

Docket Item #9 & #10
BAR CASE # 2016-0439 & 0440

BAR Meeting
January 18, 2017

ISSUE: Permit to Demolish/Capsulate and Certificate of Appropriateness for an Addition (skylights) and Alterations

APPLICANT: 115 LLC by Thomas French, Architect

LOCATION: 115 North Fairfax Street

ZONE: CD/ Commercial Zone

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the condition that the applicant provide additional information demonstrating that the HVAC fresh air intake cannot be accommodated through ducting in the existing chimney chases.

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.



BAR2016-00439 & 00440



Note: Staff coupled the applications for a Permit to Demolish/Capsulate (BAR #2016-0439) and Certificate for Appropriateness (BAR #2015-0440) for clarity and brevity.

UPDATE:

The proposed application is a continuation of a major rehabilitation and restoration project for the townhouse at 115 North Fairfax Street. The Board approved a number of alterations and improvements to the property in February of 2016 (see BAR history below), but denied the applicant's request for dormer windows on the front and rear roof slope. The following existing conditions are still effective:

- a. Installation of new windows on the front, side and rear elevations which comply with the BAR's *Window Policy*;
- b. ~~Installation of a new 16" x 60" fixed glass skylight between the existing historic rafters;~~
- c. Installation of a new window in the previously bricked-in door opening on the north (side) elevation. The new window will be a painted wood, simulated divided light window in conformance with the Board's *Window Policy*;
- d. Restoration of the historic window on the first floor of the front elevation;
- e. Removal of an existing coal chute on the basement level of the front elevation and the installation of a window below grade. The window will be capped with a metal grate flush with the sidewalk grade level, subject to T&ES approval;
- f. Installation of a pair of gas coach lights at the main entrance;
- g. Replacement of the existing fence at the rear of the property in-kind; and
- h. Installation of an externally illuminated wall-mounted sign above the front door which complies with the *Sign Policy*.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness for the following:

Permit to Demolish:

- Demolition of two 14.36 square foot sections of the rear roof slope in order to install two low profile skylights. The northernmost demolition will include the entire roof framing, while the southernmost skylight roof will retain the historic rafters. The skylights will be manufactured by Velux and the flashing and frame will match the adjacent roof material.
- Demolition of two 20" by 10" (1.32 square feet each) sections of brick in the upper north gable end for the installation of two metal vents.

Certificate of Appropriateness:

- Installation of two skylights on the rear roof slope.
- Installation of two metal louvers in the upper gable end, painted to match the adjacent brick.
- Installation of two retractable parking bollards at the entrance to the drive aisle.

II. HISTORY

115 North Fairfax Street is a three-story, three-bay Federal style townhouse originally constructed ca. **1796-1797** by Guy Atkinson according to Ethelyn Cox in Alexandria Street by Street (p. 39). The front and side elevations are visible from a public right of way. The adjacent alley to the north is private and leads to a parking lot in the rear.

Based on research provided by Talmage Day, 113 and 115 N Fairfax were independently constructed at approximately the same time and a one bay wide addition was added to the north side of 115 N Fairfax ca 1805. This addition is reflected in the wider pier between the north bay of windows and the two bays to the south, as well as the offset chimney stack above.



Figure 1: photo taken in 1971

From Tax Assessor's Handiwork Collection at Alexandria Library

Recent Board Actions

The Board reviewed proposed alterations and dormer additions at the subject property on two recent occasions. On January 6, 2016, the Board deferred action on a request by the applicant for dormers. The following month, on February 3, 2016, the Board approved portions of the applicants request and denied portions, as noted below.

BOARD ACTION: Portions approved and portions denied, 5-1.

On a motion by Ms. Roberts, seconded by Mr. Carlin, the OHAD Board of Architectural Review voted to deny portions and approve portions of BAR Case #2015-0391, as amended. The motion carried on a vote of 5 to 1. Mr. Neale voted against.

CONDITIONS OF APPROVAL

1. **Denial** of the proposed Permit to Demolish/Capsulate.
2. **Denial** of the Certificate of Appropriateness for the following proposed alterations:
 - a. New dormers on the front and rear roof slope; and
 - b. ~~Replacement of the historic window on the first floor of the front façade.~~ (removed because not part of scope of work)
3. **Approval** of a Certificate of Appropriateness for the following items:

- a. Installation of new windows on the front, side and rear elevations which comply with the BAR's *Window Policy*;
- b. Installation of a new 16" x 60" fixed glass skylight between the existing historic rafters;
- c. Installation of a new window in the previously bricked-in door opening on the north (side) elevation. The new window will be a painted wood, simulated divided light window in conformance with the Board's *Window Policy*;
- d. Restoration of the historic window on the first floor of the front elevation;
- e. Removal of an existing coal chute on the basement level of the front elevation and the installation of a window below grade. The window will be capped with a metal grate flush with the sidewalk grade level, subject to T&ES approval;
- f. Installation of a pair of gas coach lights at the main entrance;
- g. Replacement of the existing fence at the rear of the property in-kind; and
- h. Installation of an externally illuminated wall-mounted sign above the front door which complies with the *Sign Policy*.

The majority of the Board found that new large dormers on the front and rear roof slopes of an 18th century building were not appropriate both due to the demolition of the historic roof framing as well as the false sense of the building's history that such early 20th century style dormers might convey, particularly in this highly visible location. There was discussion over the possible visibility of an appropriately placed skylight(s) on the rear roof slope and the majority of the Board ultimately felt that it would be an acceptable amount of limited demolition and a reasonable alteration but wanted to see revision drawings at a subsequent hearing. Additionally, there was discussion regarding the removal of vinyl windows installed on the east elevation without building permits or BAR approval that would be replaced as part of this project. Finally, the Board debated the existing coal chute and the loss of this type of feature on buildings throughout Old Town but the Board ultimately decided conversion into a window well was acceptable in this case. The minority opinion in opposition to the Board's action felt that most buildings should not be "frozen in time".

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic house?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No

(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

In the opinion of staff, none of the criteria are met and the Permit to Demolish/Capsulate should be granted. Although staff has not been able to inspect the interior since the construction began, the applicant has provided numerous photos (Figure 2 is one example) of the roof framing over the proposed north skylight which show that little, if any, historic fabric dates to ca 1805, when this bay was constructed. The demolition required for the southernmost skylight is limited to the roof material and decking, and will retain the historic roof rafters under the new skylight. However, as discussed below, staff needs additional information from the applicant to determine if the demolition of the brick wall on the north gable end for the fresh air intake vents is necessary. If the supplemental information demonstrates that the chimney chase cannot accommodate ducts of adequate size to serve the mechanical system, staff can support this small amount of additional demolition and prefer the small wall vents to large vents on the roof surface.

In the opinion of staff, the proposed minor amount of demolition will not remove any portion of the building containing character-defining features of uncommon design or cultural or architectural merit and will not compromise the integrity of the building as a whole. Therefore, staff recommends approval of the Permit to Demolish, with the condition that the demolition of the small portions of brick wall on the north gable end be determined after additional information is received.



Figure 2: Photo of roof framing in are of proposed skylight over stairwell

Certificate of Appropriateness

Staff notes that the support braces have been installed on the north side of the house at the recommendation of the structural engineer to support the stair addition during underpinning and construction of the basement. Tie rods will be installed as part of this work to secure the 1805 addition to the original 1796 building, as there were some vertical cracks at this joint in the wall and potential failure above the entry door. For safety reasons, staff was not permitted to enter the building in this phase of construction and has relied on photos from the owner to evaluate the roof framing.

Skylights

The Board previously supported the installation of a single fixed skylight on the rear roof slope located between the existing historic rafters where demolition would be limited to 6.5 square feet of roof decking. In the current proposal the skylight – intended to provide natural light to an interior stair – was enlarged to 14.36 square feet. While staff does not entirely understand the need for this northern skylight, there is a window on the east wall directly below where the skylight will be located, the applicant has indicated – and the submitted photographs appear to support this - that the majority of the roof framing in this area does not appear to date from the original construction and staff supports its replacement or repair. Likewise, staff also supports the proposed southern skylight, which will be installed over the historic roof rafters. While this

framing will not be visible from the public way, it will provide an opportunity for those using the conference room and for future scholars to better understand the history of the building.

With respect to skylights, the *Design Guidelines* recommend that: “skylights should be located on the least visually prominent section of the roof...and should not disrupt the architectural character of window and/or dormer and chimney spacing.” Staff believes that the low profile skylight will be minimally visible, primarily from a distance and therefore meet the recommendations contained in the *Design Guidelines*.



Figure 3: Roof view from Ramsey Alley



Figure 4: Roof view from North Lee Street

Vents

The *Design Guidelines* state that: “exhaust and supply fans (vents) should not hide, or cause or cause the removal of historic architectural details.” The applicant has stated that the HVAC contractor believes that venting through the top of the existing chimney is not a viable option. However, staff has seen this solution used before and it may be feasible if new duct work is added to the chimney. Staff will continue to work with the applicant on the feasibility of this solution, and if it is determined that it is infeasible, staff will support the installation of the small vents painted the adjacent brick color on the gable end.

Bollards

The *Design Guidelines* do not specifically address the design of bollards, but they do recommend that: “...above grade elements of a parking garage or lot such as fences, walls, gates, lights, signage and bollards and chains, should not detract from the architectural character of the surrounding buildings...” The applicant has indicated that for many years their property has been used illegally as a parking area by the public and by visitors to the adjacent bank. Efforts to stop the illegal parking have been unsuccessful, so two retractable bollards are now proposed. The black, cast aluminum bollards will measure 30” in height and 6” in diameter and can be controlled remotely by the building tenants. Although it’s unfortunate the applicant must install the bollards, staff believes that they will be minimally obtrusive and will not obscure views of the historic building or surroundings.

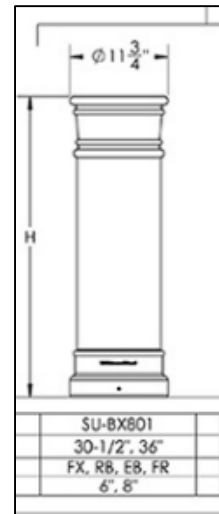


Figure 5: Proposed bollard design

With the vent condition discussed above, staff recommends approval of the application.

STAFF

Stephanie Sample, 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 Proposed bollards, skylight and vents will comply with zoning.

F-1 The subject property is located in the Central Business District. The parking area on the property is non-required parking.

Code Administration

A building permit, plan review and inspections are required for alterations.

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 BAR2015-00390;0391 for a different scope of work to the building. (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)
- F3. If the alley located at the south side of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- 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. 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)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was constructed in the late 1790s by Guy Atkinson and functioned as an artist's studio in the first decade of the nineteenth century. An earlier house owned by William Ramsey may have stood on the lot prior to the Atkinson dwelling. The property therefore has the potential to yield archaeological resources that could provide insight into residential life in early Alexandria.
- R-1* 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, so that a monitoring and inspection schedule for city archaeologists can be arranged.
- R-2* 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.
- R-3* The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-4 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

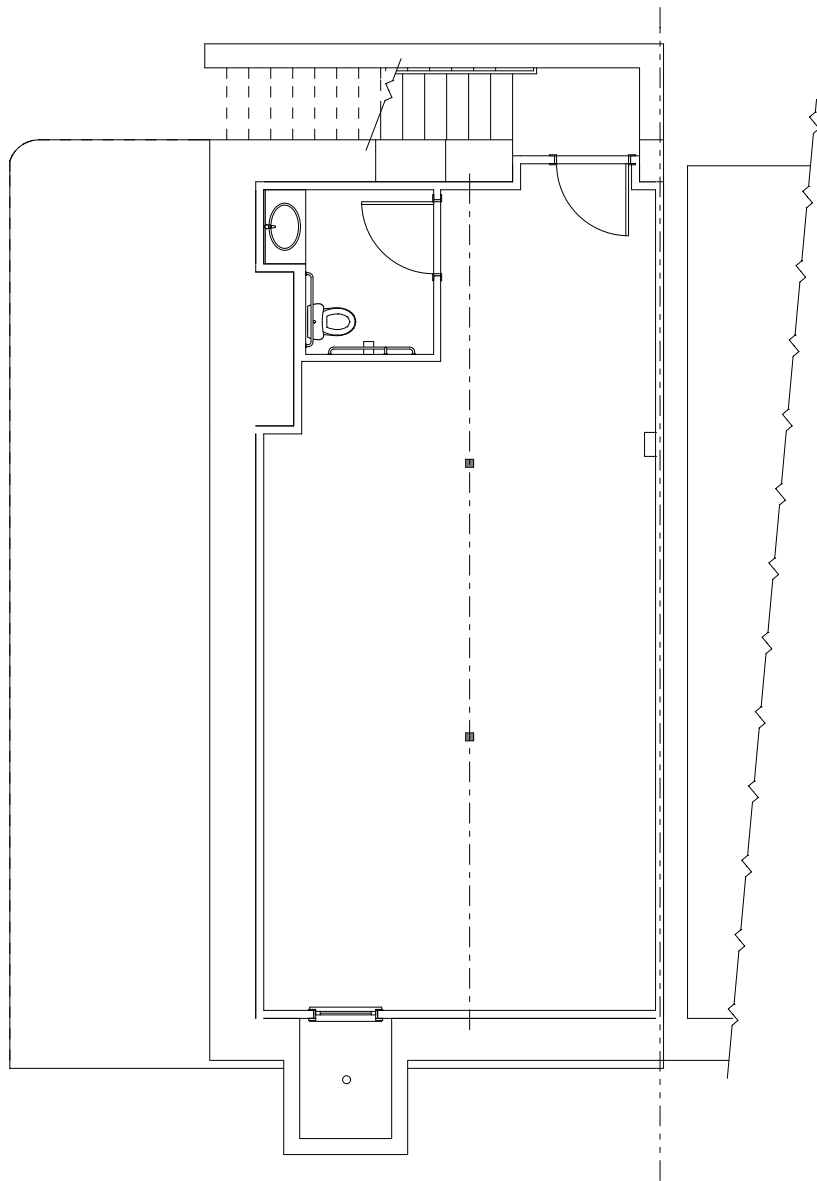
V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2016-0439 and 0440; 115 N Fairfax Street

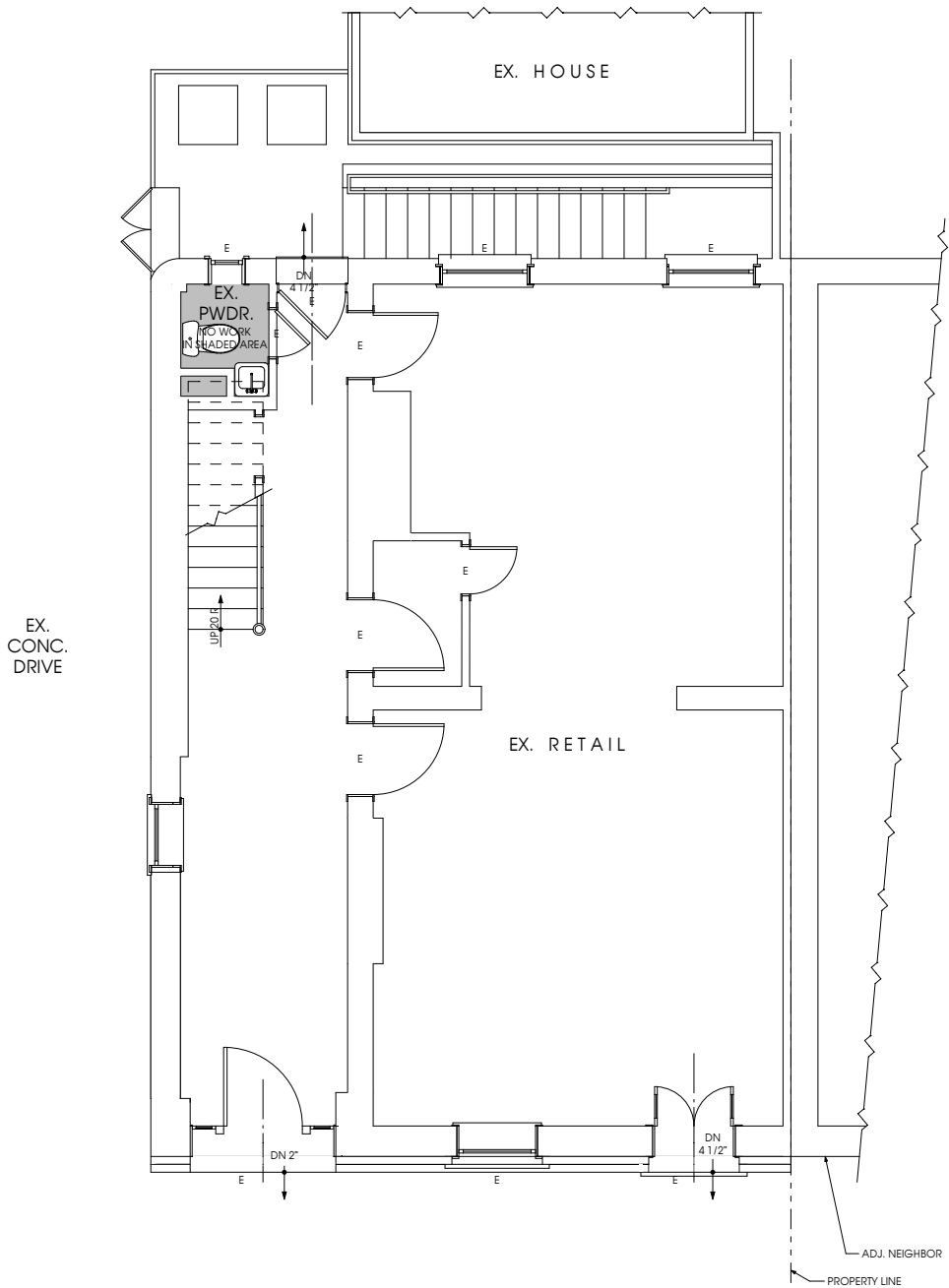
GENERAL NOTES:

1. AREAS OUTSIDE OF THE SCOPE OF WORK ARE SHADED AS FOLLOWS: 
2. REMOVE ALL CARPET, FLOOR TILE, WALL, & CEILING FINISHES IN AFFECTED AREAS U.N.O.
3. REMOVE OF ALL ELECTRICAL FIXTURES, OUTLETS, & WIRING IN AFFECTED AREAS U.N.O.
4. REMOVE OF ALL MECHANICAL FIXTURES & DUCTS IN AFFECTED AREAS U.N.O.
5. REMOVE OF ALL PLUMBING FIXTURES & LINES IN AFFECTED AREAS U.N.O.



○ EXISTING LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

Application & Materials
BAR2016-00439 & 00440
115 N Fairfax Street
12/19/2016




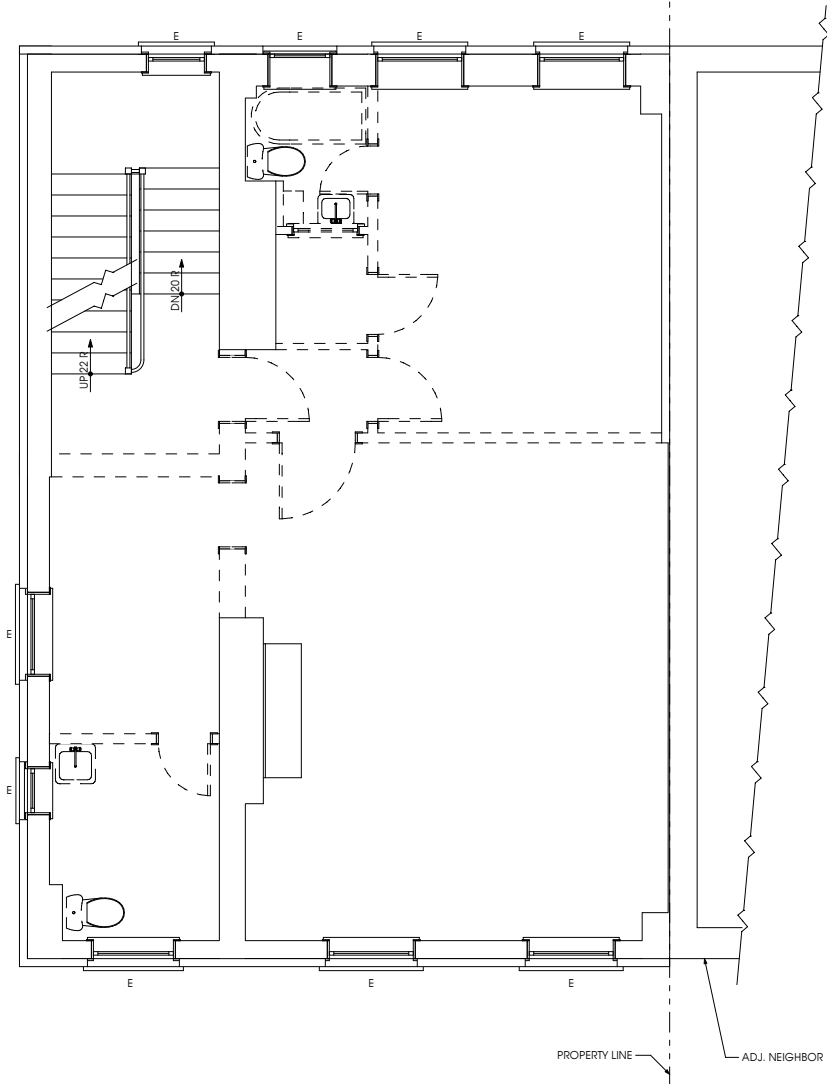
○ EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHEET:
1
Existing Lower
and First Floor
Plans

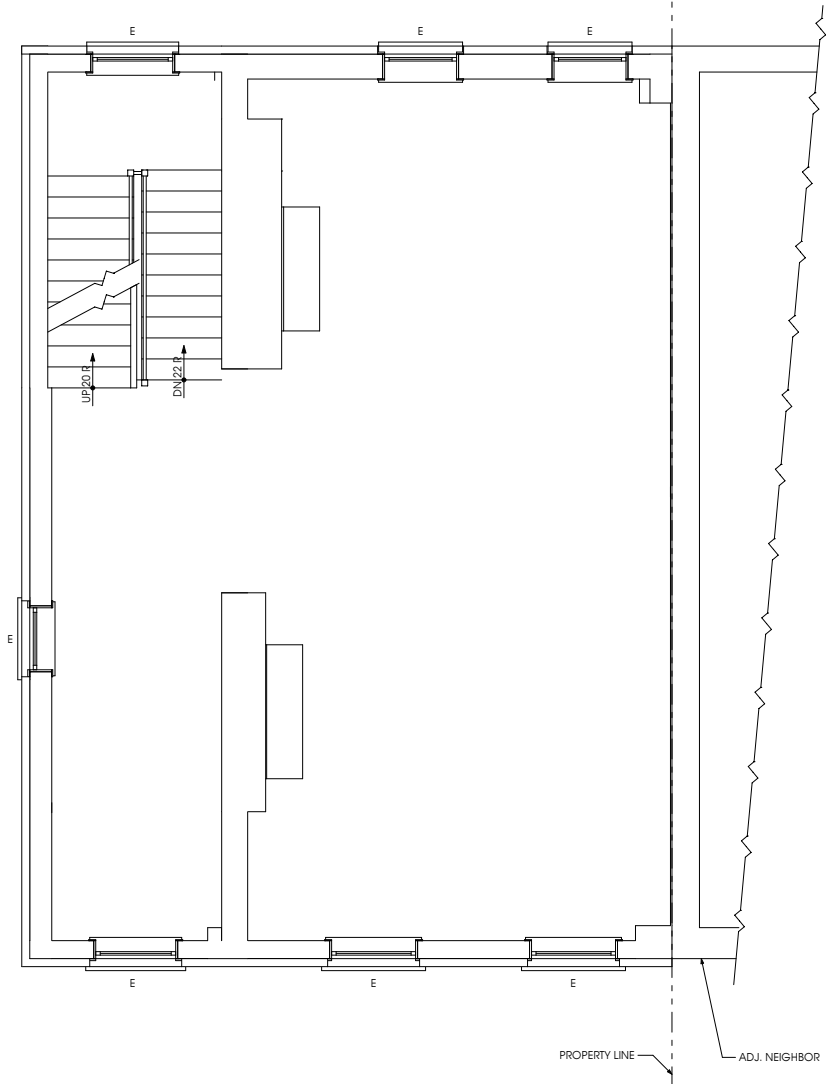
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GENERAL NOTES:

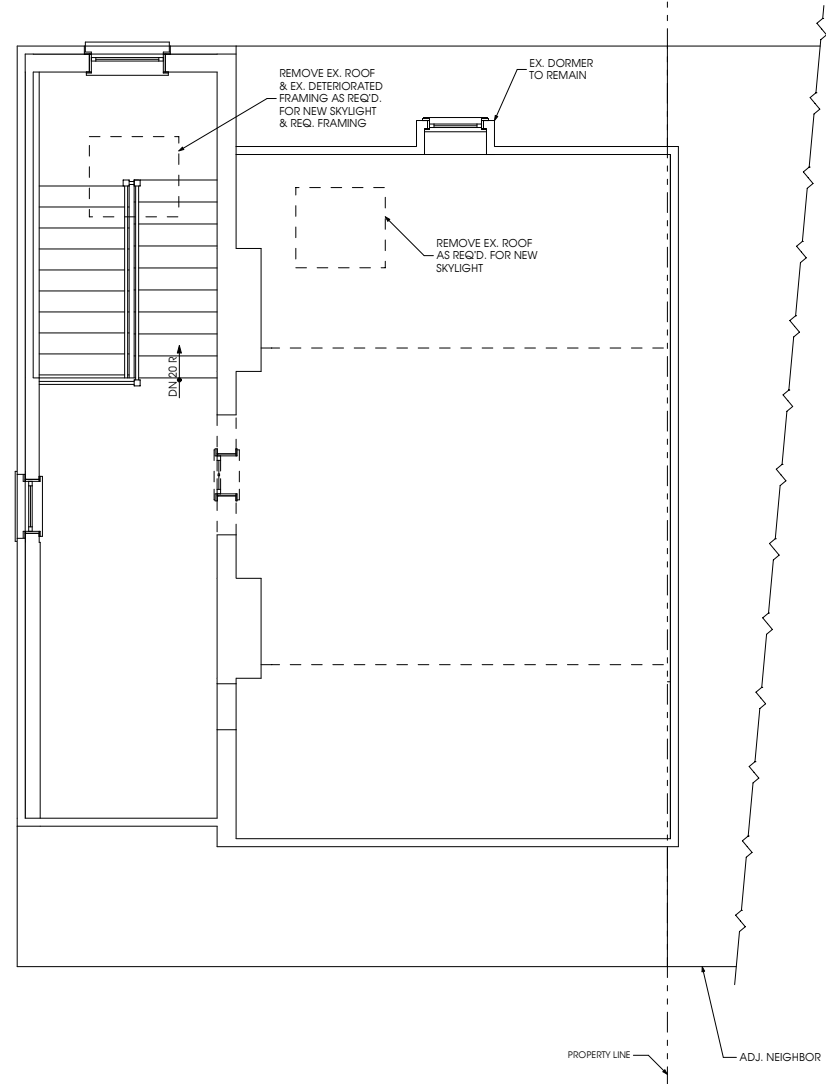
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5. REMOVE OF ALL PLUMBING FIXTURES & LINES IN AFFECTED AREAS U.N.O.



○ EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



○ EXISTING THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



○ EXISTING FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

Application & Materials
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115 N Fairfax Street
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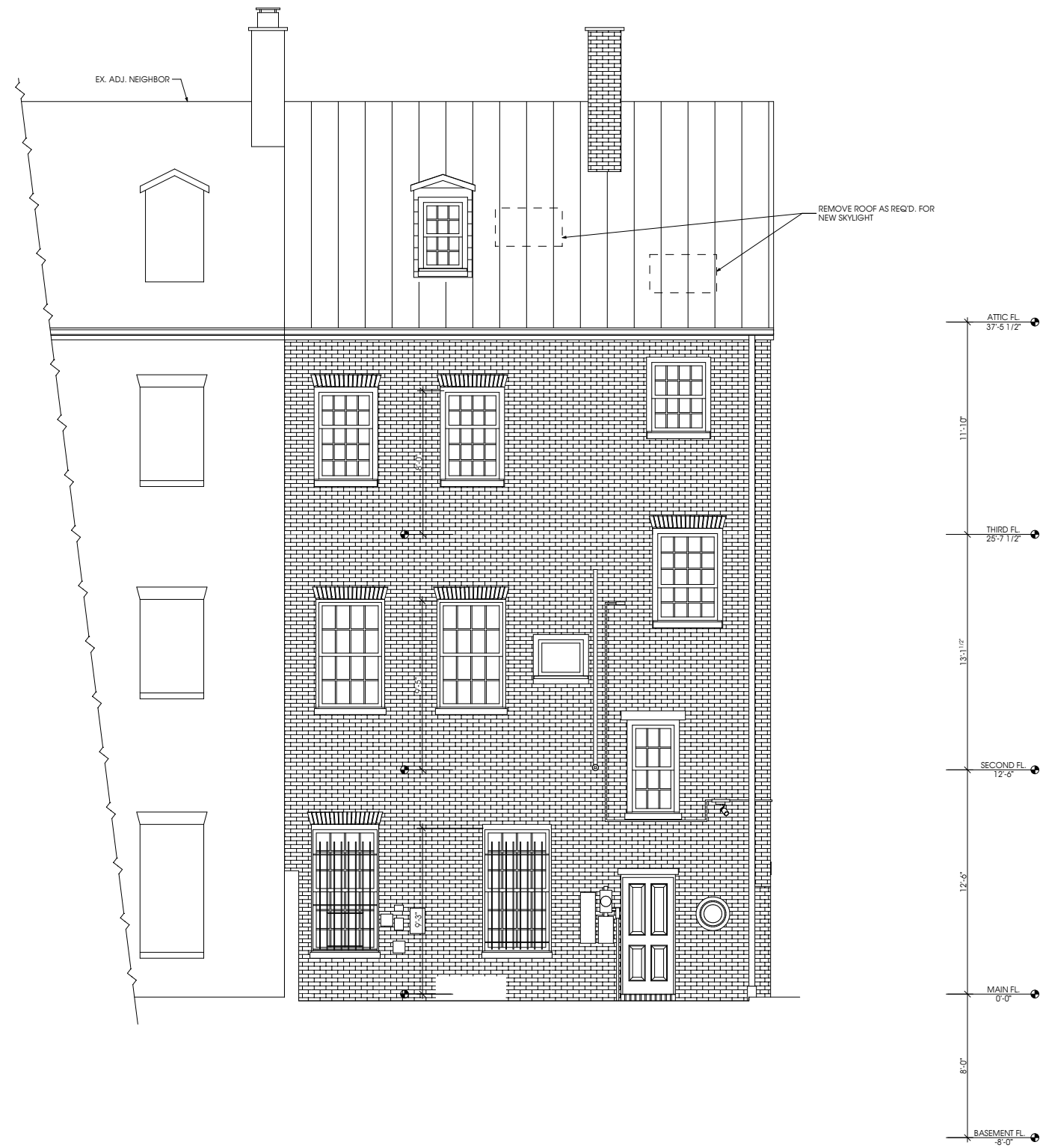
SHEET:
2
Existing 2nd - 4th
Floor Plans

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Application & Materials
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 115 N Fairfax Street
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EXISTING FRONT ELEVATION
 SCALE: 1/8" = 1'-0"





○ EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"

Application & Materials
BAR2016-00439 & 00440
115 N Fairfax Street
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SHEET:

4

Existing Rear
Elevation

Thomas French

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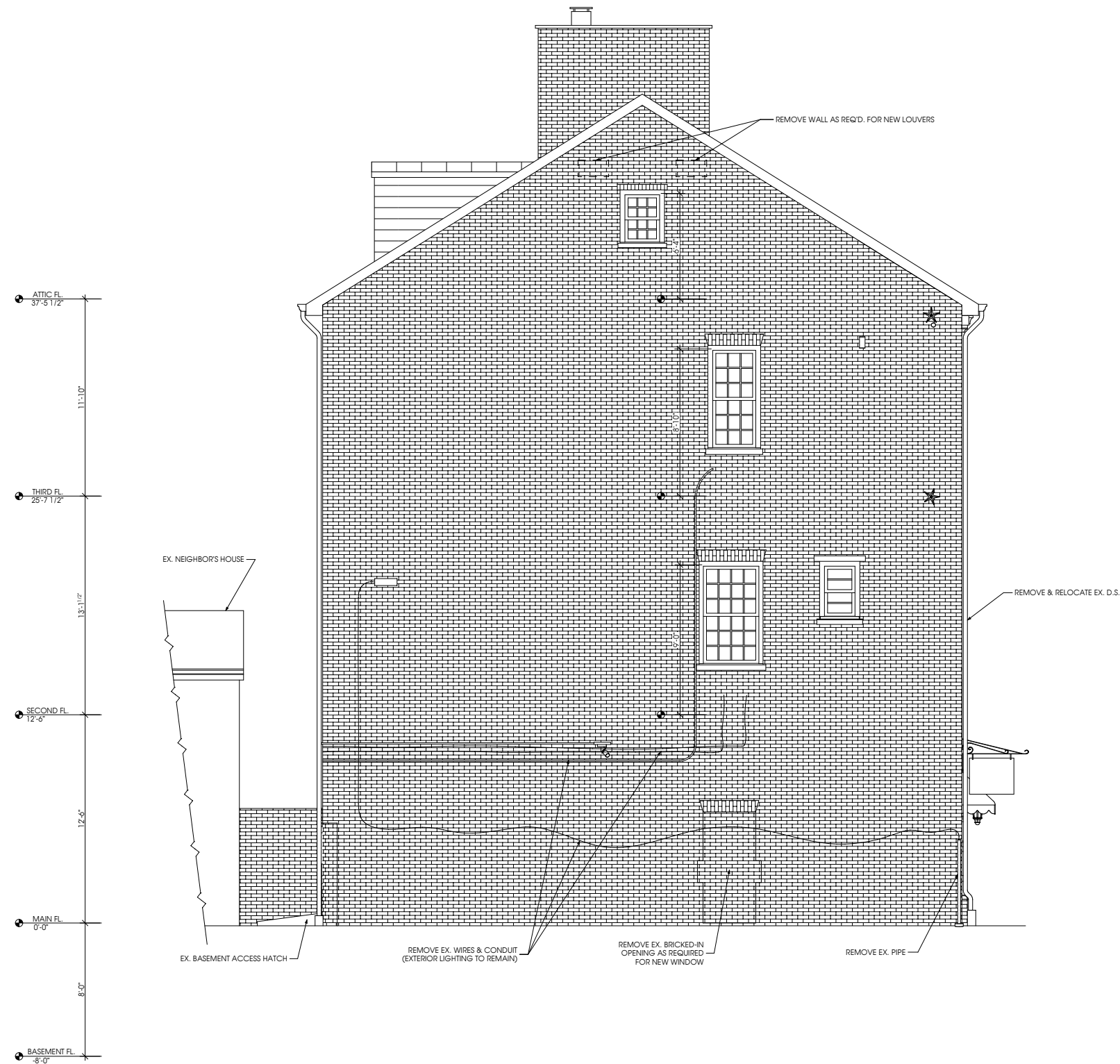
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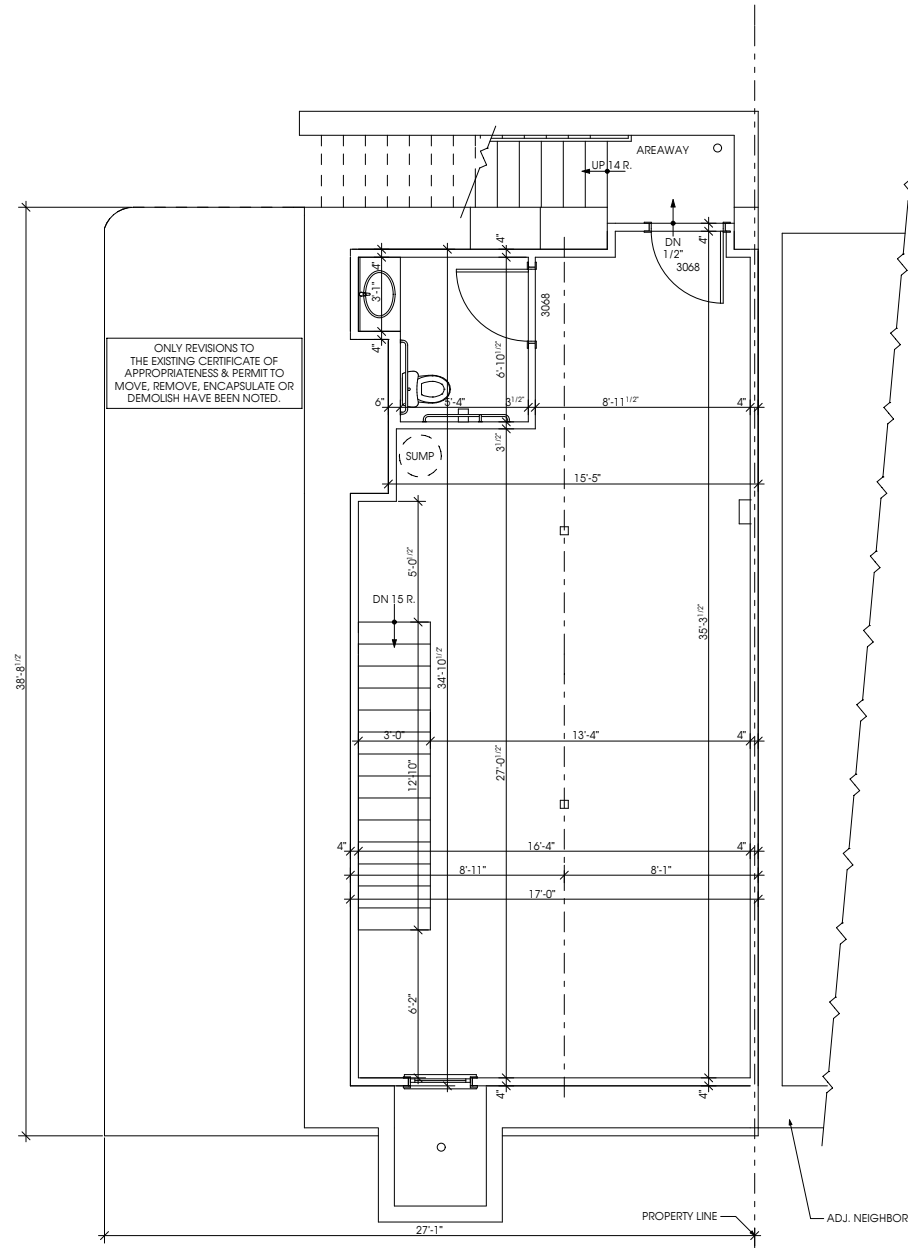
Application & Materials
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EXISTING LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

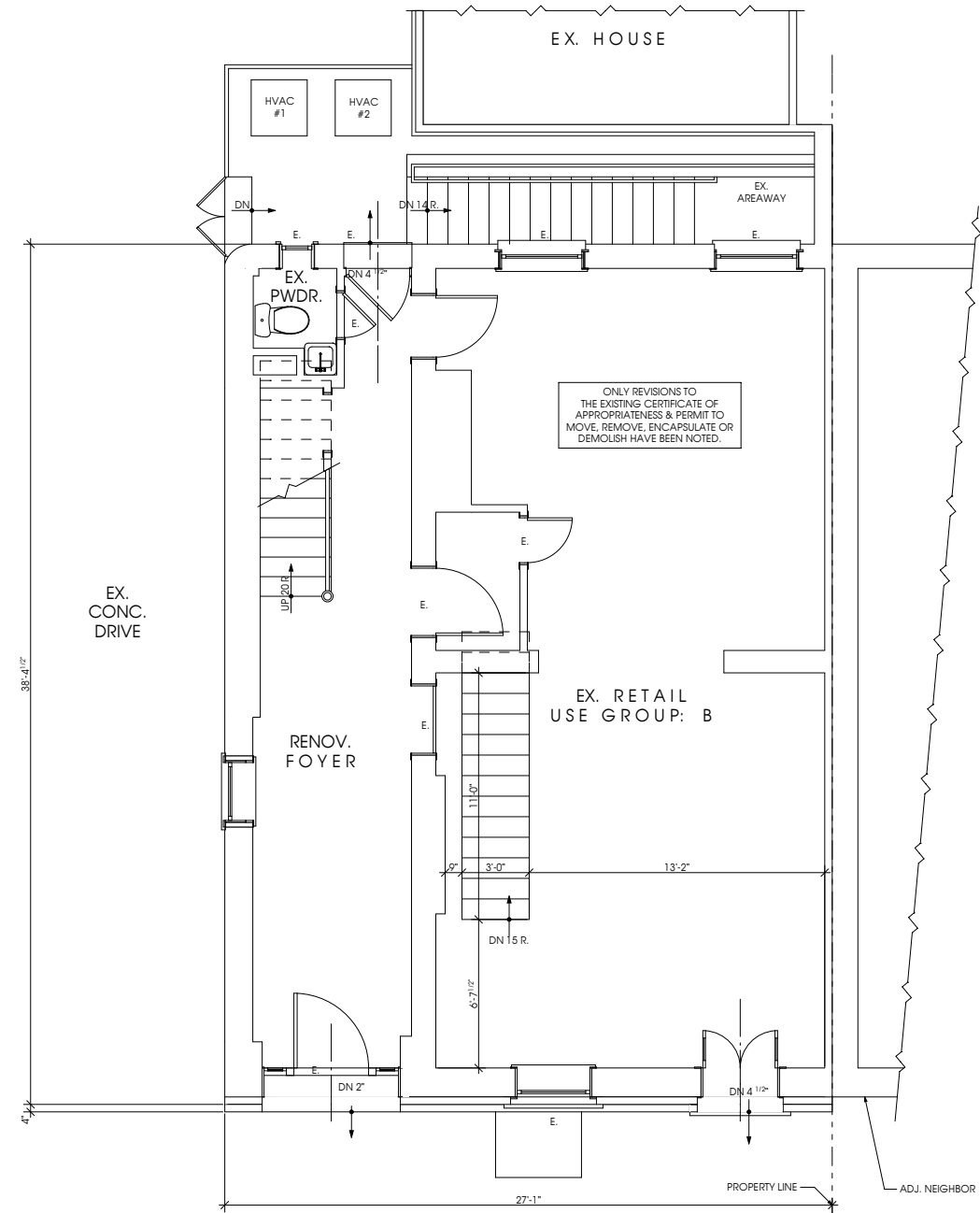
SHEET:
5
 Existing Left Side
 Elevation

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○ PROPOSED LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

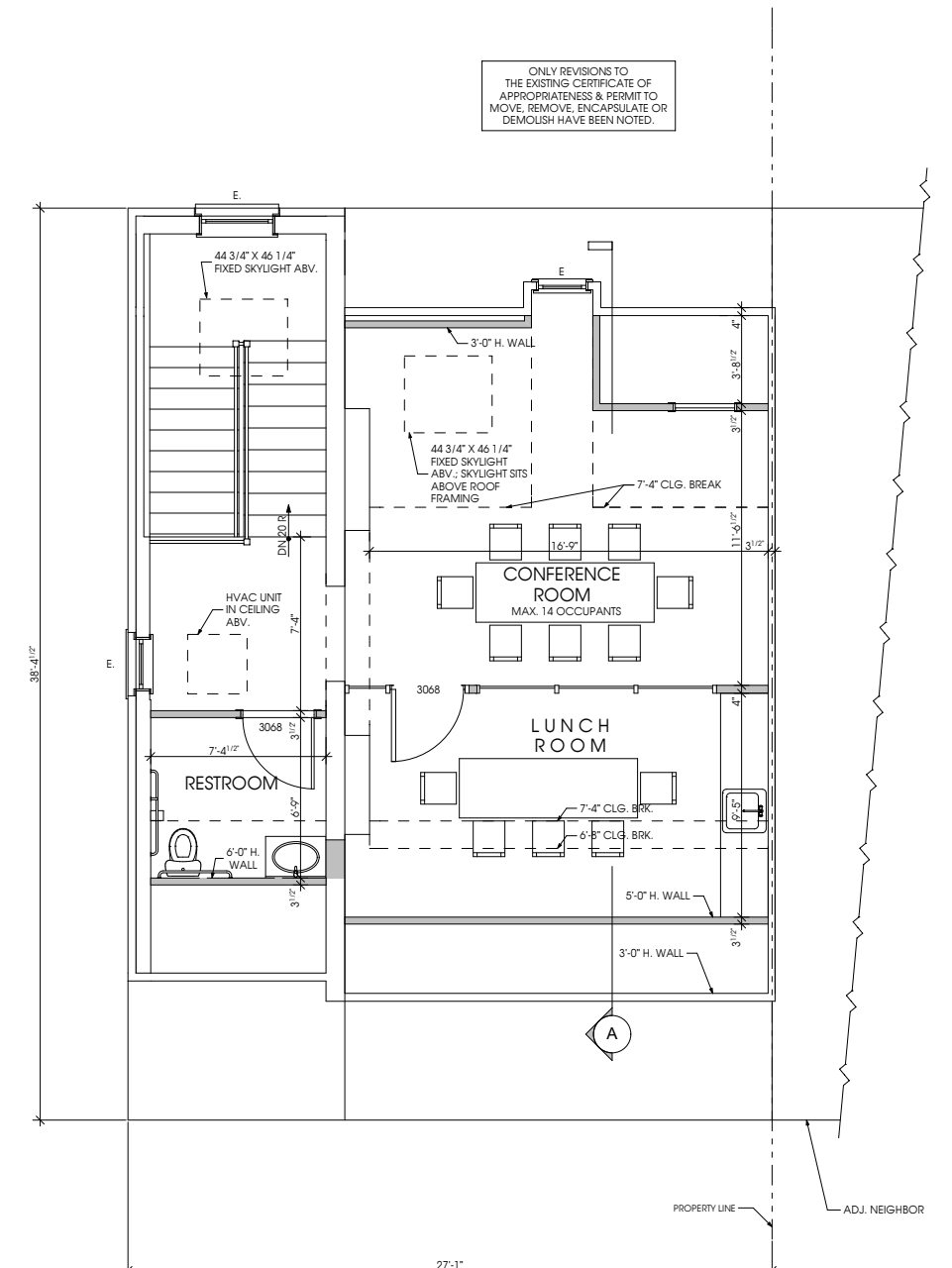
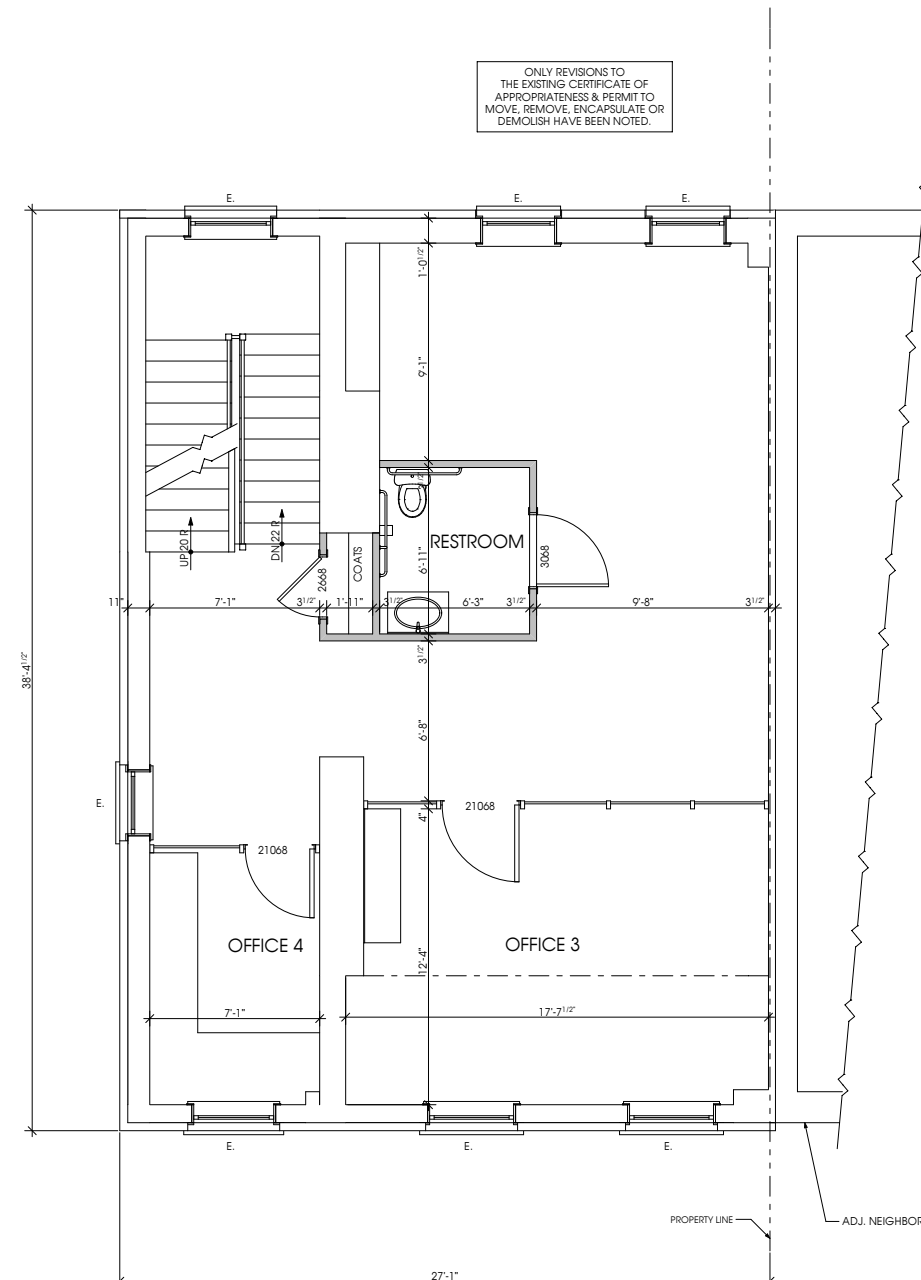
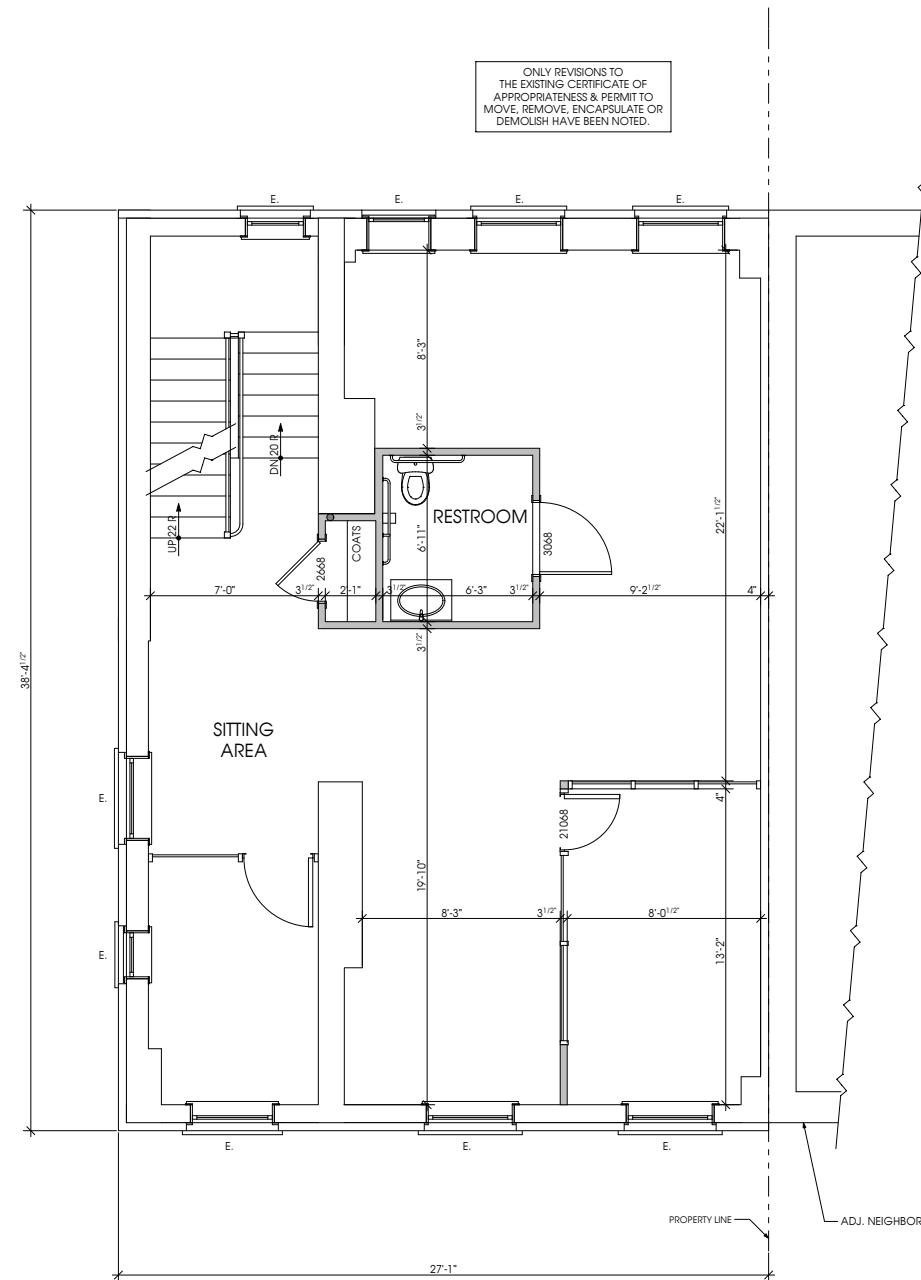
Application & Materials
BAR2016-00439 & 00440
115 N Fairfax Street
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○ PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHEET:
6
Lower and First
Floor Plans

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Application & Materials
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SHEET:

7

2nd - 4th Floor Plans



Application & Materials
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 115 N Fairfax Street
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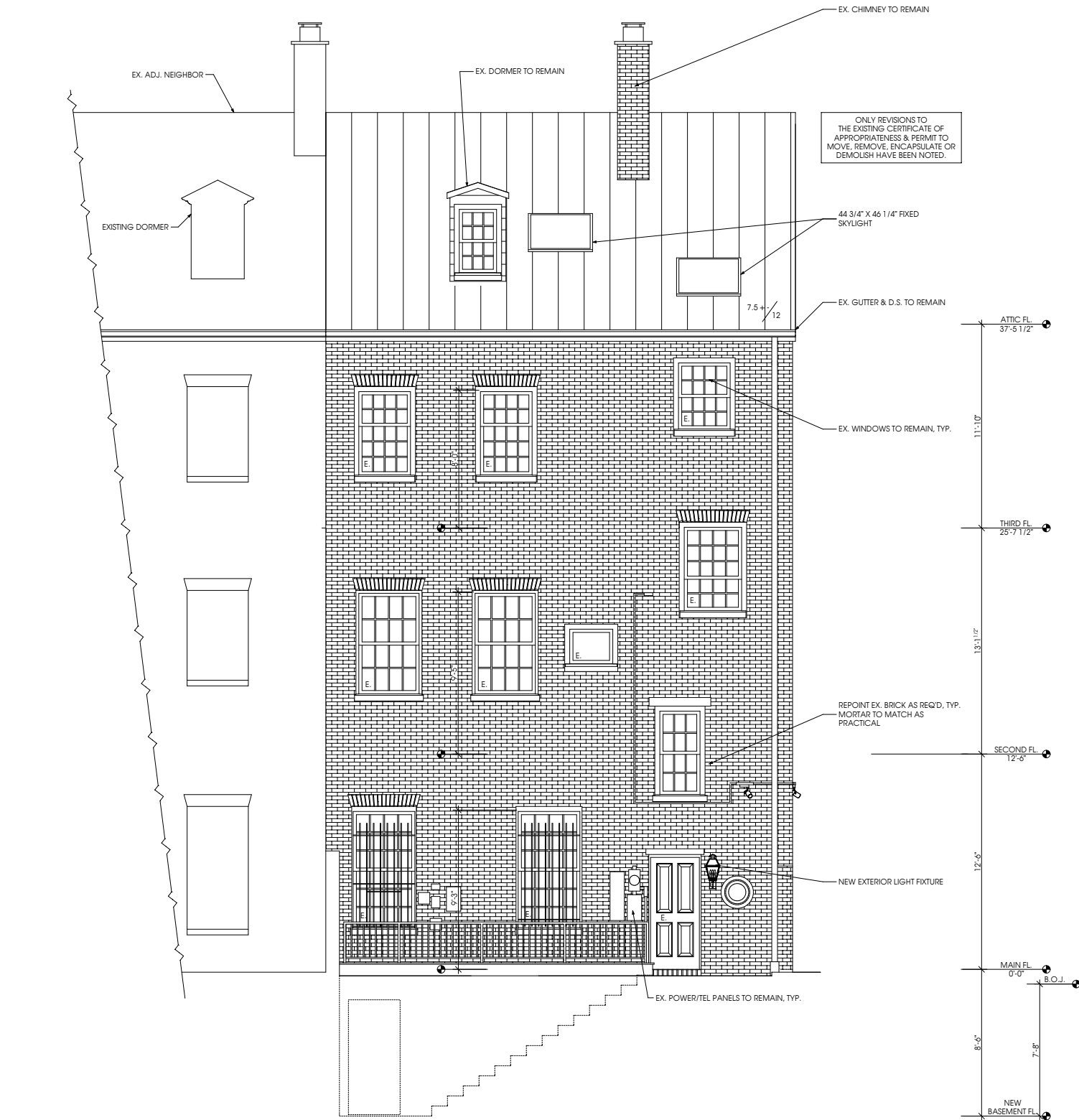


PROPOSED FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

SHEET:
8
 Proposed Front
 Elevation

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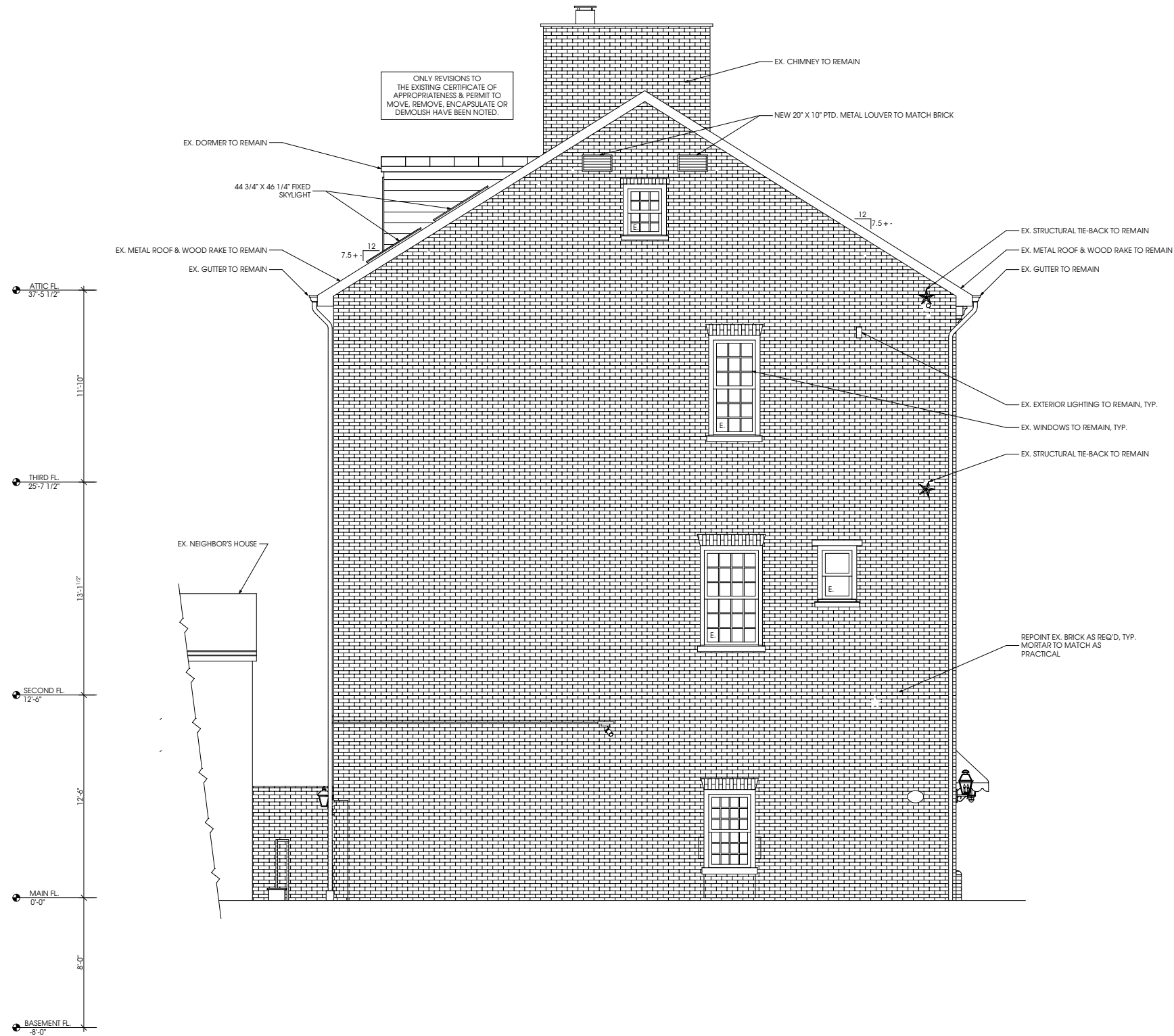


PROPOSED REAR ELEVATION
 SCALE: 1/8" = 1'-0"

SHEET:
9
 Proposed Rear
 Elevation

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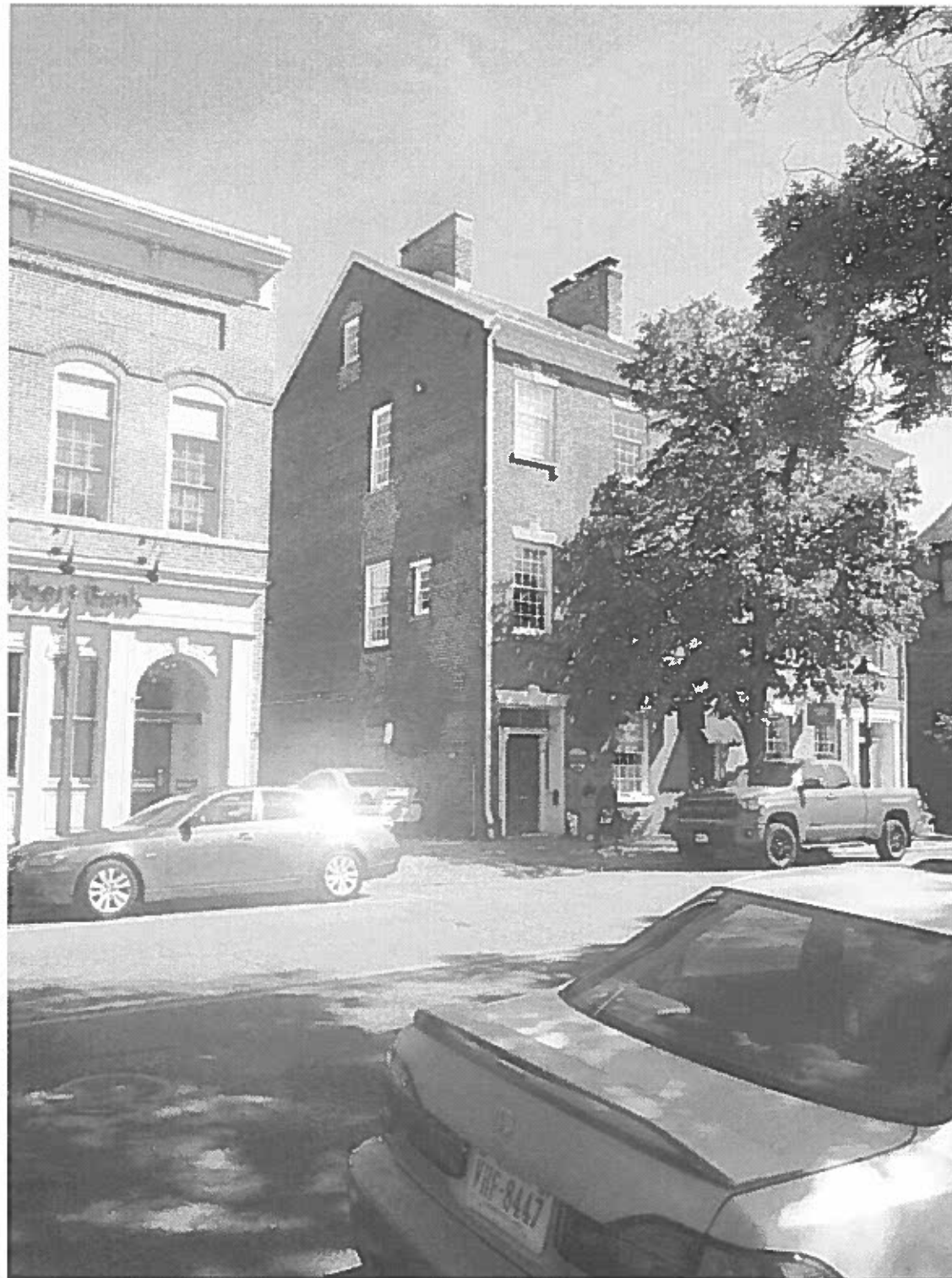
Application & Materials
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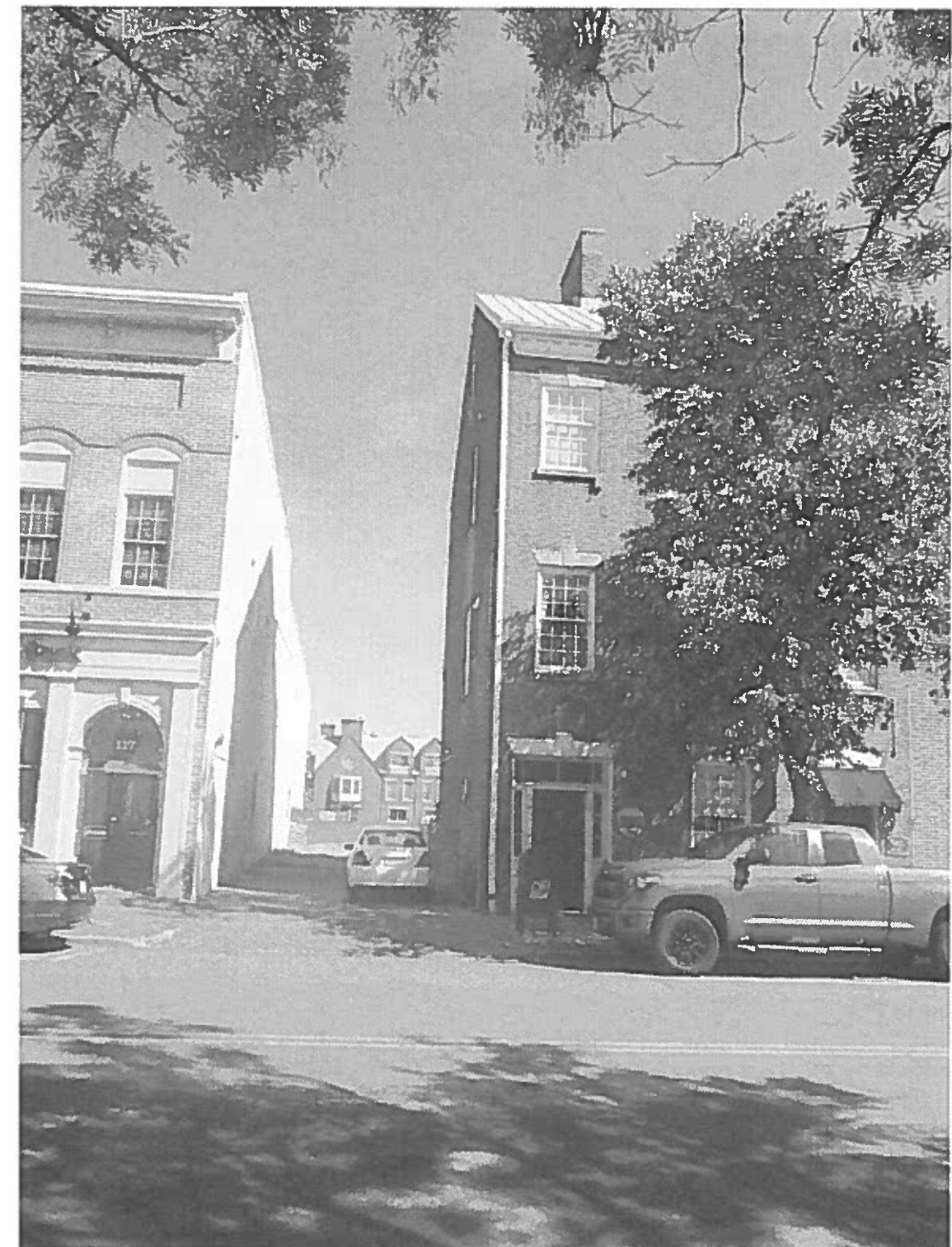
PROPOSED LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

SHEET:
10
Proposed Left Side
Elevation

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FRONT AND LEFT SIDE ELEVATIONS



FRONT ELEVATION AT DRIVEWAY

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SHEET:
11
 Photos

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FRONT ELEVATION



FRONT ROOF AND CHIMNEY CLOSE-UP

Application & Materials
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SHEET:
12
 Photos

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REAR ELEVATION



BASEMENT ACCESS AT REAR ELEVATION

Application & Materials
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SHEET:
13
 Photos

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FRONT ENTRANCE DOOR



ADJACENT NEIGHBOR'S FRONT ENTRANCE DOOR

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 115 N Fairfax Street
 12/19/2016

SHEET:
14
 Photos

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 6723 Whittier Ave Suite 102
 McLean, VA 22101-4533
 Tel. 703.734.0064
 Fax. 703.734.1964



FRONT ELEVATION EAVE DETAIL

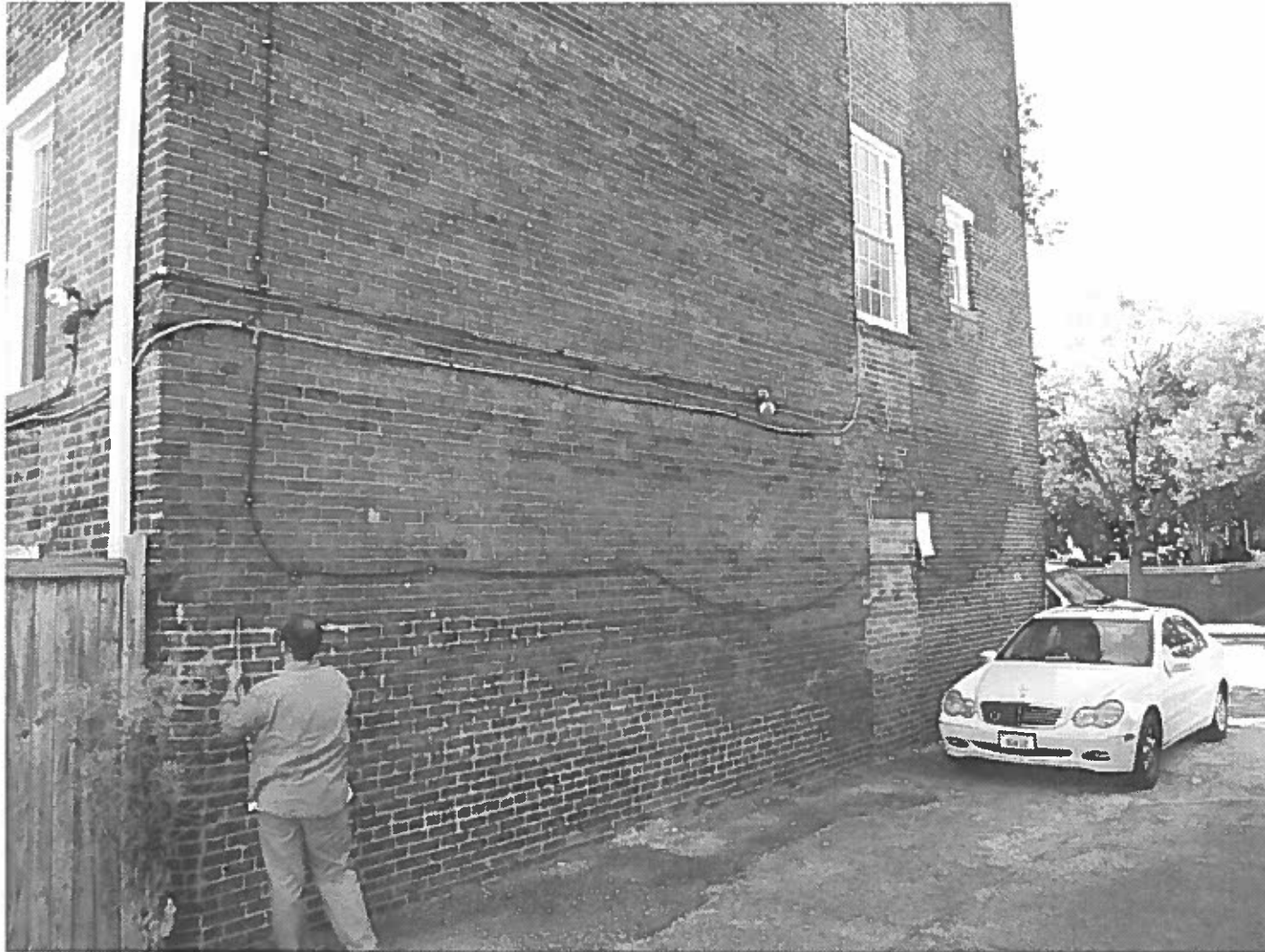


ADJACENT NEIGHBOR'S ENTRY DOOR DETAIL

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 115 N Fairfax Street
 12/19/2016

SHEET:
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 Photos

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LEFT SIDE ELEVATION - LOWER



LEFT SIDE ELEVATION - UPPER

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LEFT SIDE ELEVATION DETAIL

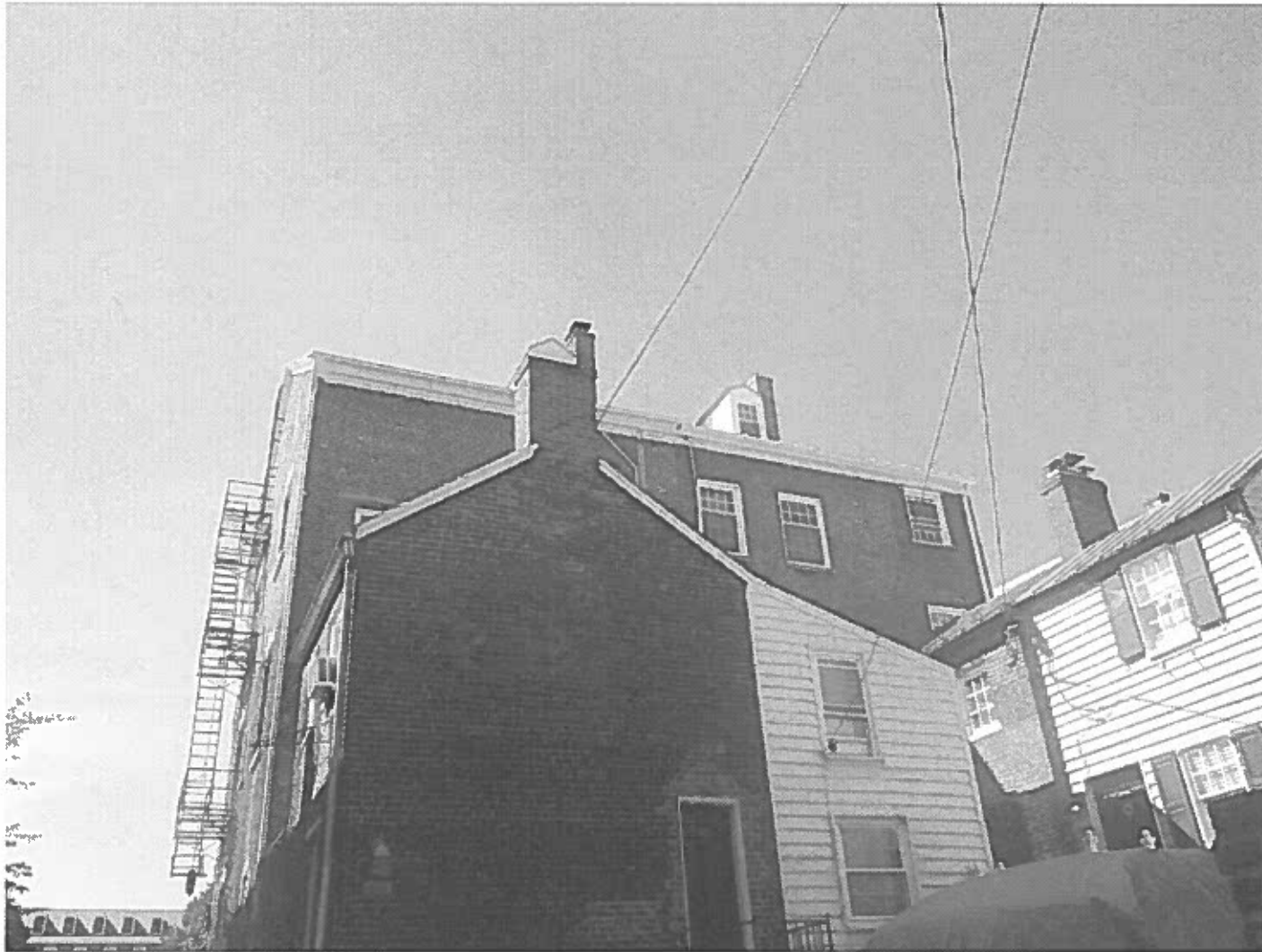
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LEFT SIDE ELEVATION DETAIL

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REAR ELEVATION FROM RAMSEY ALLEY



REAR ELEVATION FROM ADJACENT LOT

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SHEET:
18
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REAR ELEVATION FROM RAMSEY ALLEY



REAR ROOF CLOSE-UP

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SHEET:
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 Photos

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 Tel: 703.224.0084
 Fax: 703.224.1264

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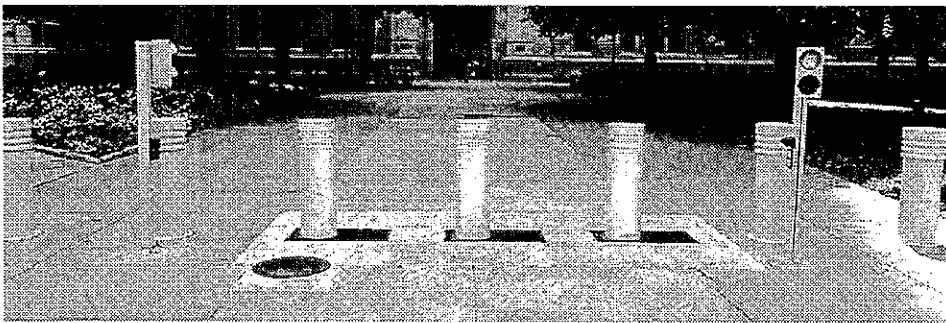
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Home / Products / SENTRY Electric Retractable Bollards - All Electric Pollution Free up to 6 Categories for LEED
 SENTRY Electric Retractable Bollards - All Electric Pollution Free up to 6 Categories for LEED

SENTRY Electric Retractable Bollards – All Electric Pollution Free up to 6 Categories for LEED

SENTRY all Electric Retractable Bollards are setting an entirely new bench mark for bollard security and fast becoming the industry leading choice for any location where bollards are a preferred choice.

The SecureUSA® electric bollard range provides complete traffic control that can be integrated with any other access control system.



This pollution-free range of bollards have no equal in the industry. The all electric design with a wide range of crash ratings and aesthetic options is the number one choice for architects in designing first class buildings and gaining LEED certification by contributing up to six categories. Security and system integration are easily tackled with the robust PLC and VFD output capabilities of the SENTRY Electric Retractable Bollards solution. The manual version has similar features and is unique in the fact that it can be upgraded to electric operation at any future time if required.

Applications

View SENTRY
 Retractable
 Bollards Series

SENTR...



Did You Know?

SecureUSA® is the only company in the world to develop a complete range of crash rated, electrically actuated bollards that can qualify for LEED certification.

Our Team is ready to help you get started with your project.

We have a dedicated staff of

Urban Environments
 Museums
 National Landmarks
 Downtown Streetscapes
 Corporate Headquarters
 Transit Authorities
 Defense Facilities
 Stadiums and Arenas

Features

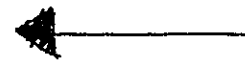
All Electric Operation
 ADA Compliant
 Battery Backup – UPS Option
 PLC/VFD Controlled
 Touch Screen Controls
 Decorative Designs
 Designed For Integration
 Computer Controlled

Benefits

Multiple Control Options
 Improved Traffic Flow
 No Hydraulics
 EPA Friendly/Pollution Free
 Lower Installation Cost
 Lower Maintenance
 Lower Lifetime Cost

Product Models

Product #	Height	Diameter	Crash Rating	Decorative Options
EB3006-2	30" (760mm)	6" (150mm)	PU40 (K2) 5,070 lbs @ 40 mph*	Yes
EB3606-4	36" (915mm)	6" (150mm)	M30 (K4) 15,000 lbs @ 30 mph**	Yes
EB3608-8	36" (915mm)	8" (200mm)	M40 (K8) 15,000 lbs @ 40 mph**	Yes
EB3610-12	36" (915mm)	8" (200mm)	M50 (K12) 15,000 lbs @ 50 mph**	Yes



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 and Technical
 Experts committed
 to help you design,
 implement, and
 execute the right
 perimeter defense
 solution.

Listen • Design •
 Deliver
*that's our
 guarantee to you*

**Contact
 Us**

Helping To Create A
 Safer Future™

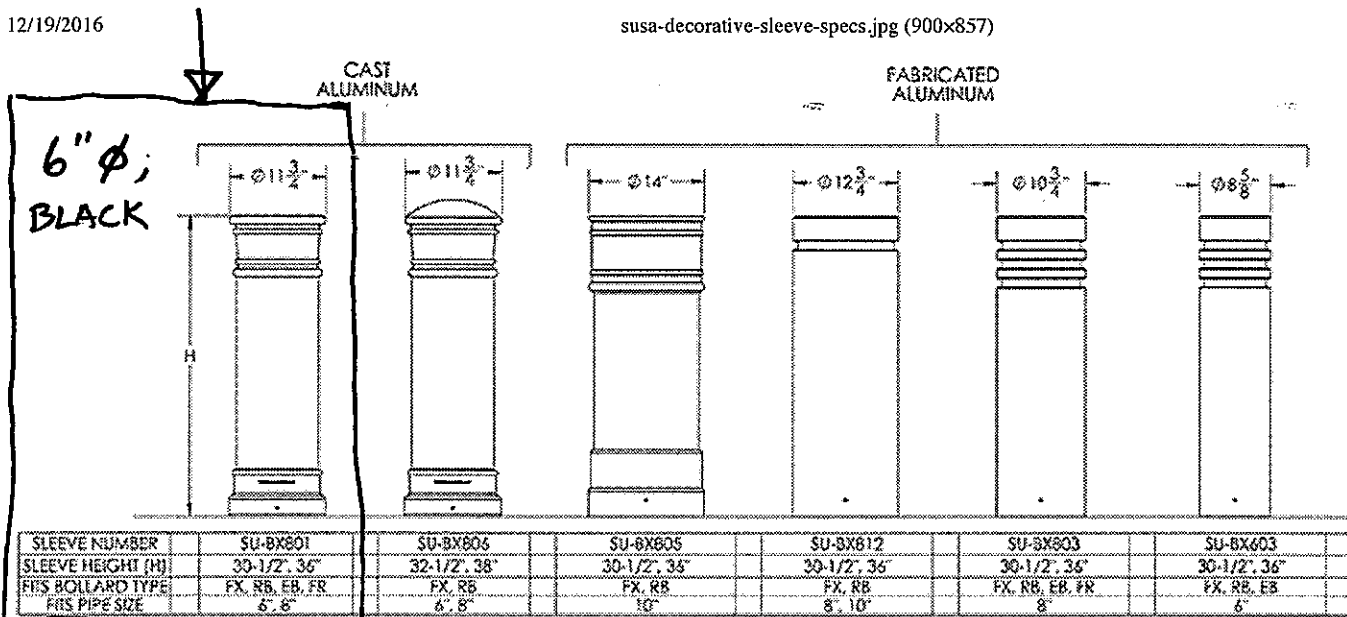
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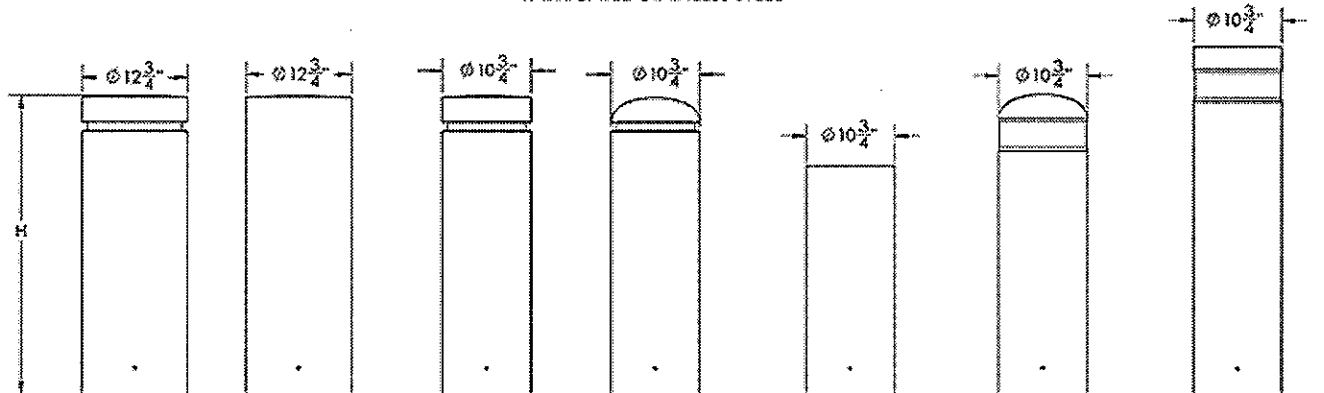


KEY:
 FX= FIXED BOLLARD
 RB= REMOVABLE BOLLARD
 EB= MANUAL/ELECTRIC RETRACTABLE BOLLARD
 FR= FIRE BOLLARD

NOTE:

1. ALL ALUMINUM SLEEVES ARE POWDER COATED TO CUSTOMER SPECIFICATIONS.

FABRICATED STAINLESS STEEL



SLEEVE NUMBER	SU-BX912	SU-DS10	SU-BX910	SU-BX910 DC	SU-DS8	SU-BX910DCL (LIGHTED)	SU-BX910FCL (LIGHTED)
SLEEVE HEIGHT (H)	30", 36"	30", 36"	30", 36"	30", 36"	30", 36"	36", 42"	36", 42"
FITS BOLLARD TYPE	FX, RB	FX, RB	FX, RB, FR	FX, RB	FX, RB	FX, RB	FX, RB
FITS PIPE SIZE	**8", 10"	8", 10"	**6", 8"	**6"	6", 8"	6", 8"	6", 8"

KEY:
 FX= FIXED BOLLARD
 RB= REMOVABLE BOLLARD
 EB= MANUAL/ELECTRIC RETRACTABLE BOLLARD
 FR= FIRE BOLLARD

NOTE:

1. STAINLESS SLEEVES HAVE BRUSHED FINISH RADIALLY ABOUT THE SLEEVE CENTERLINE.
 2. ** INDICATES SLEEVE OPTIONAL WITH LED LIGHTING IN REVEAL.
 3. ALL STAINLESS SLEEVES CAN BE PRODUCED IN ALUMINUM WITH POWDER COAT FINISH.

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 115 N Fairfax Street
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ADDRESS OF PROJECT: 115 N. FAIRFAX ST. ALEXANDRIA, VA 22314

TAX MAP AND PARCEL: 075.01-02-04

ZONING: CD

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: Landon Holden

Address: 2000 SUMMIT TERRACE

City: ALEXANDRIA

State: VA

Zip: 22307

Phone: (703) 577-2626

E-mail: holdensix@msn.com

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

Name: THOMAS FRENCH III

Phone: (703) 734-0084

E-mail: tmf3@thosfrench.com

Legal Property Owner:

Name: 115 LLC

Address: 2000 SUMMIT TERRACE

City: ALEXANDRIA

State: VA

Zip: 22307

Phone: (703) 577-2626

E-mail: scott@holdenins.com

- ☐ 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.

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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 checked="" type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input checked="" 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 checked="" type="checkbox"/> other <u>New Retractable Parking Bollard</u> | | | |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

The proposed work below is in addition to the previously granted certificate of appropriateness on BAR case #2015-00390 & 00391.

We are requesting the installation of two skylights on the rear roof of the property. The skylight over the existing interior stair (right side of rear elevation) requires new framing due to the deterioration of existing framing. The skylight in the future conference room will be installed over existing roof framing. We are also seeking the installation of new HVAC vents on left side elevation of the building, fourth floor and retractable parking bollards in existing private driveway.

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.

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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.

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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: E. Landon Holden

Date: 12-19-2016

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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. Elisabeth Landon Holden	2000 Summit Terrace Alexandria, VA 22307	40%
2. Scott R. Holden	2000 Summit Terrace Alexandria, VA 22307	40%
3. Paul L. Delaney	6401 16th St. Alexandria, VA 22307	20%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 115 N. Fairfax St. (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. Elisabeth Landon Holden	2000 Summit Terrace Alexandria, VA 22307	40%
2. Scott R. Holden	2000 Summit Terrace Alexandria, VA 22307	40%
3. Paul L. Delaney	6401 16th St. Alexandria, VA 22307	20%

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. Elisabeth Landon Holden	None	None
2. Scott R. Holden	None	None
3. Paul Delaney	None	None

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

12-19-16

Date

E. Landon Holden

Printed Name



Signature