Docket Items # 3 & 4
BAR CASE # 2015-0358/0359

BAR Meeting
December 2, 2015

ISSUE: Permit to Demolish and New Construction and Waiver of HVAC Rooftop Screening Requirement

APPLICANT: 608 South Fairfax Street LLC by Steve Kulinski, Architect

LOCATION: 608 South Fairfax Street

ZONE: RM / Residential

STAFF RECOMMENDATION

1. Approval of the Permit to Demolish and Certificate of Appropriateness, as submitted;
2. Waiver of the Rooftop HVAC Screening Requirement; and
3. Include the following notes on all construction drawings that relate to ground disturbing activity, so that all on-site contractors are aware of the requirements:
   a. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
   b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH: Applicants must obtain a stamped 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.

2. 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.

3. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.

4. BUILDING PERMITS: 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.

5. 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.

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.



BAR2015-00358 & BAR2015-00359

N

Note: Staff coupled the reports for BAR #2015-0358 (Permit to Demolish) and BAR #2015-0359 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish the existing dwelling and a Certificate of Appropriateness to construct a new house at 608 South Fairfax Street.

Permit to Demolish

The applicant proposes to demolish the existing 12.2 feet wide by 65.5 feet long one-story, three-bay semi-detached dwelling currently located on the property. The building is set back approximately 20' from the front property line and abuts an older two-story, two-bay frame, Victorian Period townhouse to the south at 610 South Fairfax Street.



Figure 1: 608 South Fairfax Street

New Construction

The new semi-detached townhouse will have the same setback as the existing house, approximately 20 feet from the front property line, and it will encompass the entire width of the lot, roughly 14.8 feet. The new house will be roughly 80 feet deep and two-and-a-half-stories in height. The house will have a full basement with at-grade window wells on both the front and rear elevations.

The massing of the house is broken into two side gable roof portions - one at the front, one at the rear – and a flat roof hyphen portion with a cut-out, or light well, in the center. This cut-out allows for additional glazing on the south elevation and space for the rooftop HVAC condensers. The front gable will have two single gable-roof dormers facing the street, while the rear gable will have a small cut-out for a third floor balcony.

The rear yard will be enclosed with a 6 foot stained wood fence, while the front yard will have a brick and iron fence and gate around the perimeter.

Front (west) Elevation

The first floor will be two bays wide and will have a single double-hung, six-over-six wood window with shutters, a stained six-panel wood door with a transom, and a simple Federal revival style door surround. The original elevation drawings depicted a more grand three bay house (see the applicant's sheet A6-A) on which the windows were crowded. The present front elevation is a more modest two bay, vernacular Colonial Revival design with two double-hung, wood windows with shutters on the second floor. Two pedimented dormers with six-over-six windows will project from the standing seam metal gable roof.

South Elevation

The south elevation will not be visible from a public right-of-way due to the front setback and the existing adjoining house at 610 South Fairfax Street. Staff worked with the applicant to locate the central light well on the south side of the house, so that the front gable roof form was principally what will be visible above 610 South Fairfax (see the view looking northeast on sheet A6-C of the application materials.) The rear gable will set back so far that it is not likely to be visible from Fairfax Street. The portion of the house above and beyond the flanking house will be clad with fiber cement siding where it is located on the property line, while the cut-out portion in the center of the house will have some glazing in the form of triple windows on the second and third floors, and doors to the HVAC condensers on the second floor.

North Elevation

The north elevation will be devoid of openings with the exception of a second story glass block window toward the rear of the house. On January 21, 2015, the Board unanimously approved the construction of a new house on the adjacent vacant lot at 606 South Fairfax Street shown in Figure 2 below (BAR Case #2014-0426). If the approved house at 606 South Fairfax is constructed, the north elevation of the proposed house at 608 South Fairfax will not be visible from a public right-of-way. Should that house not be constructed and the lot remain vacant, the full length of the north elevation will be visible, albeit from an oblique angle and set well back from the street.

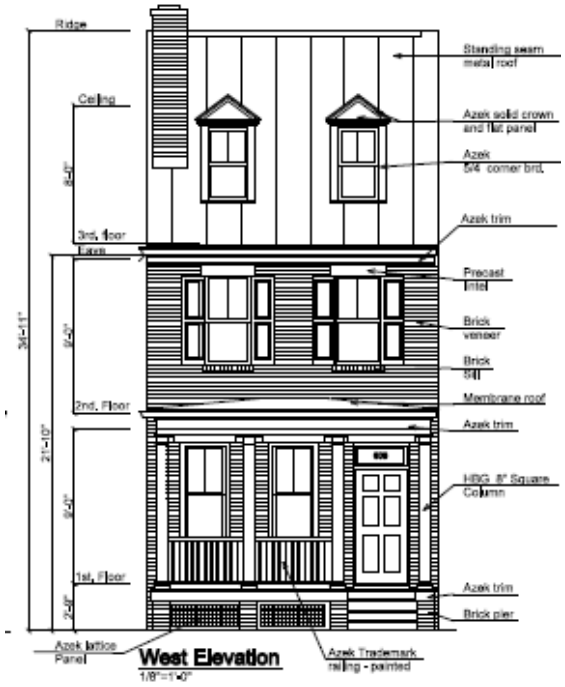


Figure 2: Approved but as yet Unconstructed New Townhouse at 606 S Fairfax

Rear (east) Elevation
The ground floor will have three full-light French doors, while on the second floor there will be three ganged double-hung windows. The third floor will have full light patio doors leading to the upper balcony carved into the gable roof.

Materials
The following materials are proposed:

- Jeld-wen six-panel wood front door with a stained finish
- Jeld-wen full-light wood patio doors
- Aged copper exterior lantern-style light fixtures
- Smooth Hardie Plank Artisian Series lap siding with a smooth face ant 4" exposure, painted a blue-grey for the gable roof portions and a lighter grey in between
- Jeld-wen Siteline EX wood, double-hung, simulated-divided-light windows in a six-over-six configuration
- Millable and paintable trim (AZEK brand)
- Standing seam metal roof in dark bronze
- Operable wood louvered shutters painted dark green
- EPDM rubber roofing in dark grey on the flat roof portion
- Half round metal gutters and round downspouts

II. HISTORY

The one-story, three-bay house at 608 South Fairfax Street dates from **late 1921-early 1922**, according to the History Report prepared by Christine Fisher (October 2015). Prior to the construction of the existing house there was a house located at the front lot line, which was

demolished by 1912. The building is a simple, small "cottage" style house with no distinguishing ornamentation, constructed of wood framing with cement asbestos siding. There have been few modifications to the house over the years, with the exception of a cellar added in 1936 and a small rear bathroom addition in 1946.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, 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 staff's opinion, none of the criteria for demolition are met and the Permit to Demolish should be granted. The applicant commissioned a History Report on the subject property which clearly documents the building's construction in the early 20th century. The modest construction is not unusual or unique, nor does it exhibit a high degree of craftsmanship and the materials used are not uncommon and are readily available today. Staff recommends approval of the Permit to Demolish.

New Construction

All new construction in the RM zone must be located on the front property line if the majority of the houses on the block are also located on the front lot line, which is the case here. However, in this particular case, the existing non-conforming house is being demolished and replaced with a new house with the same non-conforming setback. This setback will make the building less prominent and more of a background building on the block face, and will help to retain the historic setting of the modest townhouse at 610 South Fairfax Street.

Staff has met with the applicant a number of times prior to submission of the BAR application and the design has evolved to staff's satisfaction. As the *Design Guidelines* note, the Board is most concerned with the compatibility of new structures with adjacent and nearby historic

buildings. Historically, the Board has supported new but contextual background buildings which "allow historic structures to maintain the primary visual importance." The *Guidelines* specifically state that "…the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while still being compatible with the historic character of the districts." In evaluating new construction, the Board generally focuses on height, scale, mass and architectural character on a larger scale, while focusing on fenestration, architectural detailing and materials on a more micro level.

In staff's opinion, the proposed new house is in compliance with the broader recommendations contained in the *Design Guidelines* for new construction. The building takes many of its architectural cues from the Federal style, allowing it to reference existing architectural styles and materials common in the neighborhood but without attempting to be the largest or most elaborate dwelling on the block. Although larger in footprint than some of the nearby houses, the style, varied roof forms, and significant setback help to make it less prominent on Fairfax Street. Furthermore, as the air photo shows, this block is quite dense with no internal alleys or courts, precluding the visibility of the house in its entirety.

While the 1993 *Design Guidelines* specifically discourage the use of new materials on historic properties, the Board traditionally supports modern materials on new construction, in part to subtly differentiate between the early and recent buildings. Thus, the use of millable, paintable, composite trim and fiber cement siding on this new building is in conformance with the Board's adopted modern materials policy. While Staff supports the applicant's proposal to use painted wood windows and doors, the Board's window policy would also allow for the use of modern window materials, such as aluminum clad wood or fiberglass. Regardless of the material used, the windows should otherwise comply with the Board's window policy.

Section 6-403(B)(1) of the Zoning Ordinance requires the architectural screening of rooftop mechanical appurtenances throughout the City. However, the BAR "having jurisdiction of the matter may, after public hearing, waive or modify the screening requirement of Section 6-403(B)(1) if the board finds such requirement to be architecturally inappropriate." In the opinion of staff, the HVAC equipment will be not be visible from the ground due to their location and the BAR should approve the waiver.

Staff recommends approval of the application for a new single-family house with the archaeology conditions noted below.

STAFF
Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

No comments received.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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 required for any project disturbing 2500 square foot. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

C1. 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)

C2. 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)

C3. 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)

C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C6. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

F-1 The 1877 G.M. Hopkins insurance map shows a small structure standing on the front of the lot at 608 S. Fairfax St., quite possibly the domicile of the Campbell family (as documented by the applicant). The property has the potential to yield archaeological resources that could provide insight into life in Alexandria in the latter nineteenth century.

R-1 The statements below shall appear on final site plan sheets involving any ground disturbing activities so that on-site contractors are aware of the requirements:

a. 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.

b. The applicant/contractor shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

c. All required preservation measures shall be completed in compliance with Section 11-411 of the Alexandria Zoning Ordinance.

V. ATTACHMENTS

1 – Supporting Materials
2 – Application for BAR2015-0358 & BAR2015-0359 at 608 South Fairfax Street

ATTACHMENT #1

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

A. Property Information

A1. Street Address 608 S. FAIRFAX STREET Zone RM

A2. 1,893 *Total Lot Area* x 1.5 *Floor Area Ratio Allowed by Zone* = 2,839.5 *Maximum Allowable Floor Area*

B. Existing Gross Floor Area

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

B1. Existing Gross Floor Area * _____ Sq. Ft.

B2. Allowable Floor Exclusions** _____ Sq. Ft.

B3. Existing Floor Area minus Exclusions _____ Sq. Ft.
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	1,189	Basement**	1,189
First Floor	1,185	Stairways**	349
Second Floor	1,143	Mechanical**	10
Third Floor	1,021	Other**BELOW7'-6"	193
Porches/ Other		Total Exclusions	1,741
Total Gross *	4,538		

C1. Proposed Gross Floor Area * 4,538 Sq. Ft.

C2. Allowable Floor Exclusions** 1,741 Sq. Ft.

C3. Proposed Floor Area minus Exclusions 2,797 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,797 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 2,839.5 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 (Section2-145(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	769
Required Open Space	35% = 662.5
Proposed Open Space	665

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

Signature: _____ Date: 11/13/15

KULINSKI
GROUP ARCHITECTS P.C.

KULINSKIGROUP.COM

Kulinski Group Architects P.C.
104 N. West Street
Alexandria, Va 22314

BAR2015-00358 & 00359
608 South Fairfax Street
RM zone
Zoning Comments #2
November 13, 2015

11/13/15 - Please see the comment responses highlighted below.

C-1 The proposed single family dwelling will comply with zoning. The revised plat dated November 9, 2015 should be used going forward. Based on this plat, the total lot area of 1,893 square feet should be used to calculate the FAR and open space.

- Applicant should correct the FAR and open space calculation form to use the correct lot area. (Minor change only .5 sq ft off)

  The FAR and Open Space Calculation form has been corrected to show the revised square footage of 1,893 SQ. FT (per the revised plat dated November 9, 2015).
- Applicant should show the footprint of the proposed dwelling on the corrected plat.

  The footprint of the proposed dwelling is shown on the corrected plat (on the revised plat dated November 9, 2015).

C-2 Applicant must correct the lot area discrepancy with the Department of Real Estate Assessments prior to submitting for a building permit. (Typically, just a plat with correct lot area is required.)

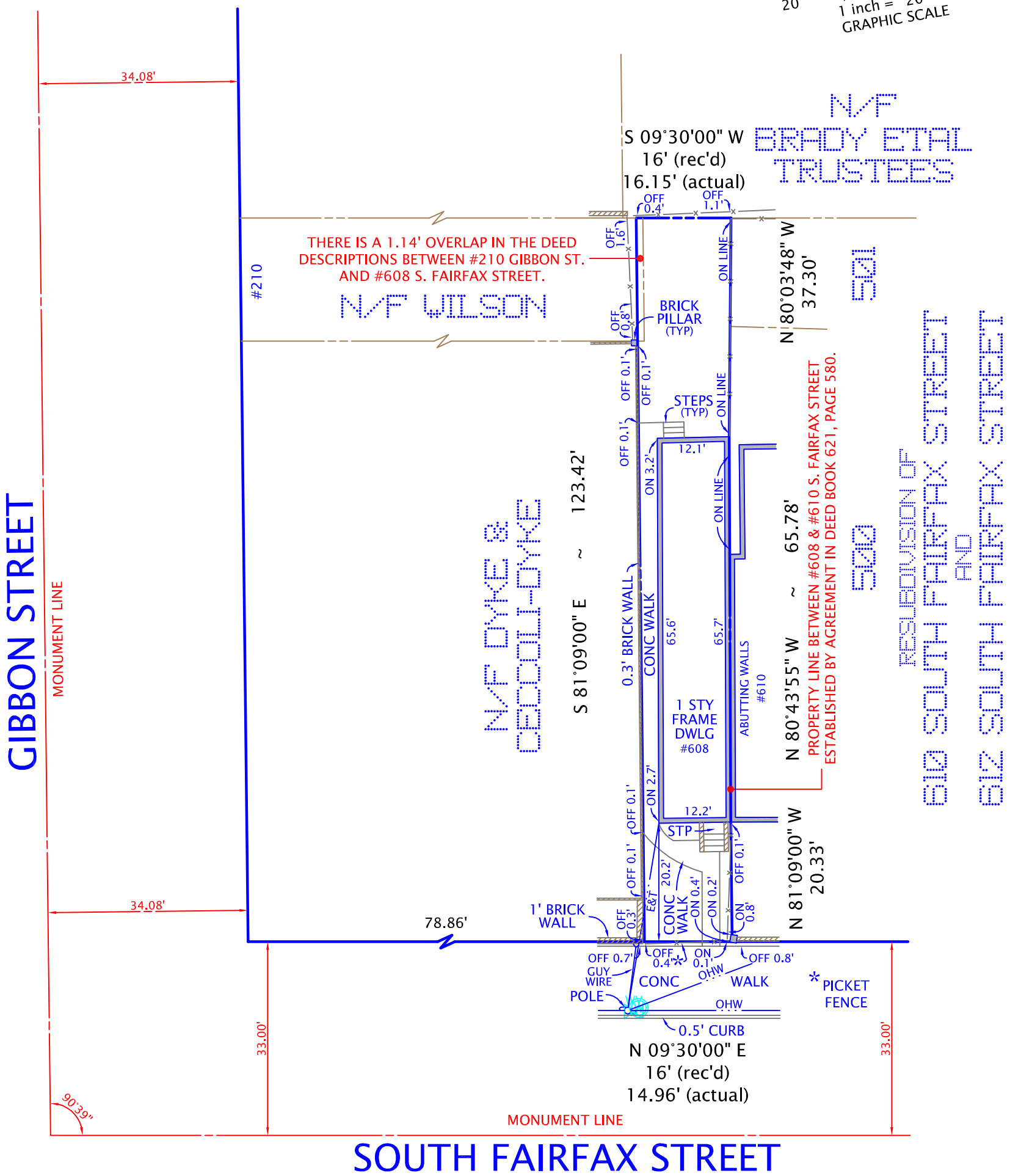
The applicant will correct the lot area discrepancy with the Department of Real Estate Assessments prior to submitting for a building permit.

Thank you for the quick turnaround with what ended up being a more complicated zoning review than any of us were anticipating. Please feel free to contact our office with any questions, comments and or concerns.

Respectfully,

Stephen W. Kulinski A.I.A.

NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
2. WALLS ARE 0.7' BRICK UNLESS NOTED.
3. AREA = 1,893 SF (COMPUTED)



PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#608 SOUTH FAIRFAX STREET
(DEED BOOK 152, PAGE 285)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JULY 23, 2015

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA
07/23/2015
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR
George M. O'Quinn

ORDERED BY:

LUCAS

MARGARET MILLER

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

CASE NAME: LUCAS #150716005

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NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
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3. AREA = 1,893 SF (COMPUTED)

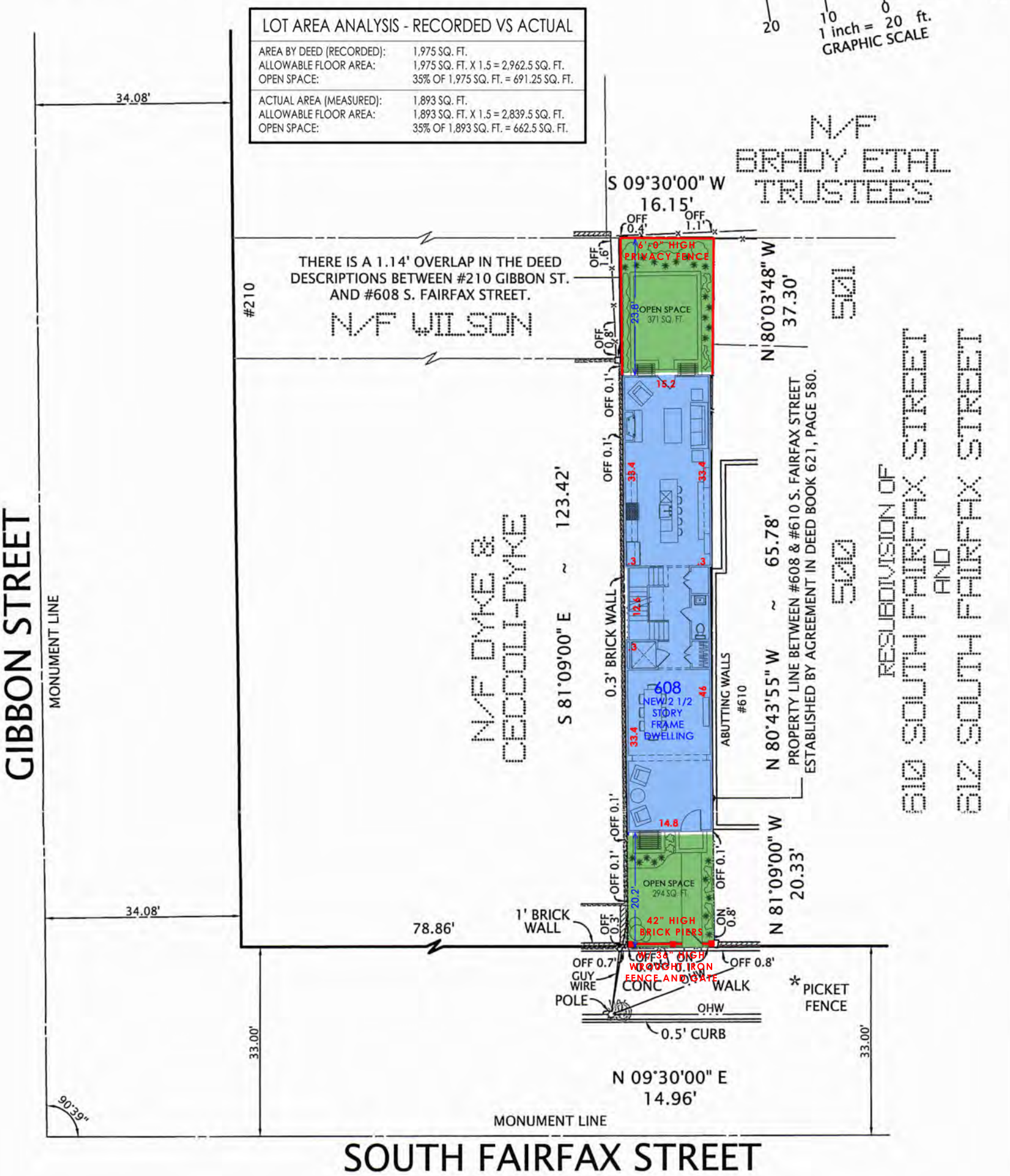
REVISED 11/16/2015

CITY NORTH

20 10 0 20

1 inch = 20 ft.
GRAPHIC SCALE

LOT AREA ANALYSIS - RECORDED VS ACTUAL	
AREA BY DEED (RECORDED):	1,975 SQ. FT.
ALLOWABLE FLOOR AREA:	1,975 SQ. FT. X 1.5 = 2,962.5 SQ. FT.
OPEN SPACE:	35% OF 1,975 SQ. FT. = 691.25 SQ. FT.
ACTUAL AREA (MEASURED):	1,893 SQ. FT.
ALLOWABLE FLOOR AREA:	1,893 SQ. FT. X 1.5 = 2,839.5 SQ. FT.
OPEN SPACE:	35% OF 1,893 SQ. FT. = 662.5 SQ. FT.



PLAT

SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT

#608 SOUTH FAIRFAX STREET

(DEED BOOK 152, PAGE 285)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' JULY 23, 2015
NOVEMBER 9, 2015 (REVISED)

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

07/23/2015

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR

George M. O'Quinn

ORDERED BY:

LUCAS

MARGARET MILLER

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

CASE NAME: LUCAS

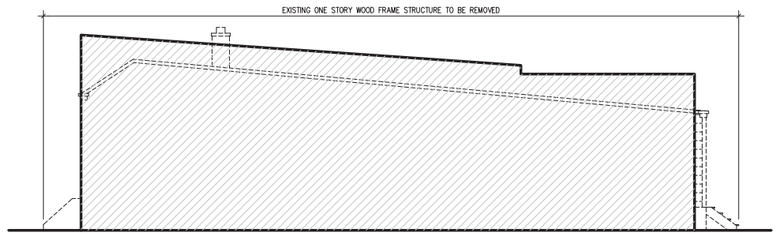
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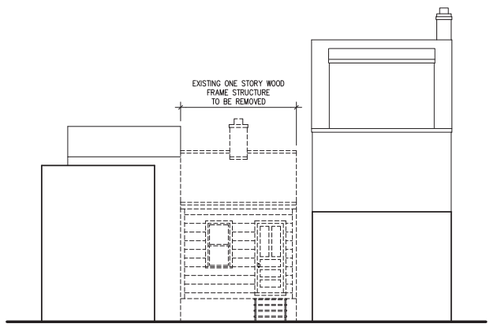
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



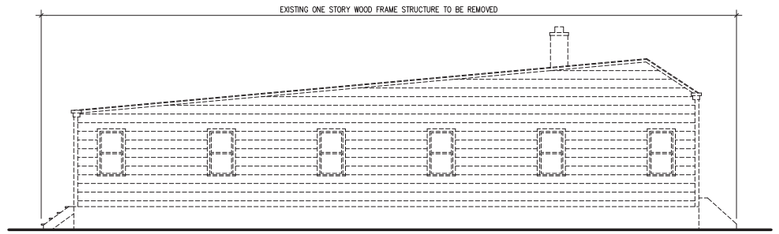
1 D1 FRONT DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



2 D1 RIGHT SIDE DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



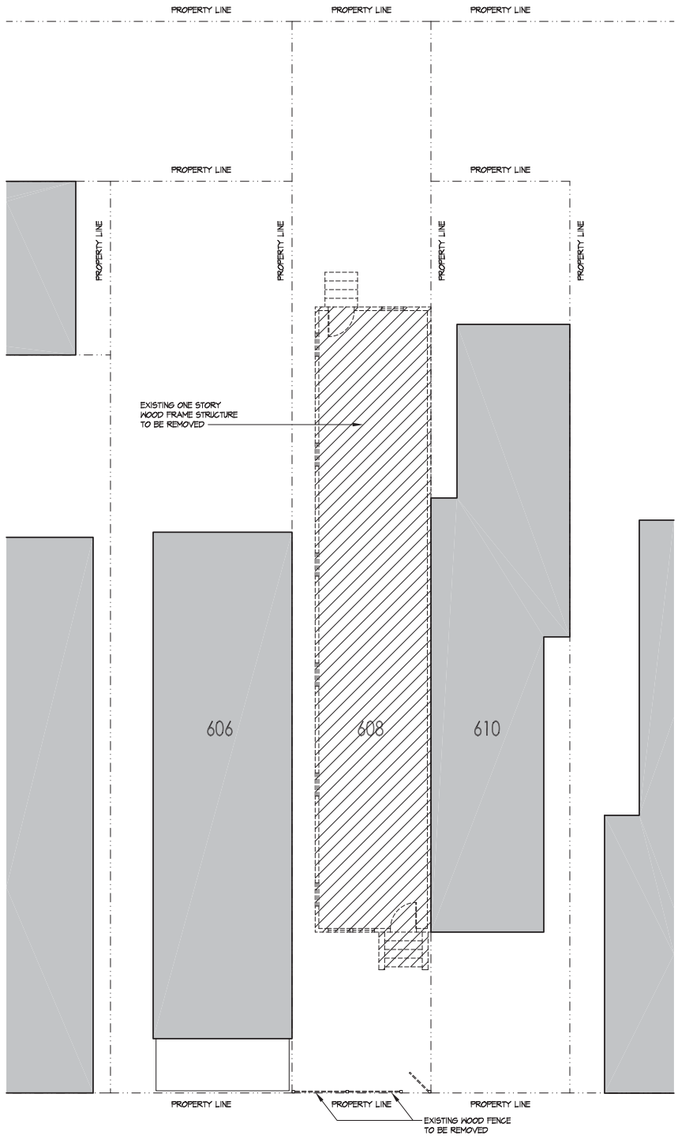
3 D1 REAR DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



4 D1 LEFT SIDE DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



5 D1 EXISTING SITE CONDITION PHOTOS - FRONT STREETSCAPE
SCALE: N.T.S.



6 D1 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

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KULINSKI GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.836.7243

THE RANSOM COMPANY

THE RANSOM COMPANY - 608 SOUTH FAIRFAX
608 SOUTH FAIRFAX ALEXANDRIA, VA 22314

DEMOLITION PLAN / ELEVATION

REVISIONS

PROJECT NUMBER 1551
DATE 10/30/15
SCALE AS NOTED
DRAWN JMB | DESIGNED SWK | APPROVED

SHEET NUMBER D1

1551-PLANS

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



608 REAR - EAST ELEVATION
LOOKING WEST



608 SIDE - NORTH ELEVATION
LOOKING SOUTHWEST



608 REAR - SIDE ELEVATION
LOOKING SOUTHEAST



608 FRONT - WEST ELEVATION
LOOKING EAST



608 SIDE - NORTH ELEVATION
FROM ADJACENT PROPERTY



NORTH WALL - EXISTING CONDITIONS



NORTH ALLEY - EXISTING CONDITIONS



NORTH WALL - EXISTING CONDITIONS



NORTH WALL - EXISTING CONDITIONS



REAR YARD - EXISTING CONDITIONS

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THE RANSOM COMPANY

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608 SOUTH FAIRFAX ALEXANDRIA, VA 22314

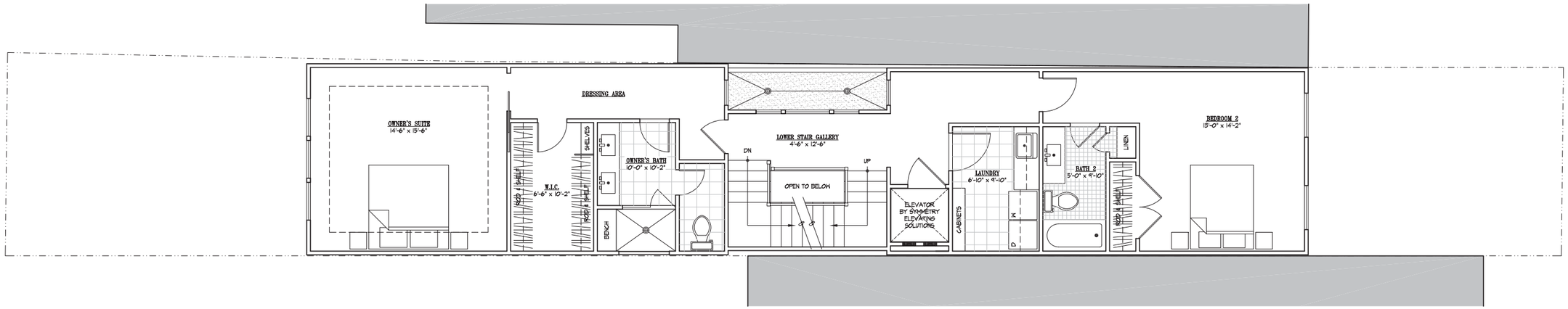
EXISTING HOUSE PHOTOS

REVISIONS

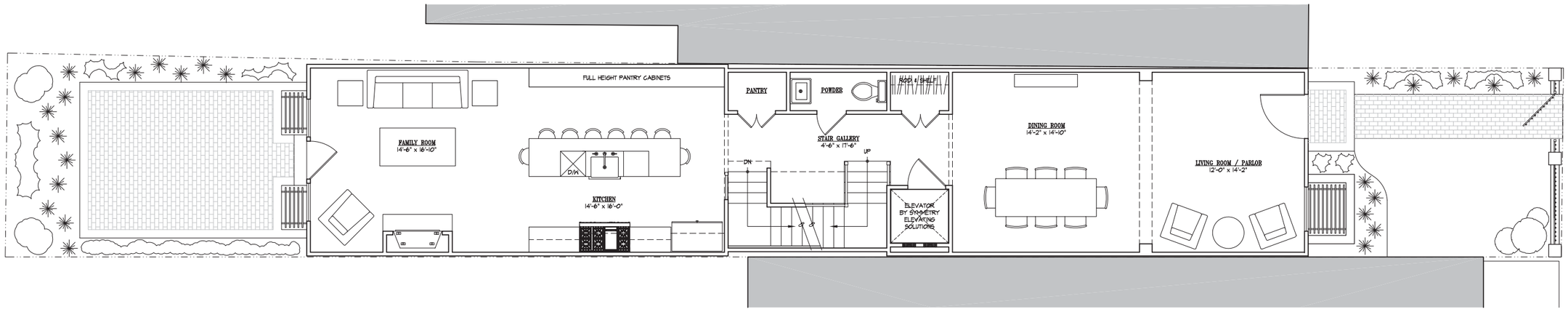
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1551-PLANS

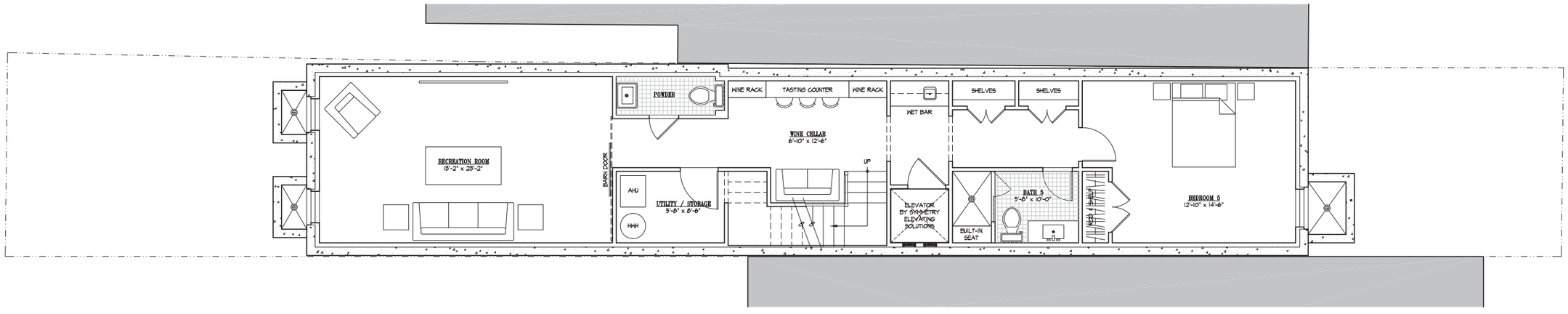
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



3 A1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 A1 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

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THE RANSOM COMPANY

THE RANSOM COMPANY - 608 SOUTH FAIRFAX
608 SOUTH FAIRFAX ALEXANDRIA, VA 22314

PROPOSED PLANS

REVISIONS

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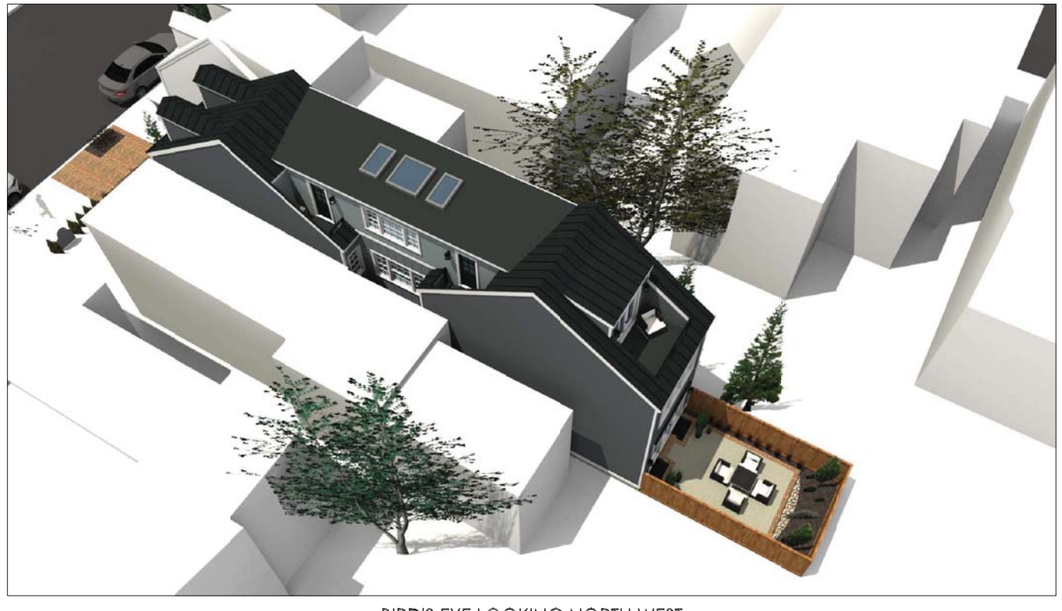
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A1

1551-PLANS

REVISED 11/16/2015



BIRD'S EYE LOOKING NORTH EAST



BIRD'S EYE LOOKING NORTH WEST



BIRD'S EYE LOOKING WEST

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MODEL VIEWS – FINAL CONCEPT

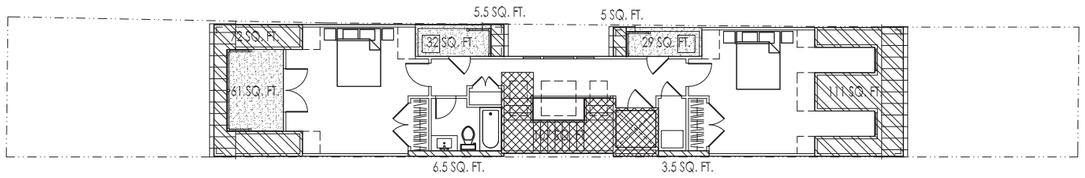
REVISIONS

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A2
1551-PLANS

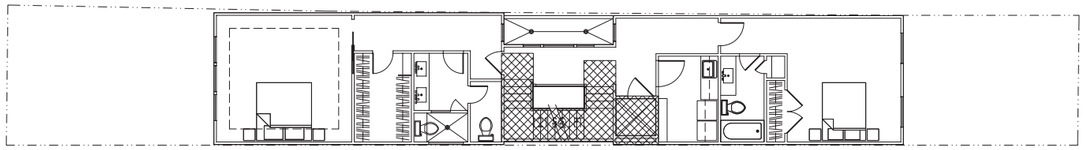
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LOFT GROSS AREA: 1,021 SQ. FT.



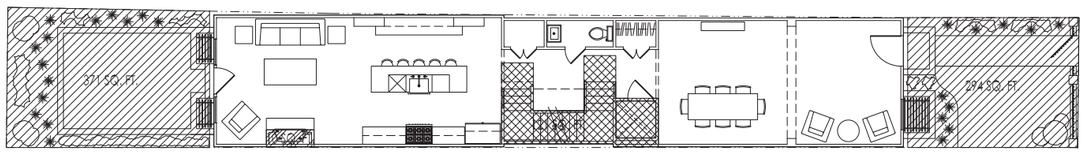
4 A3 LOFT PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR GROSS AREA: 1,143 SQ. FT.



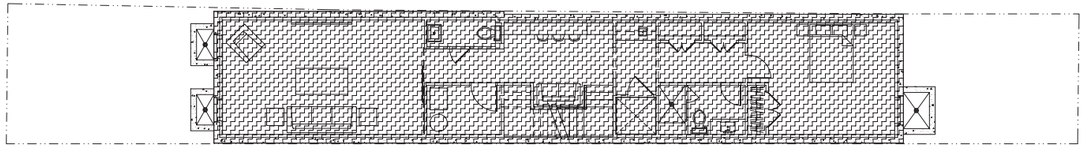
3 A3 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

TOTAL LOT AREA: 1,893 SQ. FT.
FIRST FLOOR GROSS AREA: 1,185 SQ. FT.



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

BASEMENT GROSS AREA: 1,189 SQ. FT.



1 A3 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

DRAWING KEY

- STAIR DEDCUTION
- ROOF DECK
- AREA BELOW 5'-0"
- MECH. DEDUCTION
- OPEN SPACE

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

A. Property Information

A1. Street Address: 608 S. FAIRFAX STREET — Zone: RM

A2. 1,893 (Total Lot Area) x 1.5 (Floor Area Ratio Allowed by Zone) = 2,839.5 (Maximum Allowable Floor Area)

B. Existing Gross Floor Area

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

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

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

Proposed Gross Area*		Allowable Exclusions	
Basement	1,189	Basement**	1,189
First Floor	1,185	Stairways**	349
Second Floor	1,143	Mechanical**	10
Third Floor	1,021	Other**BELOW7'-6"	193
Porches/ Other		Total Exclusions	1,741
Total Gross *	4,538		

C1. Proposed Gross Floor Area * 4,538 Sq. Ft.
C2. Allowable Floor Exclusions** 1,741 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 2,797 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,797 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2,839.5 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 (Section2-145(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	769
Required Open Space	35% = 662.5
Proposed Open Space	665

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

Signature: _____ Date: 11/13/15

Updated July 10, 2008

REVISED 11/16/2015

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608 SOUTH FAIRFAX ALEXANDRIA, VA 22314

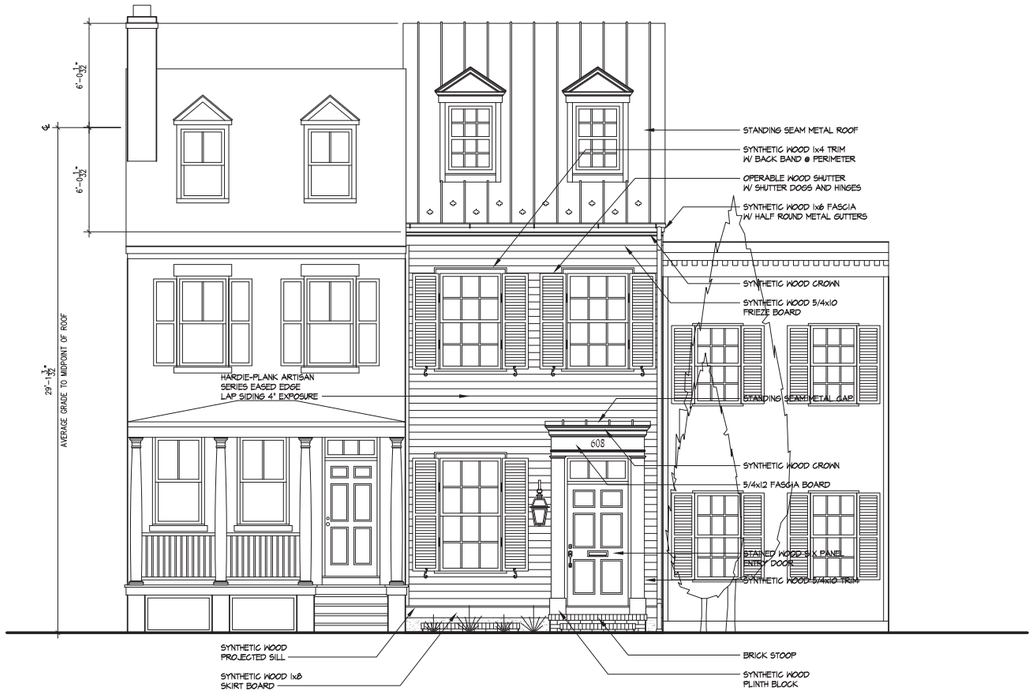
F.A.R. DIAGRAMS

REVISIONS
11-13-15 P&Z REVISIONS

PROJECT NUMBER
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A3
1551-PLANS

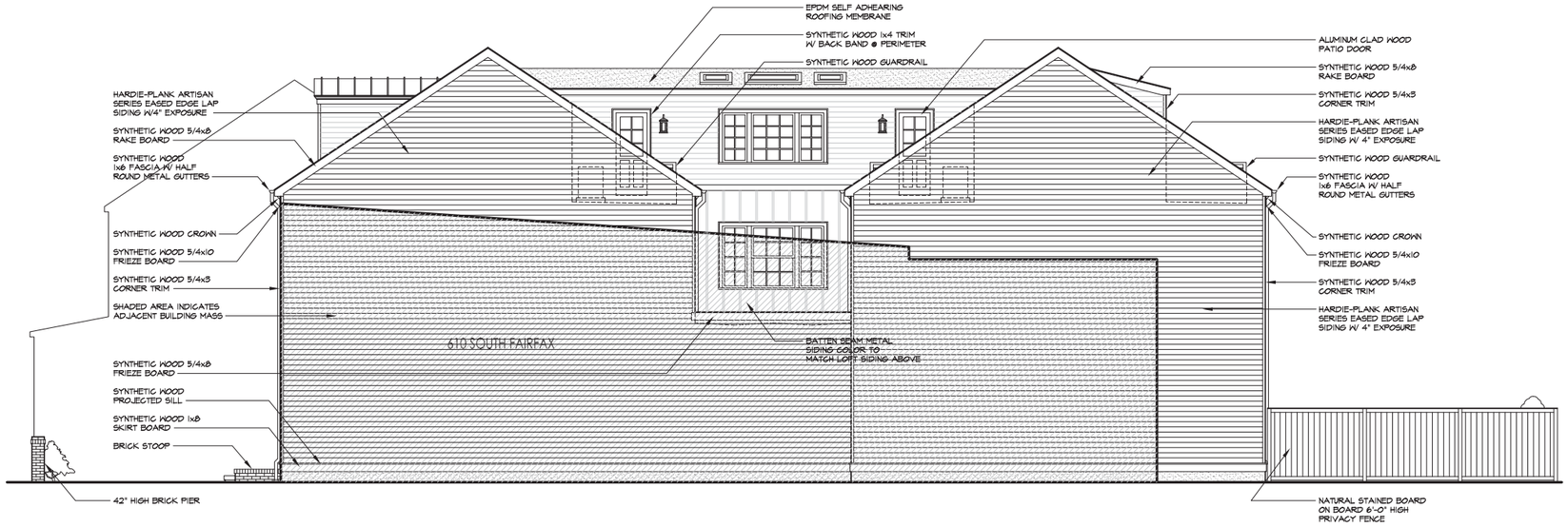
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



1 A4 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 A4 PROPOSED FRONT ELEVATION PIERS W/ FENCE
SCALE: 1/4" = 1'-0"



3 A4 PROPOSED RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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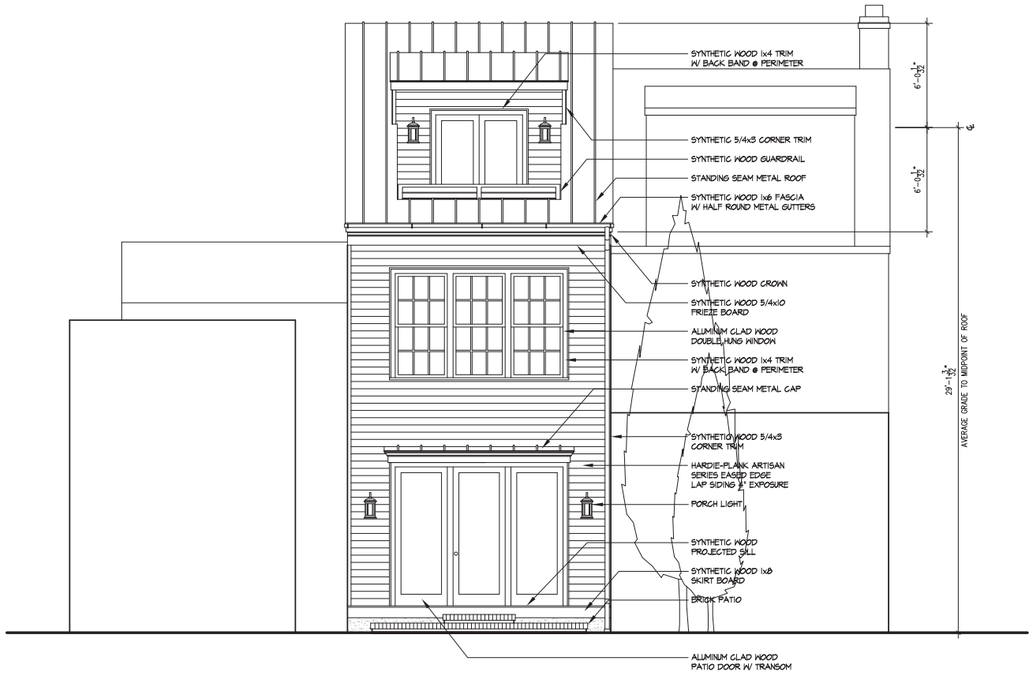
PROPOSED ELEVATIONS

REVISIONS

PROJECT NUMBER		
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JMB	SWK	

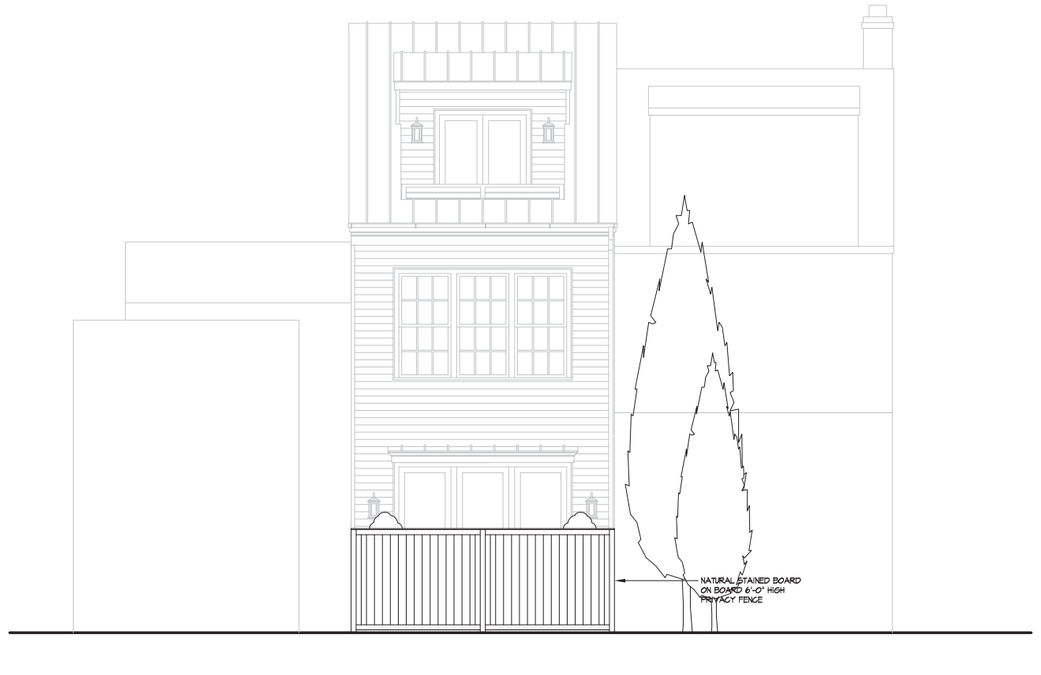
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1551-PLANS

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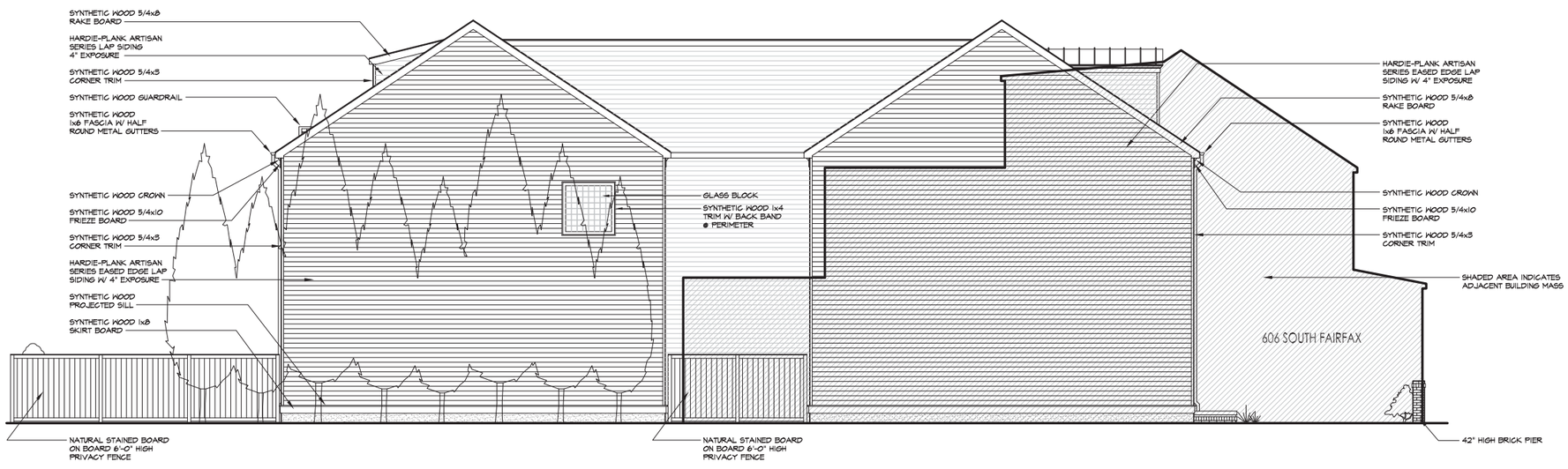
610 SOUTH FAIRFAX 608 SOUTH FAIRFAX 606 SOUTH FAIRFAX

1 A5 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



610 SOUTH FAIRFAX 608 SOUTH FAIRFAX 606 SOUTH FAIRFAX

2 A5 PROPOSED REAR ELEVATION W/ PRIVACY FENCE
SCALE: 1/4" = 1'-0"



3 A5 PROPOSED LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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PROPOSED ELEVATIONS

REVISIONS

PROJECT NUMBER	
1551	
DATE	
10/30/15	
SCALE	
AS NOTED	
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SHEET NUMBER
A5

1551-PLANS

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

EARLY CONCEPT



VIEW LOOKING SOUTHEAST

EARLY CONCEPT



VIEW LOOKING EAST

EARLY CONCEPT



VIEW LOOKING NORTHEAST



EARLY CONCEPT

EARLY CONCEPT

EARLY CONCEPT

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MODEL VIEWS – EARLY CONCEPT

REVISIONS

PROJECT NUMBER	
1551	
DATE	
10/30/15	
SCALE	
AS NOTED	
DRAWN	DESIGNED / APPROVED
JMB	SWK

SHEET NUMBER

A6–A

1551-PLANS

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

REVISED CONCEPT



VIEW LOOKING SOUTHEAST

REVISED CONCEPT



VIEW LOOKING EAST

REVISED CONCEPT



VIEW LOOKING NORTHEAST

REVISED CONCEPT



REVISED CONCEPT

REVISED CONCEPT

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MODEL VIEWS - REVISED CONCEPT

REVISIONS

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SHEET NUMBER
A6-B
1551-PLANS

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



VIEW LOOKING SOUTHEAST



VIEW LOOKING EAST



VIEW LOOKING NORTHEAST



FINAL CONCEPT

FINAL CONCEPT
FINAL CONCEPT
FINAL CONCEPT
FINAL CONCEPT

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MODEL VIEWS – FINAL CONCEPT

REVISIONS

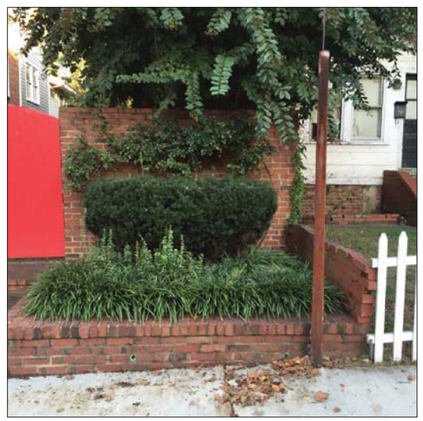
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1551-PLANS

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



604 606 608 610 612 614 616



606 EXISTING CONDITIONS
(PRIOR TO CONSTRUCTION OF APPROVED HOUSE)



608 EXISTING CONDITIONS NORT PROPERTY LINE



608 EXISTING CONDITIONS



608 EXISTING CONDITIONS SOUTH PROPERTY LINE

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EXISTING CONTEXT / SITE PHOTOS

REVISIONS

PROJECT NUMBER 1551
DATE 10/30/15
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SHEET NUMBER A7
1551-PLANS

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



600 604 606 608 610 612 614 616 630

600 BLOCK OF SOUTH FAIRFAX STREET - EASTERN SIDE OF THE BLOCK



635 633 631 629 627 623 615 613 611 609 607 605 603 601

600 BLOCK OF SOUTH FAIRFAX STREET - WESTERN SIDE OF THE BLOCK

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EXISTING STREETSCAPE PHOTOS

REVISIONS

PROJECT NUMBER 1551
DATE 10/30/15
SCALE AS NOTED
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SHEET NUMBER A8
1551-PLANS

History of 608 South Fairfax, Alexandria VA



Image: Zillow ; http://www.zillow.com/homedetails/608-S-Fairfax-St-Alexandria-VA-22314/12024656_zpid/

Report Prepared by
Christine Fisher

October 2015



Image: City of Alexandria, Kate Barrett Library, Land Records Property Card

SUMMARY

Address: 608 S. Fairfax Street, Alexandria, VA.
City Real Estate Assessments: Map Block-Lot No. 081-01-02-07

Block: 600 Block South Fairfax Street; South of intersection with Gibbon Street

Year Built: Archival evidence supports construction in late 1921-early 1922, (including Land Records, maps, and other sources; see Report, attached.)[1] No dwelling Building Permits found (see Report for Alterations Permits)

Architect: Uncertain but may be only a contractor with the owner; Alteration Permits for 1934 and 1946 identify no "Architect" for "existing structure."

Lot and Structure Definition and Owner(s)

- **This primary and secondary source research found no evidence of historic personages dwelling at or visiting, or of historic events occurring on, the property at 608 S. Fairfax.** (See Report for details of owners and residents).
- The property is bounded on the north side by 606 S. Fairfax St. (empty lot), and west side by 610 S. Fairfax St. The south side of the dwelling at 608 S. Fairfax is attached to the north side of 610 S. Fairfax. While no longer true, 608 was in the past linked by Lucas family ownership to 610 S. Fairfax.
- The lot appears empty in the 1896 Sanborn Map. From 1897-1907, Nancy and/or Olive Campbell owned earlier dwelling here; in 1907 the lot was sold by auction to Charles and Lydia Outcalt, then conveyed to Frank S. Lucas (1909-1921), to Robert T. Lucas III (Frank's son, 1921-1972 who built current house), to Mattie Lucas (Robert's wife, 1972 -1982 on his death) and daughter Dorothy Lucas at Mattie's death (1982-present). Barbara Reynolds, Dorothy's niece, is sole heir of Dorothy Lucas. Barbara, her husband Stanley, and their daughter, Jessica, live in the house with Dorothy.

Style:

A very simple, small semi-detached residential house with early- mid-twentieth century features in appearance. Its form is a rectangular cottage. **This research identified no distinguished or unique architectural features of this structure's exterior.** The structure construction and form appear unremarkable; a vernacular structure. Built as a low cost dwelling for a

[1] Kate Barrett Special Collections Library, Alexandria City Tax and Fiscal Property Tax Books, 1870-1950, Microfilm Index 35 00603

working class family. Exterior condition appears below average.(See Report).[2]

Construction: Wood framing with siding (Alteration Permit refers to asbestos); brickwork band added at cellar level with concrete foundation.

Size/Height Lot is 16' x 124.41", 1975 square feet (roughly .045 acre). The structure is one story, possibly with attic, with cellar space but no finished basement. The style is a rectangular cottage; very narrow in front (12' wide) and running 60' deep into the lot, with a presumed single interior corridor (720 sq ft).

Original Use and Notable Alternations:

A small one story dwelling with a different footprint was at 608 in the Sanborn Fire Insurance maps for 1902 and 1907; it is gone by 1912. There is a 1917 Building Permit request for a 12' x 20' "storage shed" on the lot; an "auto shed" appears on the lot in the 1921 Sanborn map.[3] Evidence supports that the current structure at 608 S Fairfax was built as a family dwelling between 1921 and 1922, and its overall footprint and style remain only slightly changed. A cellar was added in 1936 and a bathroom in 1946.

Historic District 608 S. Fairfax is located in the Old and Historic Alexandria District.



608 and 610 N. Fairfax share a wall; the Lucas family lived in both from 1907 until at least 1932[4]

[2] Structure is 12'x 60' per Land Property Record Card held at Kate Barrett Library.

[3] Sanborn Fire Insurance Company Maps referenced throughout this Report were searched in hard copy and on microfilm held in the Alexandria Kate Barrett Special Collections Library.

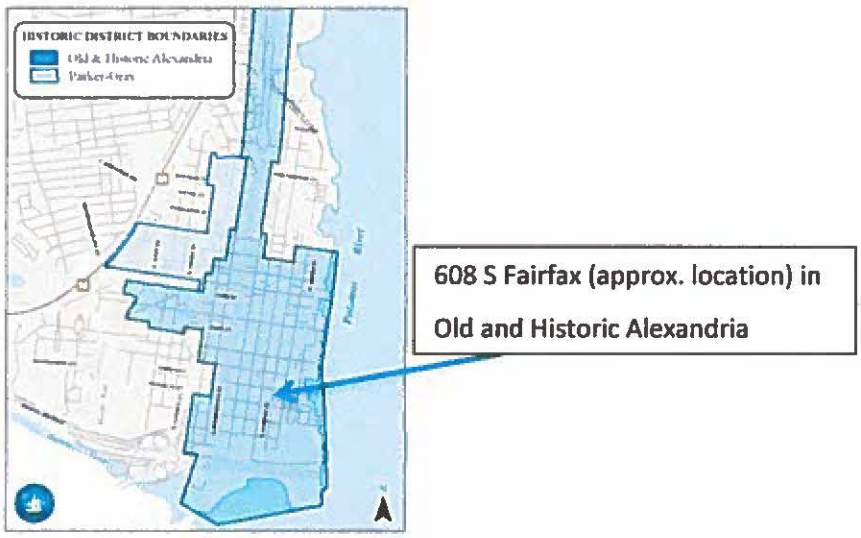
[4] Likely sold out of the family with Frank Lucas's death in 1932; Alteration Permits show another family owning it in the late 1930s.

"House History" Report of 608 South Fairfax

History of Lot and Ownership

The lot for 608 South Fairfax Street was included in the City of Alexandria by 1790.[5] It is in the area defined as Ward One. The earliest habitation this research supports from archival sources was in 1897. However, this area of the city is only a couple of blocks from the waterfront and was developed fairly early; the streets of S. Fairfax, S. Lee, Gibbon, Wolfe and others still hold many structures from the early to late nineteenth century.[6]

The 608 lot is narrow on the street side and runs deeply into the block: a 16' x 123.5' rectangle. It is consistently defined in Deed documents as: "Beginning at a point on the east side of Fairfax Street, seventy eight feet ten and one-third inches south of Gibbon Street; thence running east one hundred and twenty-three feet, five inches; thence south sixteen feet, thence west one hundred twenty three feet, five inches to Fairfax Street; thence north parallel to Fairfax Street sixteen feet to the beginning."



The lot appears empty in the 1896 Sanborn map; however evidence supports a home there by 1897. A small one story frame dwelling at 608 is shown in Sanborn Fire Insurance maps of 1902 and 1907. This house was directly on the street, not set back as is the current structure. For the years 1897-1907 City Directories show Olive B, Campbell, an African-American or Mulatto woman, living at 608.[7] The 1900 Census shows Olive as owner, but other documents support ownership by Olive's mother Nancy Campbell (also appears as Ann, Annie or Nannie), a widow. Nancy died by, if not before 1907; 608 S. Fairfax was seized after her death. A dispute ensued

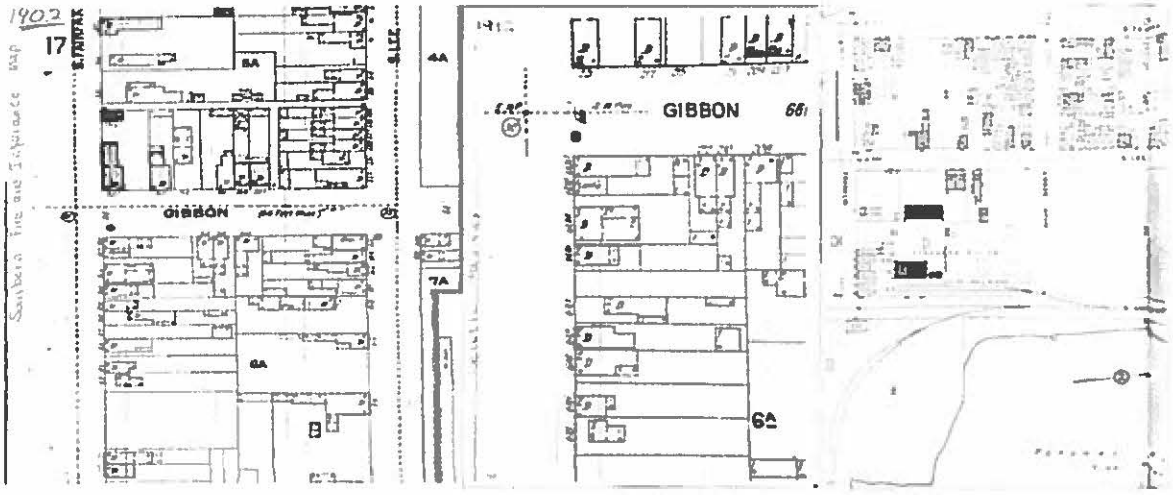
[5] Reference City of Alexandria Annexation Map.

[6] These streets contain many Early Building Survey structures, and on line research from City and Real estate sources (not always exact but approximate) turns up built dates of many of these homes from 1800-early 1900s.

[7] One Census year reports these women as "Mulatto", another year as "Black." Census and City Directories referenced in this report for the City of Alexandria, years 1870-1940, were sourced on-line via *Heritage Quest/Ancestry.com* via the Kate Barrett Library. Directory and Census page copies are available if needed.

over 608 S. Fairfax. Hattie and Thomas Grinnell filed suit to claim it, disputing claims of Olive and Hugh Campbell (defended with others). The Corporate Court of Alexandria settled this "Chancery Cause" dispute, ruling that 608. S Fairfax go to auction (under Commissioner Gardner Booth.)[8]

Charles E. and Lydia N. Outcalt won the auction (1907, Deed Book 56, pp 245-246.) [9] By 1909 the Outcalts conveyed the 608 lot to Frank S Lucas (Deed Book 58, p.203); it has been in the Lucas family since. Either the Outcalts or Frank Lucas demolished the existing Campbell house on the lot (see Sanborn maps, below). In 1921 Frank S. Lucas conveyed 608 to his son Robert T. Lucas III (Deed Book 73, p. 2) who constructed the current house. The deed conveyed to Robert III in September 1921; it is unclear Robert could have completed his house at 608 S Fairfax during 1921; it may be taken until early 1922. City Directories show Robert III living at 608 in 1922, and Tax Records assess him at 608 in 1922. [10]



Sanborn Fire Insurance Maps: 1902 (608 w Dwelling), 1912 (608 Vacant), 1931 (608 W Current Dwelling)

When Robert III died in 1972, his wife Mattie Lucas and children were "heirs at law" owners of 608 (he died intestate, Deed Book 94, p.788). The lot and house passed to Mattie's children as "heirs at law" when Mattie died intestate (1982, Deed Book 152, p. 285). The only surviving sibling, Dorothy Lucas, is the owner today (1982-present). Barbara Reynolds, her niece, is sole heir. *See Deeds, Attachment 1 and Chain of Title, Attachment 2.*

Per City Directories, Frank Lucas lived at 610 S. Fairfax from 1907, and in 1910 Robert III and his wife moved in with Frank. Sanborn Maps show a modest two-story home on lot 610. According to historical data the residence at 610 S. Fairfax "is a very modest, two-story, two-bay frame

[8] Alexandria Gazette March 27, May 6 and July 25 1907, relates this Chancery Cause and rulings (Library of Congress, Alexandria Gazette on line.)

[9] This Deed and others referenced in this Report are found in the Alexandria Court House, Land Records; a copy of all relevant Deeds is at Attachment 1, Deeds and Chain of Title.

[10] Kate Barrett Special Collections Library, Alexandria City Tax and Fiscal Property Tax Books, 1870-1950, Microfilm Index 35 00603

dwelling originally constructed before 1877." It also notes an addition at the rear likely between 1877 and 1896[11].

Construction, Architectural Features and Alterations

The structure at 608 S Fairfax is a simple, small semi-detached residential cottage with early-mid-twentieth century details. The structure is attached to the side of 610. It is set back from the street, fronted by a small picket style fence. The form is rectangular; narrow in front (12' wide) and running 60' deep into the lot (720 sq. ft.), with a presumed single interior corridor connecting rooms. It has a slightly raised roof from the façade, which slopes down to form what appears to be a small attic room; it is otherwise a sloped flat roof. It is a frame structure with siding that appears to be asbestos, which became more widely used in the 1920s-30s and was simple to install.[12] Later Permits to add a small bathroom reflect asbestos siding, and an original rolled roof changed to an asphalt roof (see *Permits for Alteration, Attachment 3*).

No original building permit for this structure was found despite extensive research. However several Alteration Permits Requests were found by City Archives (See *Permits, attached.)* Two Alteration Requests forms ask for the name of the present (original) structure's architect and they are blank (it is uncertain the form was properly filled out.) However it seems likely Robert Lucas needed and used only a builder and not an architect to construct this simple structure. Robert may have participated in its construction as in 1917 Robert had himself built a 12' x 20' shed on 608, while living with his parents at 610 (also in *Permits, attached.*)

This house appearance from the exterior is unremarkable. Its style offers no distinguished or unique architectural, ornamental or decorative features; features appear primarily utilitarian rather than a specific style choice. The exterior does not seem designed to achieve any architectural expression, but crafted as a low cost housing solution, using available materials and not requiring highly specialized skills. It appears as a vernacular at its most basic level; a local and practical construction.



Left 3 images by C. Fisher, Right Image: City Property Card

[11] Submitted in support of Alexandria BAR case 98-0089, 1998.
[12] USDA, US Forestry Service, Early 20th Century Building Materials, Siding and Roofing, Feb 2008, http://www.fs.fed.us/t-d/pubs/pdfpubs/pdf08732308/pdf08732308dpi72.pdf

The fenestration today is mostly not visible due to a fence about 1' from the north wall, and large trees/shrubs. But an older photo (City Property Card, above) shows 6 windows running along the side and 2 in front; they appear to be one over one hung sash. There may be an attic window. The base at the concrete foundation has a brick built-up "skirt" in a running bond, reflecting addition of a cellar in 1934.

Primary Alterations to Lot and Structures (See Attachment 3): A Sanborn map review shows little footprint, form, or scale alterations since its original construction.

- *1917 – Before current dwelling:* Add Storage Shed, builder listed as Robert Lucas III
- *1934* - Dig a 10' x 20' cellar under foundation, permit includes plot plan
- *1946* – Construct small addition in rear of the house for a Bathroom, permit includes plot plan
- *1971* – Remove roll roofing and install Asphalt roof

History of Owners/Residents

Campbell Family

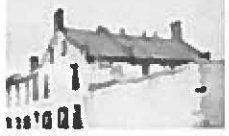
While the earlier house on lot 608 was gone before 1912, there is archival evidence of the Campbells, a mulatto or African American family who lived there. In 1870, Ann Campbell (aka Nancy or Nannie, b. 1843/4, VA) and her sons Hugh (b. 1859) and Samuel (b. 1861) were "servants" living with Elizabeth Green in Ward 1. By 1880 "Ann" and her now 3 children (Olive was born in 1872) are servants to Ellen Newman, and live at 228 East Fairfax, in Ward 1 (E. Fairfax presumably now S. Fairfax).

This changes by 1897, when the Directory lists Annie and Olive Campbell living at 608 S.Fairfax. Olive is a janitress and later a laundress. Olive is single, "head of a house and owns" 608 per the 1900 Census, living with her daughter Lizzie (b. 1888). However the Alexandria Gazette (March, May) 1907 documents "Nancy Campbell" as owner, 608 seized after her death and sold at auction. Hugh and Olive tried, along with Patricia Gatewood and a list of others (research did not pursue these others), to keep 608, but lost. It remains notable and an aspirational story: Ann/Nancy and Olive went from live-in domestic servants to owning a dwelling at 608 S. Fairfax.

Lucas Family: a Working Class Alexandria Family

The Lucas family descendants of Robert T. Lucas (Senior) have been in Alexandria for at least 145 years (See *Family Tree, Attachment 4*). This Lucas family was mostly centered in the area of Alexandria South of Wilkes St; they would hold property at 520, 608 and 610 S. Fairfax over some decades, up to the present Dorothy Lucas. Family members also rented nearby at 521 S. Fairfax, 221 S. Lee, and 522 Gibbon Streets. Robert T. Lucas was born in New York in 1841. The 1870 Census finds him in Alexandria's 4th Ward with his wife Ann (b. VA, 1838) and children. By 1880 Robert Sr. is the City Sergeant and Jailer for Alexandria. Census lists his family, and prisoners living at the Jail on St Asaph St. In later life Robert Sr. became an auctioneer.

City Jail built in 1826
Image: Out of the Attic



Among his 4 children was Robert T Jr. (b. 1868, who would later own property in the 500 block of S. Fairfax, and build a more substantial brick home at 520 S Fairfax. Robert T. Jr became a letter carrier. Another son was Frank S. Lucas (b. 1866) who first rented before living by 1907 in 610 S. Fairfax; by 1909 he owned 608 and 610. In 1890 Frank married Clara Travers; he worked in an "electrician "trade most of his life. Their only child, son was Robert T Lucas III (b. 1891), who primarily worked as a machinist. From 1910-1921, Robert III and his wife Mattie (b. 1895) lived with Frank at 610 S. Fairfax, in 1919-21 bringing two children into the home. In 1921, for $10 Frank conveyed his lot 608 to Robert III to build the current home. Frank died in 1932, but was still working per the 1930 Census. After that, his wife Clara lived primarily in the Hotel Belvoir Memorial Home for Women. After Robert died in 1972, his wife Mattie lived at 608 until her death (1982). Daughter Catherine lived there at least until 1982 (possibly until her 2007 death), and daughter Dorothy –Robert T Lucas Senior's great-granddaughter, lives there today. Lucas family women outlined here were almost all listed in Census as "at home," keeping house and family; Dorothy was listed as "saleslady" by age 18.

Historical and Social Context of 608 S. Fairfax

Earlier Black owners/residents It is likely not unusual to find 608 S Fairfax was the home of African-American residents in 1897-1907. The 1900 Census also shows a woman from Barbados living at 610 or 612 S Fairfax (numbers jumbled in record.) This area is adjacent to the Hayti neighborhood, S. Fairfax to S. Pitt and Prince to Gibbon and to "The Hill". According to Alexandria Documentation submitted to the National Register of Historic Places, "The Hill ...was an African-American residential area adjoining the Hayti neighborhood (S. Union to S. Washington St and Wolfe to Green St.). Further, the Wilkes St Tunnel, very near the Lucas homes, "... built for the Orange and Alexandria Railroad in 1856, is still a Hayti landmark". This document notes "The 400 block of Gibbon Street today is reminiscent of how the black neighborhood appeared in the early 19th century."[13] In this era, evidence shows black and white Americans living as side by side neighbors in this area. The Census occupations for African American residents often shows less skilled labor, but it was a period of transition for them.

1880- 1930s - Context of early 20th Century Lucas family and 608 Construction

Image: Out of the Attic



Across these decades the residents in this area of Alexandria were variegated, but it broadly reflected a working class neighborhood. The Lucas family represents a norm of the families here, with similar occupations, family size and goals of home ownership. A quick Census review compared occupations of residents living along this segment of S.Fairfax, Gibbon and other nearby streets in 1880 vs the 1920s-30s. The residents here in the 1880s-1890s were in trades such as laborer, baker, brickmaker, carpenter. By 1910-1930 this gave way to somewhat higher paying, more skilled labor: bankers, policemen,

[13] United States Department of the Interior ,National Park Service National Register of Historic Places Multiple Property Documentation Form New Submission African American Historic Resources of Alexandria, Virginia Elizabeth Clavit, 1994; updated by Francine Bromberg and Barbara B. Ballentine, 2001, Office of Historic Alexandria;http://www.dhr.virginia.gov/registers/Cities/Alexandria/NR_Alexandria_AfricanAmericanHeritageMPD_text.pdf

shipping clerks, and a large number who were workers at ship yards, the electric railway, and other organized businesses. Jobs nearby included the Foundry started at S. Royal in the 1850s, and joined in 1902 by Iron Works.[14] The streetscapes accordingly changed. By the 1921 Sanborn map the lots reflect many "auto sheds" and there was an auto repair shop at 606 S. Fairfax. In 1931 there was a large Standard Oil operation off Gibbon Street, and lot 606 held a "Store." The 1909-1930 period shows the Lucas family with occupations like many of their neighbors. Frank Lucas the "electrician" for many years, grew into a more skilled, experienced "armature winder" for electric engines. Robert Lucas III started as a brakesman for the electric railroad, but spent most of his career as a machinist. He worked for the Navy Yard by 1940.[15] Not surprisingly, the 1940 Census shows other neighbors also working for the Navy Yard.

Architectural Context of 608 S. Fairfax



Images: C. Fisher; Early Buildings Survey examples, S Fairfax: 605/607; 609/611 face 608; 604/606 lot next to 608

Historic S. Fairfax Context The structure at 608 is surrounded in the blocks along S. Fairfax (and other nearby streets such as S. Lee) by a sizable number of Early Buildings Survey dwellings, many notably evolved over 100-200 years. These structures create a distinctive streetscape for the area, and S. Fairfax in this case. Examples of reported construction dates of neighboring buildings in the 600 block of S. Fairfax include: 604 in 1846, 610 pre-1877, 603-611 in 1820s-30s, and 630 possibly 1800.[16] **The current structure at 608 S. Fairfax is notably inconsistent in appearance and form with this otherwise historic tone.** The best feature of the current structure at 608, in terms of this streetscape, may be that its siting is set back.

Narrow, deep lots such as the one for 608 S Fairfax are not unusual in Old Town, depending on earlier lot divisions and ownership changes over years. However, the one story cottage-like structure, built by Robert Lucas III in 1921-22, against his father's house wall, is very modest even by standards of this neighborhood in that day. A close review of Sanborn maps (1902-1931, pp.5 above) shows many homes with smaller early footprints, but often with added/telescoping house additions into their lots over years. Many of these homes have at least two stories and a good number are of brick, featuring more costly materials and construction features.

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[14] Alexandria Times, *Out of the Attic,* Office of Historic Alexandria, Aug 18 2011. See image pp.8 above.

[15] Data used to support this paragraph was obtained from reviews of US Census data, 1900-1940, as from Out of the Attic, a column by the Office of Historic Alexandria.

[16] Reported dates from real estate records, not wholly reliable; but most also bear Early Buildings Survey markers.

1920s Residential Structures in Alexandria Other small semi-detached cottage forms may remain in Alexandria, but this research did not discover a structure similar to 608 S. Fairfax. The research found many remaining examples of 1920s structures in areas with modest homes such as North Alexandria, and areas that were then growing "suburbs". The following images offer some examples, in a range of styles and forms, of residences built in 1920 in Alexandria. They represent residences with relatively lower square footage. While several are modest homes in style and construction, all appear more substantially constructed than 608. S Fairfax. Some of these examples are strikingly of their era, e.g. 3 Del Ray Ave.'s classic Bungalow style; others appear to adopt a style with echoes of early Alexandria structures (Images: Homesnap.com)



1920 Townhomes: 429 N. Patrick 1716 sq ft, 418 N. Henry 884 sq ft



1920 Freestanding Residences: 3 Del Ray, 1744 sq ft; 1920: 3 W. Maple St 1348 sq ft; 518 N. Alfred, 1184 sq ft

List of Attachments

1. **Deeds for 608 S. Fairfax**
2. **Chain of Title,** summarizing Deeds discovered in research
3. **Requests for Alteration Permits**
4. **Lucas Family Tree**

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Attachment 1

Relevant DEEDs for 608 S. Fairfax

Book 35
Page 345

[illegible]

[illegible] Deed of Release, Deed of Trust and Addendum to Deed of Trust

This Deed of Release made this 22nd day of October, 2001 between Nathaniel Dorsey, Substitute Trustee, party of the first part, and Elaine B. McCleskey and Mary Ann McCleskey, husband and wife, parties of the second part.

Whereas by deed dated July 7, 1997 and recorded in the Clerk's Office of the Circuit Court of the City of Alexandria, Virginia in Deed Book 1120 at page 1, Elaine B. McCleskey and Mary Ann McCleskey, husband and wife, conveyed to Nathaniel Dorsey, Substitute Trustee, certain property in the City of Alexandria, Virginia, more particularly described as follows:

All that certain lot, piece or parcel of land situate, lying and being in the City of Alexandria, Virginia and known as Lot 1 in Block 1 as shown on a plat of subdivision entitled "Resubdivision of Lots 1 and 2, Block 1, Fairfax Addition to Alexandria" made by Thomas H. Corse, Surveyor, dated October 1, 1990, which plat is recorded in the Clerk's Office of the Circuit Court of the City of Alexandria, Virginia in Deed Book 1120 at page 1.

Whereas, default has been made in the payment of the indebtedness secured by a certain Deed of Trust dated July 7, 1997 and recorded in the Clerk's Office of the Circuit Court of the City of Alexandria, Virginia in Deed Book 1120 at page 1 and the undersigned Substitute Trustee was duly appointed by instrument of writing duly recorded in the aforesaid Clerk's Office, and

Whereas, the undersigned Substitute Trustee has given due notice of the time and place of sale as required by the terms of said Deed of Trust and has complied with all the requirements of said Deed of Trust and of the Code of Virginia in such case made and provided, and

Whereas, at the time and place of sale mentioned in said notice, Elaine B. McCleskey and Mary Ann McCleskey, husband and wife, were the highest bidders and purchasers for the sum of Three Hundred and Fifty Thousand and 00/100 ($350,000.00) Dollars, and the undersigned Substitute Trustee executed to them a deed bearing even date herewith conveying the property to them in fee simple, subject to all unpaid taxes and assessments, and

Whereas, the undersigned Substitute Trustee has given due notice of the time and place of sale as required by the terms of said Deed of Trust and has complied with all the requirements of said Deed of Trust and of the Code of Virginia in such case made and provided, and

Whereas, at the time and place of sale mentioned in said notice, Elaine B. McCleskey and Mary Ann McCleskey, husband and wife, were the highest bidders and purchasers for the sum of Three Hundred and Fifty Thousand and 00/100 ($350,000.00) Dollars, and the undersigned Substitute Trustee executed to them a deed bearing even date herewith conveying the property to them in fee simple, subject to all unpaid taxes and assessments, and

Whereas the said party of the second part has paid to the said party of the first part the sum of five hundred and twenty dollars the purchase price of said property in full:

Now therefore this Deed Witnesseth, that the said party of the first part, in consideration of the premises and of the sum of five dollars, receipt whereof is hereby acknowledged, at and before the sealing and delivery of these presents, doth grant and convey unto the said party of the second part with special warranty, all that lot of ground with the buildings and improvements thereon, in the City of Alexandria, Virginia, bounded and described as follows, to wit:

Beginning at a point on the east side of Fairfax Street seventy eight feet, two inches, southwardly from the south side of Gibbon Street; thence running east one hundred and twenty three feet, five inches; thence south sixteen feet; thence west one hundred and twenty three feet, five inches to Fairfax Street; and thence north sixteen feet to Fairfax Street; sixteen feet to the beginning.

Witness the following signature and seal.

Gardner S. Boothe (Seal)

Special Commissioner.

State of Virginia, City of Alexandria, to-wit:

I Merrill Greenaway a Notary Public in and for the State and City aforesaid, do hereby certify that Gardner S. Boothe, Special Commissioner, whose name is signed to the writing foregoing and hereunto annexed, bearing date on the 22nd day of September, 1902, has acknowledged the same before me in my State and City aforesaid.

Given under my hand this 22nd day of September, 1902.

My commission as Notary expires September 10, 1910.

Merrill S. Greenaway

Notary Public.

Virginia, Corporation Court of the City of Alexandria, Clerk's Office. September 22nd 1902. This Deed was received and with the annexed certificate admitted to record

Teste:

Merrill S. Greenaway, Clerk.

Book 58 Page 203

202

This Deed made this 10th day of February, 1909, between Charles E. Metcalf and Lydia A. Metcalf, his wife, parties of the first part and Frank S. Lucas party of the second part all of the City of Alexandria, Virginia.

Chas E Metcalf et ux to Frank S Lucas

Witnesseth, that the said parties of the first part in consideration of the sum of Ten dollars ($10.00) to grant unto the said Frank S. Lucas with general warranty, all that lot of ground with the buildings thereon, in the said City of Alexandria, Virginia, bounded as follows, to wit

Ground rent released by Mortgage 4/20/11

Beginning at a point on the east side of Fairfax Street seventy eight feet ten and one third inches south of Gibbon Street, thence running east one hundred and twenty three feet four inches, thence south six feet, thence west one hundred and twenty three feet four inches to Fairfax Street, and thence north six and a half feet to the beginning; being the same property conveyed to the said Charles E. Metcalf, by Gardner L. Boothe, Special Commissioner, by deed dated on the 23rd day of September, 1907, and recorded in said Book No. 58 page 203 one of the Land Records of the said City of Alexandria, Virginia.

The said parties of the first part covenant that they have the right to convey the said property to the grantee, that the grantee shall have quiet possession of the same, free from all encumbrances, and that they, the said parties of the first part, will execute such other and further assurances thereof as may be requisite.

Witness the following signatures and seals.

Chas. E. Metcalf (Seal)

Lydia A. Metcalf (Seal)

State of Virginia, City of Alexandria, to wit:

I, John D. Mennigle, a Notary Public in and for the State and City aforesaid, do certify that Charles E. Metcalf and Lydia A. Metcalf, his wife, whose names are signed to the writing hereto annexed, bearing date on the 10th day of February 1909, have acknowledged the same before me in my State and City aforesaid.

Given under my hand this 10th day of February 1909.

My commission expires October 6th 1909.

John D. Mennigle

Notary Public

Virginia, In the Clerk's Office of the Corporation Court of the City of Alexandria, the 12th day of February 1909. This deed was received and with the certificate thereto annexed admitted to record.

Teste:

Harell A. Greenway, Clerk.

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Frank S. Lucas, et ux., to R. T. Lucas, 3rd. : Bargain and Sale.

THIS DEED made this 16th day of September, 1921, between Frank S. Lucas and Clara J. Lucas, his wife, parties of the first part, and R. T. Lucas, 3rd, party of the second part.

WITNESSETH, that in consideration of the sum of Ten Dollars, ($10.00) in hand paid to the said parties of the first part, the receipt whereof is hereby expressly acknowledged, the said parties of the first part do grant unto the said party of the second part, with general warranty of title, the following tract or parcel of land, situated in the City of Alexandria, State of Virginia, to wit:-

BEGINNING at a point on the east side of Fairfax Street, seventy-eight feet, ten and one-third inches south of Gibbon Street; thence, running east one hundred and twenty-three feet, five inches; thence south sixteen feet; thence, west, one hundred and twenty-three feet, five inches to Fairfax Street; thence north parallel to Fairfax Street, sixteen feet to the beginning; being the same property conveyed to Charles E. Outcalt, by Gardner L. Boothe, Special Commissioner, by Deed dated on the 23rd day of September, 1907, and recorded in Deed Book No. 55, Page No. 245, one of the Land Records of the said City of Alexandria, Virginia; and subsequently conveyed by Charles E. Outcalt and wife, Lydia M. Outcalt, by Deed dated, on the 16th day of February, 1909, to Frank S. Lucas, of the City of Alexandria, Virginia, and recorded in Deed Book No. 58, page 203, of the Land Records of the said City of Alexandria, Virginia.

The aforesaid grantors covenant that they have the right to convey the said land to the aforesaid grantee; that the said grantee shall have quiet possession of the said land, free from all encumbrances; that they have done no act to encumber the said land; and that they will execute such further assurances of the said land as may be requisite.

Witness the following signatures and seals.

U. S. Rev. Stamp $.50

Frank S. Lucas (SEAL)
Clara J. Lucas (SEAL)

State of Virginia,
City of Alexandria, to wit:-

I, Frank Stuart, a Notary Public of and for the City aforesaid, in the State of Virginia, do certify that Frank S. Lucas and Clara J. Lucas, his wife, whose names are signed to the writing above, bearing date on the 16th day of September, 1921, have this day acknowledged the same before me in my City aforesaid.

Given under my hand this 16th day of Sept 1921.
My commission expires on the 15th day of June, 1924.

Frank Stuart,
Notary Public.

VIRGINIA,

In the Clerk's office of the Corporation Court of City of Alexandria, September 17th, 1921, this deed was received, and with the annexed certificate admitted to record at 1 o'clock P. M.

Teste:

Clerk.

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BOOK 94 PAGE 788

VIRGINIA, CITY OF ALEXANDRIA: to-wit:

Fid. #5916

In the Clerk's Office of the Corporation Court

In compliance with Section 64.1-135 of the 1950 Code of Virginia as amended, I, Dorothy A. Lucas, Daughter of Robert T. Lucas deceased, do hereby make affidavit that the said Robert T. Lucas died on the 13th day of June, 19 72, and that

1. The said decedent died seized of certain real estate situated in the City of Alexandria, Commonwealth of Virginia, described as follows: 608 South Fairfax Street, Alexandria, Virginia 22314

2. That the said decedent died intestate, and

3. That the names, ages, addresses and relations of four heirs at law are as follows:

NAME	AGE	ADDRESS	RELATIONSHIP
Mattie M. Lucas	76	608 S. Fairfax Street	Wife
Catherine L. Lucas	54	608 S. Fairfax Street	Daughter
Dorothy A. Lucas	50	608 S. Fairfax Street	Daughter;
Frank E. Lucas	48	7500 Lindberg Drive	Son

(SIGNED) Dorothy A. Lucas

Subscribed and sworn to before me Alvin W. Frinks Clerk of the Corporation Court, this 27th day of June, 1972.

Alvin W. Frinks, Clerk

Virginia, City of Alexandria

Admitted to record as prescribed by law upon the certificate of acknowledgment attached this 27th day of June, 19 72.

TESTE: ALVIN W. FRINKS, CLERK

BY: CLERK - DEPUTY CLERK

(to be executed in duplicate)
(copy to City Assessor)

APPLICATION MATERIALS
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Fiduciary No. 10237

VIRGINIA, CITY OF ALEXANDRIA: to-wit:

In the Clerk's Office of the Corporation Court BOOK 132 PAGE 265

In compliance with Section 64.1-135 of the 1950 Code of Virginia as amended, I, Dorothy A. Lucas, daughter of Mattie May Lucas deceased, do hereby make affidavit that the said Mattie May Lucas died on the 27th day of September, 19 82, and that

1. The said decedent died seized of certain real estate situated in the City of Alexandria, Commonwealth of Virginia, described as follows: beginning at a point on the east side of Fairfax Street, seventy eight feet, ten and one-third inches south of Gibbon Street; thence, running east one hundred and twenty-three feet, five inches; thence south sixteen feet; thence west, one hundred twenty-three feet, five inches to Fairfax Street; thence north parallel to Fairfax Street, sixteen feet to the beginning. 608 South Fairfax Street

2. That the said decedent died intestate, and

3. That the names, ages, addresses and relations of 3 heirs at law are as follows:

NAME	AGE	ADDRESS	RELATIONSHIP
Dorothy A. Lucas	adult	608 South Fairfax Street Alexandria, Virginia	daughter
Catherine L. Lucas	adult	608 South Fairfax Street Alexandria, Virginia	daughter
Frank E. Lucas	adult	7500 Lindberg Drive Alexandria, Virginia	son

(SIGNED) Dorothy A. Lucas

Subscribed and sworn to before me Patricia A. Frinke, Deputy Clerk Alexandria Circuit Court, this 22nd day of October, 19 82.

Deputy Clerk

Virginia, City of Alexandria

Admitted to record as prescribed by law upon the certificate of acknowledgment attached this 22nd day of October, 19 82.

TESTE: Edward Semonian, CLERK

BY: CLERK - DEPUTY CLERK

(to be executed in duplicate)
(copy to City Assessor)

APPLICATION MATERIALS
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Attachment Two

CHAIN OF TITLE, 608 S. Fairfax

DATE	GRANTOR	GRANTEE	BOOK	PAGE	NOTES
10/22/ 1982	Mattie May Lucas	Dorothy A. , Catherine L. and Frank E. Lucas Heirs at Law	152	285	Mattie died intestate; Dorothy only surviving heir today
6/13/ 1972	Robert T. Lucas III	Mattie M. Lucas, Catherine L. Lucas, Dorothy A. Lucas, Frank E. Lucas	94	788	Robert T III died intestate
9/16/ 1921	Frank S. Lucas	Robert T. Lucas III	73	2	Same property conveyed to Charles E. Outccalt by Gardner L. Booth by deed on September 23, 1907.
February 1909	Charles & Lydia Outcalt	Frank S. Lucas	58	203	
9/23/ 1907	Gardner Boothe Special Commissioner	Charles Outcalt	56	245	Gardner Boothe, a special commissioner. Outcalt acquired by public auction after suit over 608
March-July 1907					608 lot and improvement seized upon death of Nancy (aka Ann/Nanni) Campbell

ATTACHMENT THREE

Applications for Building Permit for 608 (Shed, 1917)

All Applications for Permits for Alterations for 608

No. 327

APPLICATION FOR PERMIT TO BUILD

CITY OF ALEXANDRIA, VA.

Alexandria, Va., March 2 1917

TO THE CITY ENGINEER:

The undersigned hereby applies for a permit to build according to the following specifications:

1. State how many buildings to be erected? 1
2. Material Wood
3. What is the Owner's name. Robert S. Lucas
4. " Architect's " .....
5. " Builder's " Robert S. Lucas
6. " Location? 610 S. Fairfax St
7. " No. of house? 610 S. Fairfax St
8. " Purpose of the building? Storage Shed
9. " Will the building be erected on solid or filled land? Solid
10. Size of building, No. of feet front 12; No. of feet rear 20; No. of feet deep 8
    No. of stories in height 1
11. Size of back building no feet long; 20 feet wide; No. of stories no
12. Material of foundation.....
13. Thickness of external wall; cellar or basement.....; 1st story.....; 2d story.....;
    3rd story.....; 4th story.....; 5th story.....
    Thickness of party walls; cellar or basement.....; 1st story.....; 2d story.....
    3d story.....; 4th story.....; 5th story.....
14. What will be the materials of the front? Frame
15. Will the roof be flat, pitch or mansard? flat material of roofing? Asphalt
16. What will be the means of access to the roof? Ladder
17. How is the building heated? no
18. Are there any bay windows? no height..... no; width no; projection no
19. What will be the projection of steps from building line? none
20. Are there vaults? no Dimensions..... no
21. Will there be an area? no; width no; how protected no
22. Will there be any cellar steps? no; how protected no
23. Is the lower story to be used for business purposes of any kind? no
24. What is the estimated cost of the improvement? $ 55
25. Have deposited $..... as required by City ordinance.....
26. After completion will the building conform, in every respect, with the requirements of the building law? Yes.

Signature Robert S. Lucas

Address 610 S. Fairfax St

APPLICATION MATERIALS
BAR2015-00358/00359
608 S Fairfax St
11/2/2015

No. 327

APPLICATION FOR PERMIT TO BUILD

Owner P. M. S. Reed 3d.

Builder

LOCATION

No. 610

Street S. Fairfax

Between Gibbon & Franklin

PERMIT GRANTED

March 2nd 1917

Value, $5500

Fee, $ 50

Memoranda

Building Book

No. Page

DETAIL DESCRIPTION.

Details of buildings not given on opposite side to be written below.

APPLICATION MATERIALS
BAR2015-00358/00359
608 S Fairfax St
11/2/2015

No. 922

Application for Permit for Repairs, Alterations, etc.

CITY OF ALEXANDRIA, VIRGINIA

Alexandria, Va. Sept 24 19 34

TO THE CITY ENGINEER:

The undersigned applies for a permit to To dig cellar under the following described building 608 So. Fairfax St.

DESCRIPTION OF PRESENT BUILDING

Where located 608 So Fairfax St Alex. Va

Name of owner Robert Lucas

No. of buildings to be altered 1

Name of Architect

Area of present building 12' x 60'

Name of mechanic Jack Allen

No. of stories 1

Name of occupant Robert Lucas

Style of roof Gable

Material Brick & Cement

How is the building occupied? Dwelling If a dwelling, how many families? 1

What is the cost of the proposed improvements? $450.00

NATURE OF PROPOSED ALTERATIONS, ETC.
(Give Definite Particulars)

Dig a cellar 16'x20' and keep inside present foundation

To Face wall on between Concrete piers

7 Brick wall

For what will the building be used after alteration? Dwelling single

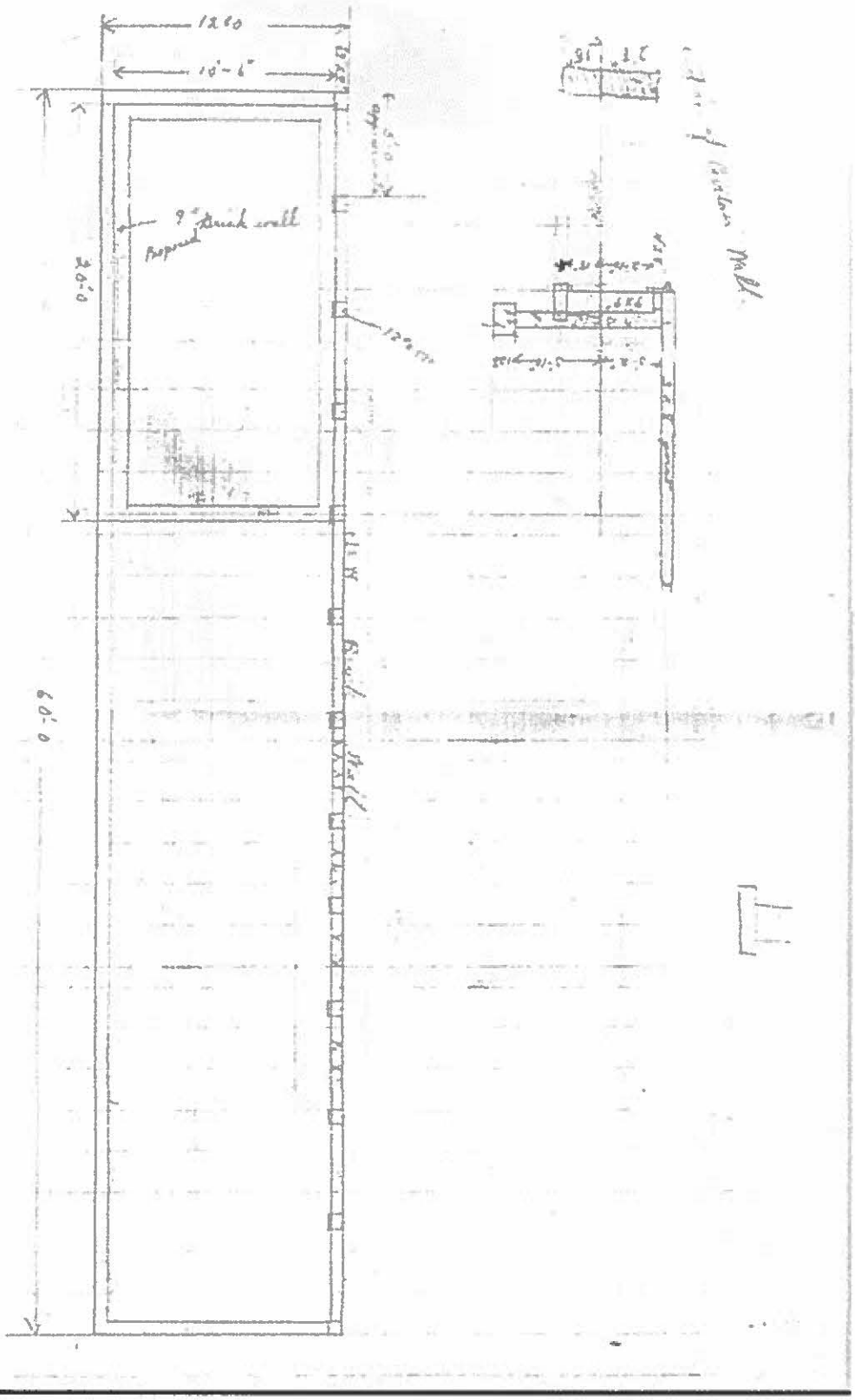
After alteration will the building conform in every respect, with the requirements of the building law?

Yes.

Signature Robert Lucas

Address 608 So. Fairfax St

APPLICATION MATERIALS
BAR2015-00358/00359
608 S Fairfax St
11/2/2015



APPLICATION MATERIALS
BAR2015-00358/00359
608 S Fairfax St
11/2/2015

No. 7190

Application for Permit for Repairs, Alterations, etc.

City of Alexandria, Virginia

Alexandria, Va., Aug. 28, 1946

To the Building Inspector

The undersigned applies for a permit to Bath room Addition the following described building 1 STORY FRAME:

DESCRIPTION OF PRESENT BUILDING

Where located 608 S. FAIRFAX ST.

No. of buildings altered 1 — Name of Owner R. T. LUCAS

Area of present building — Name of Architect —

No. of stories 1 — Name of Builder EUGENE ANDERSON

Style of roof Shed — Type of occupancy DWELLING

How is the building occupied? DWELLING — If a dwelling, how many families? 1 — Material WOOD & ASBESTOS

What is the cost of the proposed improvements? $ 1000.00

NATURE OF PROPOSED ALTERATIONS, ETC.
(Give Definite Particulars)

Build Bath room at rear of House:
5-0 X 6-8 inside with open porch at side
Cinder block foundation concrete footers:
out side walls 2 X 4 studs - sub siding - Asbestos
siding Rolled roofing

For what will the building be used after alterations? SAME

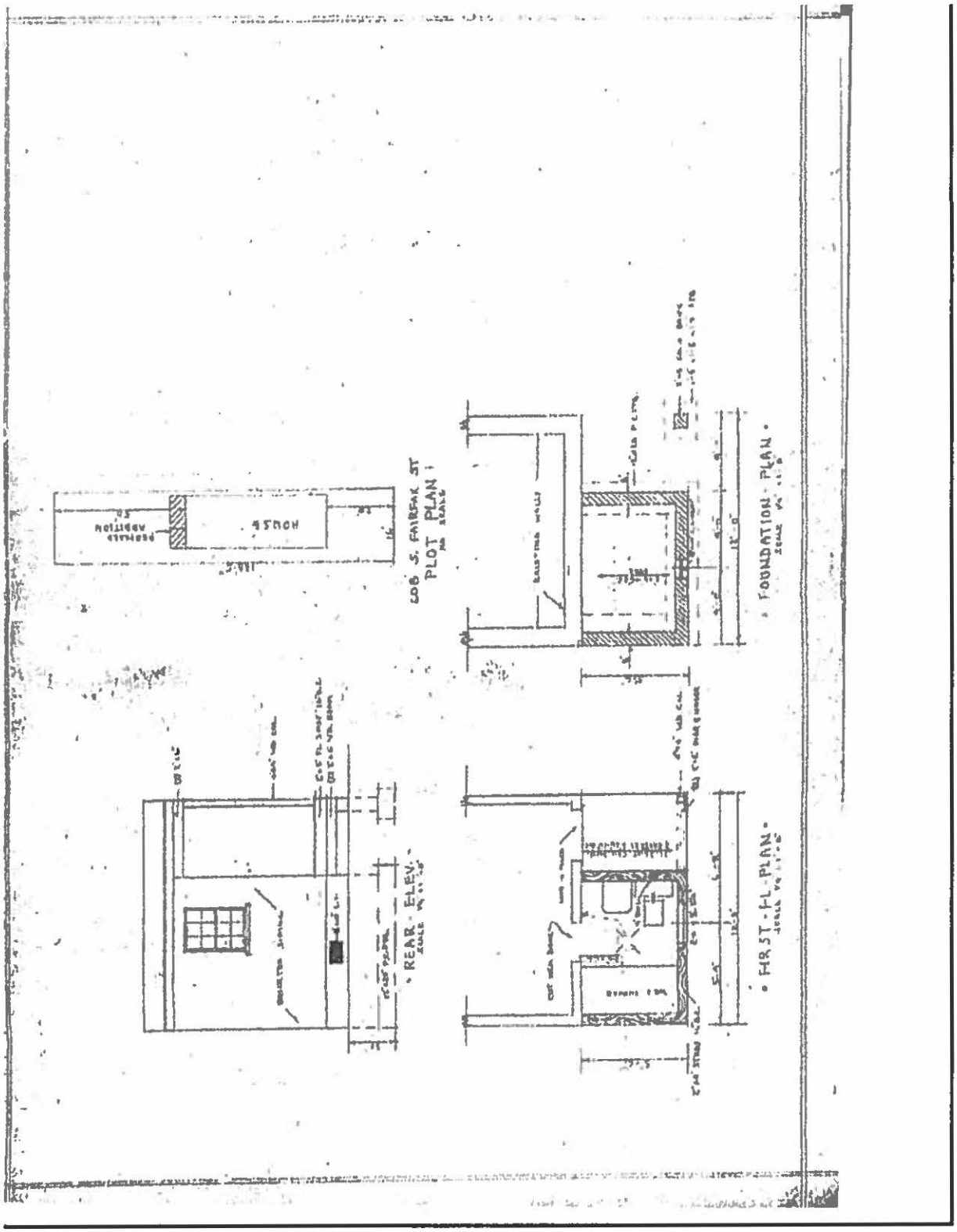
After alterations will the building conform in every respect, with the requirements of the building law? YES

Signature Eugene L Anderson

Address Box 471 R.F.D. 4

Approved 9/10/46

APPLICATION MATERIALS
BAR2015-00358/00359
608 S Fairfax St
11/2/2015


608 S. FAIRFAX ST
PLOT PLAN
FOUNDATION PLAN
REAR ELEV.
FIRST FL. PLAN

H28312

6/2/71

CITY OF ALEXANDRIA

APPLICATION FOR REPAIRS AND ALTERATIONS

DEPARTMENT OF BUILDING AND MECHANICAL INSPECTIONS
CITY HALL, 128 N. ROYAL STREET
ALEXANDRIA, VIRGINIA 22314

Application Date _____
Fee 6.00 Permit No. 28312
Are Dwgs. Attached? ☐ Yes ☐ No
Date Issued 6-2-71
Field Inspector _____

IMPORTANT – Applicant to complete ALL items. Mark where applicable

I. LOCATION OF BUILDING — Address of Bldg. (No. and Street): 608 South A Fairfax
Map _____ Block _____ Lot _____

II. TYPE AND COST OF BUILDING – Please check appropriate box

A. TYPE OF IMPROVEMENT
1. ☐ New Structure
2. ☐ Addition (No. of sq. ft. of new building under roof, if height of addition is greater than existing building)
3. ☐ Alteration (See 2 above)
4. ☒ Repair
5. ☐ Wrecking
6. ☐ Moving (structure)
7. ☐ Foundation Only
8. ☐ Other _____

B. PROPOSED USE
(For "Residential" check also proper letter)
RESIDENTIAL
1. ☒ One-family (incl. Semi-detached, row, town)
1. ☐ Two or more family
No. of dwelling units _____
2. ☐ Transient hotel, motel or dormitory
4. ☐ Garage
5. ☐ Carport
6. ☐ Mobile Homes
7. ☐ Other – Specify _____
NON-RESIDENTIAL
8. ☐ Amusement, recreation
9. ☐ Church, other Religious
10. ☐ Industrial
11. ☐ Parking Garage
12. ☐ Service Station, Repair Garage
13. ☐ Hospital, Institutional
14. ☐ Office, Bank, Professional
15. ☐ Public Utility
16. ☐ School
17. ☐ Store, Mercantile
18. ☐ Public Tavern
19. ☐ Other – Specify _____
20. ☐ Structure other than building

C. Is this structure part of a larger complex such as a hospital, university, shopping center, office building complex, etc.
☐ Yes (enter principal complex of this permit, e.g. records, University, etc.)
No

D. OWNERSHIP
Public: 1. ☐ Federal 2. ☐ State 3. ☐ County 4. ☐ City or Town 5. ☐ Other (Governmental) Please Specify _____
Private: 6. ☒ Private 7. ☐ Tax Exempt (Rel., Educ., Charit.)

E. USE – Describe use for which land is zoned, for example residential, commercial, industrial, etc.
TSD
Non-residential – Describe in detail proposed use of buildings, e.g. laundry building of industrial, steel mfg. plant, parking garage or department store, rental office building or other building of industrial plant. If use of existing building is to be changed, enter proposed use.

F. COST (Estimate)
Cost of Improvement (To be included but not to be added to any above cost)
a. Electrical _____
b. Plumbing _____
c. Heating, Air conditioning _____
d. Other (elevator, etc.) _____
TOTAL COST OF IMPROVEMENT $ 381.00

G. Size of Building
No. of feet front _____
No. of feet deep _____
No. of floors _____
Fy Heat fuel: ☐ Gas ☐ Oil ☐ Electric
Fz Is cooling being requested? Yes ____ No ____
What material is being used? _____

REMARKS: remove two plys roll IN roofing and install cerotinted dual BO hot asphalt underlaid with 15# felt and slag surface NU new flashing

III. SELECTED CHARACTERISTICS OF NEW BUILDINGS OR ADDITIONS ONLY (Leave blank for alterations, repairs, wrecking, etc.)

H. PRINCIPAL TYPE OF FRAME
1. ☐ Masonry (wall bearing)
2. ☐ Steel Frame
3. ☐ Structural Steel
4. ☐ Reinforced Concrete
5. ☐ Other – Specify _____

I. PRINCIPAL TYPE OF HEATING FUEL
1. ☐ Gas
2. ☐ Oil
3. ☐ Electricity
4. ☐ Coal
5. ☐ Other – Specify _____

J. TYPE OF SEWAGE DISPOSAL
1. ☐ Public
2. ☐ Private (septic tank, etc.)

J. TYPE OF WATER SUPPLY
1. ☐ Public or Privately owned company
2. ☐ Individual, well, cistern

K. TYPE OF MECHANICAL
AIR CONDITIONING
1. ☐ Conventional 2. ☐ Combination
3. ☐ Individual room air conditioner
4. ☐ Other
INCINERATOR
1. ☐ Gas fired with afterburner and secondary chamber
2. ☐ Smoking chamber 3. ☐ Pathological
4. ☐ Combination 5. ☐ Other _____
6. ☐ Incinerator without pollution control
ELEVATOR(S)
Total number (1, 2, 3, etc.) _____

L. DIMENSIONS
No. of floors above grade level _____
Basement ☐ Yes ☐ No
Height of Construction, ft. _____ No. of stories _____
Piers _____ Depth _____
Total floor area, sq. ft. (all floors) _____
(All areas based on exterior dimensions)
Total Land Area, Sq. Ft. _____

M. NUMBER OF OFF STREET PARKING SPACES
Enclosed _____ Outdoor _____

N. RESIDENTIAL (Complete only for new dwellings)
Single Family
Total Single Family Units _____
Total No. of Bedrooms _____
Bathrooms: Full _____ Half _____
Multi-family
Total No. Efficiency _____
Bathrooms: Full _____ Half _____
Total Other Rooms _____
Total No. of Buildings _____
Total No. Apartments by no. of Bedrooms:
0 (efficiency) _____
1 _____
2 _____
3 _____
4 _____
5 or more _____
Total No. Apartments _____

	Name	Address (number & street, rural RD, box no.) and City	ZIP code	Tel. No.
Owner	Mrs. Robert Lucas	608 South Fairfax Street		549-6467
Contractor	Prequet Roofing & Sheet Metal	3438 Upside Ct. Falls Church VA	22042	534-2155
Signature of Owner	[signature]	State Reg. # _____ City Bus. # _____		
Architect Engineer		State Reg. #		

I (we) certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will conform to the regulations in the Building Code, the Zoning Ordinance, or other building requirements. If any, which may be required on the above assembly be met.

SEE CONTRACT ATTACHED FOR SIGNATURE.

Address _____

Phone _____

IMPORTANT NOTICE: If any change in use of occupancy or in the number of units is proposed, approval of Planning and Regional Affairs is required.

White – Office, Yellow – Assessor's, Green – CBA, Pink – Inspector, White – Applicant

APPLICATION MATERIALS
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608 S Fairfax St
11/2/2015

№ 272

PICQUET ROOFING & SHEET METAL

3438 UPSIDE CT. • FALLS CHURCH, VIRGINIA 22042
534-1155
30 YEARS' EXPERIENCE - 20 IN NO. VA.

CONTRACT

DATE MAY 28, 1971

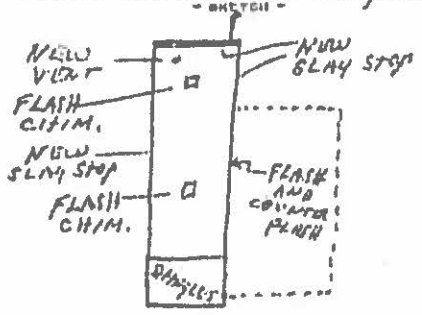
NAME MRS ROBERT LUCAS JOB ADDRESS SAME

ADDRESS 608 SO. FAIRFAX ST. ALEX., VA.

PHONE KI-9-6467 FAIRFAX COUNTY CONTR. LICENSE #1110

WE PROPOSE TO:
REMOVE AND HAUL AWAY (2) PLYS OF ROLL ROOFING AND INSTALL CERTAINTEED DUAL 80 HOT ASPHALT ROOFING UNDERLAID WITH 15# FELT AND SLAG SURFACE OVER THE EXISTING ROLL ROOFING AND WOOD SHEATHING FOR THE SUM OF $ 58.00. THIS PRICE INCLUDES NEW GALVANIZE FLASHINGS AT (2) CHIMNEYS, NEW VENT PIPE FLASHING, NEW GALVANIZE SLAG STOP ON (1) SIDE AND BOTTOM EDGES OF ROOF, NEW BASE AND COUNTER FLASHING AT STORING HOUSE. PRICE ALSO INCLUDE ALEXANDRIA PERMIT.

- SKETCH -



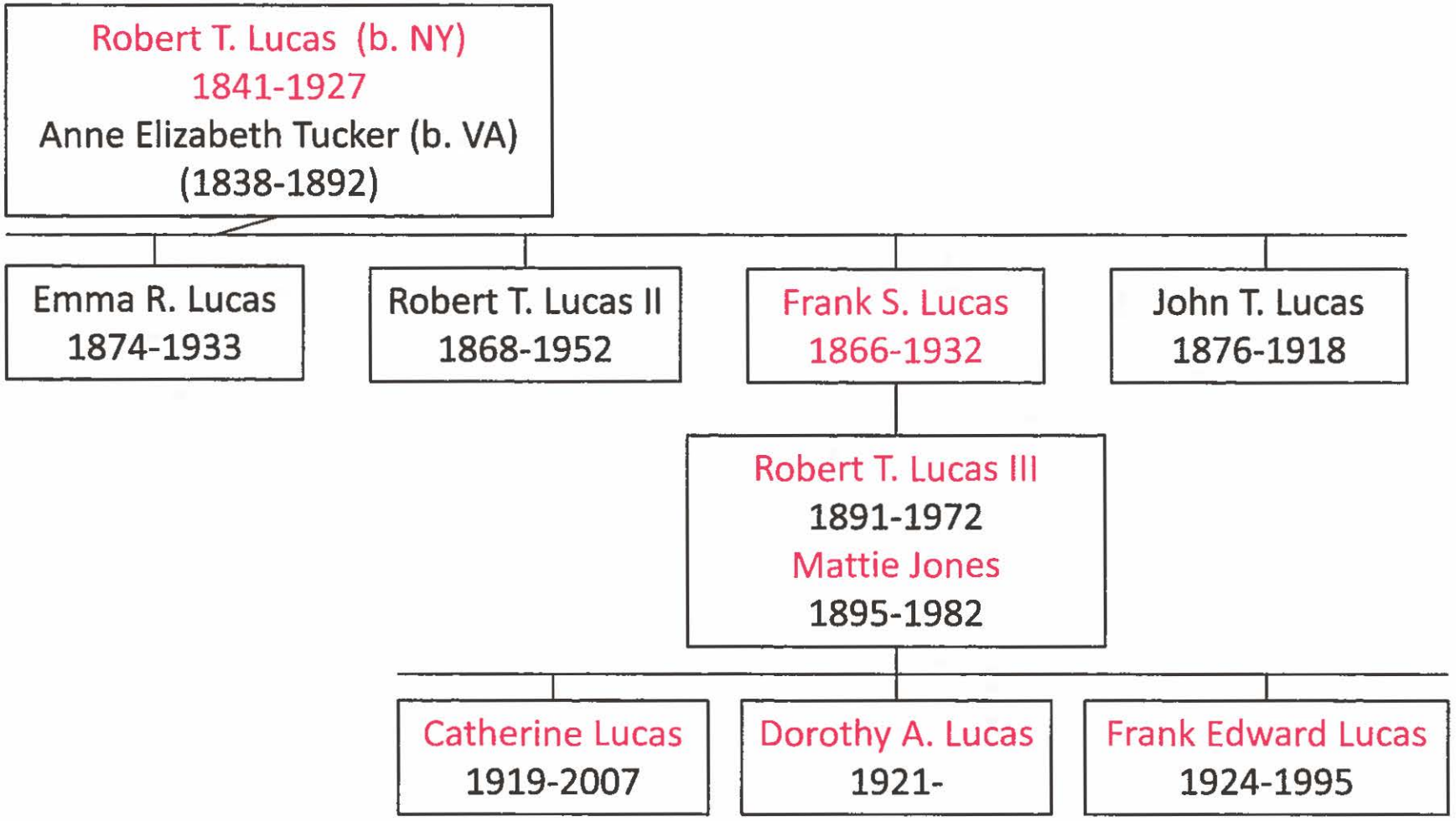
ALL BILLS PAYABLE UPON COMPLETION OF WORK.

ESTIMATOR: L. H. Picquet

AUTHORIZED BY: [illegible]

DATE: 6/1/71

Lucas Family Tree Related to 608-610 S. Fairfax, Alexandria, VA



Notes

- Red font indicates ownership chain of 608 S. Fairfax
- Frank S. Lucas, his wife and descendants all born in VA

APPLICATION MATERIALS
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Kulinski Group Architects P.C.
104 N. West Street
Alexandria, Va 22314

608 South Fairfax Street – Board of Architectural Review Old and Historic District Materials Specification List

Front Entry Door: Jeldwen – Wood All Panel Exterior Door / Model 66 (Six Panel)

Color - Stained wood finish



Schlage - Camelot Handleset – Aged Bronze

Hardware – Aged Bronze

Address Numbers: Black metal numbers on the panel above the entry door transom

Front Porch Light: Capital Lighting –Outdoor Gas Wall Lantern, #663597

Color – Aged Copper

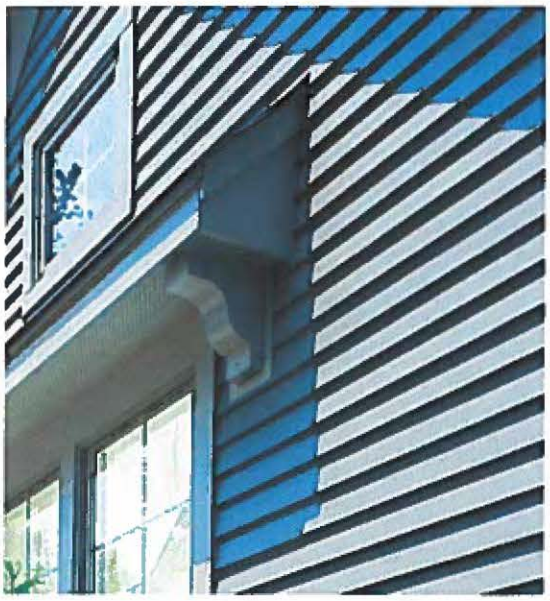


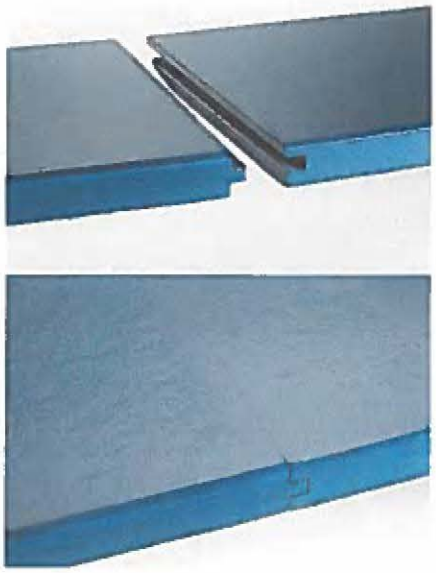
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Alexandria, Va 22314

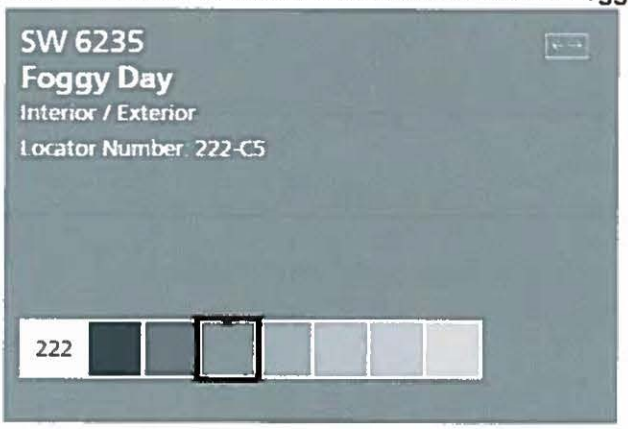
Siding: **All Elevations 1st and 2nd Floor**– Hardie Plank Artisan Series lap siding

- Smooth face
- 5 1/4" (4" exposure)





Color – Painted w/ Sherwin Willaims #SW6235 Foggy Day



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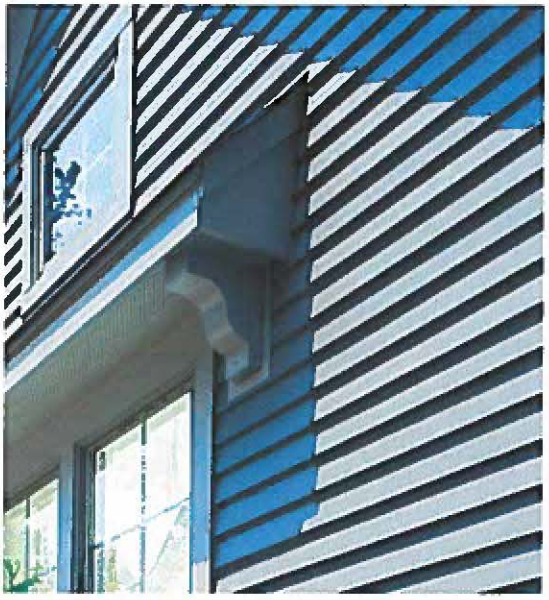
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GROUP ARCHITECTS P.C.

KULINSKIGROUP.COM

Kulinski Group Architects P.C.
104 N. West Street
Alexandria, Va 22314

All elevations loft floor dormer walls – Hardie Plank Artisan Series lap siding

- Smooth face
- 5 ¼" (4" exposure)





Color – Painted w/ Sherwin Williams #SW6253 Olympus White



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Windows: **All Elevations** – Jeld-wen – Siteline EX Wood Double Hung Windows

Color – Brilliant White

Simulated Divided Lite

Six over Six

Shutters: **Front Elevation** - Operable wood two panel louvered shutters

Color – Duron Historic Collection - Charleston Green



Sythetic Wood Trim / Metal Coping:

Azek (smooth texture)Color - Painted w/ Sherwin Williams #SW7006 Extra White



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Roofing (front / rear gable): Standing seam metal roof – by Englert

Color – Dark Bronze

Roofing (shed dormer): EPDM Self adhearing membrane

Color – Dark Gray

Rear / Patio Entry Doors: Jeldwen – Siteline EX- Wood Patio Door

Color – White

Wide Stile (No grille)

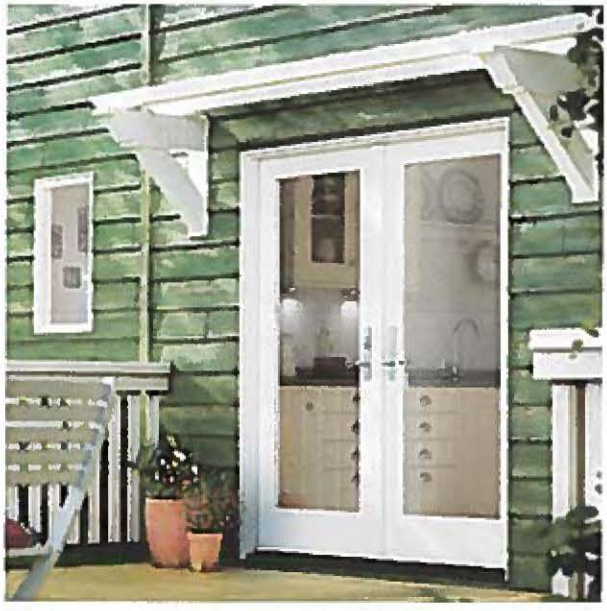
Hardware – Black

Side / Roof Deck Patio Doors: Jeldwen – Siteline EX- Wood Patio Door

Color – Duron Historic Collection - Charleston Green

Wide Stile (No grille)

Hardware – Black

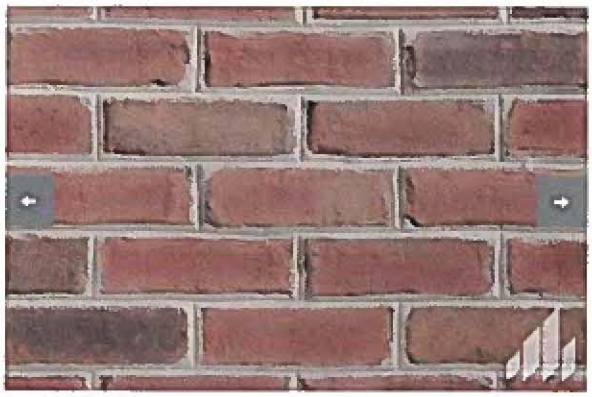


Roof Deck Guard Rails: Azek (smooth texture)

Color – Duron Historic Collection - Charleston Green

Kulinski Group Architects P.C.
104 N. West Street
Alexandria, Va 22314

Entry Stoop / Rear Patio: Brick Pavers – General Shale Jefferson Wade Tudor 6035



Mortar – Flamingo Brixment (Tennessee Buff)

Rear Fence / Side: Pressure treated wood board on board 6'-0" privacy fence

Color – Natural Stain

Front Fence: Painted wrought iron

Color – Black

Hardware - Black

Rear / Side Porch Lights: Quoizel –Outdoor One Light Wall Sconce, Model: NY8316AC

Color – Aged Copper

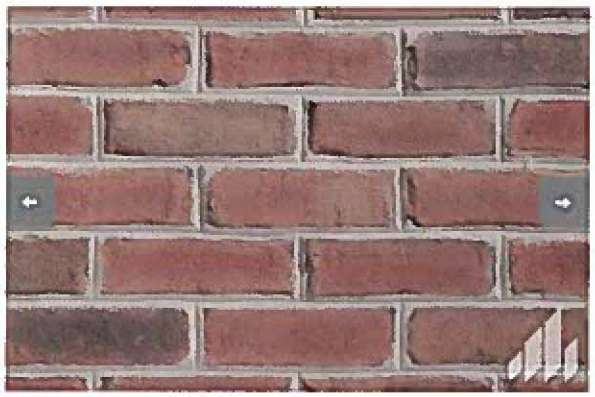


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104 N. West Street
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Brick Piers:

Brick – General Shale Jefferson Wade Tudor 6035



Mortar – Flamingo Brixment (Tennessee Buff)

APPLICATION MATERIALS
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11/2/2015

ATTACHMENT #2

BAR Case # 2015-00358/00359

ADDRESS OF PROJECT: 608 S Fairfax Street

TAX MAP AND PARCEL: 081.01-02-07 **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: 608 S Fairfax Street LLC Contact person: Robert Ransom

Address: 3337 King Street

City: Alexandria State: VA Zip: 22302

Phone: (202) 540-8000, Ext. 4 E-mail: robert@theransomcompany.com

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

Name: STEPHEN W. KULINSKI Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Dorothy A Lucas, C.L. Lucas, & F.E. Lucas

Address: 608 S Fairfax Street

City: Alexandria State: VA Zip: 22314

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.

RECEIVED
NOV 2 2015
PLANNING & ZONING

BAR2015-00358/
00359

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

☒ NEW CONSTRUCTION
☐ EXTERIOR ALTERATION: *Please check all that apply.*
- ☐ awning
- ☐ doors
- ☐ lighting
- ☐ other ____
- ☐ fence, gate or garden wall
- ☐ windows
- ☐ pergola/trellis
- ☐ HVAC equipment
- ☐ siding
- ☐ painting unpainted masonry
- ☐ shutters
- ☐ shed

☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Applicant will construct a new wood frame two and a half story single-family dwelling after demolishing the existing structure on the property. The front wall of the house will be placed at the same location as the front wall of the former house, aligned with the face of the existing adjacent house to the South. The architectural design of the new home will complement the mass, scale, style, and materials of the neighboring structures in this block of the Old & Historic Alexandria District. The applicant worked directly with Staff to develop an initial concept and then met again with staff to review and discuss the working concept plans and elevations. The comments and discussions that arose from the meeting led to further refinements. First, the overall size and scale of the house was reduced by eliminating 6'-0" from the total length of the proposed building. To further address scale, the front elevation fenestration pattern was reduced to a two over two layout in lieu of the three over three arrangement in the previous iteration. The entry was modified to a simplified Federal Style surround. Finally, the detailing of the gable dormers was refined to appear more delicate and authentic in scale and style.

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.*

	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.

BAR Case # 2015-00358/00359

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 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 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.

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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: 11/02/15

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 ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Robert Ransom 608 S Fairfax Street LLC	3337 King Street Alexandria, VA 22302	29%
2. Jason Reid 608 S Fairfax Street LLC	3337 King Street Alexandria, VA 22302	18%
3. Justin Prince 608 S Fairfax Street LLC	3337 King Street Alexandria, VA 22302	53%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 608 S Fairfax Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Robert Ransom 608 S Fairfax Street LLC	3337 King Street Alexandria, VA 22302	29%
2. Jason Reid 608 S Fairfax Street LLC	3337 King Street Alexandria, VA 22302	18%
3. Justin Prince 608 S Fairfax Street LLC	3337 King Street Alexandria, VA 22302	53%

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 the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Robert Ransom	Agent/Purchaser	Margaret Keller
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.

11/02/15 — Date

STEPHEN W. KULINSKI — Printed Name

Signature