

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

APPLICANT: Harry Braswell, Inc.

LOCATION: Old and Historic Alexandria District
518 South Fairfax Street

ZONE: Rm/Townhouse zone

STAFF RECOMMENDATION

Staff recommends **approval** of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations, with the following conditions.

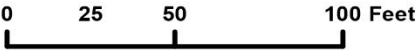
1. The entry door on the west (Fairfax Street) elevation remain in the existing location.
2. Fiber cement siding be installed with a smooth finish

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



BAR#2025-00008 & BAR#2025-00009 OHAD
518 S Fairfax Street



Note: Staff coupled the applications for a Permit to Demolish (BAR 2025-00009) and Certificate of Appropriateness (BAR 2025-00008) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant is requesting a Certificate of Appropriateness for alterations to the existing main building and to the outbuilding located at the east end of the property. Modifications include changes to window, entry doors, roofs, and exterior wall configuration.

Permit to Demolish/Capsulate

East Elevation:

- Remove section of brick below window in order to install door

North Elevation:

- Remove section of sloped roof at single story section
- Remove brick chimney
- Demolish exterior wall east of chimney for new addition
- Remove 3 windows on 2 story rear addition

East Elevation:

- Remove covered porch
- Remove second floor central window

South Elevation:

- Remove security bars from ground floor windows
- Remove through wall air conditioners
- Remove second floor window on rear addition

Certificate of Appropriateness

East Elevation:

- Replace all windows with custom built single glazed wood windows, configuration to match existing
- Relocate door one bay to north in location of existing window
- Install window in location of existing door and infill brick below to match adjacent brick

North Elevation:

- Replace windows with aluminum clad wood double paned wood windows, configuration to match existing
- Replace area of aluminum siding with fiber cement siding
- Extend exterior wall at single story addition to new low slope metal roof

- New brick wall in area of removed wall and chimney to align with adjacent brick wall. Brick to match existing adjacent wall to remain.
- Install four new windows at rear addition.

East Elevation (Not visible from a public right of way):

- New two story projecting bay with second floor balcony/arcade.
- New ground floor windows and double door.
- Replace second floor center rectangular window with recessed circular detail similar to detail at west elevation

South Elevation (Minimally visible from a public right of way):

- Replace windows with aluminum clad wood double paned wood windows, configuration to match existing
- Install four new windows on rear addition
- Patch wall in area of removed through wall air conditioner

Site Context

The subject property is in the middle of the block on the east side of the 500 block of South Fairfax Street (Figure 1). Directly to the south of the structure is a private alley that allows for a partial view of the south elevation. A gap between the subject property and the neighboring property to the north allows for visibility of the complete north elevation.



Figure 1: View of property from South Fairfax Street

II. HISTORY

The existing structure at 518 South Fairfax Street has been heavily modified over time. The current structure is the third residence to exist on the site. The first structure was built in 1795 and the second built in approximately 1809, both of these were demolished shortly after their construction. The origins of the current structure date from **approximately 1852** and the ownership of Robert H. Miller. At that time, the house was a simple one room deep flounder house, similar to the one located at 514 South Fairfax Street (Figure 2) with the high side of the roof on the south. At that time, the entrance to the house was located on the south elevation with access from the alley immediately to the south of the site.

In 1936, Roger Williams purchased the property and began to make significant changes to the structure. The single slope flounder roof line was changed to the more complex shape in place today. A second story was added to a single-story addition on the north side of the structure, allowing for a second story bedroom and the relocation of the interior stairs. Also at this time, the entrance was relocated from the south elevation to the west, street facing elevation, and the strong portico with decorative columns was added framing this entrance. Finally, the entire building was encased in brick, transforming it from a simple frame structure to the more formal masonry structure seen today.

In 1961, Seymour and Marion Young purchased the property and made another series of building modifications. Under their ownership, a family room addition to the rear of the structure was added, resulting in the current configuration of the home. The outbuilding at the rear of the site was also added at that time, although the visibility of this structure is limited.¹

Previous BAR Approvals

BLD 99-01151 – Reconstruction of rear brick wall

Permit 9006648B – Replace existing shingle roof



Figure 2: Flounder house at 514 South Fairfax Street

¹ Ruth Lincoln Kaye Collection (MS029) Alexandria Library Special Collection

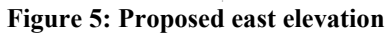
III. ANALYSIS

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

The analysis of the standards indicated above relate only to the portions of the wall areas proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. As noted above, the subject building has been modified extensively both in 1936 and in 1961. The areas of proposed demolition date from the time periods and are not a part of the original structure. These areas are not of unusual or uncommon design and can easily be replicated. As such, staff recommends the approval of the requested Permit to Demolish/Capsulate.



The applicant is proposing to replace the majority of the existing windows on the structure. Those that will not be replaced are unique in size and shape and will be repaired instead. Street facing windows will be single pane wood windows with true divided lites, and side and rear windows will be aluminum clad wood windows with simulated divided lites. These specifications comply with the BAR window regulations.

The *Design Guidelines* say that “A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced.” The first step in determining the appropriateness of the replacement of the subject windows is to understand their age and historic integrity.

Staff has visited the project site to inspect the windows and they clearly date from the middle of the twentieth century and are not historic. Most telling is the window joinery, which clearly shows evidence of nails being used at the corners in lieu of more traditional joinery techniques that would have been used on earlier windows. Based on this observation, it is likely that the windows date from the 1961 renovation, as such, staff supports the replacement of these windows.

In the current configuration, the north elevation is a collection of additions and building features that lacks a sense of continuity and overall composition (Figure 7). These additions have changed the design of the building to such an extent that the original building design has been lost. The applicant is proposing modifications to this portion of the building that will serve to organize the massing and simplify the composition. The vertical extension of the single-story portion and the horizontal addition immediately adjacent to this area will create a single plane that is aligned with the existing front section. At the recessed second floor area, the applicant will be replacing the existing aluminum siding and replacing it with fiber cement siding that complies with the relevant BAR requirements. The submission does not specify the finish for the fiber cement, so staff recommends the condition that a smooth finish be used in lieu of a wood grain finish.

Staff finds that the proposed modifications to the north elevation are appropriate for the building and will help to organize this portion of the building. The resulting composition will be respectful of the history of the building and will not compete with the more prominent western façade. As such, staff supports the proposed modifications to this section of the building.



Figure 7: Existing north elevation showing various additions

The applicant is proposing extensive revisions to the north elevation, essentially replacing the existing punched openings and covered porch with a new two-story arcade with second floor balcony. This portion of the building is not visible from the public right of way since the adjacent alley is private, therefore the BAR has no purview over the proposed design.

The Board does, however, have purview over the proposed demolition in this area of the building. We know from building records that the eastern addition to the building dates from work that occurred in approximately 1961. This mid-twentieth century construction is typical of structures built at this time and is not of unusual design or material and as previously noted, staff supports its demolition.

The changes to the south elevation include the removal of one window and the installation of four windows on the rear addition and the removal of through-wall air conditioner units and ground floor window security bars (Figure 8). While this portion of the building is visible from a public right of way when looking down the adjacent alley, it is only at an oblique angle. The change from one window to four windows will match the configuration on the north elevation and occurs on the least visible section of this elevation. The modifications on the front section of this wall are improvements to the existing condition and will improve the overall appearance.



Figure 8: View of south elevation from South Fairfax Street

At the South Fairfax Street elevation, the applicant is proposing to relocate the main entry door one bay to the north, swapping the location with an existing window. In order to do this the brick below the existing window will be removed and new brick will be installed at the lower section of the existing window. A new brick sill will be installed at the new window opening to match the existing adjacent window openings. The applicant is proposing a new six panel stained wood entry door to replace the current wood and glass door. The proposed door will be similar to other doors found in historic homes of a similar age and design to the subject property (Figure 9).

As previously noted, the original door location was on the south side of the building, with entry to the house from the adjacent alley. Sometime around 1936 the entry door location was changed to the current configuration and the portico was added to the front of the structure. While this portico and centrally located entry door are not from the first period of the building, it is the dominant architectural feature on the street facing façade. Entry doors are often located asymmetrically on building facades, but in this case the portico with strong pediment creates a symmetrical composition with the entry door as the main focal point. The relocation of the entry door one bay to the north would constitute a dramatic change in the most prominent portion of the building. As such, staff does not support this proposed relocation and recommends that the door remain in the existing location. Staff does support the design for the replacement entry door and notes that this could be approved through the administrative approval process.



Figure 9: Proposed relocation of main entry door

Staff appreciates the proposed modifications to the building at 518 South Fairfax Street and generally finds them to be an improvement to the existing building. The most significant modifications that are visible from the public right of way are located on the north elevation. This portion of the building has been heavily modified over time and the proposed design will bring a level of organization to the elevation that is currently missing. With the exception of the proposed main entry door location, staff finds the proposal to be appropriate for this building and in compliance with the Zoning Ordinance criteria.

Staff recommends **approval** of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations, with the following conditions.

1. The entry door on the west (Fairfax Street) elevation remain in the existing location.
2. Fiber cement siding be installed with a smooth finish

STAFF

Bill Conkey, AIA, 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 side & rear additions, window & door work will comply with Zoning.

C-2 Applicant needs to talk to Code Department regarding construction over the property line.

F-1 All new construction needs to be constructed on the lot of record. Current existing structure extends over the side property line.

Code Administration

C-1 Per VRC 2021 Table R302.1(1):

- a. No openings are allowed within 3 feet of the fire separation distance.
- b. For openings located between 3 feet and 5 feet of the fire separation distance, the maximum allowed opening area is 25% of the total wall area.

Fire Separation Distance is defined as: a. The distance to the closest interior lot line,
b. The distance to the centerline of a street, alley, or public way,
c. The distance to an imaginary line between two buildings on the same lot.

Several new windows are proposed to be installed on the north and south elevations. Please verify that the proposed design complies with VRC Section R302.1 for fire-resistant construction.

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-2T 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 An encroachment request will be required for projections into the public right of way unless allowable under City Code section 5-2-29. (T&ES)
- C-8 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 Early maps of Alexandria indicate this city block remained undeveloped throughout the 18th century and the first half of the 19th century. An 1862 Plan of Alexandria shows the block beginning to be developed, but this specific address remains vacant. Two years later, an 1864 Plan of Alexandria map shows development has continued, including depicting a building on the 518 S. Fairfax lot. Early Sanborn Insurance maps show an interesting evolution of the improvements on the parcel. The 1902 map shows a 2 story dwelling with several additions and a second building at the back of the lot. By 1941 it appears a new house has been built on the property, replacing the dwelling from 1902. The 1941 Sanborn also shows a rear part of the property being separated out into a new parcel, accessed by an alley. This new parcel is short lived, eventually being divided between 518 and 514 S Fairfax.
- F-2 Tax records indicate the presence of free African American households on this street face in the early and mid-19th century, but the exact addresses are unknown. The property has the potential to yield archaeological resources related to the early development of Alexandria, domestic activities, and possibly African American households.
- R-1 Call Alexandria Archaeology immediately 703-746-4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

Application Materials

- Completed application
- Plans (included in application)
- Material specifications (included in application)
- Photographs (included in application)

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

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:

Name: _____

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.*
- | | | | |
|--------------------------------------|-----------------------------------------------------|-----------------------------------------------------|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

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: _____

Printed Name: _____

Date: _____

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.		
2.		
3.		

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

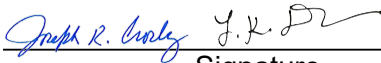
Name	Address	Percent of Ownership
1.		
2.		
3.		

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.

<u>1/9/2025</u> Date	<u>Joseph R Crosby / Lauren K Doroghazi</u> Printed Name	<u></u> Signature
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Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 518 SOUTH FAIRFAX

Street Address

A2. 6,218.00

Total Lot Area

x 1.50

Floor Area Ratio Allowed by Zone

RM

Zone

= 9,327.00

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 1,091.00

First Floor 1,619.00

Second Floor 1,465.00

Third Floor 0.00

Attic 0.00

Porches 119.40

Balcony/Deck 292.20

Lavatory*** 1,012.00

Other** 1,012.00

Allowable Exclusions**

Basement** 1,091.00

Stairways** 94.40

Mechanical** 132.80

Attic less than 7'*** 0.00

Porches** 292.20

Balcony/Deck** 166.20

Lavatory*** 166.20

Other** 166.20

Other** 166.20

B1. 5,598.60 Sq. Ft.

Existing Gross Floor Area*

B2. 1,776.60 Sq. Ft.

Allowable Floor Exclusions**

B3. 3,822.00 Sq. Ft.

Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

6218X.35=2176.30

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 0.00

First Floor 47.20

Second Floor 23.60

Third Floor 0.00

Attic 0.00

Porches 25.50

Balcony/Deck 49.10

Lavatory*** 0.00

Other 0.00

Allowable Exclusions**

Basement** 0.00

Stairways** 0.00

Mechanical** 0.00

Attic less than 7'*** 0.00

Porches** 0.00

Balcony/Deck** 0.00

Lavatory*** 0.00

Other** 0.00

Other** 0.00

C1. 145.40 Sq. Ft.

Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.

Allowable Floor Exclusions**

C3. 145.40 Sq. Ft.

Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

Notes

*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.

**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.

***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.

D. Total Floor Area

D1. 3,967.40 Sq. Ft.

Total Floor Area (add B3 and C3)

D2. 9,327.00 Sq. Ft.

Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 3,663.70 Sq. Ft.

Existing Open Space

E2. 2,176.30 Sq. Ft.

Required Open Space

E3. 3,541.60 Sq. Ft.

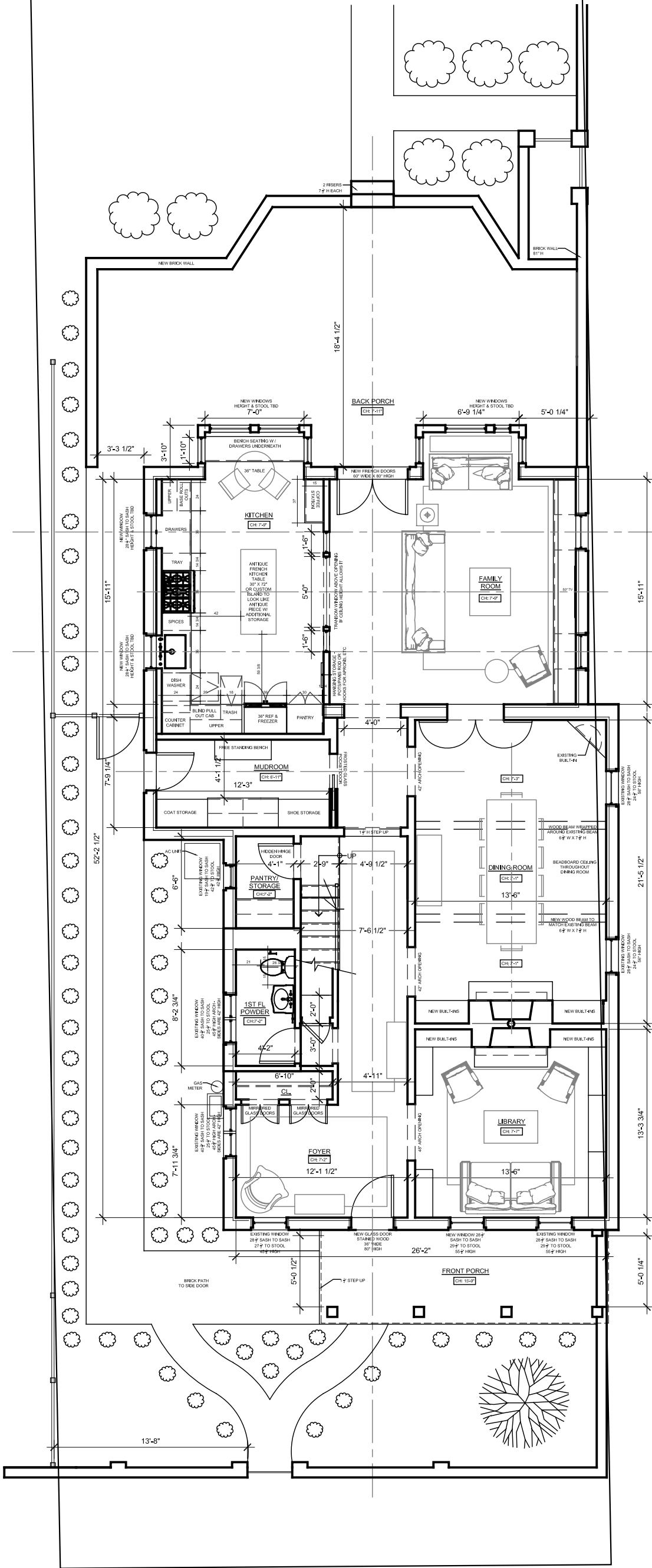
Proposed Open Space

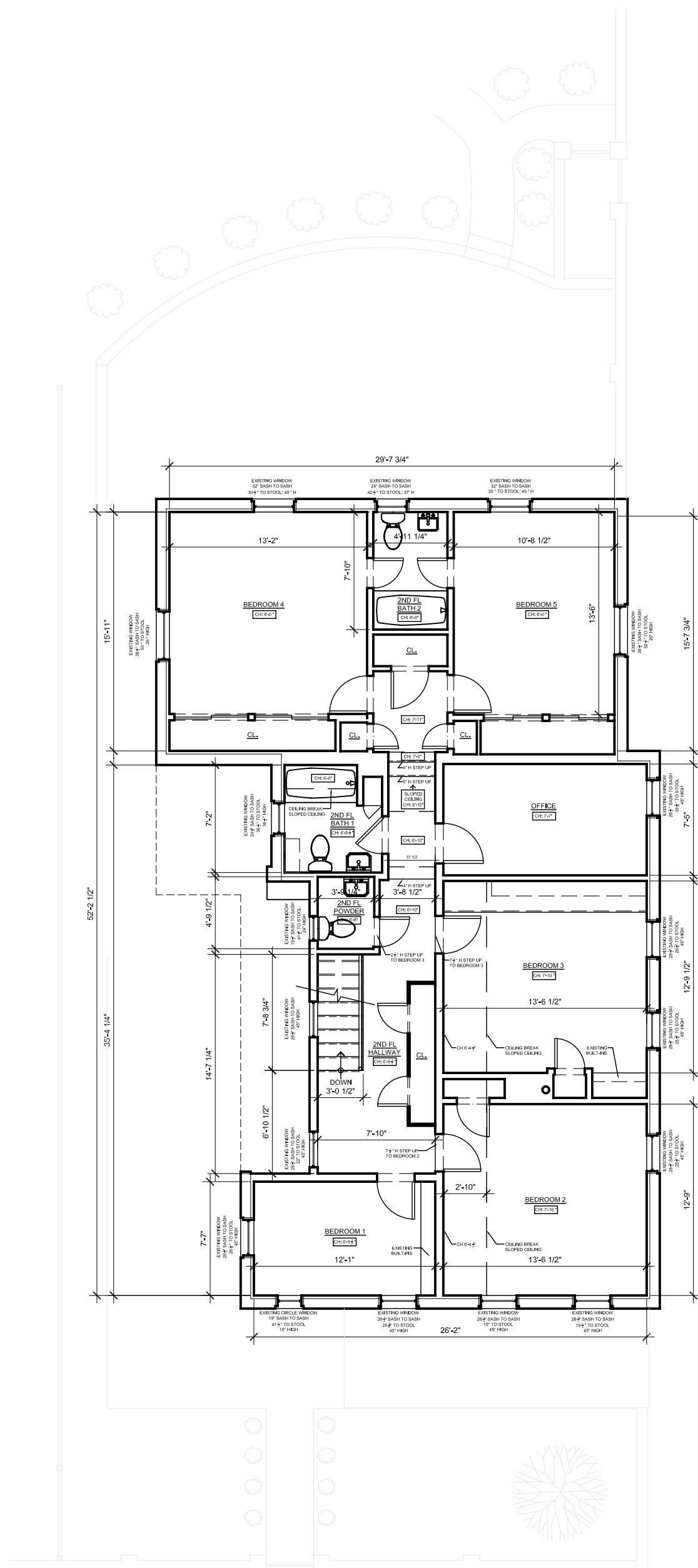
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:


Date:

19.2025








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			SCALE: 1/4" = 1'-0"	
			EXIST FRONT ELEV.	




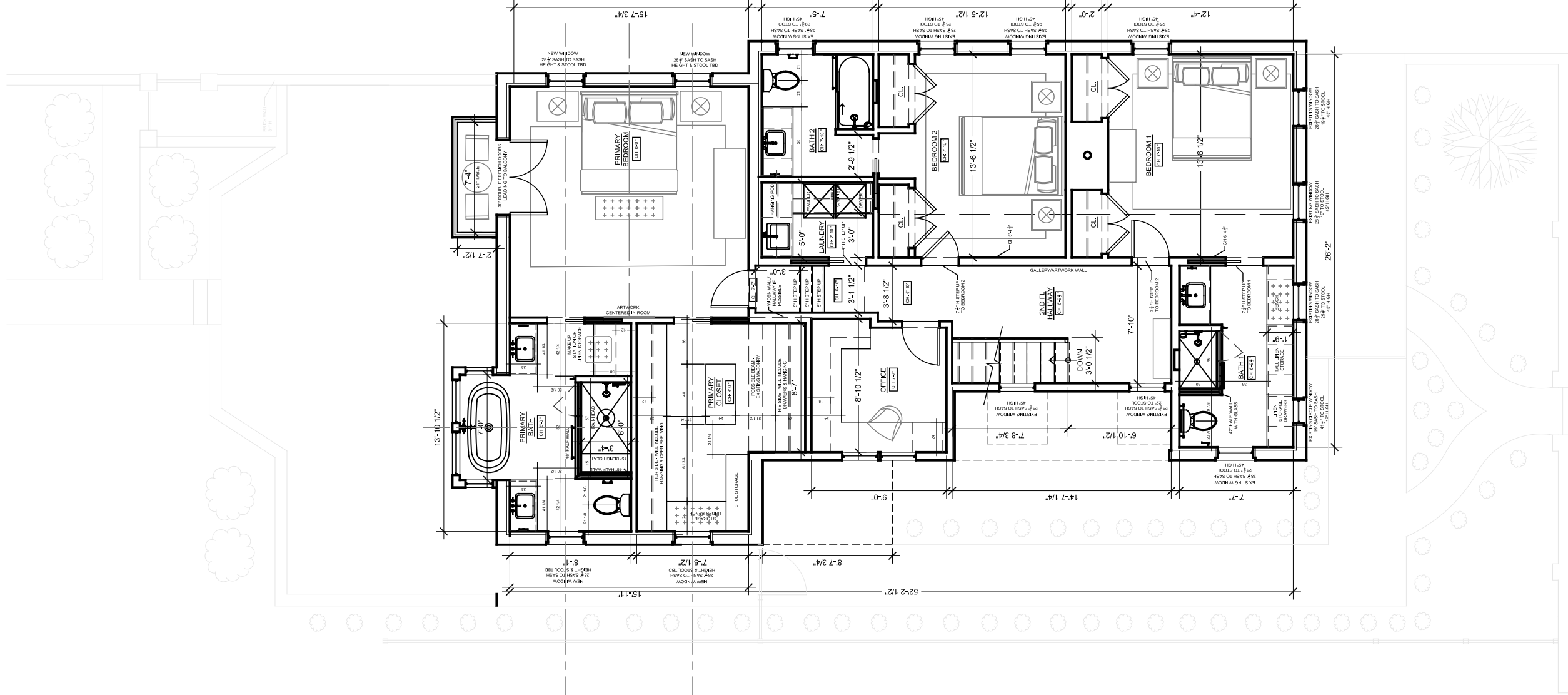
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			SCALE: 1/4" = 1'-0"	
			EXIST LEFT ELEV.	




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			SCALE: 1/4" = 1'-0"	
			EXIST REAR ELEV.	




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			SCALE: 1/4" = 1'-0"	
			EXIST RIGHT ELEV.	





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			SCALE: 1/4" = 1'-0"	
			PROP. FRONT ELEV.	



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- NOTES:
- NEW ALUM CLAD WOOD WINDOWS AT REAR
 - NEW ASPHALT SHINGLES TO MATCH EXIST
 - NEW TWO STORY BAY/ ARCADE ADDITION SMALLER FOOTPRINT THAN EXISTING REAR PORCH ROOF

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ALEXANDRIA, VIRGINIA 22304
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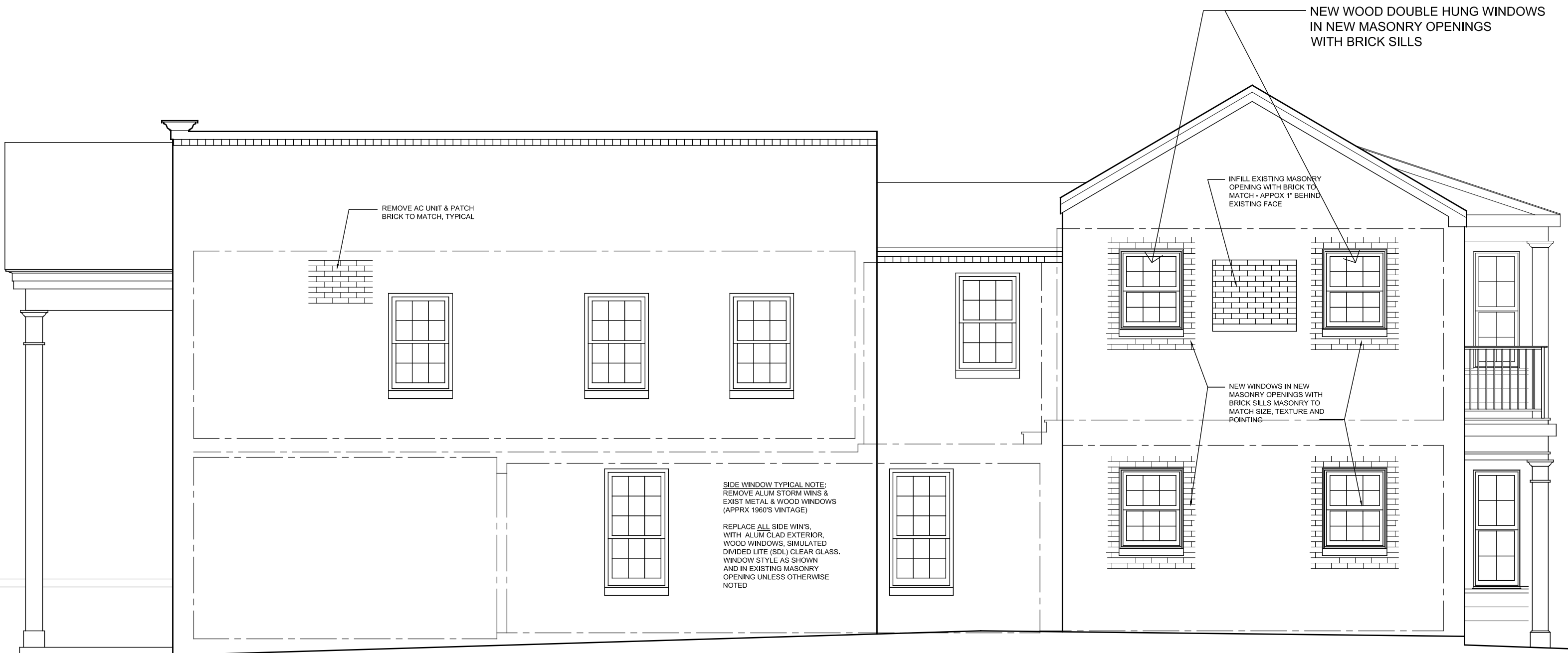
CROSBY & DOROGHAZI RESIDENCE
518 S. FAIRFAX STREET
ALEXANDRIA, VA 22314

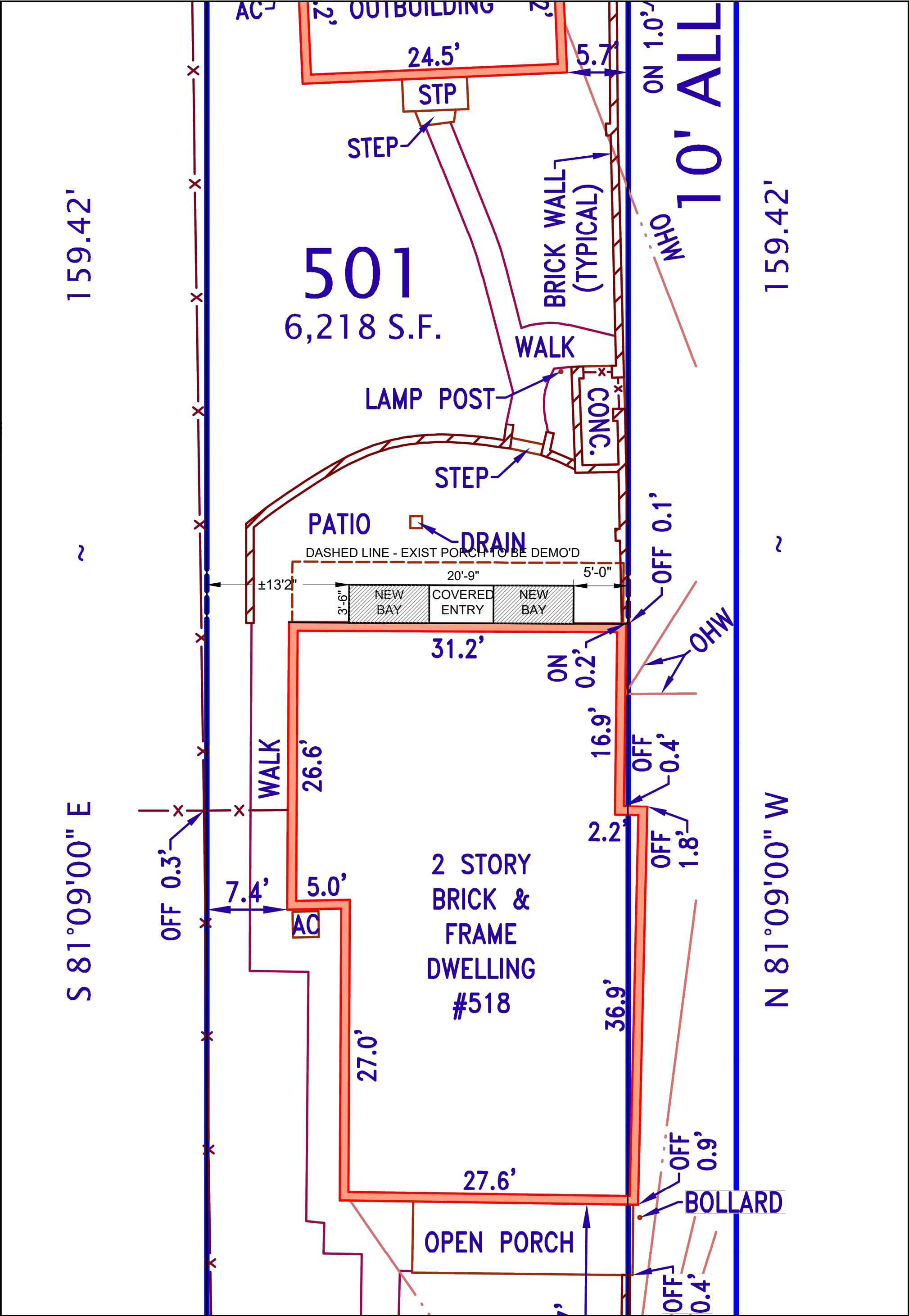
02/06/2025

SCALE: 1/4" = 1'-0"

PROP. REAR ELEV. (THREE)

A5.3





**CROSBY & DOROGHAZI
RESIDENCE
EXTERIOR RENOVATION**

518 S. Fairfax St.
Alexandria, VA. 22314

Board of Architectural Review
Application
January 13th, 2025

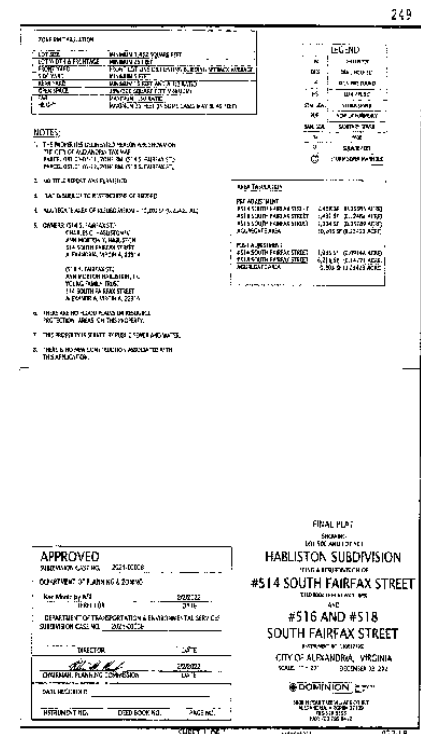
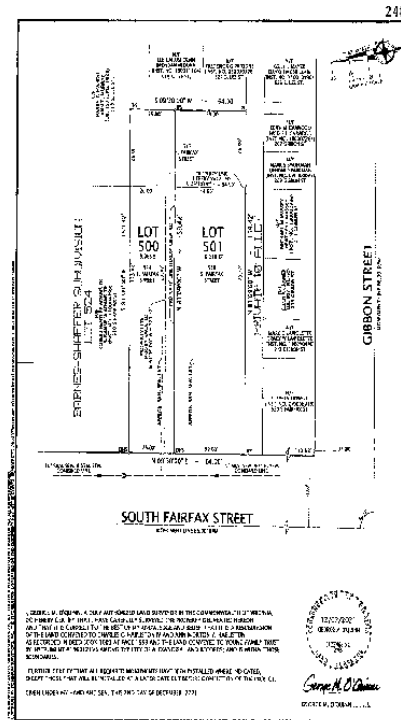
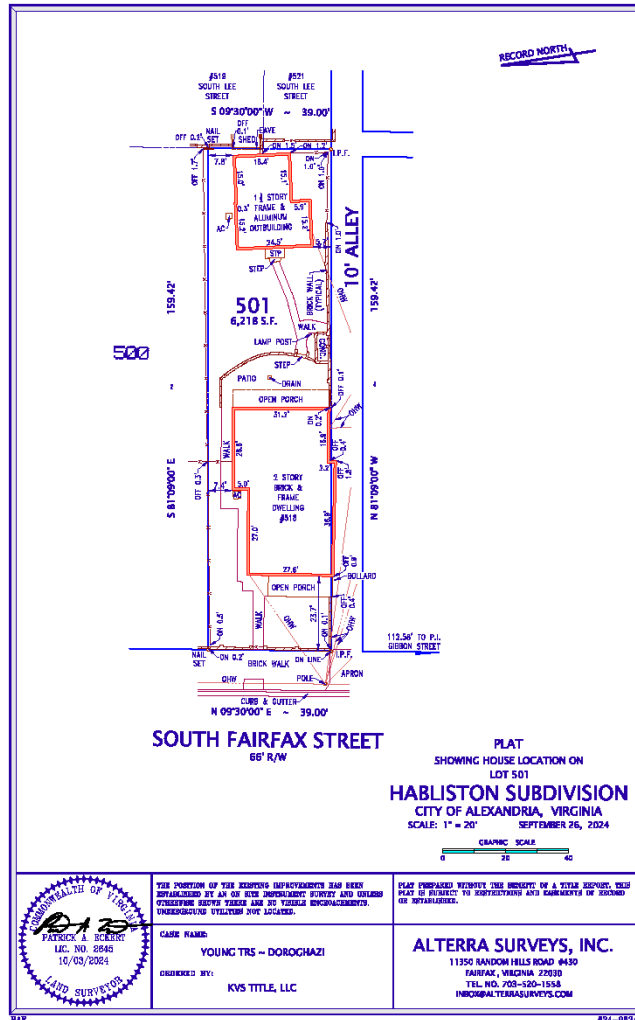
Hearing Date:
February 19th, 2025



EXISTING FRONT EXTERIOR ELEVATION

EXISTING CONDITIONS

518 S. FAIRFAX ST.



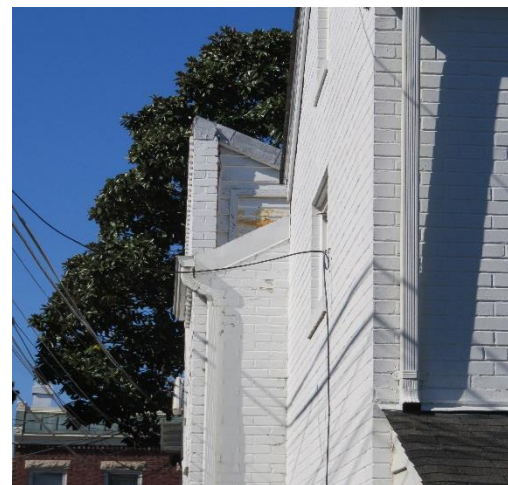
SITE SURVEY

518 S. FAIRFAX ST.





EAST SIDE ROOF LINE VIEW



SOUTH SIDE ROOF LINE VIEW

AERIAL VIEW OF 518 S. FAIRFAX ST. STREET



FRONT OF HOUSE - S. FAIRFAX ST. STREET VIEW



FRONT OF HOUSE - S. FAIRFAX ST. STREET VIEW



FRONT OF HOUSE - S. FAIRFAX ST. STREET VIEW



NORTH SIDE VIEW OF HOUSE - S. FAIRFAX ST. STREET VIEW

HISTORY OF THE HOME

518 S. FAIRFAX ST.

- **THE ORIGINAL STRUCTURE WAS A FLOUNDER HOUSE THAT HAS UNDERGONE MANY CHANGES OVER THE YEARS AFTER 1932**

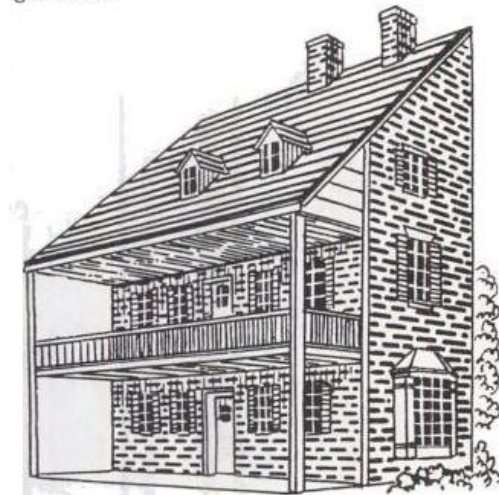
THIS INFORMATION CAN BE FOUND IN THE RUTH KAYE COLLECTION AT THE ALEXANDRIA LIBRARY

[Collection: Ruth Kaye Collection \(MS029\) | Alexandria Library](#)

& IMAGES ARE FROM PENNSYLVANIA HISTORIC PRESERVATION

[The Flounder House, an Intriguing Vernacular House Form - Pennsylvania Historic Preservation](#)

flounder house A two- or three-story house that is only one room deep but several rooms wide; its roof is in the shape of an inclined plane that runs the full length of the house, giving the appearance of half a gable roof.



flounder house
Alexandria, Va.

FLOUNDER HOUSE

An urban house form called "flounder," "half-house," or "half flounder" appears to be an accidental form but is actually a deliberate one with numerous examples in Old St. Louis, and Alexandria, Virginia.

The houses, whose "half" character resembles that of a flounder—a half split down the center of the back—always have the long wall set on the side lot line. They are usually two stories high with a half-gable (shed) pitched from the party wall into the lot. This form, emphasizing the dividing wall, has been described as a variation on builder's row houses intended for contiguous repetition.

In Alexandria, there are several theories of its origin. One is that at the auctioning of land in 1749, the city required every buyer to build on his land within a two-year period or the lot was reverted to city ownership. Accordingly, flounder houses were built as wings of larger house plans which were never completed.

In St. Louis, the form was discussed in a *St. Louis Heritage* report: "The mystery of the half-house or half-flounder design may never be completely solved but one probable explanation is that the half-houses were built to shed roof rainwater to one side of the property." Another explanation for the form relates to city taxes (although there are no specific mentions in the 1811, 1861 and 1871 ordinances). Taxes on a half-house were assessed at half-rate.

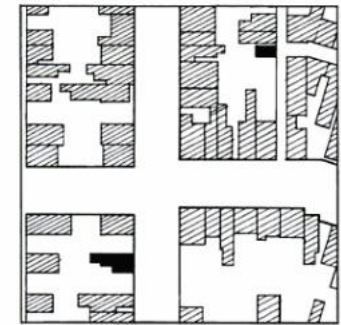


Flounder house.

38

Flounder house description in Steven Holl, Pamphlet Architecture No. 9: Rural and Urban House Types in North America, 1982.

Item 2 of 8



Geyer Av. & Rear Geyer Av., St. Louis.



Plan, Geyer Avenue, St. Louis, Mo.

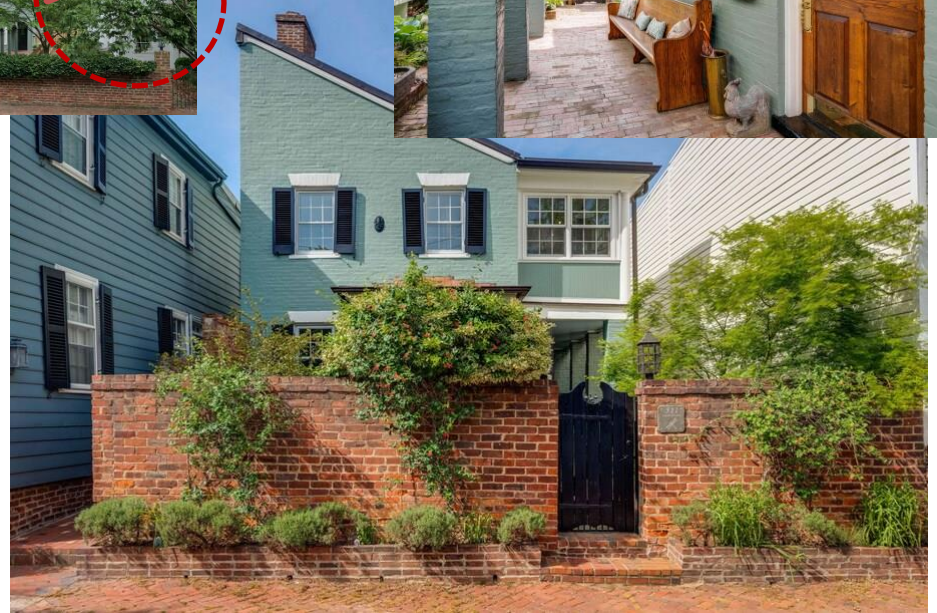


Plan, Rear Geyer Avenue, St. Louis, Mo.

518 S. FAIRFAX HISTORY

EXAMPLES OF FLOUNDER HOUSES

**514 S. FAIRFAX ST.
NEIGHBOR'S 518 S. FAIRFAX**



514 S. FAIRFAX ST. ALEXANDRIA, VA 22314

- ASYMMETRICAL ROOF LINE
- SINGLE SLOPE SHED ROOF
- FRONT DOOR IS NOT CENTRALLY LOCATED
- ENTRANCE IS ON THE SIDE OF THE HOUSE

511 S. QUEEN ST. ALEXANDRIA, VA 22314

- ASYMMETRICAL ROOF LINE
- SINGLE SLOPE SHED ROOF
- FRONT DOOR IS NOT CENTRALLY LOCATED
- ENTRANCE OF THE HOUSE IS UNDER THE PORTICO
- STAINED WOOD DOOR WITH SOLID BRASS HARDWARE

518 S. FAIRFAX HISTORY

EXAMPLES OF FLOUNDER HOUSES



210 DUKE ST. ALEXANDRIA, VA 22314

- JAMES CRAIK'S HISTORICAL ALEXANDRIA TOWNHOME
- SINGLE SLOPE SHED ROOF ON THE LEFT SIDE OF THE HOME
- FRONT DOOR IS LOCATED ON THE RIGHT SIDE OF THE HOME

518 S. FAIRFAX HISTORY

EXAMPLES OF FLOUNDER HOUSES



319 S LEE ST. ALEXANDRIA, VA 22314

- **BRICK FLOUNDER HOUSE**
- **SINGLE SLOPE SHED ROOF ON THE LEFT SIDE OF THE HOME**
- **FRONT DOOR IS NOT CENTRALLY LOCATED**



518 S. FAIRFAX HISTORY

- THE HOME HAS BEEN HEAVILY MODIFIED MANY TIMES **AFTER 1932**
- IN 1936 ROGER WILLIAMS BOUGHT THE PROPERTY
- THE EXISTING FRONT FAÇADE WAS RECONSTRUCTED **AFTER 1936**. THE OWNER AT THE TIME MOVED THE EXISTING FRONT DOOR FROM THE SOUTH SIDE TO THE WEST SIDE FACING S. FAIRFAX STREET
- OTHER WORK THAT WAS COMPLETED BY WILLIAMS AFTER 1936 WAS MODIFYING THE ROOF LINE, BUILDING THE PORTICO, AND ENCASING THE PREVIOUS FRAME STRUCTURE IN BRICK
- IN 1961, SEYMOUR AND MARION YOUNG PURCHASED THE HOME AND CREATED AN ADDITION IN THE BACK AND BUILT THE REAR STRUCTURE

(THIS INFORMATION CAN BE FOUND IN THE RUTH KAYE COLLECTION AT THE ALEXANDRIA LIBRARY)

[Collection: Ruth Kaye Collection \(MS029\) | Alexandria Library](#)

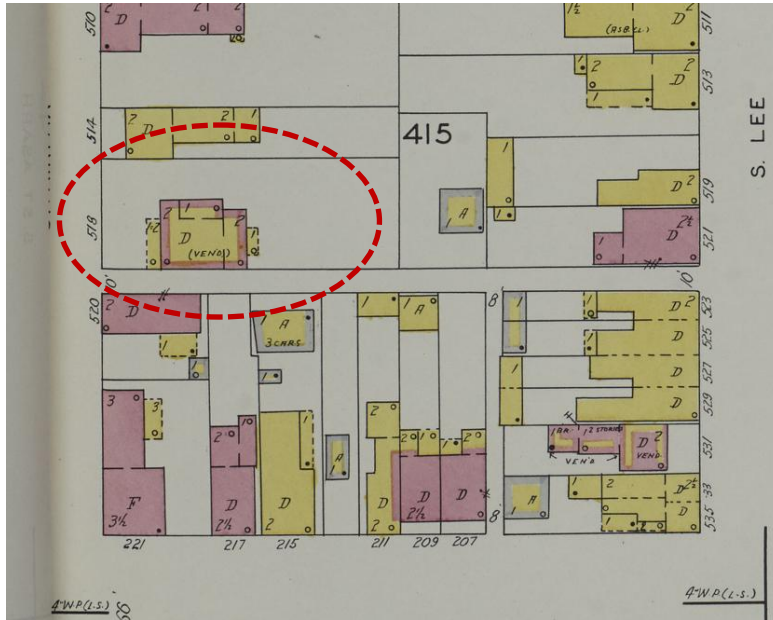


VIEW OF FRONT PORTICO BUILT AFTER 1932

SOUTH VIEWS OF

518 S. FAIRFAX ST. ALEXANDRIA, VA 22314

518 S. FAIRFAX RENOVATIONS



SANBORN MAP COMPANY

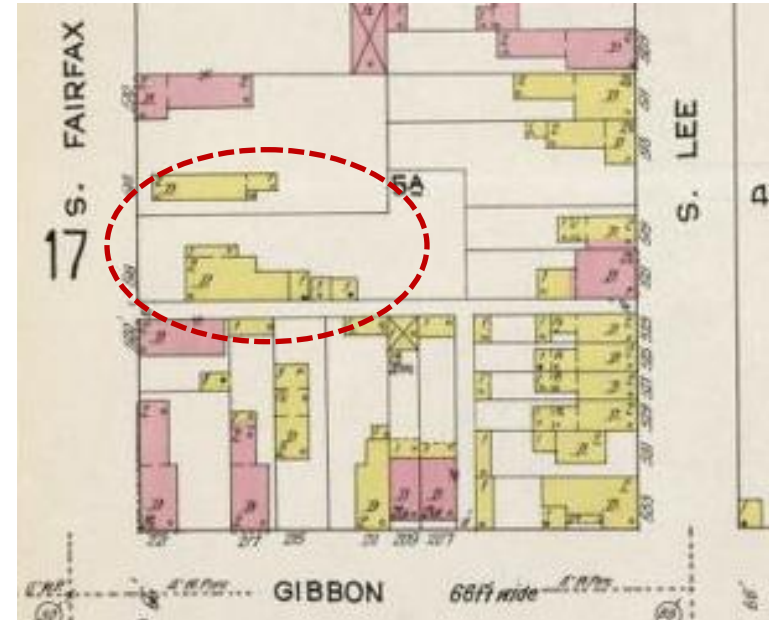
Before & up to 1941

REAR ADDITION DID NOT EXIST

THE LIBRARY OF CONGRESS (Page 23 of 69)

Sanborn Fire Insurance Map from Alexandria,
Independent Cities, Virginia

https://www.loc.gov/resource/g3884am.g3884am_g089681941/?sp=23&st=image&r=-0.193,0.414,0.608,0.404,0



SANBORN MAP COMPANY

Sometime between 1941-1959

REAR ADDITION WAS BUILT & RECORDED

THE LIBRARY OF CONGRESS

Sanborn Fire Insurance Map from Alexandria,
Independent Cities, Virginia

https://www.loc.gov/resource/g3884am.g3884am_g089681941/?sp=23&st=image&r=-0.193,0.414,0.608,0.404,0

SANBORN MAP

PROPOSED SCOPE OF WORK

518 S. FAIRFAX ST.



EXISTING FRONT EXTERIOR PHOTOGRAPH

SCOPE OF WORK: FRONT ELEVATION

- SWAP ENTRY DOOR WITH ADJACENT FIRST FLOOR WINDOW.
- REMOVE ALUMINUM STORM WINDOWS AND REMOVE EXISTING METAL & WOOD WINDOWS (APPROX. 1960'S VINTAGE)
- REPLACE WINDOWS WITH CUSTOM BUILT SINGLE GLAZED NON-INSULATING PAINTED WOOD WINDOWS. ALL FRONT WINDOWS TO BE TRUE DIVIDED LIGHTS WITH 7/8 MUNTIN STICKING
- USE EXISTING MASONRY OPENING OF EXISTING WINDOW (TO THE LEFT OF THE FRONT DOOR) AND INSTALL NEW STAINED WOOD ENTRY DOOR.
- INSTALL NEW WINDOWS IN EXISTING WINDOW LOCATIONS (EXCEPT OVAL WINDOW)
- REPAIR/RENOVATE ROUND SINGLE GLAZED WOOD WINDOW



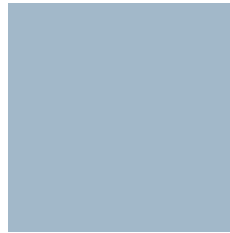
PROPOSED FRONT EXTERIOR ELEVATION



PROPOSED FRONT EXTERIOR ELEVATION

DETAILS TO SCOPE OF WORK: FRONT ELEVATION

- EXISTING SHUTTERS TO BE PAINTED FARROW & BALL LULWORTH BLUE NO. 89
- NEW STAINED WOOD & GLASS FRONT ENTRY DOOR AT EXISTING MASONRY OPENING OF EXISTING WINDOW

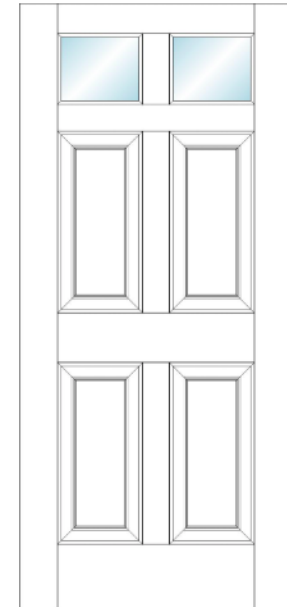
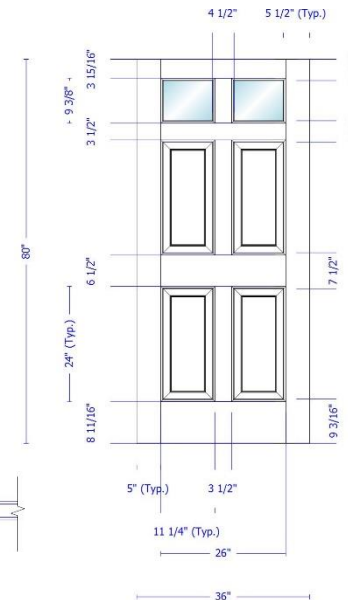
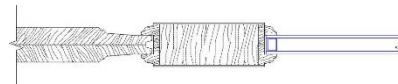


PROPOSED
SHUTTER
PAINT COLOR



PROPOSED DOOR SELECTION:

SIMPSON DOOR 7132
TRADITIONAL DOOR STYLE
STAINED GLASS DOOR
WOOD SPECIES: MAHOGANY
ORIGINAL SLAB WIDTH: 3 FEET 0 INCHES
ORIGINAL SLAB HEIGHT: 6 FEET 8 INCHES
PROFILE STICKING: OVOLO STICKING
GLASS: CLEAR (ADD LOW-E)
GROOVE TYPE: NONE
STILE WIDTH: 5 1/2"
THICKENSS: 1 3/4"
SIMULATED DIVIDED LIGHT



PROPOSED NEW FRONT DOOR

S. FAIRFAX ST. STREET PROPOSED FAÇADE

EXAMPLE OF DOOR RELOCATION:



415 S FAIRFAX ST. ALEXANDRIA, VA 22314

- ASSYMETRICAL DOOR LOCATION UNDER PORTICO



518 S FAIRFAX ST. ALEXANDRIA, VA 22314

- PROPOSING RELOCATING THE FRONT ENTRY DOOR TO A ASSYMETRICAL DOOR LOCATION UNDER PORTICO

EXAMPLE OF DOOR RELOCATION:



MITCHELL HOUSE (MANSION HOUSE)
97 MANSION HOUSE RD, SOUTHBURY CT 06488

- GREEK REVIVAL HOME
- IN CONNECTICUT HISTORICAL COLLECTIONS 1836
- HOUSE WAS BUILT IN 1827-1829
- <https://historicbuildingsct.com/mitchells-mansion-house-1829/>



HOUSE OF FOUR PILLARS
322 E. BROADWAY ST, MAUMEE, OH 43537

- OHIO HISTORICAL SOCIETY – HISTORICAL MARKER
- NATIONAL REGISTER OF HISTORIC PLACES
- HOUSE WAS BUILT IN 135 & ALTERED TO GREEK REVIVAL STYLE IN 1844
- [House of Four Pillars Historical Marker](#)

EXAMPLE OF DOOR RELOCATION:



MAPLE GROVE
596 W. BROADWAY ST. CAPE VINCENT, NY 13618

- GREEK REVIVAL HOME
- LISTED ON THE NATIONAL REGISTER OF HISTORICAL PLACES
- NOW A BED AND BREAKFAST
- HOUSE WAS BUILT IN 1838
- https://npgallery.nps.gov/NRHP/GetAsset/NRHP/64000539_text



EXAMPLES OF OFF- CENTER DOOR LOCATIONS:



215 S LEE ST. ALEXANDRIA, VA 22314

- ASSYMETRICAL DOOR LOCATION UNDER PORTICO
- PROPOSING GLASS IN FRONT DOOR



9 ALEXANDER ST. ALEXANDRIA, VA 22314

- PROPOSING RELOCATING THE FRONT ENTRY DOOR TO A ASSYMETRICAL DOOR LOCATION UNDER PORTICO

EXAMPLES OF OFF- CENTER DOOR LOCATIONS:



402 S PITT ST. ALEXANDRIA, VA 22314

- ASSYMETRICAL DOOR LOCATION UNDER PORTICO
- PROPOSING GLASS IN FRONT DOOR



115 DUKE ST. ALEXANDRIA, VA 22314

- PROPOSING RELOCATING THE FRONT ENTRY DOOR TO A ASSYMETRICAL DOOR LOCATION UNDER PORTICO

EXAMPLE OF STAINED DOORS IN OLD TOWN:



224 S LEE ST. ALEXANDRIA, VA 22314

- STAINED FRONT DOOR & SOLID BRASS DOOR HARDWARE EXAMPLE



212 PRINCE ST. ALEXANDRIA, VA 22314

- PROPOSING A STAINED FRONT DOOR AND BLUE SHUTTERS SIMILAR TO THIS TOWNHOME

EXAMPLES OF GLASS ENTRY DOOR LOCATIONS:



500 QUEEN ST. ALEXANDRIA, VA 22314

- PROPOSING GLASS IN FRONT DOOR
- WITH SOLID BRASS DOOR HARDWARE



304 S LEE ST. ALEXANDRIA, VA 22314

- PROPOSING GLASS IN FRONT DOOR
- WITH SOLID BRASS DOOR HARDWARE



SCOPE OF WORK: NORTH SIDE ELEVATION

- RAISE EAVE HEIGHT WHERE THE EXISTING LOWER METAL ROOF IS LOCATED AND CHANGE TO FLAT SEAM COPPER ROOF ON SECOND FLOOR
- REMOVE EXISTING NON-FUNCTIONAL BRICK CHIMNEY
- NEW ADDITION TO BE ADDED TO MATCH EXISTING DEPTH OF THE FRONT SECTION OF THE HOUSE, WITH MATCHING BRICK AND NEW DOUBLE WINDOW UNIT (WHERE EXISTING CHIMNEY IS CURRENTLY LOCATED). REMOVE SMALL WINDOW ON SECOND FLOOR (RIGHT SIDE OF CHIMNEY)
- INSTALL NEW WOOD WINDOWS WITH SIMULATED DIVIDED LITES IN EXISTING WINDOW LOCATIONS (EXCEPT TWO ARCHED WINDOWS)
- REMOVE 3 EXISTING WINDOWS ON BACK SECTION OF ADDITION
- INSTALL FOUR NEW WINDOWS IN MODIFIED MASONRY OPENINGS WITH BRICK SILLS – MASONRY TO MATCH SIZE, TEXTURE & POINTING. PATCH AND REPAIR MASONRY



EXISTING NORTH SIDE
EXTERIOR PHOTOGRAPHS



PROPOSED NORTH SIDE EXTERIOR ELEVATION



- **EXISTING MOUSE TOOTH BRICK DETAIL TO REMAIN. NEW BRICK WALL APPROXIMATELY 18 PROUD OF EXISTING WALL. MATCH WALL BELOW – NEW MASONRY TO MATCH SIZE, TEXTURE AND POINTING REPRODUCE MOUSE TOOTHING DETAIL**
- **REMOVE EXISTING ALUMINUM SIDING AND REPLACE WITH 7 EXPOSURE, 5/8” THICK FIBER REINFORCED CONC. SIDING**
- **NEW FLAT SEAMED COPPER ROOF – INCREASE EAVE HEIGHT 20”**
- **SIDE WINDOW TYPICAL NOTE: REMOVE ALUMINUM STORM WINDOWS AND REMOVE EXISTING METAL AND WOOD WINDOWS (APPROX. 1960’S VINTAGE). REPLACE ALL SIDE WINDOWS WITH ALUM CLAD EXTERIOR WOOD WINDOWS, SIMULATED DIVIDED LITE (SDL) CLEAR GLASS UNLESS OTHERWISE NOTED**
- **REMOVE PLEXI GLASS ON ARCHED WINDOWS AND RENOVATE/REPAIR SINGLE GLAZED WOOD ARCHED TOP WINDOWS – RESTORE TO WORKING ORDER, REGLAZE AS NEEDED**

S. FAIRFAX ST. STREET
PROPOSED NORTH SIDE EXTERIOR ELEVATION

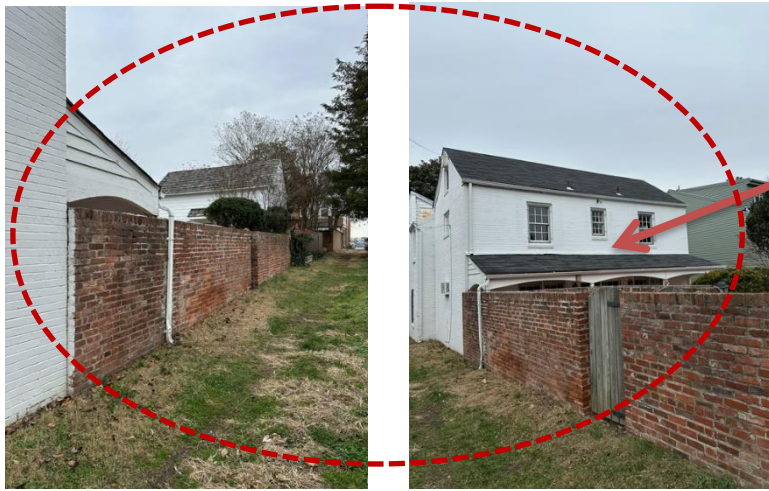


DETAILS TO SCOPE OF WORK: NORTH SIDE ELEVATION

- **NEW LOCATION OF ADDITION**
- **ADDITION WILL MATCH THE EXISTING DEPTH OF THE FRONT SECTION OF THE HOUSE, WITH MATCHING BRICK AND NEW DOUBLE WINDOW UNIT (WHERE EXISTING CHIMNEY IS CURRENTLY LOCATED).**



NORTH SIDE OF HOUSE –
S. FAIRFAX ST. STREET VIEW



SCOPE OF WORK: EAST REAR ELEVATIONS

- REMOVE EXISTING COVERED PORCH ROOF
- NEW ADDITION – ADD NEW BAY WINDOWS, NEW COLUMNS (MATCH EXISTING AESTHETIC FROM FRONT OF HOUSE), ADD NEW BALCONY (ARCADE) AND NEW SHED ROOF OVER SECOND FLOOR
- NEW TWO STORY BAY/ARCADE ADDITION TO BE SMALLER FOOTPRINT THAN EXISTING REAR PORCH ROOF
- REMOVE EXISTING EXTERIOR WINDOWS ON FIRST AND SECOND FLOOR AND INSTALL NEW GANGED DOUBLE HUNG (ALUM CLAD WOOD) WINDOWS AND NEW TWO FRENCH DOORS, ONE ON LEFT SIDE LEADING TO BALCONY AND ONE ON FIRST FLOOR LEADING TO BACKYARD
- REMOVE EXISTING RECTANGULAR WINDOW AND REPLACE WITH CIRCULAR INFILLED MASONRY OPENING, IDENTICAL TO MASONRY ON FRONT ELEVATION
- NEW ASPHALT SHINGLES TO MATCH EXISTING



EXISTING REAR EXTERIOR PHOTOGRAPHS
VIEW FROM ACCESS TO PRIVATE ALLEY



PROPOSED EAST REAR EXTERIOR ELEVATION

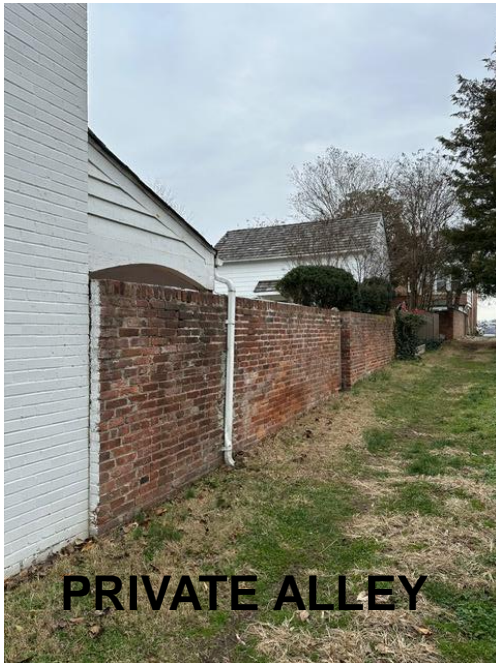


S. FAIRFAX ST. STREET
PROPOSED EAST REAR EXTERIOR ELEVATION

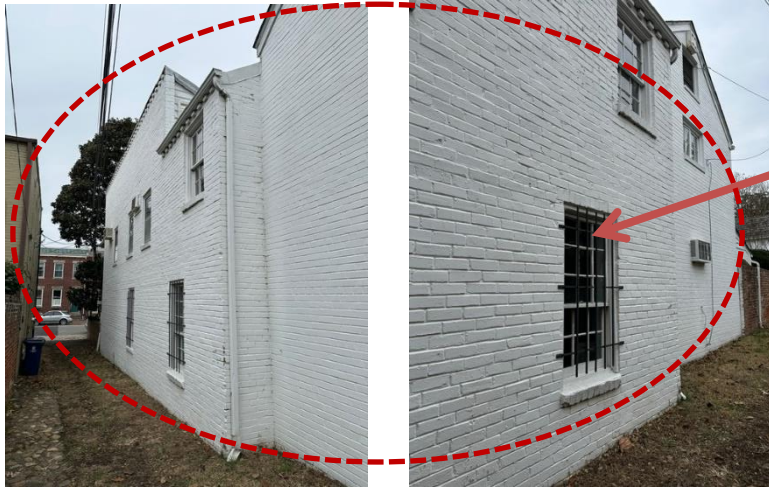


DETAILS TO SCOPE OF WORK: EAST REAR ELEVATION

- REMOVE EXISTING COVERED PORCH ROOF
- NEW ADDITION – ADD NEW BAY WINDOWS, NEW COLUMNS (MATCH EXISTING AESTHETIC FROM FRONT OF HOUSE), ADD NEW BALCONY AND NEW SHED ROOF OVER SECOND FLOOR
- REMOVE EXISTING EXTERIOR WINDOWS ON FIRST AND SECOND FLOOR AND INSTALL NEW GANGED DOUBLE HUNG WINDOWS AND NEW TWO FRENCH DOORS, ONE ON LEFT SIDE LEADING TO BALCONY AND ONE ON FIRST FLOOR LEADING TO BACKYARD



REAR VIEW OF HOUSE

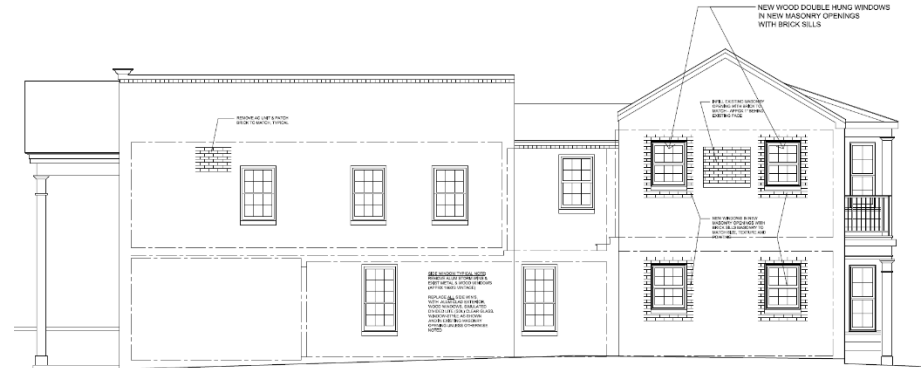


EXISTING REAR EXTERIOR PHOTOGRAPHS
VIEW FROM ACCESS TO PRIVATE ALLEY



SCOPE OF WORK: SOUTH SIDE ELEVATIONS

- REMOVE METAL WINDOW BARS LOCATED ON THE 1ST FLOOR WINDOWS
- REMOVE THROUGH WALL AC UNITS ON 1ST AND 2ND FLOOR EXTERIOR & PATCH BRICK TO MATCH, TYPICAL
- REMOVE SECOND FLOOR WINDOW (REAR SIDE) AND INSTALL FOUR NEW DOUBLE HUNG WINDOWS ON THE FIRST AND SECOND FLOOR IN NEW MASONRY OPENINGS WITH BRICK SILLS – INFILL EXISTING MASONRY OPENINGS WITH BRICK TO MATCH
- INSTALL NEW WINDOWS IN EXISTING WINDOW LOCATIONS - SIDE WINDOW TYPICAL NOTE: REMOVE ALUMINUM STORM WINDOWS AND REMOVE EXISTING METAL AND WOOD WINDOWS (APPROX. 1960'S VINTAGE). REPLACE ALL SIDE WINDOWS WITH ALUM CLAD EXTERIOR WOOD WINDOWS, SIMULATED DIVIDED LITE (SDL) CLEAR GLASS UNLESS OTHERWISE NOTED



PROPOSED SOUTH SIDE EXTERIOR ELEVATION
(EXISTING BRICK WALL NOT SHOWN FOR CLARITY)



DETAILS TO SCOPE OF WORK:

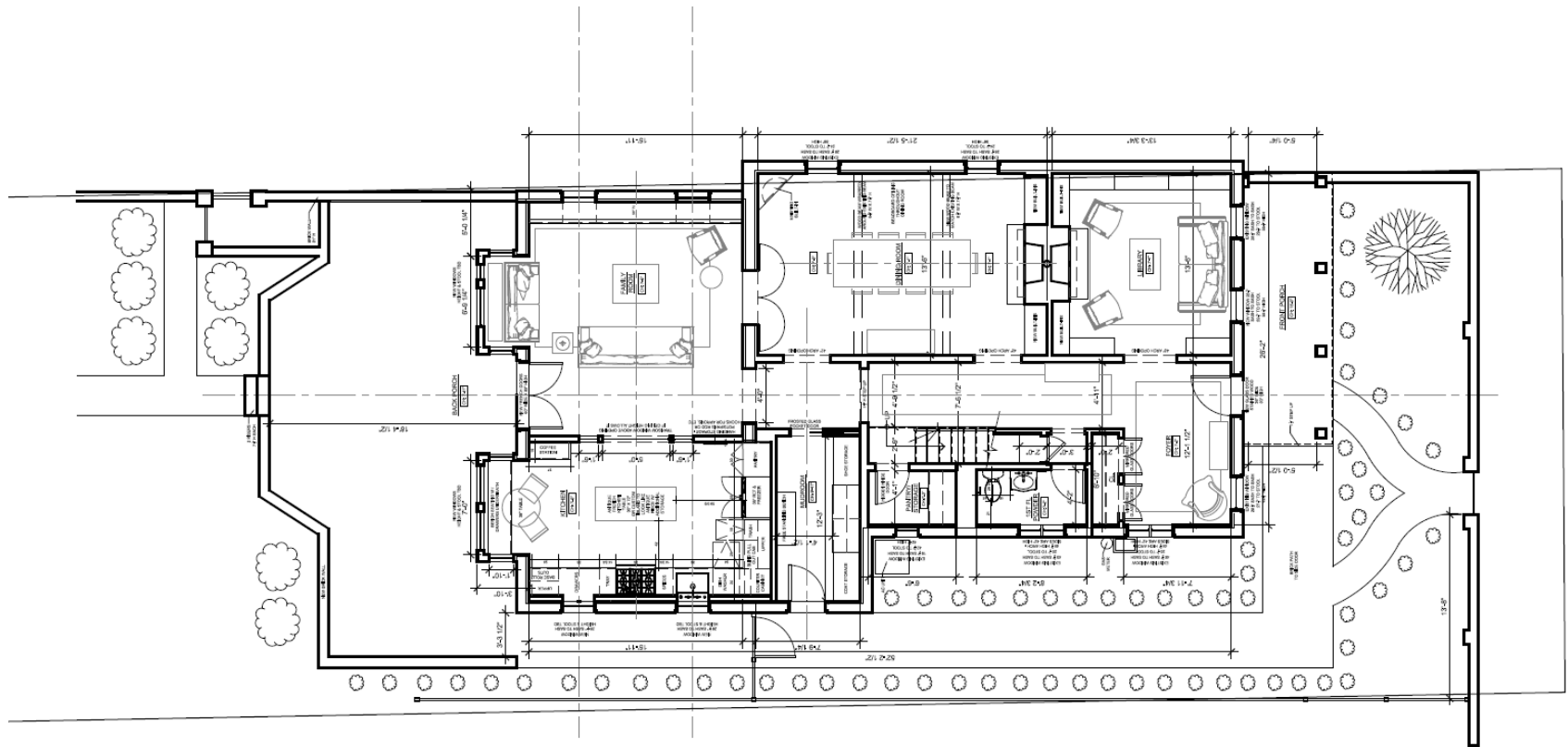
SOUTH SIDE ELEVATION

- REMOVE METAL WINDOW BARS LOCATED ON THE 1ST FLOOR WINDOWS
- REMOVE THROUGH WALL AC UNITS ON 1ST AND 2ND FLOOR EXTERIOR
- REMOVE SECOND FLOOR WINDOW (REAR SIDE) AND INSTALL FOUR NEW WINDOWS ON THE FIRST AND SECOND FLOOR
- INSTALL NEW WINDOWS IN EXISTING WINDOW LOCATIONS

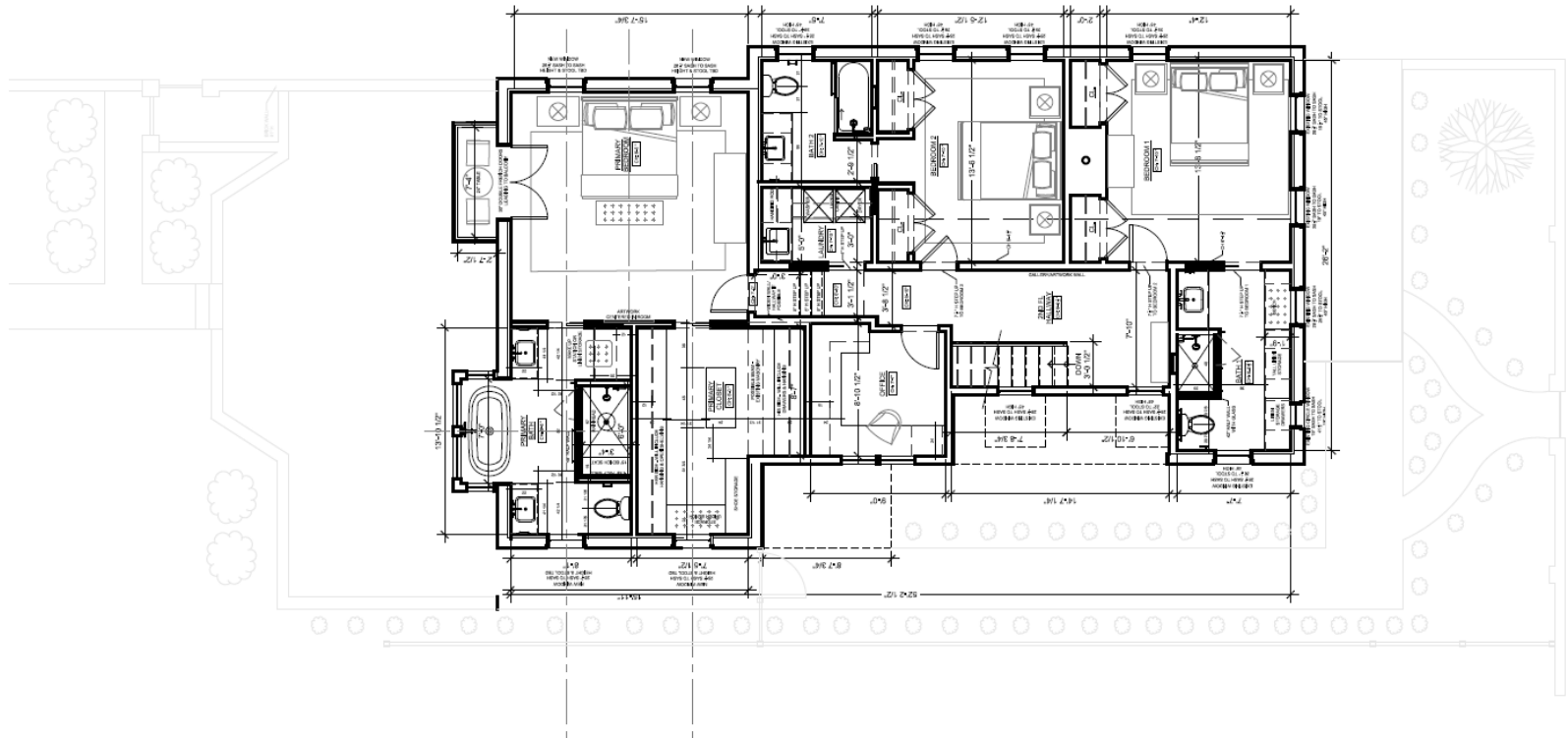




S. FAIRFAX ST. STREET
PROPOSED SOUTH EXTERIOR ELEVATION



S. FAIRFAX ST. STREET
PROPOSED 1ST FLOOR PLAN



S. FAIRFAX ST. STREET
PROPOSED 2ND FLOOR PLAN

PROPOSED EXTERIOR RENDERINGS

518 S. FAIRFAX ST.



PROPOSED FRONT VIEW OF HOUSE
(S. FAIRFAX ST. STREET VIEW)



PROPOSED FRONT VIEW OF HOUSE
(S. FAIRFAX ST. STREET VIEW)
**EXISTING MAGNOLIA TREE NOT SHOWN FOR CLARITY



PROPOSED FRONT VIEW & NORTH SIDE VIEW OF HOUSE
(S. FAIRFAX ST. STREET VIEW)



PROPOSED FRONT VIEW & NORTH SIDE VIEW OF HOUSE
(S. FAIRFAX ST. STREET VIEW)



PROPOSED NORTH SIDE VIEW OF HOUSE
(S. FAIRFAX ST. STREET VIEW)



PROPOSED NORTH SIDE VIEW OF HOUSE
(S. FAIRFAX ST. STREET VIEW)



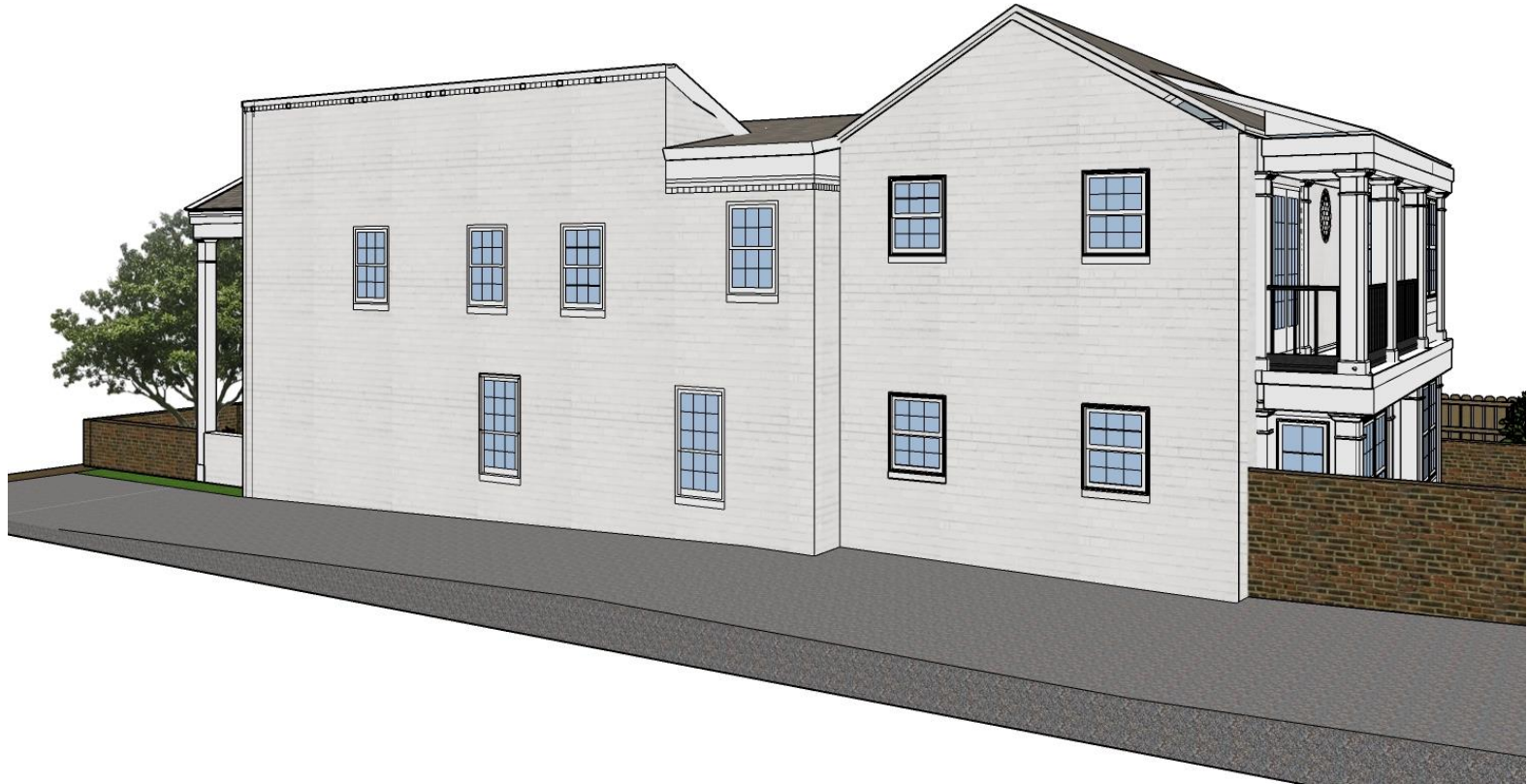
PROPOSED EAST REAR VIEW OF HOUSE
(CAN BE SEEN AT PRIVATE ALLEY)



PROPOSED EAST REAR VIEW OF HOUSE
(CAN BE SEEN AT PRIVATE ALLEY)



PROPOSED EAST REAR VIEW & SOUTH SIDE OF HOUSE
(PRIVATE ALLEY VIEW)



PROPOSED EAST REAR VIEW & SOUTH SIDE OF HOUSE
(PRIVATE ALLEY VIEW)

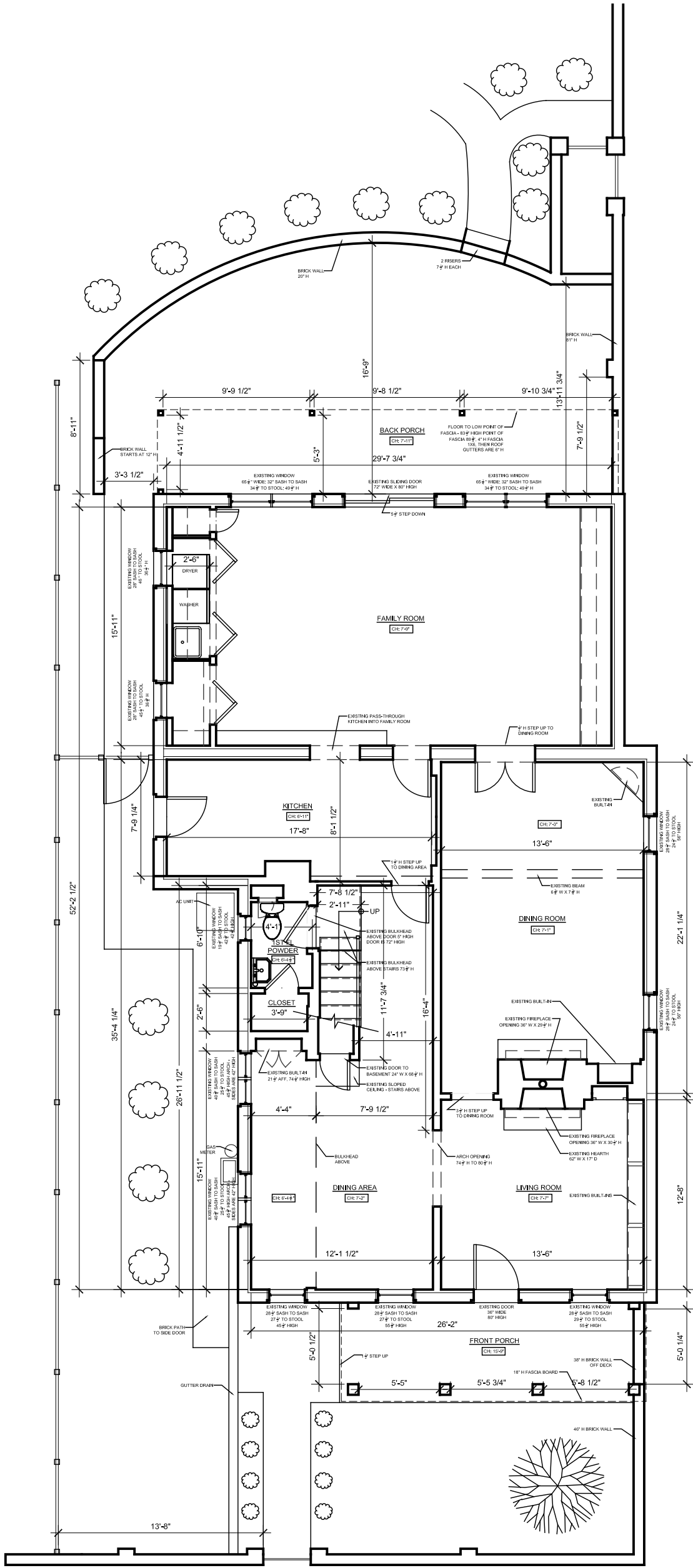


PROPOSED FRONT VIEW & SOUTH SIDE VIEW OF HOUSE
(S. FAIRFAX ST. STREET VIEW & PRIVATE ALLEY VIEW)



PROPOSED FRONT VIEW & SOUTH SIDE VIEW OF HOUSE
(S. FAIRFAX ST. STREET VIEW & PRIVATE ALLEY VIEW)

**EXISTING MAGNOLIA TREE NOT SHOWN FOR CLARITY



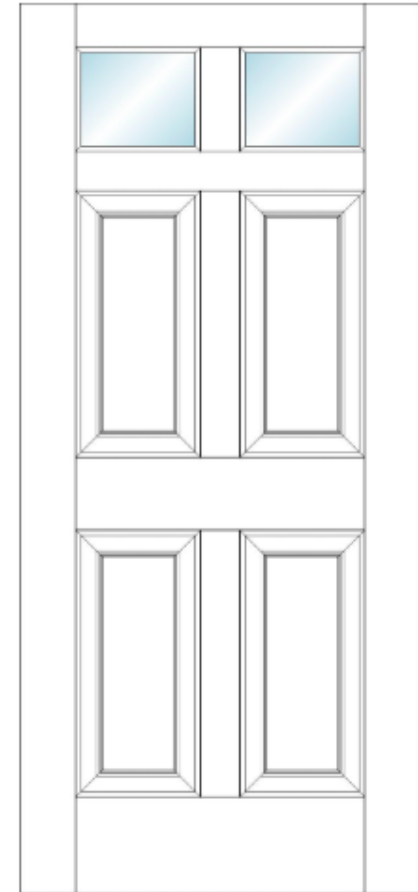
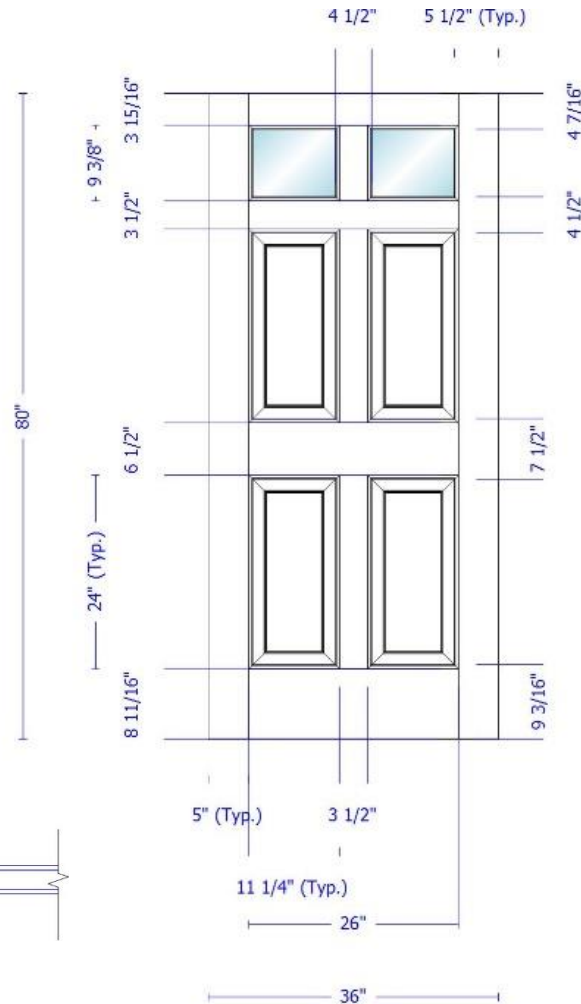
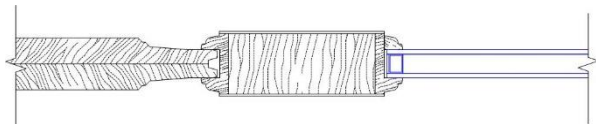
PROPOSED MATERIALS

518 S. FAIRFAX ST.

PROPOSED FRONT DOOR:

**NEW STAINED WOOD & GLASS FRONT ENTRY
DOOR AT EXISTING MASONRY OPENING OF
EXISTING WINDOW**

**SIMPSON DOOR 7132
TRADITIONAL DOOR STYLE
STAINED GLASS DOOR
WOOD SPECIES: MAHOGANY
ORIGINAL SLAB WIDTH: 3 FEET 0 INCHES
ORIGINAL SLAB HEIGHT: 6 FEET 8 INCHES
PROFILE STICKING: OVOLO STICKING
GLASS: CLEAR (ADD LOW-E)
GROOVE TYPE: NONE
STILE WIDTH: 5 1/2"
THICKENSS: 1 3/4"
SIMULATED DIVIDED LIGHT**



PROPOSED EXTERIOR MATERIALS

PROPOSED SHUTTERS:

- EXISTING SHUTTERS AT FRONT OF HOUSE:
RENOVATE/REBUILD
EXISTING
- REPAIR AND RETURN ACME
TYPE HINGES AND SHUTTER
DOGS TO WORKING ORDER
- AND TO BE RE-PAINTED
- PROPOSED COLOR:
FARROW & BALL LULWORTH
BLUE NO. 89



PROPOSED EXTERIOR MATERIALS

PROPOSED FRONT WINDOWS:

- PUTTY SET WINDOWS
- WOOD CONSTRUCTION (SEE ELEVATIONS FOR LITE DESIGN)
- REPLACE FRONT WINDOWS WITH CUSTOM BUILT SINGLE GLAZED NON-INSULATING PAINTED WOOD WINDOWS. ALL FRONT WINDOWS TO BE TRU DIVIDED LIGHTS WITH 7/8 MUNTIN STICKING



PROPOSED EXTERIOR MATERIALS

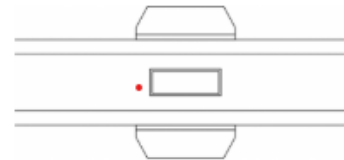
PROPOSED SIDE & REAR WINDOWS:

- JELDWEN SITELINE
- ALUM CLAD EXTERIOR WOOD INTERIOR 7/8" PUTTY SET STICKING, CLEAR GLASS, SIMULATED DIVIDED LITE, WHITE JAMB LINERS



CLEAR GLASS

Clear

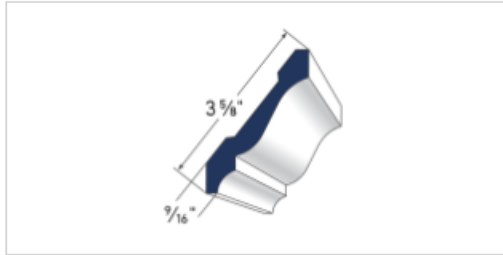


7/8" Putty

PROPOSED EXTERIOR MATERIALS

PROPOSED COLUMNS:

- FRONT COLUMNS TO REMAIN
- REAR ENGAGED COLUMNS: FIELD BUILT USING AZEK (PVC) TRIM BOARDS.



4" Crown AZM-49

LENGTH: 16'

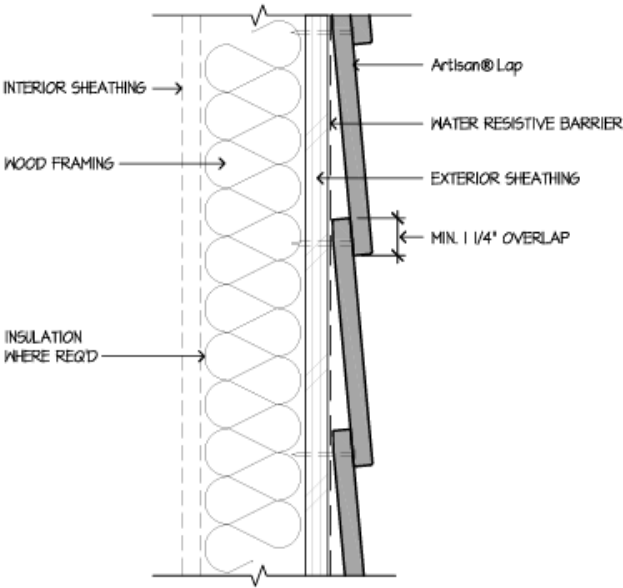


PROPOSED EXTERIOR MATERIALS

PROPOSED SIDING:

Specs: Lap

Color Collection	Width	Length	Thickness	ExposureWidth
Primed for Paint 	7.250 IN	144.000 IN	0.625 IN	6.000 IN



5 HORIZONTAL LAP VIEW

SCALE: 3/8"=1'-0"

PROPOSED EXTERIOR MATERIALS

PROPOSED BRICK:

- REUSE OR MATCH EXISTING



PROPOSED EXTERIOR MATERIALS

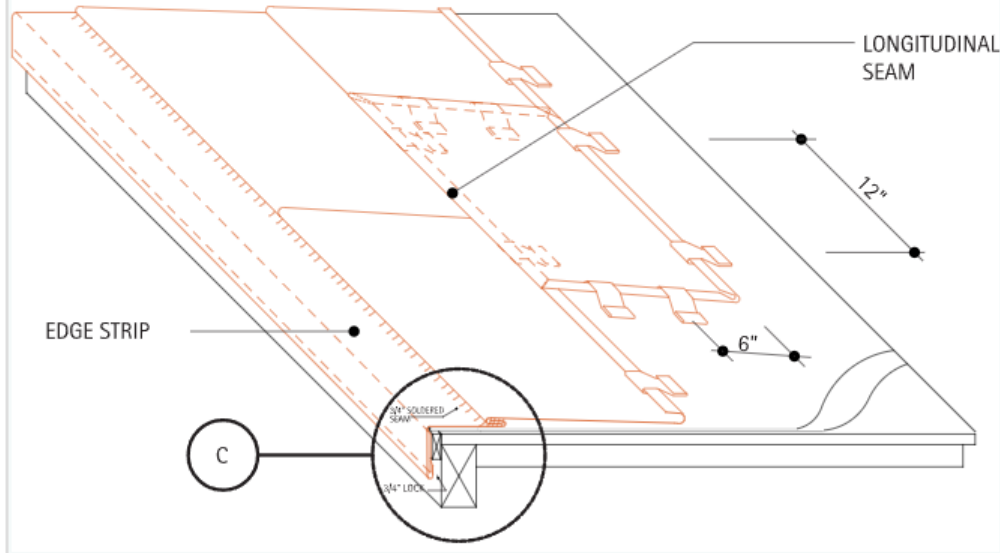
PROPOSED ROOFING:

TYPICAL FLAT SEAM ROOF

8.5B. Typical Flat Seam Roof

This drawing illustrates the overall concept of flat seam roofing. The longitudinal seams are typically continuous, whereas the transverse seams are staggered. Each pan is cleated to the roof deck. The pans should be installed so that water always sheds from one pan to the underlying pan.

 [Download CAD File](#)



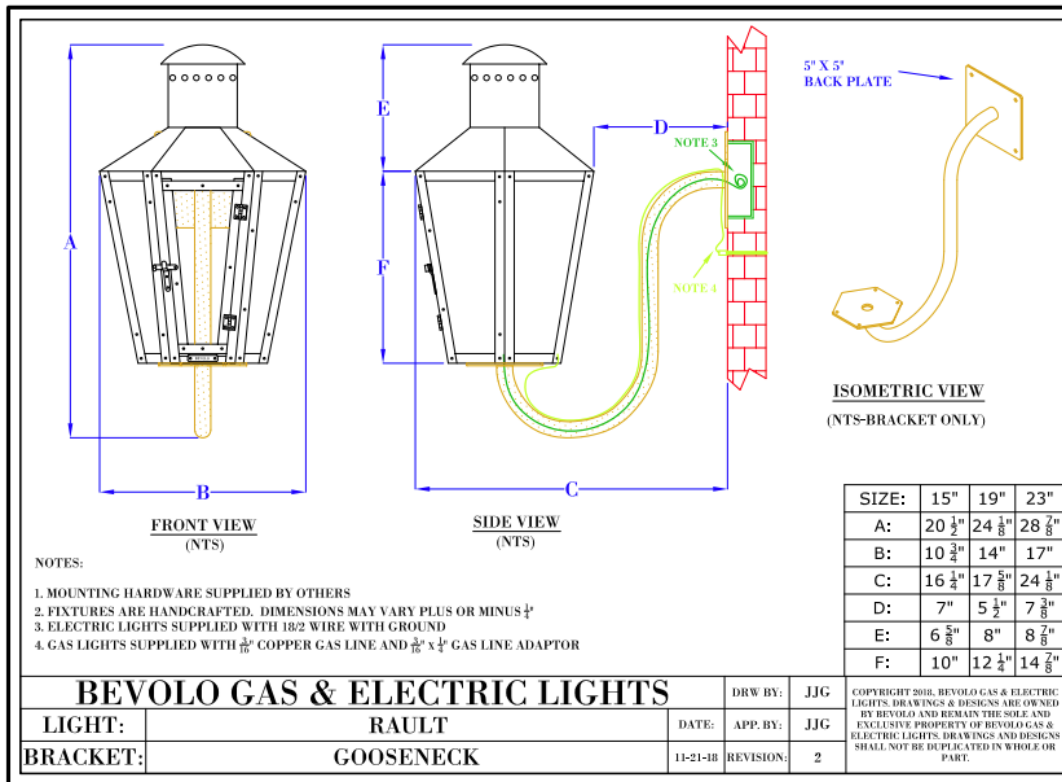
PROPOSED EXTERIOR MATERIALS

PROPOSED SCONCE LIGHT:

BEVOLO SIGNATURE SERIES RAULT LANTERN RAU-GN

HEIGHT: 15" WIDTH: 10.5" DEPTH: 10.5"

[Signature Series Rault](#)



PROPOSED EXTERIOR MATERIALS

braswelldesign+build
A DIVISION OF HARRY BRASWELL, INC.

THANK YOU!