ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Keith and Kerri Urbahn

LOCATION: Old and Historic Alexandria District

214 North Fairfax Street

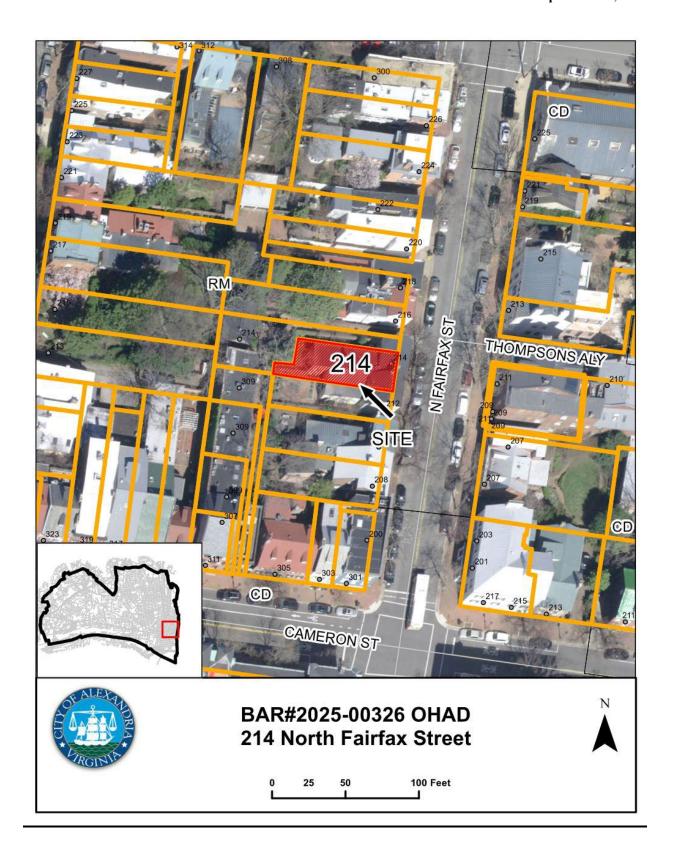
ZONE: RM/Residential Townhouse Zone

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 (<u>including signs</u>). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
- 4. ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH: Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
- 5. EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
- 6. HISTORIC PROPERTY TAX CREDITS: Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the <u>Virginia Department of Historic Resources (VDHR)</u> prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to replace the existing 2" window trim on the first two-stories of the east elevation, at 214 North Fairfax Street. The proposed alterations will include a 4" trim around the windows and 7" crossheads with dentil moldings.

II. HISTORY

The two-and-a-half story, four-bay frame residence at 214 N. Fairfax was likely constructed in the early 19th century according to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*. The property first appears on the 1885 Sanborn Fire Insurance Map.



Photo 1: Existing conditions.

Previous BAR Approvals

7/8/2025 – Administrative approval for window replacement.

11/20/2020 – Administrative approval for exterior gas lights.

11/18/2020 – The Board partially approved partial demolition and alterations.

6/10/1959 – The Board approved a garden wall.

III. ANALYSIS

Staff has no objection to the proposed alterations. The *Design Guidelines* states that windows are a principal character-defining feature of a building, serving both functional and aesthetic purposes. Their size, location, type, material, and trim are essential to a building's architectural style. The

applicant proposes to replace the existing window trim on the first two floors on the façade. Historically, more ornate window trims were often used on primary facades. The proposed design is architecturally appropriate for the early building.

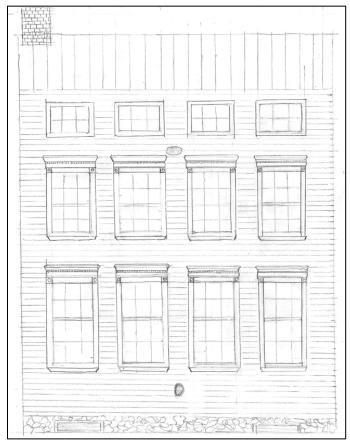


Photo 2: Proposed window trim design.

Staff notes that the Board does not review paint color of wood window trim. However, it strongly encourages the use of paint colors that are historically appropriate to the building's architectural style. Staff recommends approval of the application as submitted.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed window trim and crossheads will comply with zoning.

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, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley adjacent to the parcel is to be used at any point of the construction process, the following will be required:
 - <u>For a Public Alley -</u> The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
 - <u>For a Private Alley</u> 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)

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

Alexandria Archaeology

No comments received.

V. <u>ATTACHMENTS</u>

- Completed application
- Plans
- Material specifications
- Photographs

BAR CASE# (OFFICE USE ONLY) ADDRESS OF PROJECT: 214 N Fairfax Street DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building 065.03-10-15 ____ZONING: _ TAX MAP AND PARCEL:____ **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: Address: City: State: Zip: Phone: E-mail: Authorized Agent (if applicable): Attorney Architect Name:_____ Phone: E-mail: **Legal Property Owner:** Address:_____ State:_____ Zip: _____ City:

BAR2025-00326

E-mail: _____

Phone:_____

BAR CASE# BAR2025-003

(OFFICE USE ONLY)

	TURE 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 siding shed pergola/trellis painting unpainted masonry other ADDITION DEMOLITION/ENCAPSULATION SIGNAGE				
DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may be attached).					
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 <i>Design Guidelines</i> for further information on appropriate treatments.					
requ	y of the letter approving the project. ns listed below comprise the minimum supporting materials for BAR applications. Staff may uest additional information during application review. Please refer to the relevant section of the				
App mat	y of the letter approving the project. ns listed below comprise the minimum supporting materials for BAR applications. Staff may uest additional information during application review. Please refer to the relevant section of the				
App mat doc All a	y of the letter approving the project. In a listed below comprise the minimum supporting materials for BAR applications. Staff may usest additional information during application review. Please refer to the relevant section of the sign <i>Guidelines</i> for further information on appropriate treatments. In a policiant section of the application is complete. Include all information and the real that are necessary to thoroughly describe the project. Incomplete applications will delay the keting of the application for review. Pre-application meetings are required for all proposed additions.				

(OFFICE USE ONLY)

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.				

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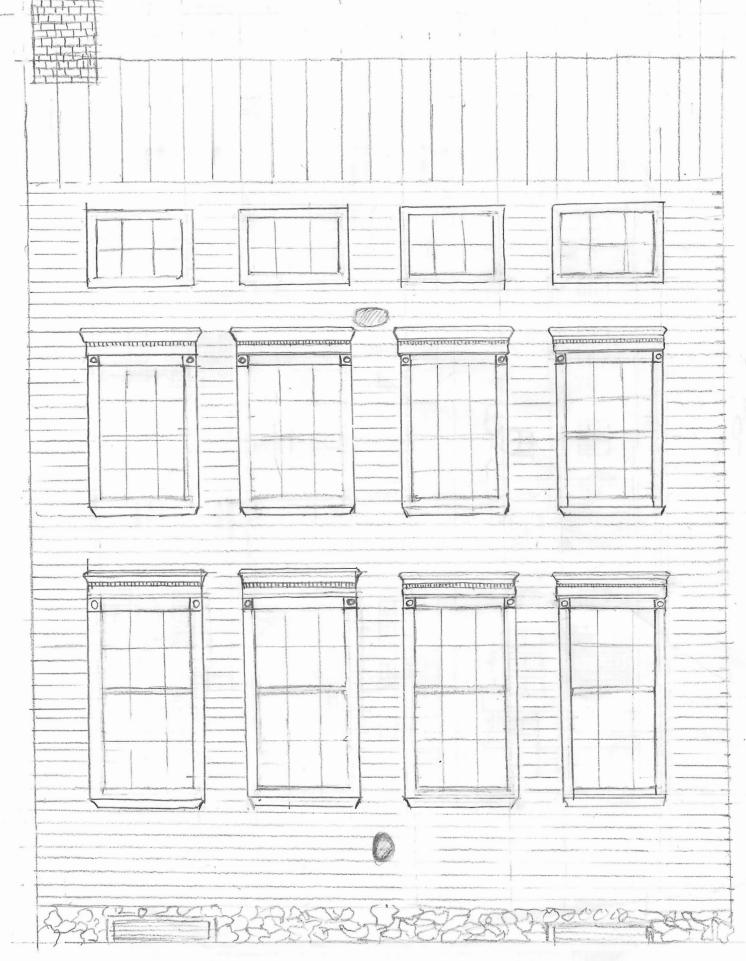
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ALL APPLICATIONS: Please read and check that you have read and understand the following items:					
	I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be 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:					
Printed Name:					
Date:					

OWNERSHIP AND DISCLOSURE STATEMENT Use additional sheets if necessary

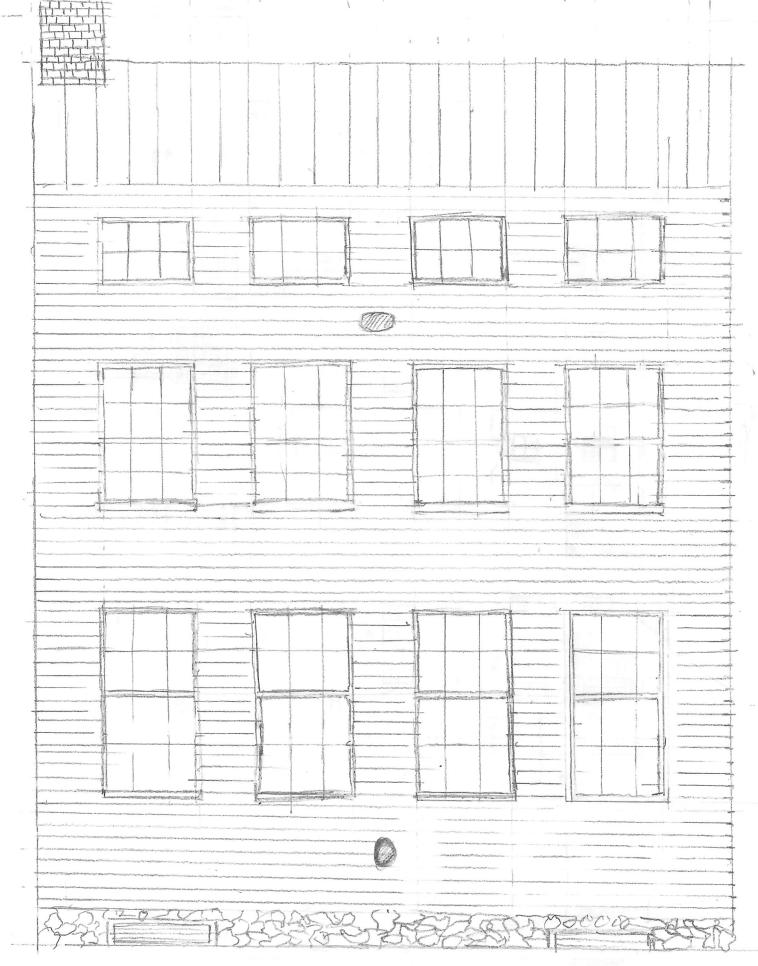
an interest in the applicant, ur case identify each owner of r include any legal or equitable	address and percent of ownership nless the entity is a corporat more than three percent. The to interest held at the time of the	ion or partnership, in which erm ownership interest shall				
which is the subject of the appli Name	Address	Percent of Ownership				
1.						
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						
Name	Address	Percent of Ownership				
1.						
2.						
3.						
3. <u>Business or Financial Relationships.</u> 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.						
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.						
·	KARA	Signature				
Date Printed	l Name	Signature				



214 N. FAIRFAX

PROPOSE13

1/34 SCALE



214 N. FAIRFAX

1"= 34"



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Height *

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CAD Drawings



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