

ISSUE: Certificate of Appropriateness for alterations (after-the-fact)

APPLICANT: Harry Frazier Sr.

LOCATION: Old and Historic Alexandria District
217 South Fairfax Street

ZONE: RM

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations, as submitted.

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, 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.



I. APPLICANT'S PROPOSAL

The applicant requests an after-the-fact Certificate of Appropriateness for alterations to replace the wood siding on the south elevation of the building. Preservation staff was notified that siding was being replaced without BAR approval, and Zoning enforcement staff subsequently posted a citation on the property on April 8, 2025, notifying the property owner of the requirement to apply for a Certificate of Appropriateness. The previous siding has already been removed, and the new siding is in the process of being installed, pending approval by the Board.

Site context

The building is bound by South Fairfax Street to the east, a residential property to the north, and private alleys to the west and south. The area of siding replacement is visible from South Fairfax Street.

II. HISTORY

The 2 ½ story wood frame residence at 217 South Fairfax Street was constructed in **1786** by Dr. William Baker, according to *Historic Alexandria: Street by Street* (Ethelyn Cox, p. 44). There have been several alterations to the property since its construction, as outlined below.

Previous BAR Approvals

October 7, 1981	Construct new addition
May 5, 1982	Construct new fence
August 18, 1982	Construct new fence
BAR #1992-0216 & #1992-0217	Demolish porch & construct new rear addition
BAR #2013-00169 & #2013-00170	Construct two new additions and a fence
BAR #2022-00553	Replace roof with standing seam metal

III. ANALYSIS

The applicant requests an after-the-fact Certificate of Appropriateness to replace rotted wood siding on the south elevation of the main building (Figure 1). Siding replacements can often be approved administratively by staff; however, this process requires staff to inspect the existing siding to determine its age and condition. Because that process was not followed as the previous siding was already removed, this project did not qualify for administrative approval.



Figure 1. The siding on the south elevation has been removed.

The applicant proposes to install Bald Cypress wood shiplap siding. The new siding will match the style and profile of the existing wood siding found on other elevations. Staff visited the site to inspect the remaining siding on the front elevation, which, based on provided photos, appeared to match the siding that was removed. Staff determined that the siding that was removed was likely not historic. Additionally, during the site visit staff observed that the remaining wood siding is rotting in several locations and is in such a condition where replacement is an appropriate option.

Although the typical siding inspection process was not followed for this project, staff believes that the replacement of the wood siding on this building is acceptable due to its age and condition. Preservation encourages the retention of original and historic materials whenever possible, but the siding removed did not appear to be original or historic. Overall, staff finds that the alterations are appropriate and do not detract from the architectural character of the subject property or the surrounding neighborhood. Staff therefore recommends **approval** of the Certificate of Appropriateness for alterations, as submitted.

STAFF

Brendan Harris, Historic Preservation Planner, Planning & Zoning

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed siding replacement will comply with Zoning.

Code Administration

A building permit is required.

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 adjacent to 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

No archaeology comments.

V. ATTACHMENTS

1 – Application Materials

- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

2 – Supplemental Materials

- Public comment
- Any other supporting documentation

BAR CASE# BAR2025-0138
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 217 S Fairfax

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

TAX MAP AND PARCEL: 075.03-04 03 ZONING: RM

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☐ Business (Please provide business name & contact person)

Name: HARRIS or SIR

Address: [REDACTED]

City: [REDACTED]

Phone: [REDACTED]

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Jane Thorpe + Mike Sramek

Address: [REDACTED]

City: [REDACTED]

Phone: [REDACTED]

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 checked="" 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).

Removal of Rotten Ship Lap siding currently
pine & Replace with new Ship Lap Cypress
to match Existing

SUBMITTAL REQUIREMENTS:

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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.

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- ☐ ☐ Square feet of existing signs to remain: _____.
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

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

- ☒ ☐ N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: Please read and check that you have read and understand the following items:

- ☒ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ 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: Larry Frazier

Printed Name: HARRY FRAZIER

Date: 4/16/25

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. <i>Mike - Stramick</i> <i>Janethorpe</i>		<i>100%</i>
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. <i>same</i>	<i>same</i>	<i>same</i>
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. <i>N/A</i>		
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.

7/16/25 *HARRY HAZIER* *Larry Hazer*
Date Printed Name Signature

This pick shows
Removal of Existing
Shingle lap siding



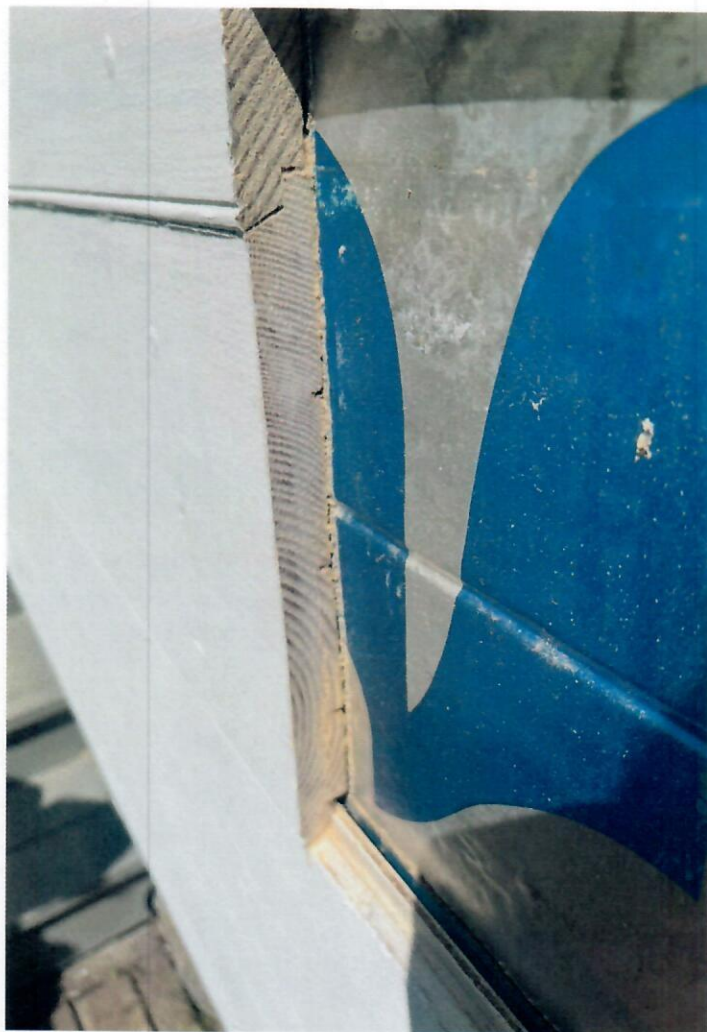
4-1-25





This pic shows
same siding being
Replaced!

4-1-25



This pick show the 1 inch by
1 1/4 being put back with cypress
Custom wood.

4-1-25





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Fredericksburg VA, 22407
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Bald Cypress (*Taxodium distichum*) – Material Specification

General Botanical and Ecological Information

Scientific Name: *Taxodium distichum*

Common Names: Bald cypress, swamp cypress, southern cypress

Family: Cupressaceae (Cypress family)

Native Range: Southeastern United States, from Delaware to Texas and inland along river systems

Ecology:

Bald cypress thrives in wet, swampy conditions, particularly in floodplains and coastal wetlands. It is known for its distinctive “knees,” which are woody projections from the roots believed to aid in gas exchange or structural support. The tree is deciduous, shedding its needle-like leaves in the fall, which gives rise to the name “bald” cypress.

Sourcing Information

Bald cypress lumber is primarily harvested from the Southern United States, especially the Gulf Coast, Mississippi Delta, and Atlantic Coastal Plains. Historically, vast old-growth stands were logged extensively, but today, most commercial lumber is sourced from second-growth forests and managed timberland.

Sustainable Practices:

- Reforestation and selective harvesting methods
 - Use of reclaimed “sinker cypress” (logs preserved in water for decades or centuries) is growing due to its beauty and sustainability.
-



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Wood Characteristics

- **Appearance:**
Heartwood is light yellowish to pale brown, often with a reddish or olive hue. Sapwood is narrow and lighter in color.
- **Grain & Texture:**
Typically straight grained with a fine to medium texture; moderately uniform
- **Workability:**
Machines and finishes well. Easy to glue, nail, and paint.
- **Weight:**
Medium density (about 510 kg/m³ or 32 lb./ft³)
- **Durability:**
Heartwood is highly resistant to decay and insects; sapwood is less durable

Construction Applications

- **Exterior Applications:**
 - Siding and shingles
 - Decking
 - Exterior trim
 - Fence posts and landscaping elements.
- **Interior Applications:**
 - Paneling
 - Millwork and cabinetry
 - Doors and molding
- **Other Uses:**
 - Boat building



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- Greenhouses and conservatories
- Reclaimed cypress for feature walls and furniture.

Benefits in Construction

- **Natural Rot Resistance:**
Cypress heartwood is rated as Class I (exceptionally durable) for decay resistance.
- **Dimensional Stability:**
Resists warping, checking, and splitting.
- **Workability:**
Easy to machine and finish
- **Aesthetics:**
Attractive grain, soft warm tones, and ability to age to a silvery patina
- **Sustainability:**
Reclaimed "sinker cypress" adds ecological value and historical character

Historical Use in the United States

- **Early/Native Use:**
Indigenous peoples of the Southeast used bald cypress for dugout canoes and structures.
 - **Colonial Period:**
Extensively used in the 18th and 19th centuries for barn siding, churches, and plantation homes.
 - **Modern Era:**
Still valued for both new construction and restoration projects, particularly in historic architecture.
-



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Comparisons of Other Woods

Feature	Bald Cypress	Western Red Cedar	Redwood
Decay Resistance	Very High (Heartwood)	High	High
Density	Medium	Low to Medium	Medium
Appearance	Light to reddish brown	Reddish to pinkish brown	Reddish to dark brown
Stability	Very Good	Good	Very Good
Cost	Moderate	Moderate to High	High

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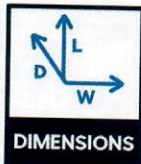
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4-ft W

1-in D



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Overview

For use as general purpose insulation for roofing, wall, and foundation applications requiring a minimum compressive strength of 25 psi. With its closed-cell structure, it's the most capable foam insulation for direct to ground contact of commonly available insulations. XPS insulation can be used as continuous insulation on interior or exterior walls to help increase the R-value of the walls, and improve the energy efficiency of the entire home or building.

- XPS (Extruded Polystyrene) rigid foam board insulation with 25 psi minimum compressive strength
- High R-value of 5
- Lightweight, durable, easy to use and more moisture resistant than standard EPS insulation
- Premium insulation value of R-5
- Durable, yet easy to cut and shape, no loose beads
- Retains integrity and insulating properties over time
- Blowing agent blend GWP (Global Warming Potential) of less than 50, low ODP (Ozone Depletion Potential)
- Meets and exceeds all ASTM C578 Type IV and Type X specifications
- GreenGuard Insulation Board cannot be left exposed in an interior application and must be covered with an approved 15 minute thermal barrier

Specifications



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OPEN

	8
Actual Thickness (Inches)	1
Actual Width (Feet)	4
Common Length (Feet)	8
Common Thickness (Inches)	1
Common Width (Feet)	4
Coverage Area (Sq. Feet)	32
Package Weight (lbs.)	5.5



Features

Faced/Unfaced	Unfaced
Fire Resistant	No
Fits 2 x 4 Walls	Yes
Fits 2 x 6 Walls	Yes
1 + Add to Cart	Yes
For Use in Ceilings	Yes
For Use in Crawlspace	Yes
For Use in Doors	No
For Use in Duct	No
For Use in Electrical	No
For Use in Floors	Yes
For Use in Garage Doors	No
For Use in Masonry	Yes
For Use in Plumbing	No
For Use in Vents	No
For Use in Walls	Yes
For Use in Windows	No
For Use on Glass	No
For Use on Insulation	Yes
For Use on Metal	No
For Use on Plastic	No
For Use on Wood	Yes
Formaldehyde Free	Yes
Insulation Type	Foam
Maximum R-Value	5
Mold Resistant	No
Package Quantity	1
Paintable/Stainable	Paintable

R-Value per Inch	5
Sound Barrier	No
Use Location	Indoor/Outdoor
Vapor Retardant	Yes
Water Resistant	Yes

Certifications	
CA Residents: Prop 65 Warning(s)	No
ENERGY STAR Certified	No

Warranty	
Warranty	None

Miscellaneous	
UNSPSC	30141500

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