

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Robert and Elaine Flanagan represented by Tobin Tracey, Architect

LOCATION: Old and Historic District
714 Wolfe Street

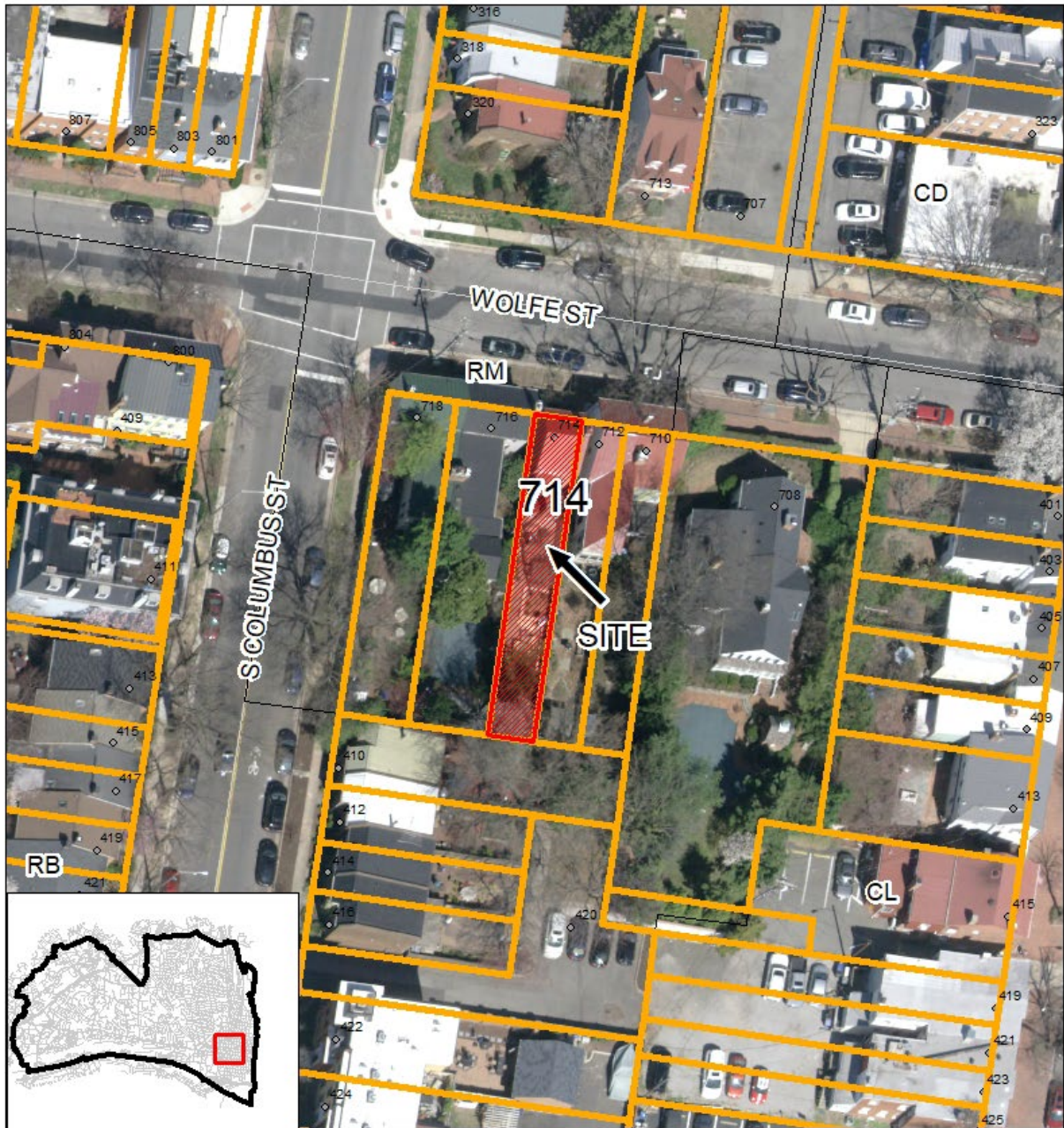
ZONE: RM

STAFF RECOMMENDATION:

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

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2026-00100 - OHAD
714 Wolfe Street



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for alterations to replace the front stoop and landing railing, deck, and steps.

Site context

The subject property is bound by Wolfe Street to the north and private development on all other sides. The porch is visible from both Wolfe Street and South Columbus Street.

II. HISTORY

The exact date of construction of 714 Wolfe Street is not known. According to Ethelyn Cox in *Historic Alexandria Virginia Street by Street*, this vernacular Federal style townhouse with Georgian influences may date from the ownership of Jonathan Butcher, who bought this quarter block in **1812**. In September 1842 Butcher's trustees conveyed the site of 714 Wolfe to John Muir for \$230. In 1849 Muir sold a "brick tenement" at 714 for \$450. The only past BAR approvals are alterations the front entrance and steps (1958) and replacement of the shutters and a door.

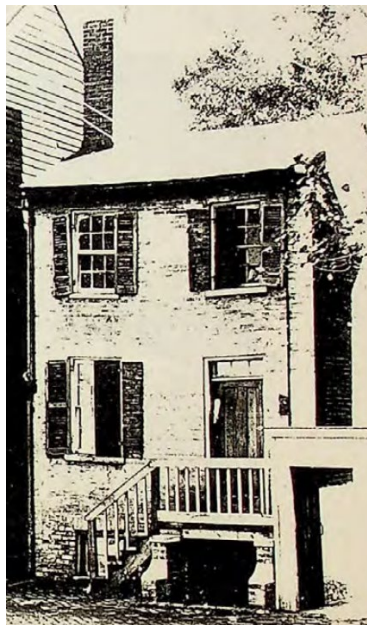


Figure 1: Photo of 714 Wolfe Street "before 1928." Taken from Alexandria Library Special Collections Archive.

Previous BAR Approvals

April 9, 1958
BAR2017-00109

Front entrance and step addition
Shutter and door replacement

III. ANALYSIS

The applicant requests a Certificate of Appropriateness for alterations to replace the front stoop and landing railing, deck, and steps. The existing rail, deck, framing, and steps will be removed, totaling 24 square feet. This is less than the 25 square feet threshold that would require a Permit to Demolish. The new stoop and landing will have a painted wood railing with simple vertical pickets,

as opposed to the Chippendale style of the existing porch railing (Figure 2). The area below the deck and steps will have lattice skirting similar to the neighboring properties. The existing brick walls and decorative lion statues will remain. Lastly, the existing planter along the brick sidewalk will be extended to the east, and a new brick sidewalk will be laid in front of the steps.

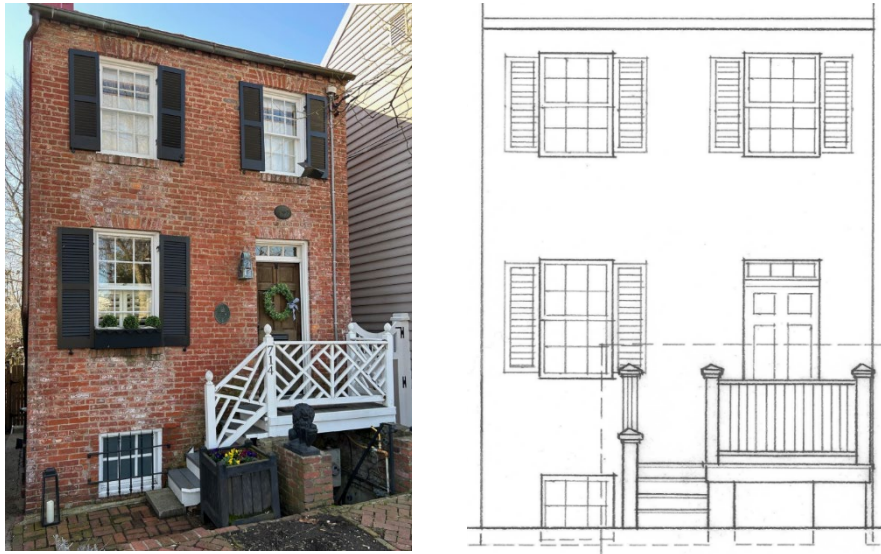


Figure 2. Photo of existing stoop (left) and drawing of proposed stoop (right).

According to the *Design Guidelines*, “stoops, steps, and railings form the transitional area between the public street and the private interior of a home, and are integral to the overall composition of a building.” Additionally, “new stoops, steps, and railings should have a design that is appropriate to the architectural style of the structure and be made of materials such as wood, cast iron, precast concrete, or stone.”

The existing stoop and landing are not original to the structure, according to photographic evidence and previous BAR cases. The proposed stoop and landing have an appropriate design for the building and use wood, which is an appropriate material for this Early building. The simple railing style is preferable to the current style and more closely matches the style found on neighboring properties as well as that seen in historic photographs. Therefore, staff recommends **approval** of the Certificate of Appropriateness for alterations as submitted.

STAFF

Brendan Harris, Historic Preservation Planner, Planning & Zoning
Julie Weisgerber, Historic Preservation Principal Planner, Planning & Zoning
Tony LaColla, AICP, Land Use + Preservation Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed new stoop will comply with Zoning.

Code Administration

No comment.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec. 5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-7 If the improvements encroach into the City's right-of-way and are considered administrative under City Code 5-2-29, then the owner shall obtain and maintain an encroachment permit and policy of general liability insurance in compliance with the permit requirements in Sec. 5-2-29(a)(3). See

<https://www.alexandriava.gov/permits/right-of-way-administrative-encroachment-permit>
for details. (T&ES)

Alexandria Archaeology

- F-1 According to Ethelyn Cox in her book Historic Alexandria Virginia Street by Street, the dwelling at 714 Wolfe Street may date to the ownership of Jonathan Butcher who acquired the parcel in 1812. Butcher's trustees later conveyed the property to John Muir in 1842. In 1849 Muir then sold the property after improving it and more than doubling its value.
- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
- a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

1 – Application Materials

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

2 – Supplemental Materials

- *Public comment*
- *HOA approval if applicable*
- *Easement approval if applicable*
- *Any other supporting documentation*

BAR CASE# _____

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 714 WOLFE STREET

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

TAX MAP AND PARCEL: 074.04-11-03 ZONING: RM

APPLICATION FOR: *(Please check all that apply)*

CERTIFICATE OF APPROPRIATENESS

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

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

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

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

Name: ROBERT AND ELAINE FLANAGAN

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

Name: TOBIN TRACEY Phone: _____

E-mail: _____

Legal Property Owner:

Name: SAME AS ABOVE

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

NATURE OF PROPOSED WORK: Please check all that apply

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: Please check all that apply.
 - awning
 - fence, gate or garden wall
 - HVAC equipment
 - shutters
 - doors
 - windows
 - siding
 - shed
 - lighting
 - pergola/trellis
 - painting unpainted masonry
 - other STOOP AND STEPS
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

REPLACE DETERIORATED STOOP RAILING, DECK, AND STEPS WITH MORE PERIOD APPROPRIATE DESIGN. THE CURRENT STOOP IS NOT ORIGINAL TO THE HOUSE AND NARROWER THAN THE ORIGINAL BASED ON BRICK FOUNDATION. NEW DECK, RAIL, AND STEPS WILL BE PAINTED WOOD.

SUBMITTAL REQUIREMENTS:

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

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

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

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

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

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

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

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

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

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

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

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

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: *Tobin Tracey*

Printed Name: TOBIN TRACEY

Date: 3/30/26

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ROBERT AND ELAINE FLANAGAN	[REDACTED]	100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 714 WOLFE STREET (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ROBERT AND ELAINE FLANAGAN	[REDACTED]	100
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

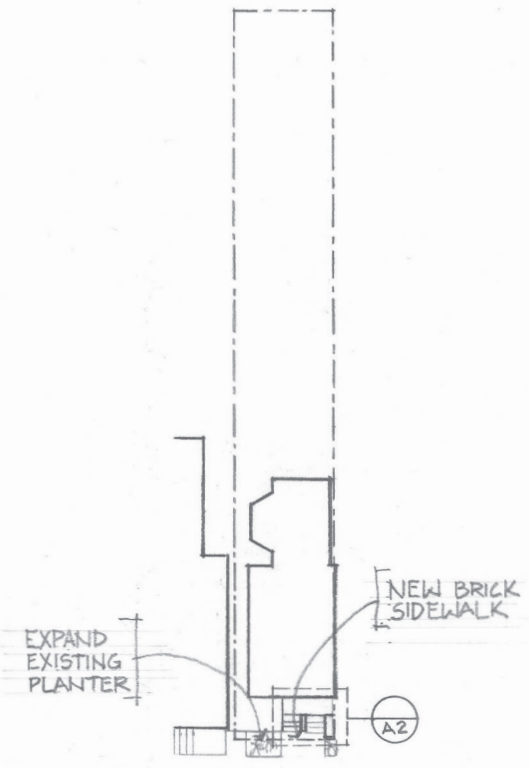
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

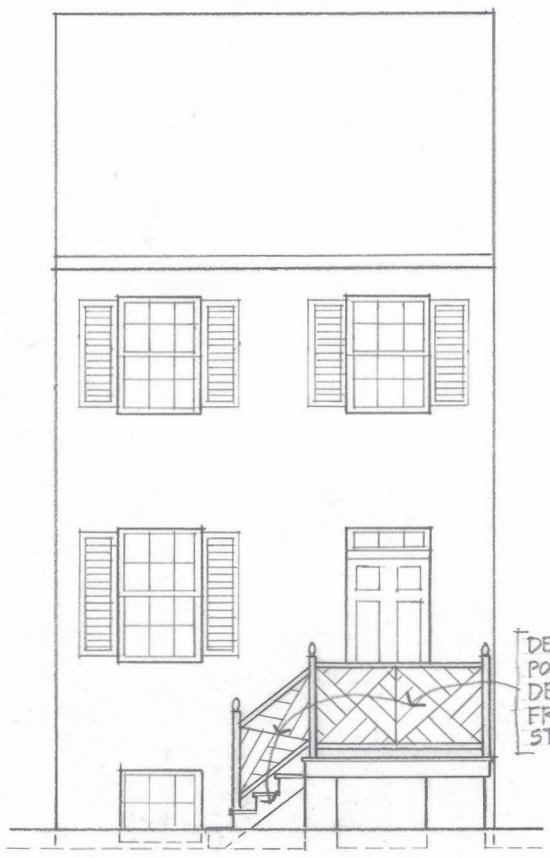
3/30/20
Date

TOBIN TRACEY
Printed Name

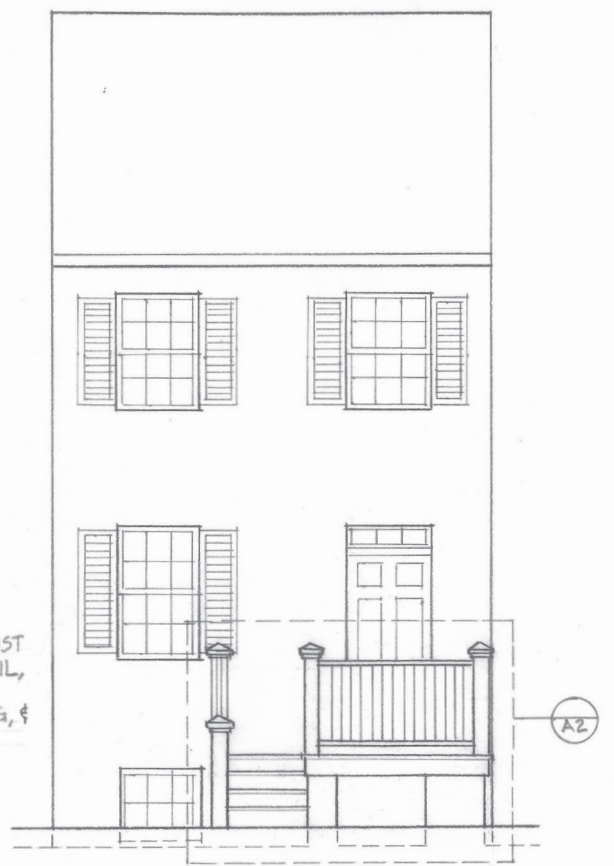

Signature



SITE PLAN
1/20

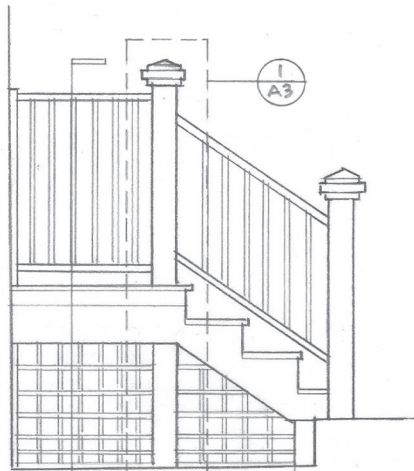


EXISTING PORCH
1/4" = 1'-0"

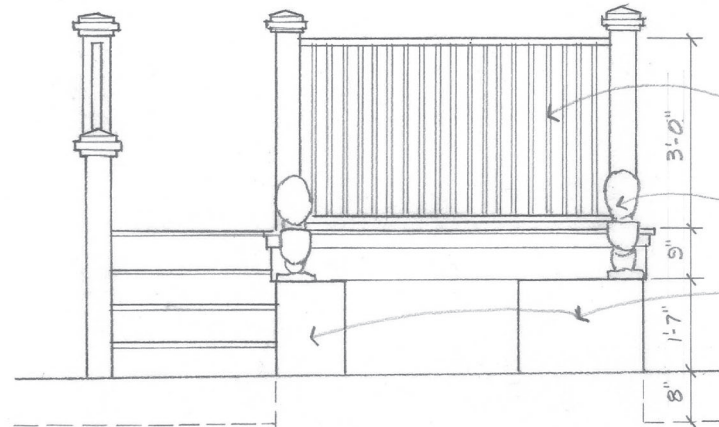


NEW PORCH
1/4" = 1'-0"

FLANAGAN RES. 714 WOLFE ST, ALEXANDRIA, VA	
	AI

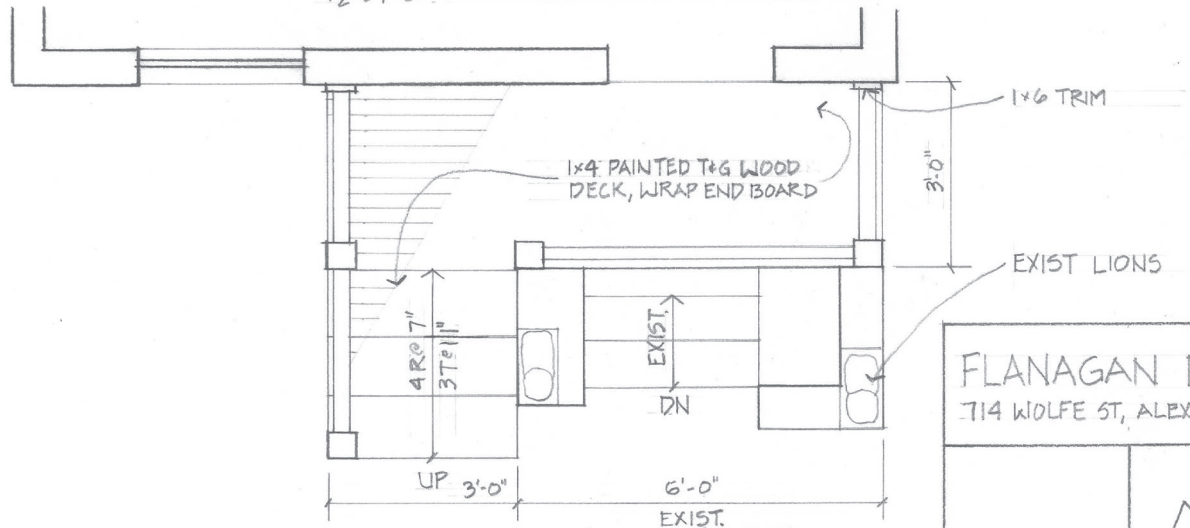


① EAST ELEVATION
 $\frac{1}{2}'' = 1'-0''$



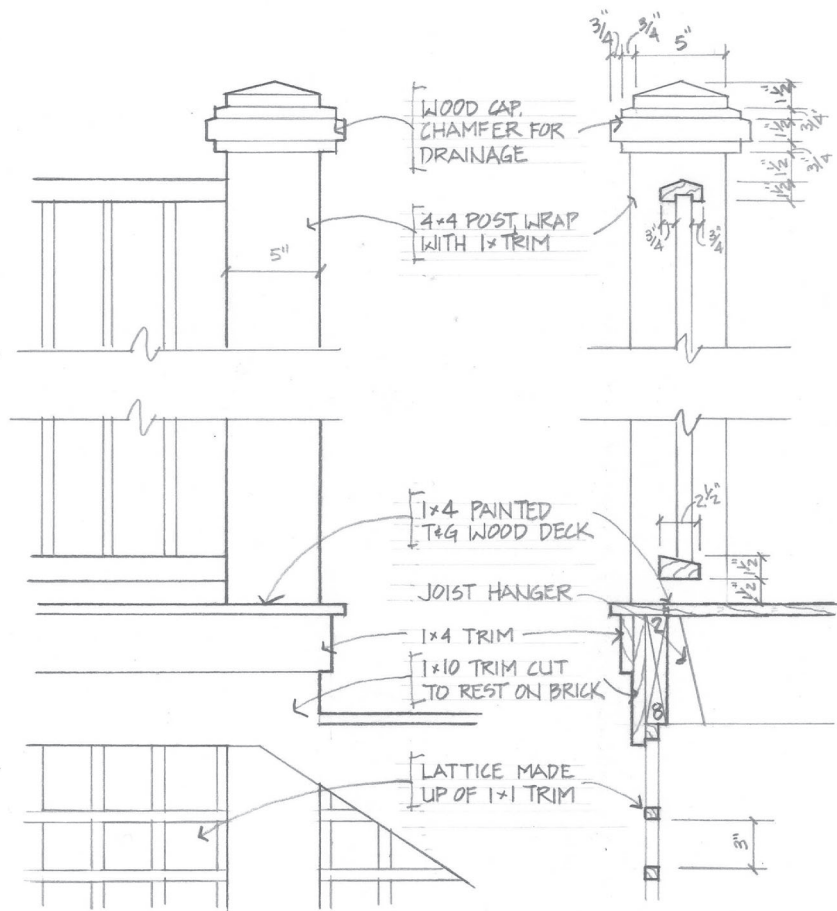
NORTH ELEVATION
 $\frac{1}{2}'' = 1'-0''$

NEW PAINTED
 WOOD PORCH,
 RAIL, LATTICE
 EXIST. LIONS
 EXIST. BRICK WALLS

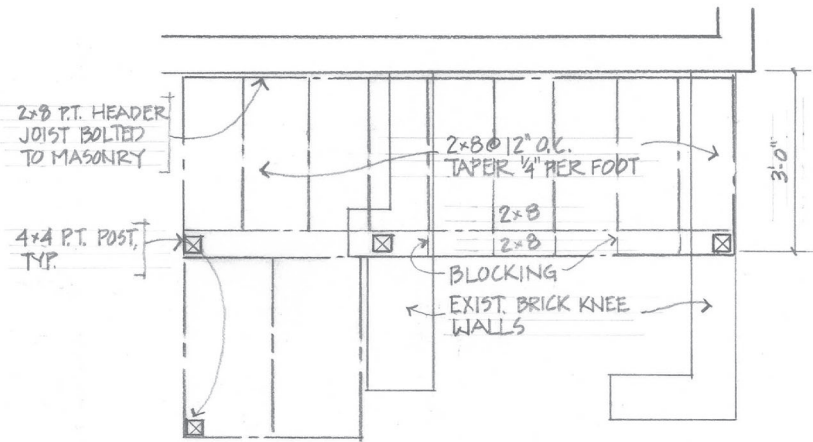


PLAN
 $\frac{1}{2}'' = 1'-0''$

FLANAGAN RES.
 714 WOLFE ST, ALEXANDRIA, VA
 A2



1 PORCH RAIL DETAIL
1/2" = 1'-0"



2 FRAMING PLAN
1/2" = 1'-0"

FLANAGAN RES 714 WOLFE ST, ALEXANDRIA VA	
	A3



Step Detail



Front Elevation



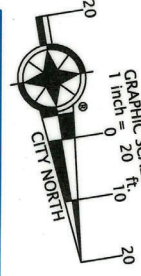
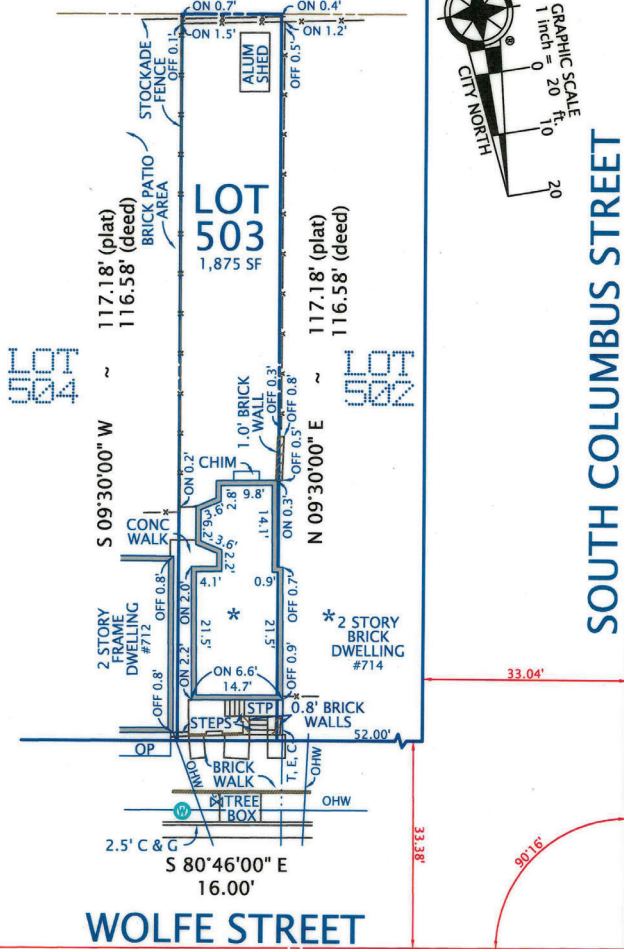
Railing Detail

- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
 2. WALLS ARE 0.3' BRICK UNLESS NOTED.

LOT 600

N 80°46'00" W

16.00'



SOUTH COLUMBUS STREET
 MONUMENT LINE

WOLFE STREET
 MONUMENT LINE

PLAT
 SHOWING HOUSE LOCATION ON
 LOT 503
 THE LANDS OF
**ALEXANDRIA REDEVELOPMENT &
 HOUSING AUTHORITY**

(DEED BOOK 787, PAGE 286)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' JUNE 08, 2016

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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
 06/08/2016
 GEORGE M. O'QUINN
 LICENSE NO. 2069
George M. O'Quinn
 LAND SURVEYOR

ORDERED BY:
 GREEN
 MARY DENBY

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

CASE NAME: GREEN

#160603013