

ADDRESS OF PROJECT: 401 - 415 Wolfe Street, Alexandria, Virginia 22314TAX MAP AND PARCEL: 074.04 - 05 - 18, 19 & 20 ZONING: RMAPPLICATION 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: Gregory W. and Candy C. FazakerleyAddress: 2597 Halfway RoadCity: The Plains State: VA Zip: 20198Phone: 202.669.1212 E-mail: gwfazakerley@icloud.comAuthorized Agent *(if applicable)*: ☒ Attorney ☐ Architect ☐ \_\_\_\_\_Name: Duncan W. Blair, Esq. Phone: 703.836.1000E-mail: dblair@landcarroll.com

Legal Property Owner:

Name: See Attached

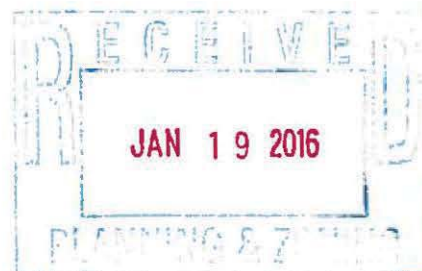
Address: \_\_\_\_\_

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.*
- |                                      |   |   |                                   |
|--------------------------------------|---|---|-----------------------------------|
| <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).*

Application to construct a new residence on the property known as 401 through 413 Wolfe Street, which was previously a part of the property owned and used by the owner of 415 Wolfe Street. The purchase of the subject property requires a new interior brick property line wall to be constructed, and that a non-historic covered walkway be partially removed from the existing 415 Wolfe Street house to the dependency now located on the subject property for the new residence. In addition, non-historic garden walls will need to be either demolished, partially demolished, (some cases temporarily), and also gates reconfigured appropriately. This application encompasses a Permit to Demolish and Certificate of Appropriateness, organized in to two parts: 1) Garden walls, covered walkways, and gates; 2) the New Residence at 401 Wolfe Street.

**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.*

- ☐ <sup>N/A</sup> ☒ 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.

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: Duncan W. Blair, Esq.

Date: January 19, 2016



**BAR – OHAD Application**

**401 – 415 Wolfe Street; Fazakerley**

**January 19, 2016**

**LEGAL PROPERTY OWNER INFORMATION**

**401 – 403 Wolfe Street**

Gregory W. Fazakerley, Trustee of the Gregory W. Fazakerley Revocable Trust (50%)

2597 Halfway Road

The Plains, VA 20198

[gwfazakerley@icloud.com](mailto:gwfazakerley@icloud.com)

202.669.1212

Candy C. Fazakerley, Trustee of the Candy C. Fazakerley Revocable Trust (50%)

2597 Halfway Road

The Plains, VA 20198

[ccfazakerley@icloud.com](mailto:ccfazakerley@icloud.com)

202.744.8165

**415 Wolfe Street**

Douglas Turner

Grace Marie Turner

415 Wolfe Street

Alexandria, VA 22314

[gracemarie@galen.org](mailto:gracemarie@galen.org)

703.402.2884

# 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 ten 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. Gregory W. Fazakerley	2597 Halfway Rd., The Plains, VA 20198	50%
2. Candy C. Fazakerley	2597 Halfway Rd., The Plains, VA 20198	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 401 - 403 Wolfe Street, Alexandria, VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Gregory W. Fazakerley, Trustee of the Gregory W. Fazakerley Revocable Trust	See #1	50%
2. Candy C. Fazakerley, Trustee of the Candy C. Fazakerley Revocable Trust	See #1	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. Gregory W. Fazakerley, Trustee of the Gregory W. Fazakerley Revocable Trust	None	BAR - OHAD
2. Candy C. Fazakerley, Trustee of the Candy C. Fazakerley Revocable Trust	None	BAR - OHAD
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.

January 19, 2016

Duncan W. Blair, Esq. (agent)

Date

Printed Name

Signature



## 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 ten 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 415 Wolfe Street, Alexandria, VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Grace-Marie Turner	415 Wolfe St., Alexandria, VA	100%
2. Douglas Turner	415 Wolfe St., Alexandria, VA	100%
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. Grace-Marie Turner	None	OHAD-BAR
2. Douglas Turner	None	OHAD-BAR
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.

1-15-16  
Date

Grace-Marie Turner also for Douglas Turner  
Printed Name

*Grace Marie Turner and for Douglas Turner, his attorney in fact*  
Signature

SUP # \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 415 Wolfe Street, Alexandria, Virginia 22314, I hereby  
(Property Address) file Board of Architectural Review  
grant the applicant authorization to (BAR) applications for 415 Wolfe St. for use as  
(use)  
described in this application.

Name: Grace-Marie Turner also for Douglas Turner

Phone 703 402-2884(C)

Please Print

Address: 415 Wolfe St Alex VA

Email: gracemarie@galen.org

Signature: Grace Marie Turner

Date: Jan 15, 2016

and for Douglas Turner, his ATTY in fact





Revised Materials  
BAR2016-00016/00017  
401-415 Wolfe St.  
2/3/2016

## DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address 401-415 Wolfe Street

Zone RM zone (Sec. 3-1100)

A2. 10,131 SF x 1.50 = 15,196.5 SF  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	667	Stairways**	0
Second Floor	388	Mechanical**	0
Third Floor	0	Other**	0
Porches/ Other	0	Total Exclusions	0
<b>Total Gross *</b>	<b>1,055</b>		

B1. Existing Gross Floor Area \*  
1,055 Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
0 Sq. Ft.

B3. Existing Floor Area minus Exclusions  
1,055 Sq. Ft.  
(subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	2,012	Basement**	1,984 [Ref.Sec.2-145(B)]
First Floor	2,653	Stairways**	0
Second Floor	1,784	Mechanical**	84-elevator[ref.2-145(B)]
Third Floor	0,211 - [attic square footage]	Other**	0
Porches/ Other	0,157 [porches only]	Total Exclusions	2,068
<b>Total Gross *</b>	<b>6,817</b>		

C1. Proposed Gross Floor Area \*  
6,817 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
2,068 Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
4,749 Sq. Ft.  
(subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 5,804 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 15,196 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the zoning ordinance (Section2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

### F. Open Space Calculations

Existing Open Space	77.2% or 7,823
Required Open Space	Min. Req. 35% or 3,546
Proposed Open Space	45.3% or 4,584

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

Signature: [Signature]

Date: 1/29/16



**FRANCK & LOHSEN**  
ARCHITECTS

APPLICATION MATERIALS  
BAR2016-00016/00017  
401-415 Wolfe St.  
1/19/2016

401-415 Wolfe Street  
Specified Materials List

Brick

Main House:	Belden Brick Mod Belcrest 560 A
Garage/Hyphen:	Redland Brick #463 Old Mystic
Interior property line wall:	Belden Brick Mod Belcrest 760 A
Royal Street wall:	Wall to be demolished, brick saved and re-used

*Mortar to be determined.*

Roofing

Slate:	Buckingham Slate
Metal:	Revere "Freedom Gray" zinc coated copper

Windows

Wood; Simulated divided lite with spacer bar; painted

Doors

Wood; Simulated divided lite with spacer bar; painted

Fencing

Metal

Lighting

Garden Entry:	French Quarter Light on Gooseneck by Bevolo
Entry Gate:	French Quarter Light on Column Mount by Bevolo
Entry above Porch Ceiling:	Ceiling Light by Bevolo
Garage:	French Quarter Light on Yoke by Bevolo

Paint Colors (Initial Selections)

Front Door:	Farrow & Ball "Stiff Key Blue"
Cornice, Exterior Trim:	Benjamin Moore "White Dove"
Shutters:	Benjamin Moore "Ebony King"



CONSTRUCTION OF A NEW DWELLING AT 401 THRU 415 WOLFE STREET

APPLICATION MATERIALS  
BAR2016-00016/00017  
401-415 Wolfe St.  
1/19/2016

This application is for a new residence to be constructed on the property known as 401 thru 413 Wolfe Street, which was previously a part of the property owned and used by the owner of 415 Wolfe Street.

The purchase of the subject property requires a new interior brick property line wall to be constructed, and that a non-historic covered walkway be partially removed from the existing 415 Wolfe Street house to the dependency now located on the subject property for the new residence. In addition, non-historic garden walls will need to be either demolished, partially demolished, (some cases temporarily), and also gates reconfigured appropriately.

This application to the Board encompasses a Permit to Demolish and Certificate of Appropriateness, and is organized in the following two parts:

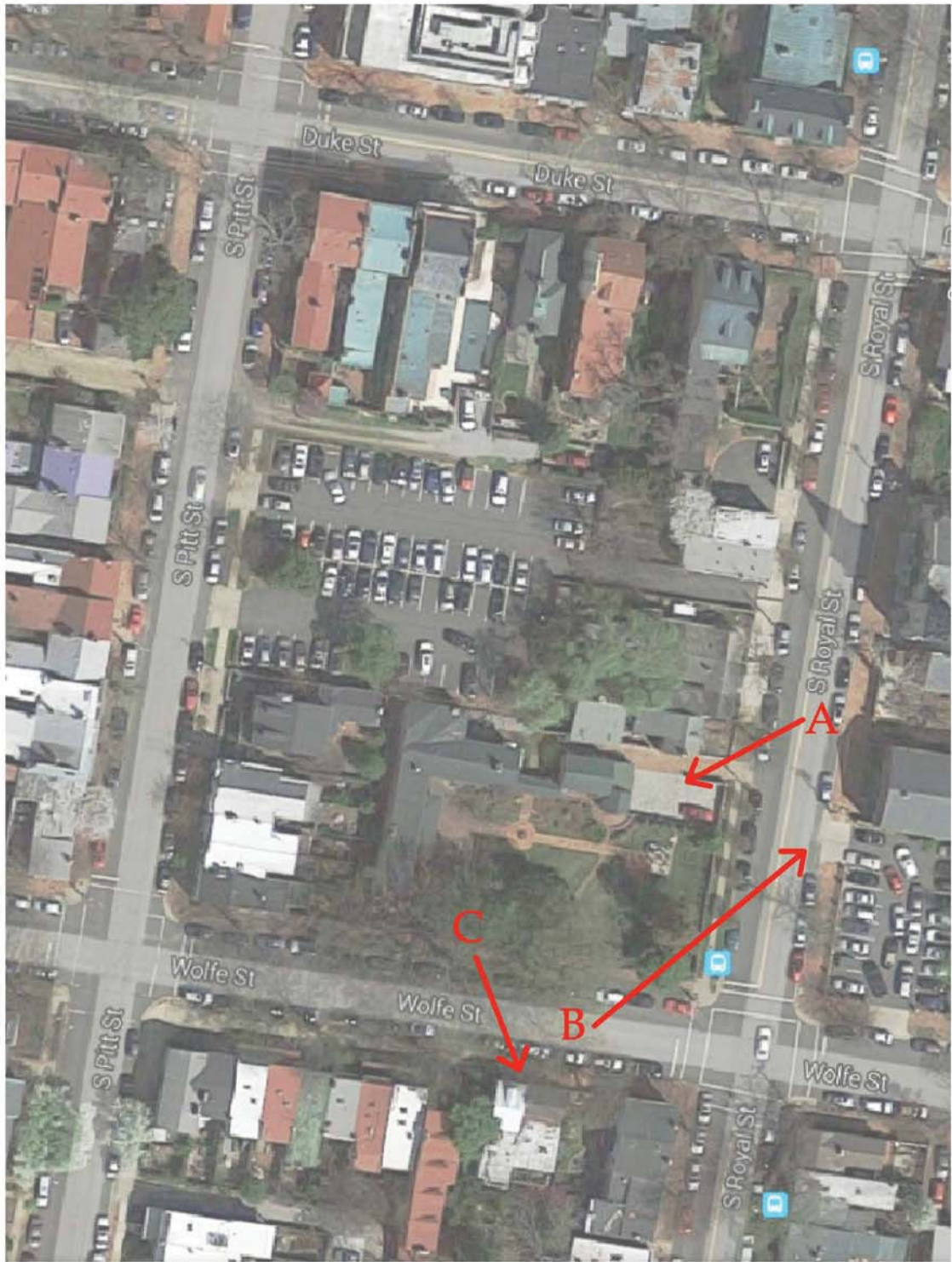
PART ONE: Garden walls, covered walkway, and gates

- EXHIBIT A: Temporary removal of South Royal Street wall to allow for construction access; Wall will be reconfigured as shown in the new construction drawings
- EXHIBIT B: Permanent removal of a portion of the South Royal Street wall, the alley wall, and the wall seprating the parking area from the garden
- EXHIBIT C: Temporary removal of the alley gate and wall/piers to reconfigure the shared alley access
- EXHIBIT D: Partial removal of the non-historic covered walkway and its repair to allow for separation of the properties

PART TWO: The New Residence at 401 Wolfe Street

- Plans and elevations depicting the construction of a new single family dwelling
- The reconstruction of the Royal Street garden wall using the original brick and incorporating an iron fence design
- Detail of garden elevation
- Alteration of the carriage house roof from the existing metal to zinc coated copper
- Construction of a new masonry garden wall on the interior of the site to separate the properties.





A



B



C



Context Photos

Permit to Demolish & Certificate of Appropriateness  
401-415 Wolfe Street  
OLD TOWN ALEXANDRIA, VIRGINIA

Sheet: Photos 1  
Drawing Scale:  
Date Issued: January 19, 2016





Context Photos

Permit to Demolish & Certificate of Appropriateness  
 401-415 Wolfe Street  
 OLD TOWN ALEXANDRIA, VIRGINIA

  
**FRANCK & LOHSEN**  
 ARCHITECTS  
 2233 WISCONSIN AVE NW  
 SUITE 212~ WASHINGTON DC 20036  
 Telephone (202) 223-9449 ~ Facsimile (202) 223-9484

Sheet: Photos 2  
 Drawing Scale:  
 Date Issued: January 19, 2016



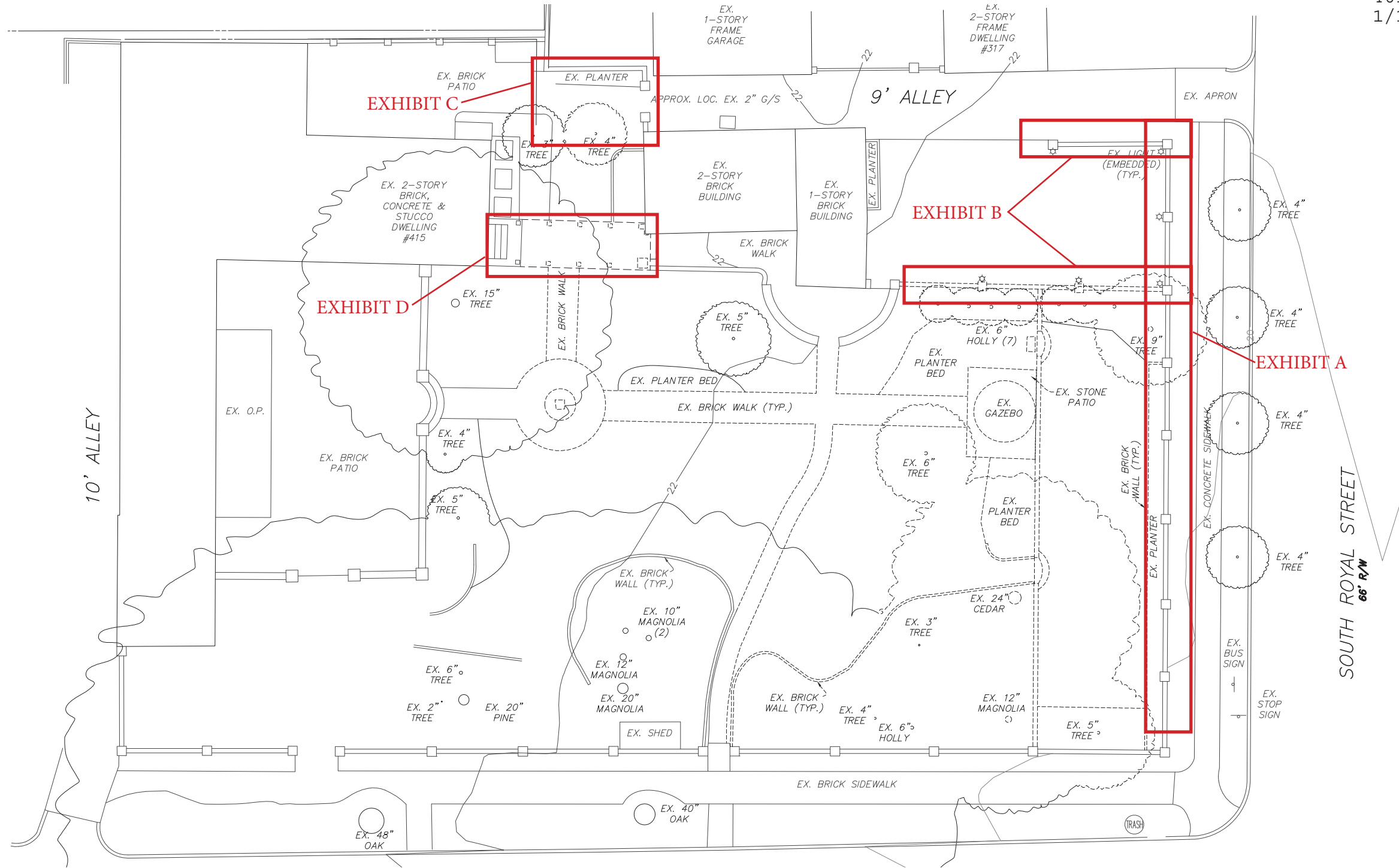


Exhibit Overview: Existing Condition Site Plan

Permit to Demolish  
401-415 Wolfe Street  
OLD TOWN ALEXANDRIA, VIRGINIA

Sheet:  
Drawing Scale:  
Date Issued: January 19, 2016



The existing wall along South Royal Street will be temporarily removed in order to provide access to the construction site. The new wall on South Royal Street will be reconfigured per the new construction drawings on the following page.

APPLICATION MATERIALS  
BAR2016-00016/00017  
401-415 Wolfe St.  
1/19/2016



Portion of wall to be demolished

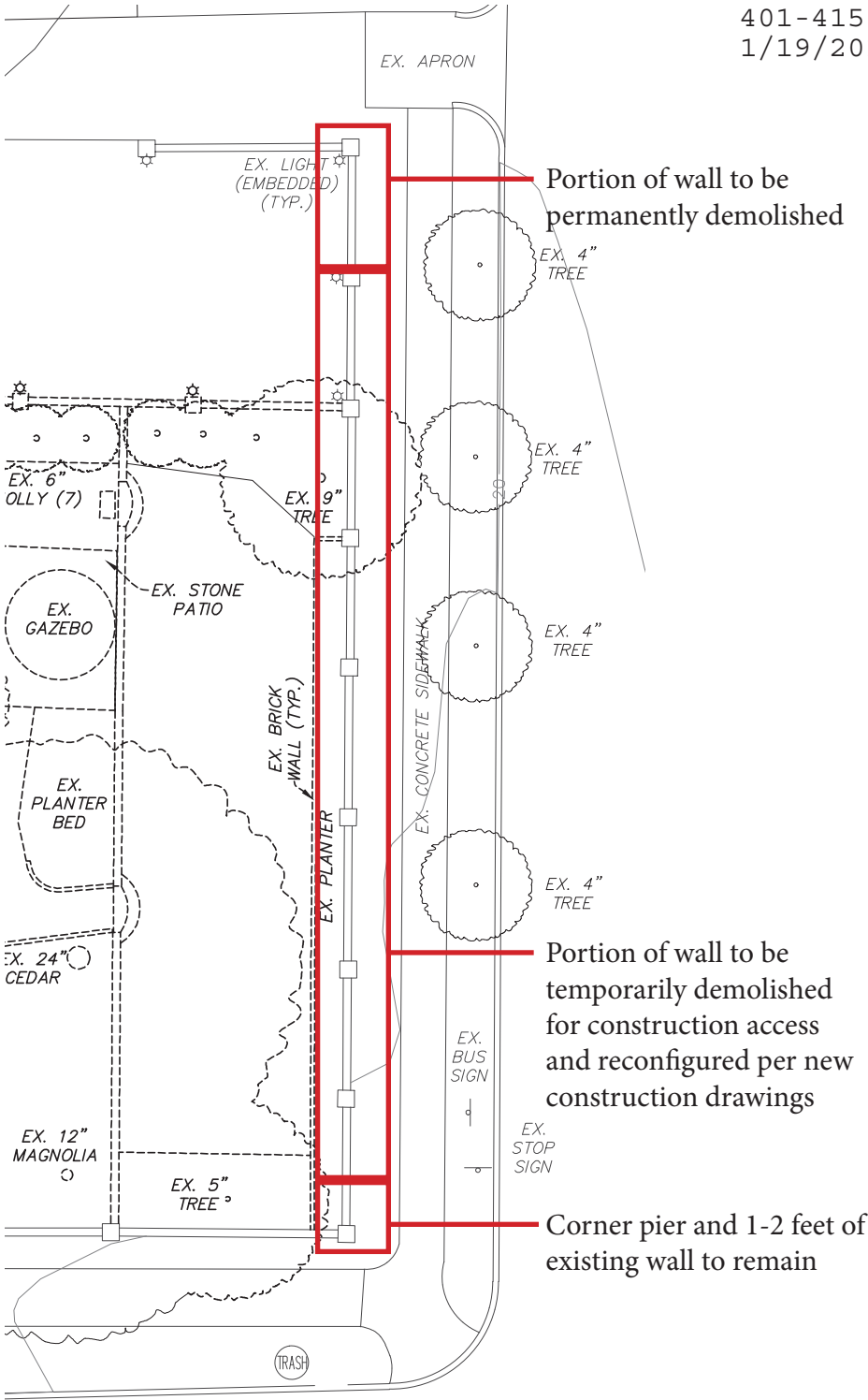


Exhibit A: Temporary Removal of South Royal Street Wall

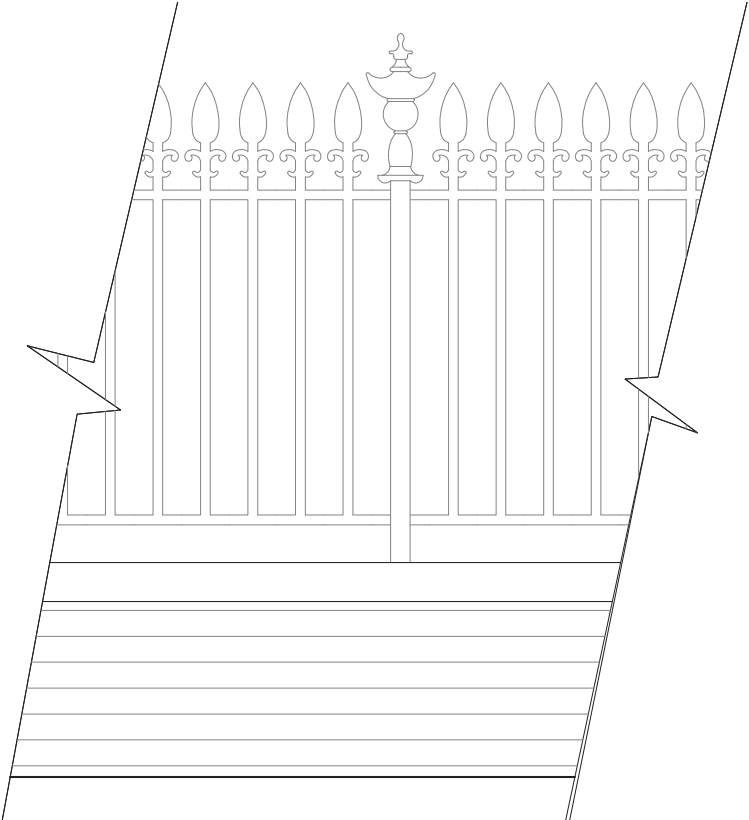
Permit to Demolish  
401-415 Wolfe Street  
OLD TOWN ALEXANDRIA, VIRGINIA

Sheet: Exhibit A-1  
Drawing Scale:  
Date Issued: January 19, 2016

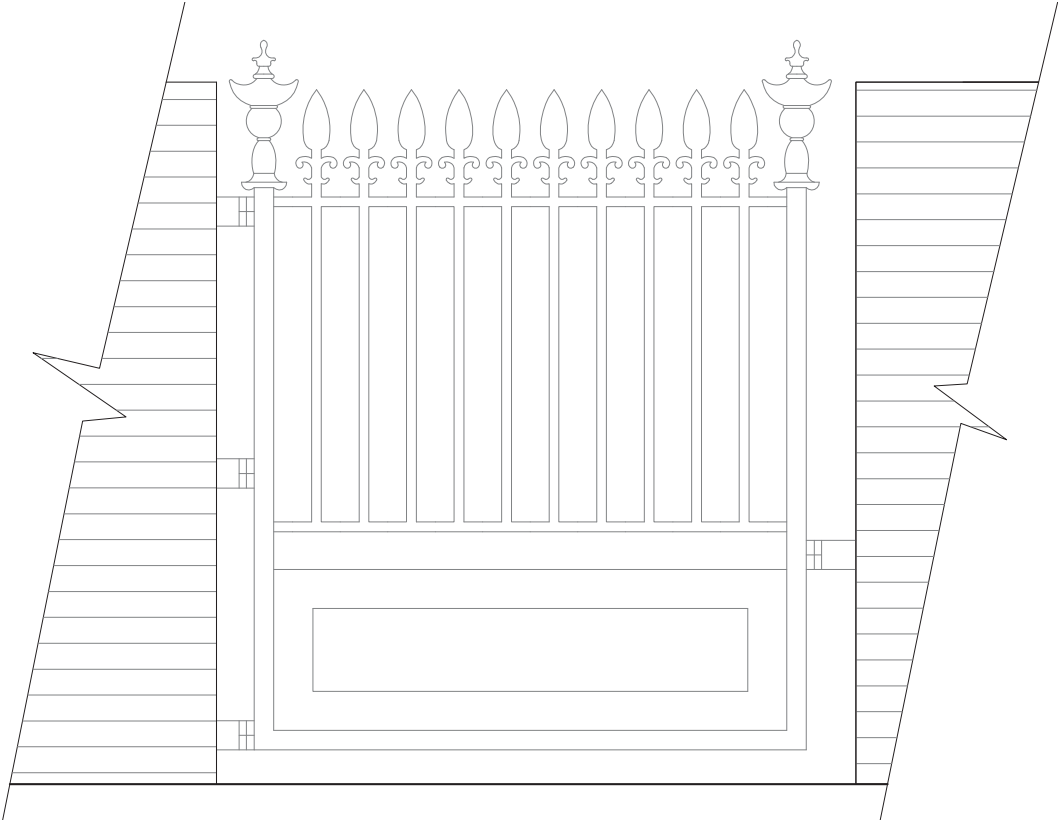
A new wall along South Royal Street will be constructed out of the original brick and new iron work will be incorporated to provide visual relief along the street.



SOUTH ROYAL STREET ELEVATION



IRONWORK DETAIL



GATE IRONWORK DETAIL

APPLICATION MATERIALS  
BAR2016-00016/00017  
401-415 Wolfe St.  
1/19/2016



FRANCK & LOHSEN  
ARCHITECTS

2233 Wisconsin Ave NW  
Suite 212 ~ WASHINGTON DC 20007  
Telephone (202) 223-9449 ~ Facsimile (202) 223-9484

Exhibit A: Temporary Removal of South Royal Street Wall

Permit to Demolish  
401-415 Wolfe Street  
OLD TOWN ALEXANDRIA, VIRGINIA

Sheet: Exhibit A-2  
Drawing Scale:  
Date Issued: January 19, 2016

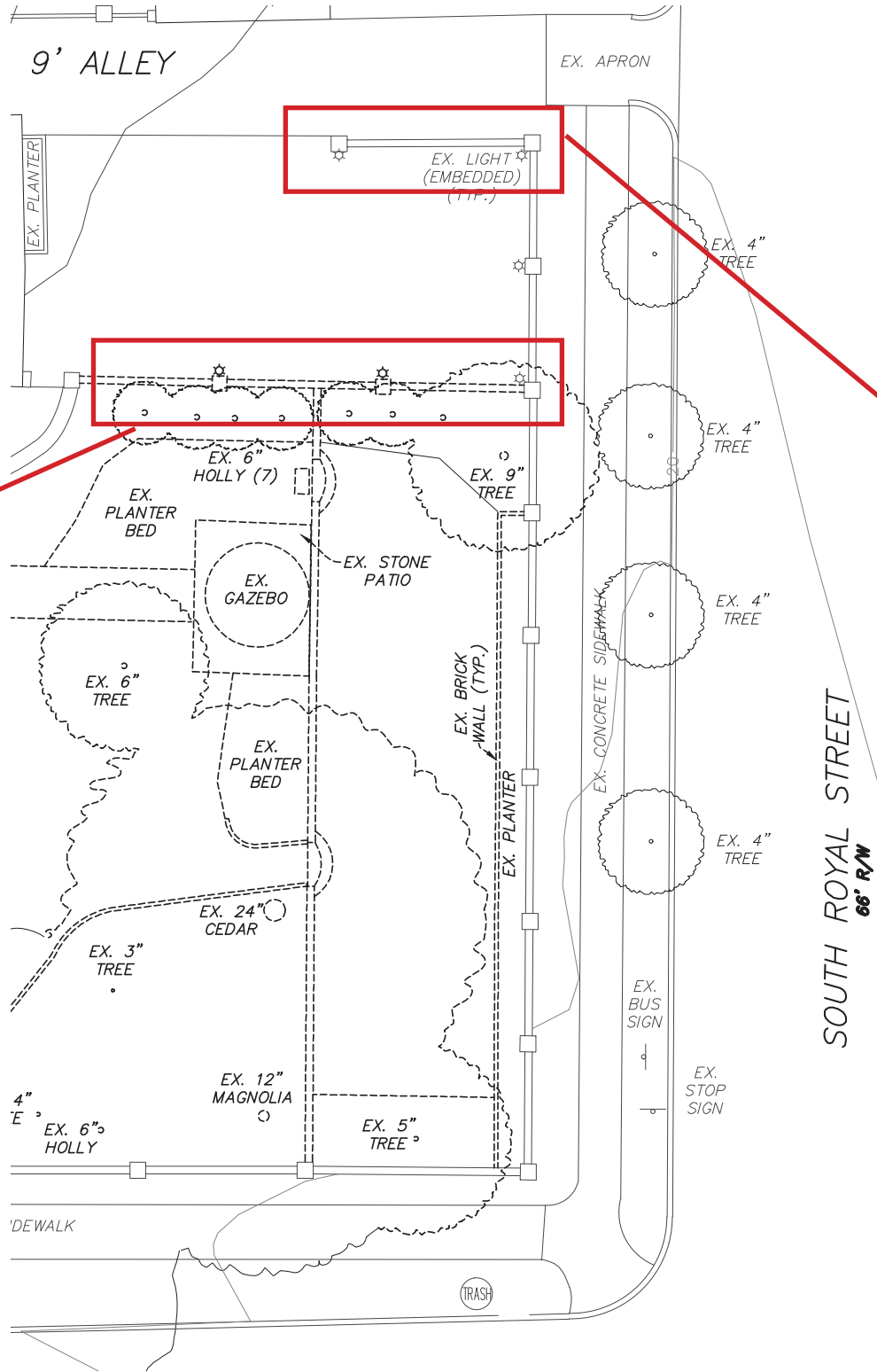


The alley wall and the wall separating the parking spaces and garden will be permanently demolished as indicated below.

APPLICATION MATERIALS  
BAR2016-00016/00017  
401-415 Wolfe St.  
1/19/2016



Existing wall separating parking spaces and garden to be demolished

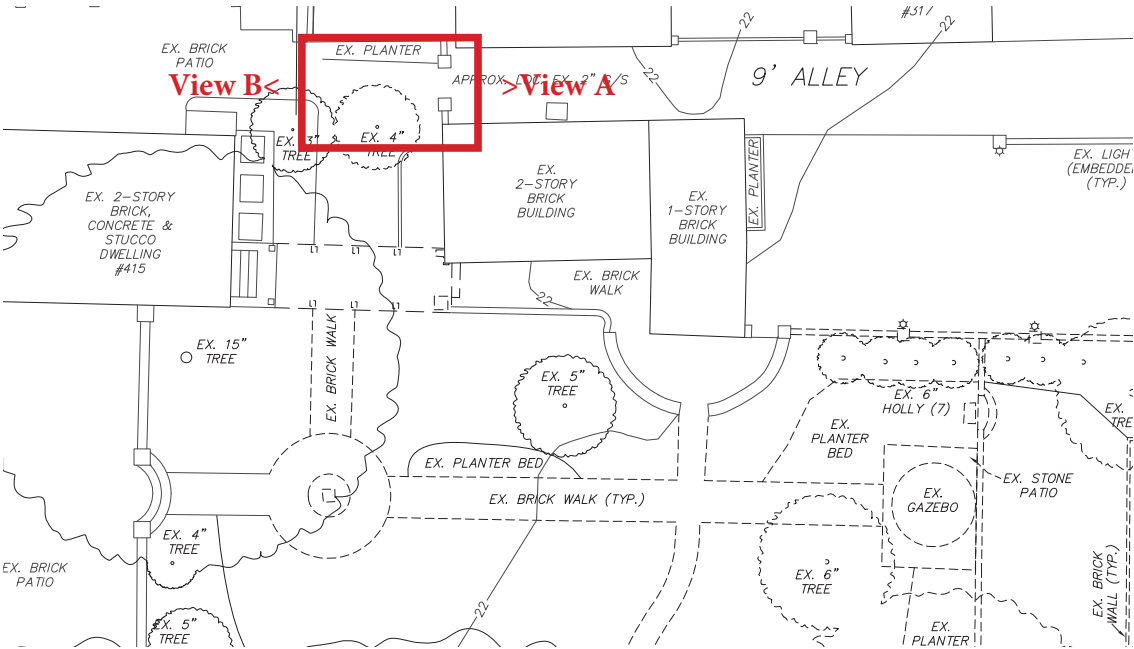


Existing alley wall to be demolished



Temporary removal of the alley gate and wall/piers to accommodate an 8’ wide opening for a double door access gate.

The gate and wall will be replaced in the same location, opening to a small courtyard that will provide access to both properties through two new, separate gates.



VIEW A: FROM ROYAL STREET THROUGH ALLEY TO GATE



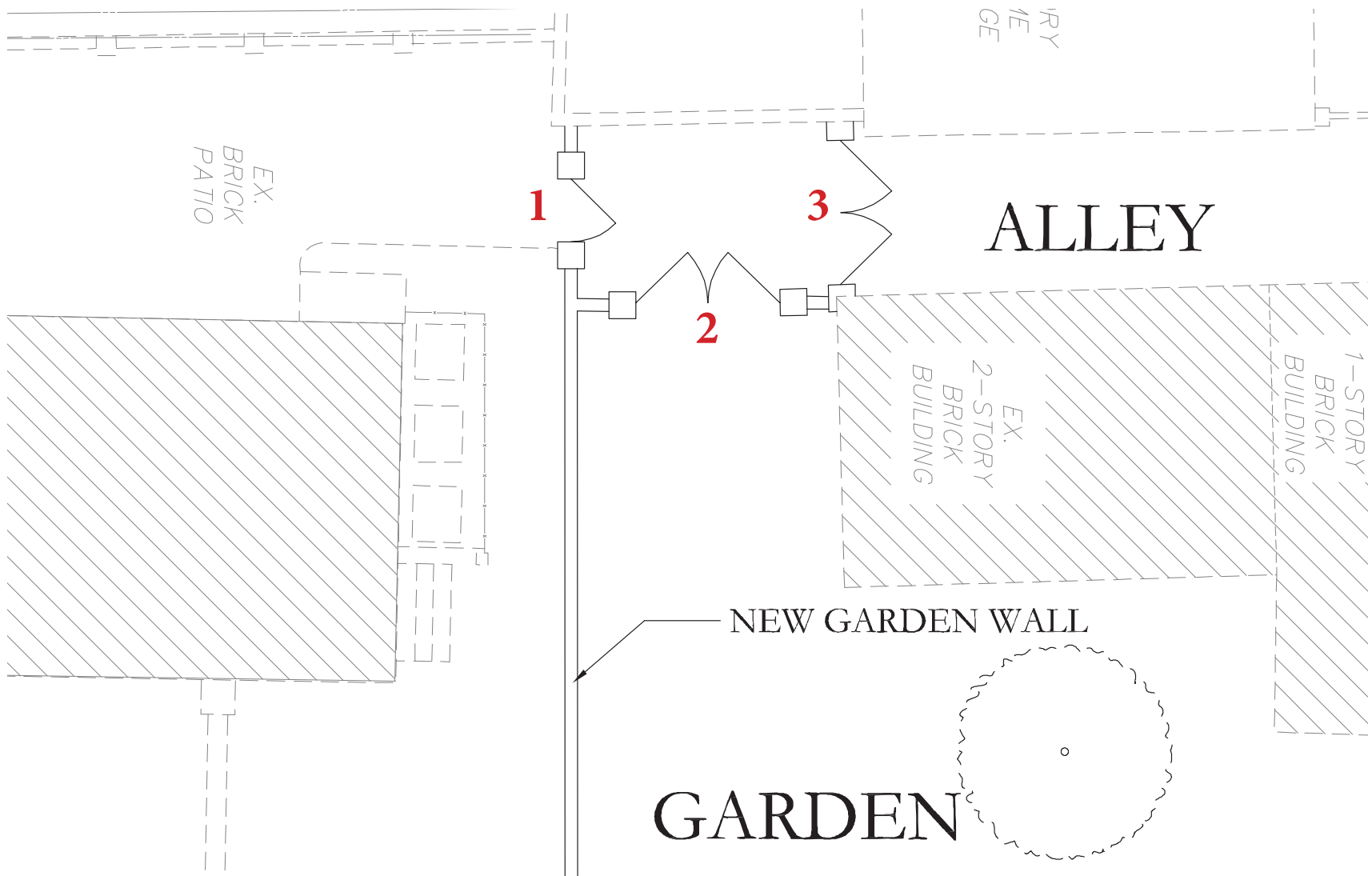
VIEW B: FROM COURTYARD TO GATE AND ALLEY BEYOND



Alley Access:

Opening 1 along new garden wall will have a new, permanent gate and piers, to match existing gate and piers as shown on previous page.

Openings 2 and 3 will have similar piers as opening 1, but the openings will be 8’ wide and have double door gates.



FRANCK & LOHSEN  
ARCHITECTS

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Exhibit C: Gated Access Area

Permit to Demolish  
401-415 Wolfe Street  
OLD TOWN ALEXANDRIA, VIRGINIA

Sheet: Exhibit C-2  
Drawing Scale:  
Date Issued: January 19, 2016

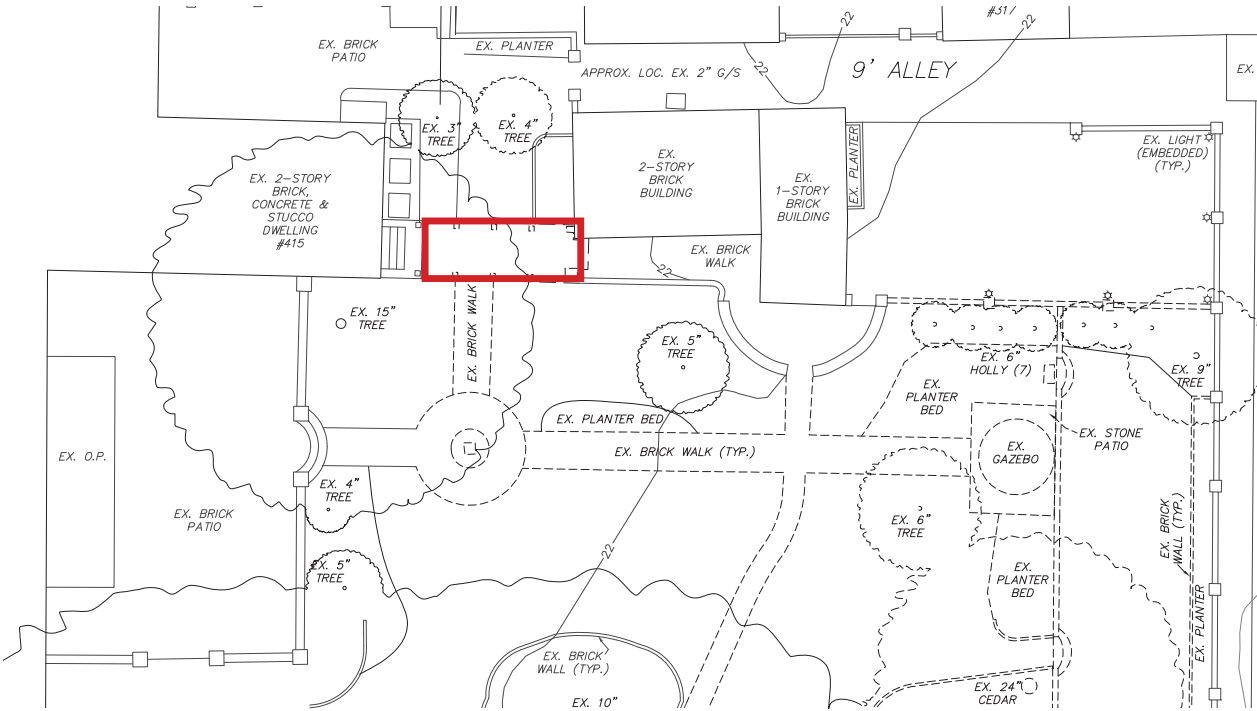
Partial removal of non-historic covered walkway will allow for separation of the properties, the construction of a new garden wall, and provide a canopy over the existing steps on the back of 415 Wolfe. The remaining portion of the canopy over the existing steps will retain the look of the existing structure.



Portion of canopy to be removed



Portion of canopy to remain



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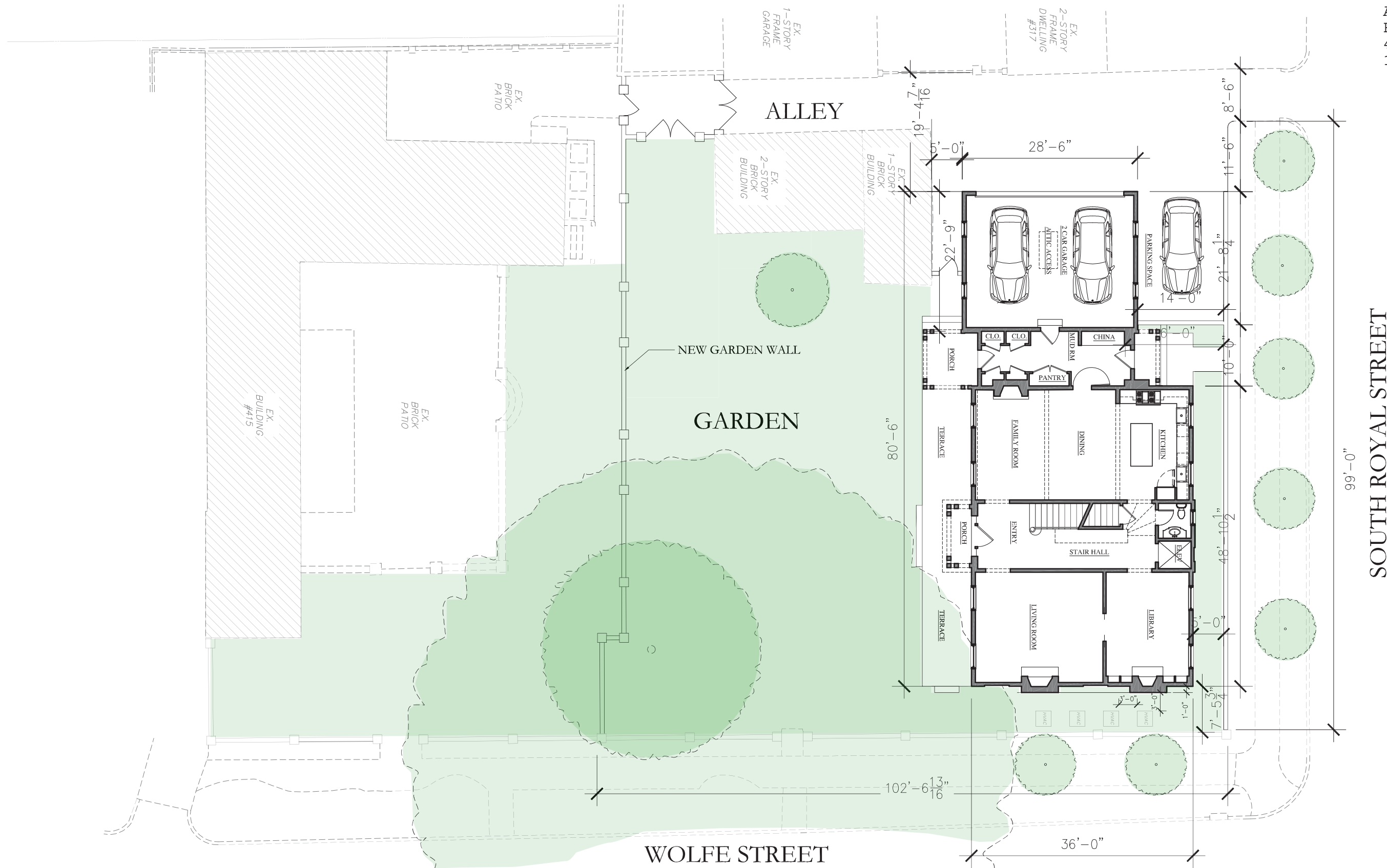
Exhibit D: Partial Removal of Covered Walkway; and Alteration of the Remaining Stairs Canopy

APPLICATION MATERIALS  
BAR2016-00016/00017  
401-415 Wolfe St.  
1/19/2016

Permit to Demolish  
401-415 Wolfe Street  
OLD TOWN ALEXANDRIA, VIRGINIA

Sheet: Exhibit D-1  
Drawing Scale:  
Date Issued: January 19, 2016





SOUTH ROYAL STREET

WOLFE STREET

## Architectural Site Plan

# Certificate of Appropriateness 401-415 Wolfe Street OLD TOWN ALEXANDRIA, VIRGINIA

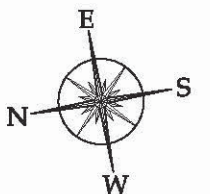
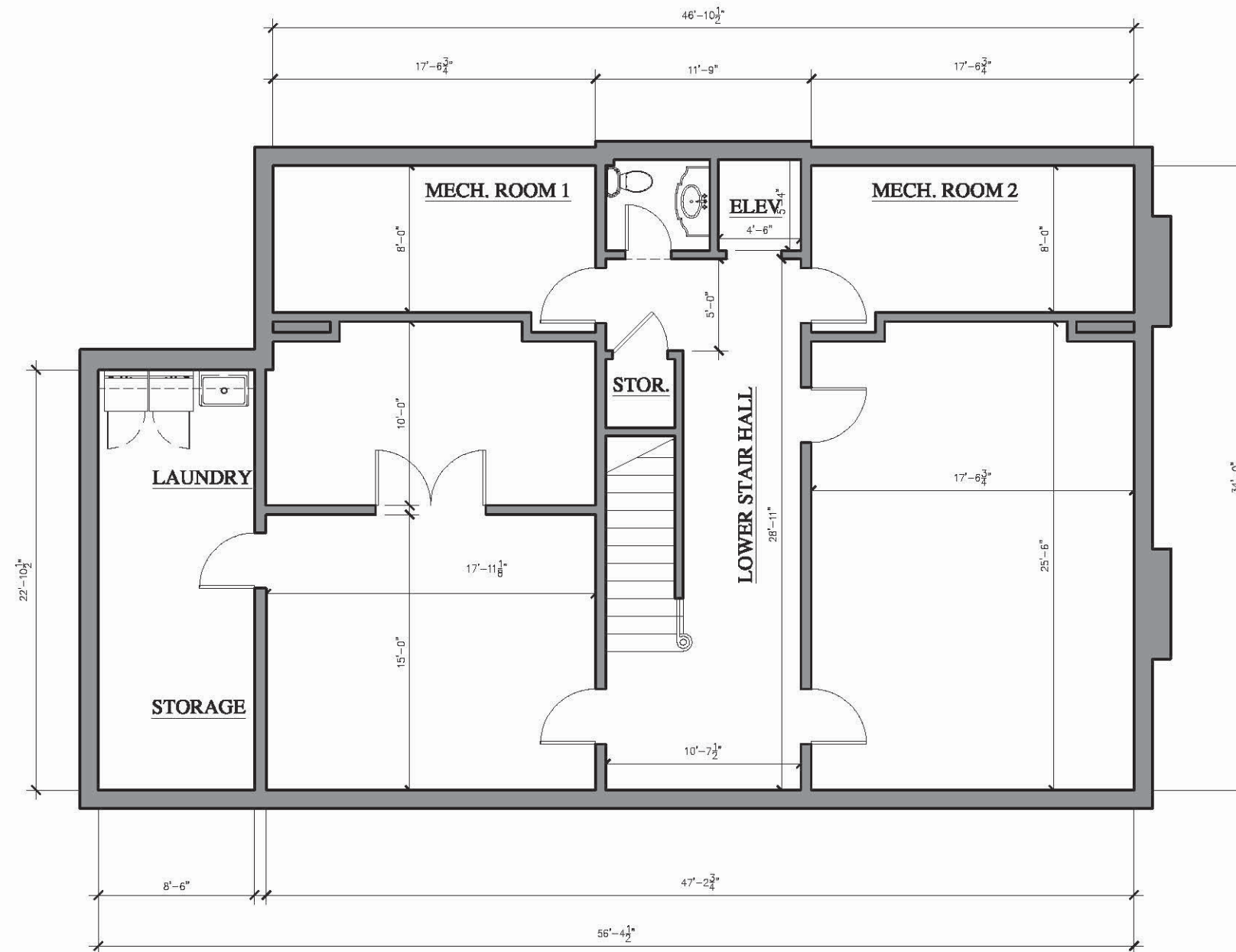
Sheet:  
 Drawing Scale:  
 Date Issued: January 19, 2016



FRANCK & LOHSEN  
 ARCHITECTS

2233 Wisconsin Ave NW  
 Suite 212 ~ WASHINGTON DC 20007  
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APPLICATION MATERIALS  
BAR2016-00016/00017  
401-415 Wolfe St.  
1/19/2016



### Lower Level Plan

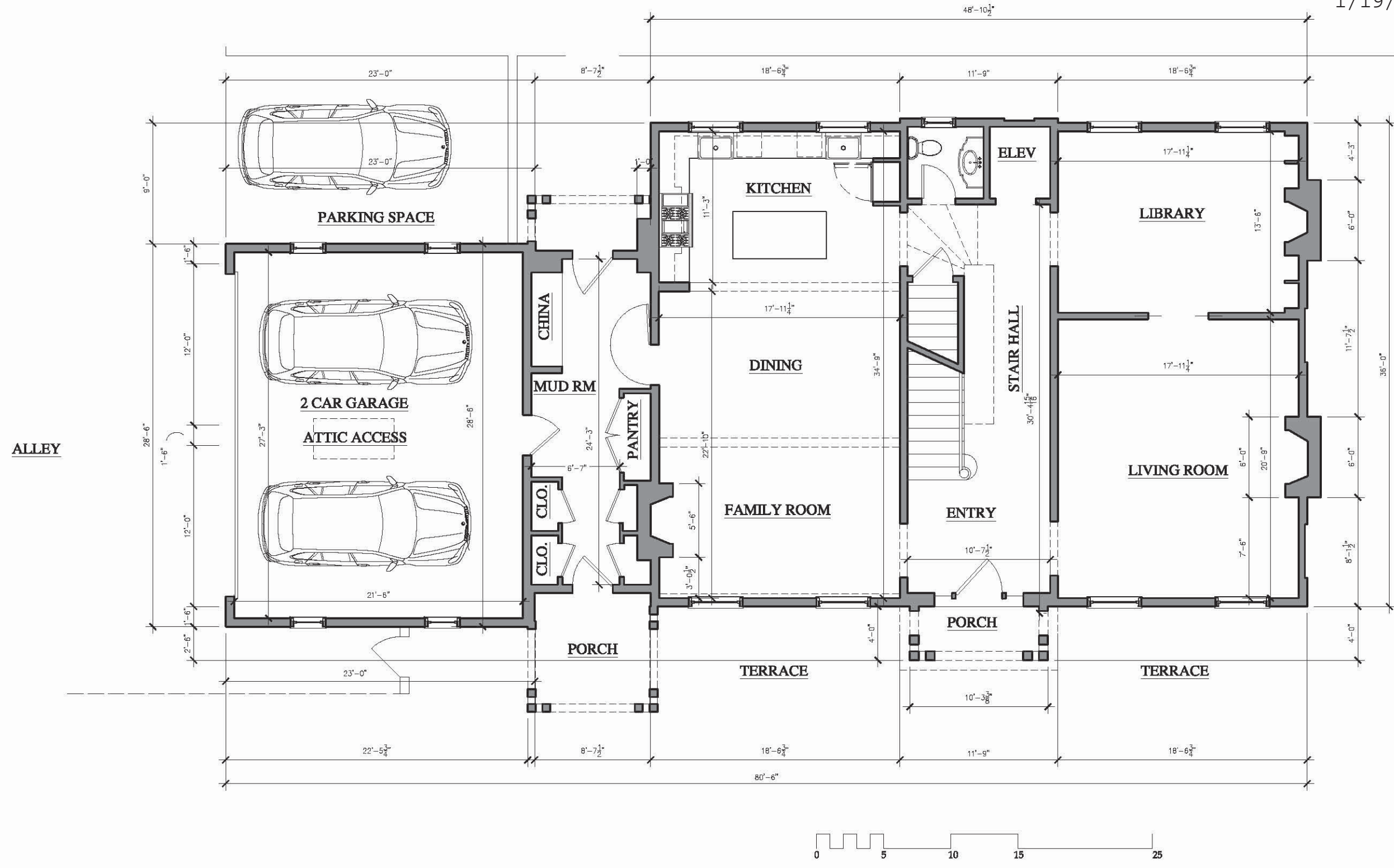
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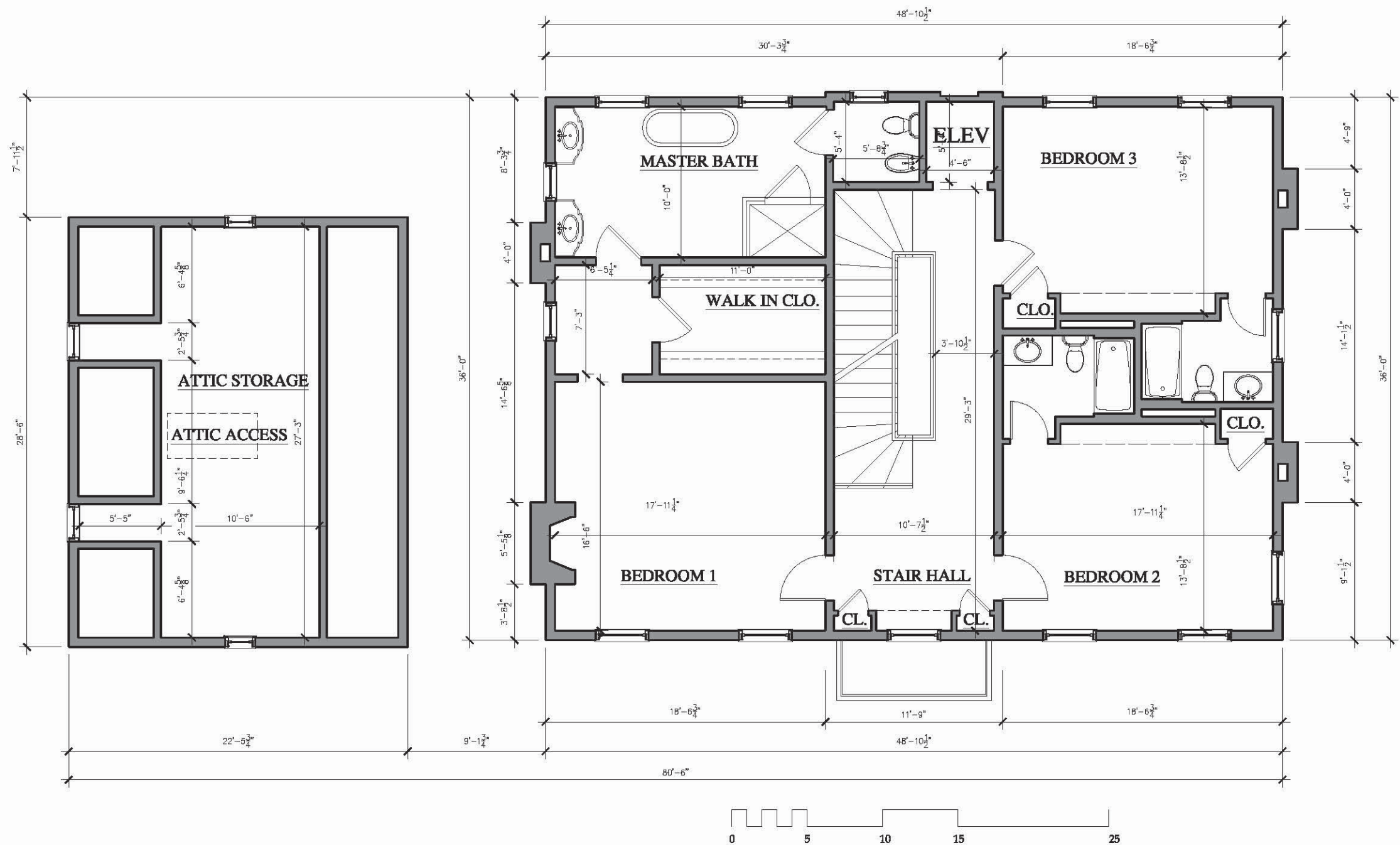




First Floor Plan

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Second Floor Plan

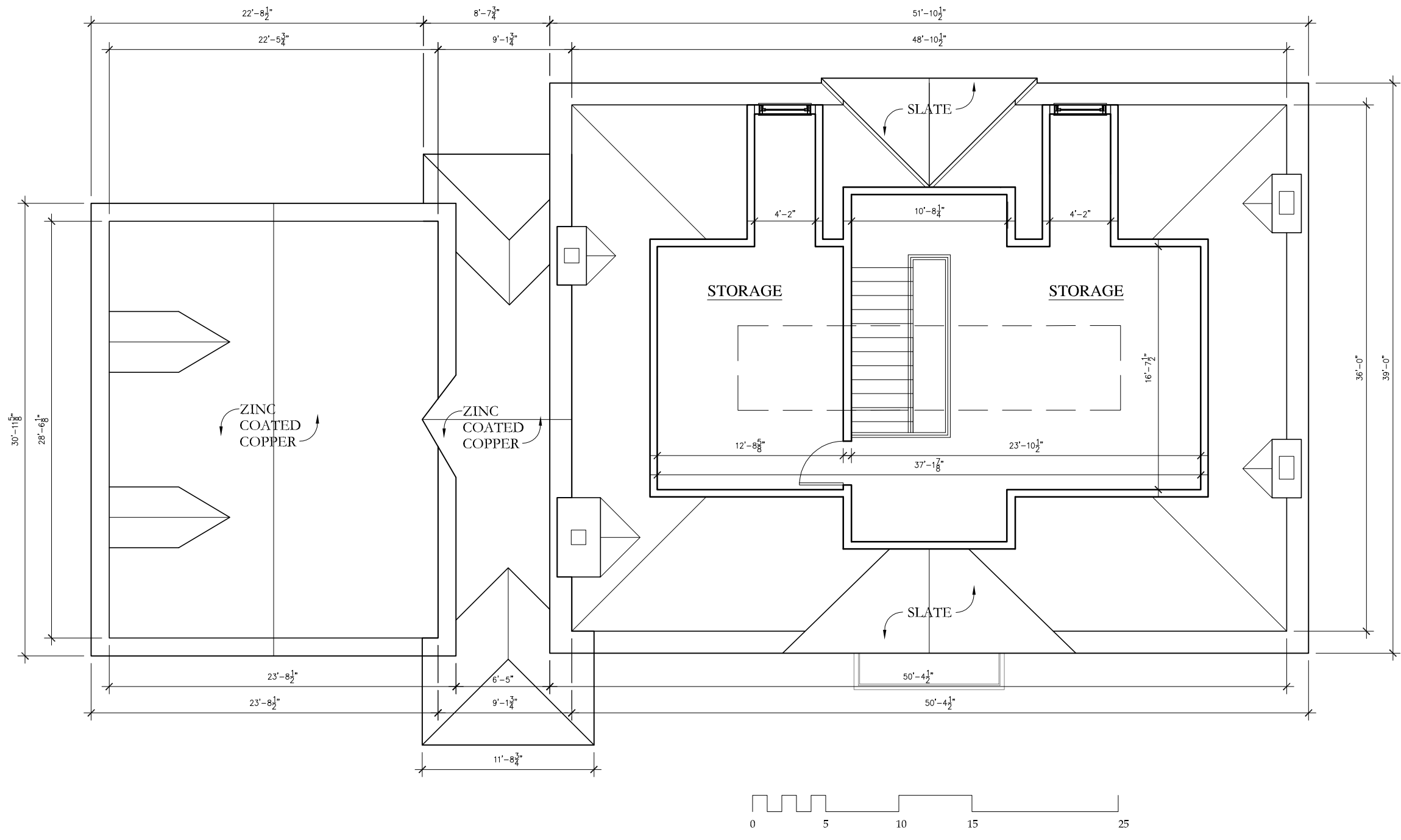
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REVISED MATERIALS  
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2/3/2016



  
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Third Floor Plan  
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Garden (West) Elevation

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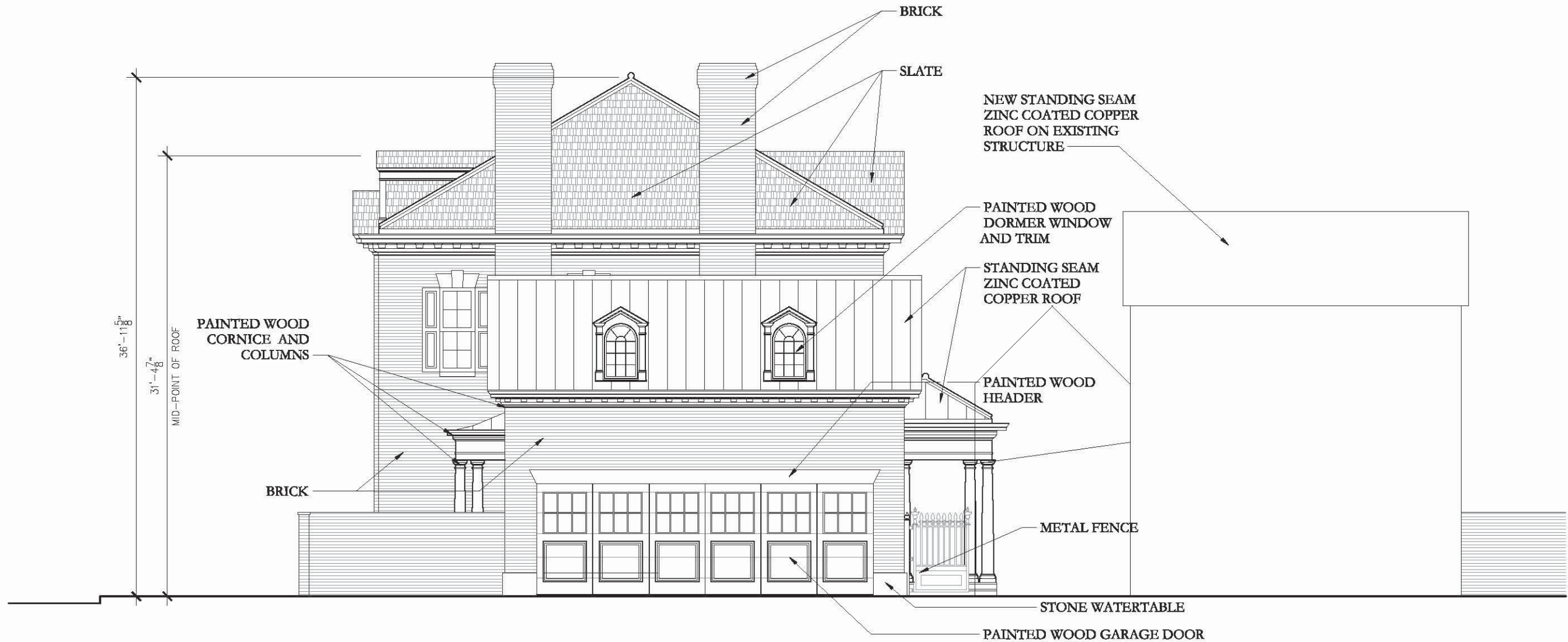


Wolfe Street (South) Elevation

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Drawing Scale: 1/8" = 1'-0"  
Date Issued: January 19, 2016



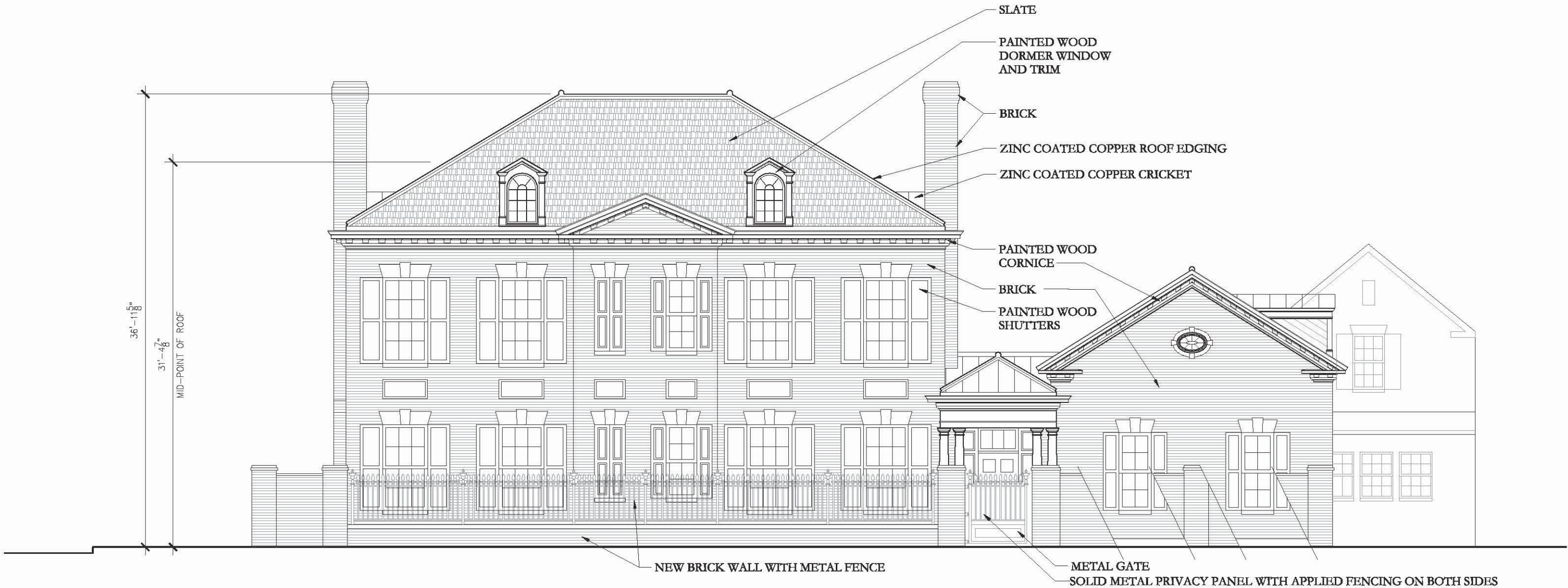
Alley (North) Elevation

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Sheet: A 3.3  
Drawing Scale: 1/8" = 1'-0"  
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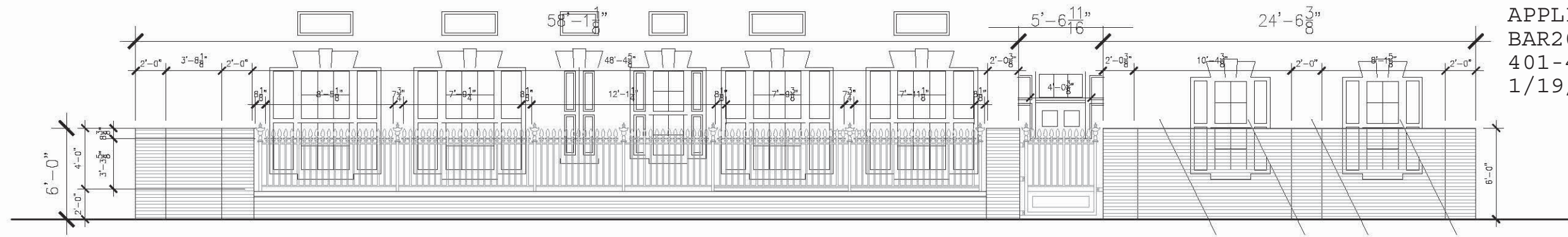


South Royal Street (East) Elevation

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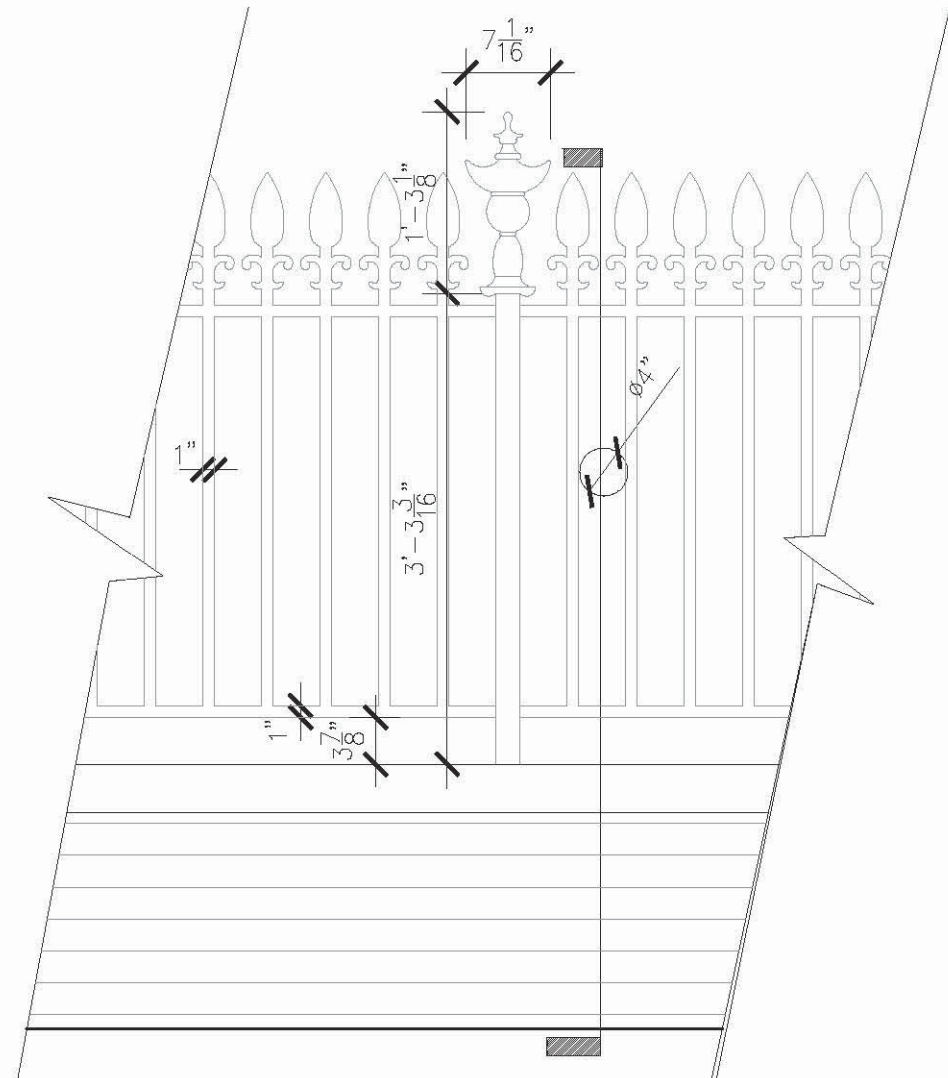
  
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Sheet: A 3.4  
Drawing Scale: 1/8" = 1'-0"  
Date Issued: January 19, 2016

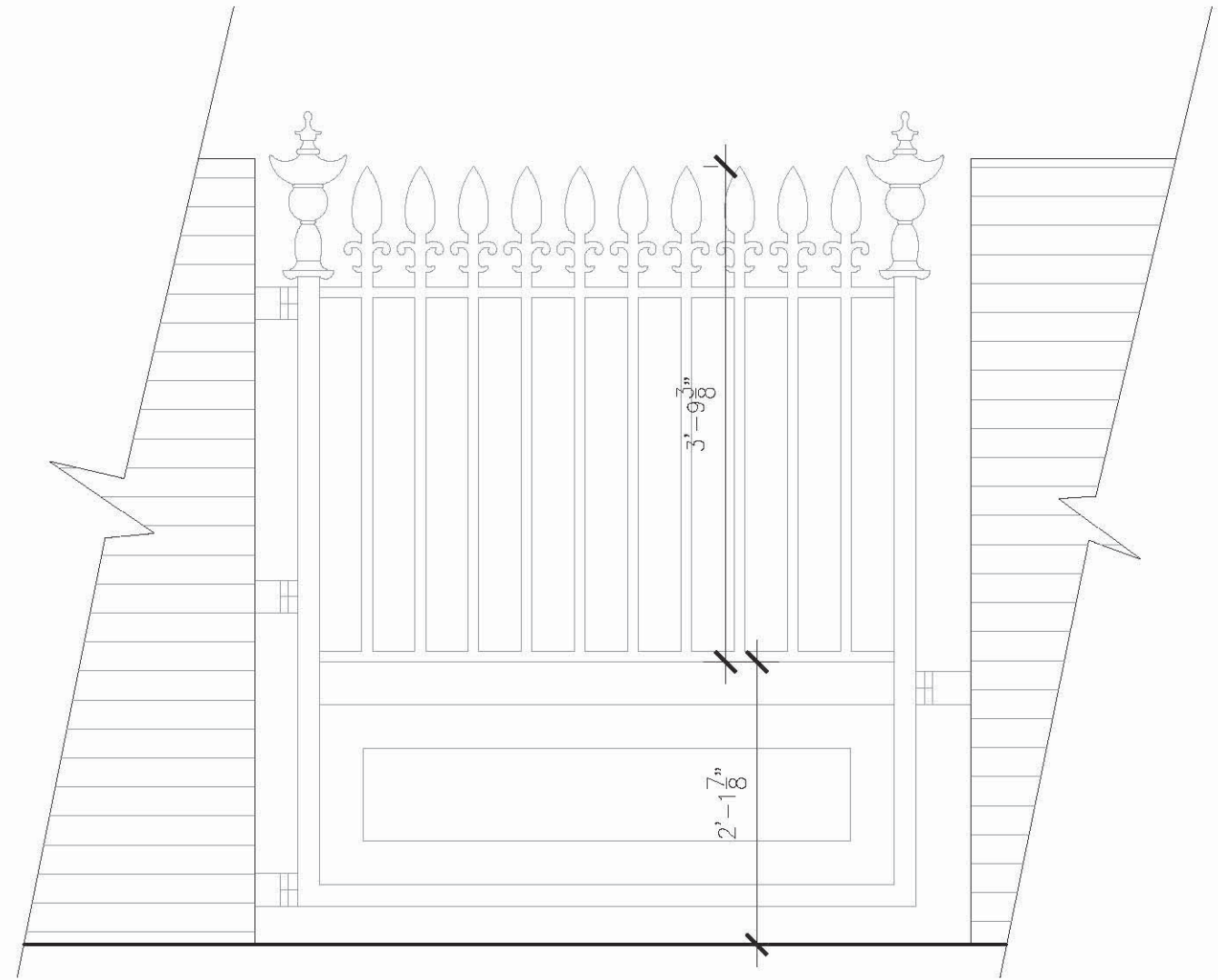


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1/19/2016

2 ROYAL ST ELEVATION  
A6.1 1/8" = 1'-0"



1 DETAIL  
A6.1 3/4" = 1'-0"



3 DETAIL  
A6.1 3/4" = 1'-0"



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### Wall and Railing Details

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Detail of Garden (West) Elevation

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**Zinc Coated Copper Roof by Revere Copper Products, Inc.**

Freedom Gray is architectural sheet copper coated on both sides with Z-T Alloy (Revere Copper Product’s zinc-tin alloy and method of applying it to copper substrates). The satin finish reduces initial glare and reflectivity. Benefits include:

- Attractive
- Durable
- Reduced Staining
- Environmentally friendly



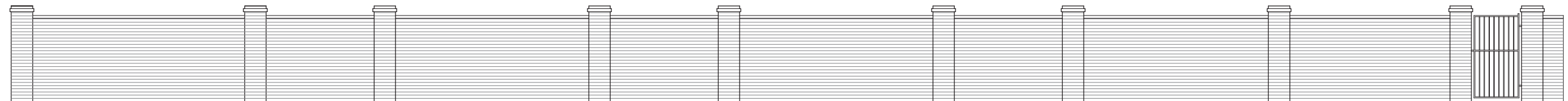
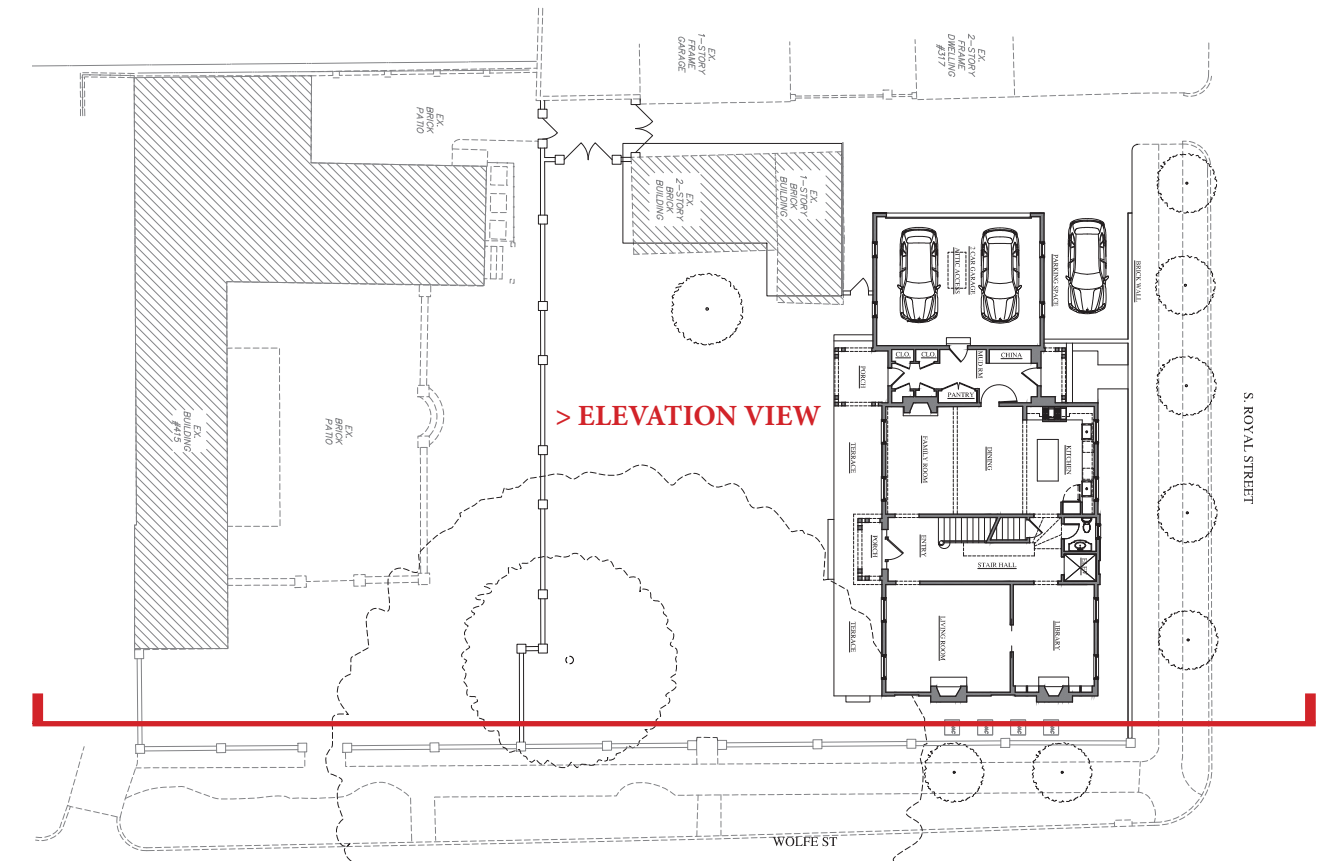
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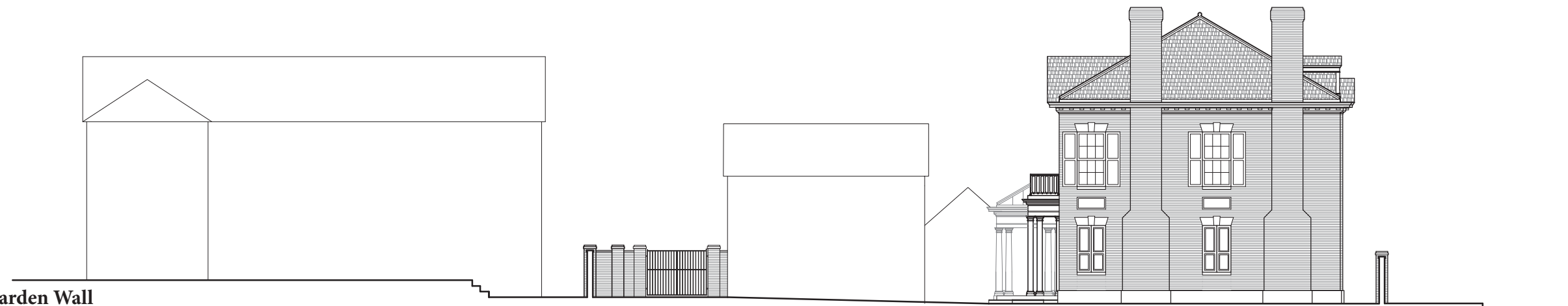
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**The new garden wall constructed to separate the properties will match the existing exterior brick wall running along Wolfe Street.**



### Elevation of New Garden Wall



Section through New Garden Wall



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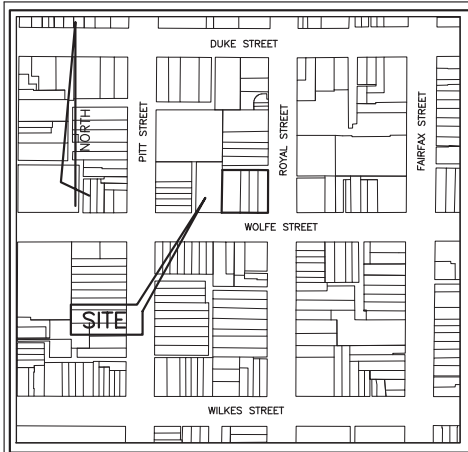
## New Garden Wall Separating Properties

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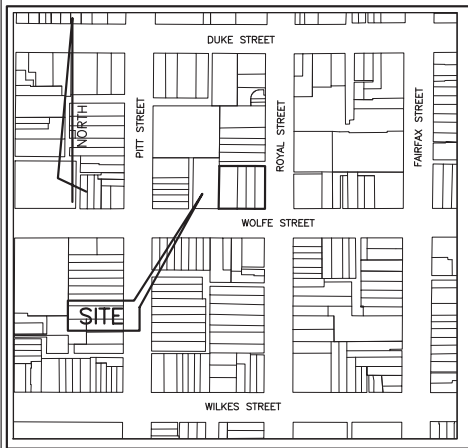
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VICINITY MAP  
SCALE : 1" = 200'

#### GENERAL NOTES:

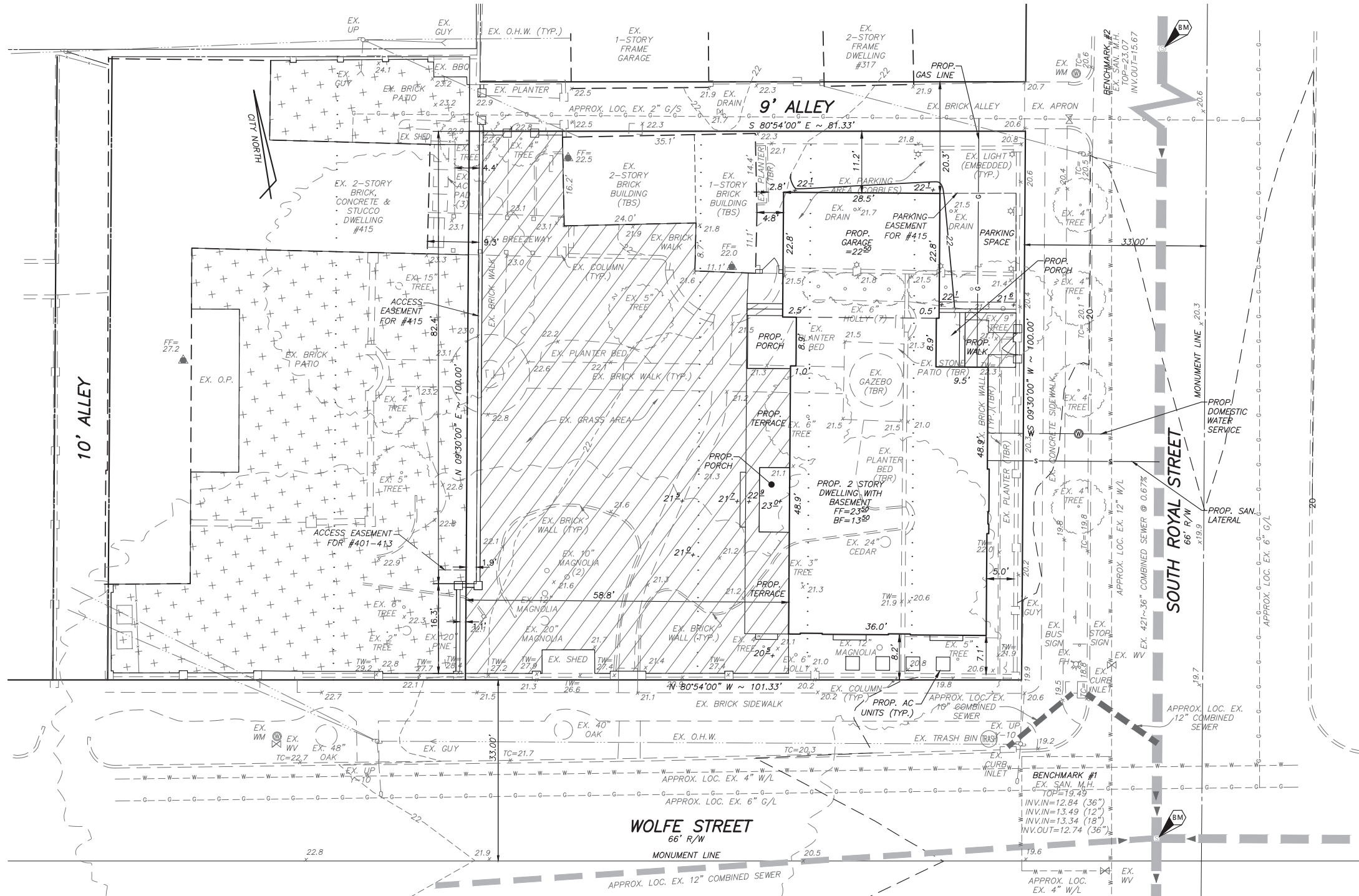
1. TAX MAP: #074.04-05-18, #074.04-05-19 & #074.04-05-20
2. ZONE: RM
3. OWNER: DOUGLAS OR GRACE MARIE TURNER  
415 WOLFE STREET  
ALEXANDRIA, VA 22314  
INSTR. # 040026913
4. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENT MAY NOT BE SHOWN.
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
6. TOTAL SITE AREA = 10,131 S.F. OR 0.2326 AC.  
PROPOSED BUILDING FOOTPRINT = 2,848 S.F. OR 0.0654 AC.  
EXISTING ACCESSORY STRUCTURE FOOTPRINT = 667 S.F. OR 0.0153 AC.  
PROPOSED TERRACE AREA = 322 S.F. OR 0.0074 AC.  
REMAINING SITE AREA = 6,294 S.F. OR 0.1445 AC.

#### OPEN SPACE CALCULATIONS:

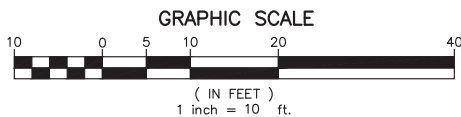
- TOTAL SITE AREA = 10,131 S.F. OR 0.2326 AC.  
OPEN SPACE AREA = 4,584 S.F. OR 0.1052 AC.  
PERCENT OPEN SPACE = 45.3%
- TOTAL SITE AREA = 7,402 S.F. OR 0.1699 AC.  
OPEN SPACE AREA = 4,324 S.F. OR 0.0993 AC.  
PERCENT OPEN SPACE = 58.4%

#### LEGEND

- |                |        |
|----------------|--------|
| EXISTING GRADE | 64.3   |
| PROPOSED GRADE | 63.4   |
| TO BE REMOVED  | T.B.R. |
| TO BE SAVED    | T.B.S. |



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1/19/2016



#### TOPOGRAPHY NOTE:

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#### EXISTING CONDITIONS SURVEY NOTES:

1. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
2. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF ALEXANDRIA, VIRGINIA.

PLAN NUMBER \_\_\_\_\_  
APPROVED DATE \_\_\_\_\_  
Director of Transportation and  
Environmental Services

PROPOSED OPEN SPACE EXHIBIT  
THE PROPERTIES LOCATED ON

WOLFE STREET

(D.B. 118, PG. 86, DB. 118, PG 44 & DB. 77, PG. 315)  
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN:  
DRAWN: TJD

SCALE: 1" = 10'

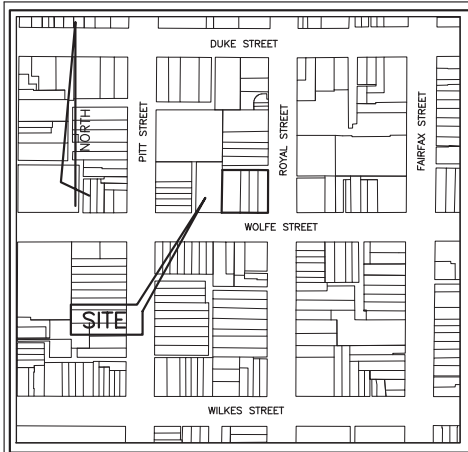
DATE: JAN. 14, 2016

SHEET 1 OF 1

FILE: 15-163

DRAFT

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(703) 549-6422  
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Fri, Jan 15 2016 - 11:22:05am