

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Talmage Day, Jr.

**LOCATION:** Old and Historic Alexandria District  
113 North Fairfax Street

**ZONE:** CD/Commercial Downtown

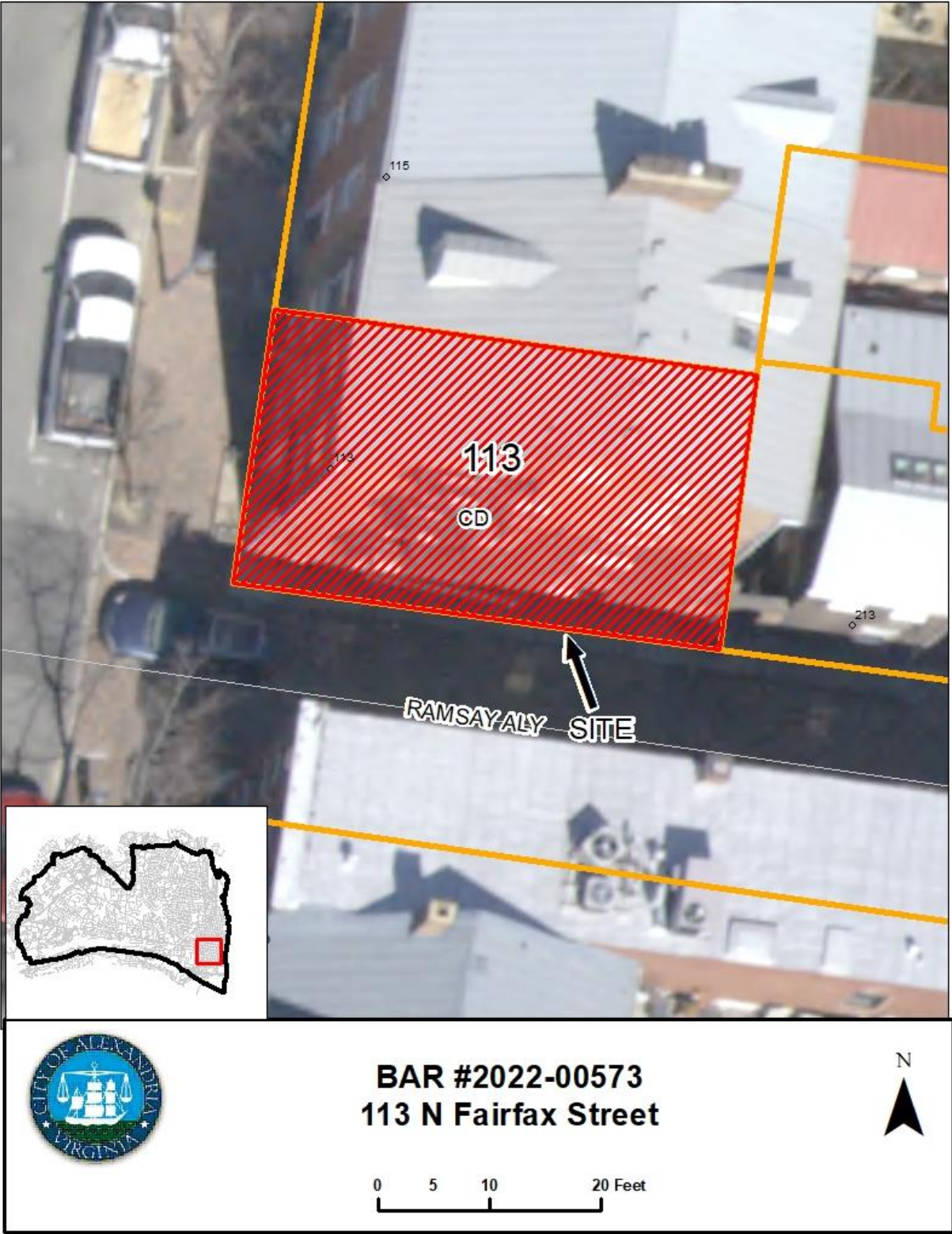
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**STAFF RECOMMENDATION**

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

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (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](mailto: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.



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

The applicant requests a Certificate of Appropriateness to add an awning over a rear/east entrance, at 113 North Fairfax Street.

### **Site context**

The alley to the south, adjacent to the subject property, is Ramsay Alley and therefore public. That said, the proposed awning will be minimally visible from the right-of-way.

## **II. HISTORY**

According to Ethelyn Cox's *Historic Alexandria Virginia Street by Street*, Guy Atkinson constructed 113 and 115 North Fairfax Street between **1796 and 1797**. One of these houses served as artist studios at various times for Charles Fevret de Saint-Memin, William Birch, and Cephas Thompson. However, Ms. Cox does not specify which building housed these studios. The 113 North Fairfax three-and-a-half story, three bay, brick dwelling does not appear to have changed much over time, although staff cannot be certain of alterations between the 1797 construction date and the 1885 Sanborn Fire Insurance Map.

For most of its history, 113 North Fairfax served commercial purposes. The 1885 Sanborn Map depicts a three-story, wood-shake roofed, brick structure housing a tailor. Like today, a two-story brick dependency stands to the east, behind the main building. Subsequent Sanborns from 1891 – 1921 show the building mostly unchanged, with assorted commercial tenants. Interestingly, the 1902 map includes an olive-green rectangle on the building, which indicates fire resistive construction in addition to the brick walls. Beginning with the 1907 map, the building is categorized as three-and-a-half story instead of only three-story.

The City issued permit #764 in 1930 to install a new slate roof. In 1961, permit #17341 was issued to cover the existing roofing of the office building with asbestos shingles and replace windows where needed. In the 1940s, the City approved the construction of four new wood steps at the back door. At that time, the building housed offices and three families.

### ***Previous BAR Approvals***

The BAR approved replacing windows on the alley/south elevation and a railing on the doorway on June 17, 1981.

More recently, staff administratively approved BAR2012-00299 to replace an existing non-historic window on a front dormer and to install five new windows on the side and rear elevations.

## **III. ANALYSIS**

As the homeowner discusses in his background notes on the project, the proposed awning will shelter the entrance at the rear/east elevation of the building, which serves as the residential entrance. The main entrance on North Fairfax Street provides entry to The Antique Guild, the first-floor occupant. The upper floors are residential.

According to the *Design Guidelines*, “Shed or sloped awnings are more appropriate than other awnings forms in the historic districts,” and “Awnings should not overwhelm or obstruct the architecture and decorative features of historic buildings.” The applicant proposes an unobtrusive sloped awning with painted wood supports and metal roofing for the rear/east residential entrance to the building. See Figure 1. The wood support for the awning mirrors the material used for the existing steps and door surround trim. The metal roofing will be the same color as the roofing material on the main building at 113 North Fairfax Street and its rear dependency at 213 Ramsay Alley. This will in no way detract from the historic building. As noted above, the proposed awning will be minimally visible from the alley. See Figures 2 & 3.



**Figure 1: Example of proposed awning, approved for 228 S. West (BAR2019-00095)**



**Figure 2: Residential entry door on east elevation**



**Figure 3: Entry arch along alley, entry door to left**

In his background notes, the homeowner insightfully points out that the awning can easily be removed in the future, the design does not copy architectural features of the historic structure, but is respectful, and the materials are appropriate for a rear entrance off an alley. The proposed awning will also serve an important purpose by protecting individuals entering the building and protecting the wood stairs and door surround from deterioration.

Staff therefore recommends approval of the project, as submitted.

**STAFF**

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**III. CITY DEPARTMENT COMMENTS**

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

**Zoning**

C-1 Proposed awning over rear door will comply with zoning.

**Code Administration**

F-1 Code has no comment.

**Transportation and Environmental Services**

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-2 If the alley 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**

- F-1 No archaeological oversight is required for this project.

**V. ATTACHMENTS**

- 1 – Application Materials*
- 2 – Supplemental Materials*

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: \_\_\_\_\_

- ☐ 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  
☐ doors  
☐ lighting  
☐ other \_\_\_\_\_

☐ fence, gate or garden wall  
☐ windows  
☐ pergola/trellis

☐ HVAC equipment  
☐ siding  
☐ painting unpainted masonry

☐ shutters  
☐ shed

☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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


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**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.

**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.*

- ☐ <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.

**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 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: Karen ConkeyDate: 12/20/2022

# 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. Talmage Day, Jr.	113 N. Fairfax St.	100%
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 113 North Fairfax 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. Talmage Day, Jr.	113 N. Fairfax St.	100%
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. Karen Conkey	spouse	William Conkey
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.

12/20/2022

Date

Karen Conkey

Printed Name



Signature





## CERTIFICATION OF NOTICE BOARD OF ARCHITECTURAL REVIEW

TO: DIRECTOR OF PLANNING & ZONING  
CITY OF ALEXANDRIA, VIRGINIA

Article XI, Section 11-301(A)(3), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia states:

At least five days prior to the hearing, the applicant shall supply the director of Planning & Zoning with:

- a) a copy of the NOTICE OF PUBLIC HEARING sent;
- b) a copy of the PROPERTY OWNERS LIST; and,
- c) this completed CERTIFICATION OF NOTICE.

The applicant shall use the records and maps maintained by the Department of Real Estate Assessment to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of this section. §11-301(A)(3).

THE UNDERSIGNED HEREBY CERTIFIES that the notice to adjoining property owners (copy attached), as required pursuant to Article XI, §11-301(A) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia, was **sent** to the attached list of property owners concerning the following issue:

DATE MAILED: 12/22/2022

HEARING DATE: 01/18/2023

PROPERTY ADDRESS: 113 North Fairfax St., Alexandria, VA 22314

ISSUE DESCRIPTION: The applicant proposes to add a painted wood awning with pre-finished metal roofing to the rear entry of 113 North Fairfax Street.

Karen Conkey

Print Name

703-589-4550

Telephone

kconkey@conkeyarchitects.com

E-mail address

Signature

12/20/2022

Date

**NOTE:** Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.



## NOTICE OF PUBLIC HEARING BOARD OF ARCHITECTURAL REVIEW

Dear Property Owner:

You are hereby notified of the following public hearing to be held on the issue described below by the Board of Architectural Review:

**BOARD OF ARCHITECTURAL REVIEW MEETING DATE:** 01/18/2023  
7:00 P.M., City Hall  
301 King Street  
City Council Chambers, 2<sup>nd</sup> Floor  
Alexandria, Virginia 22314

**ISSUE DESCRIPTION:** The applicant proposes to add a painted wood awning with pre-finished metal roofing to the rear entry of 113 North Fairfax Street.

**PROPERTY ADDRESS:** 113 North Fairfax Street, Alexandria, VA 22314

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

**TAX ASSESSMENT MAP NUMBER:** 075.01-02-05

As a citizen and party of interest, you are invited to attend these meetings and express your views concerning the above issue. If you have any questions regarding the request, you can reach me at 703-589-4550 and (e-mail optional).

kconkey@conkeyarchitects.com

Sincerely,

Applicant Signature

Karen Conkey

Applicant Printed Name

\*Date Mailed: 12/22/2022

**\*Applicant to mail this notice to adjoining and abutting property owners at least ten but no more than thirty days prior to the hearing.**

**NOTE:** Applicant to return this copy at least five days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.



# PROPERTY OWNER LIST

## BOARD OF ARCHITECTURAL REVIEW

**SUBJECT ADDRESS**

**TAX ASSESSMENT MAP NUMBER**

Adjoining property owner names and addresses can be obtained by visiting the City website at [www.alexandriava.gov](http://www.alexandriava.gov) and following the link to Real Estate Assessments, or by visiting the Office of Real Estate Assessments at City Hall, 301 King Street, Room 2600.

**ADJOINING PROPERTY OWNER  
NAME & MAILING ADDRESS**

**TAX ASSESSMENT  
MAP NUMBER**

<b>Property Address</b>		<div>-</div> <div>-</div>
<b>Owner Name</b>		
<b>Mailing Address</b>		
<b>City, State, Zip</b>		

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<b>City, State, Zip</b>		

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**NOTE:** Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.



- NOTES: 1. FENCES ARE FRAME.  
2. WALLS ARE 0.7' BRICK UNLESS NOTED.

NORTH FAIRFAX STREET

MONUMENT LINE

33.00'

NOT TO SCALE

LOCATION OF  
PROPOSED PTD WD  
AWNING = 11.25 SF

N/F  
115, LLC

PARCEL "A"  
N 09°30'00" E  
25.80'  
3 STORY  
BRICK  
BUILDING  
#113

3 STORY  
BRICK  
BUILDING  
#115

S 79°47'07" E (comp)  
S 79°54'40" E (recd)  
16.82'

2 STORY  
BRICK & FRAME  
BUILDING  
#211

PARCEL "C"

S 09°30'00" W  
4.10'

BRICK WALK

OFF 4.1'

OFF 4.4'

OFF 5.2'

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113 North Fairfax Street, Alexandria, VA 22314			BAR SUBMISSION
PHOTO OF EXISTING REAR ENTRY ALONG RAMSEY ALLEY			ASK 1.1A
CLIENT:		COPYRIGHT ©	
Talmage Day, Jr.		ARCHITECT:	
113 North Fairfax Street		405 south washington street	
Alexandria, VA 22314		alexandria, va 22314	
		703 . 589 . 4550	
		info@conkeyarchitects.com	
	20 DECEMBER 2022	Conkey   architects	



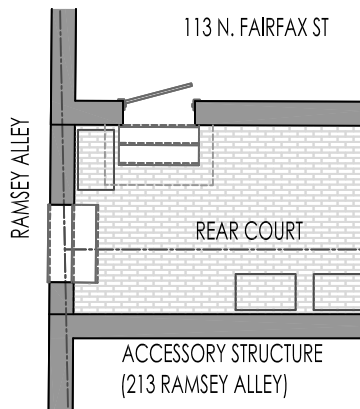


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PHOTO OF EXISTING REAR ENTRY		
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		703 . 589 . 4550
		info@conkeyarchitects.com
		<b>Conkey   architects</b>

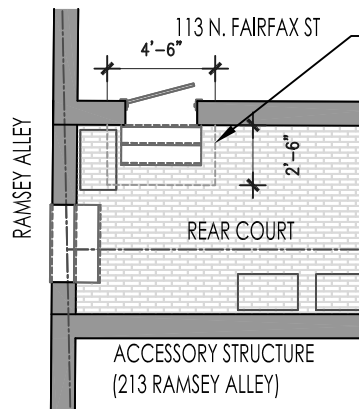
BAR SUBMISSION

**ASK**

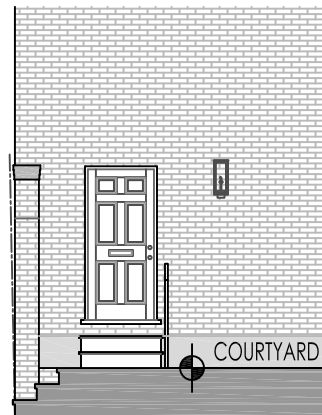
**1.1B**



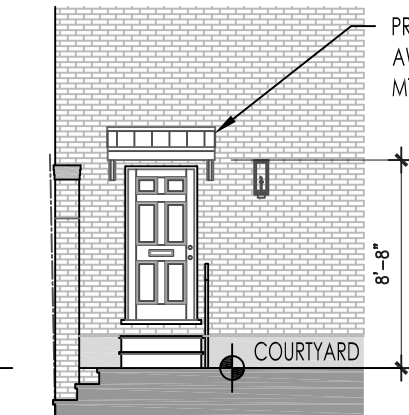
① PARTIAL EXISTING PLAN



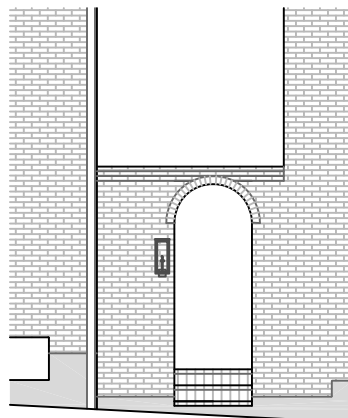
② PARTIAL PROPOSED PLAN



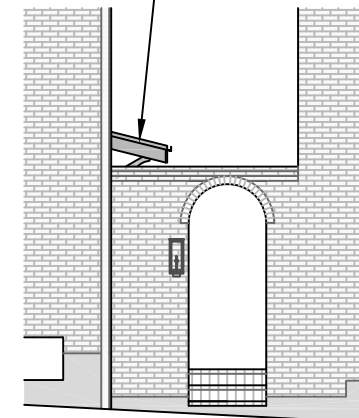
③ PARTIAL EXISTING EAST FACADE  
113 N. FAIRFAX



④ PARTIAL PROPOSED EAST FACADE  
113 N. FAIRFAX



⑤ PARTIAL EXISTING SOUTH FACADE  
113 N. FAIRFAX

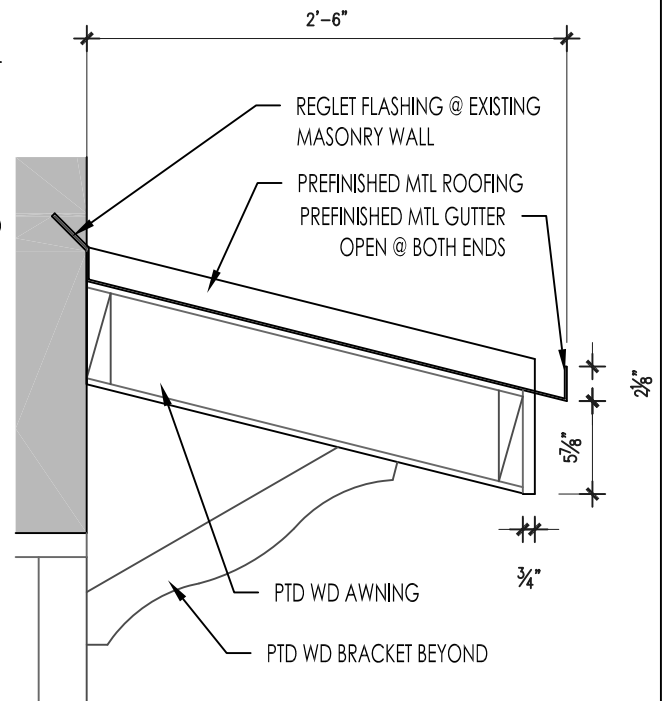


⑥ PARTIAL PROPOSED SOUTH FACADE  
113 N. FAIRFAX

PROPOSED PTD WD  
AWNING W/ PRE-FINISHED  
MTL ROOFING ABOVE

PROPOSED PTD WD  
AWNING W/ PRE-FINISHED  
MTL ROOFING

PROPOSED PTD WD  
AWNING W/ PRE-FINISHED  
MTL ROOFING BEYOND



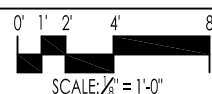
⑦ DETAIL OF PROPOSED AWNING  
SCALE : 1" = 1'-0"

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# 113 North Fairfax Street, Alexandria, VA 22314

EXISTING AND PROPOSED PLANS AND ELEVATIONS

CLIENT:  
**Talmage Day, Jr.**  
113 North Fairfax Street  
Alexandria, VA 22314



19 DECEMBER 2022

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alexandria, va 22314  
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BAR SUBMISSION

**ASK  
3.1**

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MONUMENT LINE

33.00'

115. LLC  
WVF

PARCEL "A"

43.72

S 79°47'07" E (comp)  
S 79°54'40" E (recd)  
| 16.82' 2 STO

2 STORY  
BRICK & FRAME  
BUILDING  
#211

OFF 4.0  
ICK WALK

ONLINE

14.3'

1. 1/2 STORY

1 1/2 STORY  
FRAME

### ADDITION

---

3 STORY

2 STORY  
BRICK

DWELLING  
#213

444

14.1°

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(RECORDED)

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113 North Fairfax Street  
Rear Awning Project

Background and Concept

Tal Day  
November 2022

*Background Note:* For years, we have been looking for an aesthetically appropriate means to provide more shelter for the steps and door furnishing entry from the rear to the residential space on floor levels 2-4 of our building at 113 N Fairfax Street. Entry to The Antique Guild is through the front entry facing North Fairfax Street just north of Ramsay Alley. That entry is in the Federal style of this 1795 building.

Entry to the residential space on the floors above is through a brick arch facing Ramsay Alley. Just inside the arch to the left is a yellow door with surrounding trim and three wooden steps painted dark red. A simple, separately anchored metal railing is to the right of the steps.

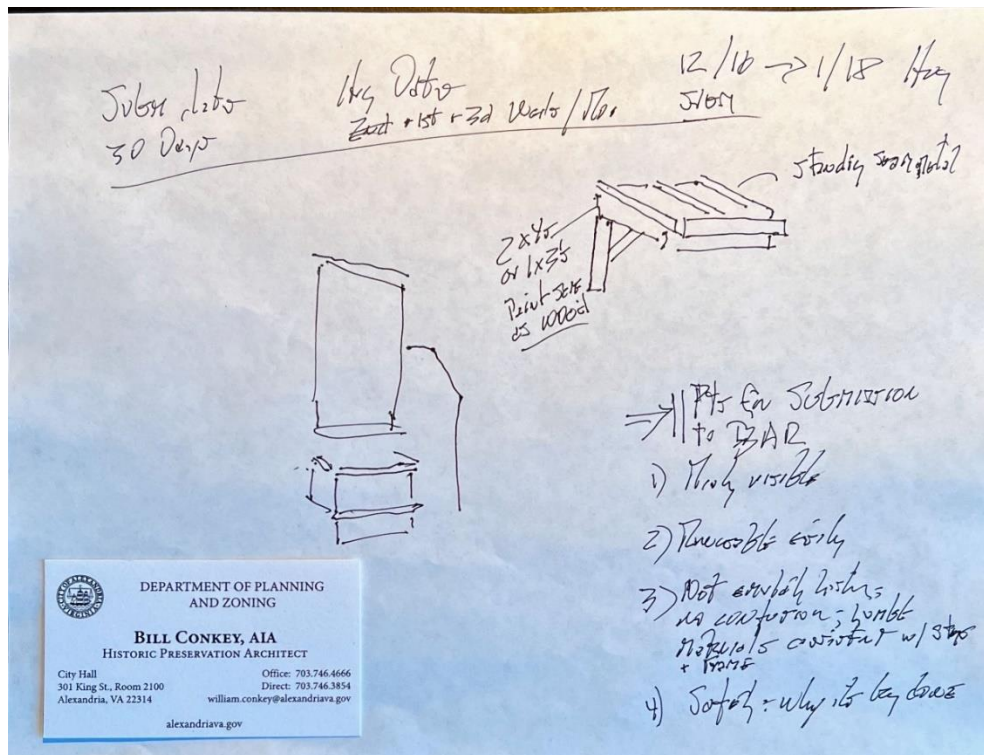


Rear Entry to 113 N Fairfax Street:  
View from Ramsay Alley

The idea for the standing seam metal awning proposed was stimulated by an awning that came to our attention when we attended the presentation of a historic preservation award for a 1740 home in Fredericksburg with 1790 and 2020 additions. As is proposed here, the 2020 addition (including its standing seam metal awning over its rear entry door) was respectful without seeking to copy exactly the architectural features of the 1740 structure and its 1790 addition.



A rough sketch of the idea is set out below:



Through a preliminary conversation with Bill Conkey, the Alexandria BAR's staff architect, I have confirmed that the proposed awning will require BAR review because it is visible from Ramsay Alley. Points that would likely be made in a staff recommendation for approval would be the following:

- The awning will be minimally visible from Ramsay Alley.
- The construction is easily reversible.
- The design does not copy architectural features of the historic structure, but is respectful. The wood support structure for the awning is consistent with materials used for the steps and door surround trim. The standing seam metal proposed will be the same color as the roofing material on 113 North Fairfax Street and its dependency (213 Ramsay Alley)
- The humble materials proposed are appropriate for the physical location of the awning, at the rear of the building and off a working alley.

While not pertinent to any review by the BAR, it is worth noting that there is a good reason why we are interested in the project. The awning will have a clearly evident function: to provide safer entry to the residential space in the building, especially under icy conditions. There is nothing in the proposed design to prompt a perception of the awning as a non-functional decorative flourish. It also should not distract from the simple appeal of the modest curtilage off Ramsay Alley where the door is located.