

Docket Item # 5&6
BAR CASE # 2017-00308
2017-00309

BAR Meeting
October 4, 2017

ISSUE: Partial demolition/capsulation and addition/alterations

APPLICANT: 212 S. Fairfax St, LLC

LOCATION: 212 South Fairfax Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

1. The applicant must minimize any damage to the brick on the rear ell and provide staff with complete details regarding the attachment of the open porch as part of the building permit review;
2. The applicant must work with staff on final approval of design details related to the metal columns and fascia on the box bay as part of the building permit review;
3. The applicant must submit window specifications to staff for final approval showing that all aspects of the adopted Window Policy are specified. The muntin design may be a standard steel sash window muntin shape (flat profile instead of putty profile); and
4. Include the following archaeology conditions 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 recommendations:
 - a. Inform Alexandria Archaeology (703-746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for City archaeologists can be arranged. There is no cost to the homeowner for this service.
 - b. 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 should cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - c. No metal detection or artifact collection may 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, 703-746-4200 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.



BAR #2017-00308 & 00309
212 South Fairfax Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2017-00308) and Certificate for Appropriateness (BAR #2017-00309) for clarity and brevity.

I. ISSUE

The applicant is requesting a Permit to Demolish to demolish a circa **1992** two-story rear addition attached to the east of the rear ell. The applicant also proposes to demolish approximately 83 square feet of historic brick wall at the first floor of a two-story hyphen to accommodate a larger opening. The applicant will also capulate approximately 108 square feet of historic brick wall between the first and second stories at the hyphen and rear ell to accommodate the roof structure of an open porch.

The applicant also requests a Certificate of Appropriateness to construct a new two-story addition in the same general area and with a similar footprint as the existing addition. The two-story addition will feature a gable roof and wood siding. The south side of the addition will have a two-story projecting box bay with metal columns and steel sash windows and French doors. On the north side of the addition, there will be a small portico and pairs of steel sash windows at the first and second stories. To the south of the rear ell and adjacent hyphen, the applicant proposes to construct a one-story open porch with rows of double columns and a standing seam metal roof. New steel French doors will be installed at the hyphen although these will not be visible from a public way. The applicant will also reintroduce a double-hung wood window into a bricked-in opening at the second story and adjust the size of a first-floor window, both on the historic rear ell.

II. HISTORY

The freestanding Federal house at 212 South Fairfax Street dates to around **1786**, according to Ethelyn Cox in *Historic Alexandria, Virginia: Street by Street*. Cox wrote the following about this property:

On March 23, 1786, Dr. William Brown announced that "The Medicine Shop kept by the Subscriber is moved to his new house on Fairfax Street." Dr. Brown served as Physician General in the Revolutionary army; as first president of the board of trustees of the Alexandria Academy, and as physician of the St. Andrew's Society of Alexandria. He is mentioned in Washington's diaries. He dies in 1792, and it was his uncle, Dr. Gustavus Richard Brown of Maryland who was one of the three physicians in attendance at Washington's death. In 1800 Brown's widow offered to rent "That large and commodious house on Fairfax Street...having four good rooms and a garret, together with a good cellar. Adjoining ... is a large brick kitchen, with two well furnished rooms over it ... also a smook house, stable and carriage house on the lot, and a pump of good water."

The 1877 G.M. Hopkins *City Atlas of Alexandria, Va.* shows the house in the current configuration of the main block with rear ell and attributes the property to James Green, describing the open yard, and lot to the south, as the lumber yard associated with the Green Steam Cabinet Factory to the north of the alley. The 1885 Sanborn Fire Insurance Map shows in greater detail the hyphen that connected the two-story brick kitchen with the main house and which was suggested in the Hopkins map. Therefore, staff finds that both the main house and two-story rear ell date to the



Figure 1 & 2. Left: Undated photo of west and south elevations with Victorian-era windows (Source: provided by applicant and found in house history files left at property. Right: 1937 photograph showing restored house with multilight windows and bronze historical plaque (Source: Getty Images)

18th c. with the connecting two-story, one-bay brick hyphen likely being constructed by the early 19th c., based on staff's site visit and examination of the brickwork and windows. Staff notes that while the interiors of the brick hyphen and ell have been significantly remodeled over the years, the exterior remains very intact with a high level of craftsmanship associated with the historic windows and brickwork.

The main house appears to have been altered through the years with mid-20th-century effort to return the building to its colonial past. Figure 1 clearly shows that at one point in the late 19th or early 20th-c. the house had two-over-two windows on the main block, in an effort to be fashionable with contemporary Victorian period taste. However, by 1937, the house again underwent alteration and was returned to more closely resemble its presumed original design with multi-light windows and the addition of a prominent historical plaque on the façade. (Figure 2).

In January 1992, the BAR approved a Permit to Demolish and Certificate of Appropriateness for a two-story rear addition (BAR Case #91-205 and #91-206).

III. ANALYSIS

As the history above suggests, this property is a very significant 18th-century Federal house, 18th-century kitchen/rear ell and its historic open space. Therefore, according the BAR's *Design Guidelines*, any addition or alteration must respect and be deferential to the historic building. Additionally, this particular block has a very intact collection of both 18th and 19th-c. buildings that contribute significantly to the Old and Historic Alexandria District as well as to the National Historic Landmark District.

When the Old and Historic Alexandria District was established in 1946, it was not created to freeze Old Town Alexandria at a particular point in time, the way Colonial Williamsburg is often

described. The BAR's Standards and criteria in the zoning ordinance, as well as the BAR's adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered and expanded to allow the historic buildings to continue to be used and cherished. The BAR's charge is first to identify and "protect historic and cultural resources" and second to ensure that additions, alterations and new construction are compatible with the subject property and nearby buildings of historic merit. The first charge is discussed in the Permit to Demolish/Capsulate analysis below. The second charge is more subjective and varies case by case, recognizing that what may be appropriate in one block may not be appropriate in another block, or even another portion of the same block.

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property, and specifically to the portion of the property proposed for partial demolition and capsulation:

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 shrine?	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?	Yes
(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

The applicant's request for demolition and capsulation is not unusual in the Old and Historic Alexandria District, as homeowners seek to create additional modern living space. While the existing 1992 rear addition is contextual and a true background element, staff does not object to its demolition, finding it meets none of the criteria above. Regarding the proposed partial demolition and capsulation of portions of the south elevation of the 18th-c. rear ell, staff notes that this part of the building retains a high level of integrity. Additionally, these secondary, utilitarian

elements have often been most altered through the years, so it is becoming increasingly unusual for the simple kitchen outbuilding and its hyphen attachment to the main block to remain in a relatively untouched form. Staff appreciates that the partial demolition in this area is relatively minor and limited to the part of the rear ell that dates to the later period. The brick on the rear ell is 18th-c. soft-fired molded brick and although repointed and reworked over the past 200+ years, is relatively intact. Staff recommends that in order to minimize any damage to this historic material, and to allow for the associated porch to be reversible, that the applicant work with staff to design the attachment of the porch to the historic wall so as to minimize any damage associated with the capsulation. With an appropriately designed and minimally invasive attachment, staff can support the request for capsulation. Staff would not support any additional capsulation or demolition here.

Standards to Consider for a Certificate of Appropriateness

While the Standards for Demolition specifically relate only to the property that is subject to the request, the BAR's determination for a Certificate of Appropriateness must consider the broader setting and context and the Standards listed in Section 10-105 of the zoning ordinance are more subjective. In these cases, there is not a definitive "yes" or "no" response, as the BAR typically finds with the criteria for a Permit to Demolish.

Addition and Alterations

Regarding residential additions, the *Design Guidelines* state the Board's preference for "contextual background buildings which allow historic structures to maintain the primary visual importance," and for "designs that are respectful of the existing structure and...which echo the design elements of the existing structure." The *Guidelines* also note that "It is not the intention of the Boards to dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of [modern times] while being compatible with the historic character of the districts."

The proposed addition will be plainly visible through the open yard from South Fairfax Street. The BAR regularly approves rear additions that are visible from a public way which is why the *Guidelines* encourage new features to be contextual, compatible and of quality design, while being subtly differentiated from the historic portions. The applicant has achieved that here with setbacks, fenestration, materials and form. As the history above explains the significance of this property, it becomes a challenge to design something that is both contextual, compatible and well-detailed. Staff finds the applicant's proposal to generally be successful, noting that the bulk and mass of the addition will not be evident from the street as the applicant takes advantage of the rear yard. Additionally, the roof height and form (intersecting gable) of the addition does not compete with or overwhelm the rear ell. The simple frame form with simple trim and siding complements the overall house and provides an appropriate balance between the brick of the ell and frame construction of the main block. However, the design is not historicist as its signature element is a projecting box bay with steel windows and doors. The result is an element that is exceptionally visually light and able to recede into the garden area. While staff is very supportive of the bay window as a contemporary yet compatible element, staff recommends that the applicant provide further design details on this element, particularly with respect to the metal columns and fascia, with the final details approved during the building permit review. The multilight windows and doors also complement the existing house's multilight windows but are not replicative due to the larger light size. The changes to the north elevation, only obliquely visible down a private alley,

also simplify this area and further differentiate the new from the old. Staff believes that the rear (east) elevation of the addition will not be visible from a public way.

Regarding the proposed one-story open porch on the south side of the rear ell, staff finds it to be the only type of structure staff would support adjacent to this historic wall. As discussed above, the south elevation of the rear ell is very intact and features almost all its original openings as well as historic windows. While staff's preference would be to have no structure attached here, instead allowing the historic rear ell to retain its simple form and connection to the yard, staff notes that the majority of the wall, entirely at the second story and partially at the first story, will remain visible from the public way. The wood columns and standing seam metal roof on the open porch are typical porch elements associated with later porch additions found on rear ells throughout Old Town. As also noted in the Permit to Demolish discussion, staff's support is conditioned upon this porch being an easily reversible alteration, so that it can be readily removed without damaging the historic rear ell.

Staff has no objections to the alterations on the north side elevation which include the reintroduction of a window in a bricked-in opening and the changing in size of an existing later window. These alterations are minimally visible from the public way and will not have a negative impact on one's understanding of the historic house.

STAFF

Catherine K. Miliaras, Principal 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

- F-1 The subject property is one lot of record having 53.00 feet of frontage on South Fairfax Street, a depth of 123.42 feet and containing 6,541 square feet. The subject property adjoins a portion of land of the vacated alley. The vacated alley has 10.00 of frontage on South Fairfax and a depth of 123.42 feet. The proposed new construction does not use or rely on the vacated portion of the alley to support the support setbacks, FAR, and open space requirements. The proposed addition complies with zoning. No improvements are being proposed on the portion of land of the vacated alley.
- F-2 On September 12, 1991 the Board of Zoning Appeals decided by a vote of 4 to 0 to consider the side and rear yard variances separately (BZA#6184); the applicant withdrew the request for a rear yard variance; the side yard variance of 3.49 feet was granted by a vote of 3 to 1, for a distance of 14.00 line feet starting at the existing rear wall of the structure and no further than that.
- F-3 On October 29, 1991, BZA case #6184 was contested in Alexandria Circuit Court (case number CL 911010) by Robert & Norma Dempsey. On May 18, 1992, Alexandria Circuit Court dismissed the case.

- F-4 On January 2, 1992, the Board of Architectural Review Board granted a Certificate of Appropriateness (BAR case #91-205 and #91-206) for the construction of a two-story rear addition at the subject property.

Code Administration

No comments received.

Transportation and Environmental Services
CONDITIONS

- 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)

FINDINGS:

- F1. The applicant should consider providing a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

CODE REQUIREMENTS

- 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

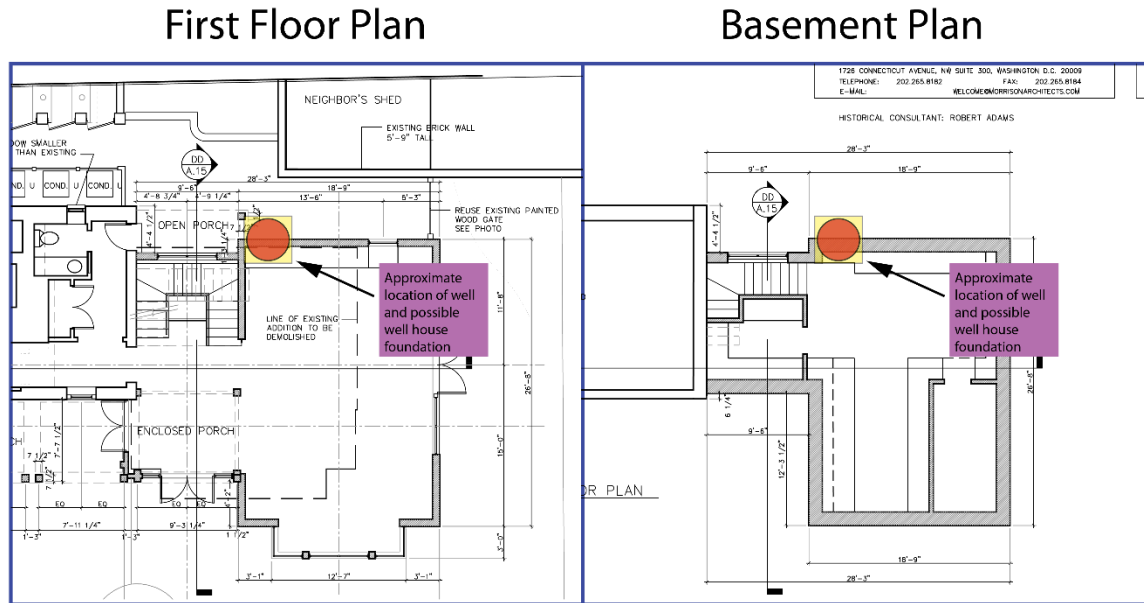
F-1 The lot at 212 S. Fairfax St. is one of Alexandria's most historically significant and consequential properties. The original dwelling appears to have been built in the mid-1780s by prominent physician William Brown. During the Revolutionary War, Dr. Brown served under George Washington as the Physician General of the Continental Army. Several years after his death in 1792, Brown's widow rented out the house. An 1800 rental advertisement described the property in some detail, including "a pump of good water" by an exterior kitchen. Over the years a series of notable tenants rented the property including Colonel Richard Blackburn's widow, John Carlyle's grandson, and Judge William Cranch.

Because of its compelling history, in 1970 archaeologists affiliated with the City received permission from the landowner to excavate a well located in the cellar of the main house. Among the many artifacts recovered from it were ceramics, tools, glass vessels, clay tobacco pipe fragments, and a piece of preserved wood covered with leather that may have served as a splint or an artificial limb (likely used by Dr. Brown in his medical practice). The assemblage of artifacts from the well date to the 1790s at the lowest depth, and to the 1810s in the upper stratum.

In 1992 an addition was added to the back of the house and as a result a section of a brick well was uncovered in the north wall foundation trench. Thanks in large part to the interest and stewardship of the Wright family at the time, and to the guidance of the Alexandria Archaeological Protection Code (Section 11-411 of the Zoning Ordinance), Alexandria Archaeology staff were on hand to examine and record the exposed evidence of the well during the construction process, paying daily visits to the site. The foundation trench was 2.0 ft. wide and cut through the approximate center of a brick-lined well. The well appears to be approximately 4.0 ft. in diameter surrounded by a 4.5 ft. square brick foundation possibly for a well house, an indication that the well was located in the yard, not inside a building. It was necessary to remove only five courses of well brick to accommodate the foundation for the new addition in 1992, leaving the well almost entirely intact. Artifacts recovered from the upper stratum of this well dated to ca. 1790 to 1820, making it likely contemporaneous with the well excavated in the cellar in 1970, or possibly earlier than the first well. Based on the circumstantial evidence, the well in the yard could have served as

the kitchen well, possibly the source of a “pump of good water” in the 1800 newspaper advertisement.

The plans for this current project call for demolishing the 1992 addition and building a larger addition in its place with an 8 ft. deep basement. Digging the basement during construction will destroy most (probably all) of the historic well to a depth of 8 ft. below current grade. By overlaying field drawings of the well location with current construction plans, the north wall of the proposed basement cuts through the center of the well, immediately to the east of the proposed open porch (see Figure below).



Archaeology Request/Recommendation

- R-1 Given the historic and archaeological significance of the well, we recommend allowing Alexandria Archaeology the opportunity to excavate and record the well to the depth of the proposed basement so as to recover the archaeological information inside. After the 1992 addition is torn down, we believe our staff could complete the excavation of the well within a short window of time (between demolition and construction) so as not to interfere with the project. There would be no cost to the homeowners for this work (although we might ask if heavy equipment on site could be used to remove dirt around the well shaft); Alexandria Archaeology would provide the expertise and labor. Alexandria Archaeology would process any artifacts recovered from the well (wash, identify, and analyze them) and prepare them for long-term curation. The artifacts belong to the property owner; although it is quite common for landowners to have Alexandria Archaeology care for the artifacts in perpetuity under a deed of gift.

Through partnerships between Alexandria Archaeology and the City’s residents, Alexandrians can: search for and preserve our community’s heritage; study the remnants

of Alexandria's past; and share the knowledge gained from studying the past in order to enrich present and future generations. This project would be an ideal example of this unique and important community relationship. Please contact Acting City Archaeologist Eleanor Breen (703-746-4399) to discuss our recommendation in more detail. We look forward to speaking with you.

- R-2 Include the following archaeology conditions 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 recommendations:
- d. Inform Alexandria Archaeology (703-746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for City archaeologists can be arranged. There is no cost to the homeowner for this service.
 - e. 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 should cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - f. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology

V. ATTACHMENTS

- 1 – Application for BAR 2017-00308 & 2017-00309: 212 South Fairfax Street*
- 2 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 212 S. FAIRFAX ST
TAX MAP AND PARCEL: 075-03-01-15 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: 212 S. FAIRFAX ST, LLC

Address: 212 S. FAIRFAX ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: _____ E-mail: _____

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

Name: ERIC MORRISON Phone: 202 491 7852

E-mail: ERIC @ MORRISON ARCHITECTS . COM

Legal Property Owner: ERIC @ MORRISON ARCHITECTS . COM

Name: 212 S. FAIRFAX ST, LLC

Address: 212 S. FAIRFAX ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 301-343-2712 E-mail: DAVID.WEISMAN@INSITEWIRELESS.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.

DAVID.WEISMAN@INSITEWIRELESS.COM

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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply*
- | | | | |
|---|--|---|--|
| <input type="checkbox"/> awning | <input checked="" type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input checked="" type="checkbox"/> shutters |
| <input checked="" 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 type="checkbox"/> other _____ | | | |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

- SEE PLANS ATTACHED
 - DEMOLITION OF A 1980/84 NON HISTORICAL ADDITION
 - CONSTRUCTION OF AN ADDITION IN THE SAME GENERAL AREA/FOOTPRINT OF THE DEMOLISHED PORTION
 - DESIGNED TO RESPECT & COMPLEMENT THE EXISTING
 - ADDITION OF UNENCLOSED PORCH ALONG THE SOUTHERN ELEVATION OF THE STRUCTURE
- SUBMITTAL REQUIREMENTS: A CONNECTING ELEMENT.

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. - EXISTING ADDITION IS SUBSTANTIAL
- ☒ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

TO CREATE A LINK & CONNECTION BETWEEN NEW & OLD

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.

BAR Case # _____

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.

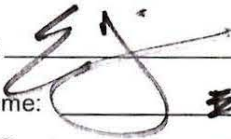
The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found 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: _____

Date: _____

 **ERIC MORRISON** AA
8.18.2017

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. 212 S. FAIRFAX LLC	212 S. FAIRFAX ST ALEXANDRIA VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 212 S. 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. 212 S. FAIRFAX LLC	212 S. FAIRFAX ST ALEXANDRIA VA 22314	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

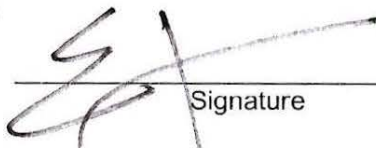
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

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

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

8/18/17
Date

ERIC MARSHALL
Printed Name


Signature



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

A. Property Information

A1. Street Address 212 S. FAIRFAX ST Zone RM
 A2. 6541 SQ FT x 1.5 = 9811.5 SQ FT
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1335.5	Basement**	1335.5
First Floor	2353.6	Stairways**	
Second Floor	2220.12	Mechanical**	
Third Floor	892.76	Other**	
Porches/ Other		Total Exclusions	
Total Gross *	6762		

B1. Existing Gross Floor Area *
6762 Sq. Ft.

B2. Allowable Floor Exclusions**
1335.5 Sq. Ft.

B3. Existing Floor Area minus Exclusions
5426.5 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	640.9	Basement**	640.9
First Floor	280.1	Stairways**	
Second Floor	185.5	Mechanical**	
Third Floor	<u>←</u>	Other**	
Porches/ Other	404.7	Total Exclusions	640.9
Total Gross *	1511.2		

C1. Proposed Gross Floor Area *
1511.2 Sq. Ft.

C2. Allowable Floor Exclusions**
640.9 Sq. Ft.

C3. Proposed Floor Area minus Exclusions
870.3 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 6297 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 9811.5 Sq. Ft.

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

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

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

F. Open Space Calculations

Existing Open Space	4187.4
Required Open Space	2289.3
Proposed Open Space	3502.6

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

Signature: [Signature]

Date: 8/18/17

NOTES: 1. WALLS ARE 0.7' BRICK UNLESS NOTED.
2. UTILITIES ARE UNDERGROUND.

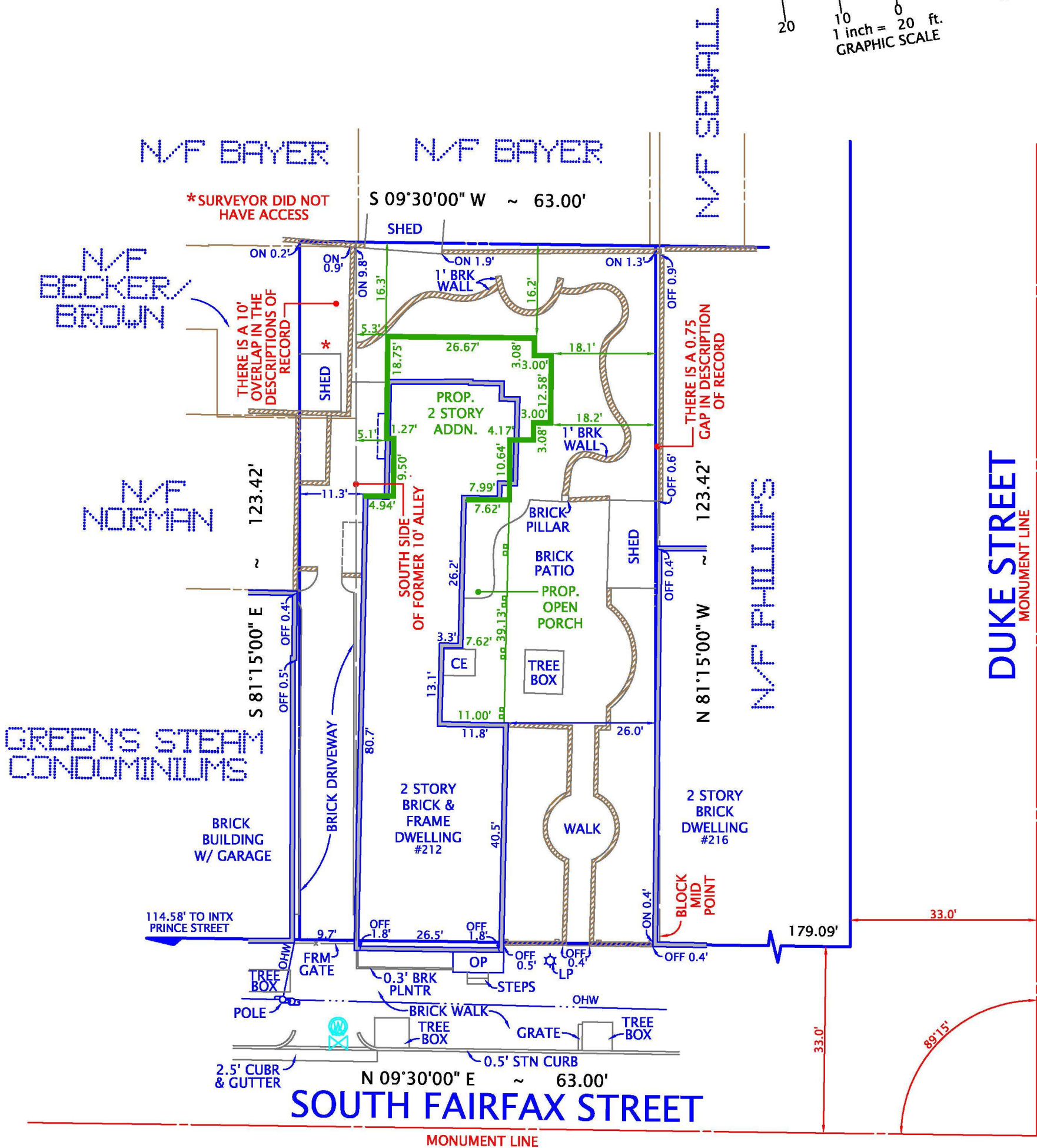
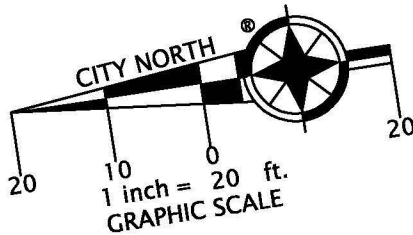


EXHIBIT PLAT
SHOWING PROPOSED ADDITION ON
THE PROPERTY LOCATED AT
#212 SOUTH FAIRFAX STREET

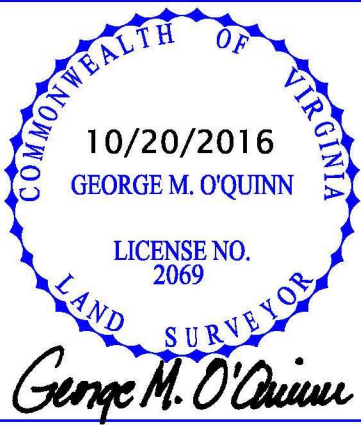
(DEED BOOK 701, PAGE 77)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20'

OCTOBER 20, 2016
AUGUST 18, 2017 (PROP. ADDN.)
SEPTEMBER 26, 2017 (REV.)

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

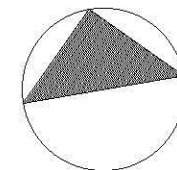
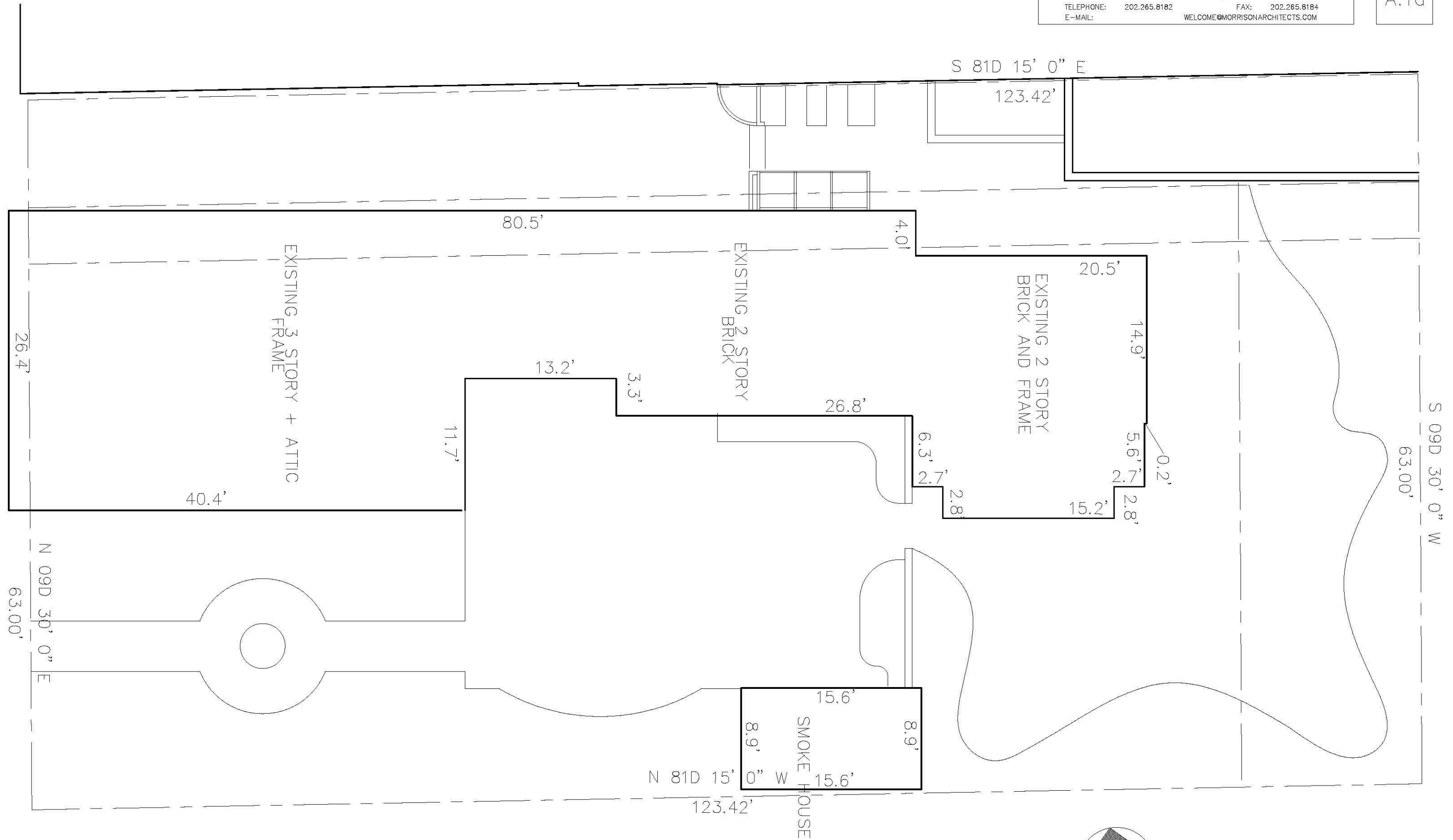
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



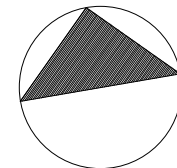
Ordered by:

Land, Carroll & Blair PC
LC & B
524 King Street
Alexandria, Virginia 22314
Phone: (703) 836-1000

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

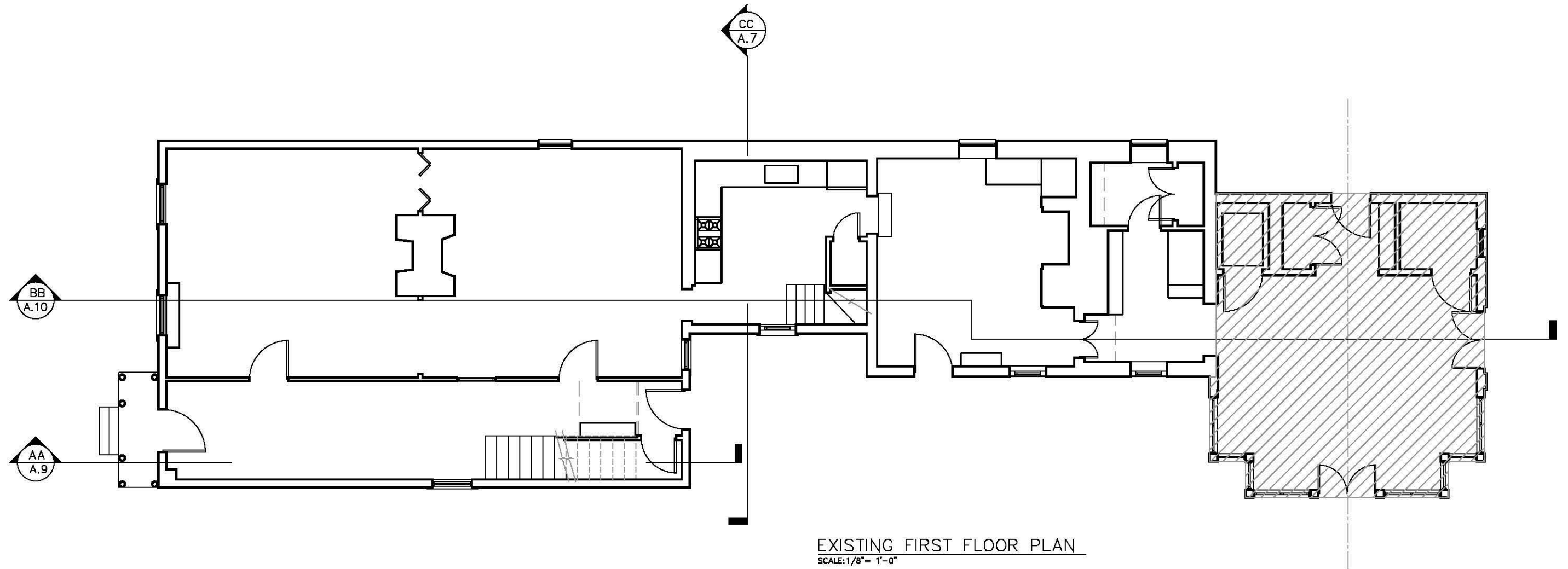


EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

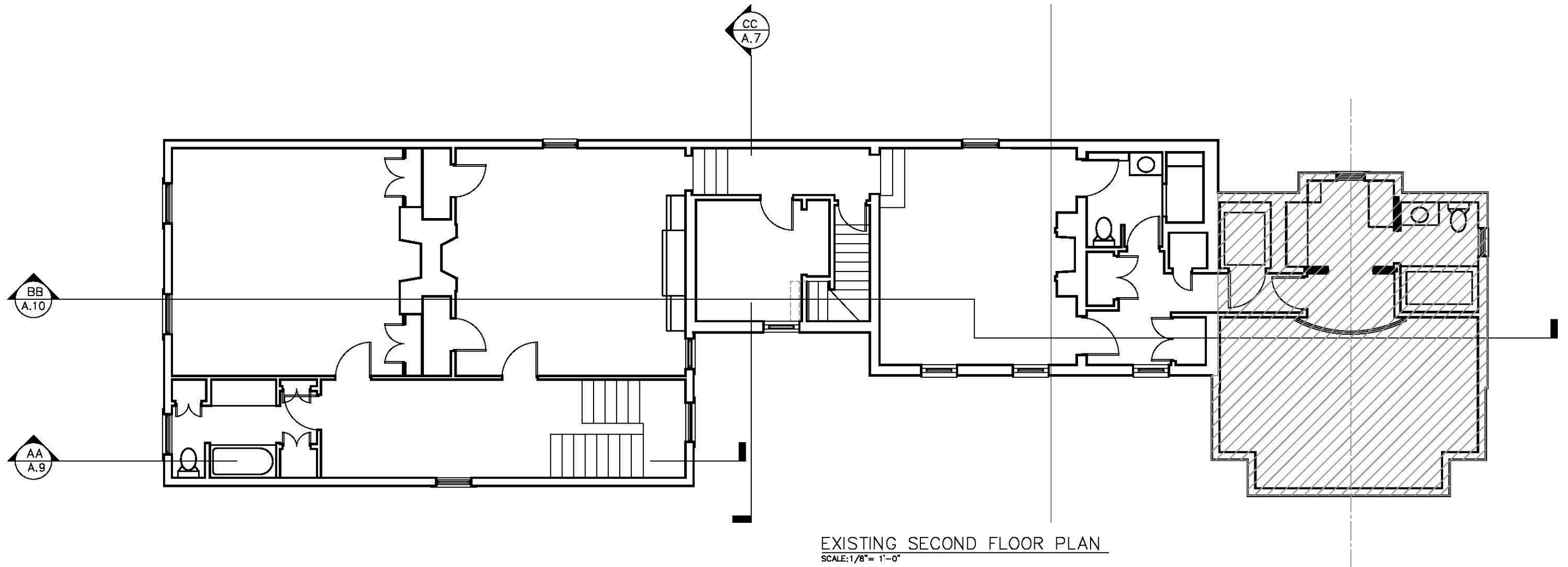
HISTORICAL CONSULTANT: ROBERT ADAMS



LEGEND

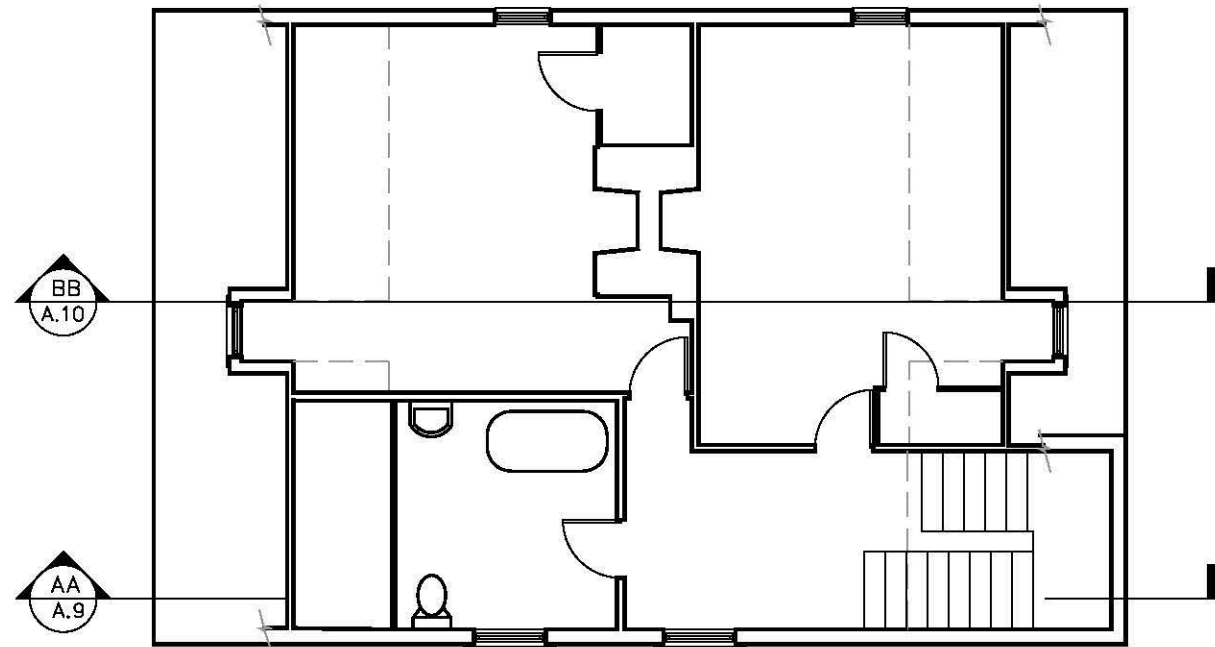
	EXISTING
	DEMOLITION

HISTORICAL CONSULTANT: ROBERT ADAMS

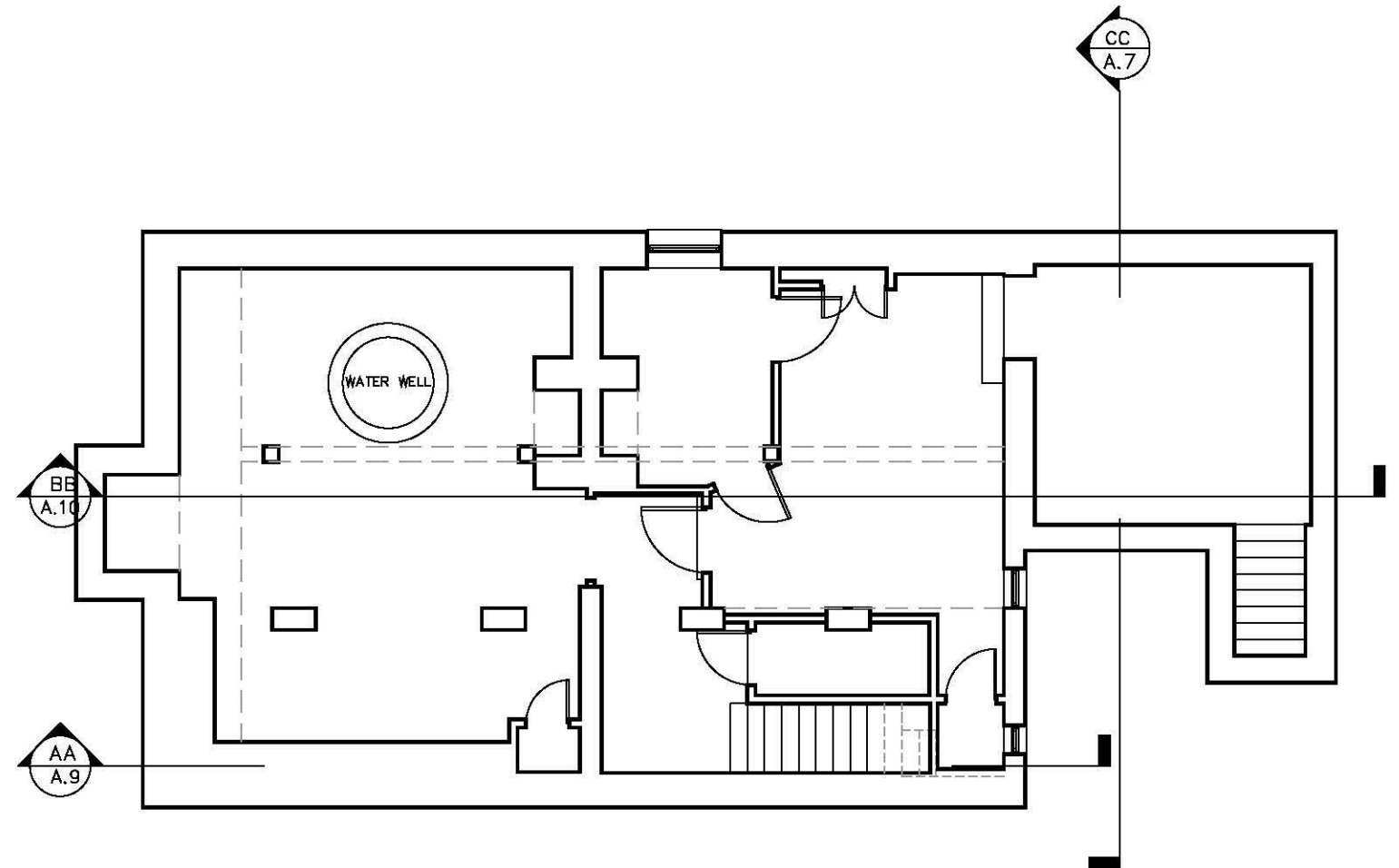


LEGEND
 [Clean Line] EXISTING
 [Hatched] DEMOLITION

HISTORICAL CONSULTANT: ROBERT ADAMS



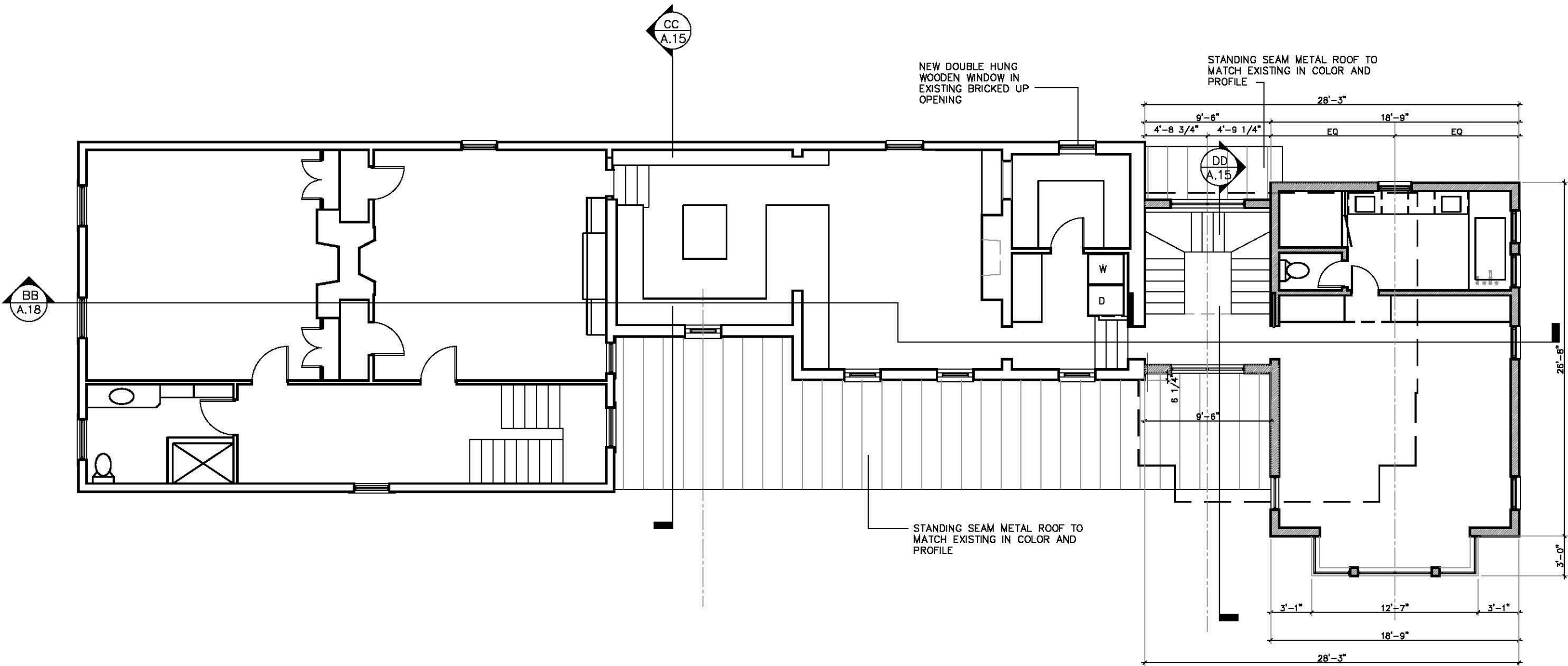
EXISTING THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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



HISTORICAL CONSULTANT: ROBERT ADAMS

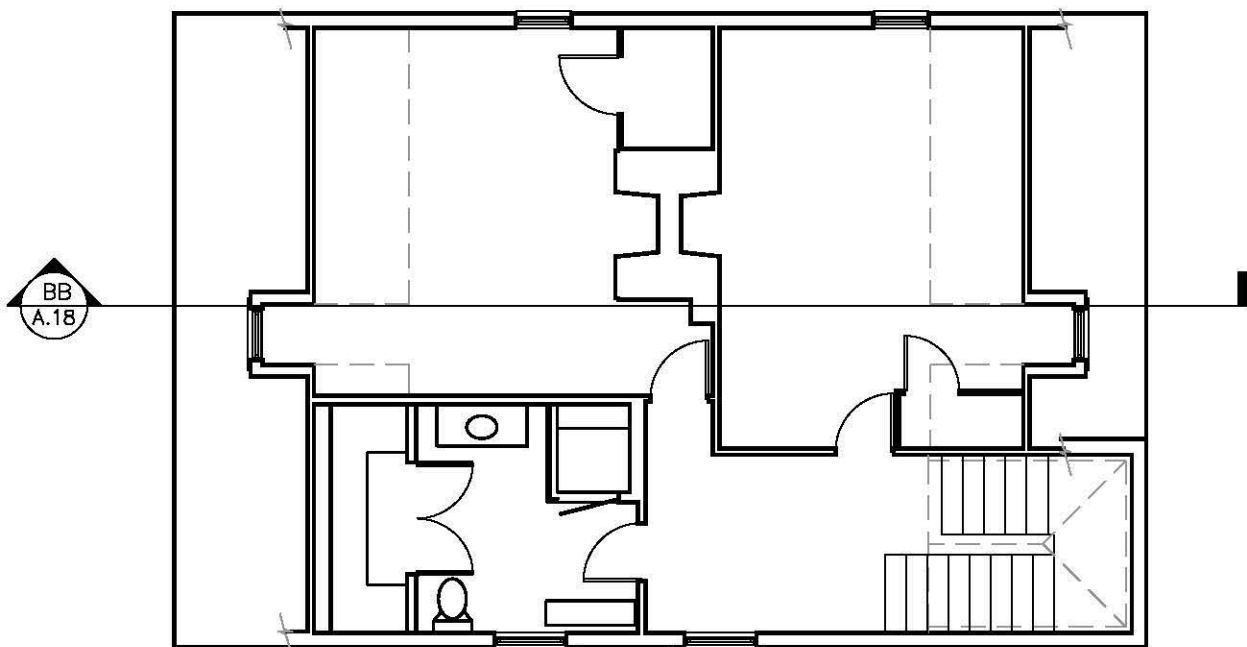
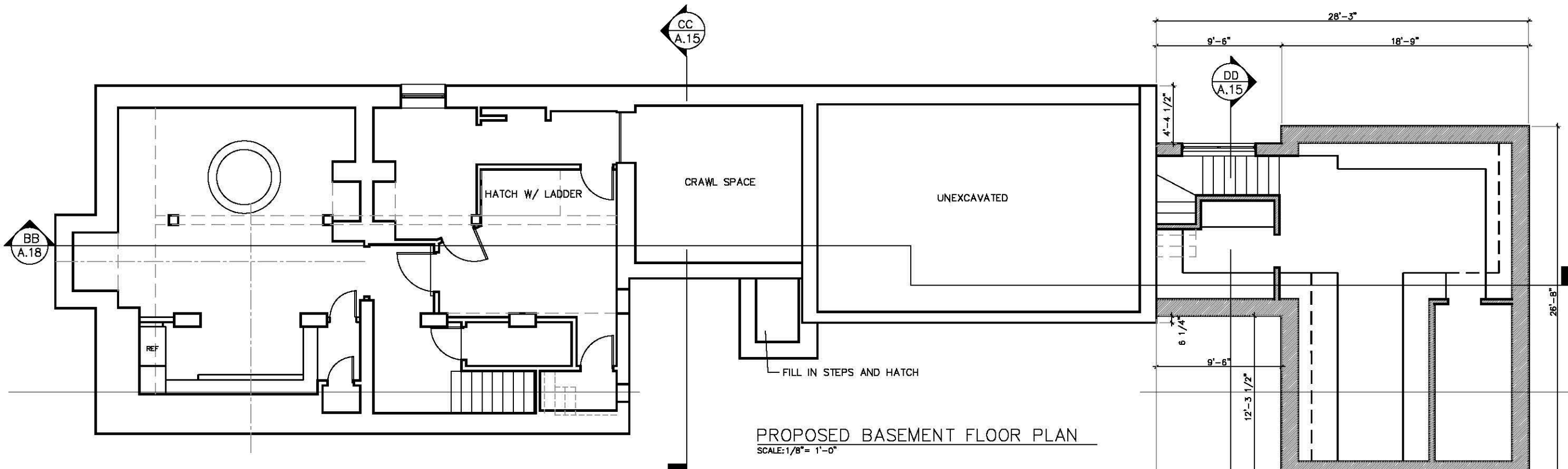


PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

LEGEND

- EXISTING
- NEW CONSTRUCTION

HISTORICAL CONSULTANT: ROBERT ADAMS



LEGEND

- EXISTING
- NEW CONSTRUCTION

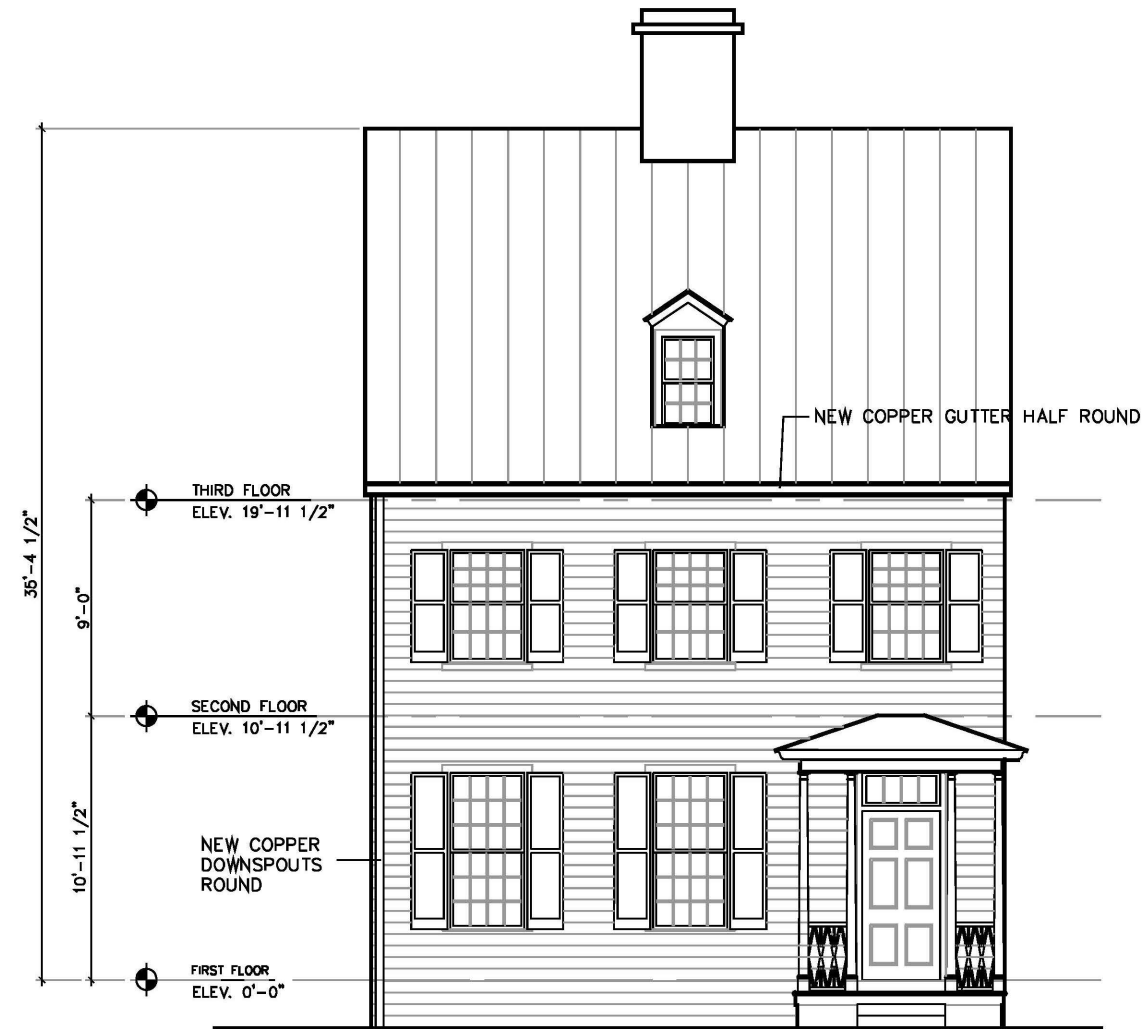
HISTORICAL CONSULTANT: ROBERT ADAMS



GARDEN VIEW FROM STREET



FRONT ELEVATION



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

HISTORICAL CONSULTANT: ROBERT ADAMS

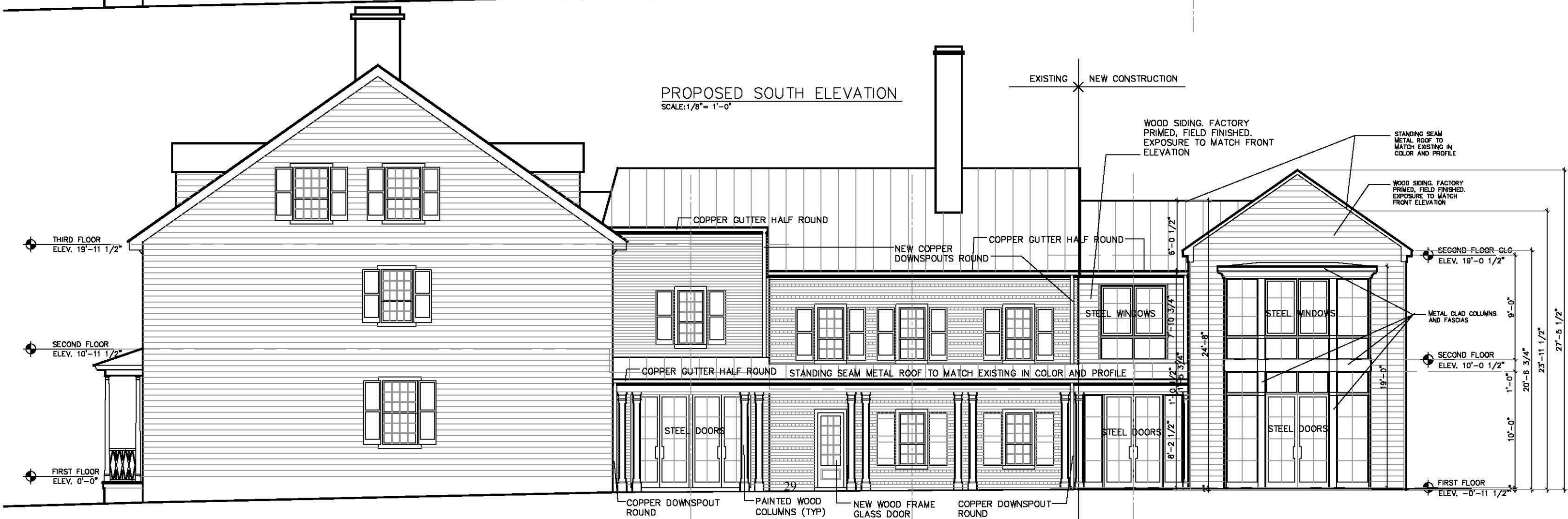
EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



HISTORICAL CONSULTANT: ROBERT ADAMS

EXISTING SOUTH ELEVATION DEMOLITION

SCALE: 1/8" = 1'-0"

LEGEND

DEMOLITION

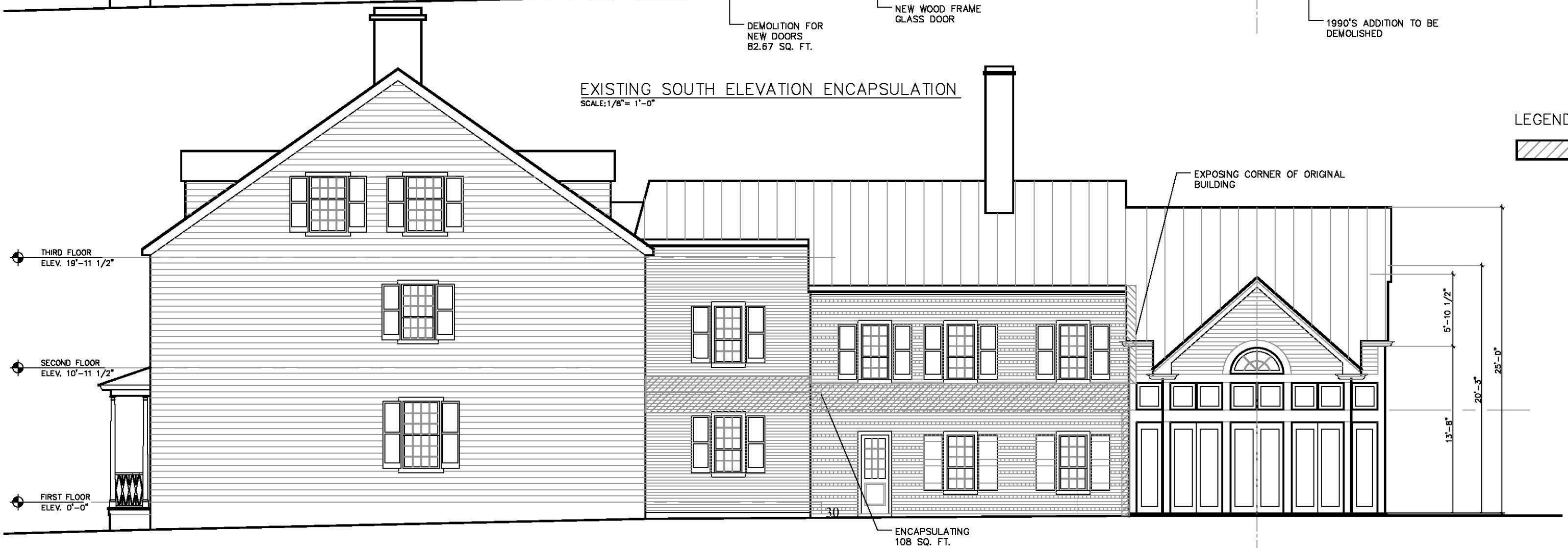


EXISTING SOUTH ELEVATION ENCAPSULATION

SCALE: 1/8" = 1'-0"

LEGEND

ENCAPSULATION



HISTORICAL CONSULTANT: ROBERT ADAMS



SOUTH ELEVATION FROM SIDEWALK



ADDITION TO BE DEMOLISHED



SOUTH ELEVATION

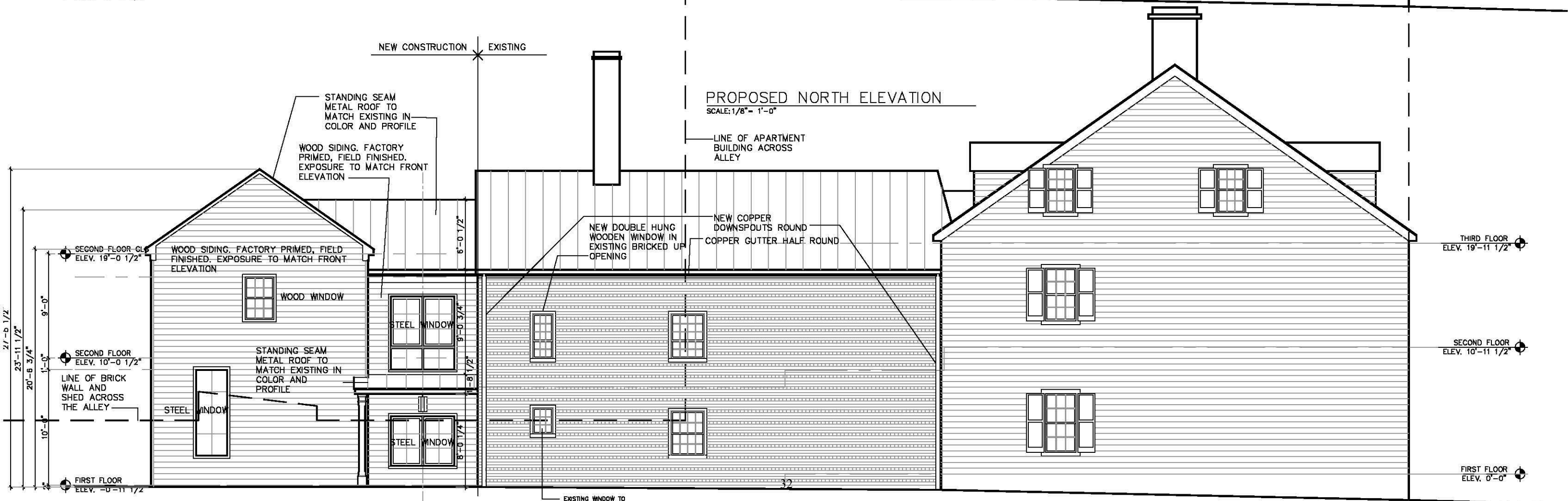


SOUTH ELEVATION PARTIAL



SOUTH ELEVATION PARTIAL

SCALE: 1/8" = 1'-0"



MORRISON ARCHITECTS

1726 CONNECTICUT AVENUE, NW SUITE 300, WASHINGTON D.C. 20009
TELEPHONE: 202.265.8182 FAX: 202.265.8184
E-MAIL: WELCOME@MORRISONARCHITECTS.COM

HISTORICAL CONSULTANT: ROBERT ADAMS

EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"

A.13

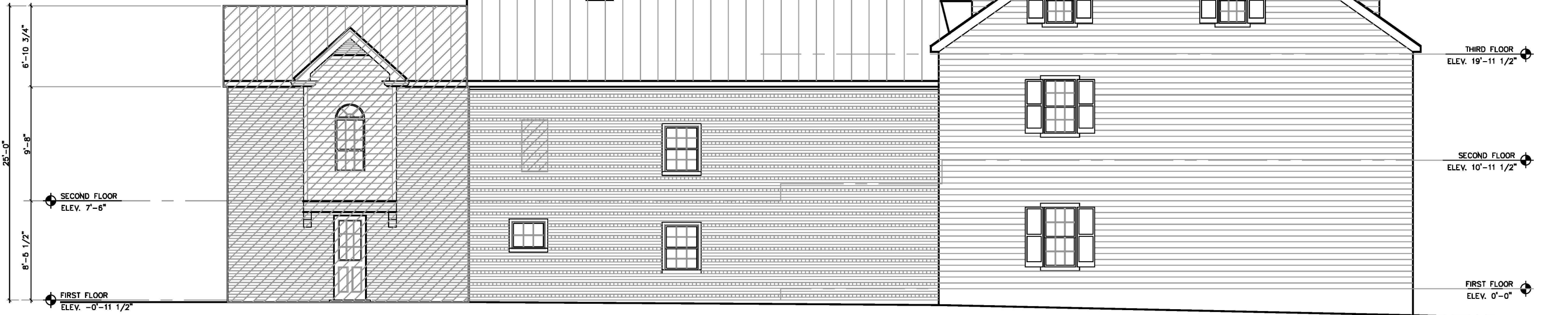
LEGEND

 DEMOLITION

THIRD FLOOR
ELEV. 19'-11 1/2"

SECOND FLOOR
ELEV. 10'-11 1/2"

FIRST FLOOR
ELEV. 0'-0"



NORTH ELEVATION FROM SIDEWALK

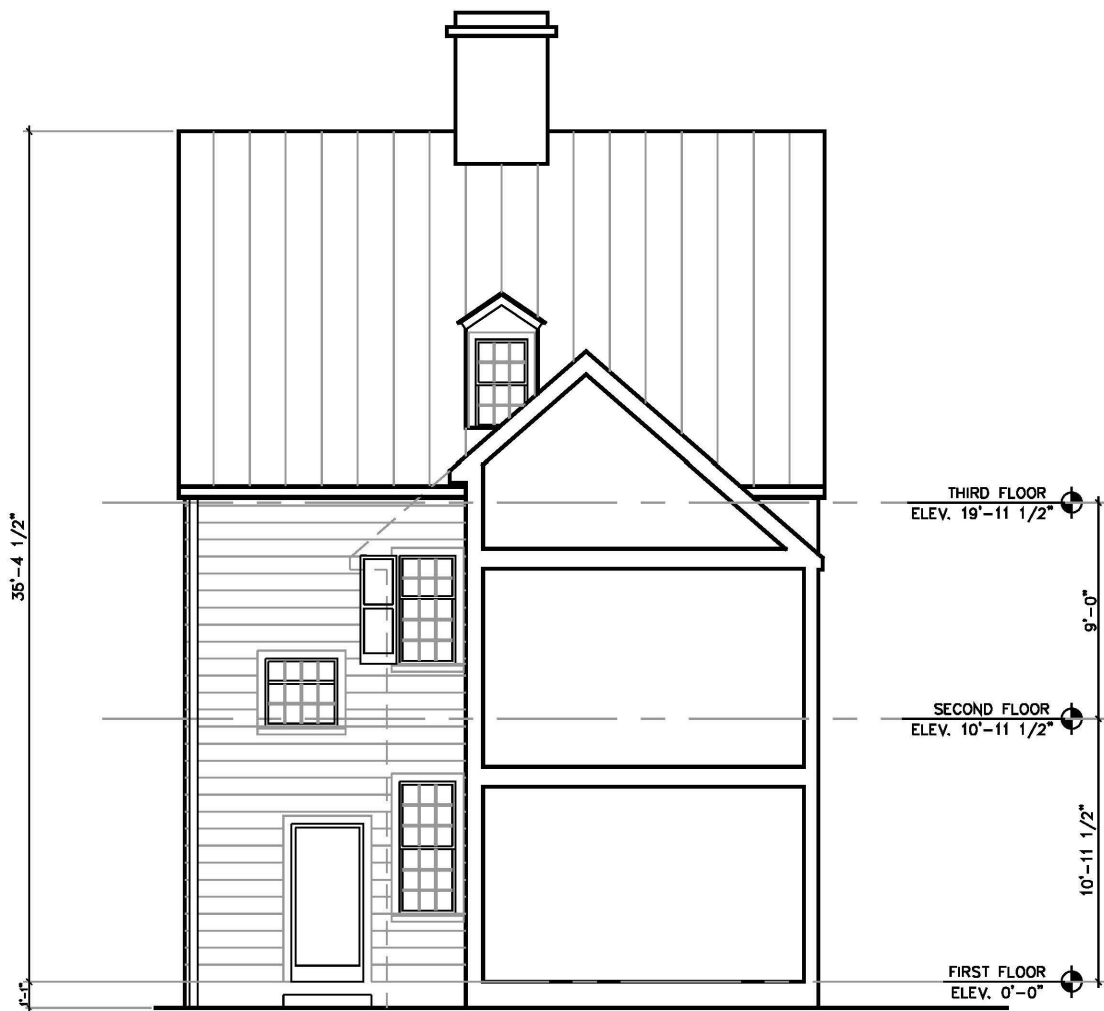


NORTH ELEVATION



NORTH ELEVATION

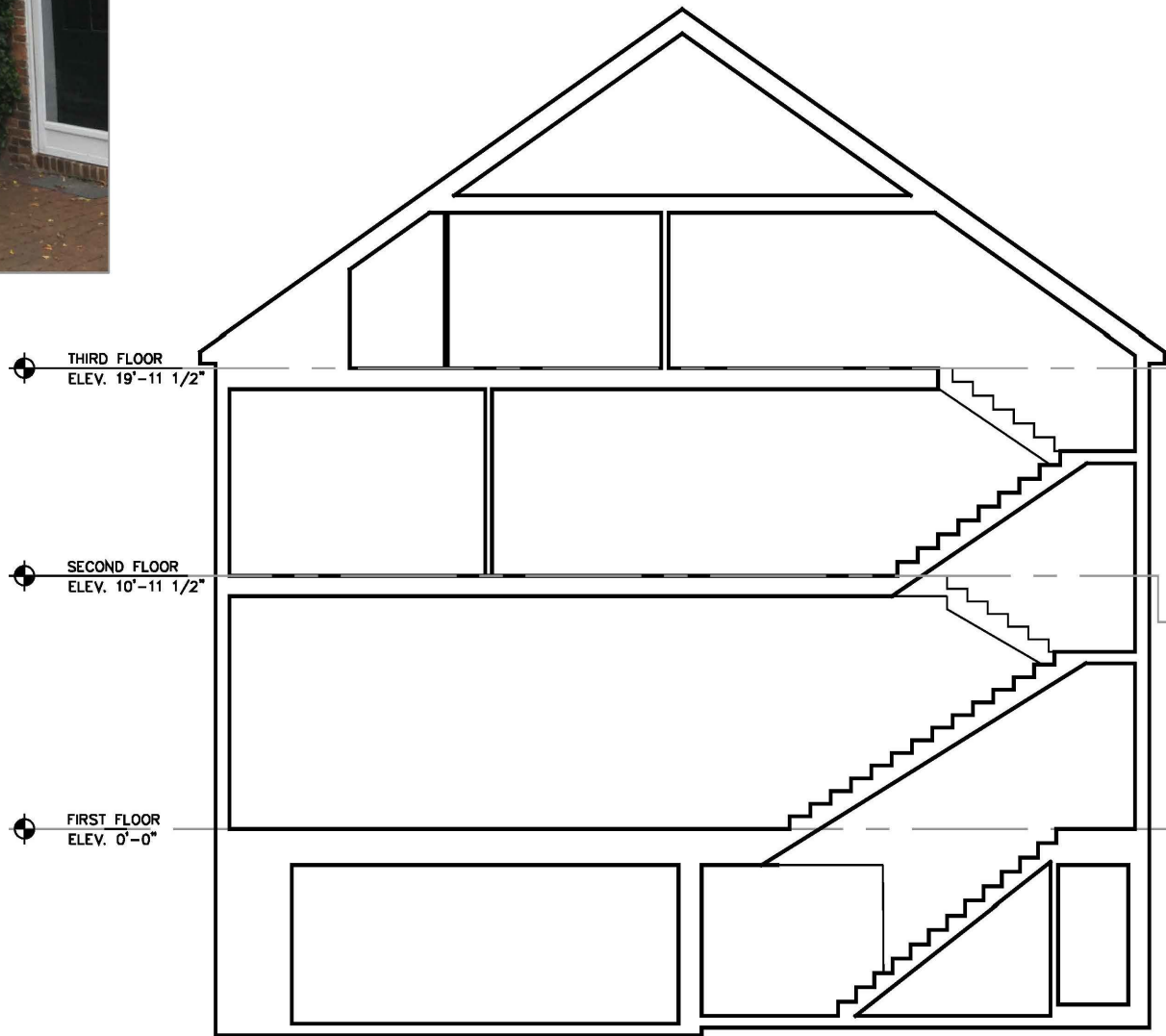
HISTORICAL CONSULTANT: ROBERT ADAMS



EXISTING EAST ELEVATION/SECTION CC
SCALE: 1/8" = 1'-0"



EAST ELEVATION

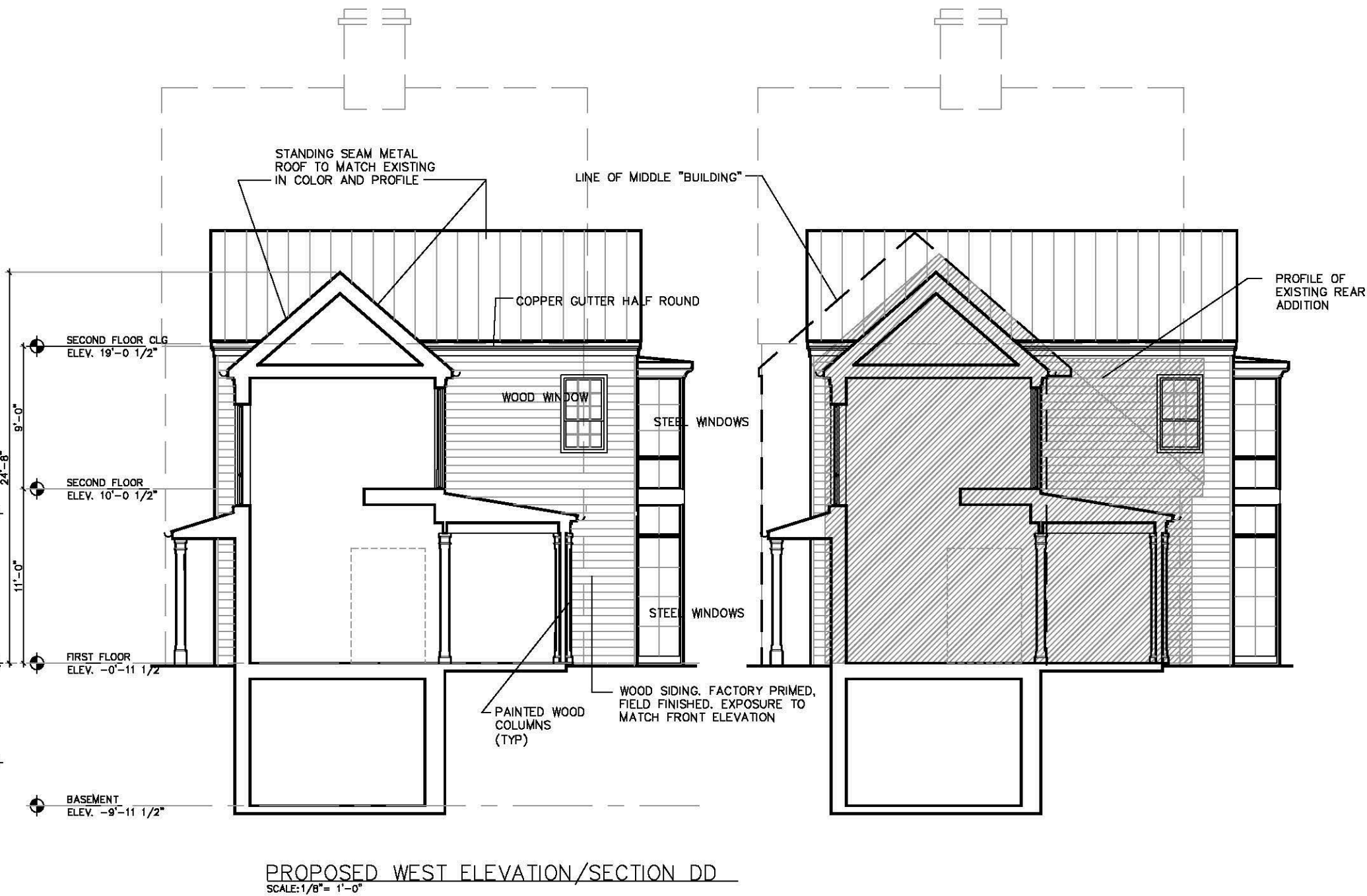
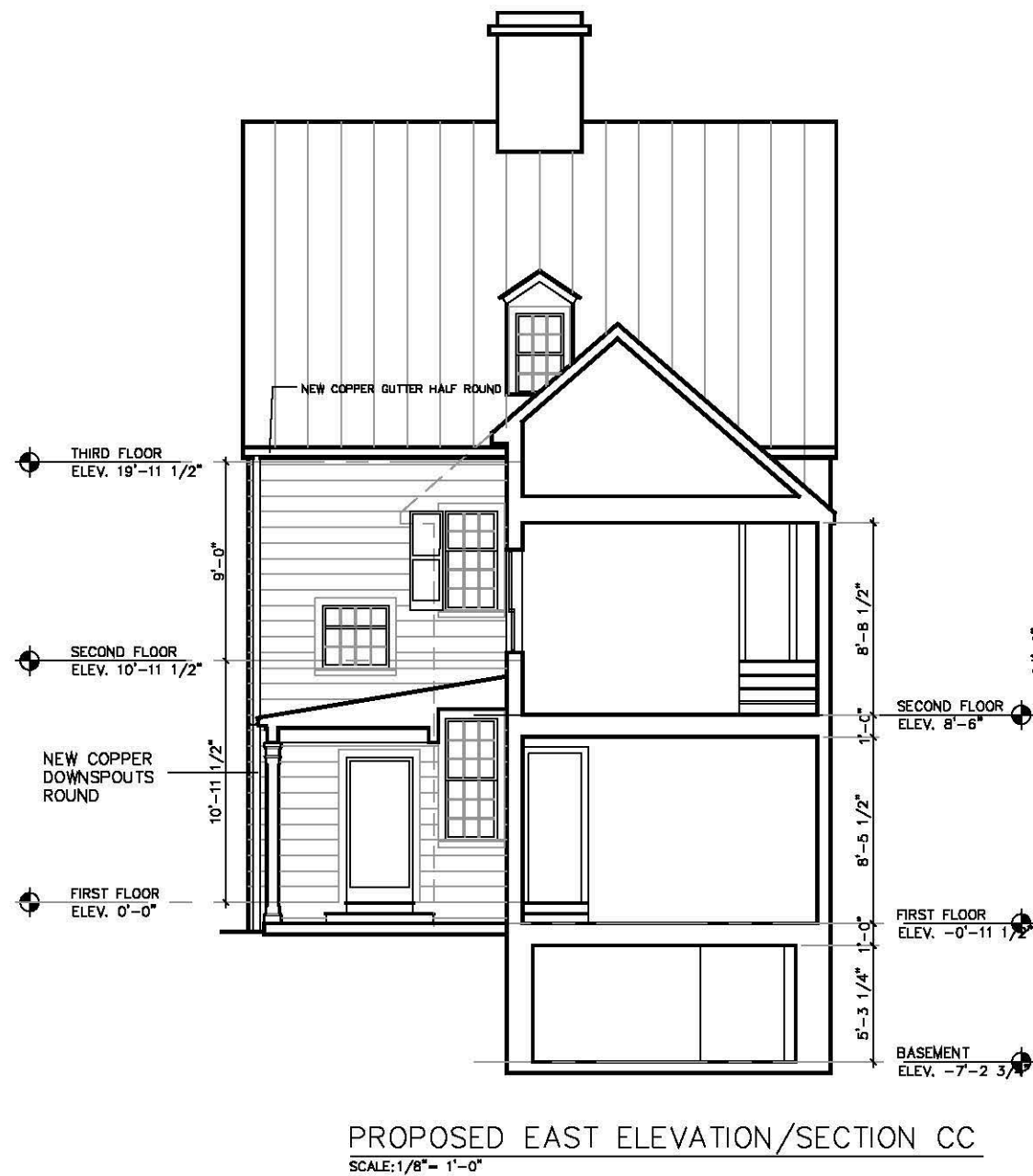


EXISTING SECTION AA
SCALE: 1/8" = 1'-0"



GARDEN GATE

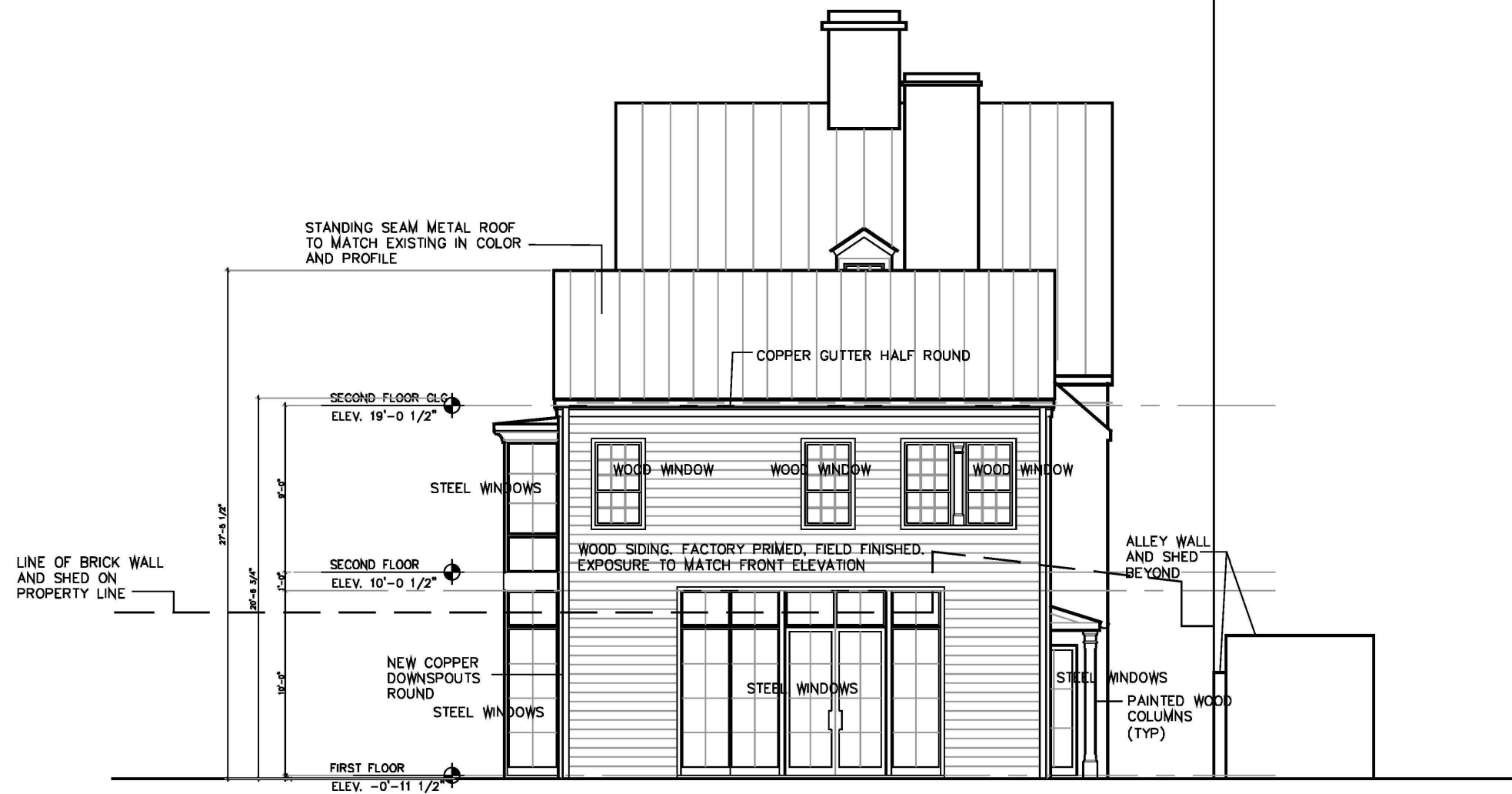
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HISTORICAL CONSULTANT: ROBERT ADAMS

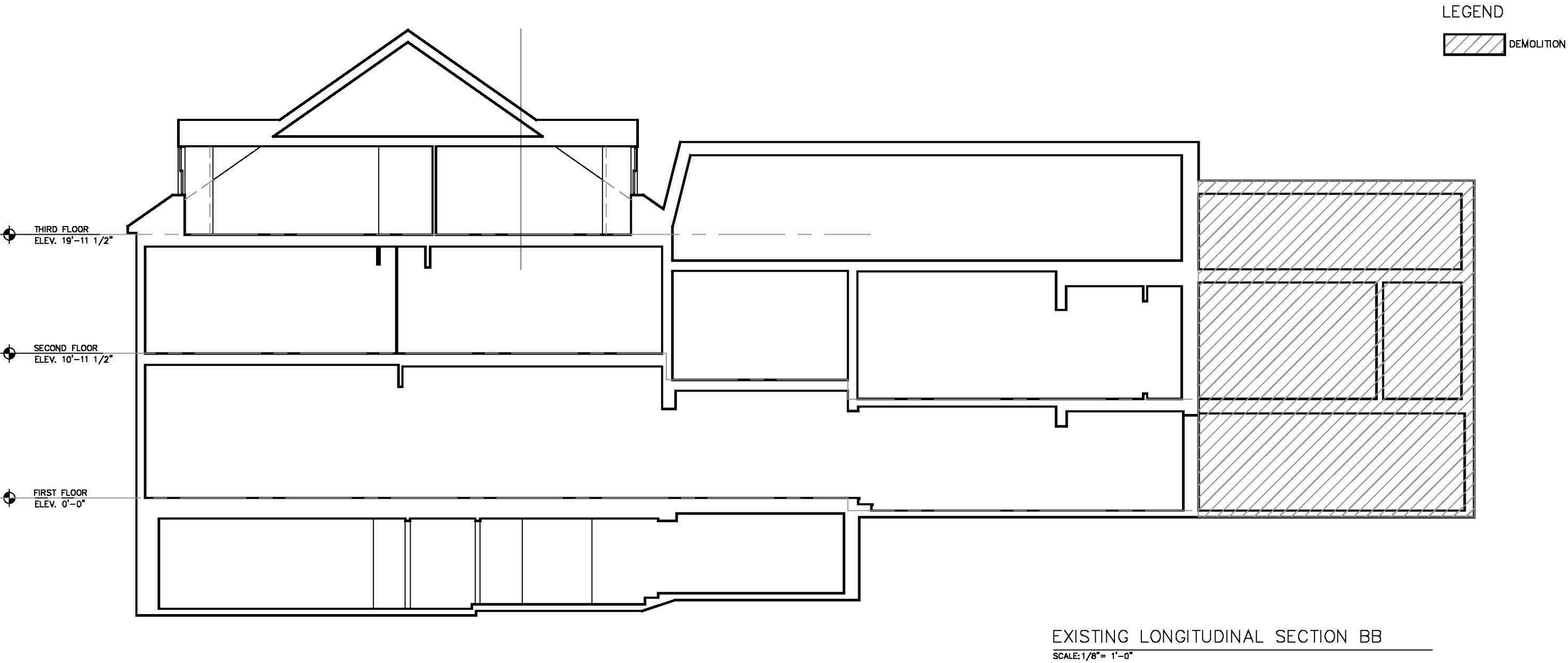


EAST ELEVATION



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

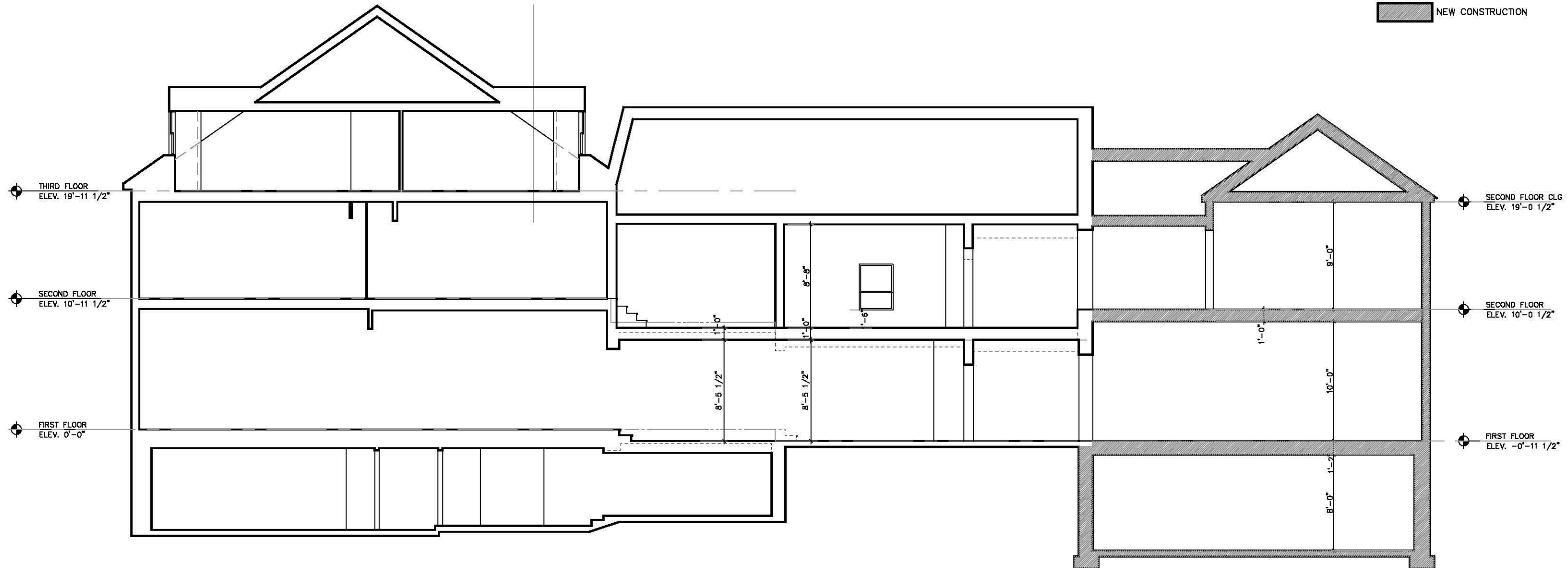
HISTORICAL CONSULTANT: ROBERT ADAMS



HISTORICAL CONSULTANT: ROBERT ADAMS

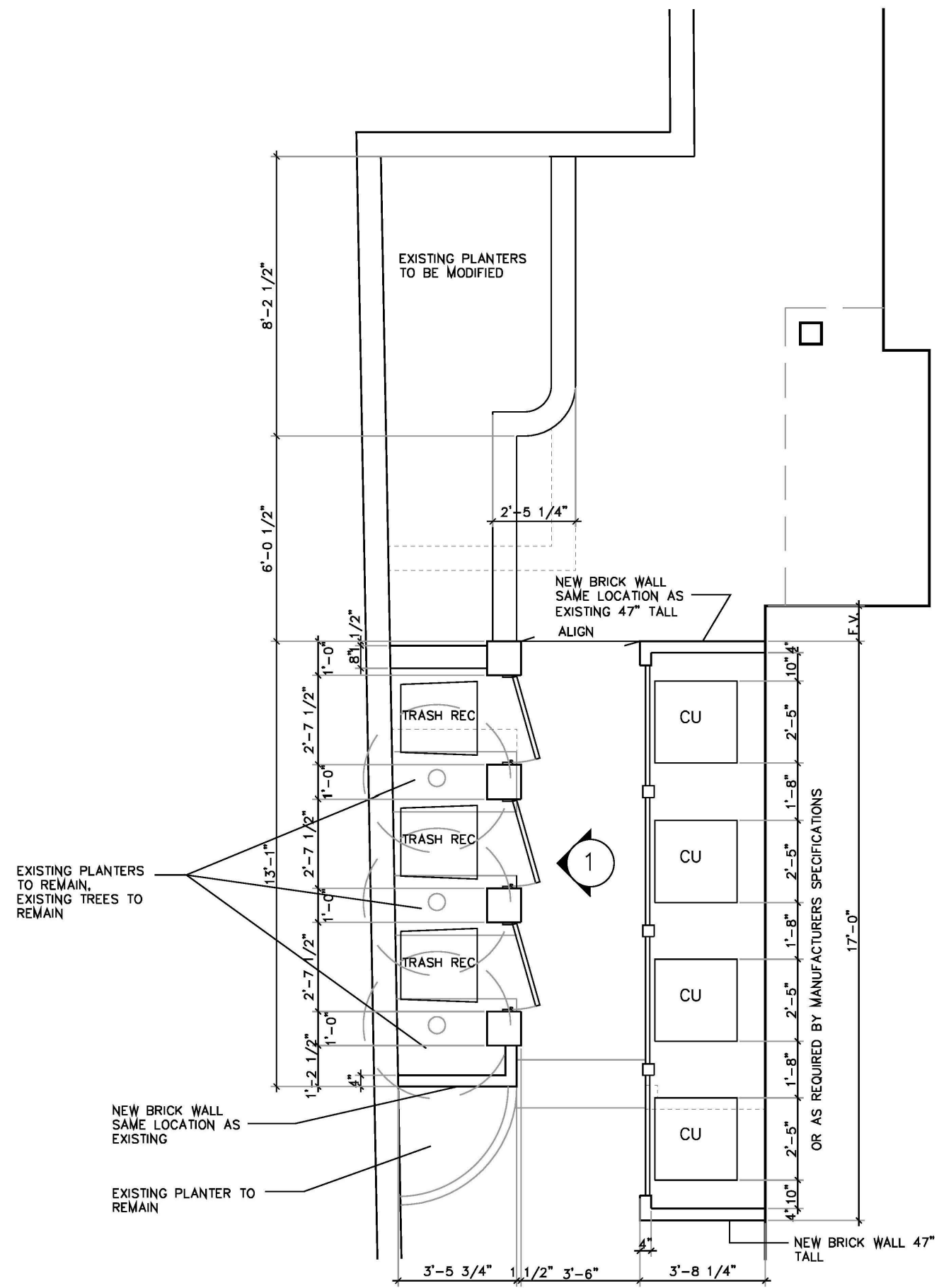
LEGEND

- EXISTING
- NEW CONSTRUCTION

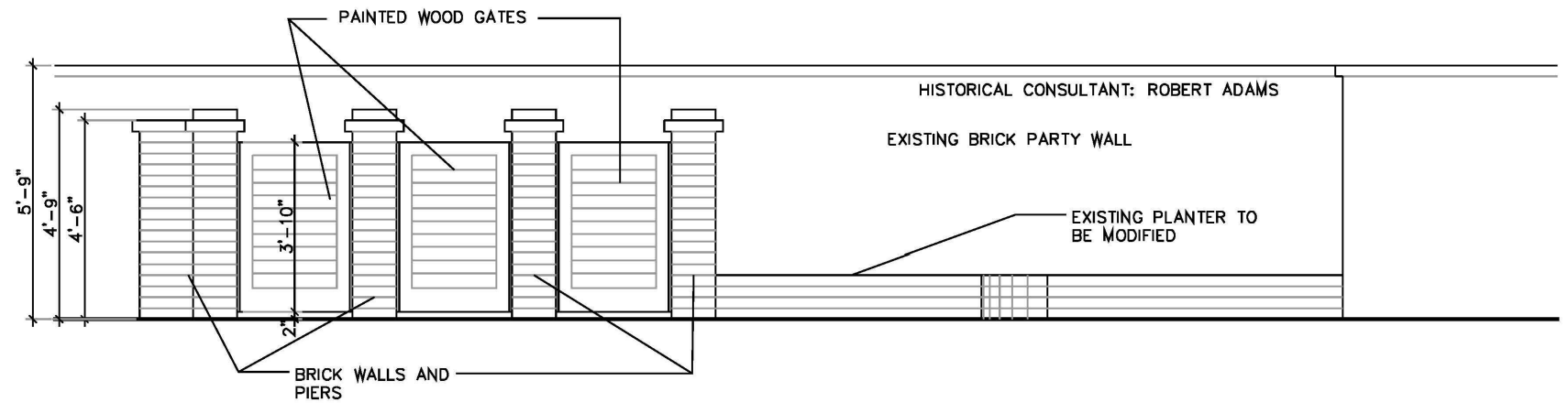


PROPOSED LONGITUDINAL SECTION BB

SCALE: 1/8" = 1'-0"



PARTIAL ALLEY PLAN
 SCALE: 1/4" = 1'-0"



ELEVATION 1
 SCALE: 1/4" = 1'-0"



GARDEN GATE



EXISTING GARDEN WALLS

HISTORICAL CONSULTANT: ROBERT ADAMS



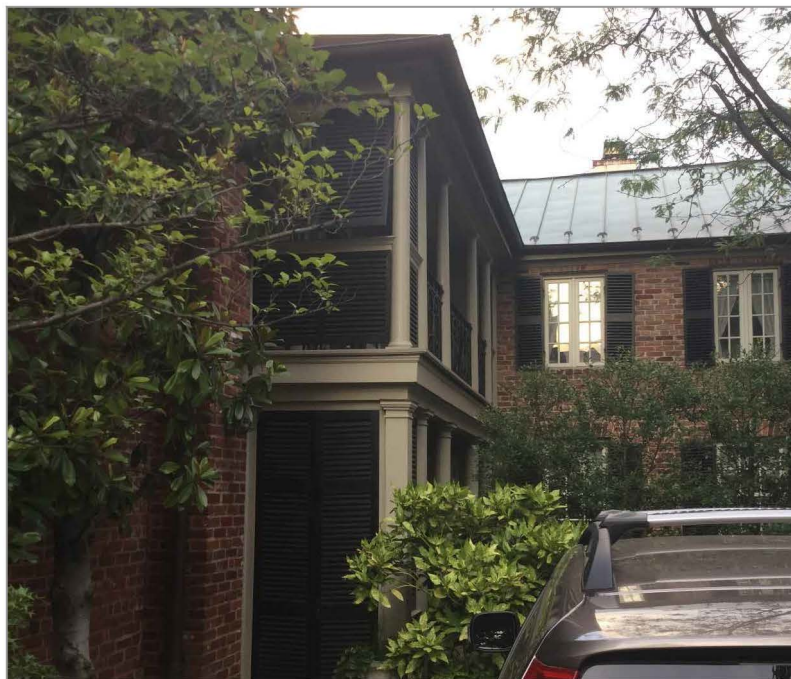
401 DUKE ST



222 SOUTH FAIRFAX ST



207 PRINCE ST



510 SOUTH FAIRFAX ST



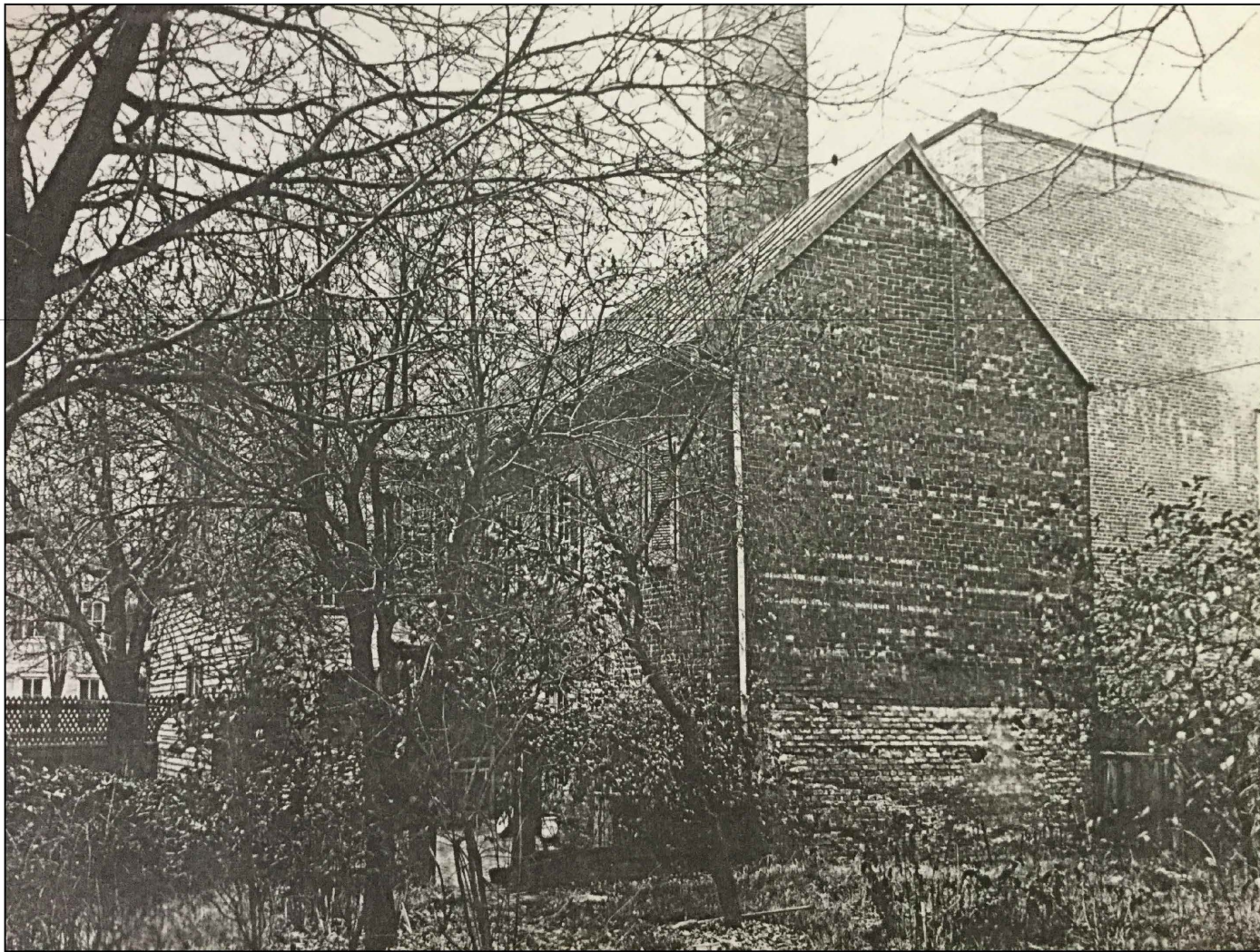
415 WOLFE ST



209 S FAIRFAX ST

HISTORICAL CONSULTANT: ROBERT ADAMS

HISTORICAL PHOTOS



REAR



FRONT