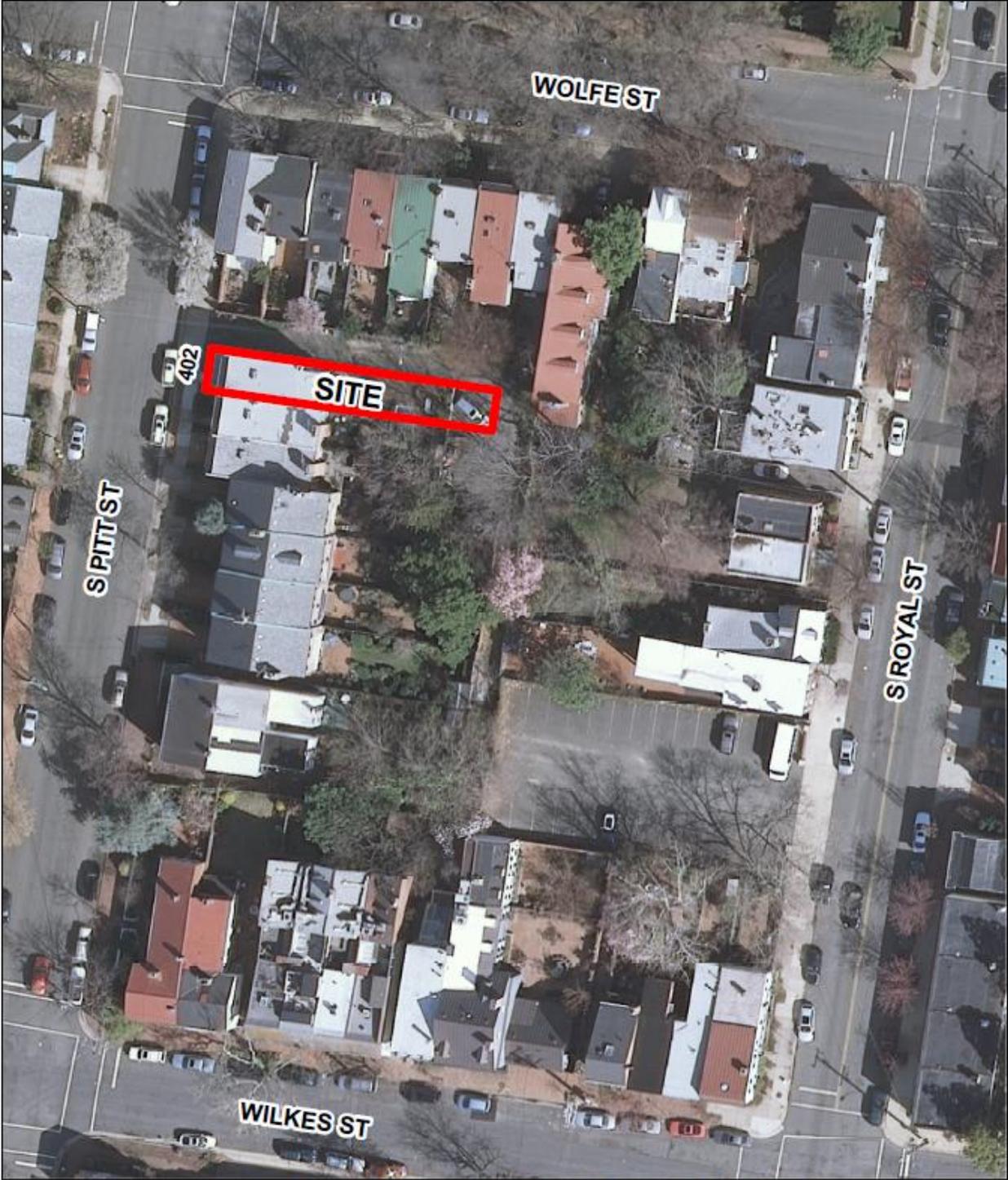
ISSUE: Partial Demolition/Capsulation and Addition
APPLICANT: Restored Properties, LLC by Stephen Kulinski
LOCATION: 402 South Pitt Street
ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for the Addition with the following conditions:

1. That the existing chimney/flue remain *in situ* and not be demolished.
2. The following statements shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.



**CASE BAR2012-0156 &
CASE BAR2012-0157**



***Note:** The two reports for 402 South Pitt Street, BAR #2012-0156 (Permit to Demolish/Capsulate) and BAR #2012-0157 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Capsulate to demolish a two-story rear addition in order to accommodate a new, expanded two-story rear addition. The applicant also proposes to demolish the existing brick flue. The rear addition will measure approximately 15 feet 7 inches by 21 feet 2½ inches and will have a flat roof. Where the rear addition attaches to the main block, there will be a slight inset; the majority of the rear addition will be slightly wider than the main block. There will be a one-story covered porch at the rear of the addition. The materials proposed for the addition include smooth HardiePlank siding, Kolbe & Kolbe wood windows, and Azek trim.

The applicant also proposes to reopen and restore the front porch by removing windows, panels and a door. The restored front porch will feature the original brick piers and will have a new 36 inch high handrail. On the north side elevation, the applicant proposes to enlarge a second story window, convert a single double-hung window to a pair of casements on the first story and add a new awning window at the basement level.

A six foot wood solid board fence will be installed in the rear yard. Rooftop HVAC units will be installed in the middle of the roof on the south side and will be screened by a three foot solid board panel.

II. HISTORY:

The two-story, two-bay brick townhouse with a one-story front porch located at 402 South Pitt Street was constructed as one of three townhouses by 1941, according to Sanborn Fire Insurance Maps from that year. The townhouses were likely constructed in the **1920s** as this type of two-story solidly-constructed brick townhouse with a front porch is often referred to as a Wardman-style townhouse. Wardman constructed in large number of this style rowhouse throughout Washington, D.C., with a few found in Alexandria. The front of the townhouse is unpainted yellow brick and the north side elevation is painted brick. The two adjacent townhouses now have painted brick. Each townhouse was constructed with a two-story rear porch. The two-story rear porches have all been enclosed in this row.

In 1964 the Board approved a fence at 402-404-406 South Pitt Street.

The alleys to the side and rear are private.

III. ANALYSIS:

The project is in compliance with Zoning Ordinance requirements.

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):

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

In the opinion of Staff, the criteria to demolish and capulate generally are not met and the Permit to Demolish should be granted. The Board regularly approves the partial demolition of rear ells or additions to allow for a rear addition when they are not of particularly old or unusual construction. In this case, the existing rear addition has been modified over time and is utilitarian in nature with no distinguishing architectural characteristics. However, Staff is concerned about the demolition of the brick chimney/flue on the north elevation and notes that the *Guidelines* state that “existing chimneys should be maintained *in situ* and not removed without a compelling reason and substantial justification.” The existing chimney is clearly original and reflects the simple design of the townhouse. Staff supports the amount of demolition for the addition but does not support demolition of the chimney/flue.

Addition

The proposed addition will be clearly visible from South Pitt Street. Staff finds the proposed addition to be compatible with respect to scale, mass and architectural character. The proposed addition will be no taller than the existing rowhouse. The change in materials and inset hyphen between the original house and the proposed rear addition help to differentiate the new construction. Although the majority of the new addition is slightly wider than the existing house, Staff finds that its location at the rear and the change in materials continues to allow the historic portion of the townhouse to remain the most prominent visual portion of the house.

The proposed materials—HardiePlank, solid-through-the-core PVC trim, and wood windows and doors—are all considered by BAR policies appropriate materials for new construction.

Alterations

The proposed reopening and restoration of the character-defining open one-story porch is an appropriate and encouraged alteration, with architectural details that are appropriate to the original period of the house. Staff has no objection to the rooftop HVAC unit and the related screening, noting that the screening will be minimally visible from the public right-of-way.

Staff recommends approval of the application with the conditions noted above.

STAFF:

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Archaeology

Archaeology Finding

1. Documentary records indicate that several free African American households were present on the 400 block of South Pitt Street in 1810, 1830 and 1850. After the Civil War, the southeast corner of South Pitt St. and Wolfe Street was occupied by several adjoining civic/school buildings including the Orphan Asylum at the corner, the Free School, and the Widow's Home. All three of these lots extended an undetermined distance to the south, possibly into the lot at 402 S. Pitt. Therefore, the lot has the potential to yield archaeological resources that could provide insight into African American domestic activities in the early 19th century or information pertaining to education or civic organizations in later 19th-century Alexandria.

Archaeology Recommendations

*1. The applicant/contractor 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.

*2. The applicant/contractor shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

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.

Code Administration

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.

C-1 Building and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). If a design professional prepares drawings for the project the plans must bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-3 Alteration to a building/structure shall comply with the Uniform Statewide Building Code (USBC).
- C-4 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-5 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof in accordance with USBC 113.8
- C-6 All exterior walls shall comply with Table R302.1 of the 2009 USBC (2009 IRC as amended).
- C-7 Stairs must comply with the Virginia Residential Code Section R311.7. A maximum riser height of 8-1/4 inches and minimum depth tread of 9 inches. Handrails shall be installed on at least one side for a continuous run of treads or flight with four or more risers. Handrail height shall be a minimum of 34 inches and a maximum of 38 inches from the sloped plane of the adjoining tread noses.
- C-8 At a minimum at least one emergency escape and rescue openings above grade shall be provided for each bedroom. In order for a window to be classified as an emergency escape window the following conditions must be present at the time of inspection: a) sill height less than 44", b) minimum net clear opening of 5.7 sq. ft., c) minimum opening height 24" d) minimum clear opening 20" and must be operational without the use of a key, tool or special device.
- C-9 Certification is required from the owners or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-10 The applicant shall provide window/door manufacturer specification, size of openings for each window/door as well as lintel size for both doors and windows if the openings in the existing structure need to be enlarged.
- C-11 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-12 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-13 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Transportation and Environmental Services (T&ES):

RECOMMENDATIONS

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)

FINDINGS

- F1. 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)
- F2. The Alley adjacent to the property is a Public Right-of-Way. The alley shall not be used for construction or obstructed at any time without approval. (see Code Requirement C-5) (T&ES)

CITY CODE REQUIREMENTS

- 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)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2012-00156 & BAR2012-00157 at 402 S Pitt St

City of Alexandria – Board of Architectural Review Old and Historic
402 South Pitt Street Alexandria, VA 22314

Materials Specifications List For Existing Portion to Remain:

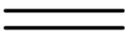
1. Front Entry Door:
 - Material – Wood
 - Six Panel
2. New Windows:
 - Kolbe & Kolbe – Heritage Series
 - Material – Wood
 - Lite Pattern – Six over Six / Performance (Simulated) Divided Lite with 7/8" muntin bars
3. Front Porch Light:
 - Kichler – Mount Vernon Outdoor Wall 1 Light Incandescent Metal (Bronze Finish)
4. New porch steps:
 - Brick to match existing
5. New Front Porch Rails:
 - Painted wood
6. Renovated Low Slope Roof Material:
 - EPDM self adhering roofing membrane

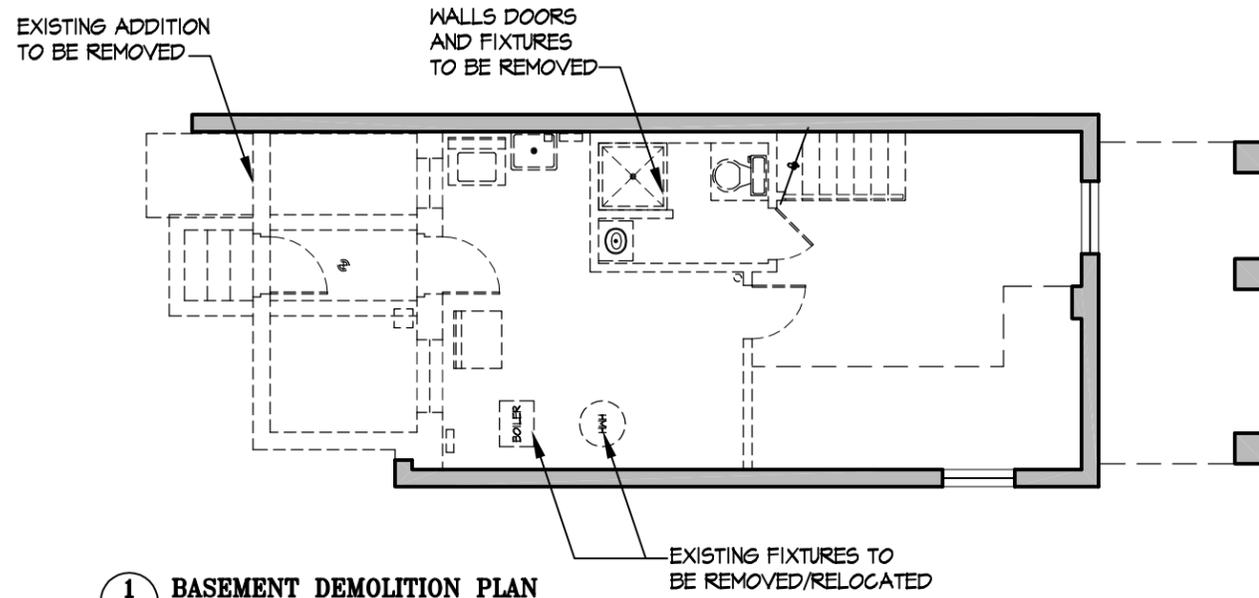
Materials Specification List For Addition:

1. New Rear Patio Door:
 - Kolbe & Kolbe – Heritage Series
 - Material – Wood
 - Lite Pattern – Single Lite
2. New Windows:
 - Kolbe & Kolbe – Heritage Series / Traditional Double Hung
 - Material – Wood
 - Lite Pattern – One over One
3. Rear Patio Lights:
 - Kichler – Mount Vernon Outdoor Wall 1 Light Incandescent
 - Metal (Bronze Finish)
4. Trim Board & Siding:
 - Smooth Hardiplank Lap Siding (5" exposure) at connection North elevation
 - Smooth Hardiplank Lap Siding (7" exposure) at rear addition all elevations
 - Azek trim on all elevations
5. Rear Stair and Rail:
 - Azek cladding on pressure treated rails and stairs
6. Roof Materials:
 - EPDM self adhering roof membrane

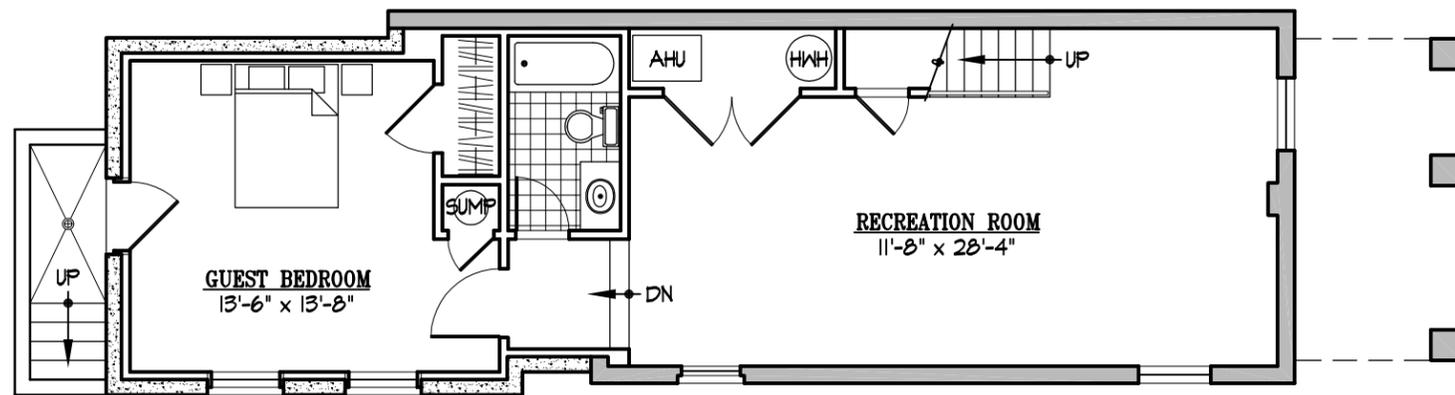


CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL

SYMBOLS LIST	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING FULL HEIGHT WALL TO REMAIN
	NEW FULL HEIGHT WALL
	NEW PARTIAL HEIGHT WALL



1 BASEMENT DEMOLITION PLAN
 A1 SCALE: 1/8" = 1'-0"



2 BASEMENT PROPOSED PLAN
 A1 SCALE: 1/8" = 1'-0"

402 S PITT STREET - B.A.R. SUBMITTAL
 402 S PITT STREET ALEXANDRIA, VA 22314

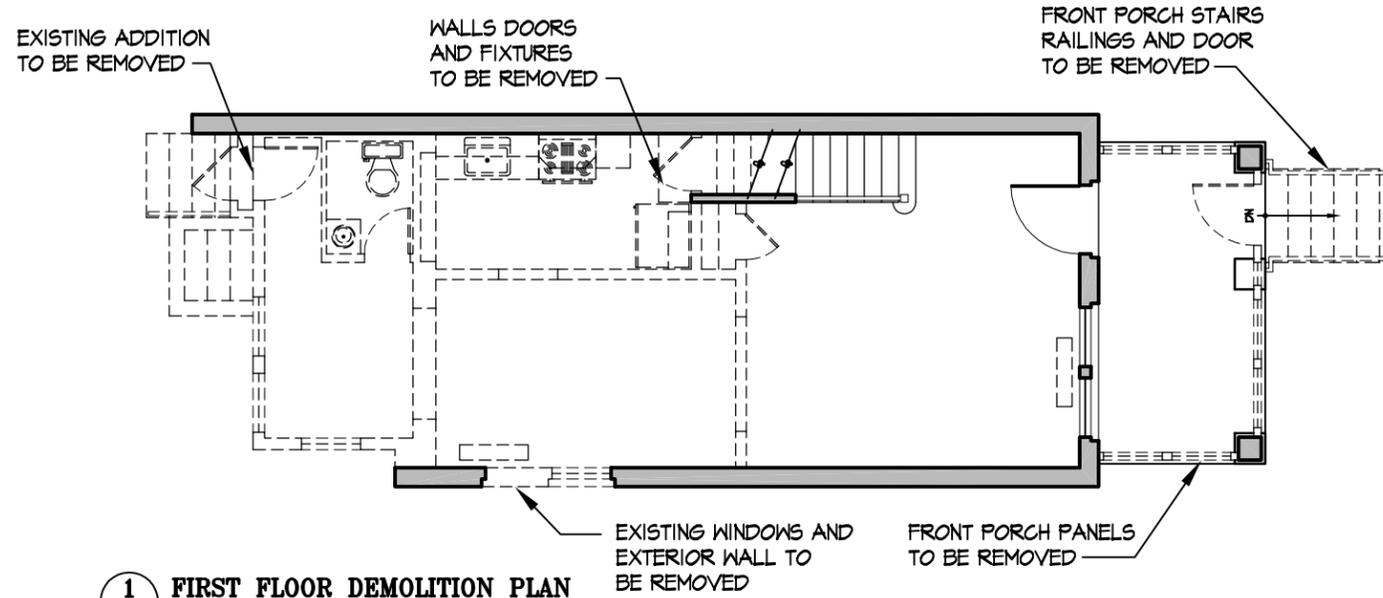
BASEMENT PLANS

SHEET NUMBER

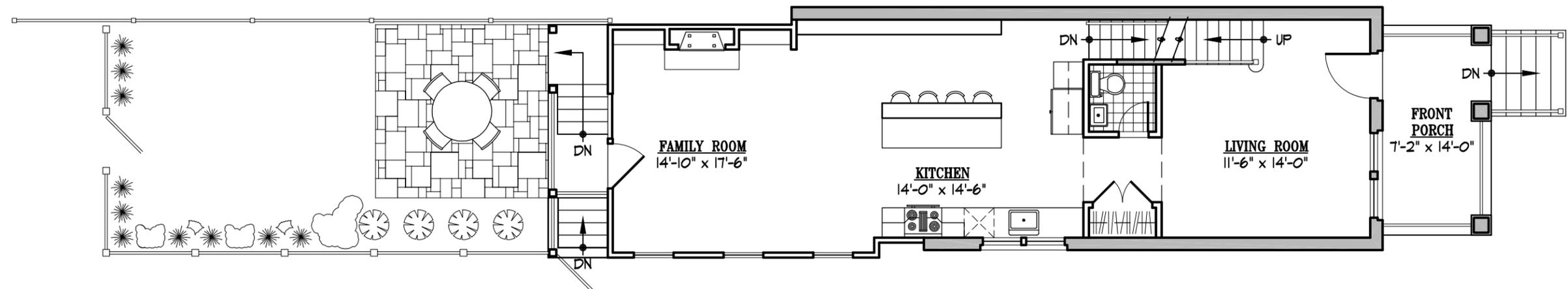
A1

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL

SYMBOLS LIST	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING FULL HEIGHT WALL TO REMAIN
	NEW FULL HEIGHT WALL
	NEW PARTIAL HEIGHT WALL



1 FIRST FLOOR DEMOLITION PLAN
 A2 SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PROPOSED PLAN
 A2 SCALE: 1/8" = 1'-0"

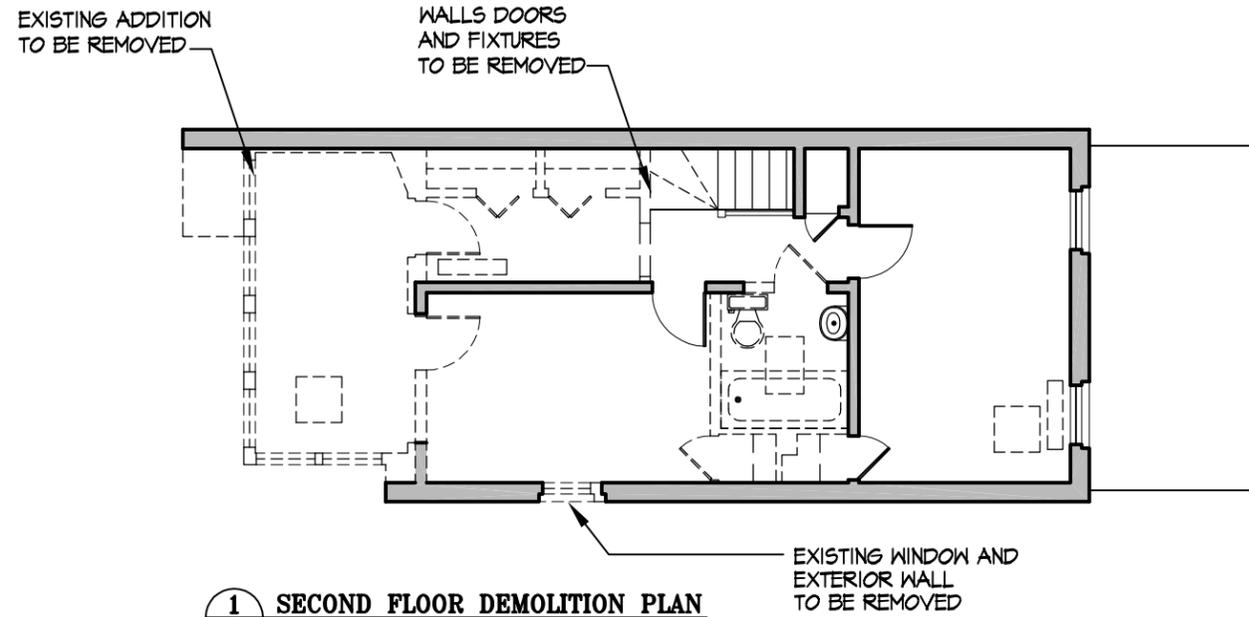
402 S PITT STREET - B.A.R. SUBMITTAL
 402 S PITT STREET ALEXANDRIA, VA 22314

FIRST FLOOR PLANS

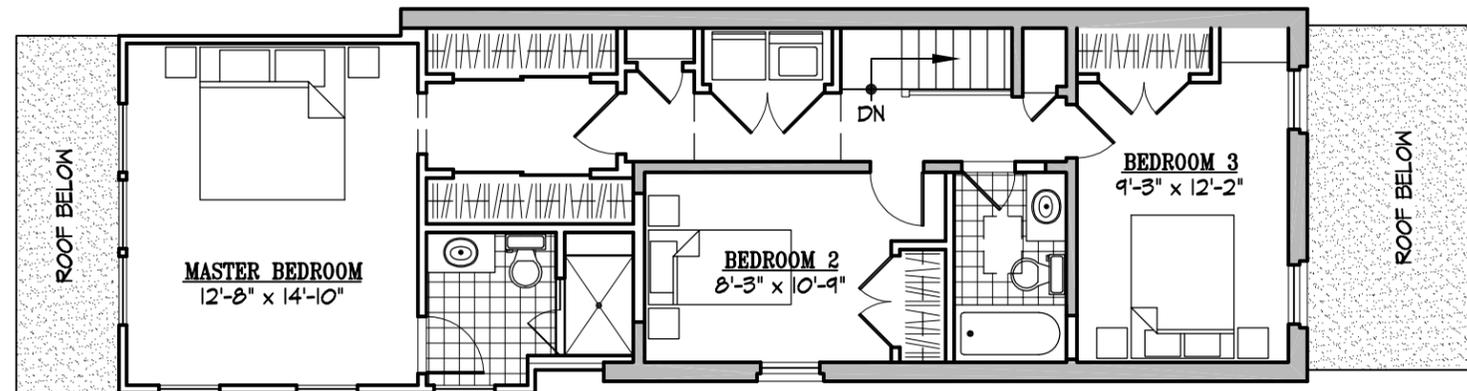
SHEET NUMBER
A2

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL

SYMBOLS LIST	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING FULL HEIGHT WALL TO REMAIN
	NEW FULL HEIGHT WALL
	NEW PARTIAL HEIGHT WALL



1 SECOND FLOOR DEMOLITION PLAN
 A3 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PROPOSED PLAN
 A3 SCALE: 1/8" = 1'-0"

402 S PITT STREET - B.A.R. SUBMITTAL

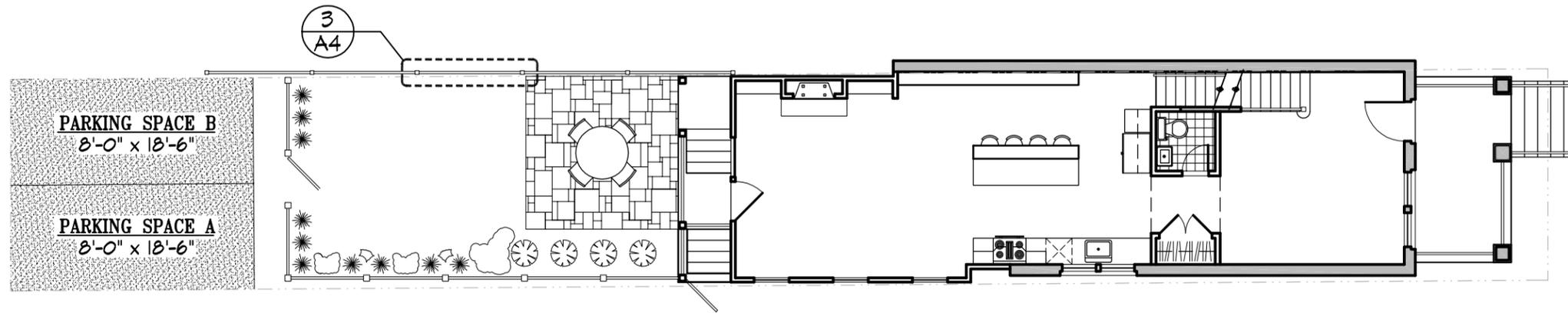
402 S PITT STREET ALEXANDRIA, VA 22314

SECOND FLOOR PLANS

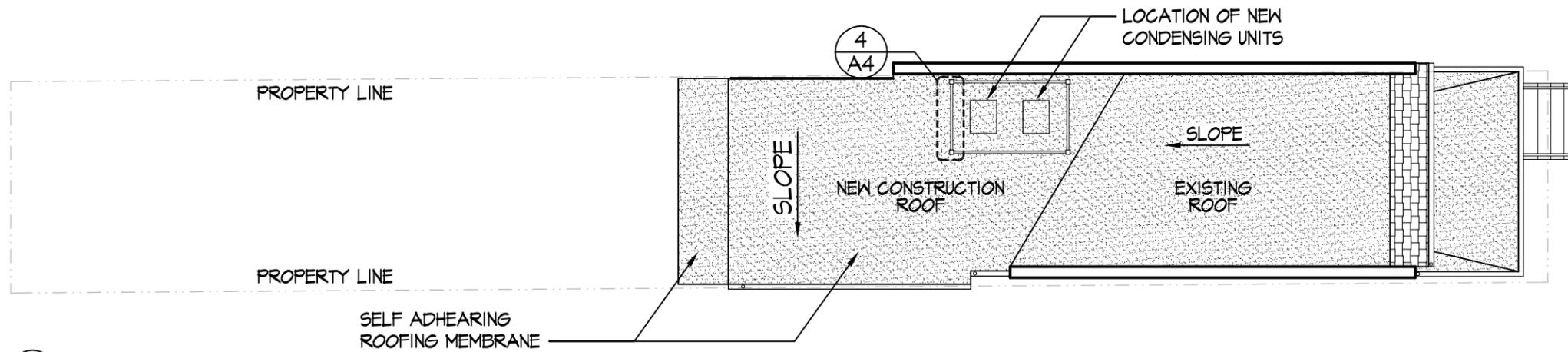
SHEET NUMBER

A3

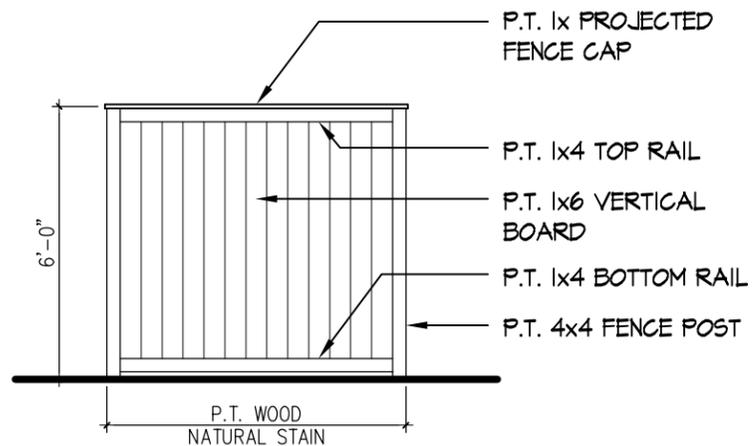
CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



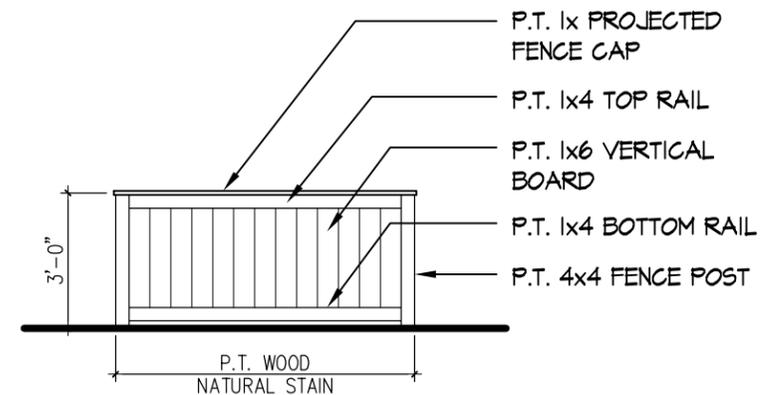
1 SITE PLAN
 A4 SCALE: 3/32" = 1'-0"



2 ROOF PLAN
 A4 SCALE: 3/32" = 1'-0"



3 BOARD ON BOARD FENCE PANEL
 A4 SCALE: 1/4" = 1'-0"



4 BOARD ON BOARD SCREEN PANEL
 A4 SCALE: 1/4" = 1'-0"

402 S PITT STREET - B.A.R. SUBMITTAL

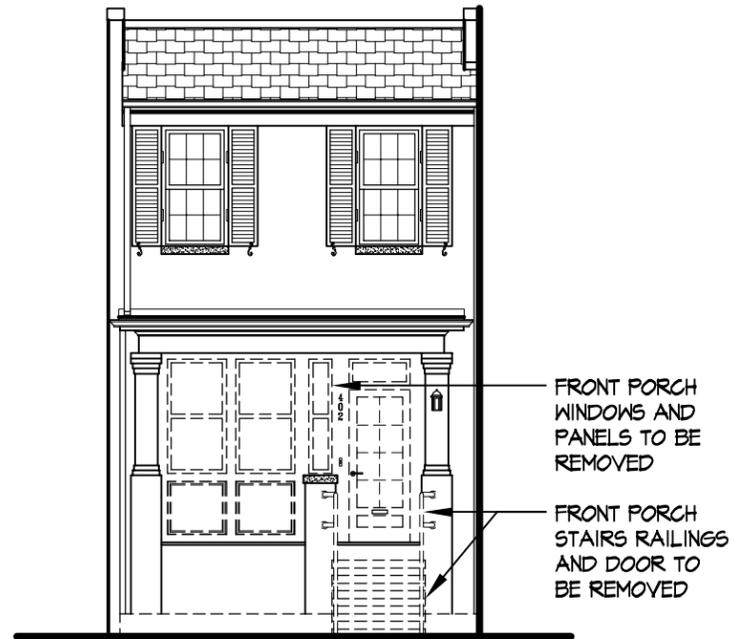
402 S PITT STREET ALEXANDRIA, VA 22314

ROOF PLAN / SITE PLAN / FENCE DETAILS

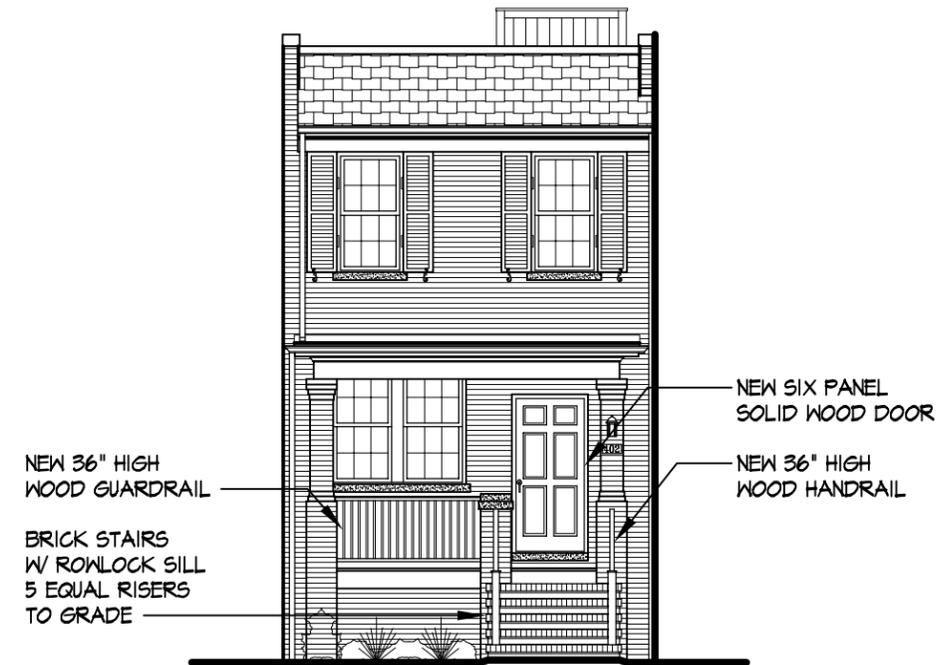
SHEET NUMBER

A4

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 WEST DEMOLITION ELEVATION
 A5 SCALE: 1/8" = 1'-0"



2 WEST PROPOSED ELEVATION
 A5 SCALE: 1/8" = 1'-0"

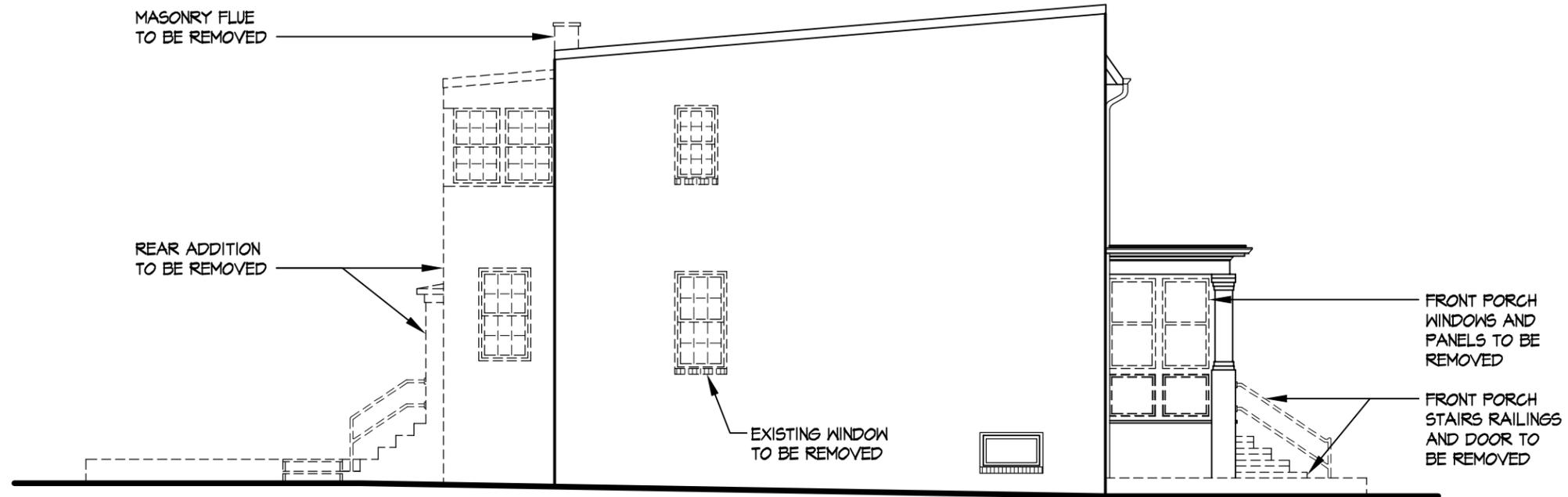
402 S PITT STREET - B.A.R. SUBMITTAL
 402 S PITT STREET ALEXANDRIA, VA 22314

WEST DEMOLITION / PROPOSED ELEVATIONS

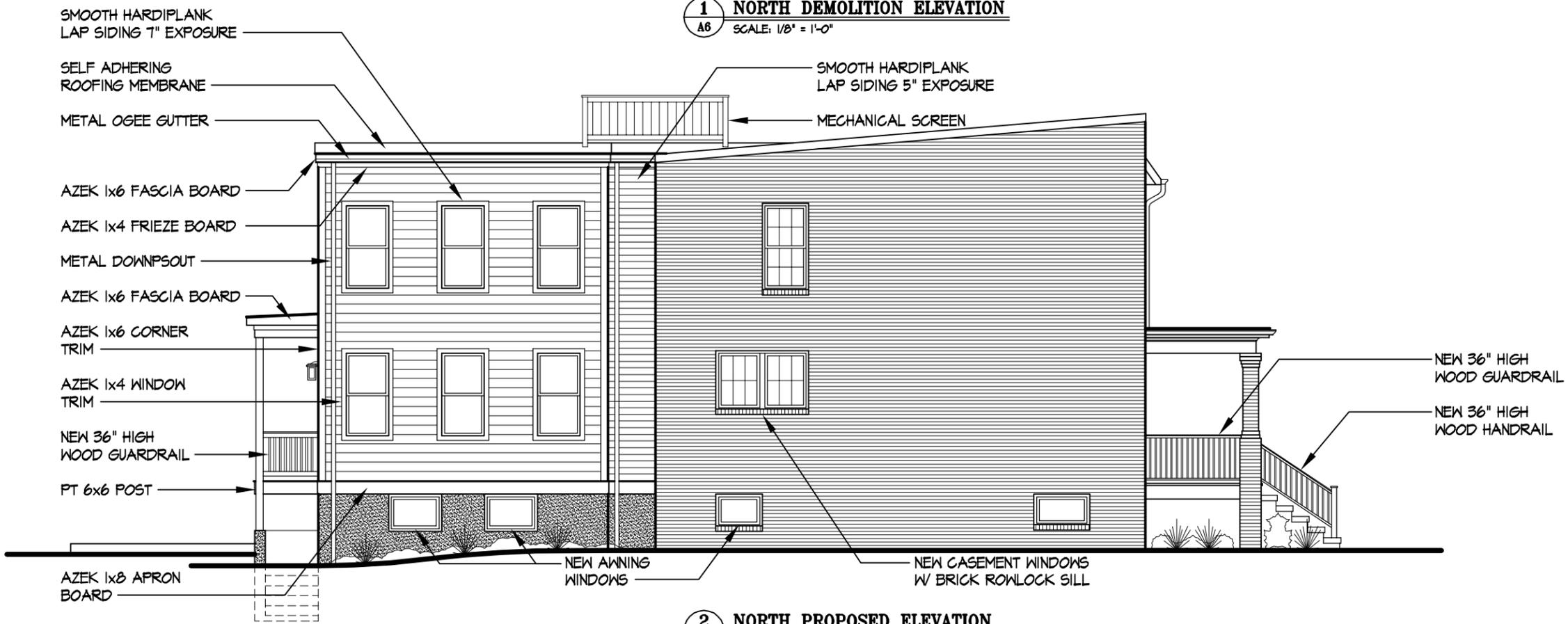
SHEET NUMBER

A5

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 NORTH DEMOLITION ELEVATION
 A6 SCALE: 1/8" = 1'-0"



2 NORTH PROPOSED ELEVATION
 A6 SCALE: 1/8" = 1'-0"

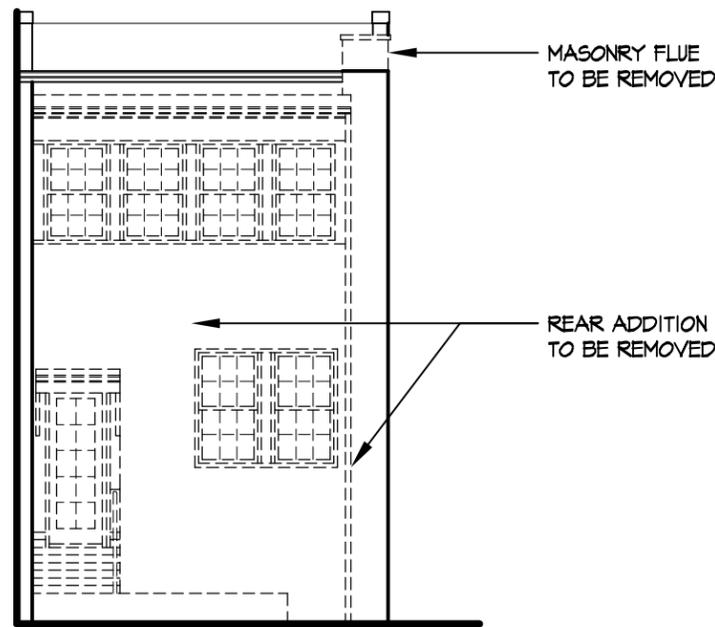
402 S PITT STREET - B.A.R. SUBMITTAL
 402 S PITT STREET ALEXANDRIA, VA 22314

NORTH DEMOLITION / PROPOSED ELEVATIONS

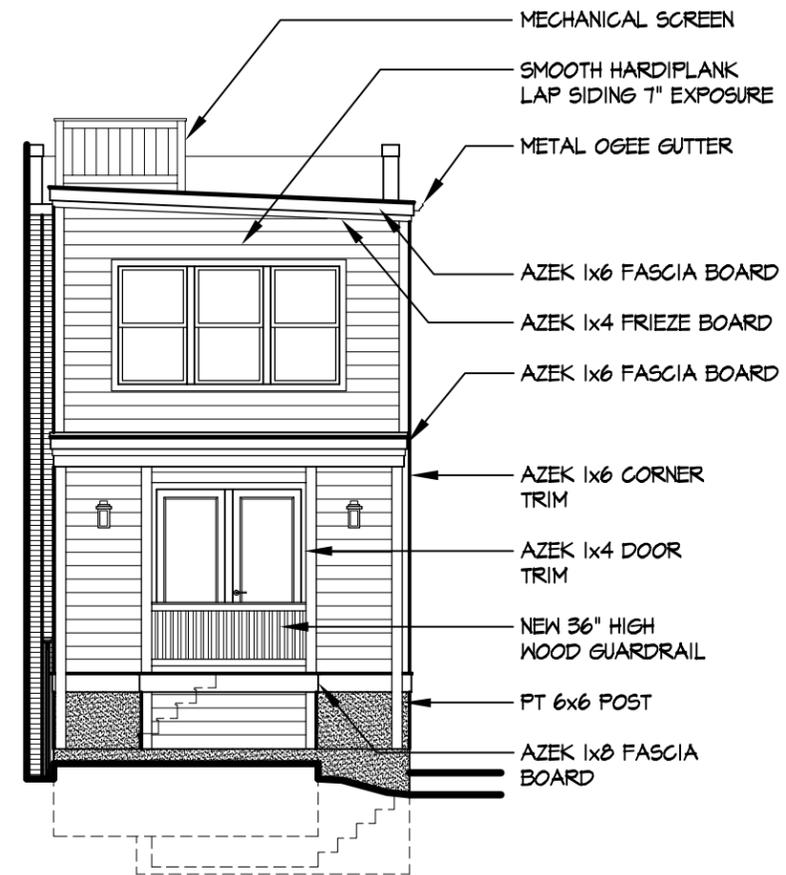
SHEET NUMBER

A6

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 EAST DEMOLITION ELEVATION
 A7 SCALE: 1/8" = 1'-0"



2 EAST PROPOSED ELEVATION
 A7 SCALE: 1/8" = 1'-0"

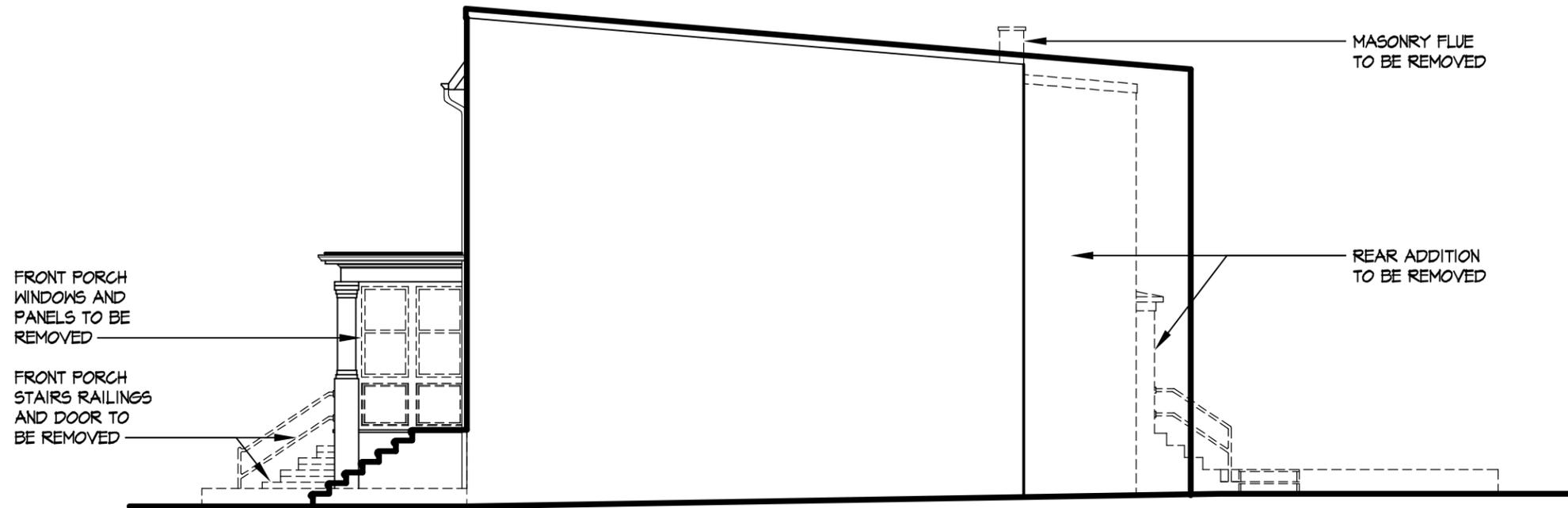
402 S PITT STREET - B.A.R. SUBMITTAL
 402 S PITT STREET ALEXANDRIA, VA 22314

EAST DEMOLITION / PROPOSED ELEVATIONS

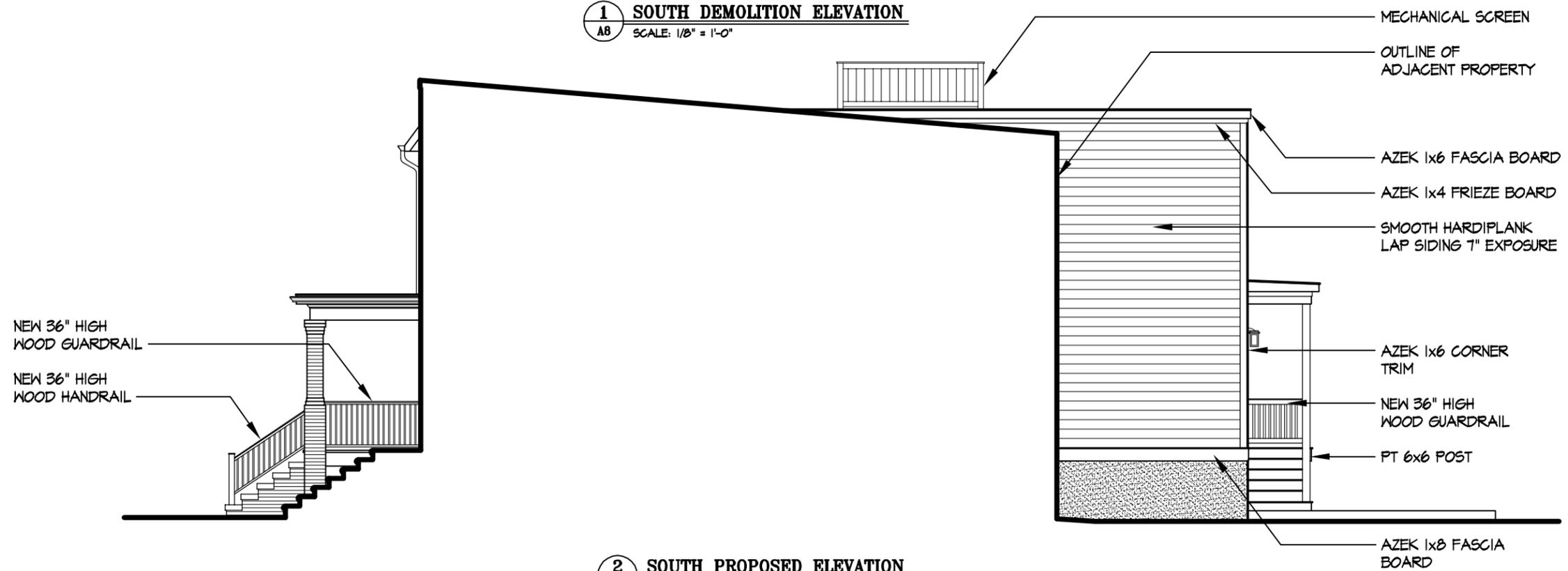
SHEET NUMBER

A7

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 SOUTH DEMOLITION ELEVATION
 A8 SCALE: 1/8" = 1'-0"



2 SOUTH PROPOSED ELEVATION
 A8 SCALE: 1/8" = 1'-0"

402 S PITT STREET - B.A.R. SUBMITTAL
 402 S PITT STREET ALEXANDRIA, VA 22314

SOUTH DEMOLITION / PROPOSED ELEVATIONS

SHEET NUMBER

A8

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 EXISTING STREETSCAPE
 A9 SCALE: 1/8" = 1'-0"



2 PROPOSED STREETSCAPE
 A9 SCALE: 1/8" = 1'-0"

402 S PITT STREET - B.A.R. SUBMITTAL
 402 S PITT STREET ALEXANDRIA, VA 22314

EXISTING / PROPOSED STREETSCAPES

SHEET NUMBER

A9



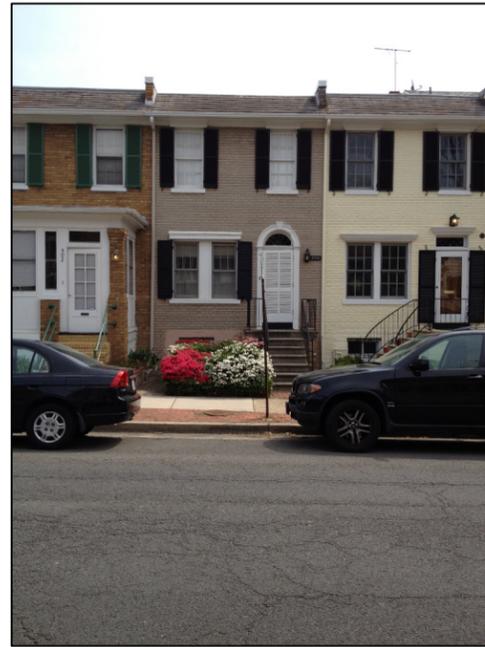
1 FRONT ELEVATION
A10 SCALE: N.T.S.



2 FRONT ELEVATION
A10 SCALE: N.T.S.



3 FRONT PORCH DETAIL
A10 SCALE: N.T.S.



4 ADJACENT PROPERTIES
A10 SCALE: N.T.S.



5 FRONT PORCH DETAIL
A10 SCALE: N.T.S.



6 SIDE ELEVATION
A10 SCALE: N.T.S.



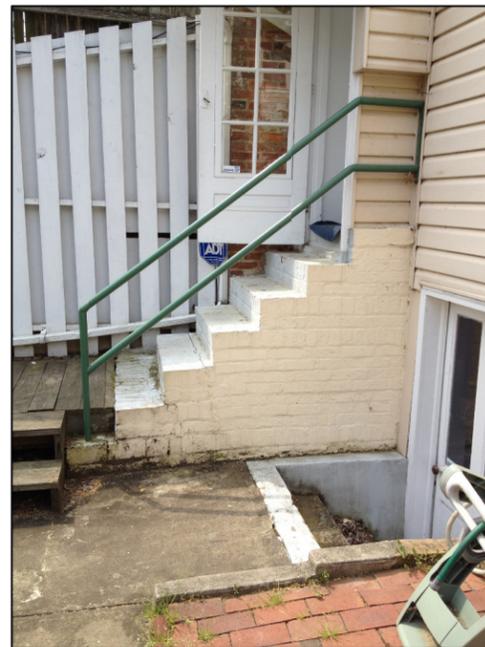
7 REAR PORCH DETAIL
A10 SCALE: N.T.S.



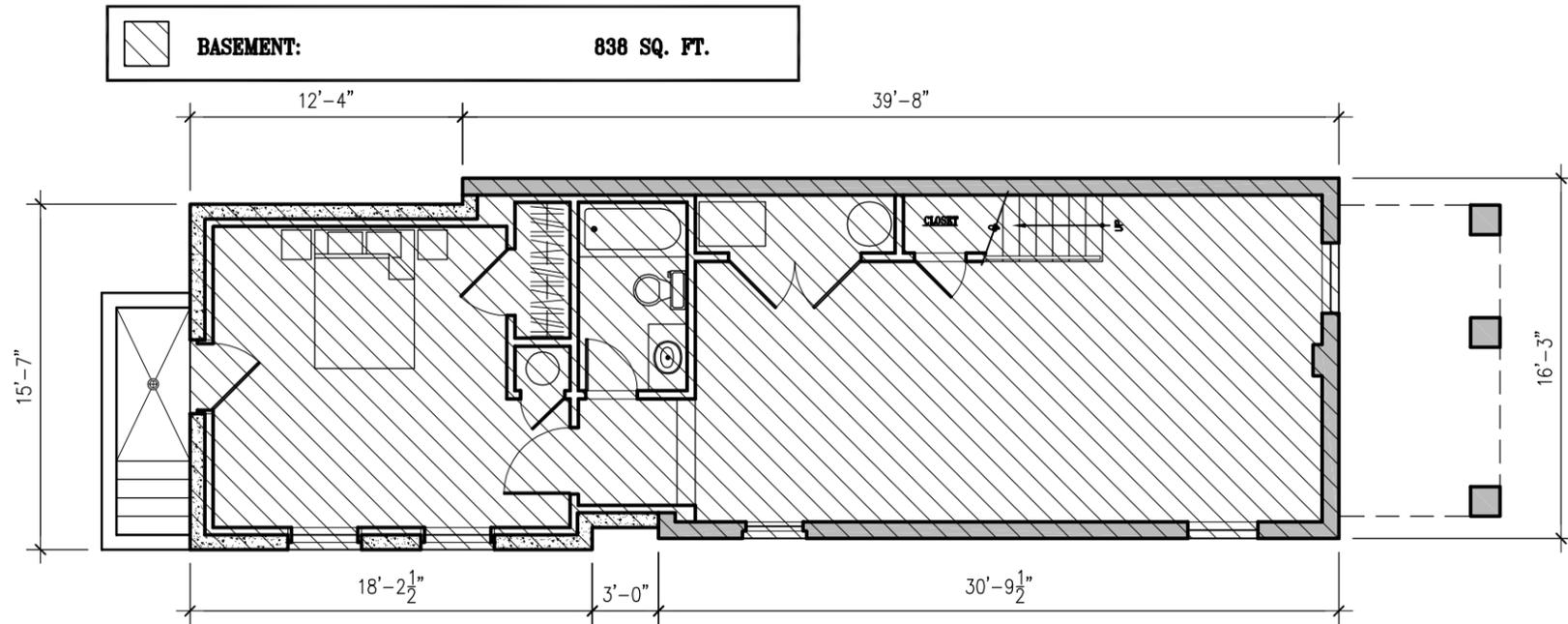
8 REAR ADJACENT PROPERTY
A10 SCALE: N.T.S.



9 REAR ELEVATION
A10 SCALE: N.T.S.

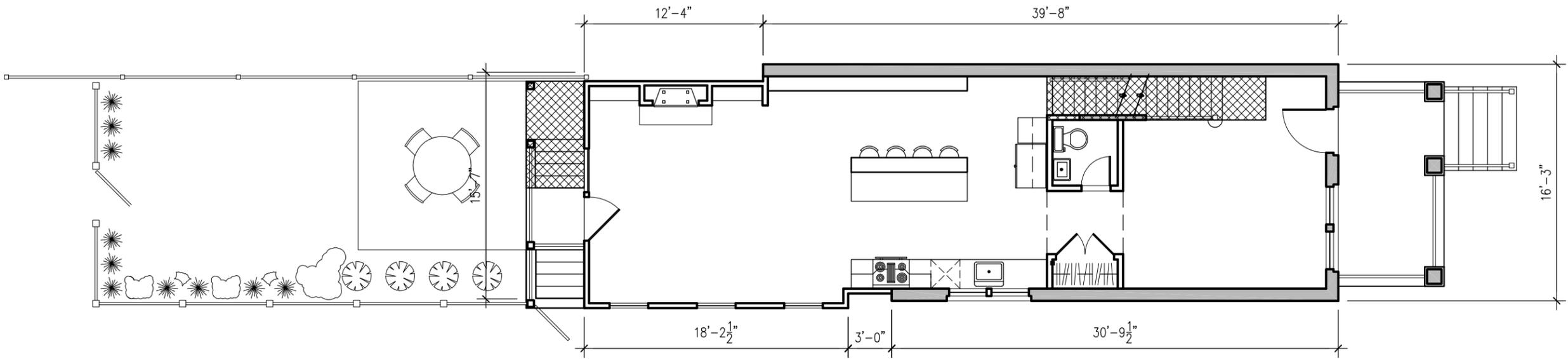


10 REAR PORCH DETAIL
A10 SCALE: N.T.S.



1 BASEMENT F.A.R. DIAGRAM
Z1 SCALE: 1/8" = 1'-0"

FIRST FLOOR AREA (INC. PORCHES):	987 SQ.FT.
STAIR DEDUCTION:	75 SQ. FT.



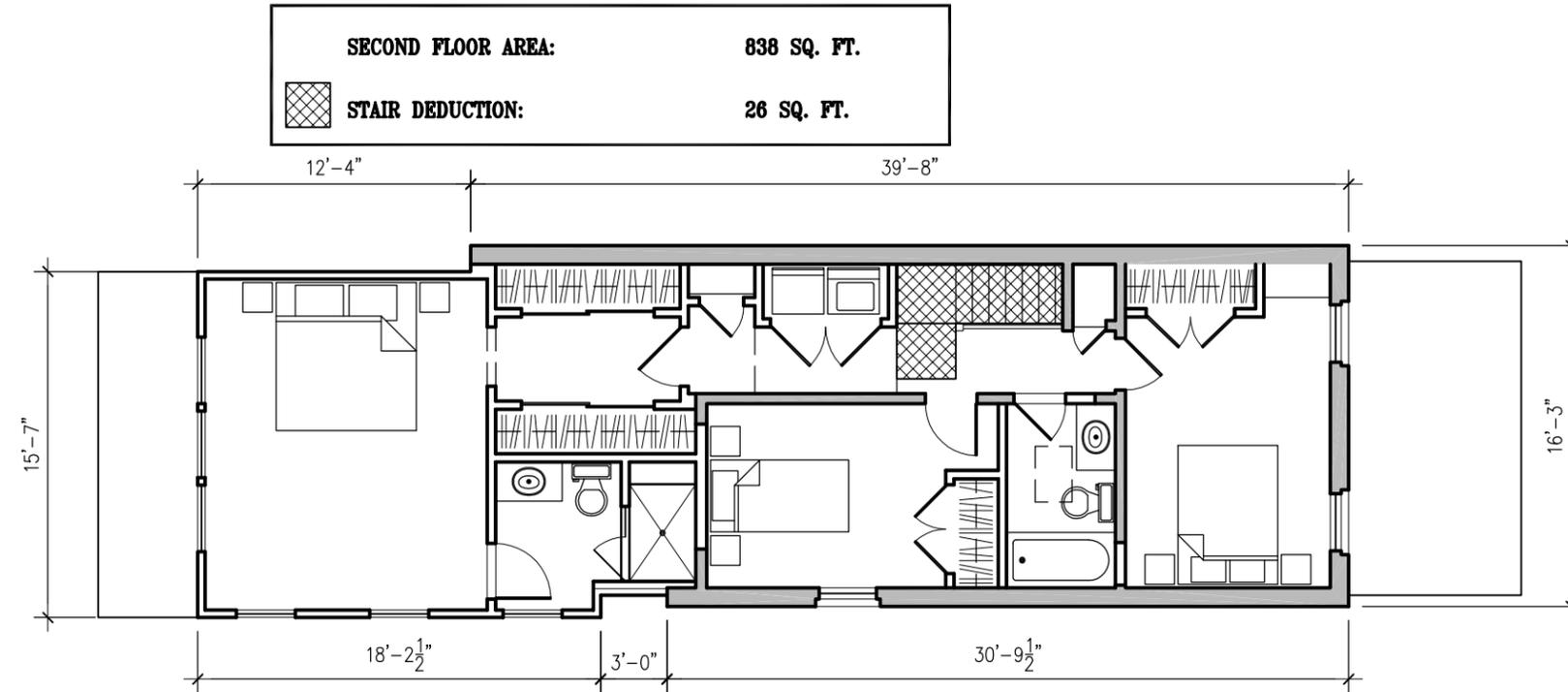
2 FIRST FLOOR F.A.R. DIAGRAM
Z1 SCALE: 1/8" = 1'-0"

402 S PITT STREET - B.A.R. SUBMITTAL
402 S PITT STREET ALEXANDRIA, VA 22314

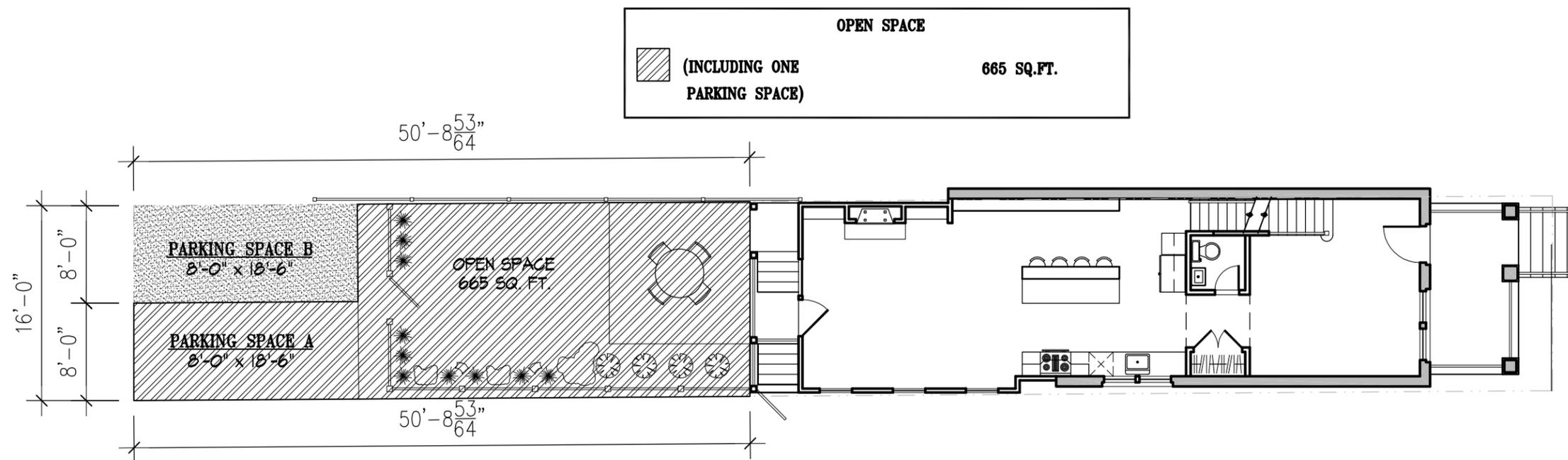
F.A.R. DIAGRAMS

SHEET NUMBER

Z1



1 SECOND FLOOR F.A.R. DIAGRAM
Z2 SCALE: 1/8" = 1'-0"



2 OPEN SPACE DIAGRAM
Z2 SCALE: 3/32" = 1'-0"

402 S PITT STREET - B.A.R. SUBMITTAL

402 S PITT STREET ALEXANDRIA, VA 22314

F.A.R. DIAGRAMS

SHEET NUMBER

Z2



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 402 S PITT STREET Zone R-M
 A2. 1870 x 1.5 = 2805
Total Lot Area *Floor Area Ratio Allowed by Zone* *Maximum Allowable Floor Area*

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	590	Basement**	590
First Floor	590	Stairways**	
Second Floor	590	Mechanical**	
Third Floor		Other**	
Porches/ Other	102	Total Exclusions	590
Total Gross *	1872		

B1. Existing Gross Floor Area *
1872 Sq. Ft.
 B2. Allowable Floor Exclusions**
590 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1282 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	248	Basement**	248
First Floor	248	Stairways**	101
Second Floor	248	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	349
Total Gross *	744		

C1. Proposed Gross Floor Area *
744 Sq. Ft.
 C2. Allowable Floor Exclusions**
349 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
395 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1677 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2805 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	1086
Required Open Space	654
Proposed Open Space	661

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

Signature: _____

Date: 5/23/12

BAR Case # 2012-00156BAR Case # 2012-00157ADDRESS OF PROJECT: 402 S PITT STTAX MAP AND PARCEL: 074.04-08-46ZONING: RMAPPLICATION 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: RESTORED PROPERTIES, LLCAddress: PO BOX 7469City: ALEXANDRIA State: VA Zip: 22307Phone: (703) ~~836-7243~~ 299-9989 E-mail: _____Authorized Agent *(if applicable)*: Attorney Architect _____Name: STEPHEN KULINSKIPhone: (703) 836-7243E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: JOHN H COOK TR & CHRISTA HELLBERG-COOK TRAddress: 3102 LITTLE CREEK LNCity: ALEXANDRIA State: VA Zip: 22309

Phone: _____ E-mail: _____

- 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).*

Removal of rear wall & first story enclosed porch. New 2-story addition at rear of house. Restore original porch at front of house (removal of enclosure walls) and rebuild steps and handrail.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check NIA 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 NIA 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 NIA if an item in this section does not apply to your project.

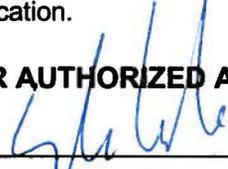
- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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 12 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: STEPHEN W. KULINSKI

Date: 5-7-12