

BAR CASE# **BAR2025-00162**

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 105 Franklin Street

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

TAX MAP AND PARCEL: 081.02-02-40 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: Philip Saunders

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]@[REDACTED]

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

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

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

Legal Property Owner:

Name: Philip Saunders / Fereshteh O'Brien

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]@[REDACTED]

**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 checked="" type="checkbox"/> other <u>resurface driveway</u> |   |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Project Scope: - Replace the concrete driveway and walkway at 105 Franklin with brick to match the neighboring properties. Brick (Belden Belcrest 550), mortar (grey), and brick pattern (running bond) selected to match neighbors. Landscaping updates include replacing leaning tree, narrowing natural area for better access, and new brick landing. BAR is only approving the portion of this project on private property (10 feet in front of house.) A separate application and approval with Transportation & Environmental Services is being made for the work on the driveway apron in the public right of way, removal of small rounded curb to remove tripping hazard, and the extension of the brick sidewalk in front of 101, 103 and 105.

**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.

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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: Philip W SaundersPrinted Name: Philip W SaundersDate: 4/23/2025



# 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. Philip W Saunders		50
2. Fereshteh S O'Brien		50
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 105 Franklin Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Philip W Saunders		50
2. Fereshteh S O'Brien		50
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.

4/5/25  
Date

Philip W. Saunders  
Printed Name

  
Signature



## **Application to the Alexandria Board of Architecture Review**

**Submitted by:** Faye O'Brien and Phil Saunders

**Property Address:** 105 Franklin Street

**Project Scope:** Application to apply brick to the driveway at 105 Franklin Street.

### **Project Overview**

The primary objectives of this project are to:

- Enhance the visual appeal and cohesiveness of 105 Franklin Street and the surrounding block.
- Address functional issues related to the existing hardscapes.
- Align with the broader design goals of Old Town Alexandria.

### **Background**

In 2019, the current owners of 101 and 103 Franklin (Mark Eisenhower and Amy Fries, Chris Opie and Joanna Allegretti) received BAR approval to replace their concrete driveways with brick. At the time, the prior owner of 105 Franklin did not participate in the project, leaving one of the four driveways as concrete. In October 2024, Faye O'Brien and Phil Saunders purchased 105 Franklin and now seek to address the inconsistency in driveway and sidewalk materials through this project.

The private properties in this block only extend 10 feet in front of the houses, leaving the remainder of the driveway apron and sidewalk in the public right of way. This means that BAR is reviewing the portion of this project on private property and Transportation & Environmental Services is reviewing the remainder of this project in a separate application. However, we are including the scope of the full project in this document to provide full transparency.

The plat at the end of this document shows which portion of the work is approved by BAR and which by T&ES, and it includes annotations with notes from this document – ex (**plat #6**)

### **Driveway Modifications**

(**plat #6**) The driveway and walkway at 105 Franklin will be converted from concrete (see pictures of the current deteriorated surface with multiple cracks) to brick. The selected brick (Belden Belcrest 550) and mortar color (grey) have been chosen to closely match those of the neighboring properties. The brick pattern will be running bond, horizontal across the face of the house, with a soldier border. This is the same pattern that exists in

the 103 and 101 Franklin shared driveway today. The sidewalk will be running bond with a soldier border.

Three existing natural areas in the space will be modified as follows:

- 1) **Right-side natural area (facing the house):** The existing tree and root will be removed (the tree is leaning and unstable), a brick retaining wall will be added for aesthetic and structural purposes, and a replacement tree (Hornbeam) will be planted. **(plat #1)**
- 2) **Left-side natural area (facing the house):** This area will be narrowed by extending the new brick surface to the property line, except for a cutout area around the existing crepe myrtle tree, which will remain. **(plat #9)** This narrowing of the natural area aims to improve accessibility for walking and driving and discourage pet waste accumulation. **(plat #2)**
- 3) **Small strip between the walkway and driveway:** This strip will be removed and replaced with brick for a more cohesive appearance.

## Property Lines

As confirmed by Brendan Harris (Historic staff), who also confirmed with Zoning review of plats, the property line monuments for the houses on this block are the middle of the party wall. The width of 105 Franklin is 18 feet, so the corridor extending 18 feet wide in front of 105 will be changed to brick.

George O'Quinn at Dominion Survey has confirmed the measurements from the included plat to establish the border between 105 and 107 at the house. Either measure 0.2 feet from the edge of 107 stoop or measure 18.4 feet (width of 105 plus half width of party wall) from the right corner of 105. **(plat #3)**

At the border between 105 and 103, the new brick work will abut the existing brickwork at 103.

## Entry Door Landing

A new brick landing step will be installed in front of the entry door at 105 Franklin, aligning with the design of the other four houses on the block. **(plat #5)**

## Contractor and Design

The project will be executed by Mt Diablo Landscaping. Additional supporting materials, including design specifications, photos and PLAT information are attached for review.

**(Note: the remaining scope below will be reviewed by T&ES, and is not part of this BAR application.)**

## **Sidewalk Enhancements**

Currently, the sidewalk area in front of 107 Franklin is bricked and extends into the areas in front of 105 and 109 Franklin. This project proposes to extend the brick sidewalk fully across the driveways of 101, 103, and 105 Franklin, creating a unified appearance and reinforcing the historic character of Old Town Alexandria. **(plat #8)**

Additionally, the small, rounded curb area in front of the natural area at 105 Franklin will be removed. **(plat #7)** This change will:

- Create a seamless transition between the driveways.
- Improve pedestrian safety by eliminating a tripping hazard.
- Prevent vehicles from mistakenly parking in front of the driveways (see pictures).
- Facilitate easier vehicle access in and out of 105 Franklin.

The same brick material used for the driveway at 105 Franklin will be used for the sidewalk extension. The choice of sidewalk brick was based on matching existing 101 and 103 bricks, and has been approved by those owners. The pattern will be running bond.

At the street, the border between 105 and 107 will be established by measuring 18 feet from the edge of the brick at 103. **(plat #4)** The new sidewalk brickwork will begin at this measurement and will extend to the existing concrete pad joint near the driveway opening at 101 Franklin. As part of this work, a few layers of existing brick in front of the natural area will be replaced to ensure a consistent match with the new brick, within the 18 foot wide corridor in front of 105. **(plat #4)**

I have reviewed these plans with Kim Merrit and another colleague in the Department of Transportation and Environmental Services, as they control the sidewalk area. They agree with this overall plan and approach, and I will submit the permits with their team, along with the BAR application.





















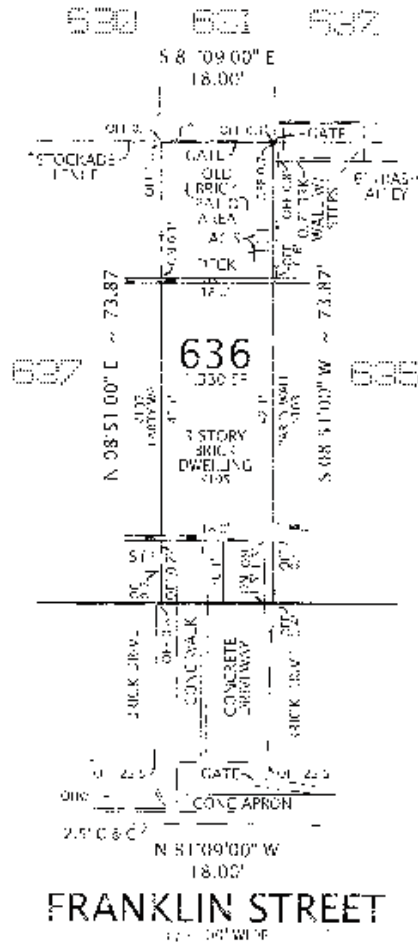








NOTES: 1. DIMENSIONS ARE FRAME UNLESS NOTED.  
2. UTILITIES ARE UNDEGROUND.



FRANKLIN STREET  
18.00'

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 636  
**POMMANDER SQUARE**  
(OFFICIAL BOOK 721, PAGE 033)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' OCTOBER 5, 2023

EVERY SURVEYOR IS A PROFESSIONAL ENGINEER AND ARCHITECTS ARE SEEN  
CARRYING OUT THE SURVEYING AND ARCHITECTURAL SURVEY AND ARCHITECTS ARE SEEN  
VISITING THE PROJECTS AS OF THIS DATE.

THIS PLAT IS SUBJECT TO  
REVISIONS OF RECORDS  
AND RECORDS ARE NOT GUARANTEED  
BY THE SURVEYOR.



Surveyed by  
**George M. O'Connell**  
Surveyor  
10/05/2023  
10/05/2023  
10/05/2023  
10/05/2023

**DOMINION** Surveyors  
8802 HAVEN HILL VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22304  
703-610-6538  
www.dominionsurveyors.com

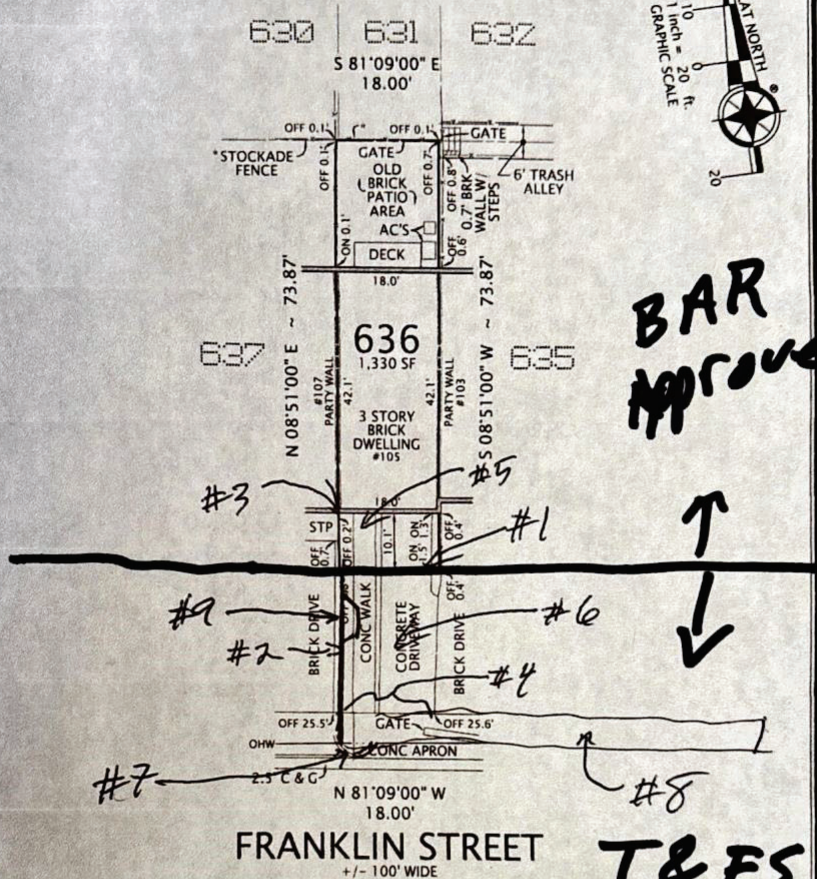
CASE NAME: BLOCK - NOV 2023 VIRGINIA INC 5/11/23

CASE NO: 2723147PWP

0390527021



A graphic scale bar is located at the bottom left of the map. It is labeled "PLAT NORTH" and has markings for 0, 10, and 20. Below the scale bar, it is noted that "1 inch = 20 ft." and "GRAPHIC SCALE". To the right of the scale bar is a north arrow pointing towards the top right of the map.



BAR  
approve

T&ES  
Approve

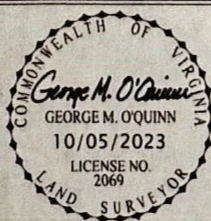
FRANKLIN STREET  
+/- 100' WIDE

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 636

POMMANDER SQUARE  
(DEED BOOK 721, PAGE 693)

CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' OCTOBER 5, 2023

THIS PLAT IS SUBJECT TO  
RESTRICTIONS OF RECORD.  
A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



Ordered by:  
**Millennium Title  
& Abstract Company, Inc.**  
2905 Mitchellville Rd., Suite 209  
Bowie, MD 20716  
Phone 301-218-3525  
Fax 301-249-4362

