

Docket Item # 6
BAR CASE # 2018-00081

BAR Meeting
April 4, 2018

ISSUE: Alterations

APPLICANT: Lawrence & Victoria Farrell

LOCATION: 801 South Fairfax Street

ZONE: RM / Townhouse zone.

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, as submitted.

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.

I. ISSUE

The applicant is requesting a Certificate of Appropriateness for alterations at 801 South Fairfax Street. The proposed alterations will be located on the front (east) elevation and are as follows:

- Removal of three 24" x 42" existing casement windows and 9 square feet of surrounding brick; the brick will be reused for repairing the affected area.
- Installation of three new 27" x 38" nine-light, simulated divided light wood casement windows.

II. HISTORY

801 South Fairfax Street is a two-bay, end unit rowhouse constructed of running bond painted brick. The property was constructed in **1958** as part of the Yates Garden subdivision. This section of the subdivision, the 800 block of South Fairfax Street, was initially approved by the Board in 1955 (5/12/55). According to the G.M. Hopkins 1877 *City Atlas of Alexandria*, a house may have been present on the lot by 1877. Additionally, based on Sanborn Fire Insurance Map research a property existed at this location from 1921 to 1941.



Figure 1: Existing conditions at 801 S. Fairfax St.

Previous Approvals:

June 21, 2000 – approved for an addition and exterior alterations (BAR2000-00046).

May 2, 2001 – approved for a waiver of the yard requirements in the vision clearance area (BAR2001-0055).

III. ANALYSIS

The Yates Garden Subdivision features a collection of rowhouses all built with a Colonial Revival vocabulary and with a variety of window configuration, some with similar first-story window arrangements. The *Design Guidelines* state that windows are a principal character-defining feature of a building and serve both functional and aesthetic purposes. The neighboring rowhouses on the 800 block of South Fairfax Street all have varied window styles. This collection of window types is a character-defining feature of Yates Garden that adds visual interest and individuality to each property while maintaining the Colonial Revival style. The

proposed alteration is a redesign of the existing window configuration in the same location as the current windows. Staff has no objection to this minor alteration but could not approve this administratively because it is beyond a simple repair or replacement within the existing masonry opening.



Figure 2: 803-807 S. Fairfax Street with varies configurations of first-story windows.

The new window configuration will consist of three adjoining wood casement windows on the first-story and a new steel lintel. The proposed alterations will require 9 square feet of the surrounding brick surface on the front elevation to be removed. The bricks will be retained and used to repair the affected area, which will also be painted to match the existing elevation.



Figure 3: Location of proposed alterations.

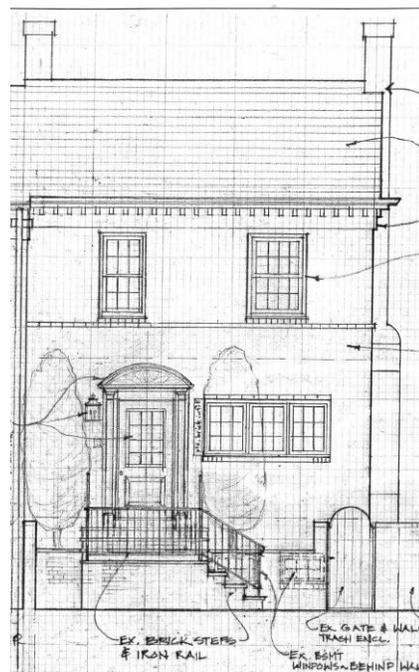


Figure 4: Proposed alterations.

Although vegetation is not considered screening, the proposed alterations will be minimally visible because a large tree is located directly in front of location of the new windows. Additionally, the proposed configuration of the casement windows is consistent with the varying window styles and configurations found in the Yates Garden Subdivision. Staff recommends approval of this application as submitted.

STAFF

Amirah Lane, 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

C-1 Proposed scope of work complies with zoning.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

F-1 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)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-4 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

No archaeological action necessary for this project.

V. ATTACHMENTS

- 1 – Application for BAR 2018-00081: 801 South Fairfax Street*
- 2 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 801 S. Fairfax St.

TAX MAP AND PARCEL: 080.04-05-17 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: Robert Bentley Adams & Assoc. - Scot McBroom

Address: 405 S. Fairfax St.

City: Alexandria State: VA Zip: 22314

Phone: 703-549-0650 E-mail: _____

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

Name: Scot McBroom

Phone: 703-549-0650

E-mail: scot@adamsarchitects.com

Legal Property Owner:

Name: Lawrence & Victoria Farrell

Address: 801 S. Fairfax St.

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

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

BAR Case # _____

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

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

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

Remove 9 s.f. of painted brick wall
 install 1 triple window per BAR window policy (s.d.l. ptd. wood casements).

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.

N.A. **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.

N.A. **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: Scott Mc. Broom

Printed Name: Scott Mc. Broom

Date: 2/19/18

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 three 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. Robert Bentley Adams & Assoc.	405 S. Washington St	none
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 _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Lawrence & Victoria Farrell	801 S. Fairfax St.	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.

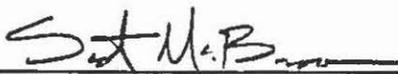
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Lawrence & Victoria Farrell	none	B.A.R.
2. Robert Bentley Adams & Assoc.	none	B.A.R.
3.		

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.

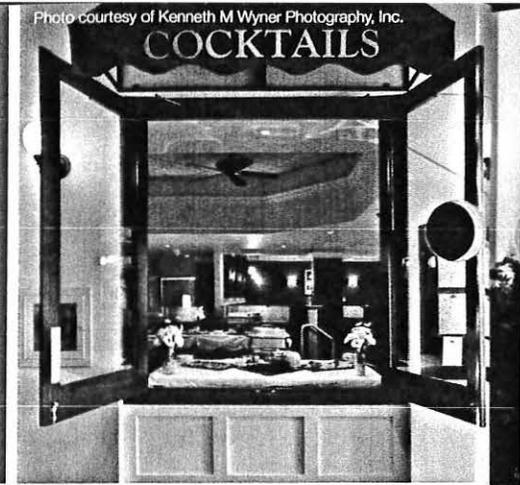
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/20/2010
Date

Scott McBroom
Printed Name


Signature

Push-out Casements



Kolbe's push-out casements have a uniquely simple operation. Simply unlock a handle to push open or pull closed. A tight seal, plus weatherstripping to prevent air infiltration, makes these windows an excellent, energy efficient choice.

Push-Out Casement Standard Features

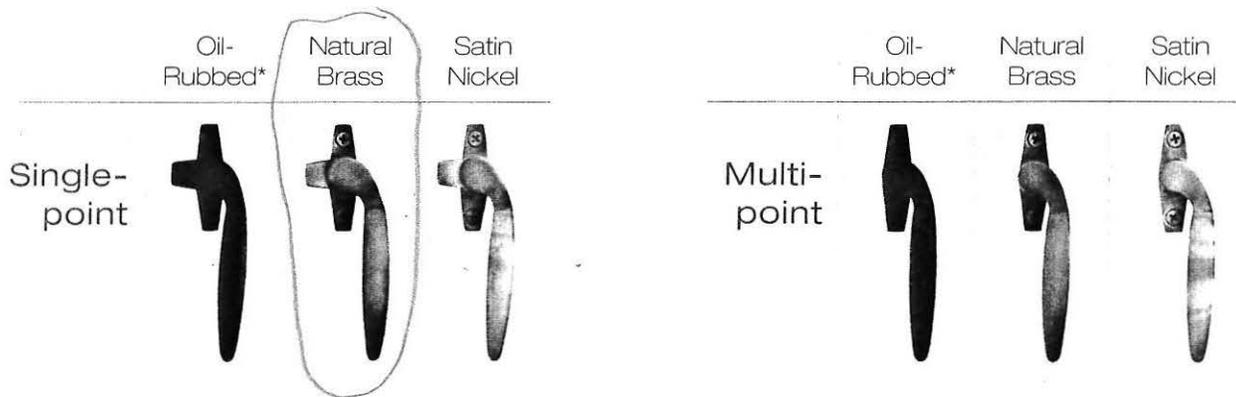
- ▶ 1-3/4" thick sash
- ▶ Overall jamb width is 4-9/16" (*basic box width is 3-1/2" on wood units, plus extensions*)
- ▶ Constructed of pine, with pine interior stops and wood mull casings on mullied units
- ▶ Energy efficient, insulating LoE²-270 glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ 1-15/16" exterior brickmould applied
- ▶ All exterior wood parts are preservative-treated
- ▶ Exterior frame and sash are latex primed
- ▶ Fully weatherstripped for a tight seal
- ▶ Single-point lever handle in an Oil-Rubbed* finish
- ▶ Concealed hinges (*segment head and half-circle top units use Tri-Euro hinges for added support*)

NOTE: All measurements are nominal.

Hardware

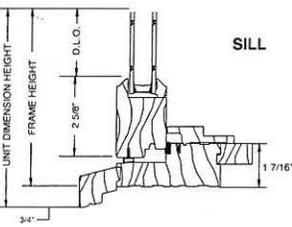
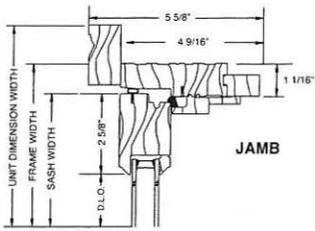
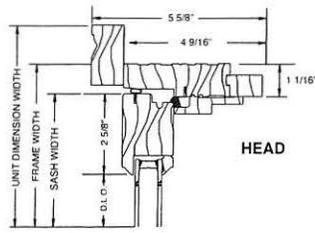
Push-out casement handles are single-point in an Oil-Rubbed* finish as standard. Other finishes available are Natural Brass or Satin Nickel. Multi-point handles are also available in Oil-Rubbed,* Natural Brass or Satin Nickel finishes.

*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.



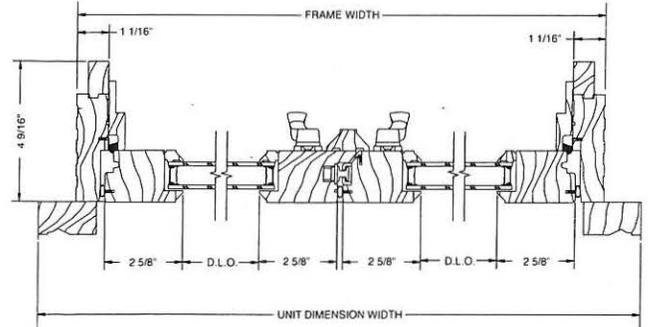
801 S. Fairfax -
Window Spec

Push-Out Casement

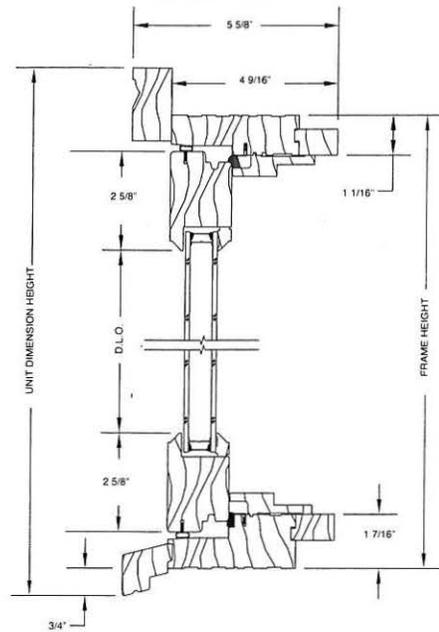


French Push-Out Casement

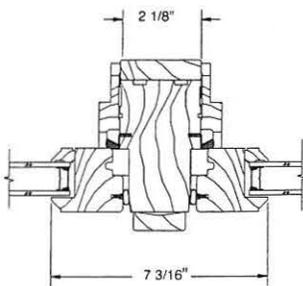
Horizontal Section



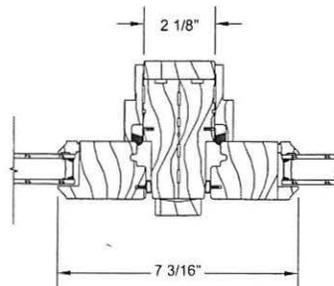
Vertical Section



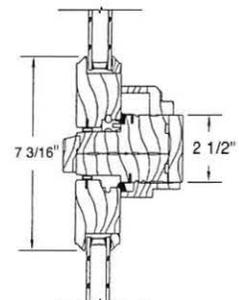
Push-Out Casement Standard Mullion



Push-Out Casement Narrow Mullion



Rectangular Transom Stacked over Push-Out Casement



NOTE: Drawings are not to scale. Segment head and half-circle top casement drawings are similar to standard casement drawings shown. Additional and the most current drawings are available in the Architect Library at www.kolbe-kolbe.com.



Push-Out Casement Optional Features

Glass *(pg. 188)*

- ▶ LoE-180
- ▶ LoE²-240
- ▶ LoE³-366
- ▶ ThermaPlus™ LoE
- ▶ Patterned, bronze- or gray-lite
- ▶ Tempered or laminated
- ▶ Other options standard to the industry

Divided Lites *(pg. 188)*

- ▶ Performance divided lites with 5/8" ^{Typ. S.D.L.} 7/8", 1-1/8", 1-3/4", 2-1/4", or 4-1/2" bars
- ▶ True divided lites with 5/8" LoE² insulating glass and 1-1/8" bars
- ▶ Grilles-in-the-air-space
- ▶ Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds

Exterior Finishes *(pg. 188)*

- ▶ K-Kron II exterior paint finish

Other Options *(custom options are also available)*

- ▶ French push-out casements
- ▶ Other wood species and FSC-certified wood *(pg. 188)*

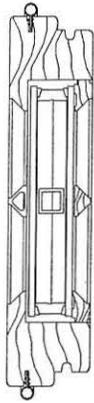
NOTE: All measurements are nominal.

*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

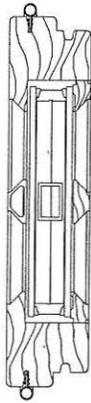
- ▶ Interior prefinishing *(pg. 188)*
- ▶ Interior casing *(pg. 190)*
- ▶ Prep for stool
- ▶ 3-1/2" flat or profiled brickmould, backband on 3-1/2" brickmould and other custom millwork *(pg. 190)*
- ▶ Projected sill nosing, extended sill horns or no nosing
- ▶ Ovolo and square profile glazing beads and interior divided lite bars *(pg. 192)*
- ▶ Multi-point handles in Oil-Rubbed,* Natural Brass, or Satin Nickel finishes
- ▶ Wood frame hinged/swinging screen or retractable screen with BetterVue® fiberglass mesh *(segment head and half-circle top casements are only available with a hinged/swinging screen)*
- ▶ Retractable screen covers available as beveled (standard) or square
- ▶ Screens with UltraVue® fiberglass mesh *(hinged/swinging screen only)*
- ▶ Extension jambs *(up to 12" applied; over 12" shipped loose for field application)*
- ▶ Galvanized steel installation clips
- ▶ High performance or K-Force® impact performance modifications

Divided Lites | Cross Section Drawings

Beveled Performance Divided Lites



5/8"
beveled
PDL



7/8"
beveled
PDL



1-1/8"
beveled
PDL



1-3/4"
beveled
PDL

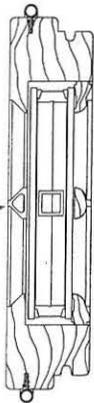


2-1/4"
beveled
PDL



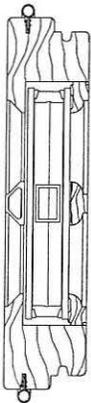
4-1/2"
beveled
PDL

Ovolo Performance Divided Lites



5/8"
ovolo
PDL

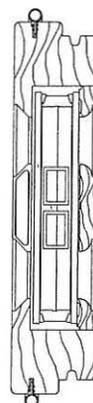
Typical



7/8"
ovolo
PDL



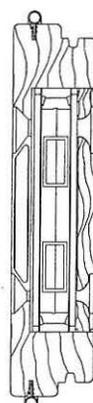
1-1/8"
ovolo
PDL



1-3/4"
ovolo
PDL

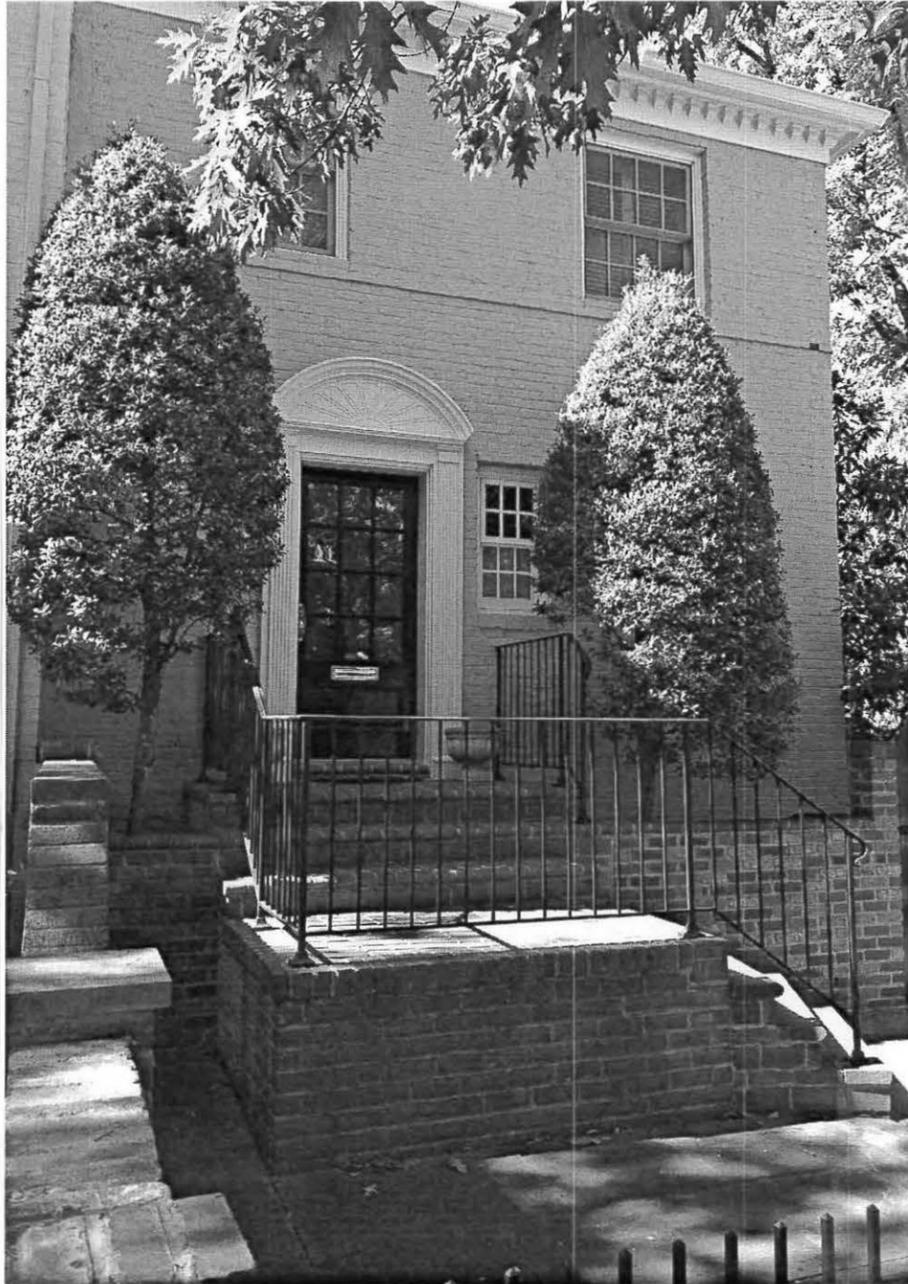


2-1/4"
ovolo
PDL

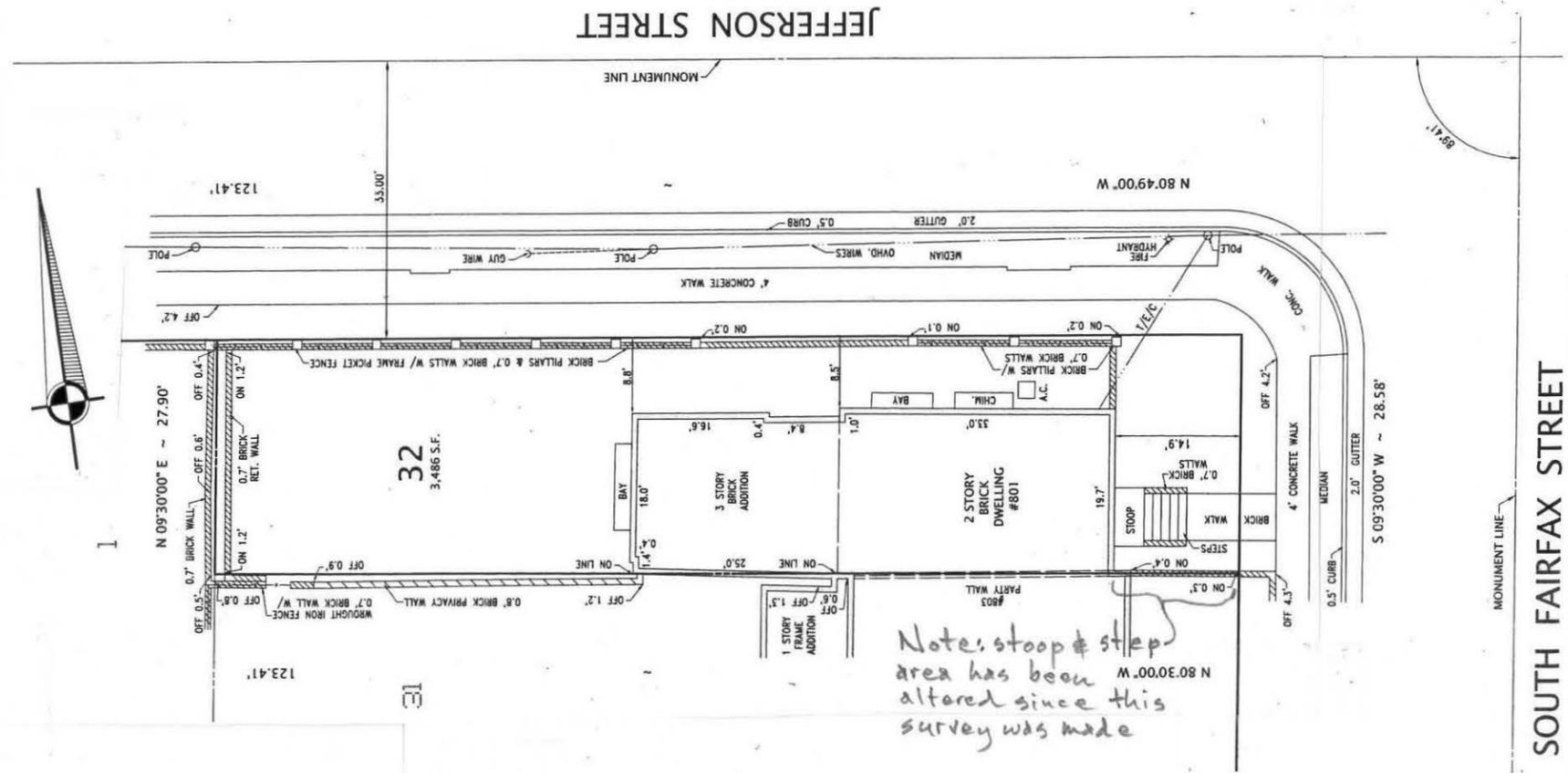


4-1/2"
ovolo
PDL

NOTE: Drawings are not to scale. Additional and the most current drawings are available in the Architect Library at www.kolbe-kolbe.com.



East Front of house (facing S. Fairfax)
 windows to right of door
 & behind tree to be altered



Note: stoop & step area has been altered since this survey was made

PLAT
 SHOWING HOUSE LOCATION ON
 LOT 32 BLOCK 5
YATES GARDENS
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' JANUARY 24, 2001 (WALL CHECK)
 APRIL 24, 2002 (FINAL)

PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED.		CASE NAME: LARRY FARRELL
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS. 16 <i>George M. O'Quinn</i> GEORGE M. O'QUINN L.S.		ALEXANDRIA SURVEYS INTERNATIONAL, LLC. 6343 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22306 703-660-6615 FAX 703-768-7764

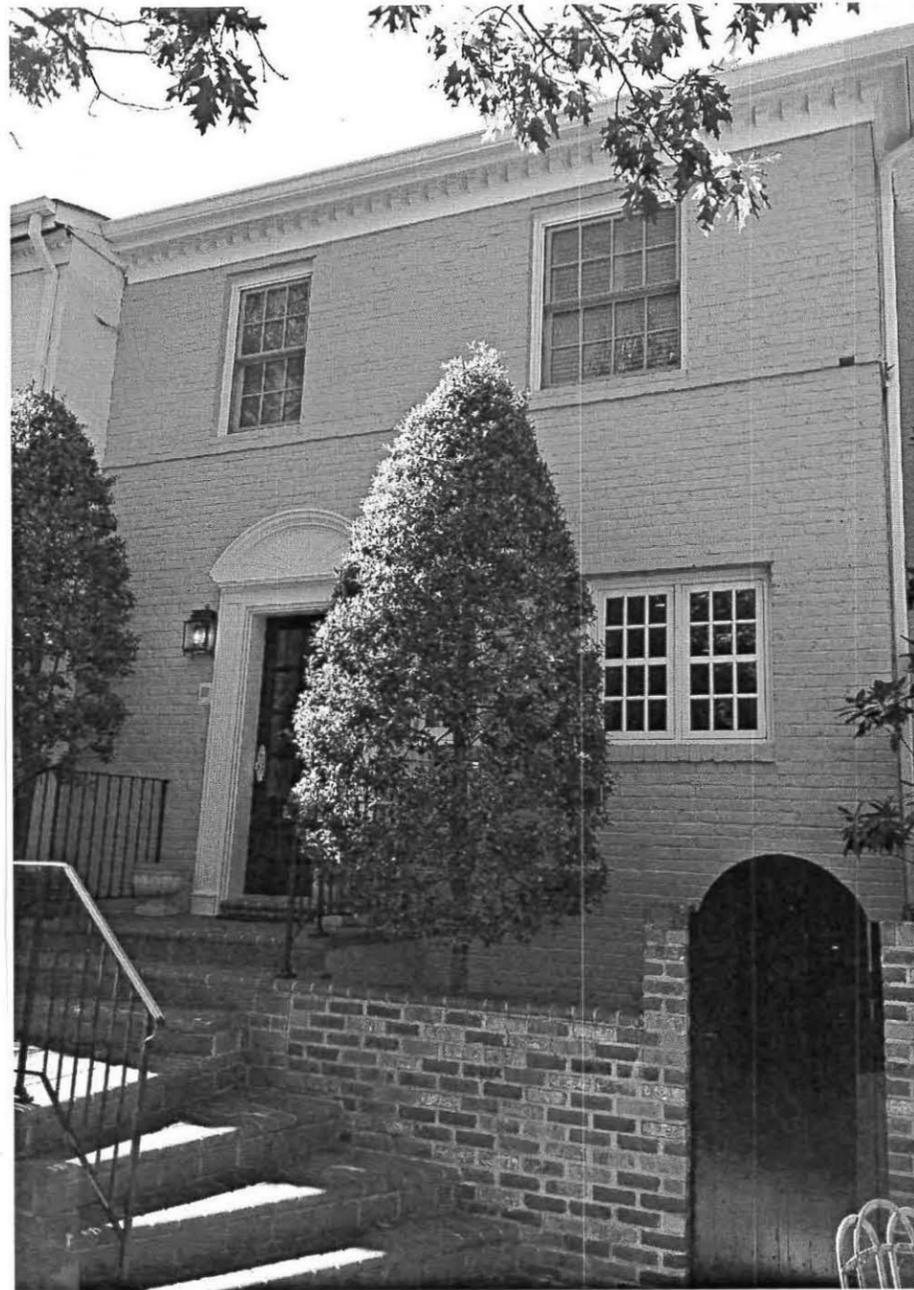
ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
 405 South Washington Street Alexandria, Virginia 22314
 Tel. 703 549 0650 ©
 Fax. 703 549 3125



Alterations
FARRELL RESIDENCE
 801 South Fairfax Street
 Alexandria, Virginia 22314

Date:
 20 Feb. '18
 BAR Set

Sheet:
 1
 of 5



East Front of House



East Front of house
~From sidewalk on S. Fairfax St.

ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
405 South Washington Street Alexandria, Virginia 22314
Tel. 703 549 0650 © Fax. 703 549 3125

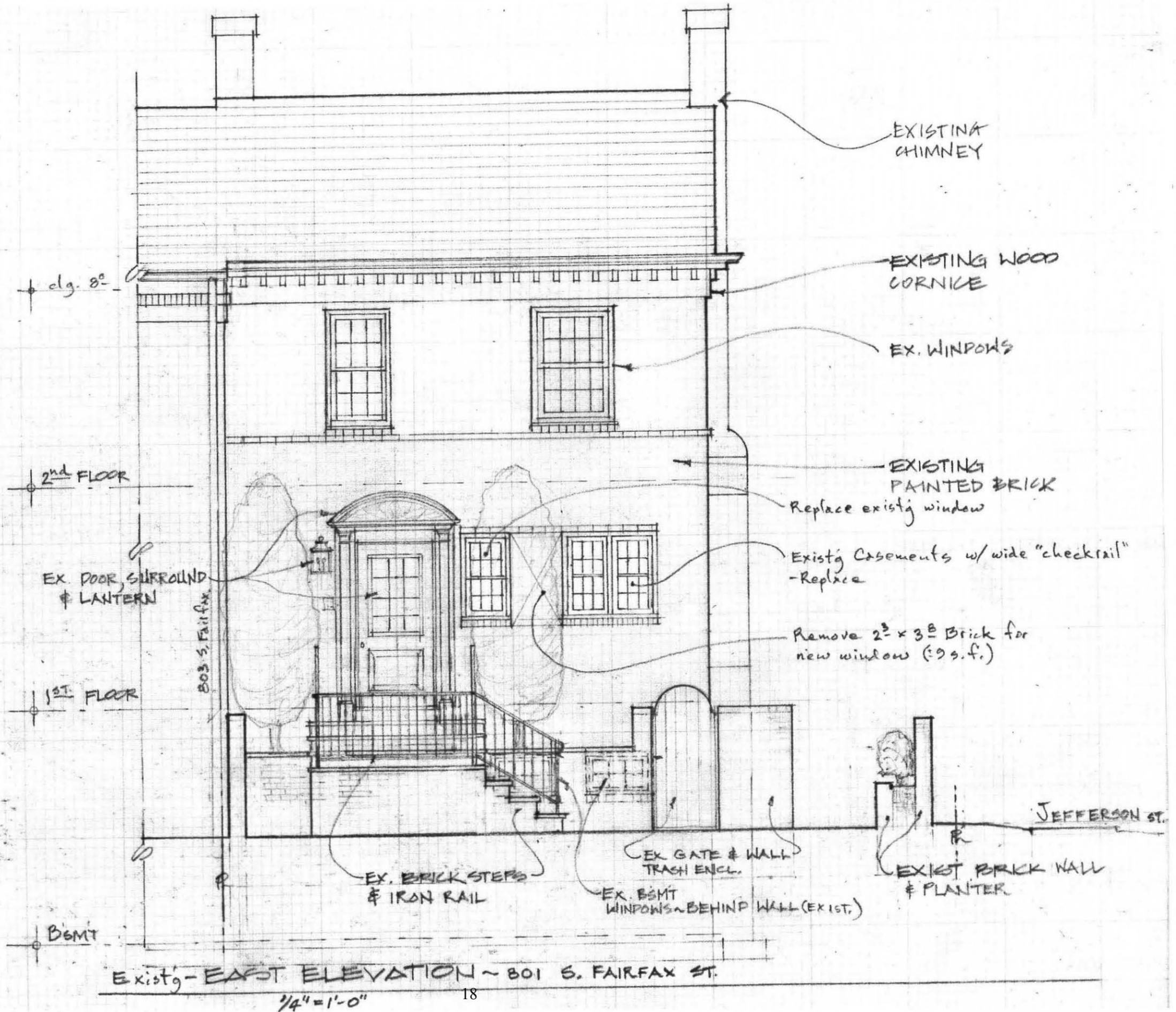


Alterations
DAY RESIDENCE
213 Ramsey Alley
Alexandria, Virginia 22314

Date:
20 Feb '18

Sheet:

2
of 5



Existg - EAST ELEVATION ~ 801 S. FAIRFAX ST.

1/4" = 1'-0" 18

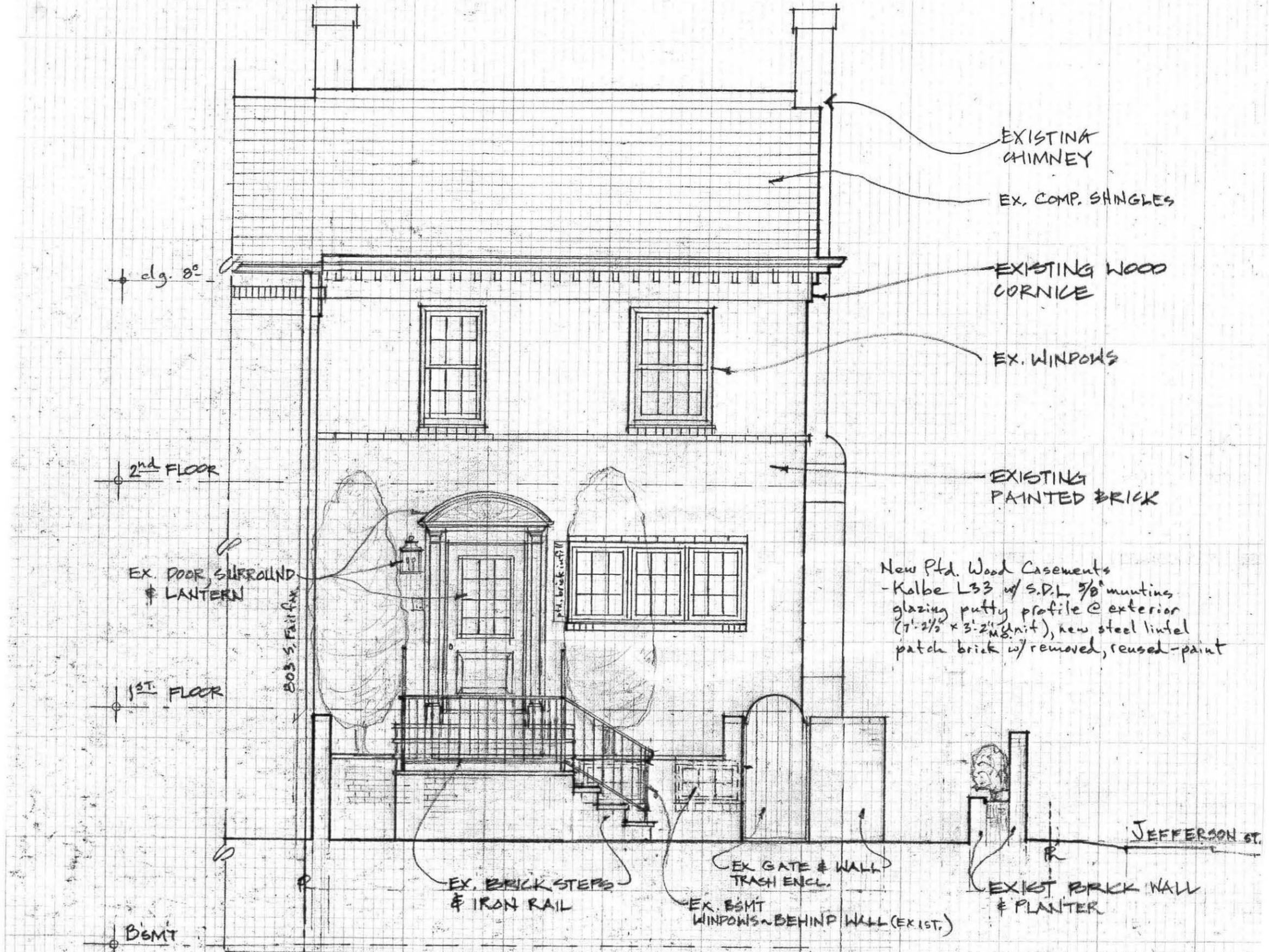
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 405 South Washington Street Alexandria, Virginia 22314
 Tel. 703 549 0650 © Fax. 703 549 3125



Alterations
FARRELL RESIDENCE
 801 South Fairfax Street
 Alexandria, Virginia 22314

Date:
 20 Feb. 18

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PROPOSED - EAST ELEVATION ~ 801 S. FAIRFAX ST.

1/4" = 1'-0"

ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
 405 South Washington Street Alexandria, Virginia 22314
 Tel. 703 549 0650 ©
 Fax. 703 549 3125

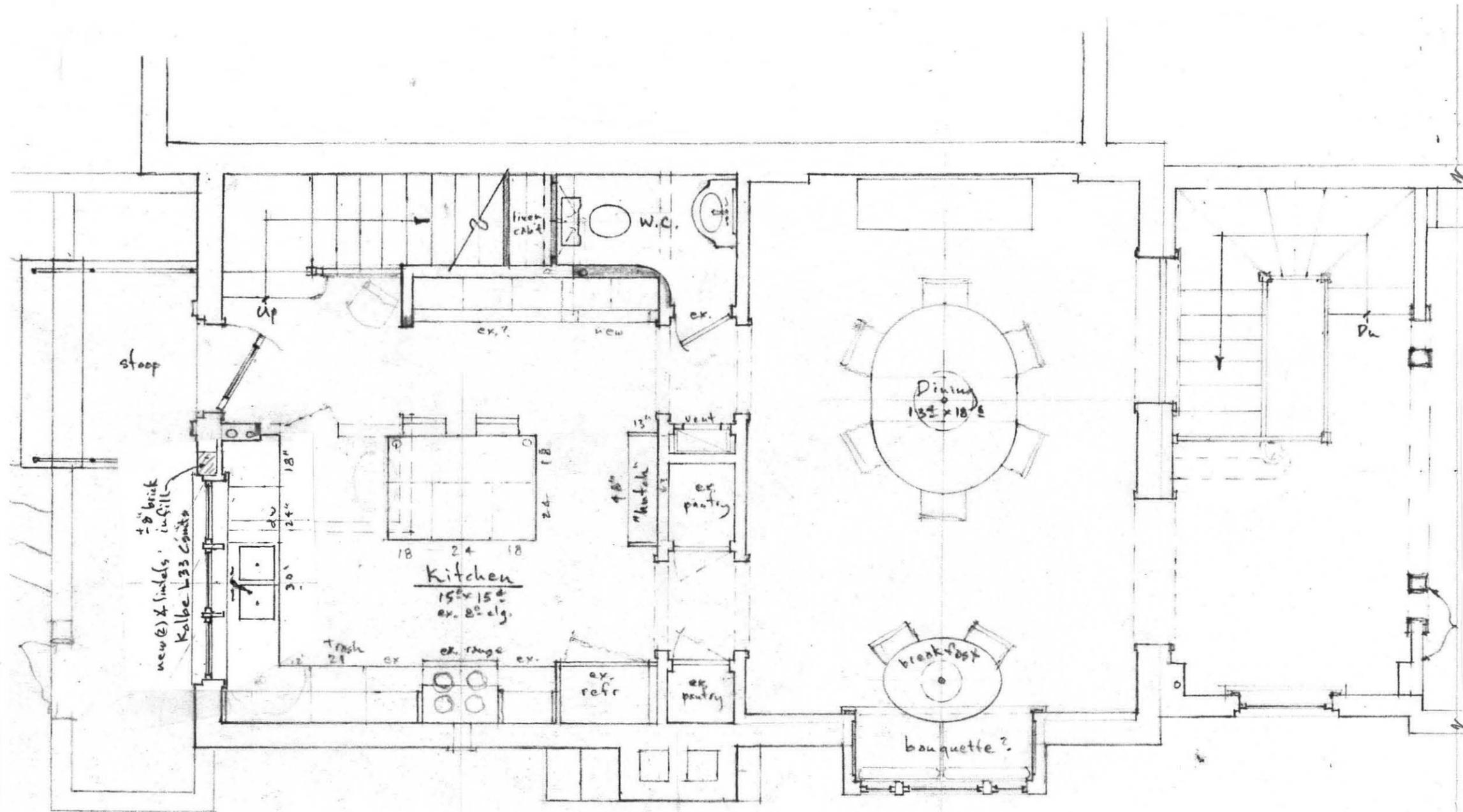


Alterations
FARRELL RESIDENCE
 801 South Fairfax Street
 Alexandria, Virginia 22314

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Partial Proposed
1st Floor Plan
1/4"=1'-0"

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