

BAR Meeting
July 6, 2016

ISSUE: Partial demolition and alterations

APPLICANT: Amir Tayrani and Adria Villar

LOCATION: 209 South Fairfax Street

ZONE: RM / Residential

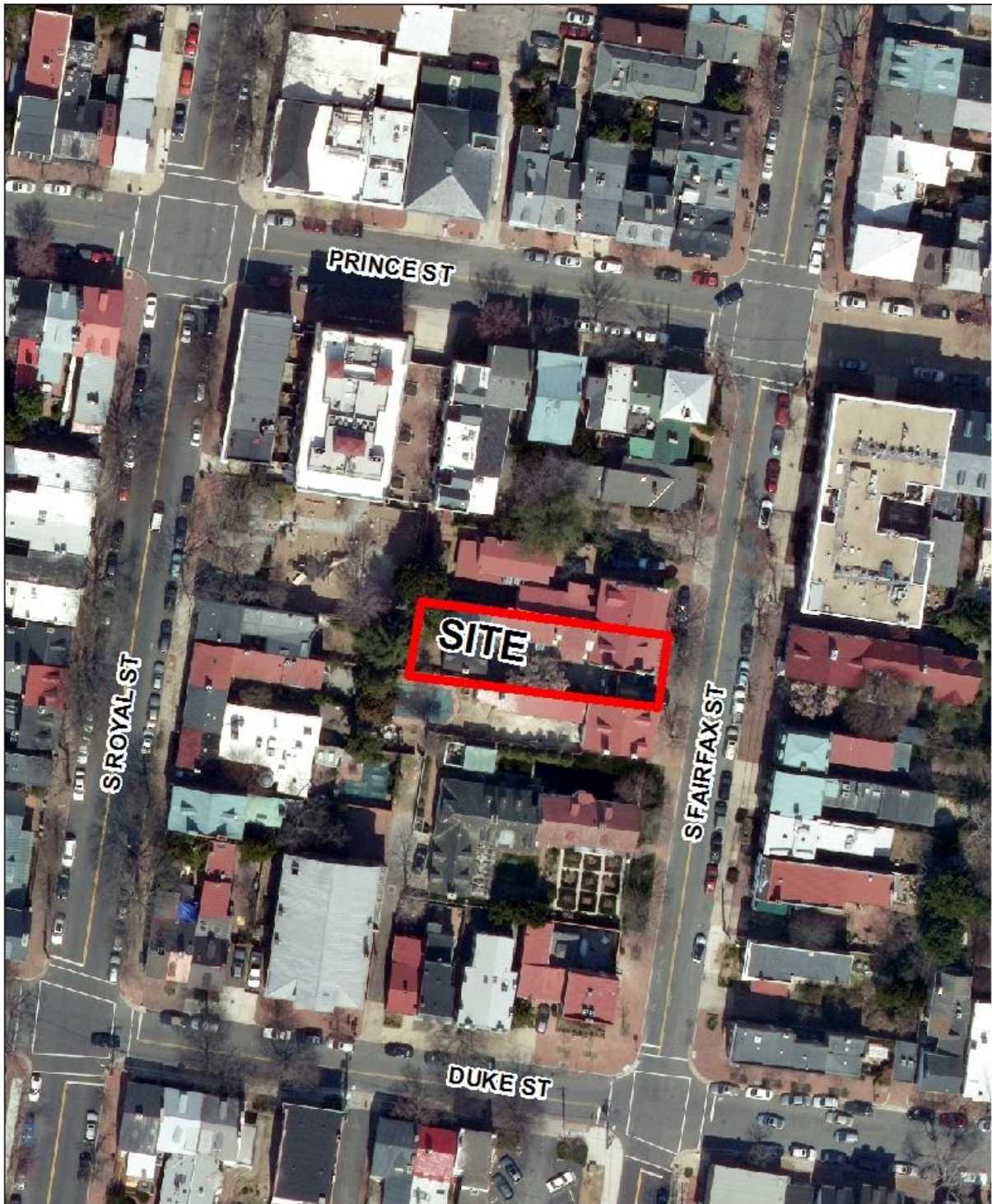
STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

1. All existing brick must be reused in the reconstructed brick wall to the maximum extent reasonably possible.
2. The statements below shall appear on all construction documents involving any ground disturbing activities so that on-site contractors are aware of the requirements:
 - a. The applicant/contractor 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.
 - b. The applicant/contractor 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 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.



BAR2016-00186 & 2016-00187



Note: *Staff coupled the reports for BAR #2016-0186 (Permit to Demolish/Capsulate) and BAR #2016-0187 (Certificate of Appropriateness) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

I. ISSUE

The applicant is proposing to relocate an existing, non-historic painted brick wall approximately five feet to the west, beyond the front plane of the house. This will enlarge an existing area used for parking.

The applicant also proposes work on the rear addition. This includes the replacement of first floor windows with aluminum-clad wood windows to match the existing light configuration, the installation of a pair of aluminum-clad wood French doors on the rear (west) elevation and the reconfiguration of an existing single door to a double-hung window to match the other windows.

The proposed work will be visible at a distance from either South Fairfax Street or through existing vegetation in the Armory Tot Lot.

II. HISTORY

According to Ethelyn Cox in Historic Alexandria, Street by Street, the house at 209 South Fairfax Street was in existence as of **1787** when John Kempff occupied the house. In May 1866, the single house was converted into two residences (207 and 209 South Fairfax Street). According to the Sanborn Fire Insurance maps, between 1885 and 1902 the rear ell of the semi-detached house was extended and two one-story porches were added, as well as a one story addition at the rear. Between 1941 and 1958, the existing one-story addition was added and the rear ell was extended once again, this time to two stories in height. The one story porch along the south elevation of the ell where the demolition will occur was also added at this time. The applicant believes that the brick garden wall at the front of the property dates from this period as well. More specifically, staff believes that the addition and alterations described above occurred in **1955** and 1956.

On February 7, 2009, the BAR approved a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for a second story rear addition and alterations at 209 South Fairfax Street (BAR Case #2008-0251 & 0252). On July 8, 2009, the BAR approved a Certificate of Appropriateness for alterations to the approved addition and other alterations, including the dismantling and reconstruction of the brick garden wall (BAR Case #2009-0124).

III. ANALYSIS

The Design Guidelines note that garden walls are “an important visual feature of the historic districts” and that they “serve as a distinctive features of the streetscape and individual yards....[and] also provide a sense of privacy and enclosure.” Staff has no objection to the relocation of the existing masonry garden walls approximately five feet to the west. Staff notes that the wall has already been reconstructed within the past ten years. The applicant also intends to reuse the bricks but to turn them so that the unpainted faces will be outward. The applicant intends to rebuild the wall with the same decorative brickwork at the top. The applicant has explained that the intent of relocating the wall will allow for a shifting of the existing parking

space beyond the front plane of the house. Staff approved the temporary deconstruction of the wall and the storing of the bricks on site to facilitate other recent construction at the house. **Staff has no objection to the relocation of the existing garden wall and reconstructing it as an unpainted masonry wall.**

The existing rear addition where the window and door alterations are proposed was first constructed in the 1940s/1950s and then significantly modified in 2009. Because it was so significantly altered with the addition of a second story, staff considers this to be the period of significance for this portion of the house and can therefore support aluminum-clad windows and doors. Additionally, staff finds that the conversion of an existing door to a window and the addition of a new pair of French doors to be appropriate minor alterations routinely approved by the BAR. **Therefore, Staff has no objection to the window and door alterations proposed on the rear addition.** The replacement windows must meet the BAR's adopted Window Policy performance specifications for replacement windows.

STAFF

Catherine K. Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

C-1 Revised open space calculations and open space plan comply with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)
- F1. Previously reviewed under [BAR2016-00051, BAR2009-00123 & 00124, BAR2008-00251 & 00252] (T&ES)
- F2. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- C1. 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)
- C2. 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)
- C3. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C4. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C5. 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 Although the property is historic and dates back to the latter eighteenth century, the nature of this particular undertaking will have negligible impact on the underlying ground surface.
- R-1. The statements below shall appear on final site plan sheets involving any ground disturbing activities so that on-site contractors are aware of the requirements:
 - a. The applicant/contractor 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.
 - b. The applicant/contractor shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2016-0186 & 0187: 209 South Fairfax Street


[home](#) « [homeowner main](#) « [windows](#) « [double hung](#)

 search: [GO](#)

WINDOWS

Casement

[Mission](#)
[Push Out](#)

Double Hung

Bow & Bay

Picture

Awning

Access

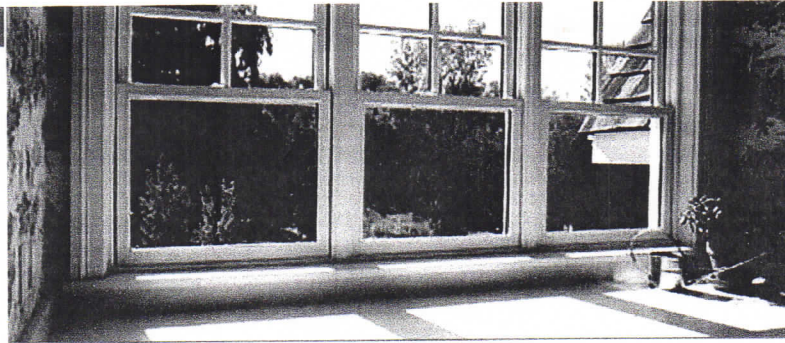
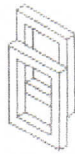
Transoms

Custom

Cyprium Collection

Bella Vista Collection

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DOUBLE HUNG

OLD MADE NEW

Opening from both the top and the bottom, Double Hung windows are proof that certain classic looks never go out of style. And we have taken steps to make these timeless beauties perform better than ever.

Thanks to our innovative balance system, Loewen Double Hung windows open and close smoothly. A special tilt latching system also provides inward tilting of the sash for easy cleaning — or complete removal. And for added protection against the elements, our Double Hung windows are complete with a fiberglass exterior sill.

HIGHLIGHTS

- Classic, traditional look
- Dependable manual operation
- Exterior insect screens
- Requires no interior or exterior clearance
- Large sizes available
- Tilt-in for easy cleaning

STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- Frame construction designed for 4 9/16" (116 mm) jamb
- Low E² insulated glazing with 1/2" (12 mm) airspace
- Extruded aluminum cladding in 9 Standard Palette colors, 27 Architectural Palette colors, primed wood or clear fir exterior
- Insect screens available in bronze, sandstone and white
- Screens also available in colors to match exterior cladding

DOUBLE HUNG OPTIONS

[Colors & Cladding](#)
[Hardware](#)
[Glazing](#)
[Grilles & Divided Lites](#)
[Brickmould](#)

TECHNICAL INFORMATION

[CAD Details](#)
[Specifications](#)
[Performance](#)
[Sizing Charts](#)
[Product Details](#)

MORE INFORMATION

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home « architect main « windows « double & single hung features



ARCHITECTURAL
SERVICES

PRODUCTS

Windows

Casement
Double Hung
Bow & Bay
Picture
Awning
Access
Custom & Specialty

Doors

SERVICES

Photo Gallery

CAD Center

Product Installation, Care and Maintenance

Product Literature & Samples

AIA Continuing Education

ARCHITECTURAL BENEFITS

Environment

Douglas Fir

Mahogany

Colors & Cladding

Hardware

StormForce™ Series

Glazing

Grilles & Divided Lites

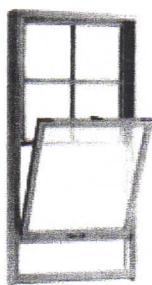


ARCHITECTURAL SERVICES

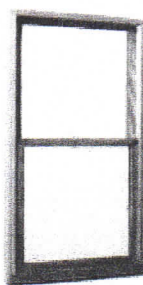
DOUBLE & SINGLE HUNG

STYLES

Double Hung, Single Hung, Radius Top and Cottage options.



DOUBLE HUNG



SINGLE HUNG

STANDARD FEATURES

Natural, clear Douglas Fir interior (no visible finger joints)
Frame construction designed for 4 9/16" (116 mm) jamb
Low E2 insulated glazing with 1/2" (12 mm) airspace
Roto-gear operator and concealed sash locks available in bronze, sandstone, white and black
Extruded aluminum cladding in nine standard colors, primed wood or clear Fir exterior
Insect screens available in bronze, sandstone, and white.
Non clad windows are supplied with white, bronze or sandstone screens at no additional charge. Screens may be optionally ordered in any of the 36 metal clad exterior colors.

EXPLODED DIAGRAMS

Download Exploded Diagrams

HARDWARE

Hardware and hardware finishes are dependent on hardware choices.

GLAZING

Heat-Smart® 1 and optional Sun 140. StormForce DP, IP, MP (SH only).

SIMULATED DIVIDED LITES (SDL) AND GRILLES

SDL - 3/4" (19 mm), 1 1/8" (29 mm), 2" (50 mm),

BRICKMOULD

2" (50 mm), 3 1/2" (89 mm) and 5 1/2" (140 mm) wood. 2" (50 mm) and 3

DOUBLE HUNG OPTIONS

Product Features

Sizing Charts

CAD Details

Performance Ratings [PDF]

Light & Ventilation Schedule (Egress) [PDF]

Product Specifications

MORE INFORMATION

Product Gallery

Request Literature

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Application & Materials
BAR2016-00186/00187
209 S Fairfax St
6/6/2016

1/2" (89 mm) metal.

METAL CLAD COLOR SPECTRUM

Nine Standard Palette and 27 optional Architectural Palette colors.

LEGEND: ● — STANDARD
○ — OPTIONAL

Hardware Styles		Double/ Single Hung
Sash Lock	●	
Sash/Lift/Pull	○	
Finish Options		
White	●	
Sandstone	●	
Bronze	●	
Black	●	
Oil Rubbed Bronze	○	
Antique Brass	○	
Bright Brass	○	
Brushed Chrome	○	

Variables		Double/ Single Hung
Function:		
Use for Egress	●	
Available with Screen	● ²	
Concealed Hardware		
Durability:		
Low Maintenance	● ¹	
Metal Clad Exterior		
Clear Douglas Fir	●	
Exterior Finish		
Primed Exterior Finish	●	
Performance:		
Heat-Smart Plus® 1	●	
Heat-Smart Plus® 2, 3 ³		
Tranquility®		
StormForce™		
Appearance:		
SDL		○

1 - Nine standard metal clad colors, 27 optional.

2 - Exterior

3 - Some restrictions apply

Specifications and technical information are subject to change without notice. Metric and Imperial measurements are converted accurately, however in some cases industry conventions cause a 1 mm variance. (Example: 3/4" is shown as 20 mm for all glass measurements as this is the industry standard.)

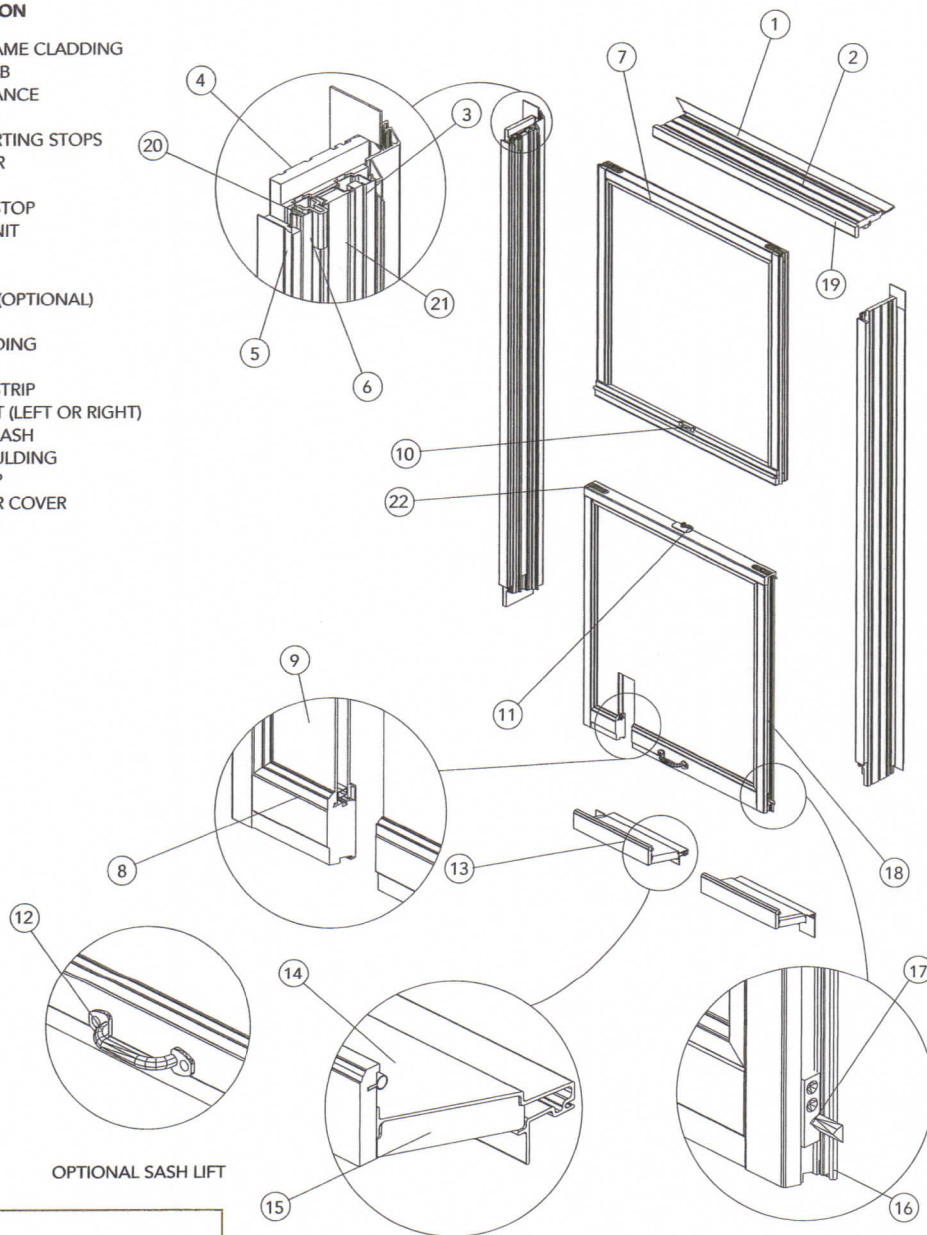
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BAR2016-00186/00187
209 S Fairfax St
6/6/2016

PARTS IDENTIFICATION

DOUBLE HUNG WINDOW

NO. DESCRIPTION

- 1 METAL FRAME CLADDING
- 2 HEAD JAMB
- 3 SASH BALANCE
- 4 SIDE JAMB
- 5 INSIDE PARTING STOPS
- 6 JAMBLINER
- 7 TOP SASH
- 8 GLAZING STOP
- 9 SEALED UNIT
- 10 KEEPER
- 11 CAMLOCK
- 12 SASH LIFT (OPTIONAL)
- 13 SILL STOP
- 14 SILL CLADDING
- 15 SILL
- 16 WEATHERSTRIP
- 17 CAM PIVOT (LEFT OR RIGHT)
- 18 BOTTOM SASH
- 19 HEAD MOULDING
- 20 SASH STOP
- 21 JAMBLINER COVER
- 22 TILT LATCH



OPTIONAL SASH LIFT



Application & Materials
 BAR2016-00186/00187
 209 S Fairfax St
 6/6/2016

Note: • This drawing is not to scale. For parts identification only.



Fixed sash Casement Transoms over French Terrace Doors (non clad Douglas Fir)

Loewen

SWINGING/FRENCH TERRACE DOORS

Loewen offers two styles of Terrace Doors to choose from: Traditional and French. Traditional Terrace doors hinge in the middle so that one panel is fixed and the other operates. By contrast, French Terrace doors are hinged on the outside. Outswing versions of both styles are available as options.



Terrace



French Terrace



Half Round Terrace



Half Round French Terrace

Application & Materials
BAR2016-00186/00187
209 S Fairfax St
6/6/2016

PRODUCT FEATURES

STYLES:

Traditional French Terrace with Camber Top, Quarter Round and Full Radius options.

STANDARD FEATURES

- Natural Douglas Fir interior (no visible finger joints)
- Frame construction designed 4 9/16" (116 mm) jamb
- 4 mm Low E² insulated tempered glazing
- Multi-point locking hardware, complete with brass handle set, escutcheon and dead bolt
- Extruded aluminum cladding in nine standard colors, primed wood or clear fir exterior
- Santoprene™ weatherstrip system

HARDWARE:

Hardware and hardware finishes are dependent on hardware choices.

GLAZING:

Heat-Smart® 1, StormForce™ DP, IP, MP.

SIMULATED DIVIDED LITES (SDL) AND GRILLES:

SDL — 3/4" (19 mm), 1 1/8" (29 mm), 2" (50 mm), Removable Grilles.

BRICKMOULD:

2" (50 mm), 3 1/2" (89 mm) and 5 1/2" (140 mm) wood. 2" (50 mm) and 3 1/2" (89 mm) metal.

METAL CLAD COLOR SPECTRUM:

Nine Standard Palette and 27 optional Architectural Palette colors. Available in **Cyprium Collection** (see Section L page 23).



For a more in-depth, comprehensive review of **Product Features**, please refer to the **Miscellaneous** section.



Visit the **Loewen Photo Gallery** online at www.loewen.com/home.nsf/info/gallery for a large collection of Loewen product and elevation photography.

Application & Materials
BAR2016-00186/00187
209 S Fairfax St
6/6/2016

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LEGEND: ● — STANDARD
○ — OPTIONAL

1 — Nine standard metal clad colors, 27 optional
2 — Shropshire/Churchill only

	Swinging Terrace	Swinging French Terrace
Hardware Styles		
Multi-point Handle	●	●
Verona Terrace Handle	●	●
Meran Terrace Handle	●	●
Shropshire Handle	○	○
Churchill Handle	○	○
Athina	○	○
Rodos	○	○
Finish Options		
Black	○	○
Oil Rubbed Bronze	○	○
Rustic Bronze	○ ²	○ ²
Antique Brass	●	●
Brushed Chrome	○	○
Satin Nickel Resista	○	○
Polished Brass/ Satin Brass Resista	○	○
Polished Brass Resista	●	●

	Swinging Terrace	Swinging French Terrace
Variables		
Function:		
Use for Egress	●	●
Multi-point Hardware	●	●
Durability:		
Low Maintenance Metal Clad Exterior	● ¹	● ¹
Clear Douglas Fir Exterior Finish	●	●
Clear Mahogany Exterior Finish	○	○
Primed Exterior Finish	●	●
Performance:		
Heat-Smart® Plus 1	●	●
StormForce™	○	○
Appearance:		
SDL	○	○
Vertical Grain Fir Panel	●	●

All standard door configurations are represented in this **Loewen Architectural Catalog**. Numerous custom opportunities exist — please contact your Authorized Loewen Dealer.



SPECIFICATIONS

DOOR AND FRAME

The basic specifications include Douglas Fir wood door and frame. Door sill is clad with bronze anodized aluminum. A rigid bronze colored vinyl extrusion serves as a sill thermal break. All exterior components are factory primed; minor scratches or abrasions are not considered defects. Refer to elevation drawings for screen availability.

ALTERNATE SPECIES

The entire Loewen product line is also available in optional Mahogany (*Swietenia macrophylla*) or optional FSC chain of custody certified Douglas Fir (SW-COC-1739).

PRESERVATIVE TREATED

All wood parts are dipped in approved preservative.

GLAZING

A wood stop combined with glazing materials ensure a positive seal.

INSULATING GLASS

Double glass configuration with 1/2" (12 mm) airspace.

HEAT-SMART® Plus System 1

Heat-Smart® best describes the benefits of the product that incorporates Low E² coating and argon gas. Heat-Smart® systems help reduce heating and cooling costs, providing superior energy efficiency.

SIMULATED DIVIDED LITES (SDL) AND GRILLES

Standard SDL come without airspace grilles. Optional airspace grilles available. Grille bars are permanently applied to the interior and exterior.

Loewen natural clear wood grilles install from the inside of the house and are removable for cleaning.

Note: Optional Grilles

Natural wood grilles will be supplied unless otherwise specified.

METAL CLADDING

Heavy duty extruded aluminum exterior metal cladding is available in nine Standard Palette and 27 optional Architectural Palette colors. Interior of door remains a natural wood finish as a standard. Metal clad units are supplied ready-to-install complete with nailing flange.

HARDWARE

Multi-point locking hardware — complete with brass handle set and escutcheon — and dead bolt are standard on all Terrace Doors. Optional keyed alike locks are available. Standard concealed bearing hinges in a variety of finishes are available.

Note: French doors come with handle activated shoot bolts on inactive panel.

WEATHERSTRIP

Bottom corners of the door are weatherstripped with a pile dust plug attached to the side jambs. The operating door will be sealed with a wrapped foam weatherstrip at the head and the side jambs to provide a tight seal.

DOOR SWINGS

Traditional Terrace Door: Hinged in the middle so that one panel is fixed, while the other opens/closes. These doors can be configured as a single door, or as a series of fixed, operating, left hinged or right hinged panels.

French Terrace Doors: Hinged on the sides to allow both doors to open/close from the middle.

Note: Outswinging versions of both door styles are available as options.

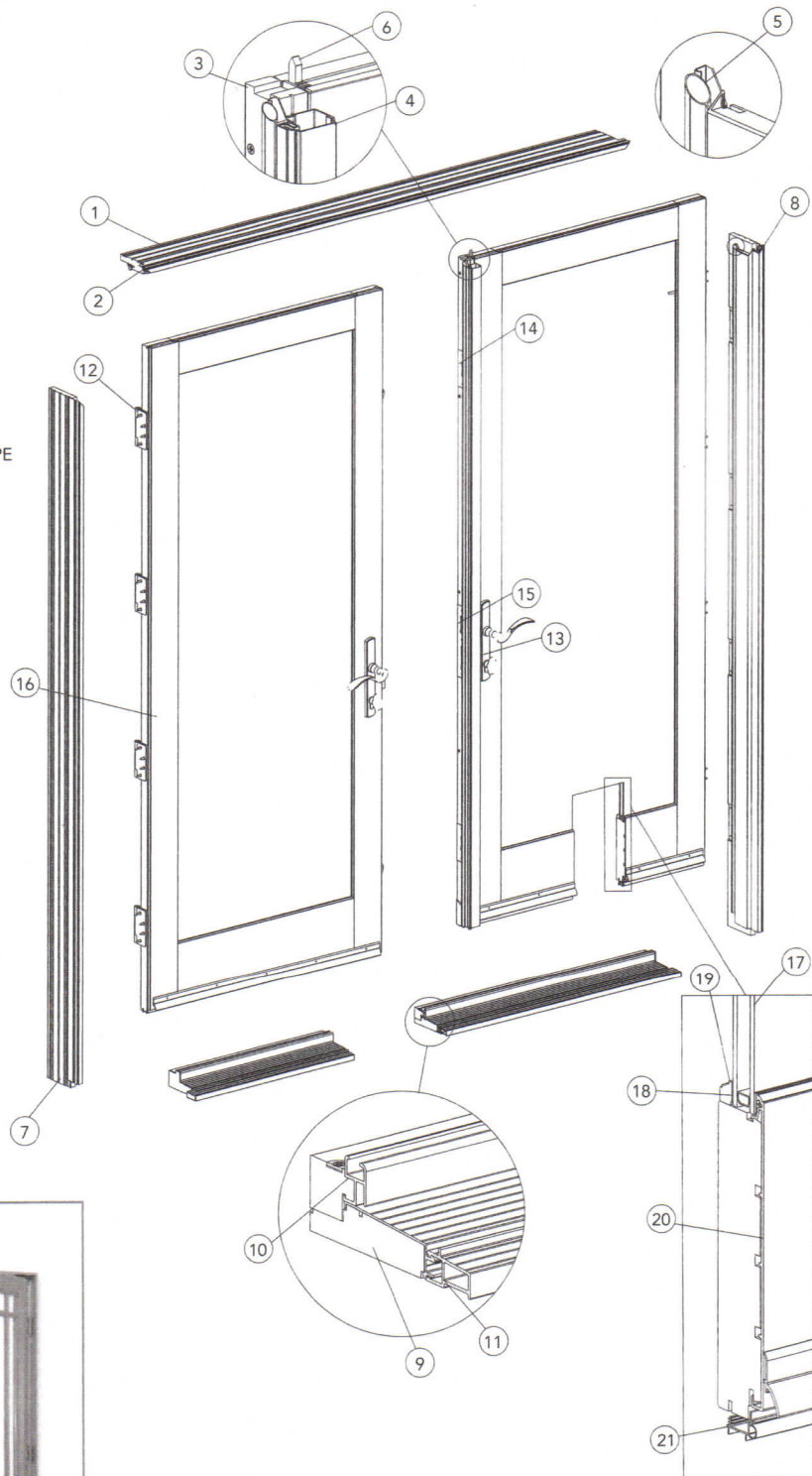
Application & Materials
BAR2016-00186/00187
209 S Fairfax St
6/6/2016

PARTS IDENTIFICATION

FRENCH TERRACE DOOR

NO. DESCRIPTION

- 1 HEAD JAMB
- 2 HEAD JAMB CLADDING
- 3 ASTRAGAL
- 4 ASTRAGAL CLADDING
- 5 BULB WEATHERSTRIP
- 6 SHOOTBOLT
- 7 SIDE JAMB
- 8 SIDE JAMB CLADDING
- 9 SILL
- 10 THERMAL BREAK
- 11 SHOOTBOLT RECEIVER (TOP & BOTTOM)
- 12 HINGE
- 13 DOOR HANDLE
- 14 STRIKE PLATE
- 15 STRIKE LATCH
- 16 OPERATING SASH
- 17 SEALED UNIT
- 18 FOAM GASKET GLAZING TAPE
- 19 GLAZING STOP
- 20 SASH METAL CLADDING
- 21 DOOR SWEEP



Application & Materials
 BAR2016-00186/00187
 209 S Fairfax St
 6/6/2016

Note: * This drawing is not to scale. For parts identification only.

**Tayrani
209 South Fairfax Street
BAR Submission for July 6, 2016
Hearing**

Application & Materials
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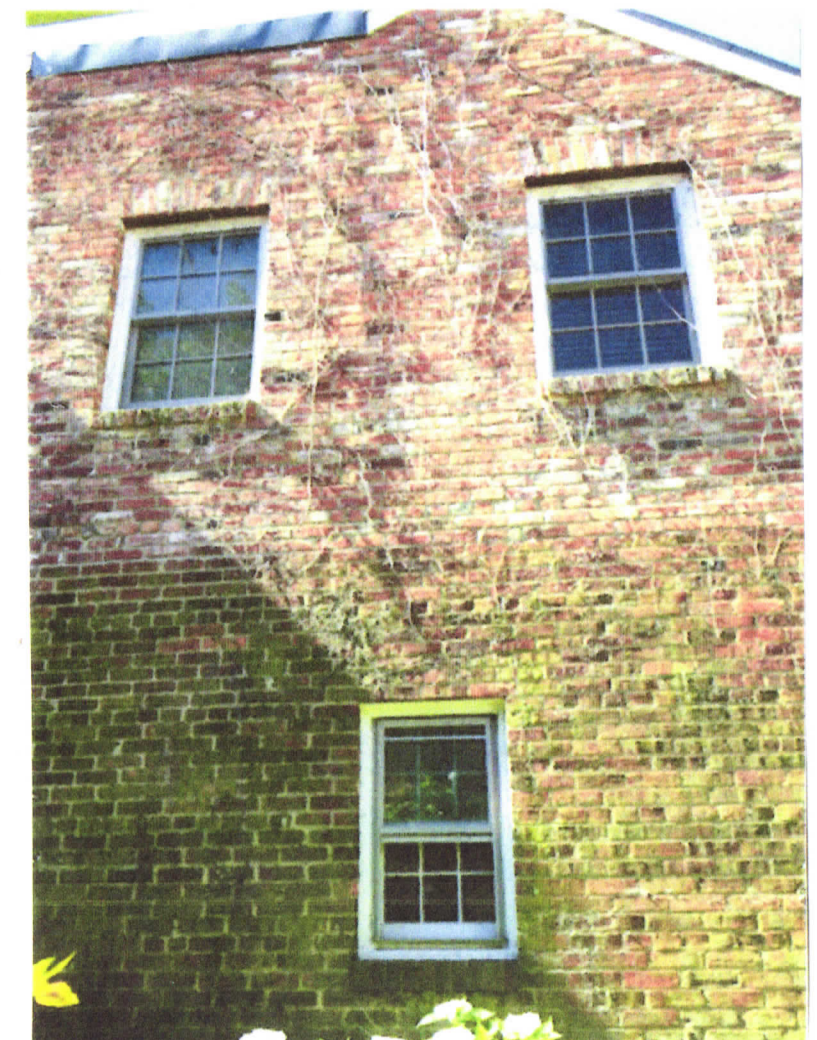
East Elevation
Garden wall to be moved back 5 feet



West Elevation
1st floor windows and door to be replaced

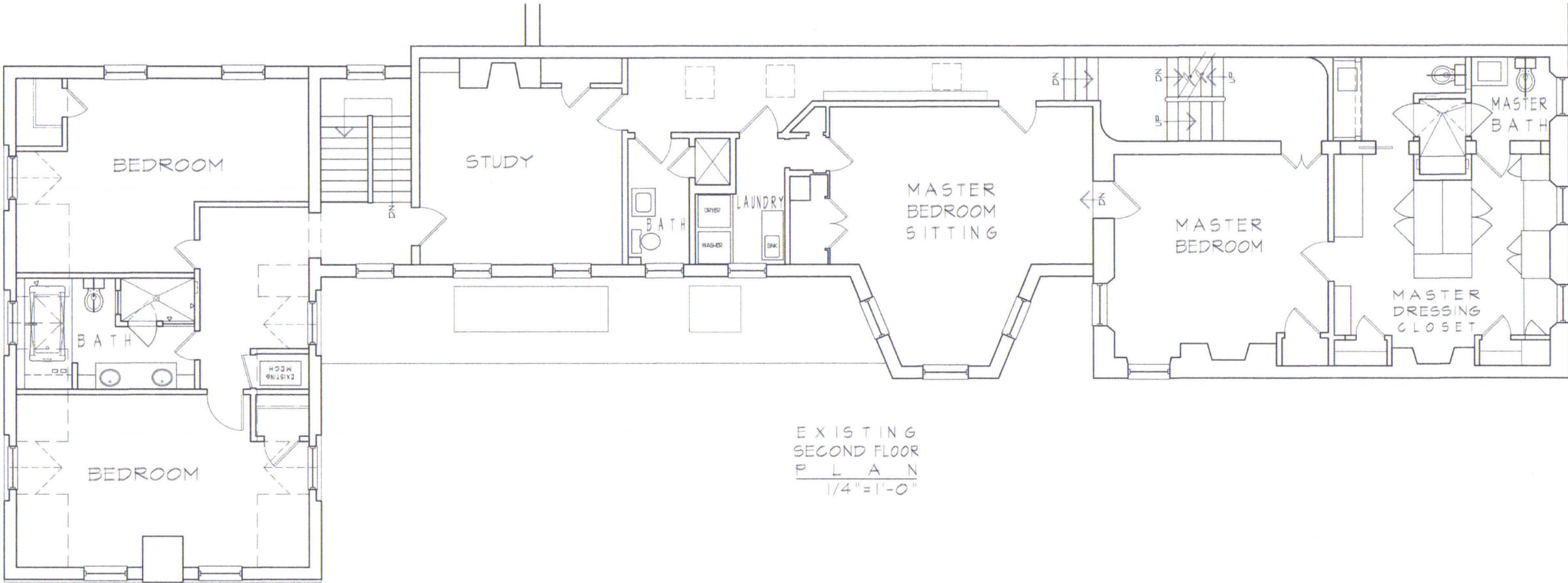
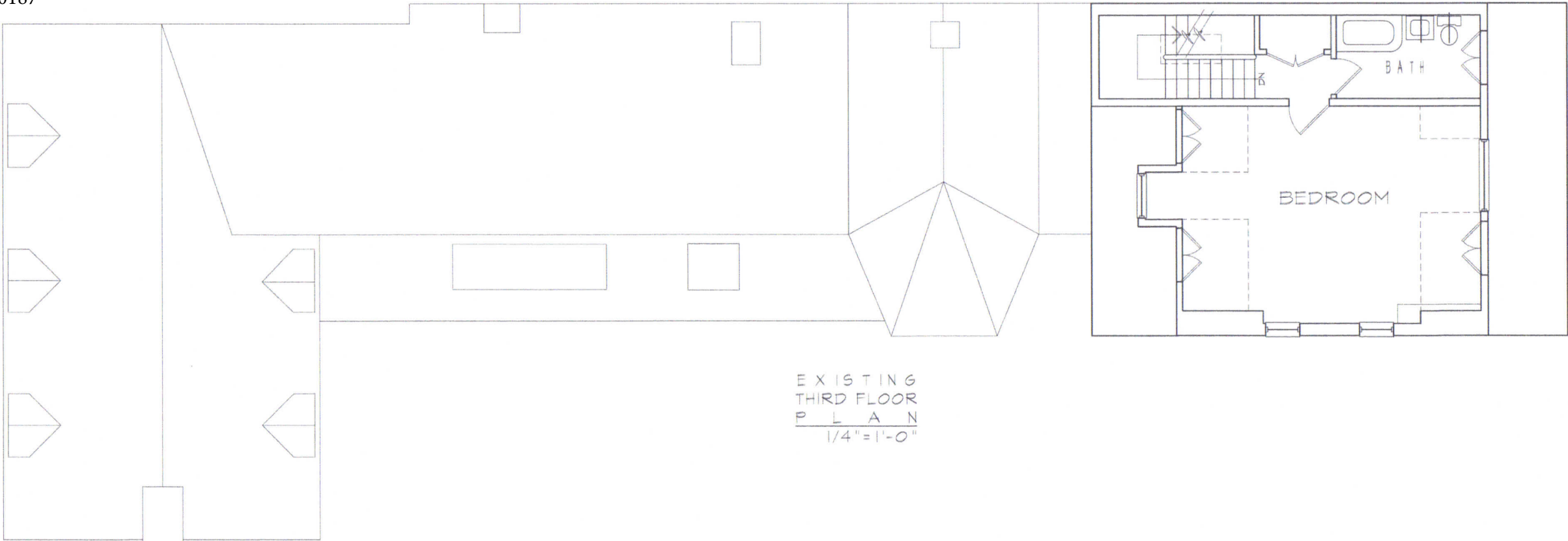


East Elevation
1st floor window to be replaced



North Elevation
1st floor window to be moved

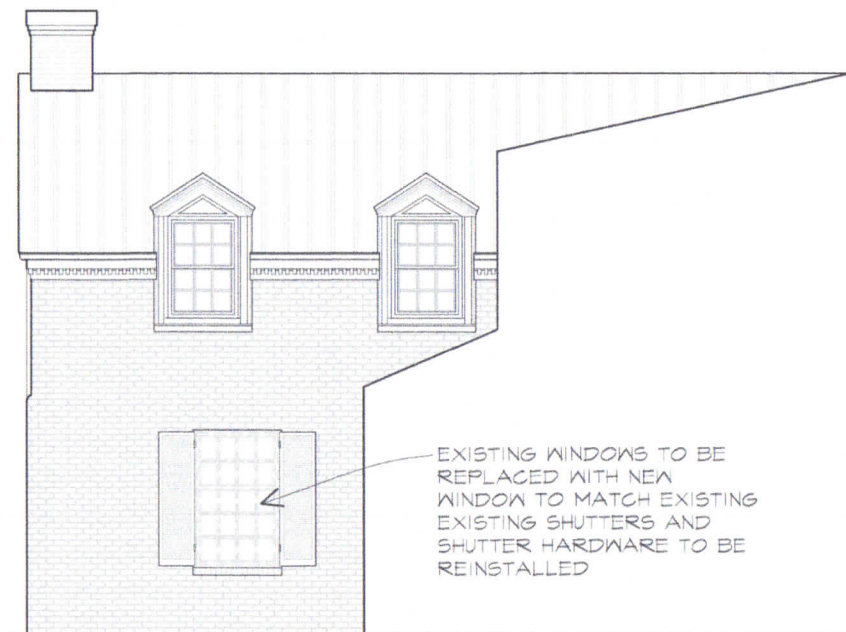
Application & Materials
BAR2016-00186/00187
209 S Fairfax St
6/6/2016





A EXISTING SIDE SOUTH ELEVATION
 1/4"=1'-0"

EXISTING WALL, GATE
 AND OUTDOOR GRILLE TO
 BE REMOVED. NEW WALL
 TO MATCH EXISTING TO
 BE INSTALLED 5'-0" WEST
 OF EXISTING



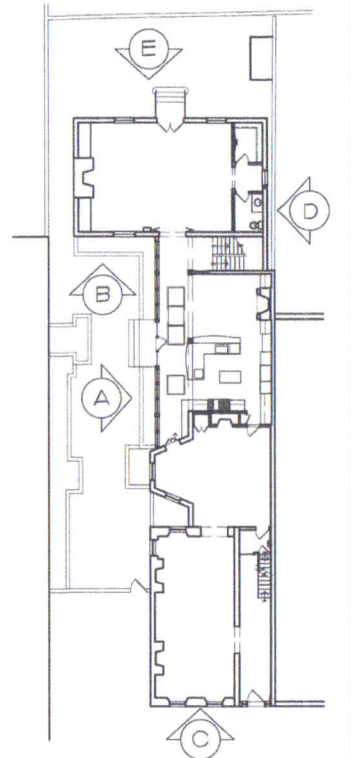
B EXISTING FRONT EAST ELEVATION
 1/4"=1'-0"

EXISTING WINDOWS TO BE
 REPLACED WITH NEW
 WINDOW TO MATCH EXISTING
 EXISTING SHUTTERS AND
 SHUTTER HARDWARE TO BE
 REINSTALLED



C EXISTING FRONT EAST ELEVATION
 1/4"=1'-0"

EXISTING WALL, GATE
 AND OUTDOOR GRILLE TO
 BE REMOVED. NEW WALL
 TO MATCH EXISTING TO
 BE INSTALLED 5'-0" WEST
 OF EXISTING



KEY PLAN

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ISSUE DATE

DESIGN
 12/16/15

PRE BID
 02/04/16
 04/11/16

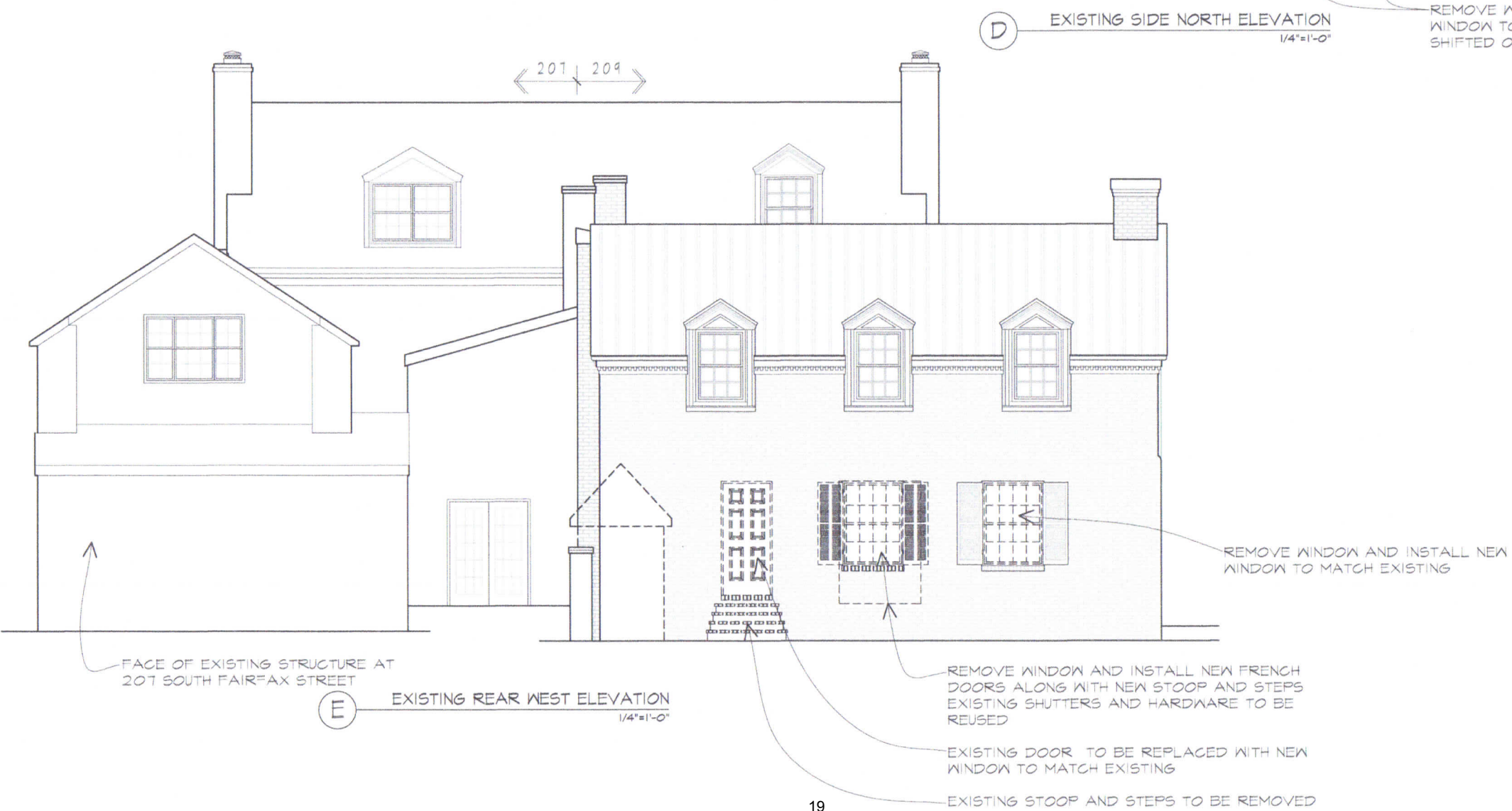
B I D
 04/29/16
 B A R
 06/06/16

SHEET TITLE
 EXISTING
 ELEVATIONS

SHEET NUMBER

A-3

Application & Materials
BAR2016-00186/00187
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6/6/2016



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ISSUE DATE
DESIGN
12/16/15

PRELIMINARY
02/04/16
04/11/16

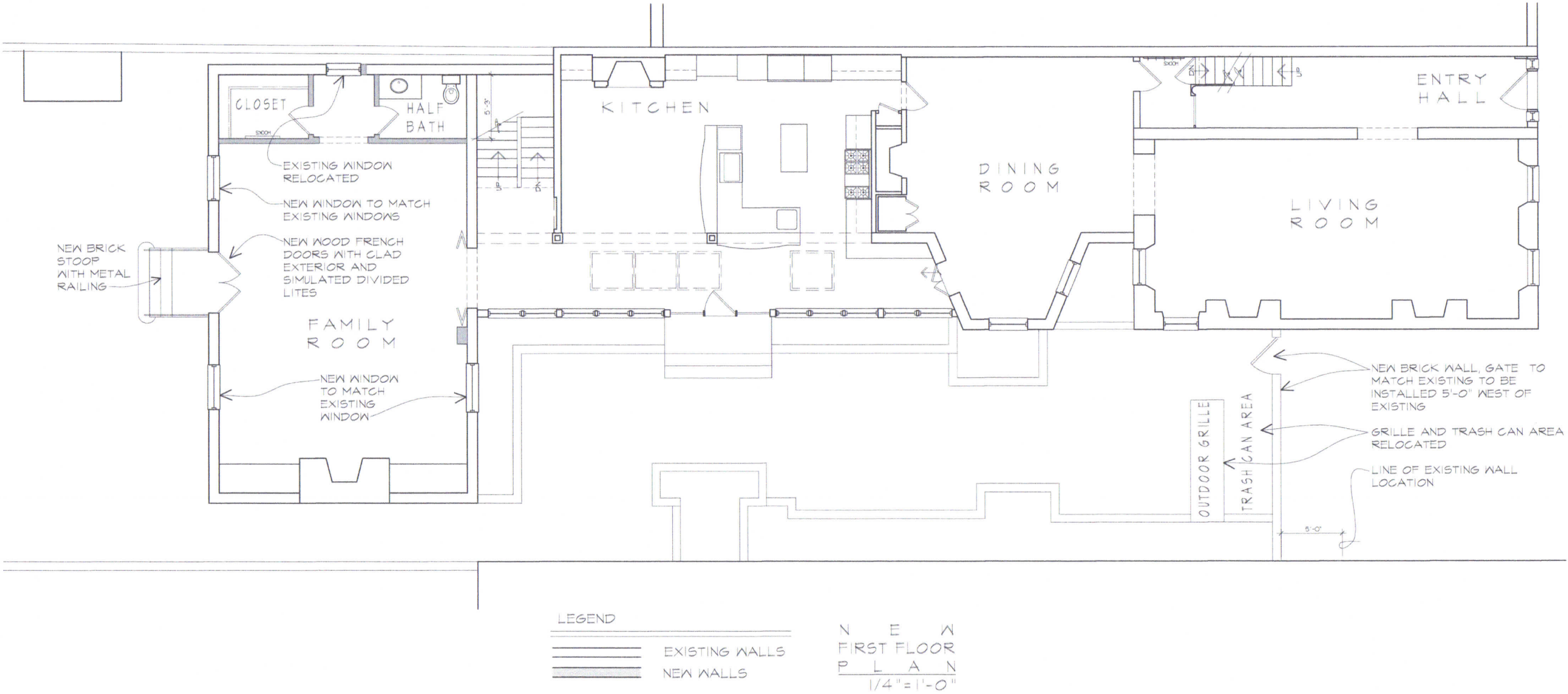
B I D
04/29/16

B A R
06/06/16

SHEET TITLE
EXISTING
ELEVATIONS

SHEET NUMBER

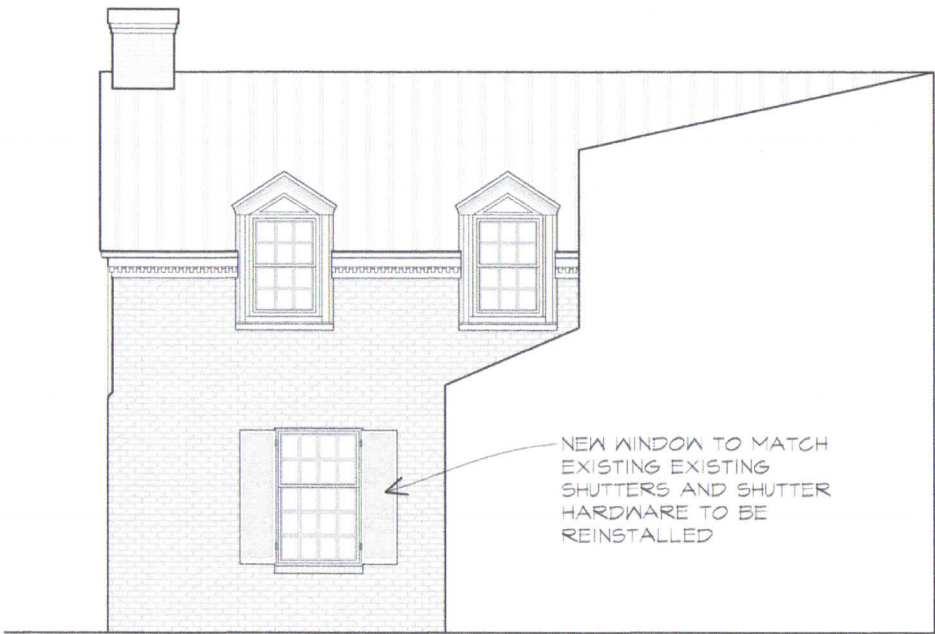
A-4





A NEW SIDE SOUTH ELEVATION
1/4"=1'-0"

NEW WALL AND GATE
TO MATCH EXISTING
TO BE INSTALLED
5'-0" WEST OF
EXISTING



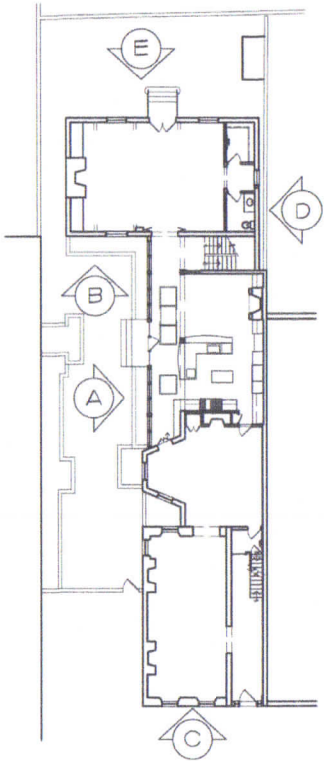
B NEW FRONT EAST ELEVATION
1/4"=1'-0"

NEW WINDOW TO MATCH
EXISTING EXISTING
SHUTTERS AND SHUTTER
HARDWARE TO BE
REINSTALLED



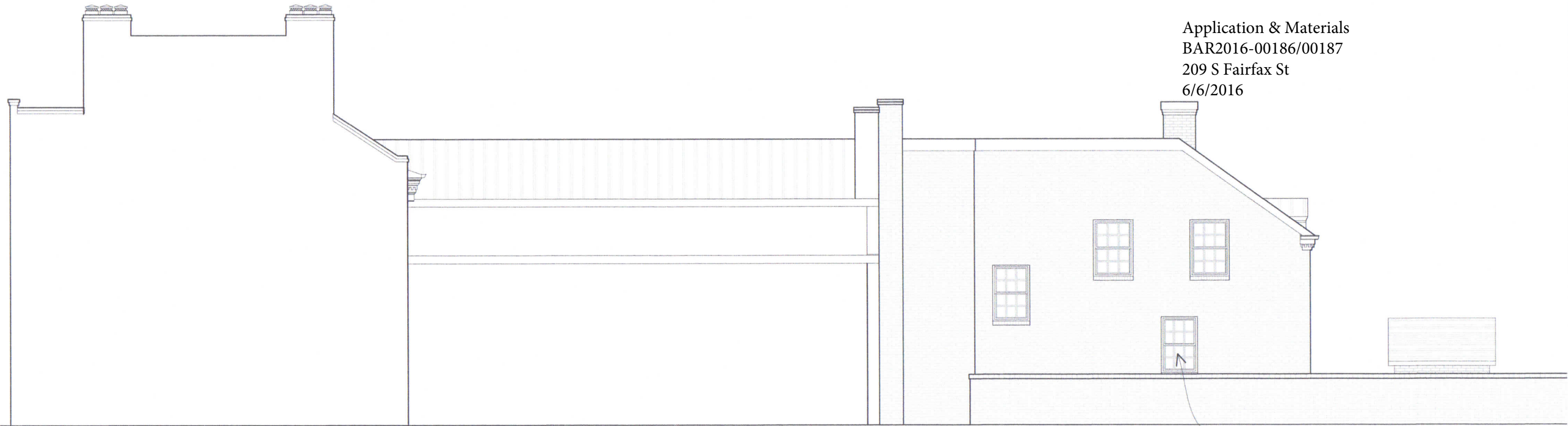
C NEW FRONT EAST ELEVATION
1/4"=1'-0"

NEW BRICK WALL,
GATE TO MATCH
EXISTING TO BE
INSTALLED 5'-0"
WEST OF EXISTING



KEY PLAN

Application & Materials
BAR2016-00186/00187
209 S Fairfax St
6/6/2016



D NEW SIDE NORTH ELEVATION
1/4"=1'-0"

INSTALL NEW WINDOW TO MATCH
EXISTING IN SHIFTED OPENING



E NEW REAR WEST ELEVATION
1/4"=1'-0"

FACE OF EXISTING STRUCTURE
AT 207 SOUTH FAIRFAX STREET

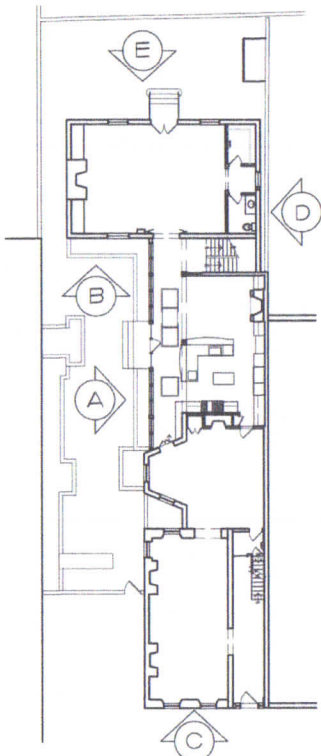
INFILL WITH BRICK TO
MATCH EXISTING

INSTALL NEW WINDOW TO MATCH
EXISTING. EXISTING SHUTTERS AND
SHUTTER HARDWARE TO BE
REINSTALLED

NEW WOOD FRENCH DOORS WITH SIMULATED
LITES AND RAISED PANELS

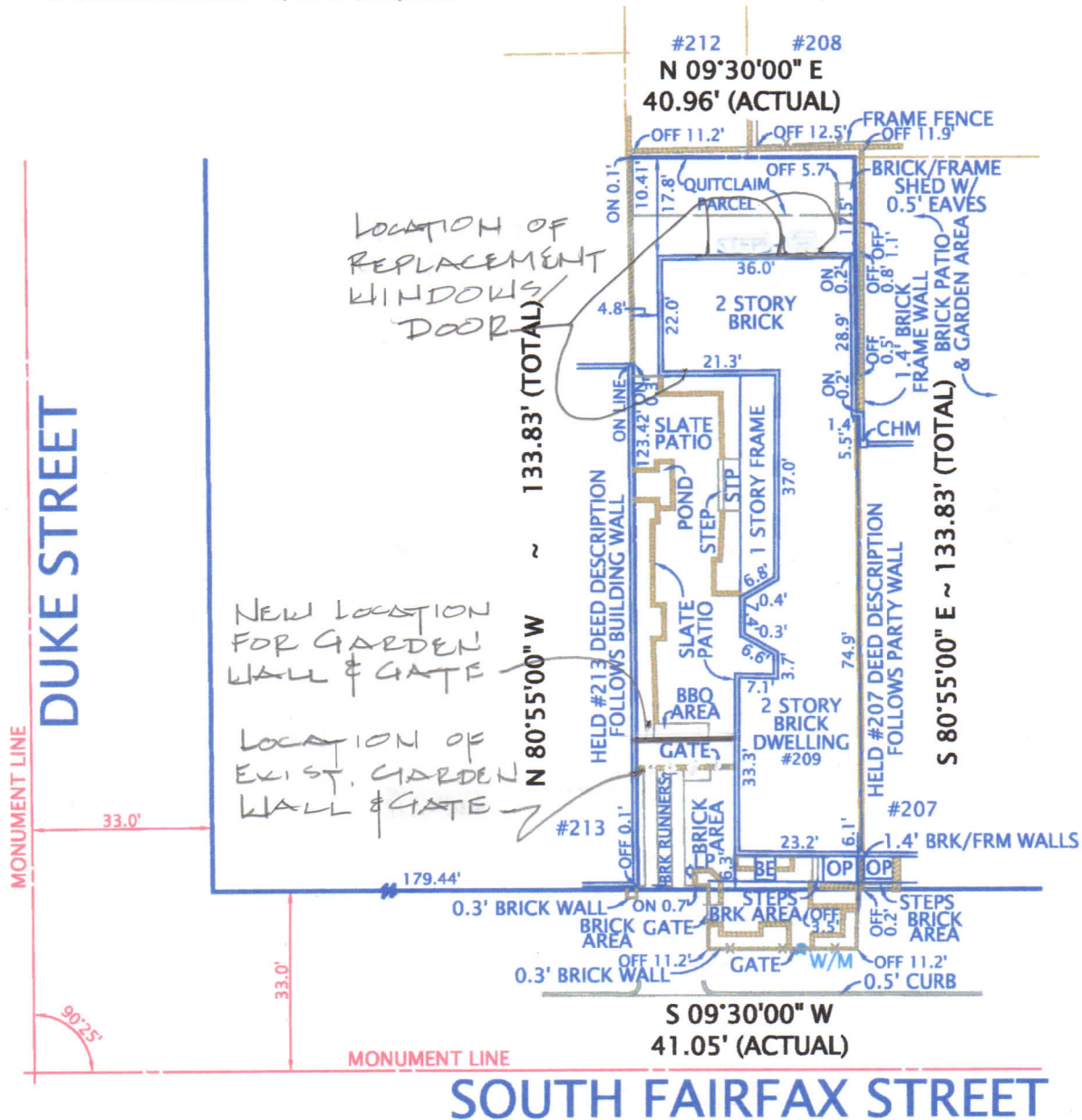
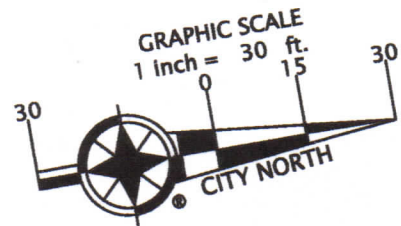
NEW BRICK STOOP AND STEPS WITH NEW IRON
RAILING

NEW WINDOW TO MATCH EXISTING. EXISTING
SHUTTERS AND SHUTTER HARDWARE TO BE
REINSTALLED



KEY PLAN

- NOTES: 1. WALLS AREA ALL 0.7 BRICK UNLESS NOTED.
2. UTILITIES ARE UNDERGROUND.
3. FENCES ARE WROUGHT IRON.
4. THIS PROPERTY IS SUBJECT TO A SCENIC EASEMENT IN DEED BOOK 1624, PAGE 1834.
5. TOTAL LAND AREA = 5,488 SF (computed).



I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ~~CAREFULLY~~ ^{CAREFULLY} ~~RECORDED~~ ^{RECORDED} IN THE CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



LAND, CARROLL, & BLAIR, P.C.
524 KING STREET
ALEXANDRIA, VA 22314
703-836-1000

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: KIERNAN/LOCKE ~ SHERIDIAN INVESTMENTS, LLC.

CASE NO: 14-185

#141125006

Application & Materials
BAR2016-00186/00187
209 S Fairfax St
6/6/2016

ADDRESS OF PROJECT: 209 S. Fairfax Street, Alexandria, Virginia 22314

TAX MAP AND PARCEL: 075.03-01-01 ZONING: RM

APPLICATION FOR: (Please check all that apply)

☐ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☐ Property Owner ☒ Business (Please provide business name & contact person)

Name: Amir Tayrani & Adria Villar

Address: 209 S. Fairfax Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@comcast.net

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____

Name: Stephanie R. Dimond Phone: 703-836-8437

E-mail: dimondadams@comcast.net

Legal Property Owner:

Name: Amir C. Tayrani & Adria R. Villar

Address: 209 S. Fairfax Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@comcast.net

- ☒ Yes ☐ No Is there an historic preservation easement on this property? Open space easement – does not apply to windows
- ☒ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☒ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☒ doors ☒ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☒ other Moving garden wall.
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Applicant is requesting approval to relocate existing front garden wall 5'-0 further west in order to allow parking to be behind the front plane of the house, and to replace existing 1950's double hung 1st floor windows at the rear addition. The middle window at west elevation would be converted to a pair of french doors in the existing opening. Additionally, applicant requests approval to replace existing rear (west) door at addition with a window to match the new double hung window on the same elevation. The window at the north elevation would shift approximately 1' to the west, but maintain the same sized opening.

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.

* Note: There are no alternatives to demolition/encapsulation

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 12 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.

Application & Materials
 BAR2016-00186/00187
 209 S Fairfax St
 6/6/2016

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 12 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: Stephanie R. DimondDate: 6.6.16

Application & Materials
BAR2016-00186/00187
209 S Fairfax St
6/6/2016

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. N/A		
2. N/A		
3. N/A		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 209 S. Fairfax Street (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. Amir C. Tayrani	209 S. Fairfax Street Alexandria, VA 22314	100%
2. Adria R. Villar	209 S. Fairfax Street Alexandria, VA 22314	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. N/A		
2. N/A		
3. N/A		

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.

6.6.16

Stephanie R. Dimond

Date

Printed Name

Signature