

BAR Meeting  
March 2, 2016

**ISSUE:** Certificate of Appropriateness (deferred items) and Waiver of Vision Clearance

**APPLICANT:** Gregory and Candy Fazakerley (401-413 Wolfe Street)  
Douglas and Grace Marie Turner (415 Wolfe Street)

**LOCATION:** 401-415 Wolfe Street

**ZONE:** RM/Residential

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for the restudied architectural details of the project, as submitted, subject to BAR approval of the material samples to be shown at the hearing and with the following conditions:

1. Consolidate the four lots addressed 401, 403, 405 and 413 Wolfe Street prior to applying for a building permit for the new house at 401 Wolfe Street.
2. Permit Alexandria Archaeology the opportunity to conduct small-scale archaeological testing on the 401 Wolfe St. lot and a portion of the 403 Wolfe St. lot prior to the initiation of the construction project. This would be at no cost to the applicant and would not entail any delays to the construction project. This would allow Alexandria Archaeology to collect information and record archaeological evidence about this particular spot in Alexandria. Please contact Garrett Fesler at 703.746.4399 or email [garrett.fesler@alexandriava.gov](mailto:garrett.fesler@alexandriava.gov)
3. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. Contact Alexandria Archaeology (703-746-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
  - b. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development.

Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

- c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

**DRAFT BOARD ACTION, FEBRUARY 17, 2016**

**CASE BAR2016-0016**

Request for partial demolition at **401-415 Wolfe St.**

Applicant: Gregory and Candy Fazakerley

**BOARD ACTION: Approved as amended, 5-2.**

On a motion by Mr. Neale seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2016-0016, as amended. The motion carried on a vote of 5 to 2. Ms. Finnigan and Mr. Carlin voted against.

**CASE BAR2016-0017**

Request for alterations and new construction at **401-415 Wolfe St.**

Applicant: Gregory and Candy Fazakerley

**BOARD ACTION: Approved portions and defer portions as amended, 5-2.**

On a motion by Mr. Neale seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve portions and defer portions of BAR Case #2016-0017, as amended. The motion carried on a vote of 5 to 2. Ms. Finnigan and Mr. Carlin voted against.

**CONDITIONS OF APPROVAL, FEBRUARY 17, 2016**

1. Restudy the architectural hierarchy of the specific building details listed in the Items for Restudy section of the staff report and return to the BAR for final approval.
2. Permit Alexandria Archaeology the opportunity to conduct small-scale archaeological testing on the 401 Wolfe St. lot and a portion of the 403 Wolfe St. lot prior to the initiation of the construction project. This would be at no cost to the applicant and would not entail any delays to the construction project. This would allow Alexandria Archaeology to collect information and record archaeological evidence about this particular spot in Alexandria. Please contact Garrett Fesler at 703.746.4399 or email [garrett.fesler@alexandriava.gov](mailto:garrett.fesler@alexandriava.gov)
3. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. Contact Alexandria Archaeology (703-746-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
  - b. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must

- cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

## **REASON**

The Board strongly supported the approach of a single house that preserved the majority of the open garden and respected the historic house and associated outbuildings to the west, finding the proposal preferable to a redevelopment that could possibly have featured multiple town-houses on the multiple existing lots. The Board supported the reconstruction of the brick garden walls. The majority of the Board, generally finding the house size, siting, massing and architectural style to be appropriate and consistent with the Design Guidelines, did note that further refinement was necessary for a number of items, such as the hyphen, garage and central projecting bay on South Royal Street outlined in the staff report and the conditions above, hence the deferral of portions for restudy. The Board appreciated that the applicant agreed to allow the additional archaeology requested for this site which is potentially rich in archaeological findings.

The Board members who voted against the project thought that it was well-designed but should not be such a high-style and highly-refined design, because of the history of this working class neighborhood, and cautioned that the proposal should not be so close to replicating a historic building. They suggested that a less formal or more modern design would be more appropriate to distinguish it from historic buildings nearby.

## **SPEAKERS**

Duncan Blair, representing the applicant, spoke in support of the project and responded to questions.

Michael Franck, project architect, introduced himself and explained the design intention for the project. He also responded to questions.

## **STAFF RECOMMENDATION, FEBRUARY 17, 2016**

Staff recommends approval of the Permit to Demolish/Capsulate and Deferral of the Certificate of Appropriateness with the following conditions:

1. Restudy the architectural hierarchy of the specific building details listed in the Items for Restudy section of this report and return to the BAR for final approval.
2. Permit Alexandria Archaeology the opportunity to conduct small-scale archaeological testing on the 401 Wolfe St. lot and a portion of the 403 Wolfe St. lot prior to the initiation of the construction project. This would be at no cost to the applicant and would not entail any delays to the construction project. This would allow Alexandria Archaeology to collect information and record archaeological evidence about this particular spot in Alexandria. Please contact Garrett Fesler at 703.746.4399 or email [garrett.fesler@alexandriava.gov](mailto:garrett.fesler@alexandriava.gov)



3. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - d. Contact Alexandria Archaeology (703-746-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
  - e. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - f. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

## **GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2016-00016 & BAR2016-00017



## UPDATE

The applicant has continued to refine the details of the proposed new single-family house at 401 Wolfe Street in response to the issues raised by the Board at the February 17, 2016 hearing. The Board approved the Permit to Demolish for partial demolition – namely non-historic brick walls and the breezeway at 415 Wolfe Street – and the Certificate of Appropriateness for the proposed new construction, as well as minor alterations to the existing house and outbuildings. The majority of the Board supported the overall scale, mass and architectural character of the new dwelling, but recommended the applicant restudy the specific items listed in the previous staff report related to the architectural hierarchy of the house, garage, and hyphen. The applicant proposes the following modifications to previous application.

### 1. House

West elevation (Garden)

- The columns on the front portico have been changed from square to round with classical entasis.
- A taller and more decorative metal balustrade has been added above the portico cornice.

East elevation (South Royal Street)

- The four windows and faux windows in the central bay have been replaced with a stone arch over a faux in-filled window.

### 2. Garage

- The overall height of the garage has been reduced by 1’.
- The granite water table was eliminated.
- The windows have been reduced in scale and height
- The dormers have been simplified.
- The stone lintels over the windows have been replaced with brick jack arches.
- The modillions have been removed from the cornice.
- The entablature has been simplified.
- The roof overhang has been reduced.
- The gable windows with stone trim have been changed from oval to round with a brick jamb.
- The long expanse of three garage doors has been broken down by adding vertical trim between each section of doors.
- The stone lintel over the garage doors has been replaced with a wood entablature.
- Three gooseneck utility lights are now shown over the garage door.

3. Hyphen (Garden & South Royal Street)

- The porch columns have been replaced with simplified posts with a Chinoiserie trellis pattern, evoking Chinese motifs, in the void between the square posts.
- The hip roof and classical entablature on the entrance porticos has been replaced with a flat roof above a simplified beam.

**I. ISSUE**

The applicant is requesting approval of the Certificate of Appropriateness for the outstanding items deferred by the BAR for the new house at 401 Wolfe Street.

New Construction

The new Federal style, freestanding brick house at 401 Wolfe Street will be two-and-a-half stores in height and five bays wide with a hipped slate roof and double flanking chimneys on each end with an attached garage. The house will contain roughly 4,750 square feet of living space. The footprint of the house will measure roughly 36' wide and 80' deep, and is set back 5' from the South Royal Street property line and 8.2' from Wolfe Street. The house will be 31'- 5" high, as measured to the mid-point of the hip roof.

The formal front entrance to the house will be centered on the west façade, facing the garden. There will be a second entrance off of the garden adjacent to the garage and another on South Royal Street. The attached one-and-a-half story garage will be accessed from the adjacent private alley, while a third surface parking space will be provided adjacent to the garage to the east. A one-story hyphen will connect the house with the garage.

Materials

The following materials are proposed and samples will provided for the Board's review at the hearing.

*Brick*

Main Block: 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

*Roofing*

Slate: Buckingham Slate

Metal: Revere "Freedom Gray" zinc coated copper

*Windows*

Wood, simulated divided light with spacer bar

*Doors*

Wood, simulated divided lite with spacer bar

*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

*Potential Paint Colors*

Front Door: Farrow & Ball “Stiff Key Blue”

Cornice, Exterior Trim: Benjamin Moore “White Dove”

Shutters: Benjamin Moore “Ebony King”

## **II. HISTORY**

The residential structure at 415 Wolfe Street is a freestanding two-story brick flounder, center hall plan townhouse whose nucleus dates from **ca. 1788**, according to Ethelyn Cox in *Alexandria Street by Street*. The east wing and loggia were largely reworked by Ward Brown in ca. 1930. Brown was a prominent local architect classically trained in Paris at the Ecole des Beaus-Arts and was largely responsible for the 1930 proposal for the restoration of the 100 block of Prince Street that served as an early impetus for the renovation of private buildings in Old Town. He was the first appointed architect member of the Old & Historic Alexandria District Board of Architectural Review when it was established in 1946.

Two dwellings and commercial buildings formerly occupied the four lots of the proposed house during the late 19th to mid-20<sup>th</sup> century. By 1958, according to the Sanborn Fire Insurance Maps, all of those buildings were demolished, except the outbuildings, and the land became part of the larger 415 Wolfe Street property. On May 13, 1970, a brick wall, likely the existing brick perimeter wall or portions of it, was approved by the Board.

Over the last 16 years, the Board has seen numerous proposals for projects at 415 Wolfe Street, including

March 2, 2005: Approval of a Permit to Demolish and a Certificate of Appropriateness for an addition (BAR Case #2005-0022 & 0023).

July 6, 2005: Approval of a Permit to Demolish and a Certificate of Appropriateness for the construction of a new porch on the east elevation and alterations to the house, and a brick wall (BAR Case #2005-0150& 0151).

June 7, 2006: Approval of a Certificate of Appropriateness for a new outbuilding (BAR Case #2006-0095).

August 1, 2007: Approval of a Permit to Demolish to demolish a shed (BAR Case #2007-0116).

September 5, 2007: Approval of a Certificate of Appropriateness for brick walls (BAR Case #2007-0117).

June 17, 2009: Approval of a Certificate of Appropriateness for a garden structure (BAR Case #2009-0014).

The alley running behind the property, accessed off of Royal Street, is a **private** alley.

### **III. ANALYSIS**

#### **Zoning**

As noted during the February 17<sup>th</sup> hearing, the applicant now request approval of the Waiver of Vision Clearance in order to construct the house in the proposed location. Because this house is on a corner lot, it has two front yards and dwellings in the RM zone must ordinarily be constructed to both of these front lot lines. However, for general traffic safety purposes there is a 100' vision clearance triangle required at most intersections throughout the City. The proposed house falls within that area, which is common in Old Town. Because there is a four-way stop sign on almost every intersection in the historic districts, allowing drivers to easily see pedestrians and traffic, the zoning ordinance gives the BARs the ability to waive the vision clearance requirement where to do so would be consistent with the historic character of the district. The BAR may then waive any applicable yard or setback requirements, as well as the location of the HVAC units in the front yard along Wolfe Street.

The proposed house is set back approximately 5' from South Royal Street and 8.2' from Wolfe Street, which is consistent with varied setbacks for the majority of the houses on both Wolfe and Royal streets. In this case, the applicant sited the house so as to soften the impact of the new house on the immediate block-faces, to preserve the garden character of the setting behind the existing brick masonry garden walls, the majority of which are being preserved in situ or replaced after construction of the house. There remains a significant open space buffer for the historic house to the west over the visually shared garden. The four HVAC units are set behind the garden wall at the south end of the house and will not be visible from a public way. Staff supports the siting and orientation of the house and recommends approval of the proposed Waiver of Vision Clearance, as well as the associated yard and HVAC setback requirements.

Staff notes that the applicant must consolidate the four lots (401, 403, 405 & 413 Wolfe Street) on which the house is proposed prior to applying for a building permit.

#### **Restudied Items**

Staff is very pleased with the responsiveness of the applicant to address the issues raised by the Board. The cumulative effect of simplification of the architectural detailing on both the garage and hyphen help differentiate them from the more high style main block of the house, as is typical of historic houses in Alexandria. Their slightly lowered height also allows them to appear more deferential and focus attention on the main block. In addition, the architect has clarified that the main house will be constructed with a historically appropriate Flemish bond



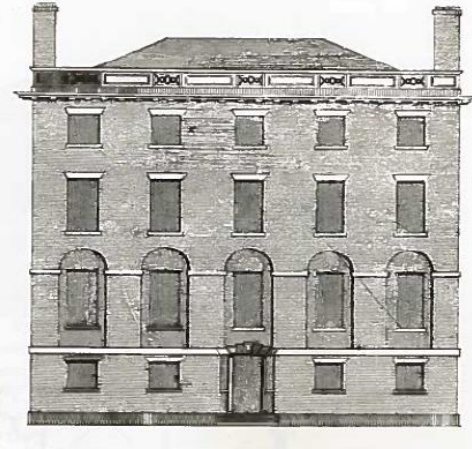
brick pattern common in the late 18<sup>th</sup> and early 19<sup>th</sup> century in Alexandria while the garage walls will be common or running bond brick.

The applicant restudied the central bay on the east side facing Royal Street, referring to historic precedents in classical architecture, as interpreted during the late 18<sup>th</sup>/early 19<sup>th</sup> century Federal style in the United States. The rear elevation of center hall historic houses in the Federal style often have a single tier of openings centered below the pediment but these are not typically aligned horizontally with the fenestration on each side because it is at the stair landing on the interior. Because an elevator and a wall are centered on this bay on the interior of the proposed house, the windows cannot be centered on the bay. The applicant has, therefore, proposed a classical architectural design solution using blind windows, or shallow niches, which appear to have been windows that are now filled in. The use of blind windows in classical architecture is quite common, used to balance an elevation when the interior functions do not permit perfectly symmetrical architectural details. Examples of blind windows can be found throughout classical architecture, as shown in the two figures below.



**Figure 1: Santa Maria Nova, Vicenza, Italy**

c. 1578, Andrea Palladio, architect



**Figure 2: Elevation for a Town House**

*The American Builder's Companion*, Plate 53  
1827 edition, by Asher Benjamin

The architect has represented that the brick infill on the blind arch and rectangular “window” forms will be recessed from the façade’s plane by 1” to 3” and that the area within the rectangular window form will be laid in a herringbone pattern brick, as found on some Colonial Revival style buildings.

Staff strongly supports the simplification of the hyphen entrance porticos, and the proposed chinoiserie inspired trellis installed between the 6” x 6” square porch posts. The geometric trellis forms will be constructed of wood 1” x 3/8” thick painted wood and are generally derived from the pattern books of 18<sup>th</sup> century cabinet-maker Thomas Chippendale, whose designs were also used for plaster ceilings and porch railings during that period. The simple shed roof and beam above the porch posts is now a more vernacular, garden character.

The balustrade above the front entrance has been changed to a wheat sheaf design that also common in the Federal Period. Here it will be constructed in wrought iron, with the more



durable material emphasizing the importance of the main entry below. The existing iron gate in the Wolfe Street garden wall will remain.

Staff recommends approval of the specified architectural details of the project, as submitted, subject to BAR approval of the material samples to be shown at the hearing.

**STAFF**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

Subject property is a corner lot zoned RM, residential. The property consists of four legal lots which permits the construction of a single-family dwelling and outbuildings. Staff has reviewed the proposed single-family dwelling with attached garage and surface parking. The following issues must be addressed prior to the BAR hearing.

- C-1 Show the four legal lots on the site plan.
- C-2 Indicate vision clearance triangle at the intersection of Wolfe and South Royal. Request a waiver of the vision clearance from the BAR.
- C-3 The RM zone requires the front setback shall be the front property line or the average distance of existing buildings on the block. Because a waiver of the vision clearance area is requested the BAR may also waive the front setback requirement facing South Royal and Wolfe Street.
- F-2 Staff has confirmed there is sufficient lot area for the existing house floor area and open space at 415 Wolfe if the four lots are removed from the total tract.
- F-2 Proposed building height for the new house is 31 feet below the allowed height of 35 feet or 45 feet if the ridge line of the roof parallel's the street.

**Code Administration**

No Comments received.

**Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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 An approved GRADING PLAN must be attached to the building permit application. City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
- the construction of a new home;
  - construction of an addition to an existing home where either the addition exceeds the area of the existing building footprint by 100% or more;
  - or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
  - changes to existing grade elevation of 1-foot or greater;
  - changes to existing drainage patterns;
  - land disturbance of 2,500 square feet or greater.
- F-2 Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4063. (T&ES)
- F-3 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 Management & 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 This property has the potential to yield significant archaeological resources dating to the 18<sup>th</sup> and 19<sup>th</sup> centuries. The possibility exists for the recovery of materials that could provide insight into the lives of Quakers and African Americans in Alexandria. The primary significance of the site stems from its association with John Butcher, a merchant and member of one of City's prominent Quaker families. The nucleus of the house at 415 Wolfe may date from at least the 1780s, and in 1783, the first Quaker meeting in Alexandria may have been held in John Butcher's residence on the property. In addition, the 1877 G.M. Hopkins Insurance Atlas indicates that there were at least three other residences on the current lot near the corner of Wolfe and S. Royal Streets. The corner property also served as a barbershop for Jimmy Redd, an African American businessman. Most of the changes to the subsurface of the lot appear that they will occur on the corner lot (401 and 403 Wolfe St.). Historic maps indicate that this portion of the property largely was vacant through the Civil War. Maps dating to the 1870s show a single structure on the lot. In this section of the property there is the potential for construction activities to uncover buried evidence of past activities.
- F-2 Alexandria Archaeology would like the opportunity to conduct small-scale archaeological testing on the 401 Wolfe St. lot and a portion of the 403 Wolfe St. lot prior to the initiation of the construction project. This would be at no cost to the applicant and would not entail any delays to the construction project. This would allow Alexandria Archaeology to collect information and record archaeological evidence about this particular spot in Alexandria. Please contact Garrett Fesler at 703.746.4399 or email [garrett.fesler@alexandriava.gov](mailto:garrett.fesler@alexandriava.gov)
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  - h. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development.

Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

- i. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

**V. ATTACHMENTS**

*1 – Supporting Materials*

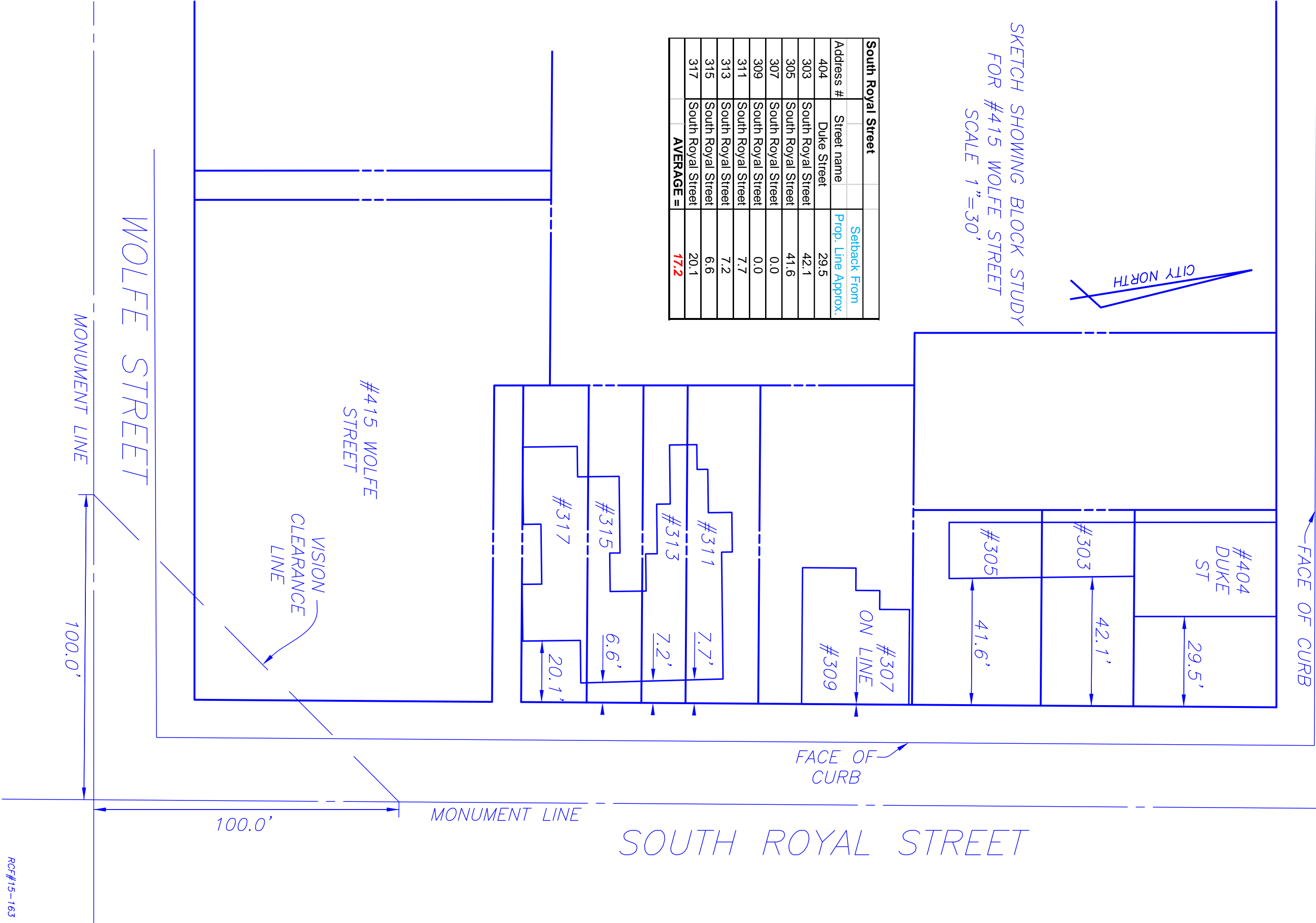
*2 – Application for BAR2016-0017 at 401-415 Wolfe Street*

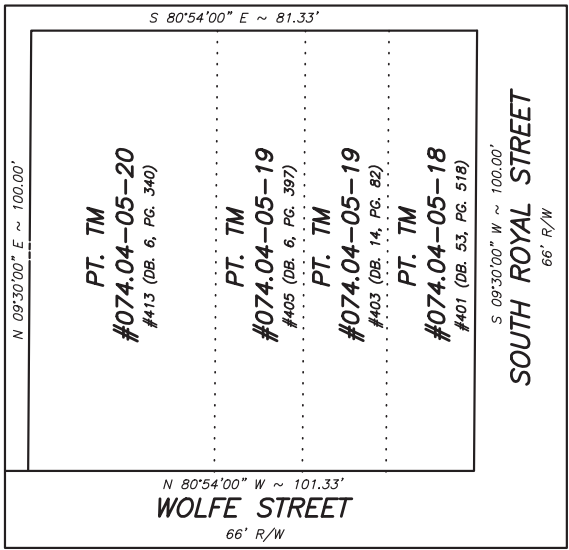
DUKE STREET



SKETCH SHOWING BLOCK STUDY  
FOR #415 WOLFE STREET  
SCALE 1"=30'

South Royal Street			Setback From
Address #	Street name		Prop. Line Approx.
404	Duke Street		29.5
303	South Royal Street		42.1
305	South Royal Street		41.6
307	South Royal Street		0.0
309	South Royal Street		0.0
311	South Royal Street		7.7
313	South Royal Street		7.2
315	South Royal Street		6.6
317	South Royal Street		20.1
AVERAGE =			17.2





PARCEL DETAIL  
SCALE: 1" = 20'

GRADING NOTES TO CONTRACTOR:

- SITE WORK CONTRACTOR TO FIELD CHECK FINAL GRADING TO ENSURE THE DEVELOPMENT IS GRADED IN ACCORDANCE WITH THE APPROVED SITE DEVELOPMENT/GRADING PLAN.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE ACROSS ALL SURFACES TO PRECLUDE THE PONDING OF WATER, EITHER IN YARDS OR ON PAVED SURFACES. THIS DOES NOT APPLY TO PONDING ASSOCIATED WITH STORMWATER MANAGEMENT FACILITIES.
- A SMOOTH GRADE SHALL BE MAINTAINED ACROSS ALL PAVEMENT SURFACES TO PRECLUDE THE FORMING OF FALSE GUTTERS AND / OR THE PONDING OF ANY WATER IN THE ROADWAY. FINISHED PAVING SURFACES SHALL BE FLUSH WITH ABUTTING SURFACES AT THE SAME ELEVATION (i.e. GUTTERS, SIDEWALKS, APRONS, ETC.).
- THE SUB-BASE OF ALL PARKING AREAS AND TRAVEL LANES ON SITE SHALL BE PROOF ROLLED PRIOR TO THE PLACEMENT OF ANY PAVING MATERIALS TO IDENTIFY ANY AREAS OF INADEQUATE OR STRUCTURALLY UNSATISFACTORY MATERIAL THAT MUST BE UNDERCUT.
- ANY PROPOSED STRUCTURAL FILL MATERIALS MUST HAVE APPROVAL OF THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT AND COMPACTION. FILL MATERIALS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS SPECIFICATIONS AND UNDER HIS/HER GUIDANCE.

LEGEND

LIMITS OF CLEARING AND GRADING	---
PROPOSED DOWNSPOUT LOCATIONS	○
DRAINAGE PATH	→
EXISTING GRADE	64.3
PROPOSED GRADE	63.4
TO BE REMOVED	T.B.R.
TO BE SAVED	T.B.S.

KEY DESCRIPTIONS VIRGINIA  
UNIFORM CODING SYSTEM

⊖	⊖	⊖	⊖	SILT FENCE STD. & SPEC. 3.05
⊖	⊖	⊖	⊖	TREE PROTECTION STD. & SPEC. 3.38
⊖	⊖	⊖	⊖	PERMANENT SEEDING STD. & SPEC. 3.32
⊖	⊖	⊖	⊖	CONSTRUCTION ENTRANCE STD. & SPEC. 3.02

LEGEND

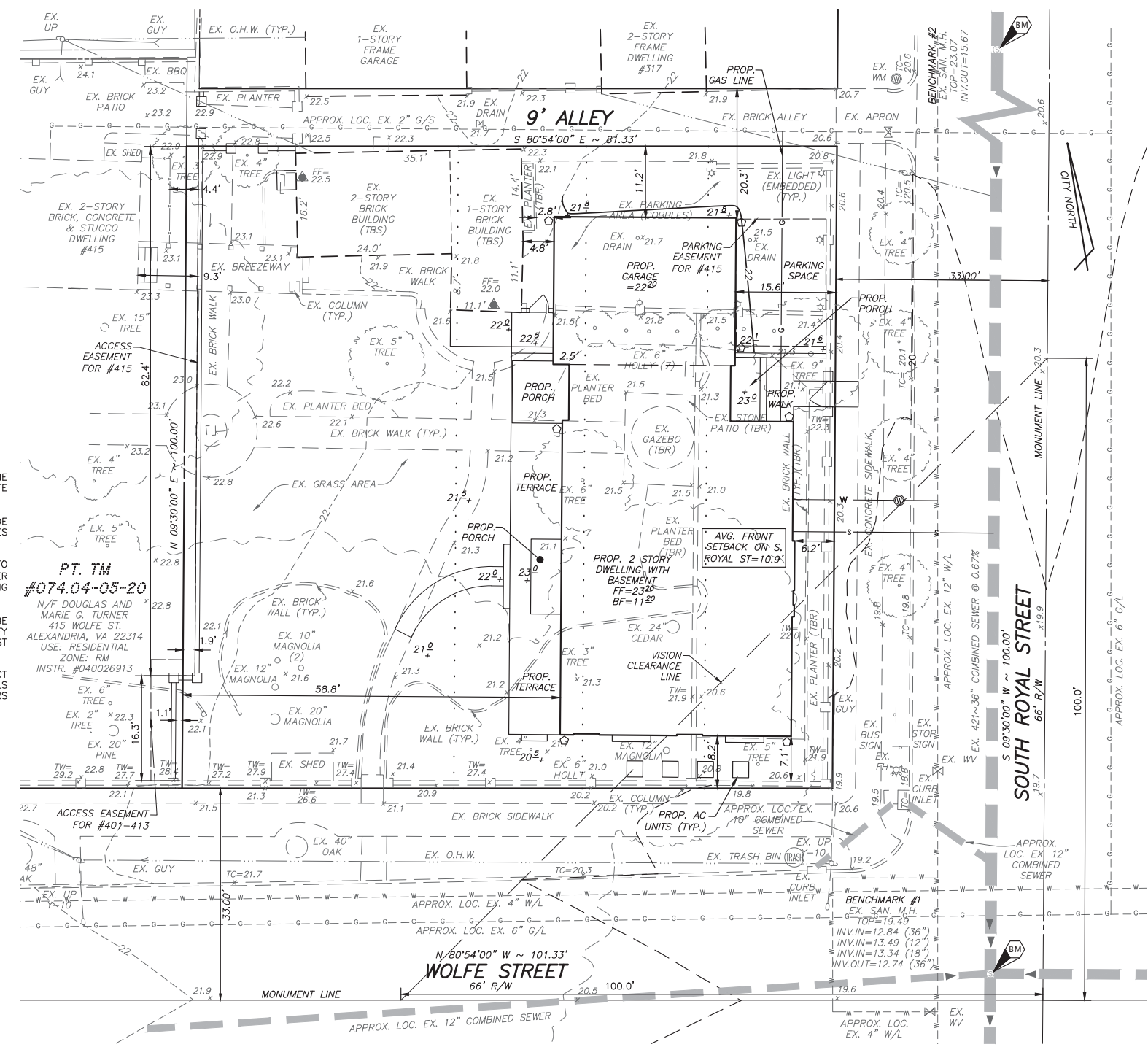
ITEM	EXISTING	PROPOSED
CURB & GUTTER	=====	=====
CONC. WALK	=====	=====
FIRE HYDRANT	○	○
STRUCTURES	=====	=====
WATER MAINS	---W---W---W---	---W---W---W---
GAS MAINS	---G---G---G---	---G---G---G---
TELEPHONE LINES	---T---T---T---	---T---T---T---
STORM SEWER	=====	=====
SANITARY SEWER	=====	=====
PAVING	=====	=====
FENCES	---X---X---X---	---X---X---X---
POWER LINES	=====	=====
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	-----124-----	-----124-----
BUILDING ENTRANCES	▽	▽
LIMITS OF DISTURBANCE	-----	-----

TEXT LEGEND

\* = DEGREES  
' = MINUTES (OR FEET)  
" = SECONDS (OR INCHES)  
% = PERCENT  
SQ = SQUARE FEET  
# = NUMBER  
AT = AT  
lbs. = POUNDS  
ADA = AMERICANS W/ DISABILITIES  
ACT = ACT  
BF = BASEMENT FLOOR  
BLDG. = BUILDING  
BOL. = BOLLARD  
CATV = CABLE UTILITY  
CL = CLASS  
CLR = CLEARANCE  
CMP = CORRUGATED METAL PIPE  
C.I. = CURB INLET  
C.O. = CLEAN OUT  
C&G = CURB & GUTTER  
DSP = DEVELOPMENT SITE PLAN  
DU = DWELLING UNIT  
E = EAST  
FDC = FIRE DEPT. CONNECTION

FF = FINISH FLOOR  
FH = FIRE HYDRANT  
FL = FEET  
GL = GROUND LIGHT  
G/V = GAS VALVE  
G/M = GAS METER  
G.I. = GRATE INLET  
H.C. = HEADER CURB  
HDGP = HANDICAP  
HDPE = HIGH DENSITY POLYETHYLENE  
HPS = HIGH PRESSURE SODIUM  
IPF = IRON PIPE FOUND  
INV.=INVERT  
L = LUMENS  
LOC. = LOCATION  
LP = LIGHT POLE  
MAX. = MAXIMUM  
MH = MANHOLE  
MIN. = MINIMUM  
MPH = MILES PER HOUR  
MW = MONITORING WELL  
N = NORTH  
OHW = OVERHEAD WIRE  
PN = PANEL  
P = POWER POLE  
PVC = POLYVINYL CHLORIDE

R = RADIUS  
RCP = RE-ENFORCED CONCRETE PIPE  
RELOC. = RELOCATED  
RET. = RETAINING  
RESID. = RESIDENTIAL  
R/W = RIGHT-OF-WAY  
S = SOUTH  
SAN. = SANITARY SEWER  
S.F. = SQUARE FEET  
SQ.FT. = SQUARE FEET  
STM. = STORM SEWER  
STR. = STRUCTURE  
SUB = SUBDIVISION PLAN  
TBR = TO BE REMOVED  
TBS = TO BE SAVED  
T.O.A. = TOP OF CURB  
TOW = TOP OF WALL  
TRAF.SIG. = TRAFFIC SIGNAL  
TYP. = TYPICAL  
VCS = VIRGINIA COORDINATE SYSTEM  
W = WATT  
W = WEST  
W.S.E. = WATER SURFACE ELEVATION  
W/V = WATER VALVE  
W/M = WATER METER  
W.W. = WINDOW WELL







SOUTH ROYAL STREET ELEVATION- AFTER

- 1 Windows and Faux window on center replaced by in-filled window and archway located in center of where landing may have been located.
- 2 Entry porch columns replaced with 6" post with chinoiserie pattern between post.
- 3 Granite watertable eliminated at garage.
- 4 Garage windows reduce in scale and height.
- 5 Garage stone lintels replaced with brick jack arches.
- 6 Eave window changed from oval to round to maintain a hierarchy in main house and as a nod to the round windows in the existing dependencies.
- 7 Overall height of garage building lowered 1'-0".
- 8 Modillions removed from cornice of garage, overall entablature simplified and overhang of garage roof reduced



SOUTH ROYAL STREET ELEVATION- BEFORE

## SOUTH ROYAL STREET ELEVATION

401~415 WOLFE STREET

OLD TOWN ALEXANDRIA, VIRGINIA

  
FRANCK & LOHSEN  
ARCHITECTS

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GARDEN ELEVATION - AFTER



GARDEN ELEVATION - BEFORE

- 1 Column changed from square to round and entasis added.
- 2 Entry porch columns replaced with 6" post with chinoiserie pattern between post.
- 3 Granite watertable eliminated at garage.
- 4 Garage windows reduce in scale and height.
- 5 Garage stone lintels replaced with brick jack arches.
- 6 Eave window changed from oval to round to maintain a hierarchy in main house and as a nod to the round windows in the existing dependencies.
- 7 Overall height of garage building lowered 1'-0".
- 8 Modillions removed from cornice of garage, overall entablature simplified and overhang of garage roof reduced.
- 9 Roof on hyphen and adjacent porches significantly lowered.



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## GARDEN ELEVATION

401~415 WOLFE STREET  
OLD TOWN ALEXANDRIA, VIRGINIA

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- 1 Dormers on garage simplified to reinforce hierarchy with mainhouse
- 2 Entry porch columns replaced with 6" post with chinoiserie pattern between post.
- 3 Granite watertable eliminated at garage.
- 4 Garage door adjusted to add vertical pieces between each of 3 pairs of doors.
- 5 Stone lintel over door replaced with wood entablature.
- 6 Overall height of garage building lowered 1'-0".

ALLEY ELEVATION - AFTER



ALLEY ELEVATION - BEFORE



BEFORE



AFTER

## SOUTH ROYAL STREET CENTER BAY

401~415 WOLFE STREET

OLD TOWN ALEXANDRIA, VIRGINIA

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BEFORE



AFTER

## SOUTH ROYAL STREET ENTRY PORCH COLUMNS

401~415 WOLFE STREET

OLD TOWN ALEXANDRIA, VIRGINIA

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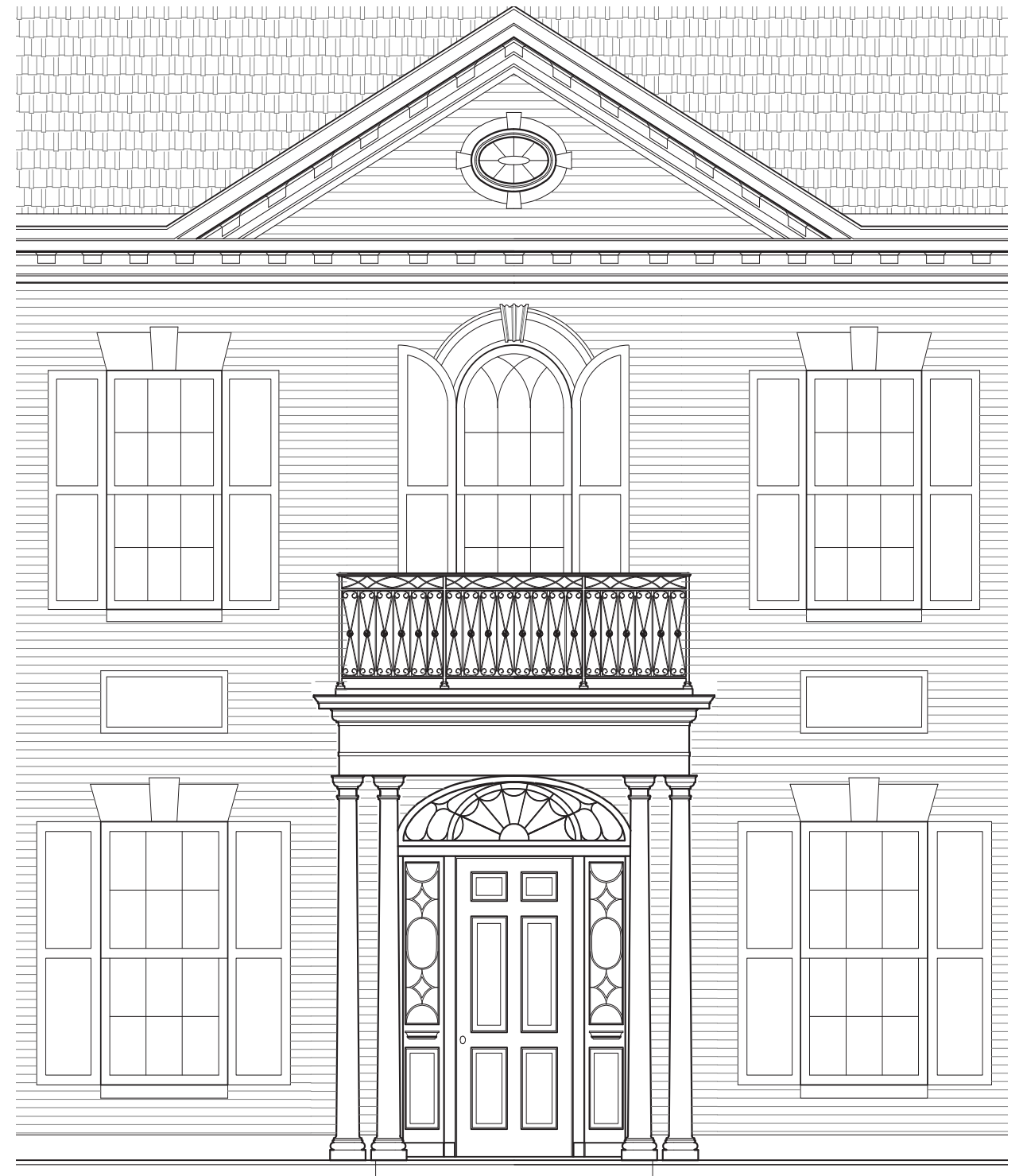
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Feb 19,2016



BEFORE



AFTER

## GARDEN ENTRY PORCH COLUMNS

401~415 WOLFE STREET

OLD TOWN ALEXANDRIA, VIRGINIA

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BEFORE



AFTER

## GARAGE HEIGHT

401~415 WOLFE STREET

OLD TOWN ALEXANDRIA, VIRGINIA

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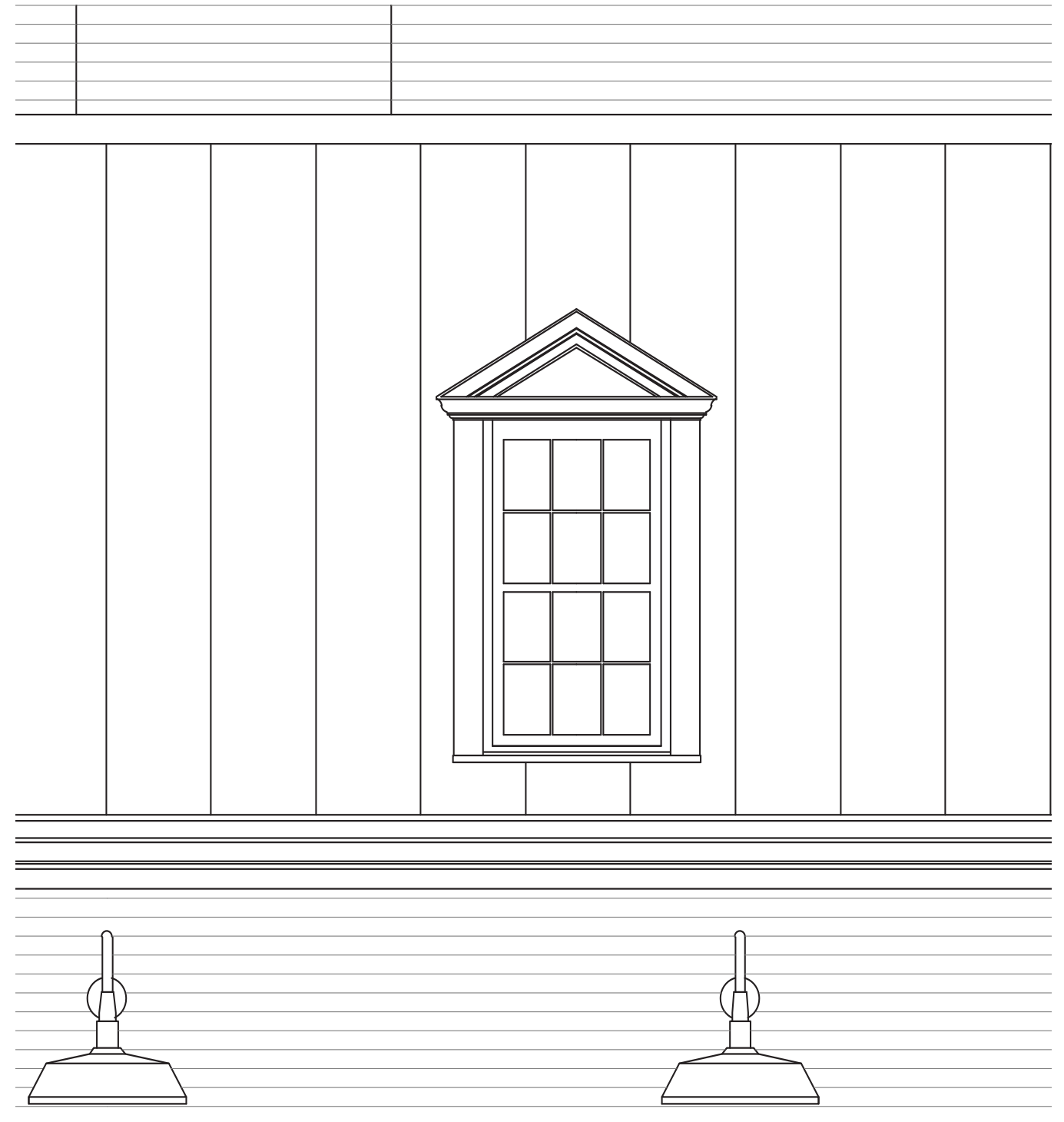
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Date issued :

Feb 19,2016



BEFORE



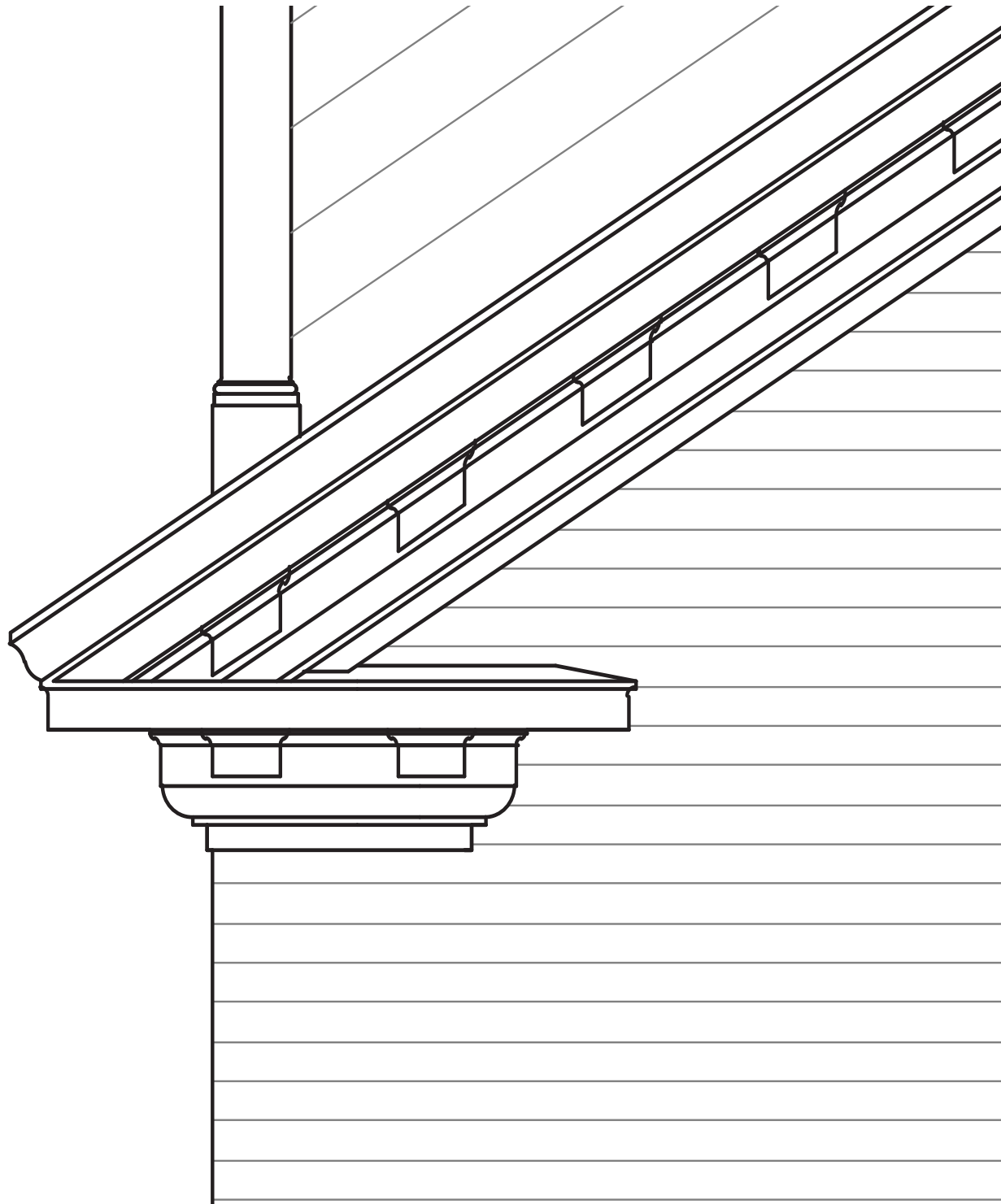
AFTER

## GARAGE DORMERS

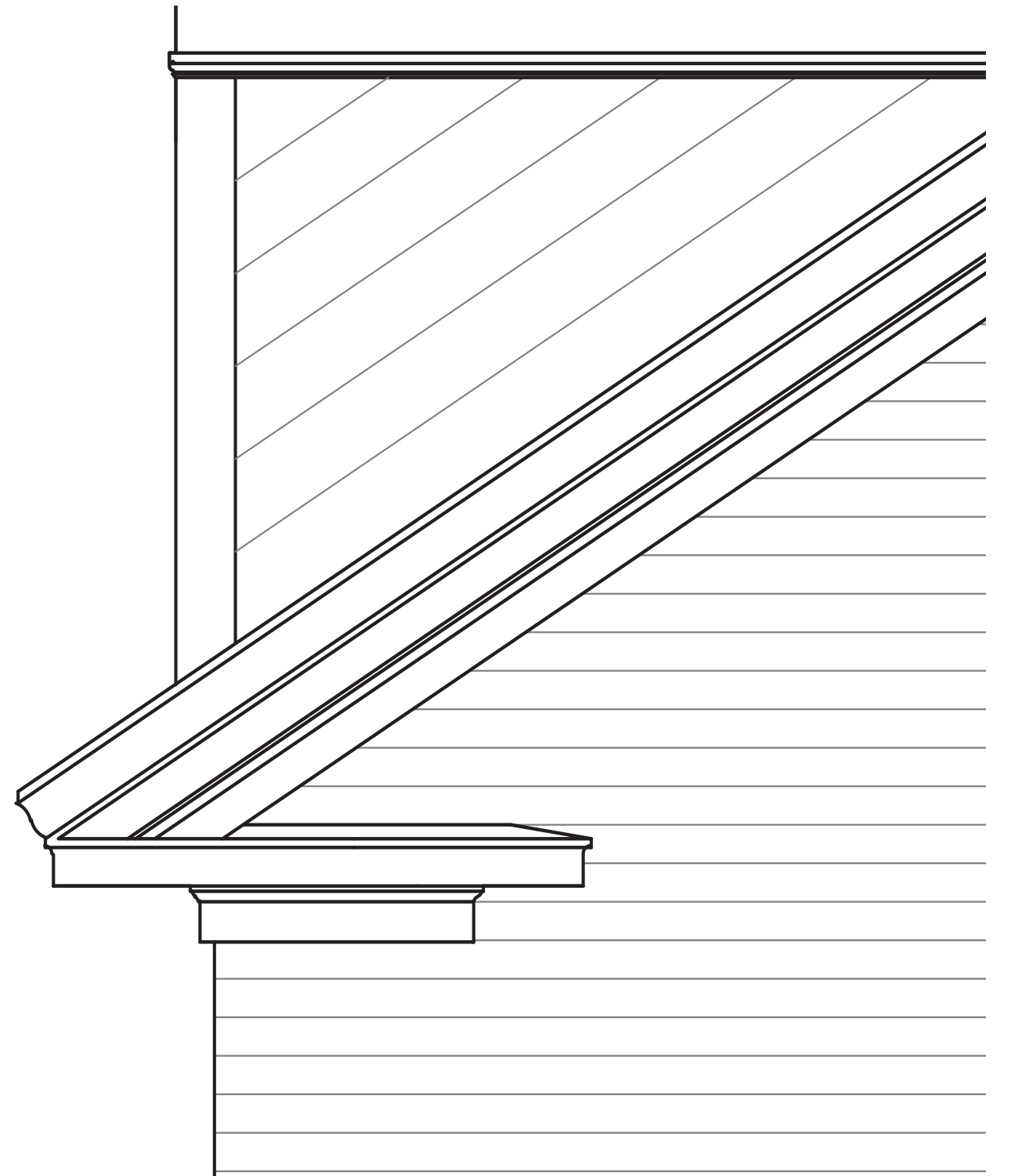
401~415 WOLFE STREET

OLD TOWN ALEXANDRIA, VIRGINIA

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BEFORE



AFTER

## GARAGE MODILLIONS AND OVER HANG

401~415 WOLFE STREET  
OLD TOWN ALEXANDRIA, VIRGINIA

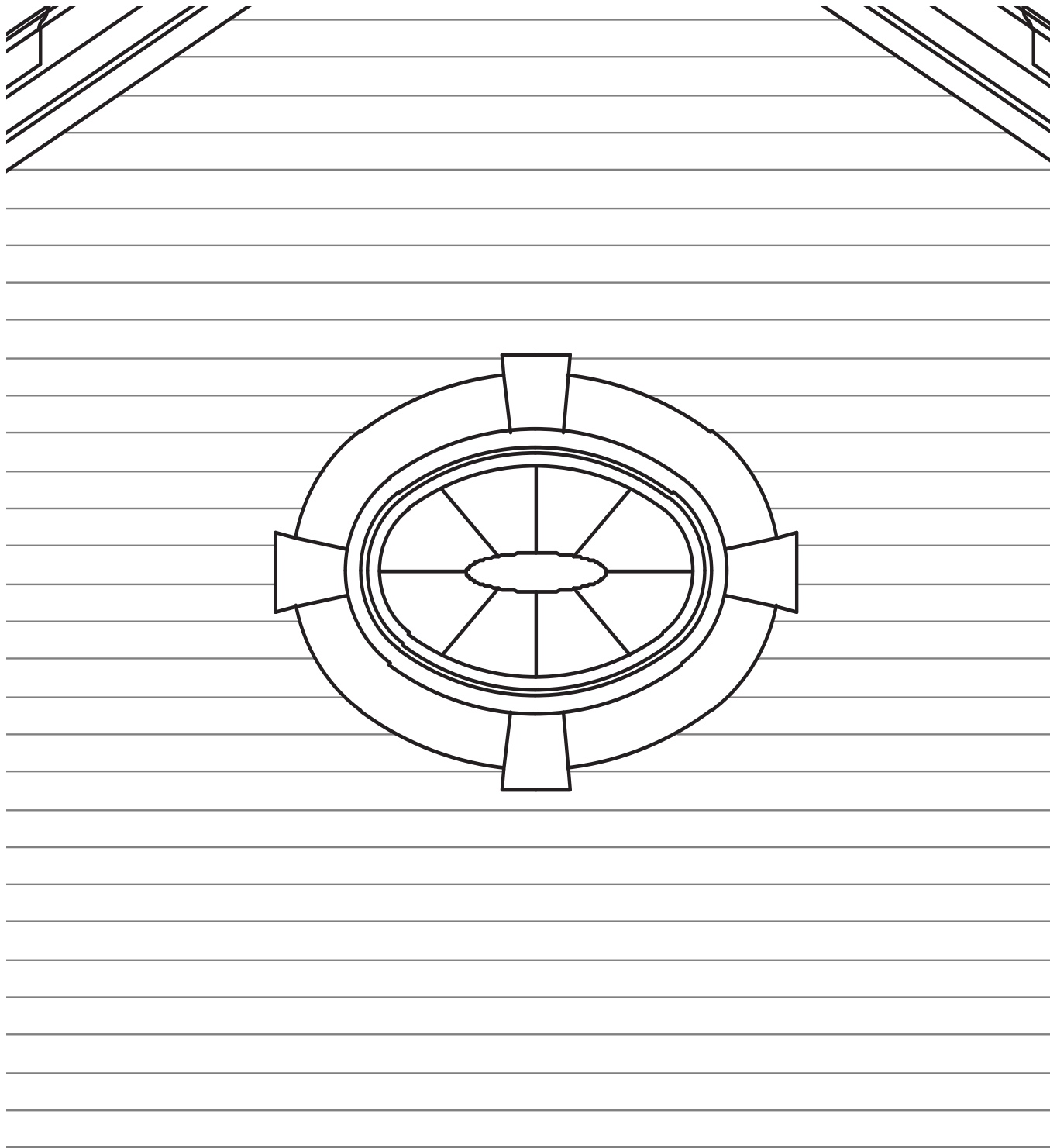
*Ownership and use of documents, drawings and specification, as intruments of professional service, are and shall remain the property of the Architect.  
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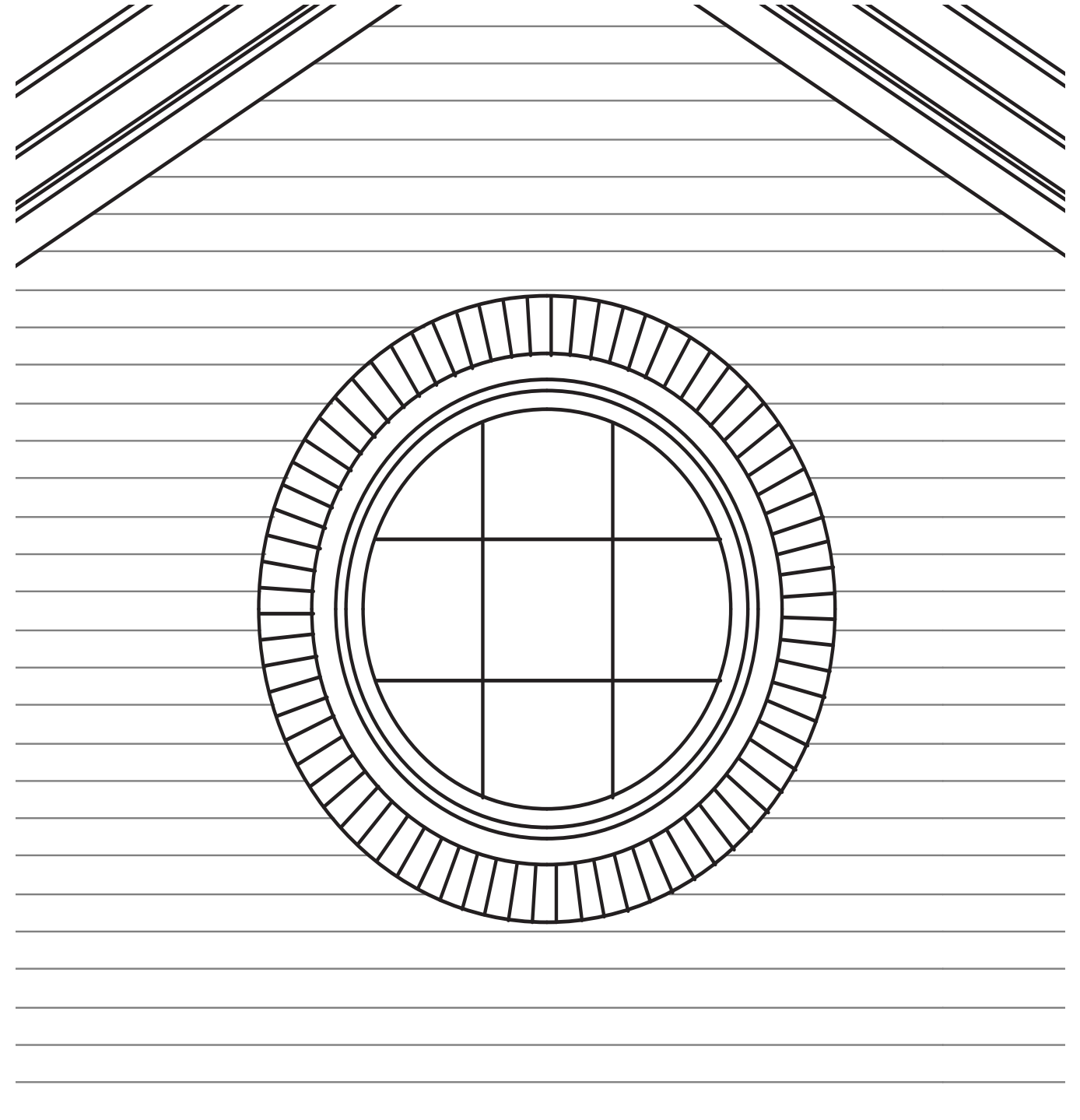
FRANCK & LOHSEN  
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Date issued :	Feb 19,2016





BEFORE



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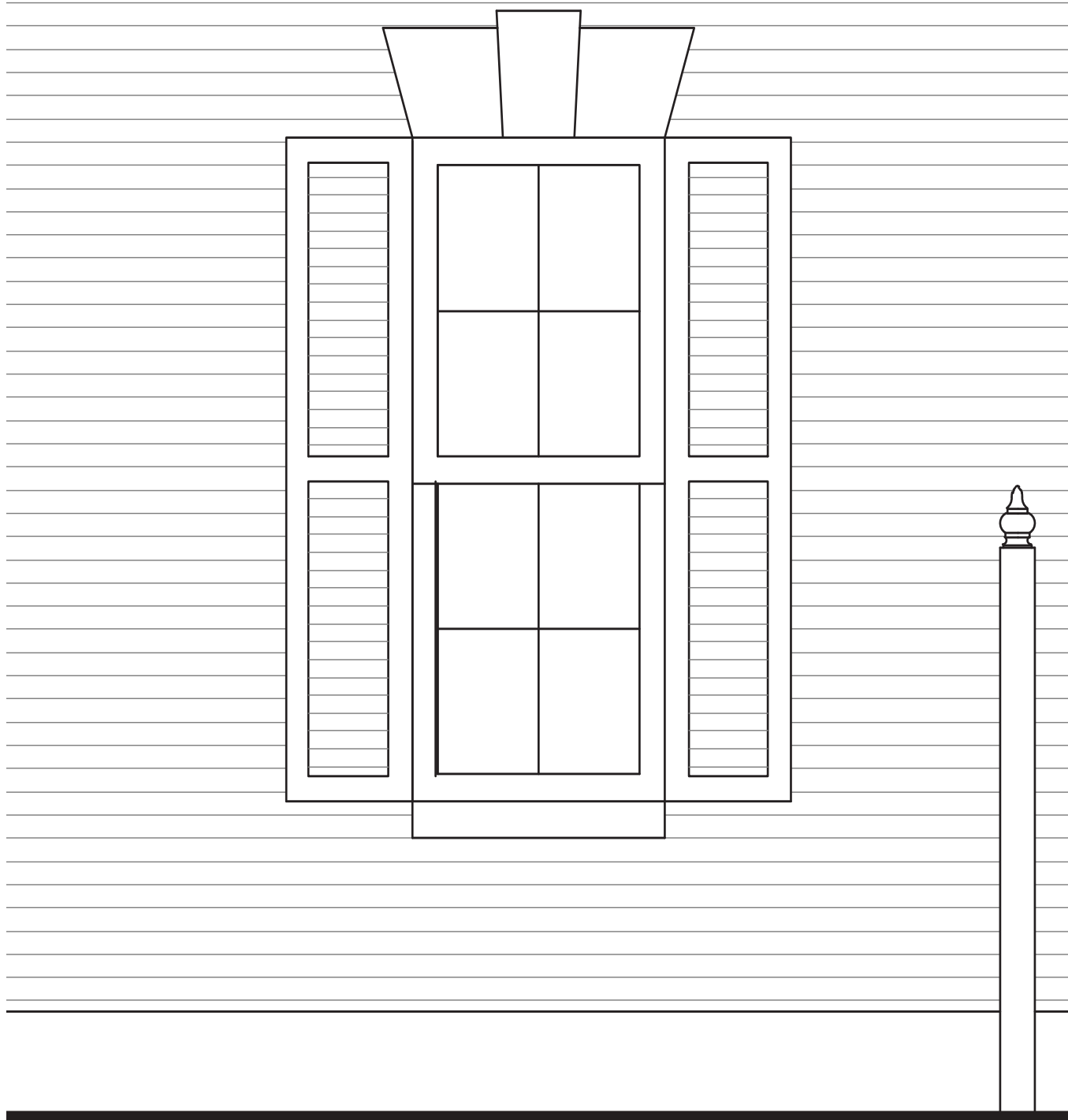
## EAVE WINDOWS GARAGE

401~415 WOLFE STREET  
 OLD TOWN ALEXANDRIA, VIRGINIA

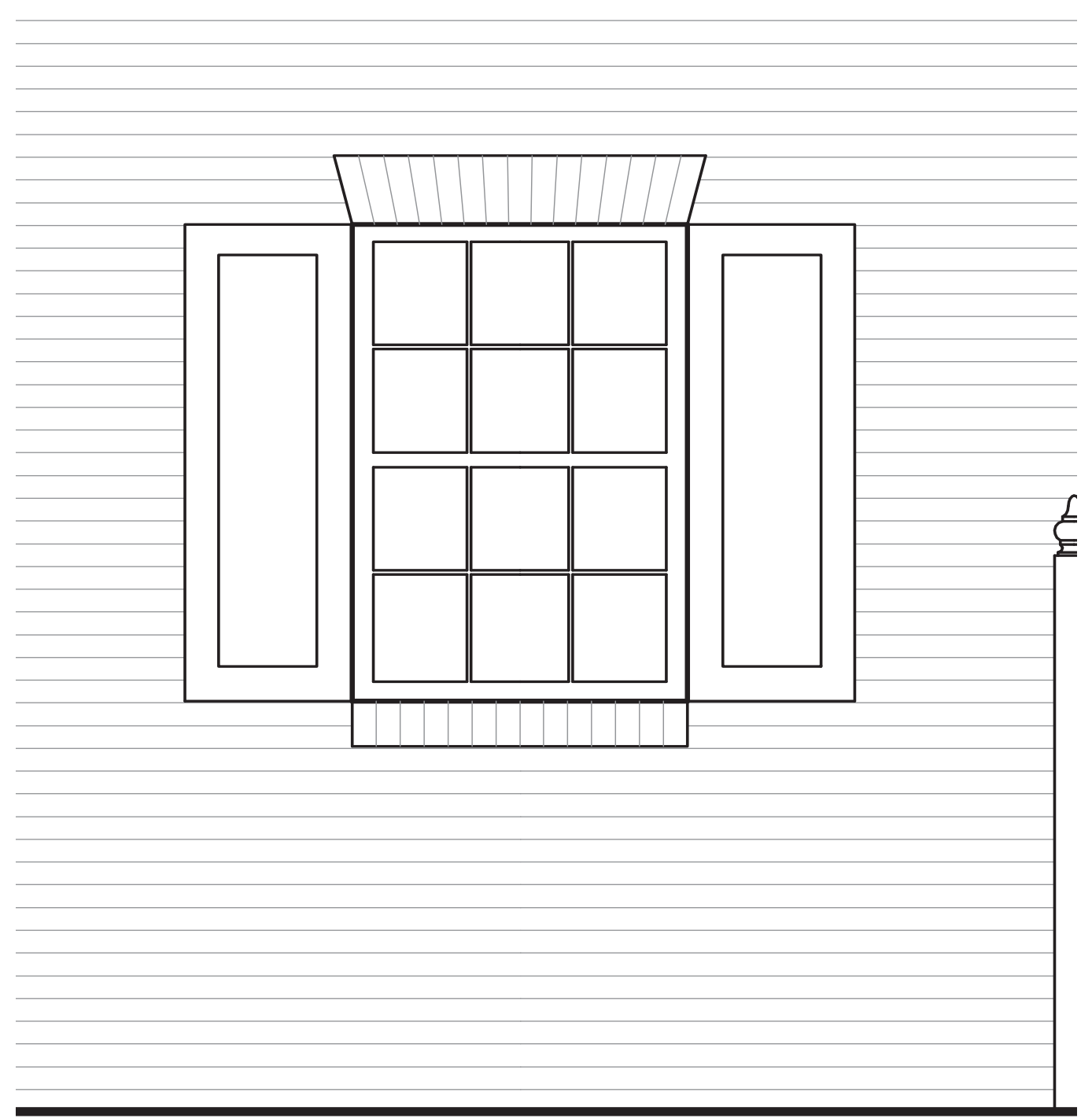
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BEFORE



AFTER

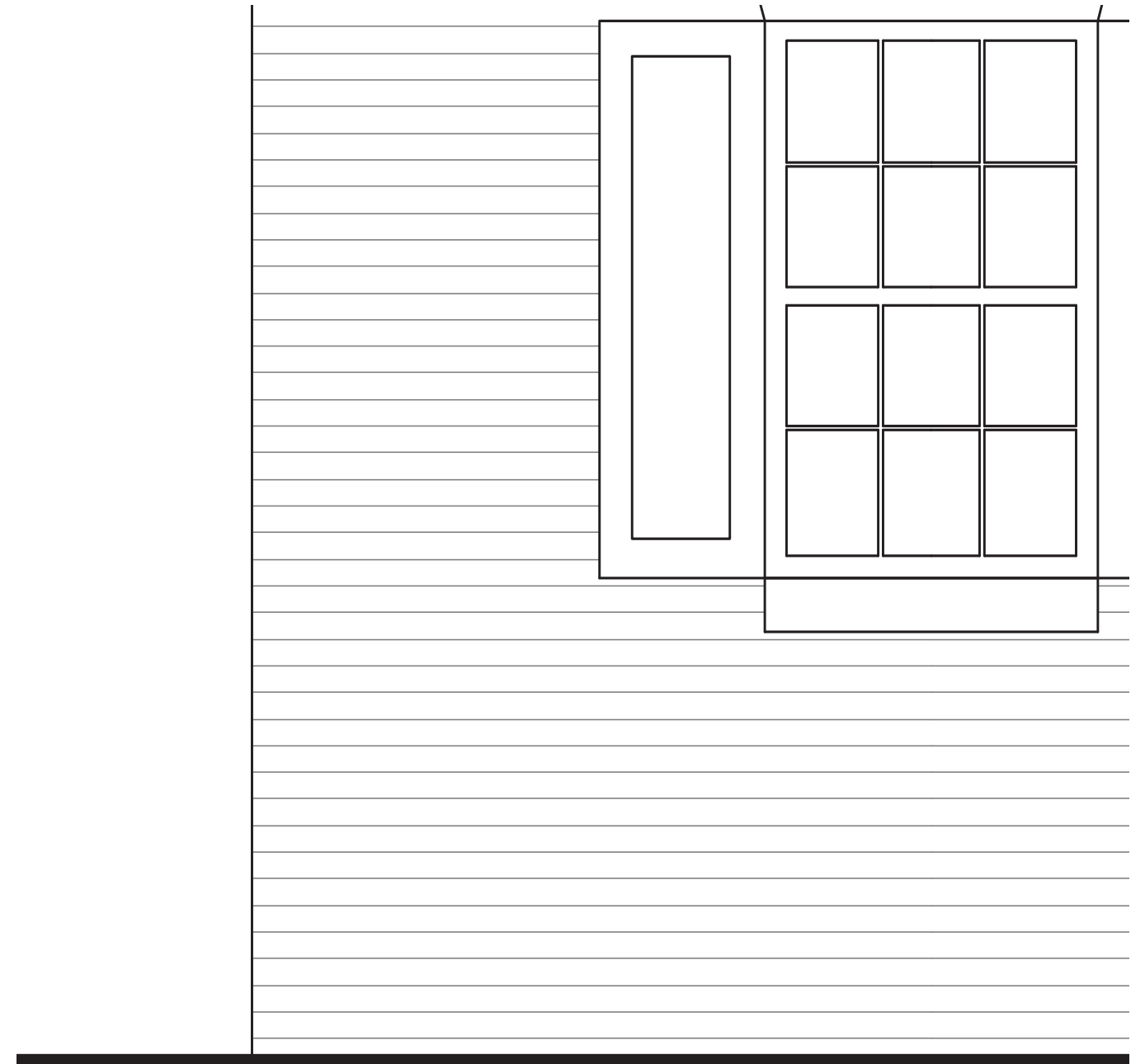
## GARAGE WINDOWS

401~415 WOLFE STREET  
 OLD TOWN ALEXANDRIA, VIRGINIA

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BEFORE



AFTER

# WATER TABLE

401~415 WOLFE STREET  
 OLD TOWN ALEXANDRIA, VIRGINIA

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BEFORE



AFTER

## GARAGE DOOR

401~415 WOLFE STREET

OLD TOWN ALEXANDRIA, VIRGINIA

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BEFORE



AFTER

## HYPHEN PORCH & ROOF COLUMNS

401~415 WOLFE STREET

OLD TOWN ALEXANDRIA, VIRGINIA

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Date issued :

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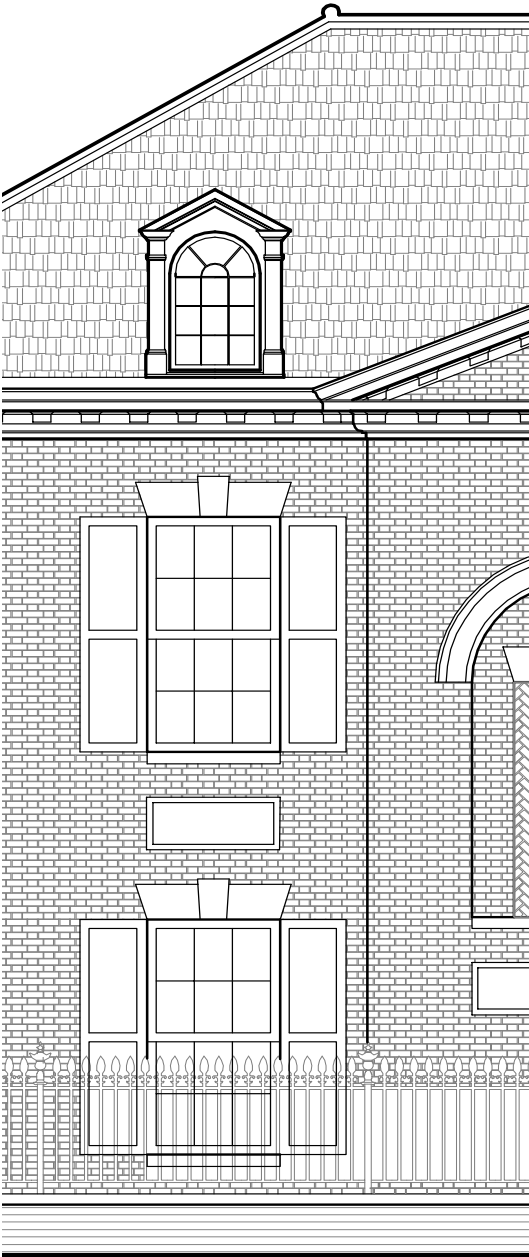
Not to Scale

Feb 19,2016

MATERIALS RECEIVED  
BAR2016-00017  
401-4115 Wolfe St.  
2/29/2016



S. Royal St Elevation - Before



Detail of S. Royal St Elevation



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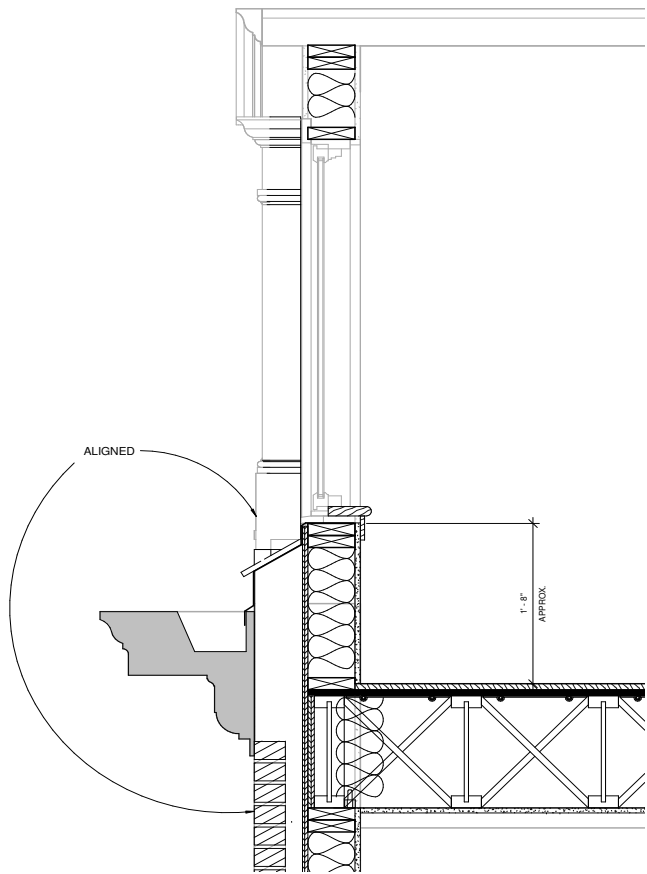
2233 Wisconsin Ave NW  
Suite 212 ~ WASHINGTON DC 20007  
Telephone (202) 223-9449 ~ Facsimile (202) 223-9484

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

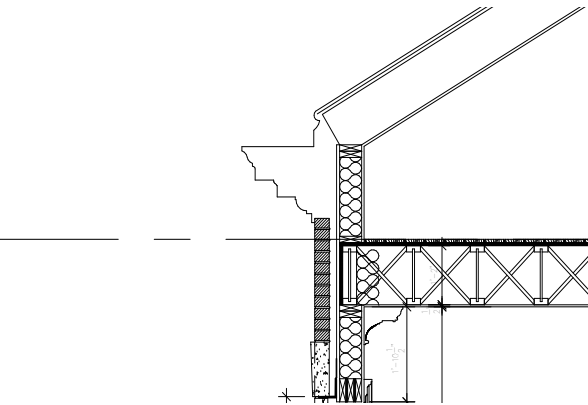
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Drawing Scale:  
Date Issued: January 19, 2016

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MATERIALS RECEIVED  
BAR2016-00017  
401-4115 Wolfe St.  
2/29/2016



Detail of Dormer at Third Floor - Before



Detail of Rafter to Wall Connection

MATERIALS RECEIVED  
BAR2016-00017  
401-4115 Wolfe St.  
2/29/2016



S. Royal St Elevation - After



Detail of S. Royal St Elevation



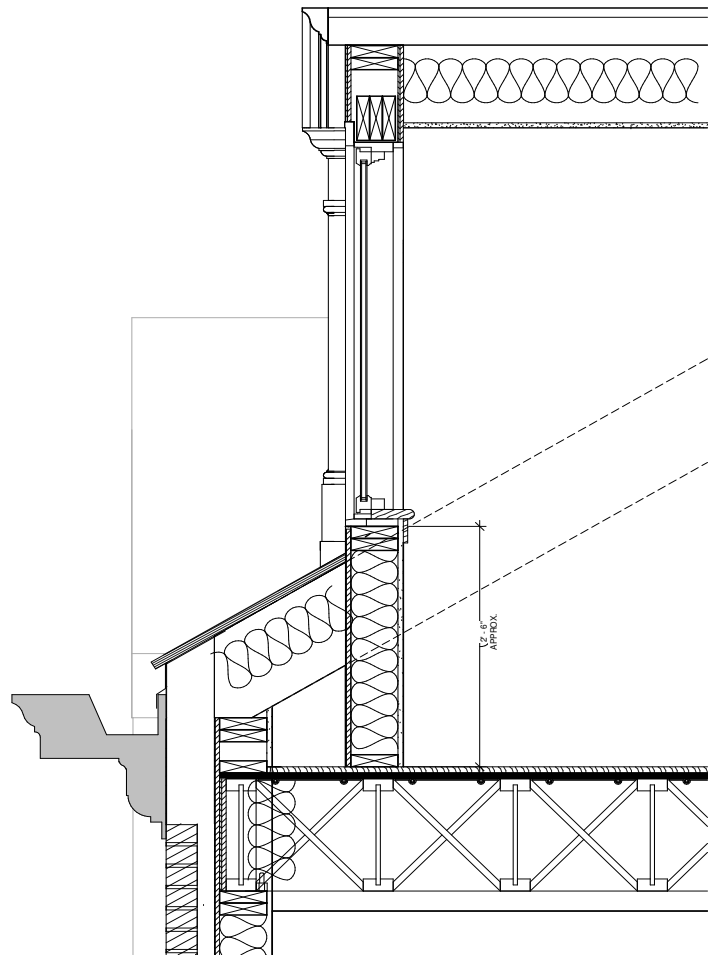
FRANCK & LOHSEN  
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Suite 212 ~ WASHINGTON DC 20007  
Telephone (202) 223-9449 ~ Facsimile (202) 223-9484

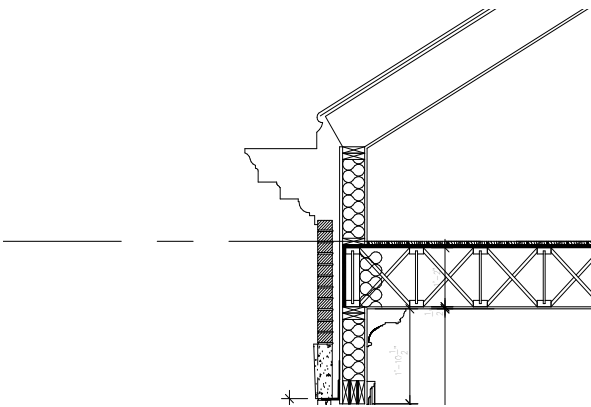
Permit to Demolish  
401-415 Wolfe Street  
OLD TOWN ALEXANDRIA, VIRGINIA

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

MATERIALS RECEIVED  
BAR2016-00017  
401-4115 Wolfe St.  
2/29/2016



Detail of Dormer at Third Floor - After



Detail of Rafter to Wall Connection



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Telephone (202) 223-9449 ~ Facsimile (202) 223-9484

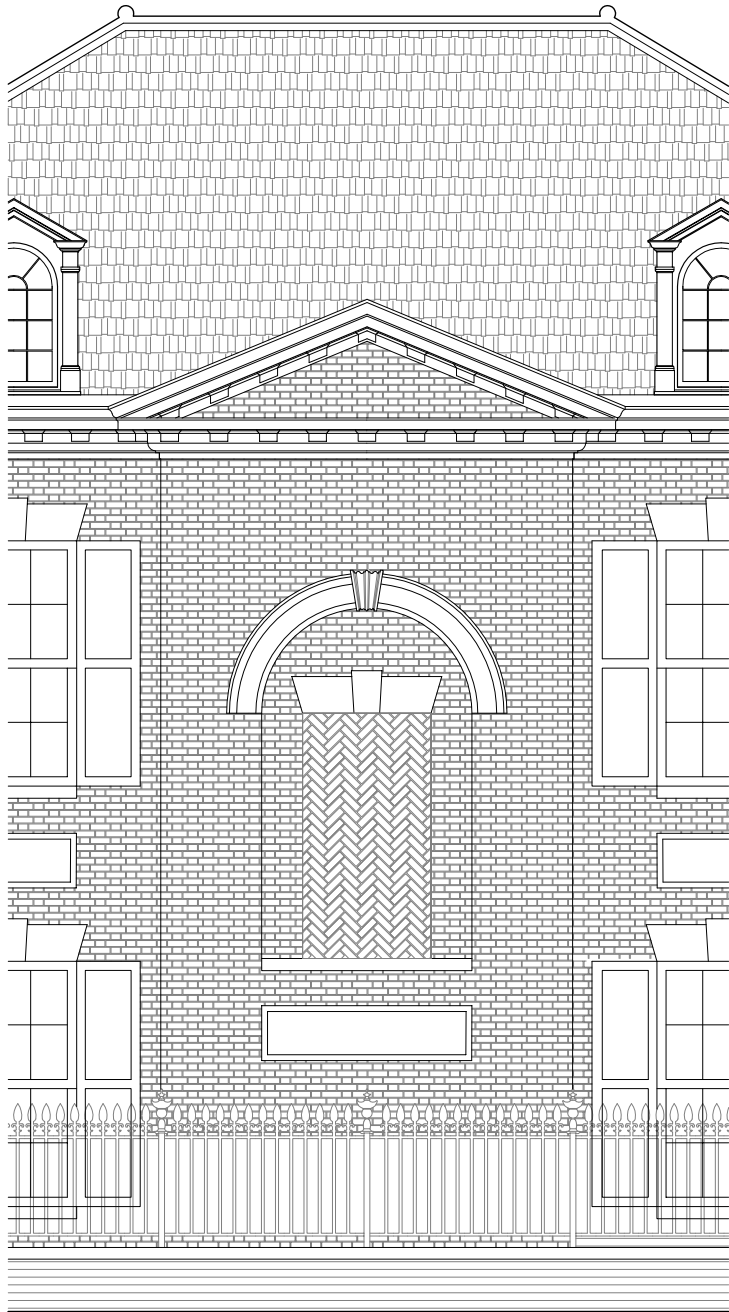
Details of Rafters and Dormer

401-415 Wolfe Street  
OLD TOWN ALEXANDRIA, VIRGINIA

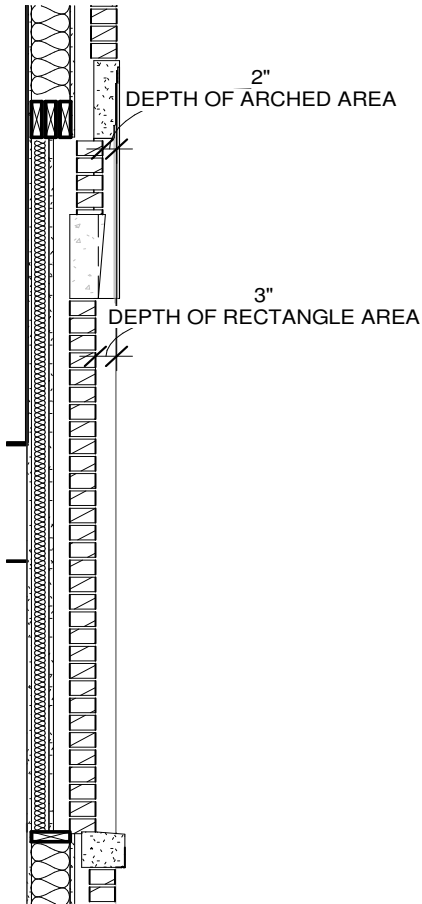
Sheet:  
Drawing Scale:  
Date Issued: **02-26-2016**



MATERIALS RECEIVED  
BAR2016-00017  
401-4115 Wolfe St.  
2/29/2016



Elevation of Arched Element



Detail of Arched Element



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Suite 212 ~ WASHINGTON DC 20007  
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Detail of Arched Element

401-415 Wolfe Street  
OLD TOWN ALEXANDRIA, VIRGINIA

Sheet:  
Drawing Scale:  
Date Issued: **02-26-2016**

BAR Case # 2016-02016/2017ADDRESS 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

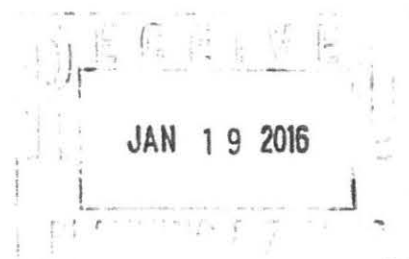
Address: \_\_\_\_\_

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.*

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

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- ☒ ☐ N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☒ ☐ FAR & Open Space calculation form.
- ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☒ ☐ Existing elevations must be scaled and include dimensions.
- ☒ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☒ N/A Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_
- ☐ ☒ Square feet of existing signs to remain: \_\_\_\_\_
- ☐ ☒ Photograph of building showing existing conditions.
- ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

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

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items.*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

**Revised February 16, 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)  
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