

BAR CASE# \_\_\_\_\_

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 119 Wolfe Street Alexandria, VA 22314

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

TAX MAP AND PARCEL: LOT 45, MAP 075.03 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: Anne Altizer

Address: 119 Wolfe Street

City: Alexandria State: VA Zip: 22314

Phone: [Redacted] E-mail: [Redacted]

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

Name: Derek Binsted Phone: [Redacted]

E-mail: [Redacted]

Legal Property Owner:

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

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

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

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



**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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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**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: 

Printed Name: Derek Binsted

Date: 5-26-26

**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. The Stephen Browning Altj	119 Wolfe Street Alexandria, VA	50%
2. The Anne Baker Altizer Re	119 Wolfe Street Alexandria, VA	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 119 Wolfe Street Alexandria, VA (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. The Stephen Browning Altj	119 Wolfe Street Alexandria, VA	50%
2. The Anne Baker Altizer Re	119 Wolfe Street Alexandria, VA	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.**

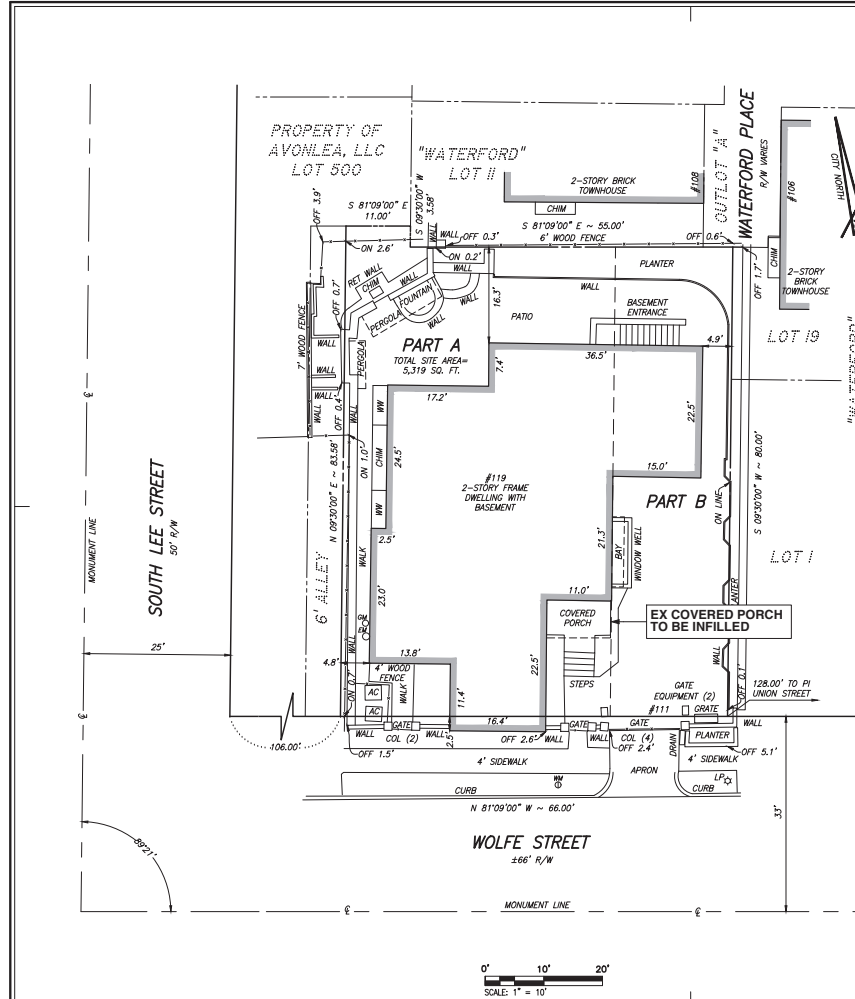
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5-27-26  
Date

Derek Binsted  
Printed Name

Derek Binsted   
Signature





- GENERAL NOTES:**
- TAX MAP: #075.03-05-45 (PART A)  
#075.03-05-57 (PART B)
  - OWNER: STEPHEN ALTIZER & ANNE ALTIZER, TRUSTEES  
119 WOLFE STREET  
ALEXANDRIA, VIRGINIA 22314  
INSTRUMENT #250005281
  - TITLE COMMITMENT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, POLICY #8151346-234248275, DATED JUNE 3, 2025 AND IS RELIED UPON BY THE SURVEYOR AS ACCURATE.
  - PLAT SUBJECT TO RESTRICTIONS OF RECORD.
  - TOTAL SITE AREA = 5,319 SQ. FT. OR 0.12211 ACRES

**TEXT LEGEND:**

- ° = DEGREES
- ' = MINUTES (OR FEET)
- " = SECONDS (OR INCHES)
- # = NUMBERS
- AC = AIR CONDITIONING UNIT
- CL = CENTER LINE
- CHM = CHIMNEY
- COL = COLUMN
- DB = DEED BOOK
- E = EAST
- EM = ELECTRIC METER
- OM = GAS METER
- N = NORTH
- LP = LIGHT POLE
- PI = POINT OF INTERSECTION
- PG = PAGE
- RET = RETAINING
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SQ. FT. = SQUARE FEET
- UP = UTILITY POLE
- W = WEST
- WM = WATER METER
- WW = WINDOW WELL



I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER 18VA10-20-360 OF THE VIRGINIA CODE.

NO PROPERTY CORNERS WERE SET.

PLAT  
SHOWING PHYSICAL IMPROVEMENT SURVEY  
PART A & PART B  
ON THE PROPERTIES LOCATED AT  
**#111 AND #119 WOLFE STREET**  
INSTRUMENT #250005281  
CITY OF ALEXANDRIA, VIRGINIA  
DATE: AUGUST 22, 2025 SCALE: 1" = 10'

**RCFIELDS & ASSOCIATES, inc.**  
 ENGINEERING • LAND SURVEYING • PLANNING  
 625 N. Washington Street, Suite 250  
 Alexandria, VA 22314  
 www.rcfields.com  
 (703) 549-9922

DRAWING NO: 25-161  
 SCALE: 1" = 10'  
 DATE: 08/22/2025  
 SHEET 1 OF 1

J:\2025\25161\SURVEY\25161.dwg  
Mod: Aug 27 2025 - 3:40:09pm

THOMSON & COOKE ARCHITECTS

WWW.THOMSONCOOKE.COM

Altizer Residence  
119 Wolfe St Alexandria VA 22314  
CD SET

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Existing Survey

05-26-2026	BAR APPLICATION
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Printed: 2026-05-26



**FRONT VIEW**  
(18" VERSION SHOWN)

**SIDE VIEW**  
(18" VERSION SHOWN)

**ISOMETRIC VIEW**  
(NTS - BRACKET ONLY)

**NOTE 5**

SIZE:	10"	12"	15"	18"
A:	10 1/8"	12 1/8"	15 1/8"	18 1/8"
B:	7 1/4"	8 3/4"	7 1/4"	8 3/4"
C:	8 3/8"	10 3/8"	8 3/8"	10 3/8"
D:	2 1/4"	2 1/4"	2 1/4"	2 1/4"
E:	3 3/4"	3 3/4"	3 3/4"	3 3/4"
F:	6 3/4"	8 3/4"	11 3/4"	14 3/4"

**BEVOLO GAS & ELECTRIC LIGHTS**

<b>LIGHT:</b>	WILLIAMSBURG 10", 12", 15", 18"	<b>DATE:</b>	2-2-22	<b>DWG. BY:</b>	JJC
<b>BRACKET:</b>	BRACKET MOUNT	<b>APP. BY:</b>	JJC	<b>REVISION:</b>	2

COPYRIGHT 2022 BEVOLO GAS & ELECTRIC LIGHTS. OBTAINING A BEVOLO GAS OR ELECTRIC LIGHT FROM ANY OTHER SOURCE WITHOUT THE WRITTEN PERMISSION OF BEVOLO GAS & ELECTRIC LIGHTS IS PROHIBITED. BEVOLO GAS & ELECTRIC LIGHTS MAKING A BEVOLO LIGHT FROM ANY OTHER SOURCE IS PROHIBITED.

Bracket Mount Gas Lantern Spec

NTS

**WINDOW & DOOR SPECIFICATIONS:**

**DOUBLE HUNG WINDOWS:**  
LEPAGE XL SERIES, RED GRANDIS  
4-9/16" FRAME DEPTH  
EXTERIOR STICKING: PUTTY GLAZE 5/8"  
INTERIOR STICKING: COLONIAL  
HISTORIC SILL WITH HORNS, LEFT LONG AND CUT IN FIELD  
EXTERIOR & INTERIOR FIRST-COAT WHITE  
INVISIBLE SCREENS  
PRESTIGE UN-LACQUERED BRASS HARDWARE  
FIELD APPLIED EXTERIOR TRIM BY G.C.

**Door Details**  
3" = 1'-0"

**Window Details**  
3" = 1'-0"

THOMSON & COOKE ARCHITECTS



Altizer Residence  
119 Walle St Alexandria VA 22314

CD SET

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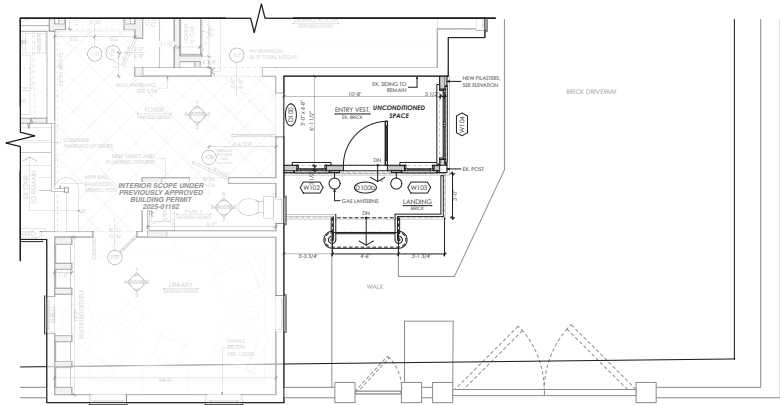
Specs & Details

05-26-2026

BAR APPLICATION

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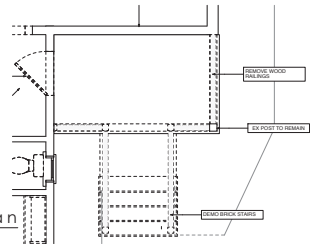
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**4** Partial 1st Floor Plan (Prop.)  
1/4" = 1'-0"



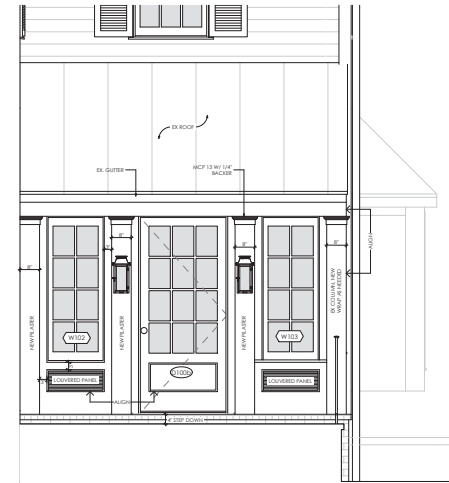
**2** Existing/Demo Front Elevation  
1/4" = 1'-0"



**6** Partial Demo Plan  
1/4" = 1'-0"



**3** Proposed Right Elevation  
1/4" = 1'-0"



**5** Enlarged Elevation (Prop.)  
1/2" = 1'-0"



**1** Proposed Front Elevation  
1/4" = 1'-0"

ID	Qty	Units	Model/Size	Casement	Type	Manuf.	Lites	Location	Note
W102	1		2-0x5-0	Casement		2W4K	2	Entry Vest	
W103	1		2-0x5-0	Casement		2W4K	2	Entry Vest	
W104	1		4-10x4-9	French Casement		3W4K	2	Entry Vest	

ID	Qty	Type	Manufacturer	Model/Size	Lites	Transom	Location	Note
D100	1	Classed/Panetred		3-0x8	3W3H	Height	Front Door in Vest	2 1/4" PAINT GRADE SAFELY
D100b	1	Classed/Panetred		3-0x9	3W4H	Lites	Front Door	2 1/4" PAINT GRADE SAFELY

THOMSON & COOKE ARCHITECTS



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119 Walle St Alexandria VA 22314

CD SET

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Plans & Elevations

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