

Docket Item #15 & 16
BAR #2018-0510 & 2018-0511

BAR Meeting
December 19, 2018

ISSUE: Permit to Demolish/Capsulate and Certificate of Appropriateness

APPLICANT: Suzanne Corcoran & Dennis Early

LOCATION: 616 South Fairfax Street

ZONE: RM/Townhouse zone

BOARD ACTION: Approved as Submitted, 6-0

On a motion by Ms. Miller and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR #2018-00510 & BAR #2018-00511, as submitted. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. The proposed windows must comply with the Alexandria New and Replacement Window Performance Specifications.
2. The following archaeology conditions shall appear in the General Notes of all site plans and on all construction documents 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) 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) No metal detection may be conducted on the property, unless authorized by Alexandria Archaeology.

REASON

The Board reaffirmed their support for alterations and supported staff conditions of approval.

DISCUSSION

Mr. Elkins asked if it was intentional to replicate the porch. Ms. May said, yes. No more questions were asked.

SPEAKERS

Erin May, architect, spoke in support of the project and answered questions.

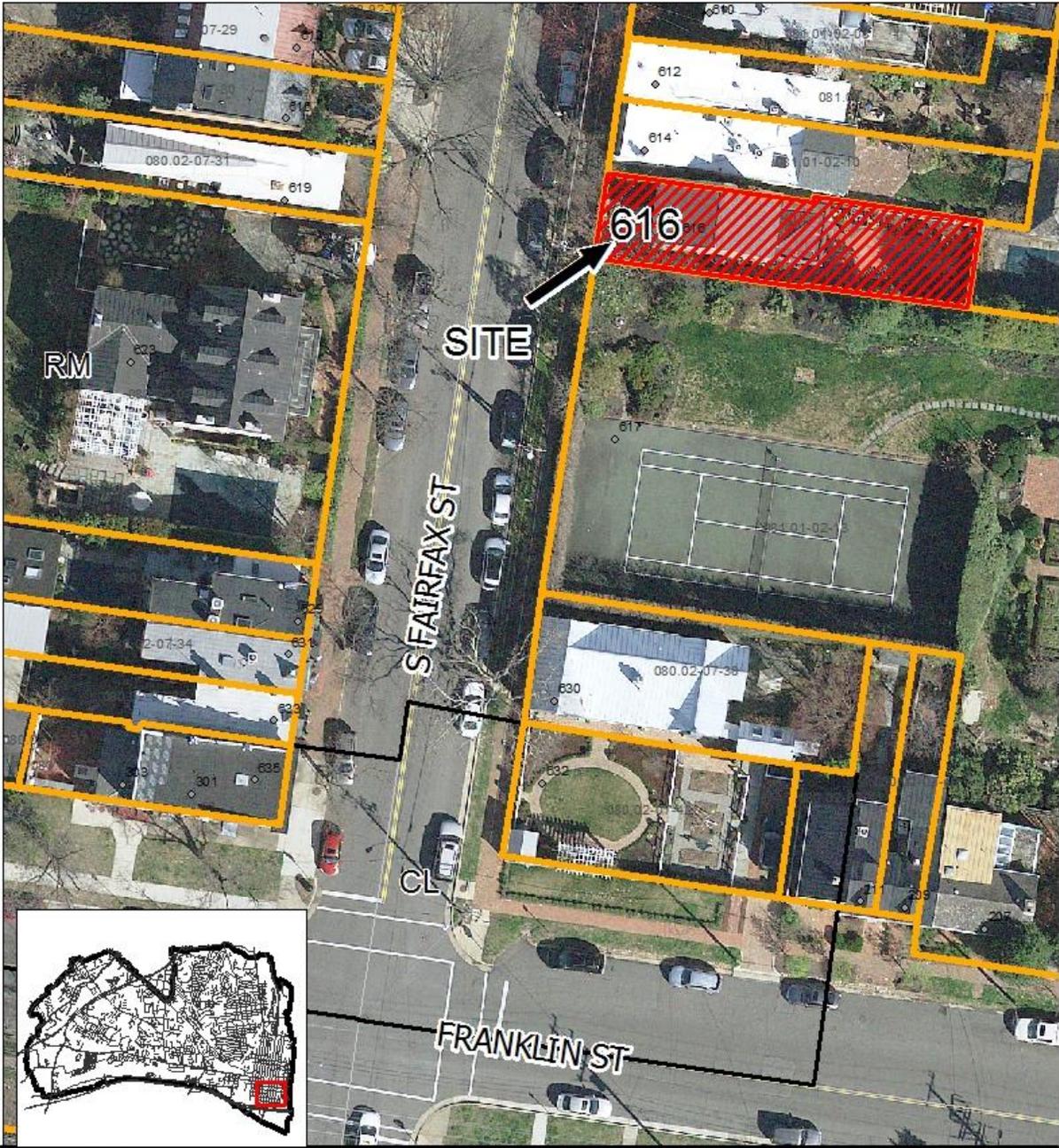
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish, Certificate of Appropriateness, and waiver of rooftop mechanical screening, with the following conditions:

1. The proposed windows must comply with the Alexandria New and Replacement Window Performance Specifications.
2. The following archaeology conditions shall appear in the General Notes of all site plans and on all construction documents 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. 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. No metal detection may 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, 703-746-4200 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.



BAR #2018-00510 & BAR #2018-00511 N
616 South Fairfax Street



0 15 30 60 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2018-00510) and Certificate of Appropriateness (BAR #2018-00511) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. ISSUE

The applicant is requesting a Permit to Demolish and Certificate of Appropriateness to construct a two-story addition on the east (rear) elevation of the freestanding townhouse at 616 South Fairfax Street. The proposed work will be visible from the public right-of-way and includes the following:

Demolition/Capsulation

- Remove existing window and wall panel below on 1st-story of façade (24.8 SF);
- Partial demolition of masonry wall on south elevation (15 SF);
- Complete demolition of screened porch on east elevation (258 SF);
- Partial demolition of masonry wall on east elevation (195 SF);
- Capsulation of portions of east elevation (165 SF);
- Complete demolition of masonry wall on the north elevation. (105 SF).

Alterations/Addition

- Install a new 16/16 SDL aluminum-clad window in existing masonry opening on the façade;
- Install a new 6/6 SDL aluminum-clad window with operable shutters on south elevation;
- Relocate existing ground mounted HVAC unit to rooftop of proposed addition;
- Waiver of rooftop HVAC screening requirement;
- Construct a two-story addition on the east elevation (324 SF).

Materials on the addition consist of a brick foundation, painted MDO paneling and wood trim, standing seam metal roof, six-panel casement windows and, ten-light patio doors.

II. HISTORY

616 South Fairfax Street is a two-story brick townhouse, which was approved by the Board on January 9, **1957**. The Colonial Revival townhouse first appears on the 1958 Sanborn Fire Insurance Map. The Board approved the one-story addition that the applicant is proposing to demolish on March 21, **2012**.

Previous Approvals:

March 21, 2012 – Approved for a Permit to Demolish/Capsulation and a Certification of Appropriateness for an addition (BAR2012-00032/00052).

October 22, 2014 – Administrative approval for alterations, roof replacement (BAR2014-00361).

October 29, 2014 – Administrative approval for alterations, rear fence replacement (BAR2014-00368).

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The portions to be demolished on the 1957 structure are limited to the rear elevation and the existing screened porch is a 2012 addition. The materials that will be demolished and capsulated are not of unusual or uncommon design and could be reproduced easily.

Certificate of Appropriateness

Staff finds the design of the two-story addition to be appropriately scaled and detailed, noting that it will complement and enhance this mid-twentieth-century Colonial Revival townhouse. The Board's *Design Guidelines for Residential Additions* states that an addition should not obscure or dilute the architectural and historic importance of an existing building. The proposed addition is a distinct yet compatible contrast to the original building through the use of modern materials, such as MDO paneling and casement windows. The addition also references the

Colonial Revival townhouse by using multi-pane windows and recessed MDO panels that are similar to the design of the wood shutter on the existing structure.

The addition is recessed 9” from south elevation of the original structure, helping the original structure to maintain its primary visual importance. The architectural character of the addition is that of a garden pavilion or folly and is a common design parti on the rear of homes in Old Town. It is also differentiated from the original structure by the larger window/wall ratio, traditional wood detailing (using modern materials), its lower height and the inclusion of some architectural details that are not found on the original façade such as a pyramidal roof, Tuscan columns, and recessed paneling. In addition, although Staff may not consider landscaping when determining whether a proposed addition will be visible, and thus require BAR review, this addition will be very minimally visible from a public way in the dead of winter and will likely not be visible at all during most of the year when leaves are on the surrounding trees.

The applicant is also proposing to install a new 16/16 aluminum clad window in an existing masonry open on the façade, a new 6/6 aluminum clad window with wood shutters on the south elevation and, relocate the existing ground-mounted HVAC unit to the rooftop of the addition (without screening). The proposed window on the façade will be installed in the existing masonry opening and the window grille pattern size matches the existing windows on the façade. The new window on the south elevation will be the same size and design as the existing 2nd-story window. It will also be in-line with the existing 2nd-story window and the 2nd-story windows on the proposed addition. The HVAC unit will be minimally visible from the public way. Staff has no objection to proposed alterations.

Staff recommends approval of the application, with the condition that the new windows fully comply with the Alexandria New and Replacement Window and Door Performance Specifications.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed addition and alterations comply with zoning.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction in the historic district.

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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 Based on historic maps, this property appears to have remained vacant until the latter 19th century when two small structures were standing on the lot by 1877. By 1902 a single dwelling stood on the lot fronting directly on S. Fairfax St. This property has the potential to contain artifacts and information about post-Civil War development of Alexandria.
- R-1* 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.
- R-2* The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2018-0510 & 2018-0511: 616 South Fairfax Street

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 may be attached).*

Front of House - new window to replace existing window in existing masonry opening.
 Demolish 1-story screened porch at rear of house.
 Construction new 2-story addition at rear of house.
 Renovation of interior spaces.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 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 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 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 3 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: Erin May

Printed Name: Erin May

Date: 11/5/2018

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. Suzanne Corcoran	616 S Fairfax Street	100%
2. and Dennis Early		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 616 S Fairfax 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. Suzanne Corcoran	616 S Fairfax Street	100%
2. and Dennis Early		
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. Suzanne Corcoran	n/a	n/a
2. and Dennis Early		
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.

11/5/208 Erin May *Erin May*
 Date Printed Name Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address RM Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="632.00"/>	Basement**	<input type="text" value="632.00"/>	B1. <input type="text" value="2,528.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text" value="632.00"/>	Stairways**	<input type="text" value="60.00"/>	B2. <input type="text" value="1,262.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="632.00"/>	Mechanical**	<input type="text" value="0.00"/>	B3. <input type="text" value="1,266.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text" value="0.00"/>	Attic less than 7'***	<input type="text" value="505.00"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid gray; padding: 5px; min-height: 50px;">Existing Areas assume original structure only, i</div>
Attic	<input type="text" value="632.00"/>	Porches**	<input type="text" value="0.00"/>	
Porches	<input type="text" value="0.00"/>	Balcony/Deck**	<input type="text" value="0.00"/>	
Balcony/Deck	<input type="text" value="0.00"/>	Lavatory***	<input type="text" value="65.00"/>	
Lavatory***	<input type="text" value="0.00"/>	Other**	<input type="text" value="0.00"/>	
Other**	<input type="text" value="0.00"/>	Other**	<input type="text" value="0.00"/>	
B1. Total Gross	<input type="text" value="2,528.00"/>	B2. Total Exclusions	<input type="text" value="1,262.00"/>	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="288.00"/>	Basement**	<input type="text" value="288.00"/>	C1. <input type="text" value="864.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text" value="288.00"/>	Stairways**	<input type="text" value="0.00"/>	C2. <input type="text" value="288.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="288.00"/>	Mechanical**	<input type="text" value="0.00"/>	C3. <input type="text" value="576.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text" value="0.00"/>	Attic less than 7'***	<input type="text" value="0.00"/>	Notes <i>*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.</i> <i>** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.</i> <i>***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.</i>
Attic	<input type="text" value="0.00"/>	Porches**	<input type="text" value="0.00"/>	
Porches	<input type="text" value="0.00"/>	Balcony/Deck**	<input type="text" value="0.00"/>	
Balcony/Deck	<input type="text" value="0.00"/>	Lavatory***	<input type="text" value="0.00"/>	
Lavatory***	<input type="text" value="0.00"/>	Other**	<input type="text" value="0.00"/>	
Other	<input type="text" value="0.00"/>	Other**	<input type="text" value="0.00"/>	
C1. Total Gross	<input type="text" value="864.00"/>	C2. Total Exclusions	<input type="text" value="288.00"/>	

D. Total Floor Area

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

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

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

EARLY-CORCORAN RESIDENCE

616 S Fairfax Street Alexandria, Virginia

BOARD OF ARCHITECTURAL REVIEW

APPLICATION SUBMITTAL: NOVEMBER 5, 2018

HEARING DATE: DECEMBER 17, 2018



DRAWING INDEX	
C-1	Cover Sheet, Drawing Index
C-2	FAR Worksheet
C-3	Existing Photos
EX-0	Existing Survey
EX-1	Existing Front Elevation
EX-2	Existing Side (South) Elevation
EX-3	Existing Rear Elevation
EX-4	Existing Side (North) Elevation
EX-5	Existing First Floor Plan
EX-6	Existing Second Floor Plan
A-0	Proposed Survey
A-1	Proposed Front Elevation
A-2	Proposed Side (South) Elevation
A-3	Proposed Rear Elevation
A-4	Proposed Side (North) Elevation
A-5	Proposed First Floor Plan
A-6	Proposed Second Floor Plan
A-7	Proposed Window and Door Specifications



EXISTING PHOTO - FRONT



EXISTING PHOTO - REAR

Erin May, Architect

703.836.6666 erin@erinmayarch.com



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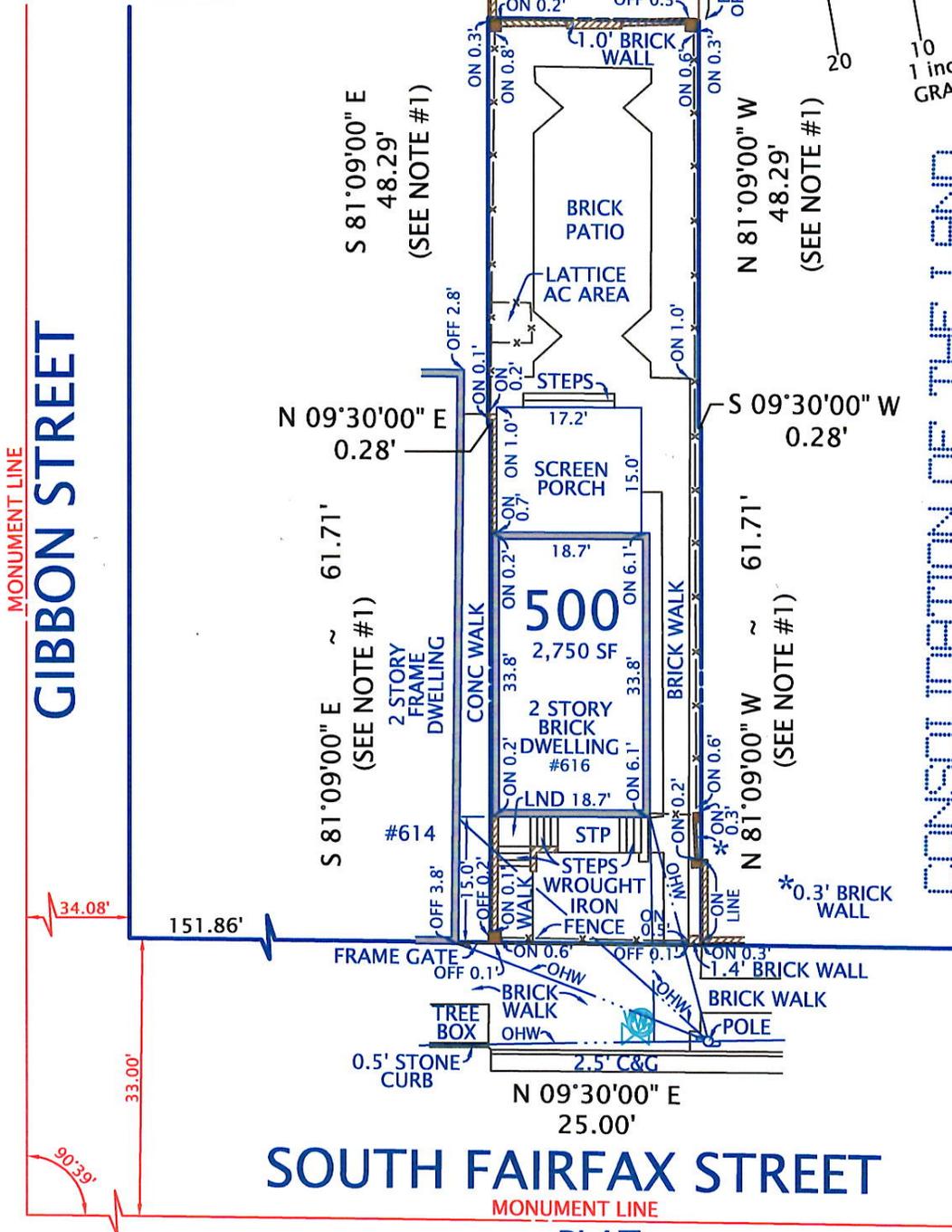
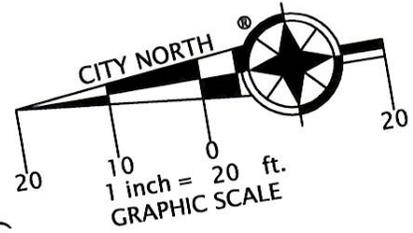
EXISTING PHOTOS

616 S. Fairfax St. Alexandria, VA
Early-Corcoran Residence

EXISTING SITE PLAN

NOTES:

1. THE RECORDED PLAT AT DEED BOOK 441 PAGE 336 ERRONEOUSLY CALLS ALL SIDE LOT BEARINGS 80°11'00". THE CORRECT SIDE LOT BEARINGS ARE 81°09'00" WHICH MATCH CITY OF ALEXANDRIA BLOCK BEARINGS.
2. RET. WALLS ARE 0.7' BRICK UNLESS NOTED.
3. FENCES ARE FRAME UNLESS NOTED.
4. ALL PILLARS ARE BRICK.



CONSOLIDATION OF THE LAND
 OF LEE STREET CORPORATION,
 ALEXANDRIA, VIRGINIA
 LOT 500

SOUTH FAIRFAX STREET
PLAT

SHOWING HOUSE LOCATION ON
 LOT 500
 REDIVISION OF
#616 S. FAIRFAX ST. AND #615 S. LEE ST.

(DEED BOOK 441, PAGE 336)
CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' 18 AUGUST 20, 2018



at existing masonry opening, remove existing window and wall/panel below (24.8 SF)

Erin May, Architect

703.836.6666 erin@erinmayarch.com



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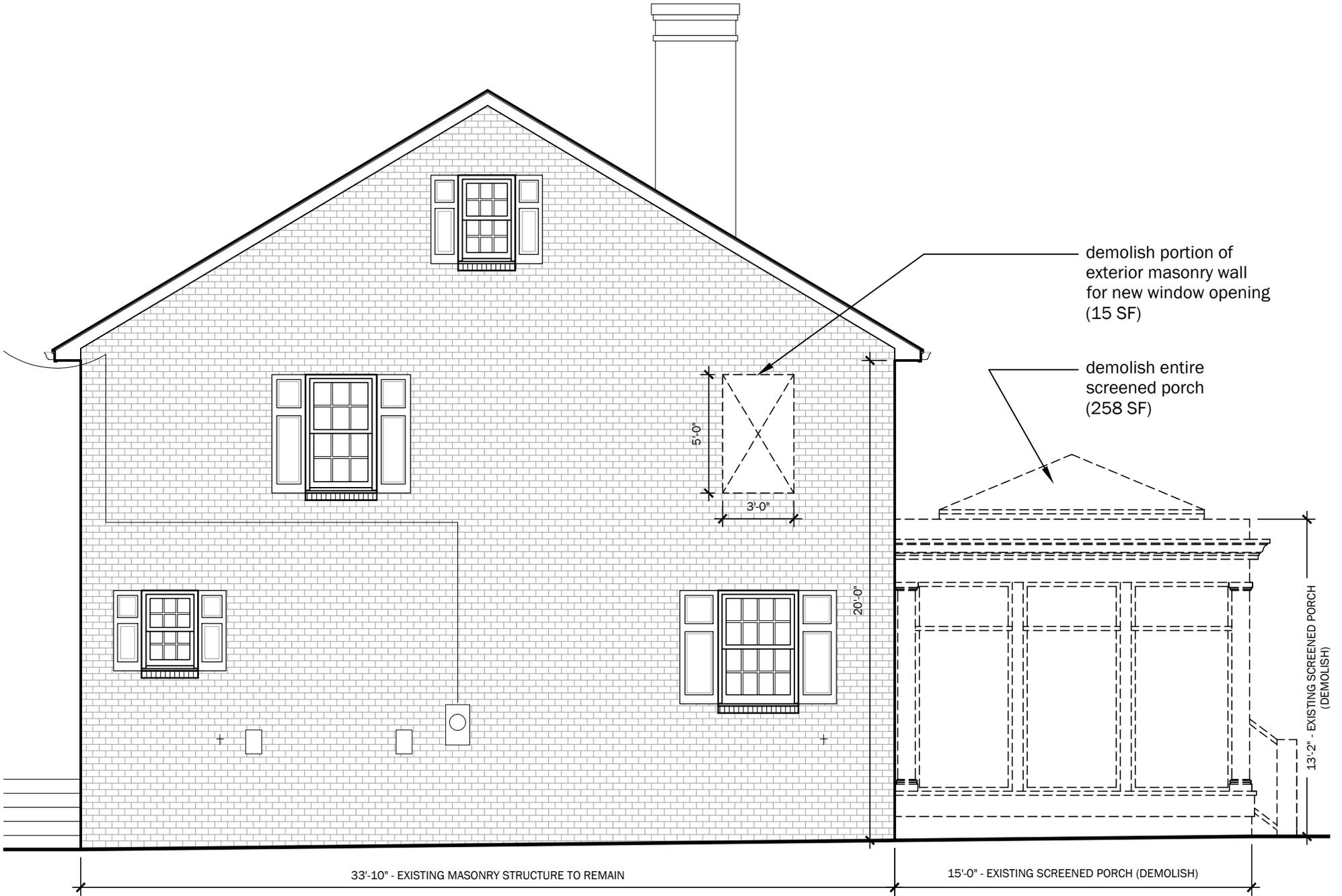
EXISTING FRONT (WEST) ELEVATION

SCALE 3/16" = 1'-0"

616 S. Fairfax St. Alexandria, VA
Early-Corcoran Residence

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11/28/2018 ~~11/19/2018~~

EX1



demolish portion of exterior masonry wall for new window opening (15 SF)

demolish entire screened porch (258 SF)

33'-10" - EXISTING MASONRY STRUCTURE TO REMAIN

15'-0" - EXISTING SCREENED PORCH (DEMOLISH)

13'-2" - EXISTING SCREENED PORCH (DEMOLISH)

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EXISTING SIDE (SOUTH) ELEVATION

SCALE 3/16" = 1'-0"

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 Early-Corcoran Residence

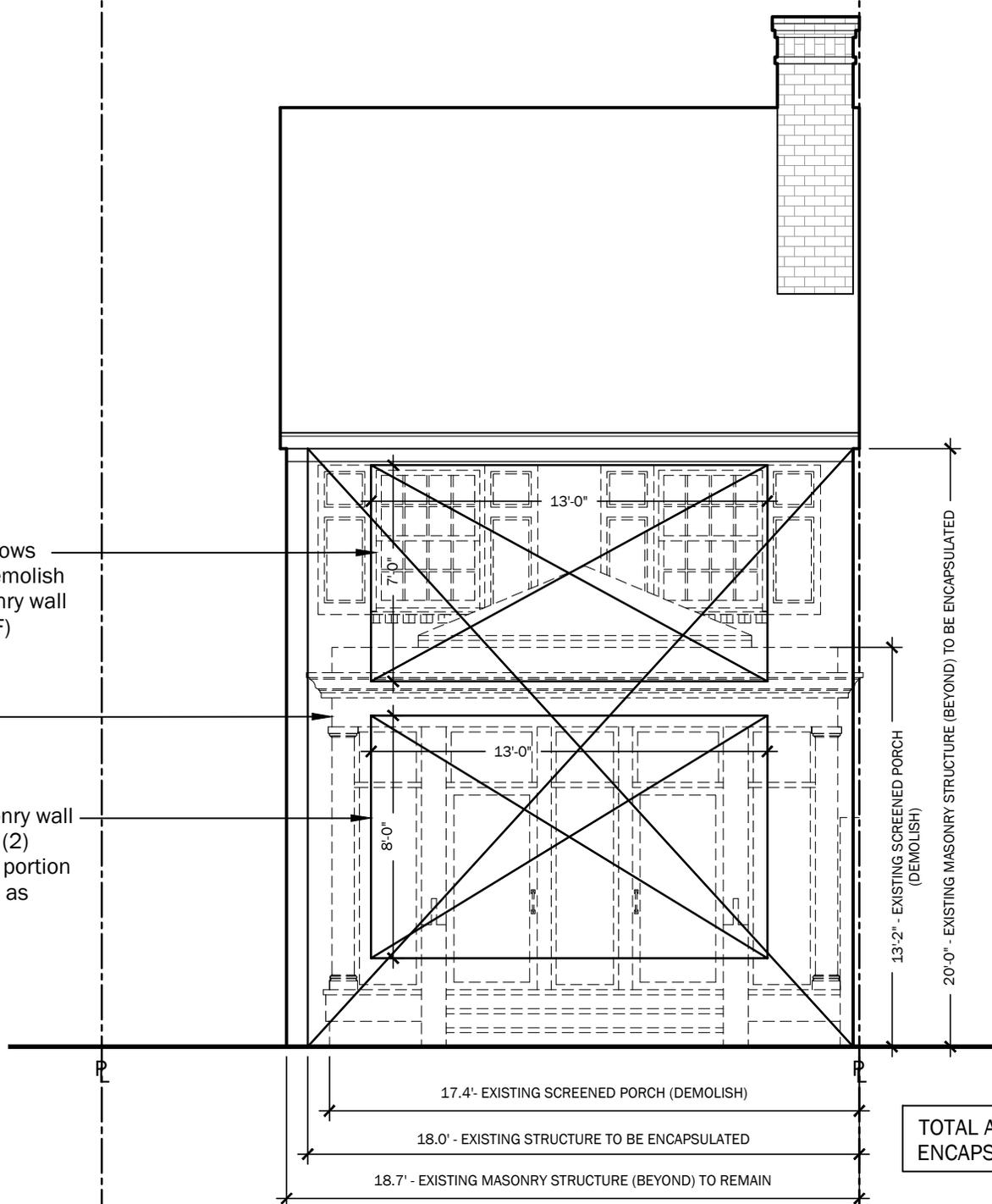
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EX2

remove (2) windows and shutters; demolish portion of masonry wall as shown (91 SF)

demolish entire screened porch (258 SF)

at existing masonry wall beyond, remove (2) doors; demolish portion of masonry wall as shown (104 SF)



TOTAL AREA OF WALL TO BE ENCAPSULATED = 360 SF

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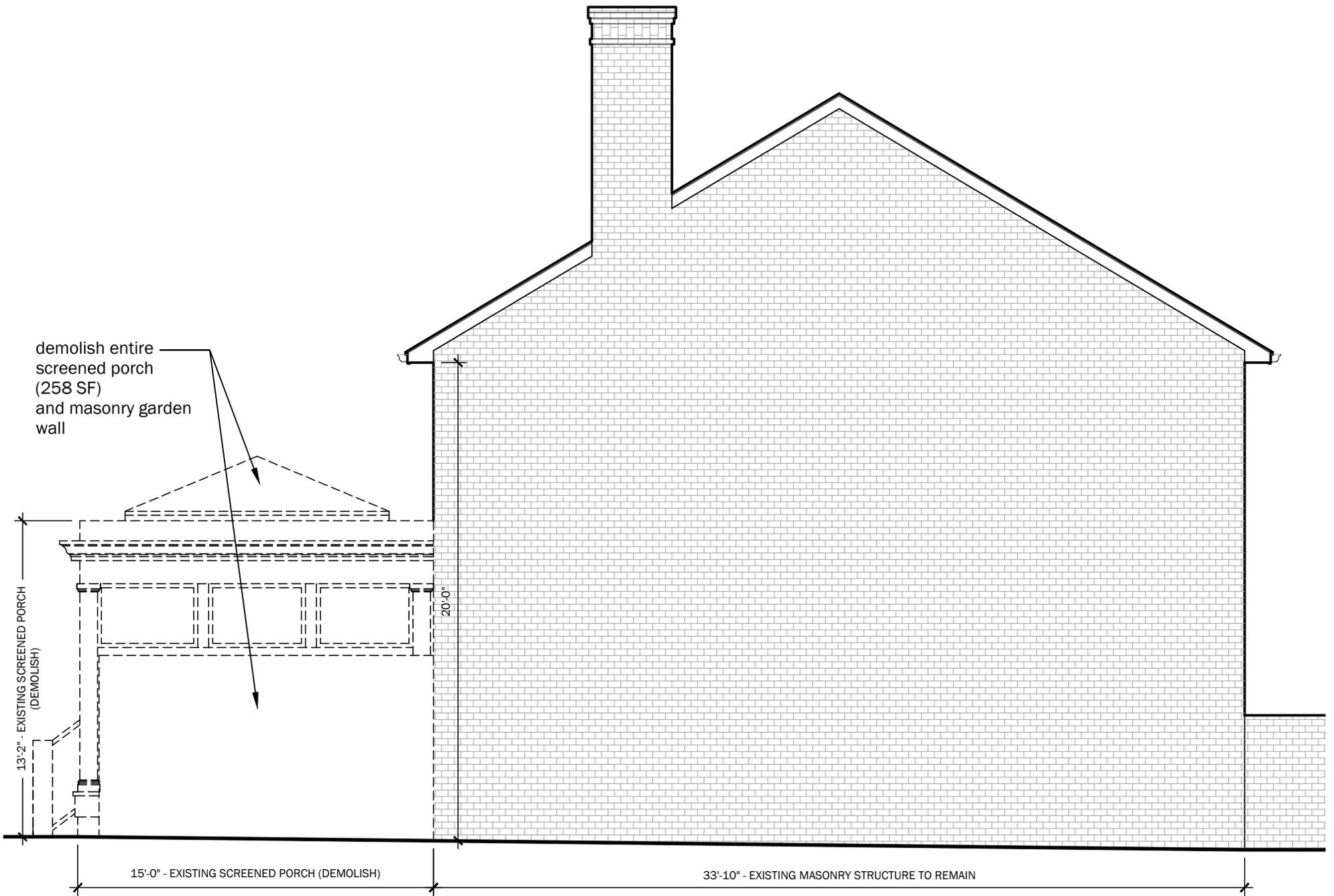
EXISTING REAR (EAST) ELEVATION

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SCALE 3/16" = 1'-0"

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EX3



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EXISTING SIDE (NORTH) ELEVATION

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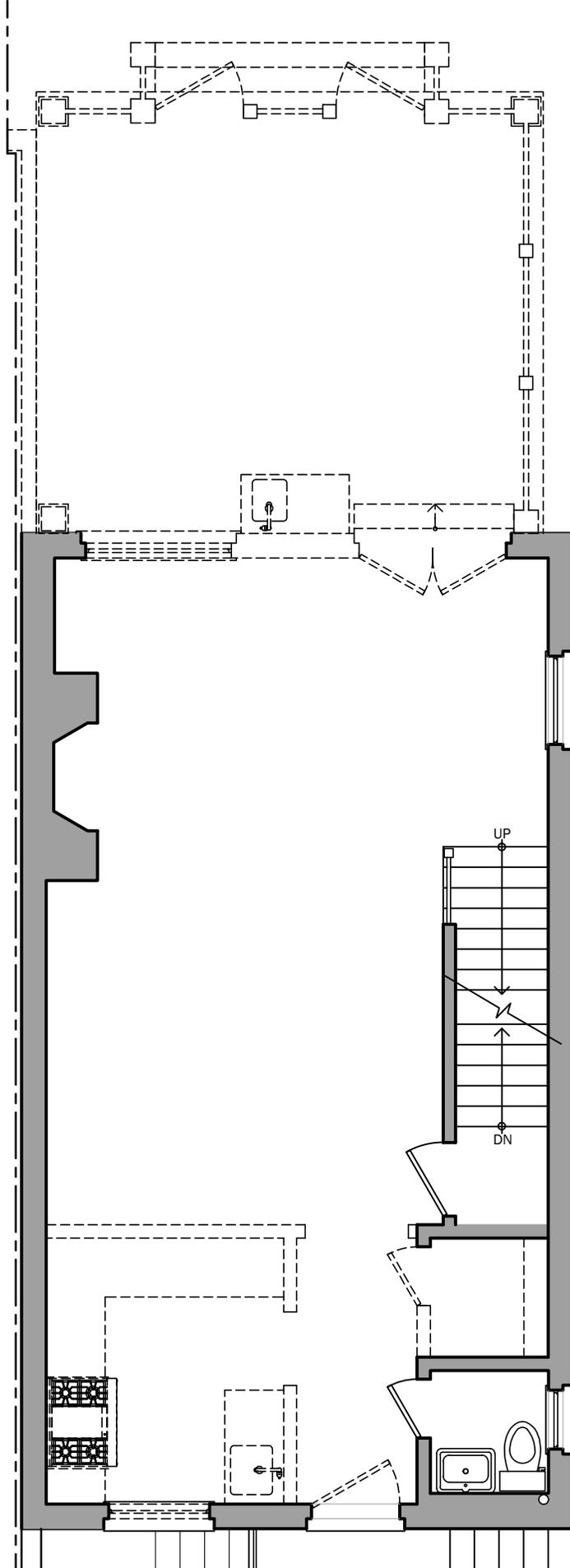
616 S. Fairfax St. Alexandria, VA

22

SCALE 3/16" = 1'-0"

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EX4



WALL LEGEND	
	EXISTING WALLS TO REMAIN
	TO BE DEMOLISHED

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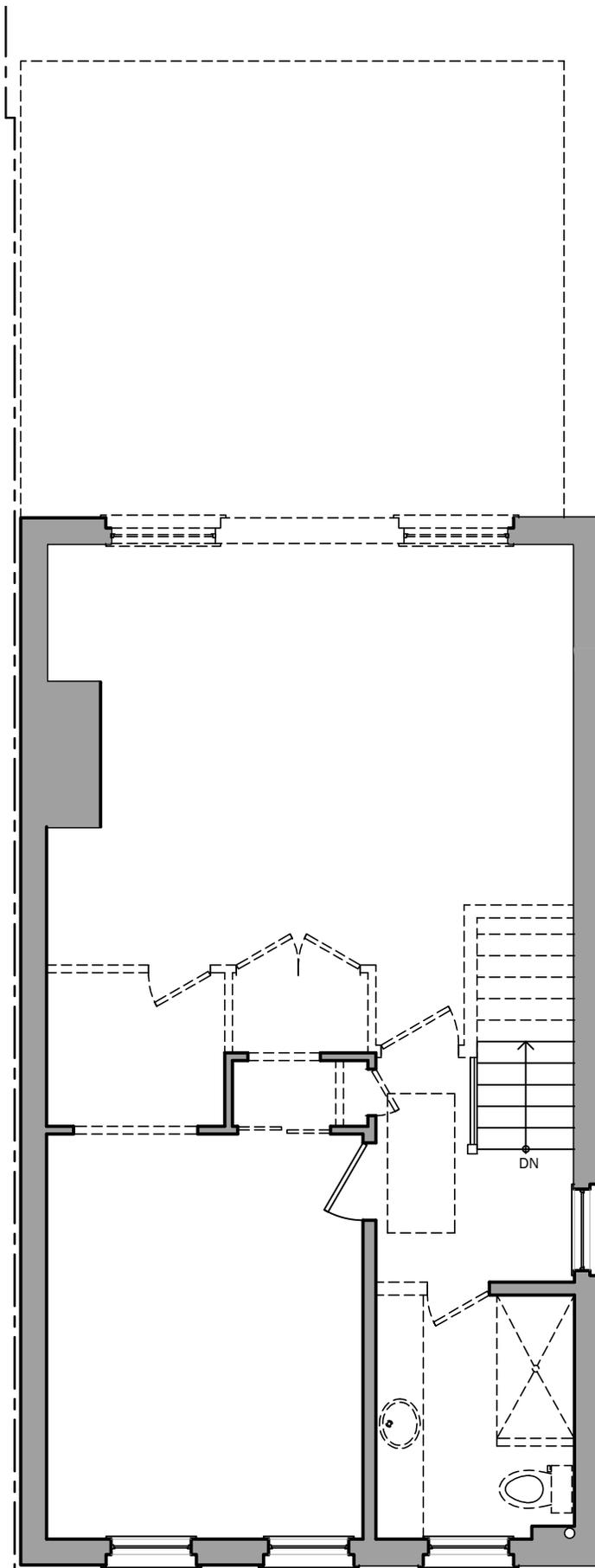
EXISTING FIRST FLOOR PLAN
 Early-Corcoran Residence
 616 S. Fairfax St. Alexandria, VA

23

SCALE 3/16" = 1'-0"

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EX5



WALL LEGEND	
	EXISTING WALLS TO REMAIN
	TO BE DEMOLISHED

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EXISTING SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

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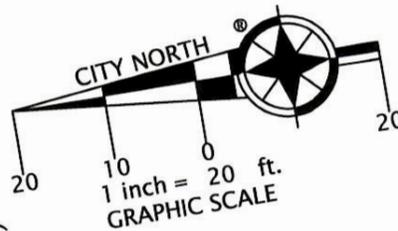
EX6



PROPOSED SITE PLAN

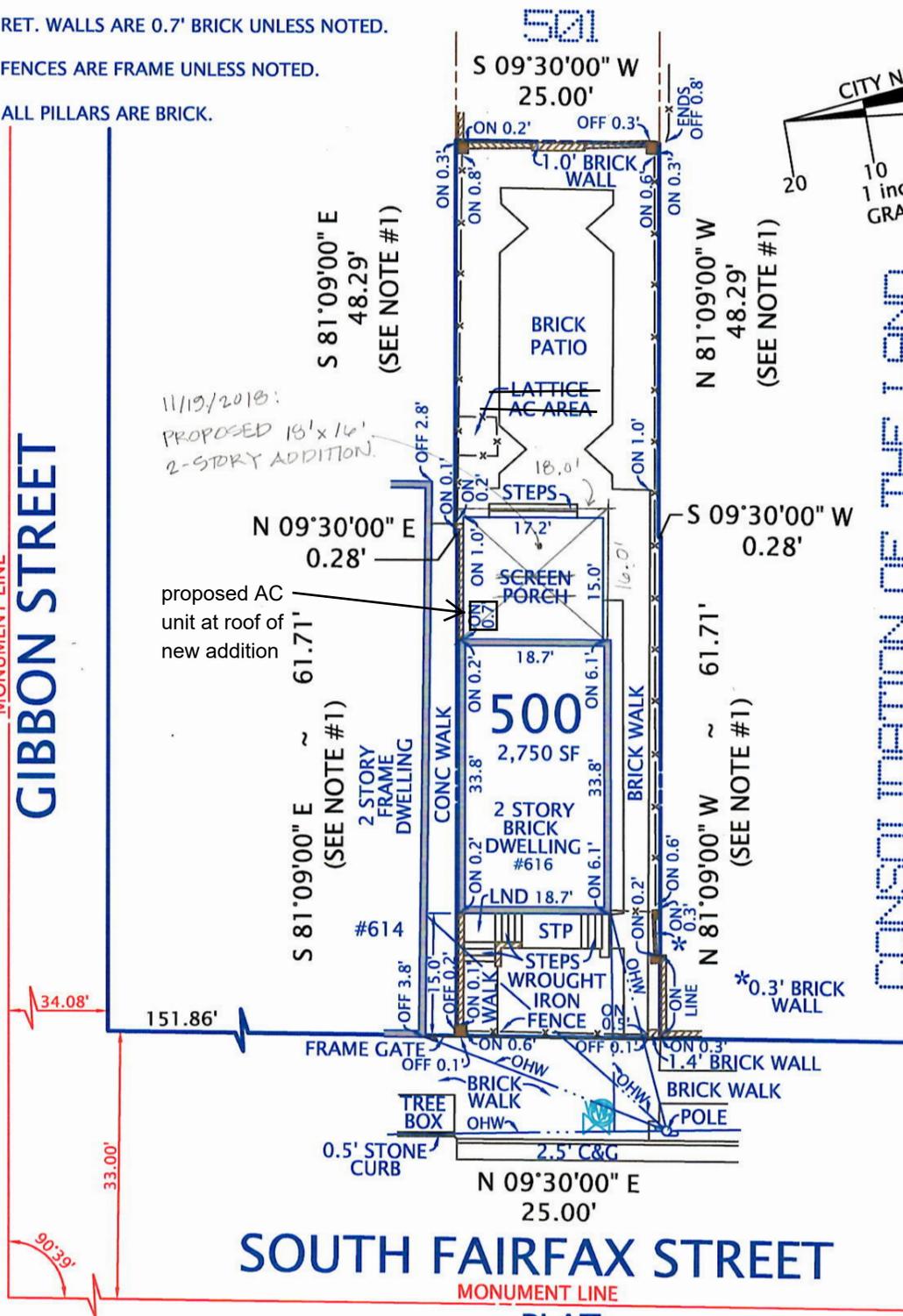
NOTES:

1. THE RECORDED PLAT AT DEED BOOK 441 PAGE 336 ERRONEOUSLY CALLS ALL SIDE LOT BEARINGS 80°11'00". THE CORRECT SIDE LOT BEARINGS ARE 81°09'00" WHICH MATCH CITY OF ALEXANDRIA BLOCK BEARINGS.
2. RET. WALLS ARE 0.7' BRICK UNLESS NOTED.
3. FENCES ARE FRAME UNLESS NOTED.
4. ALL PILLARS ARE BRICK.



MONUMENT LINE
GIBBON STREET

CONSOLIDATION OF THE LAND
OF LEE STREET CORPORATION,
ALEXANDRIA, VIRGINIA
LOT 500



SOUTH FAIRFAX STREET

MONUMENT LINE

PLAT

SHOWING HOUSE LOCATION ON

LOT 500

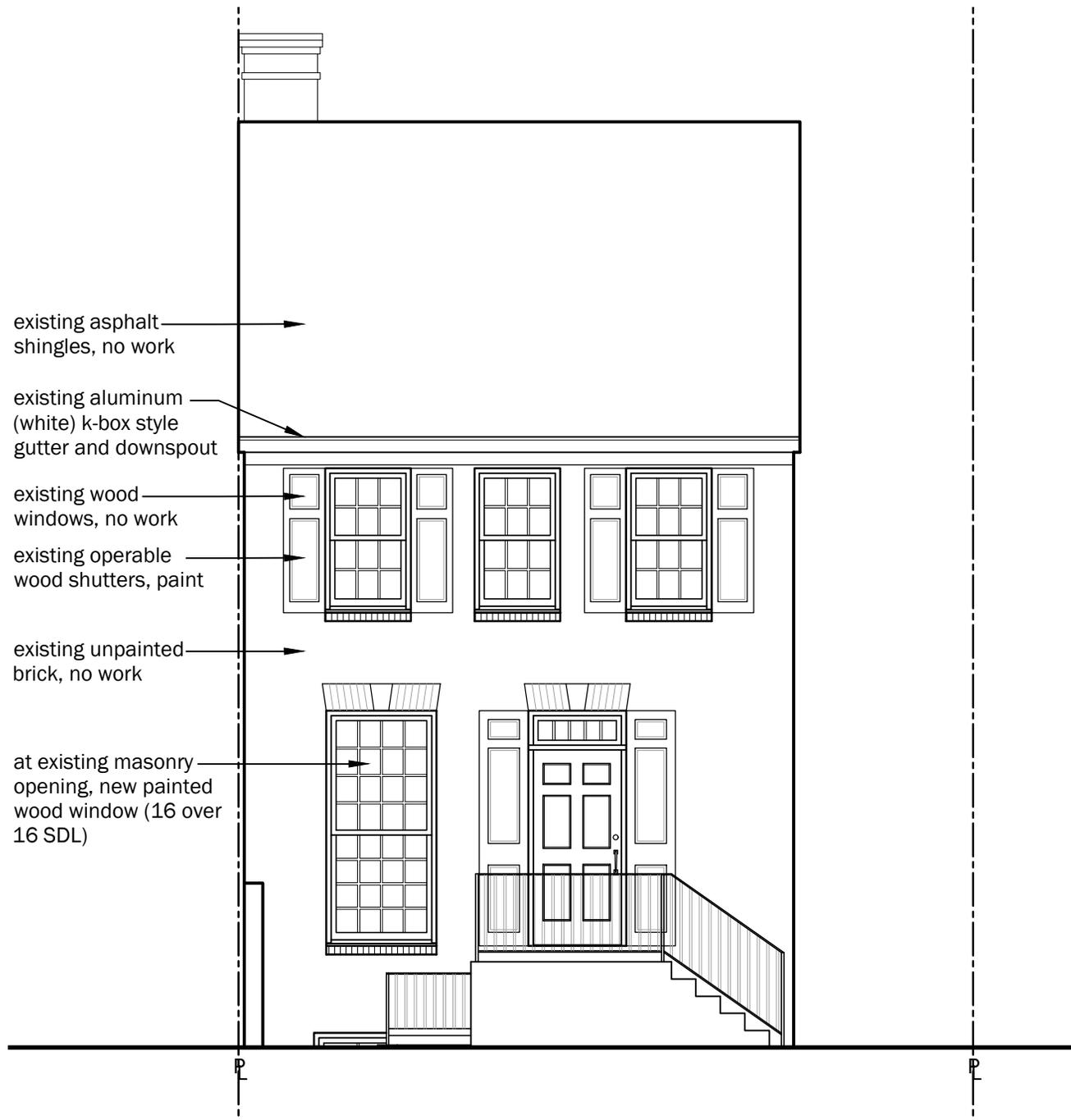
REDIVISION OF

#616 S. FAIRFAX ST. AND #615 S. LEE ST.

(DEED BOOK 441, PAGE 336)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'



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PROPOSED REAR ELEVATION

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SCALE 3/16" = 1'-0"

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A1



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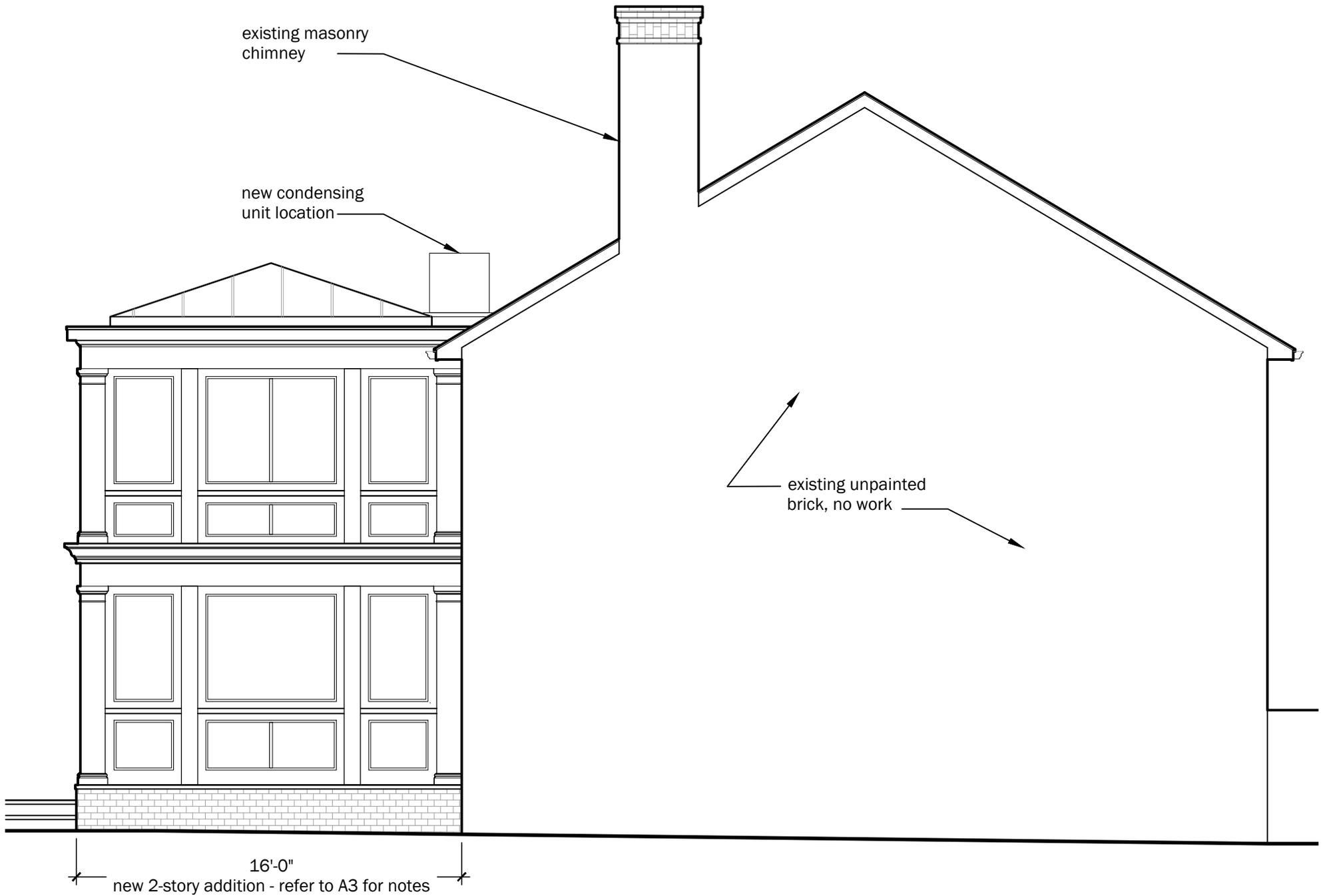
PROPOSED SOUTH SIDE ELEVATION

Early-Corcoran Residence
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SCALE 3/16" = 1'-0"

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A2



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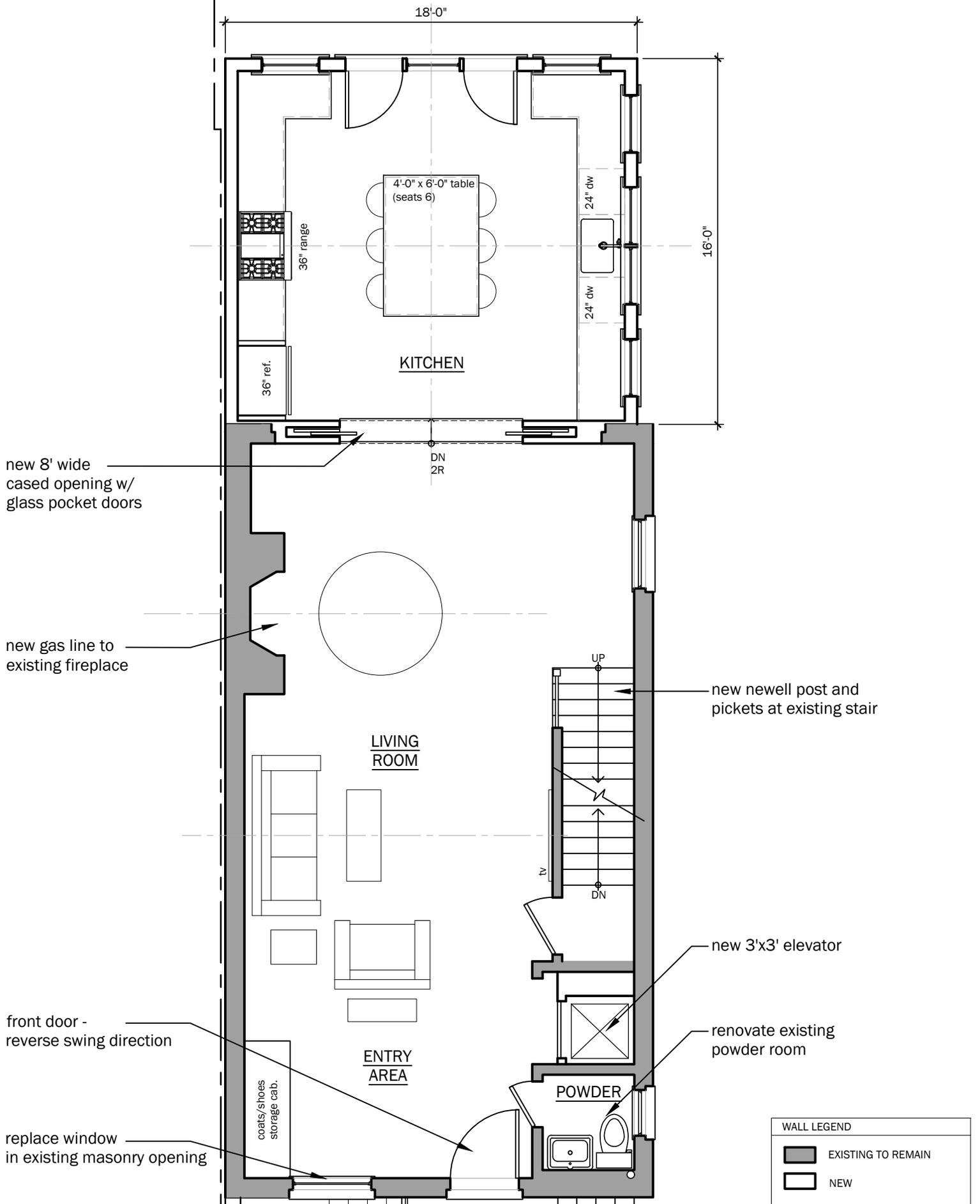

PROPOSED NORTH SIDE ELEVATION

SCALE 3/16" = 1'-0"

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A4



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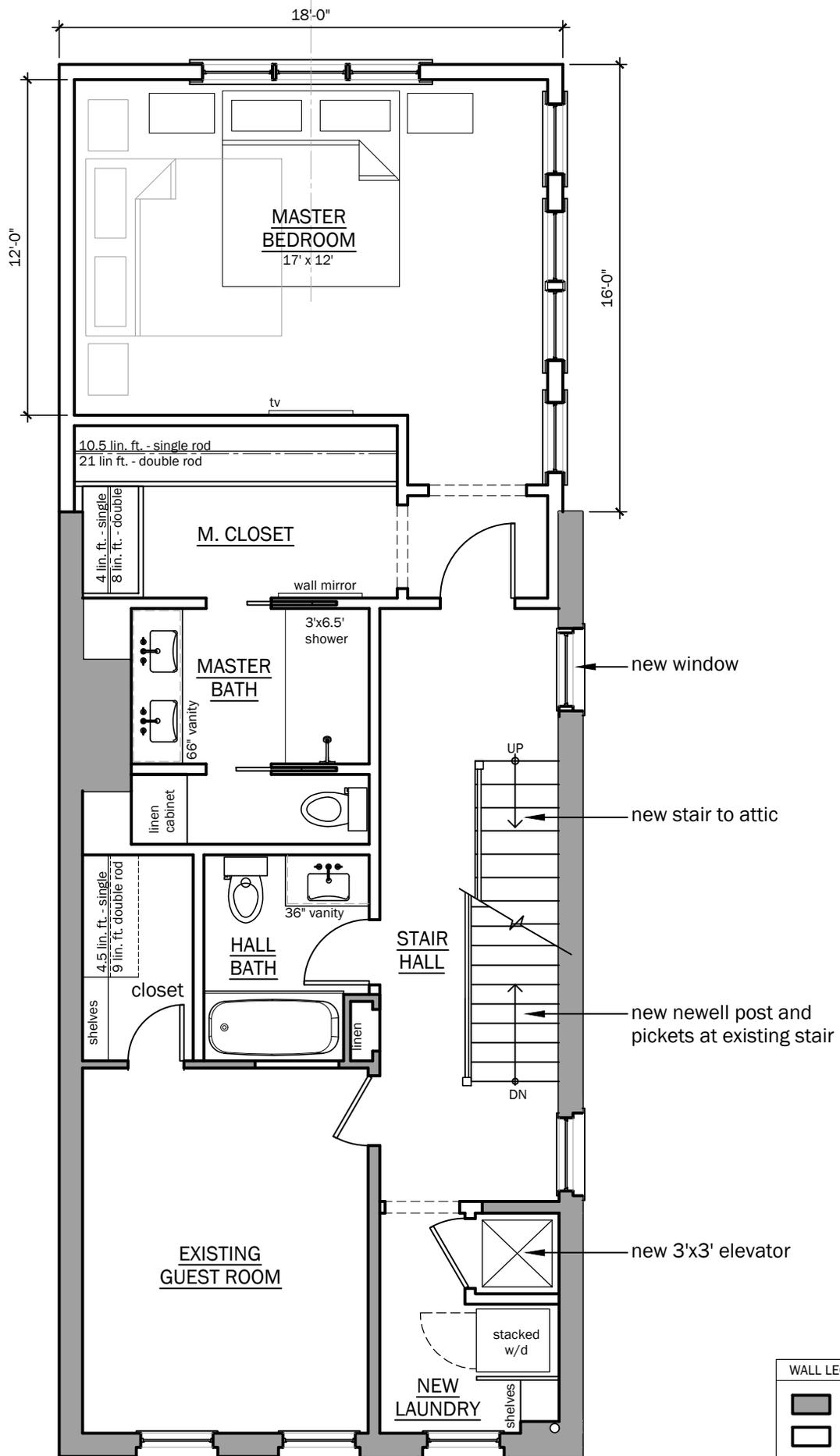
PROPOSED FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"

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A5



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PROPOS EDSECOND FLOOR PLAN

Early-Corcoran Residence
616 S. Fairfax St. Alexandria, VA

SCALE 3/16" = 1'-0"

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A6



WOOD

Architect Series® Contemporary

\$\$\$-\$\$\$\$



Architect Series Contemporary casement window with a Saldo fold-away crank

FEATURES

- Sleek, smart lines and expansive glass
- Virtually unlimited design choices including custom sizes
- Minimalist hardware with modern finishes

WINDOW STYLES

Custom sizes, venting, fixed and combination configurations are also available.



AWNING



CASEMENT



FIXED

PATIO DOOR STYLES



SLIDING



HINGED



Colors & Finishes ARCHITECT SERIES® CONTEMPORARY

WOOD TYPES

Choose the wood species that best complements your home's interior.



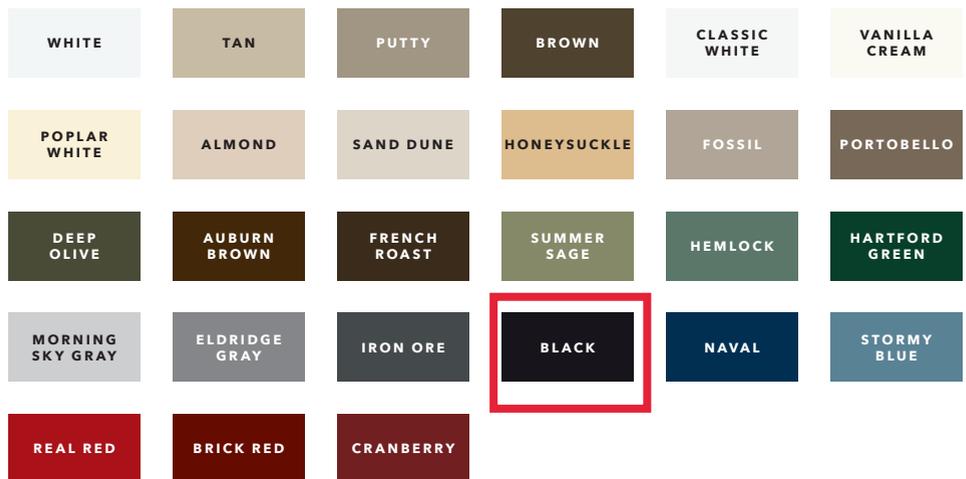
PREFINISHED PINE INTERIOR COLORS

When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.



ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.¹ Custom colors are also available.



Grilles ARCHITECT SERIES® CONTEMPORARY

GRILLES

Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.

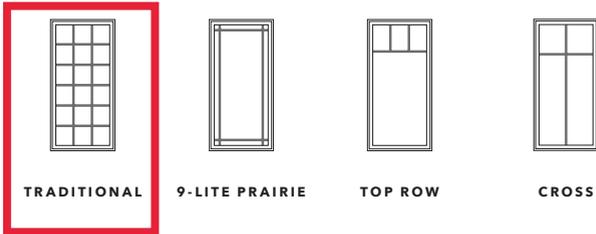


GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS:²



GRILLE PATTERNS

In addition to the patterns shown here, custom grille patterns are available.



¹ Color-matched to your product's interior and exterior color.
² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
³ Only available with matching interior and exterior colors.

Window Hardware ARCHITECT SERIES® CONTEMPORARY

MODERN COLLECTION

Achieve the ultimate contemporary look with exclusive hardware designed by Pella.



**FOLD-AWAY
CRANK**
Saldo

FINISHES:

CHAMPAGNE

WHITE

BROWN

**MATTE
BLACK**

BRIGHT
BRASS

OIL-RUBBED
BRONZE

SATIN
NICKEL

POLISHED
CHROME

POLISHED
NICKEL

Added Security

INSYNCTIVE® TECHNOLOGY

Choose optional built-in security sensors powered by Insynctive technology so you know at a glance if your windows are closed and patio doors are closed and locked.

Patio Door Hardware ARCHITECT SERIES® CONTEMPORARY

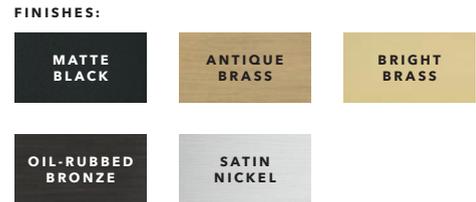
MODERN COLLECTION

Achieve the ultimate contemporary look with sleek finishes.



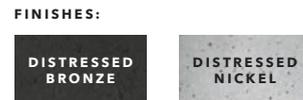
CLASSIC COLLECTION

Choose timeless pieces for a look that will never go out of style.



RUSTIC COLLECTION

Stand out with bold looks and create an utterly unique aesthetic.



ESSENTIAL COLLECTION

Elevate your style and transform your home with elegant selections.



Glass ARCHITECT SERIES® CONTEMPORARY

INSULSHIELD® LOW-E GLASS

Advanced Low-E insulating dual-pane glass with argon¹

AdvancedComfort Low-E insulating dual-pane glass with argon¹

NaturalSun Low-E insulating dual-pane glass with argon¹

SunDefense™ Low-E insulating dual-pane glass with argon¹

ADDITIONAL GLASS OPTIONS

Laminated (non-impact-resistant)^{2,3}, tinted^{1,2} or obscure^{1,2} glass also available on select products

STC (Sound Transmission Class)-improved dual-pane sound glass^{4,5}

Screens⁶

ROLSCREEN®

Rolscreen soft-closing retractable screens roll out of sight when not in use. (Available on sliding patio doors only.)

FLAT

InView™ screens are clearer than conventional screens. Vivid View® window screens offer the sharpest view.

WOOD-WRAPPED

Optional wood veneer can be added over the metal screen channel on interior screens to provide a more seamless look.

¹ Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.

² Available with Low-E insulating glass with argon on select products.

³ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

⁴ Available on select products only. See your local Pella sales representative for availability.

⁵ Sound control glass consists of dissimilar glass thickness (3mm/5mm).

⁶ Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

⁷ Based on comparing written limited warranties of leading national wood window and wood patio door brands.

Want to learn more? Call us at 833-44-PELLA or visit pella.com



The confidence of Pella's warranty.

Architect Series® products are covered by the best limited lifetime warranty for wood windows and patio doors.⁷ See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.



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