

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Amy Fries and Mark Eisenhower

**LOCATION:** Old and Historic Alexandria District  
101 Franklin Street

**ZONE:** RM/Townhouse zone.

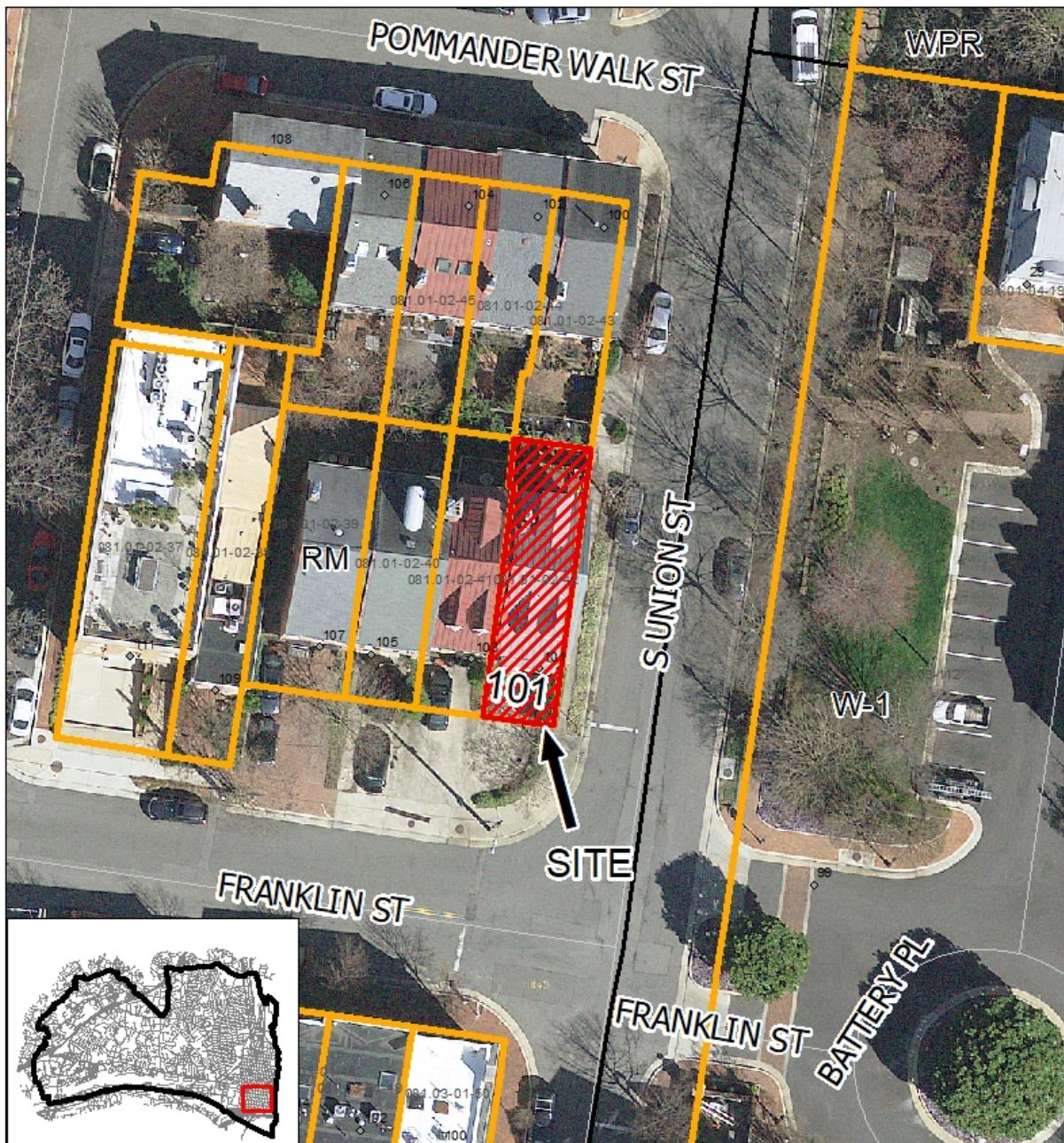
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### **STAFF RECOMMENDATION**

Staff recommends approval Certificate of Appropriateness for alterations, as submitted.

### **GENERAL NOTES TO THE APPLICANT**

1. **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](mailto: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 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.
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 #2019-00260**  
**101 Franklin Street**



0 15 30 60 Feet



## **I. APPLICANT'S PROPOSAL**

The applicant is requesting a Certificate of Appropriateness to replace the existing cement driveway with a brick driveway and construct a new brick stoop, at 101 Franklin Street.

## **II. HISTORY**

The three-story, two-bay brick townhouse at 101 Franklin Street that was constructed in **1971** as part of the Pommander Square subdivision. The project was approved in concept by the Board on March 31, 1971 and final details were approved on May 21, 1971. The architect for the subdivision was Henry S. Sliwka, AIA, of Springfield, Virginia.

### *Previous BAR Approvals*

BAR2013-00058- Administrative approval for a new storm door.

BAR2012-00368 – Administrative approval for a replacement garage door.

BAR2012-00306 – Administrative approval of a tankless water heater.

BAR2011-00275/00276 – Board approval of a Permit to Demolish/Capsulation and a Certificate of Appropriateness for an addition and alterations.

## **III. ANALYSIS**

The *Design Guidelines* state that paving material for driveways are an important element in the overall visual composition of the historic districts and the Board reviews and approves all hard surface paving material for alleys, drives or parking to ensure that the material is appropriate and does not detract from the historic character of the Old and Historic Alexandria District. Staff has no objection to the proposed repaving of the existing concrete driveway with brick pavers because the selected material is appropriate and compatible with the predominant paving material on the block face. Of the two pattern options proposed, staff recommends the running bond pattern, to run parallel to the bricks on the subject property.

The applicant also proposes the construction of a brick stoop at the entry to 101 Franklin Street. The stoop will measure approximately 30 square feet with a height of six inches, and will provide a transition area between the driveway and interior of the building. Staff does not object to the proposed stoop because it does not hide or obscure or cause the removal of historic architectural details. Also, the material selected is sympathetic to the building materials generally found in the historic district.

Staff recommends approval of the application, as submitted.

## **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**

F-1 Based on an interpretation by T&ES staff, an encroachment would not be required for this particular case. Zoning has no further comments.

##### **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)

R-4 The existing retaining wall, existing driveway apron, and existing sidewalk along the street frontage shall remain in place, as shown on the exhibit provided by the applicant with only the driveway to be replaced. (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 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**

No archaeological oversight necessary for this project.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2019-00260: 101 Franklin Street*

ADDRESS OF PROJECT: 101 Franklin street Alexandria VA 22314DISTRICT:  Old & Historic Alexandria  Parker - Gray  100 Year Old BuildingTAX MAP AND PARCEL: 081.01-02-42 ZONING: RM

APPLICATION FOR: (Please check all that apply)

 CERTIFICATE OF APPROPRIATENESS PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted) WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance) WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant:  Property Owner  Business (Please provide business name & contact person)Name: Amy Frics & Mark EisenhowerAddress: 101 Franklin StreetCity: Alexandria State: VA Zip: 22314Phone: 571-215-8105 E-mail: Amy.Frics@gmail.comAuthorized Agent (if applicable):  Attorney  Architect  \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

## Legal Property Owner:

Name: same as above

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Yes  No Is there an historic preservation easement on this property?  
 Yes  No If yes, has the easement holder agreed to the proposed alterations?  
 Yes  No Is there a homeowner's association for this property?  
 Yes  No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

NEW CONSTRUCTION  
 EXTERIOR ALTERATION: Please check all that apply.  
 awning       fence, gate or garden wall       HVAC equipment       shutters  
 doors       windows       siding       shed  
 lighting       pergola/trellis       painting unpainted masonry  
 other *Replacing a Cement driveway with Brick.*

ADDITION  
 DEMOLITION/ENCAPSULATION  
 SIGNAGE

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

Removal of concrete driveway surface in front of the property, and replacement with a brick surface and front door stoop feature. The brick will be laid in a running bond arrangement. The project will be planned and executed in coordination with our immediate neighbor at 103 Franklin Street, to achieve aesthetic harmony.

**SUBMITTAL REQUIREMENTS:**

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

N/A

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

**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.

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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: Amy R Fries Mark Eisenhauer  
Printed Name: Amy R Fries or Mark Eisenhauer  
Date: June 19, 2019

## 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. Amy Fries	101 Franklin St	Joint ownership
2. Mark Eisenhower	Alexandria VA	50-50
3.	22314	

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. Amy Fries &	101 Franklin St	Joint ownership
2. Mark Eisenhower	Alexandria VA	50-50
3.	22314	

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. Amy Fries	N/A	N/A
2. Mark Eisenhower	N/A	N/A
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.

6-19-19

Date

Amy Fries

Printed Name

Amy Fries

Signature

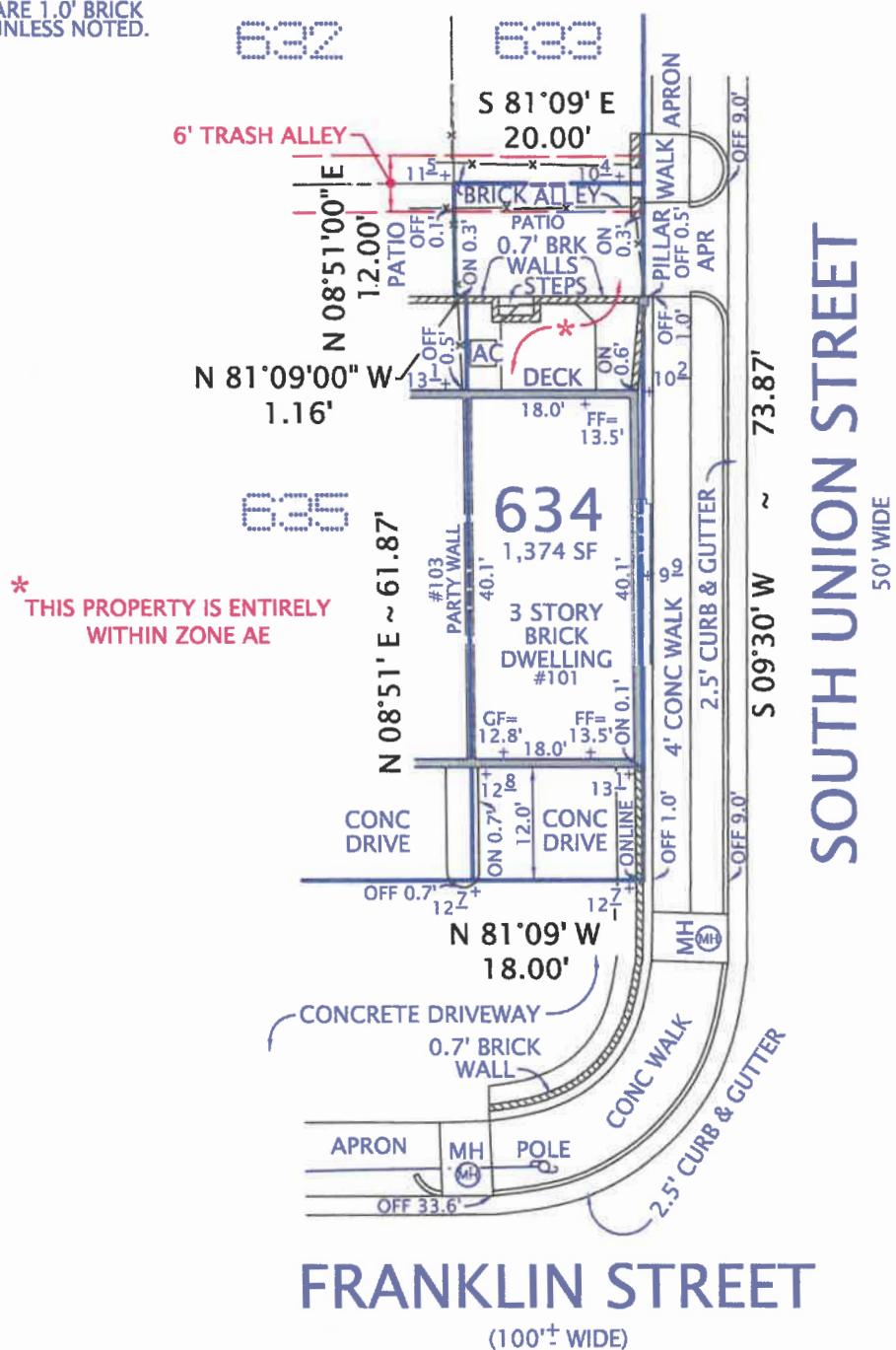
FLOOD NOTE: THIS PROPERTY IS IN ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 515519 0005 D, REVISED MAY 15, 1991.

NOTES:

1. FENCES ARE STOCKADE.
2. UTILITIES ARE UNDERGROUND.
3. WALLS ARE 1.0' BRICK UNLESS NOTED.

EL E V A T I O N N O T E S :

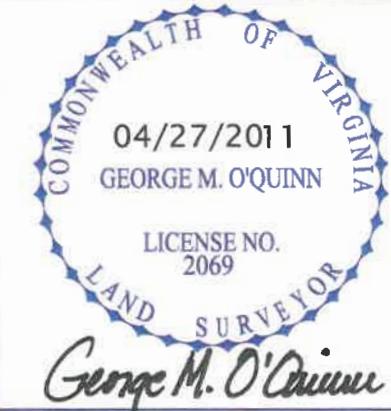
1. ELEVATIONS ARE BASED ON NGVD. 1929.
2. BASE FLOOD ELEVATION = 11.0'
3. GARAGE FLOOR ELEVATION = 12.8'
4. FIRST FLOOR ELEVATION = 13.5'
5. GROUND ELEVATIONS ARE SHOWN AS "+12<sup>3</sup>".



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

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



ORDERED BY:

FRIES/EISENHOWER  
AMY FRIES

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

### Photos for 101 Franklin Street Brick driveway application 2019

The brick we will use is Calvert #30, which is the exact same brick on both of our houses: 101 Franklin and 103 Franklin Street. We will use the same color and same color mortar.

Pattern will be running bond without borders. See additional supporting documents for the running bond pattern going either parallel or perpendicular to the house. We await BAR's suggestion on which is preferred.

Below is a view of current cement driveways at 101 Franklin (right) and 103 Franklin left. We are getting them resurfaced as a joint project, though we are each applying separately.

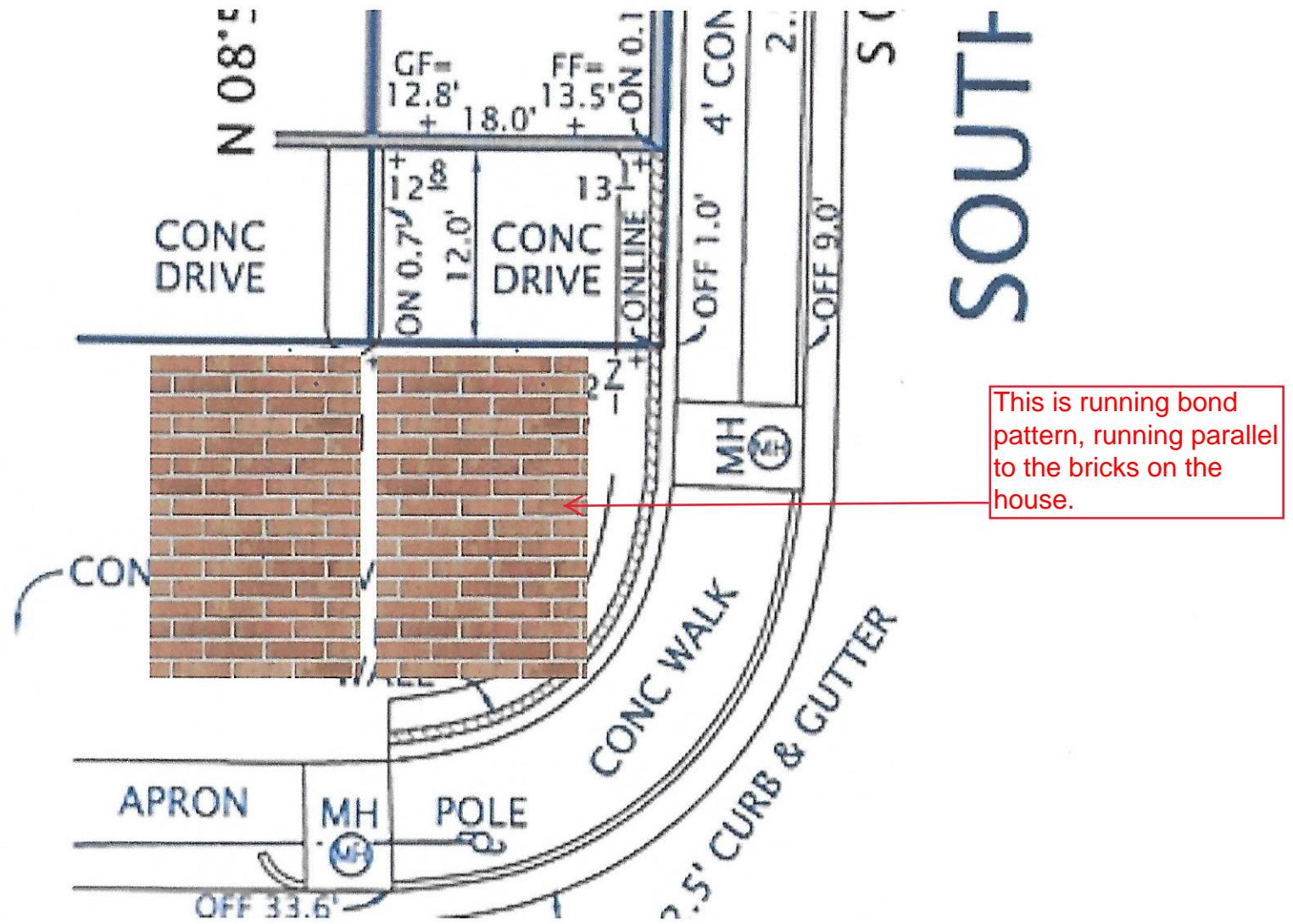


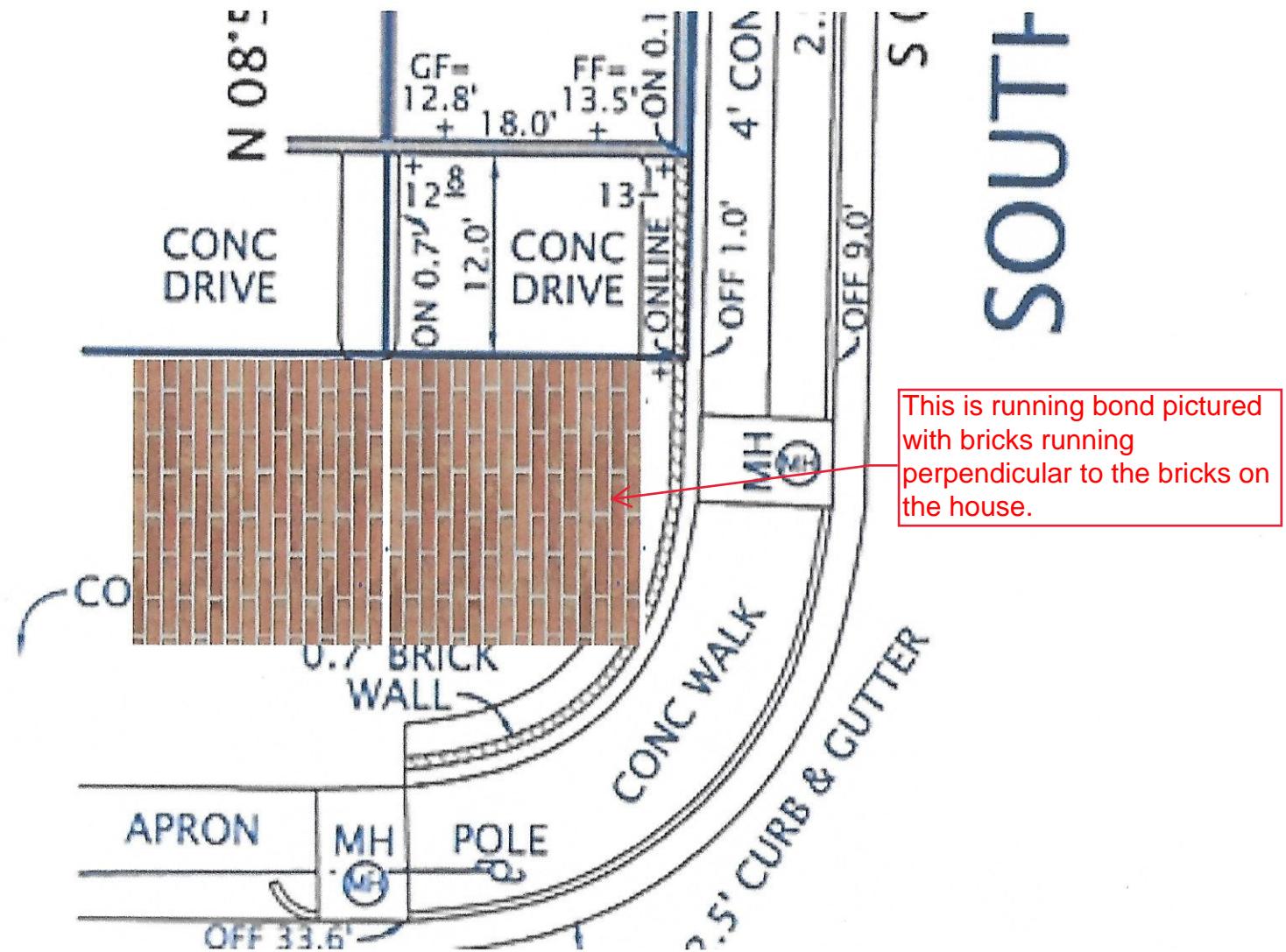
Below: We will be keeping the footprint—not changing anything with the brick wall or the small garden between the houses. Below is another view showing the curve of 101 Franklin, which will be retained.

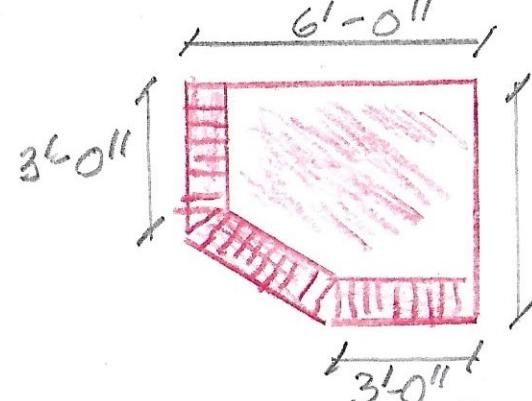


We will each be adding a stoop exactly like the one at 107 Franklin Street, pictured below.

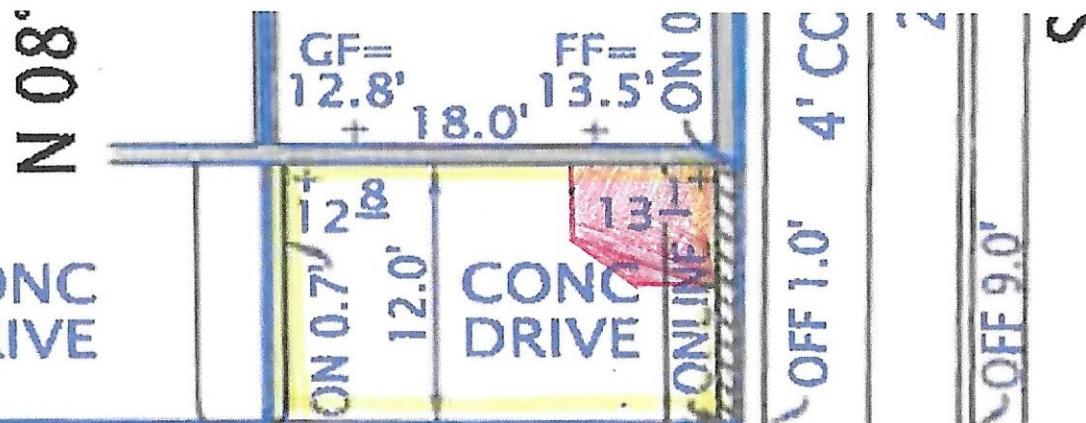




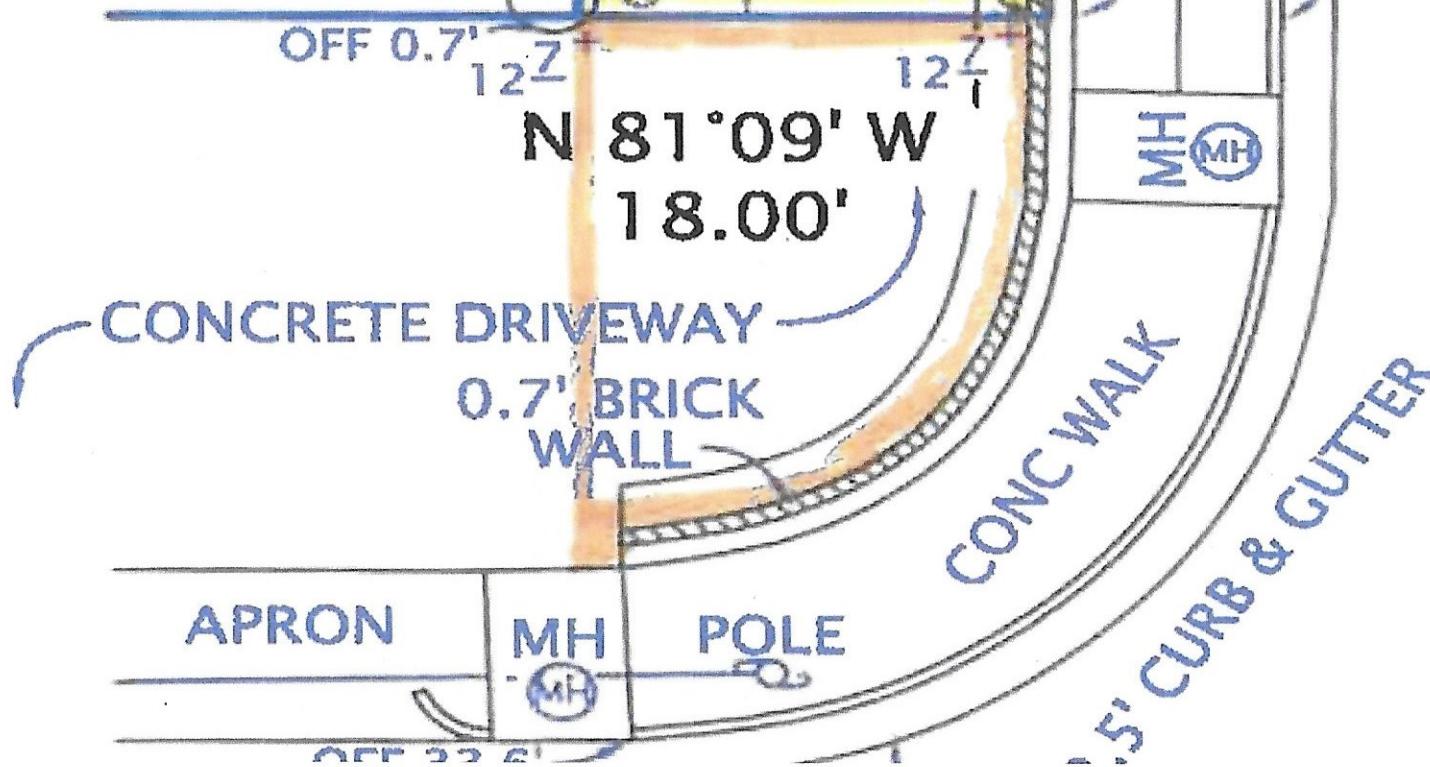




Received 7.16.2019



SOUTH



Paul and Deborah Kaplan  
109 Franklin Street, Alexandria, VA 22314  
703-683-6650  
Pkaplan.cai@comcast.net

RECEIVED

July 3, 2019

JUL 09 2019

The Chairman and Members of the Board of Architectural  
Review - Old And Historic District  
C/O Mr. Cox, Preservation Manager  
301 King Street, Room 2100, Alexandria, VA 22314

PLANNING & ZONING

Mr. Mark EISENHOWER and Ms. Amy Fries  
101 Franklin Street, Alexandria, VA 22314

Mr. Christopher Opie and Ms. Joanna Allegretti  
103 Franklin Street, Alexandria, VA 22314

RE: July 24, 2019 Meeting - 101 and 103 Franklin Street Driveway Improvements

We live at 109 Franklin Street and am writing this letter to express our support for approval of the request to install a brick driveway at 101 and 103 Franklin St. We believe that the change will be a substantial improvement to the block and be consistent with the brick driveway at 107 Franklin St.

We will unfortunately be out of town on the date of the BAR meeting but hope that this letter can be provided to the entire Board and included in the public record. Naturally, we can be reached at the above phone or email address should there be any questions.

Sincerely,



Paul and Deborah Kaplan