

Docket Item #15
BAR #2018-00528

BAR Meeting
December 19, 2018

ISSUE: Partial Demolition/Capsulation

APPLICANT: Kristin Frykman

LOCATION: 515 South Fairfax Street

ZONE: RM/Townhouse zone.

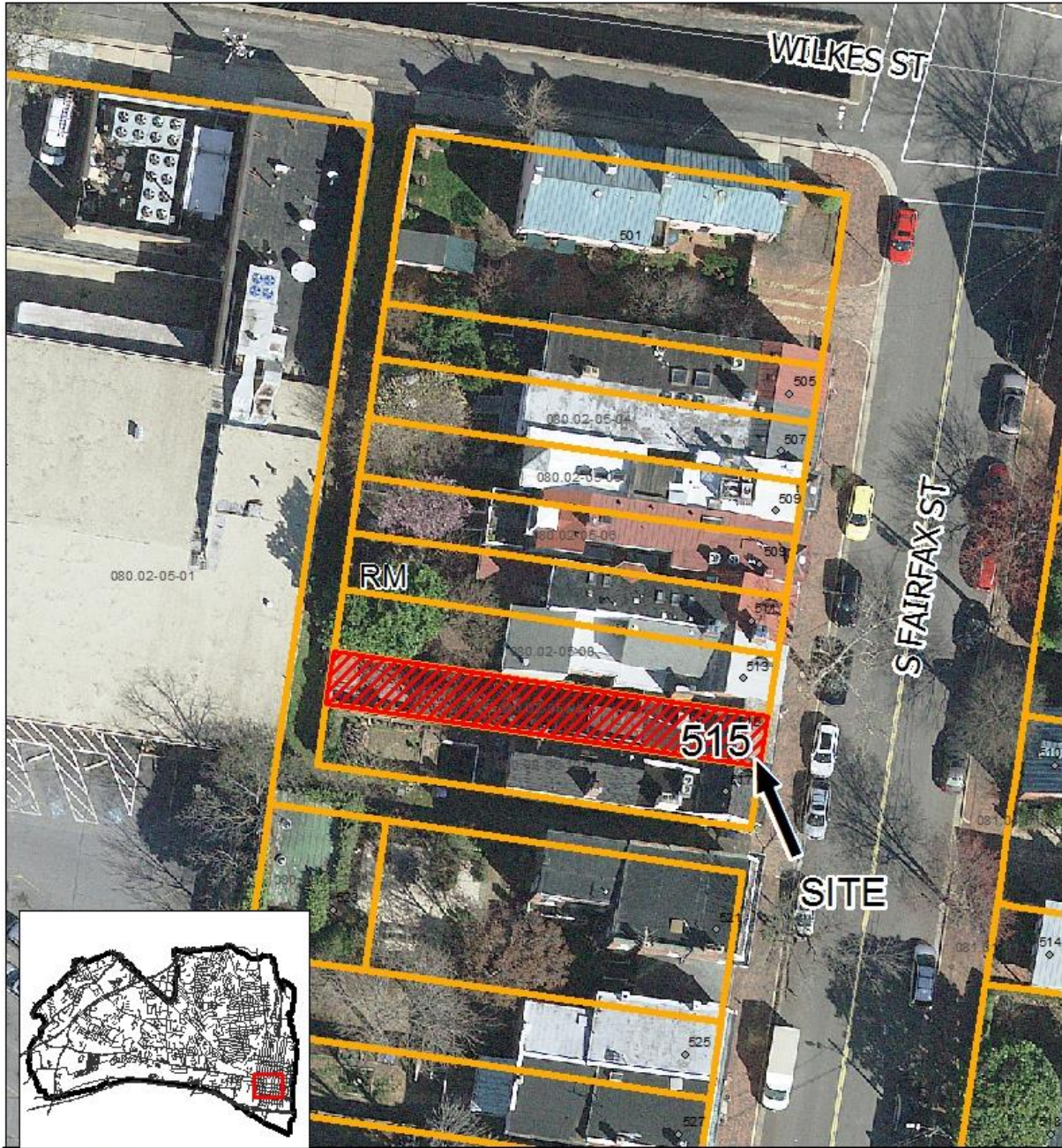
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish with the following conditions:

1. Preserve the wood-burning fireplace chimney in the rear.
2. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheet 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:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov 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 #2018-00528
515 South Fairfax Street



0 15 30 60 Feet

I. ISSUE

The applicant is requesting a Permit to Demolish for the total demolition of the two-story brick ell addition and the one-story frame addition at the rear of the property in order to construct a full-width two story rear addition. The project also calls for the demolition of a woodburning fireplace chimney at the rear. The applicant is also requesting to capsulate the remaining portion of the historic west elevation wall. While the demolition of over 25 square feet of exterior wall or roof material is reviewed by the BAR whether visible or not, the new addition will be not visible from a public way and its design is not, therefore, under the BAR's purview.

II. HISTORY

The two-and-a-half story, brick Federal Style residence was built circa **1817** according to the *Historic Alexandria Virginia Street by Street* guide by *Ethelyn Cox*.

The two-story ell addition and open porch were approved by the Board in 1960. In 2006, the property came before the Board for a Permit to Demolish for the removal of the rear open porch for the construction of the one-story frame addition (BAR#2006-00072).

Previous approvals:

BAR#2002-0272 on November 6, 2202, for basement window replacement at front elevation.

BAR#2009-0283 on November 20, 2009, for roof replacement with wood shingles.

III. ANALYSIS

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 not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

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?	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

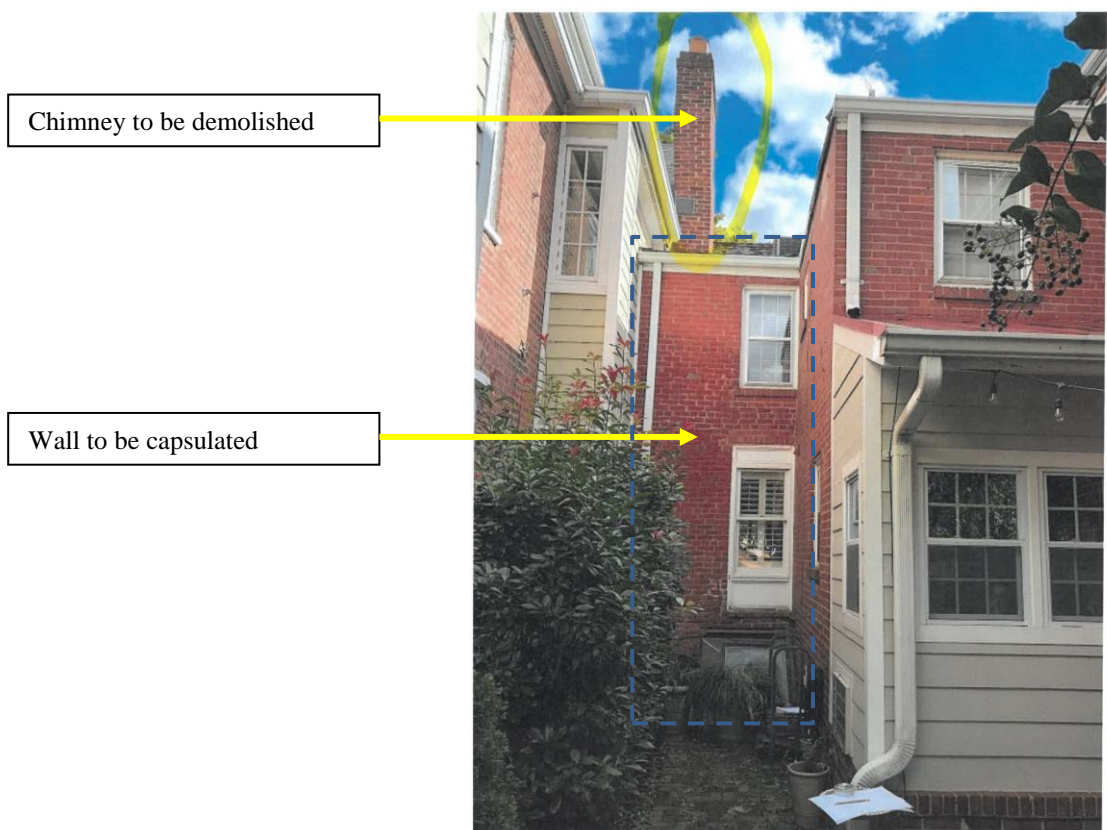
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest 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
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Staff has no objections to the total demolition of the two-story brick addition built in 1960 or the one-story addition built in 2006 because neither meet the criteria above and have no historic significance.

Staff does not support the demolition of the woodburning fireplace chimney since it is a historic feature of the building and is contrary to the recommendations of the BAR's *Design Guidelines*, which states:

- Existing chimneys should be maintained *in situ* and not removed without a compelling reason and substantial justification. (Chimneys – Page 2)

Thus, staff recommends denial of chimney demolition.



Staff does not object to the capsulation of the historic west elevation wall by the new two-story addition, as slightly more than half of this wall is already capsulated by the 1960 addition.

Furthermore, the applicant has represented in the application and on the elevation drawings that all historic masonry of the original west elevation wall will remain, with the exception of a small area under the two existing windows to allow for new doors into the new addition. The Board routinely approves small changes on the rear elevations of historic buildings to accommodate a more modern and functional interior layout as tastes and technology evolve and this west elevation will not be visible from a public way but the rear wall appears to be original to the early 19th century house and staff reminds the BAR that once this wall becomes an interior feature its future demolition will no longer be within the BAR's purview.

Thus, staff recommends the Permit to Demolish/Capsulate be granted with the condition that the woodburning fireplace chimney is preserved

STAFF

Marina Novaes, 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 demolition complies with zoning.

F-1 No new addition is proposed at this time.

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, if a separate demolition permit is required. (T&ES)

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

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 Previously reviewed under [BAR2006-00072, 00073, BAR2006-00135,00136, BAR2009-00283] (T&ES)

F-2 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)

- F-3 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction 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)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec. 5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 Tax records indicate the presence of free African American households on this street face in the early and mid-19th century, but the exact addresses are unknown. According to *Historic Alexandria, Virginia, Street by Street* by Ethelyn Cox, the house on this property probably dates to around 1817, when the lot was purchased by Joseph Milburn. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities, perhaps relating to African Americans, in 19th-century Alexandria.
- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including 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:
- a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-

4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

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

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR#2018-0528: 515 S Fairfax Street

ADDRESS OF PROJECT: 515 South Fairfax Street
 TAX MAP AND PARCEL: 080-02-05.09 ZONING: OLD TOWN

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: KRISTIN FRYKMAN

Address: 515 South Fairfax

City: ALEXANDRIA State: VA Zip: 22314

Phone: 603-533-2954 E-mail: KFRYKMAN@gmail.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect

☒ Contractor

Name: RUST CONSTRUCTION Co. INC.

Phone: 703 477 0843

E-mail: TL@RUST-CONSTRUCTION.COM

Legal Property Owner:

Name: Kristin Frykman

Address: 515 South Fairfax St.

City: ALEX State: VA Zip: 22314

Phone: 603 533 2954 E-mail: KFrykman@gmail.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.

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

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

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

The only alteration to the front elevation of the building is replacement of window sashes. The work is otherwise limited to the rear of the building and areas not visible from the street or any public alley. The work includes 1) demolition of 320 square feet of floor space 2) demolition of a chimney; and 3) construction of a 1,020 square foot addition. The area to be demolished is estimated to have been constructed in the 1930s. The design maintains the historic fabric of the older portion of the building, which is estimated to have been constructed in the 1800's.

SUBMITTAL REQUIREMENTS:

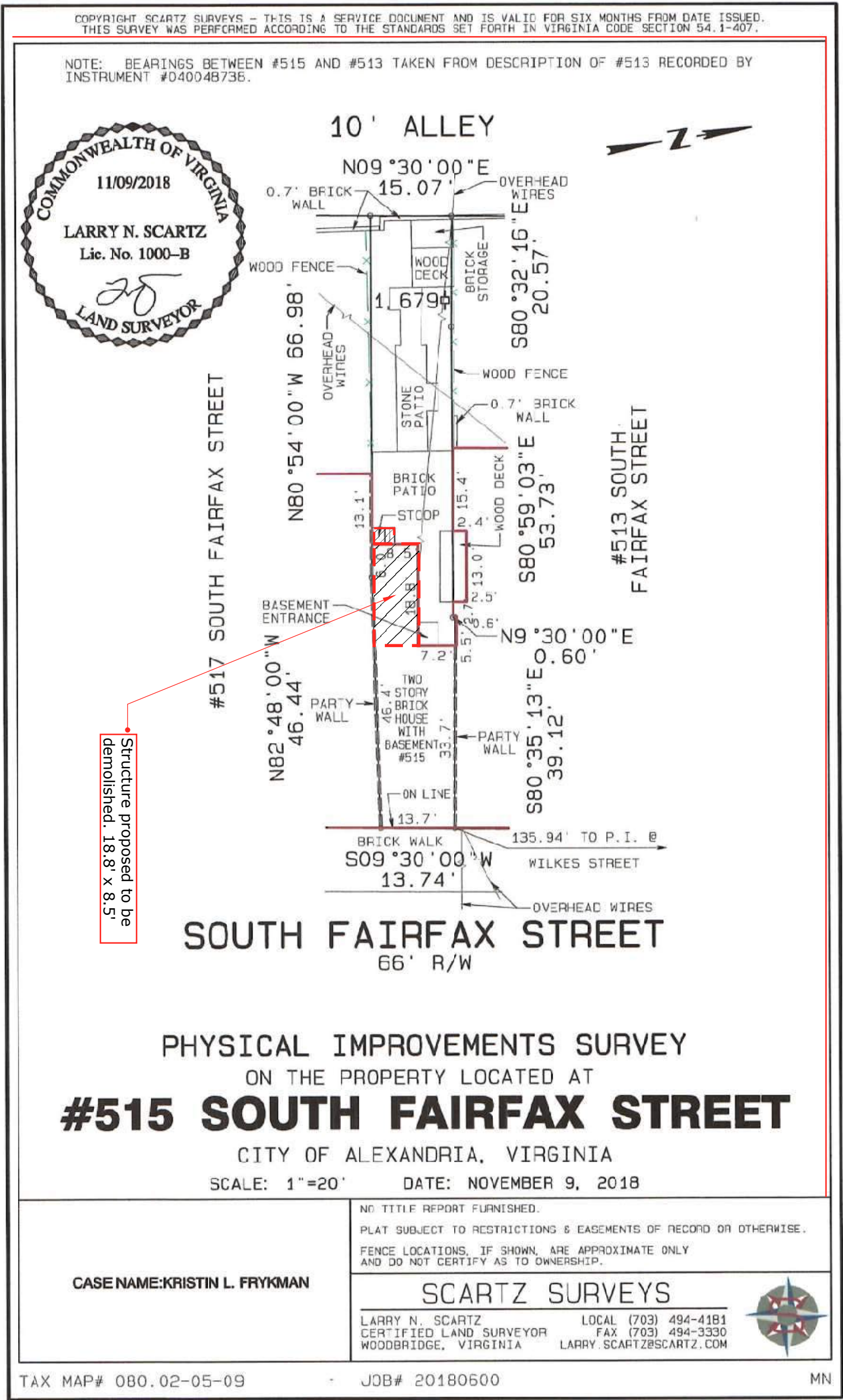
Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

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.*

- | | |
|--|--|
| <input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> | <input type="checkbox"/> Survey plat showing the extent of the proposed demolition/encapsulation.
<input type="checkbox"/> Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
<input type="checkbox"/> Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
<input type="checkbox"/> Description of the reason for demolition/encapsulation.
<input type="checkbox"/> Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible. |
|--|--|



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

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

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

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

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

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

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

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

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:Signature: Printed Name: Kristin EngelmanDate: 11/19/18

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. Kristin Frykman	515 So. Fairfax St.	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 _____ (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. Kristin Frykman	515 So. 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.	NONE	
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.

11/19/18 Kristin Frykman 
 Date Printed Name Signature

Reason for Demolition and Encapsulation

The proposed demolition and encapsulation enable the construction of an addition that utilizes the full width of the property and therefore provides enough space for a full-size kitchen, master bedroom, laundry, and master bathroom.

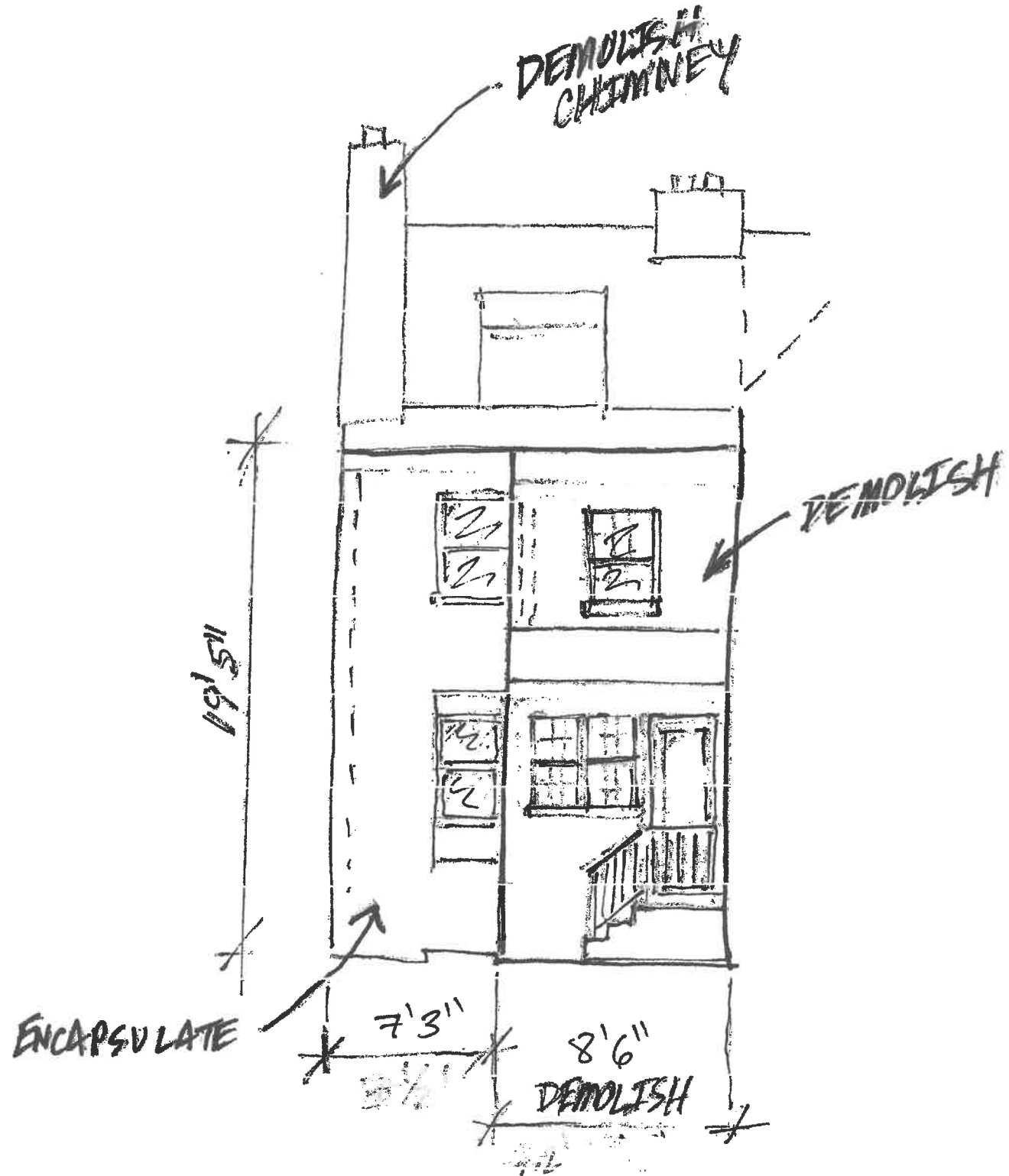
Alternatives not Feasible

Alternatives are not feasible given the owners objectives for additional living space. Additional square footage cannot be gained through a vertical expansion or 3rd story addition due to the configuration of the neighbor's roof system. It is necessary to use the full width of the property for the addition that will be built over the area to be demolished.

Photo of Structure to be Demolished

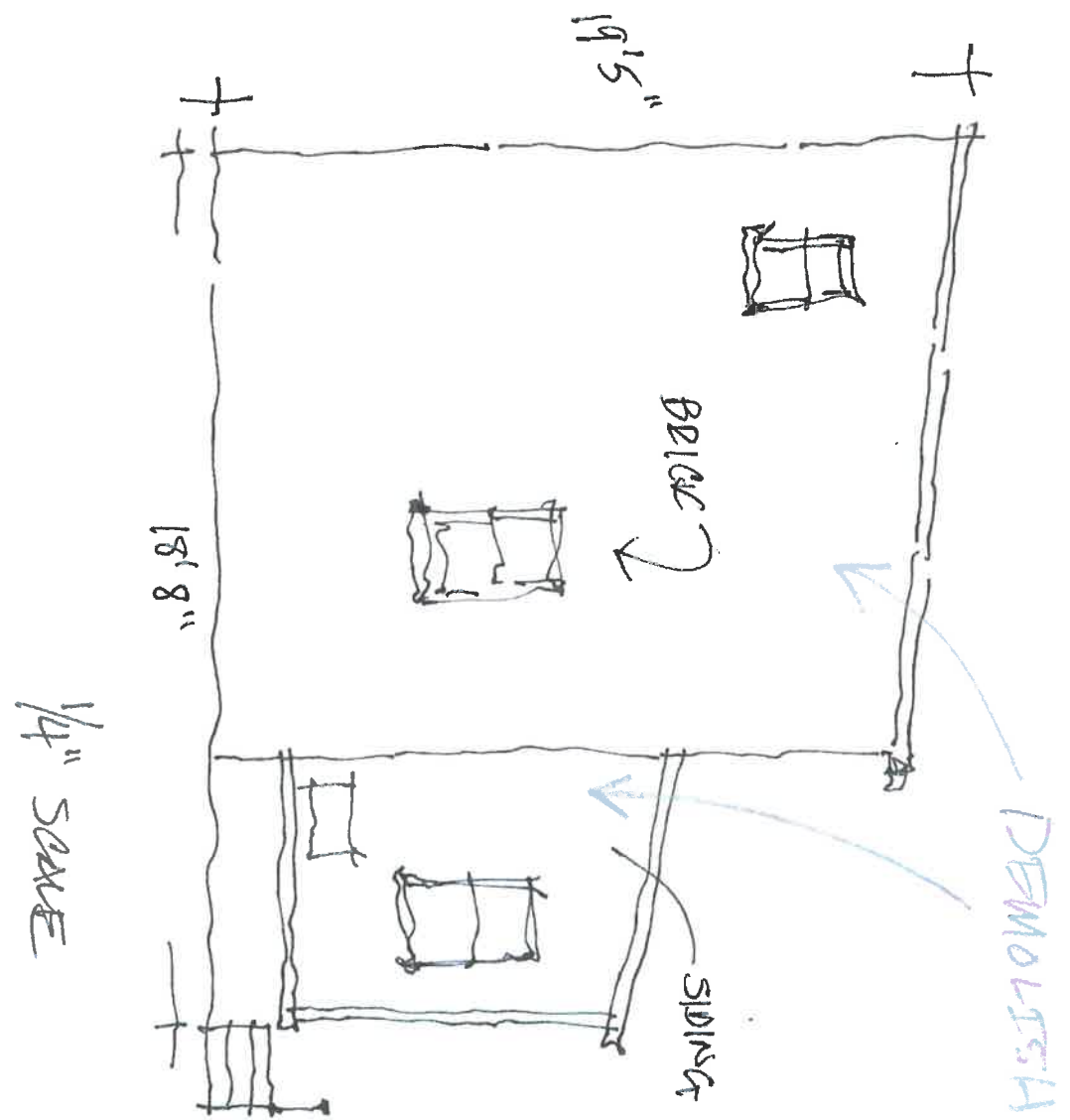


515 S Fairfax – Rear elevation of structure to be demolished. Area to demolish is in yellow. Area to encapsulate is in red. Additional photographs are provided with the drawings.



$$3/16' = 1'$$

SOUTH ELEVATION





515 South Fairfax

Documents

- 1 - Cover
- 2 - Property Plat
- 3 - Photos of existing building
- 4 - Demolition Plans
- 5 - Encapsulation Plan

3701B Mount Vernon Ave.
Alexandria, Va 22305
703-836-6010

RUST
CONSTRUCTION

Frykman
515 South Fairfax St.
Alexandria VA, 22314

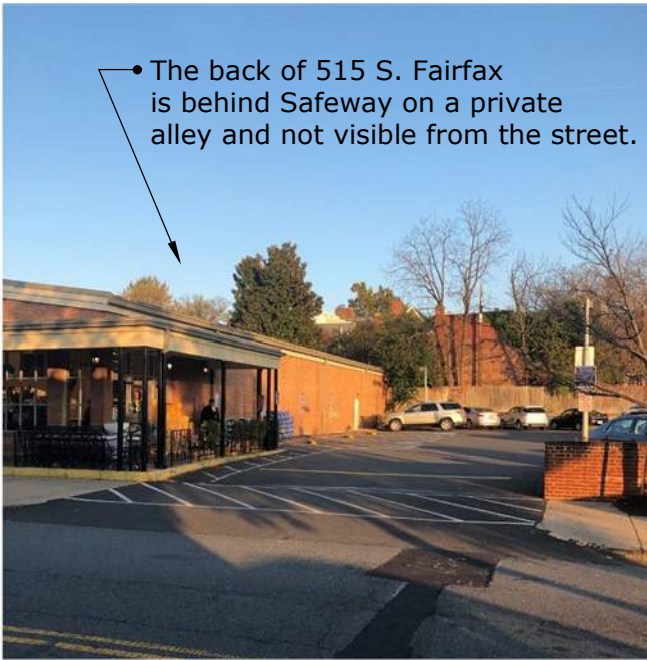
12/06/2018



515 South Fairfax



515 South Fairfax - Rear Elevation. Wall to the left is to be encapsulated. Structure to the right is to be demolished.



View from Royal St to the east. The back yard of 515 S. Fairfax is on a private alley behind Safeway.

Looking west from a position on the roof of 515 South Fairfax.



517

Estimated extent of addition to be submitted for approval under separate building permit application.

The Safeway building is behind the tree in the center of the photo.

Roof of addition of 517 South Fairfax. The photo was taken from a position on the roof of 515 South Fairfax looking southwest.



513

Looking northwest at the roof of 513 South Fairfax. The photo was taken from a position standing on the roof of 515 South Fairfax. The blue tarp at the bottom of the photo is on 515 South Fairfax.



513

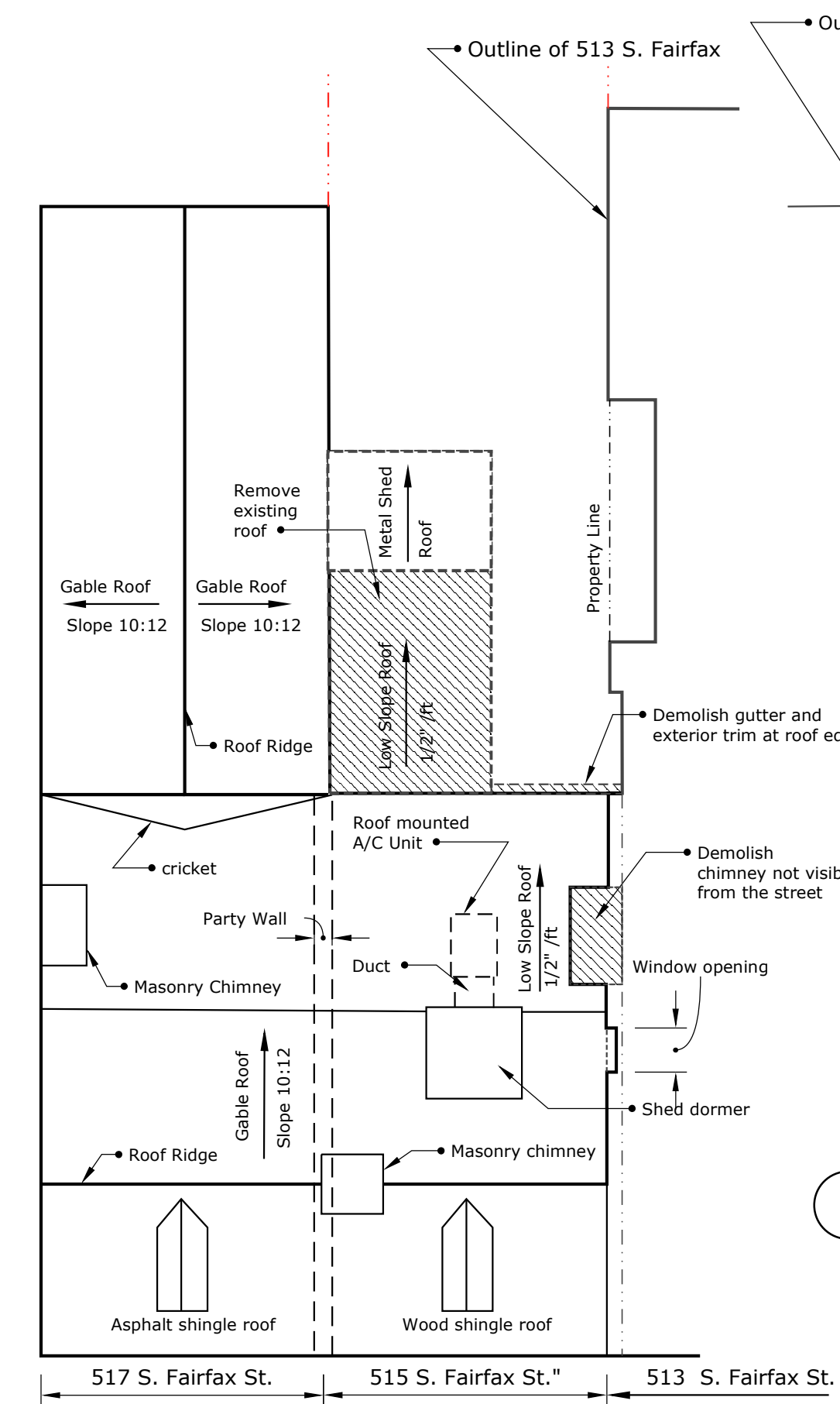
515

3701B Mount Vernon Ave.
Alexandria, Va 22305
703-836-6010

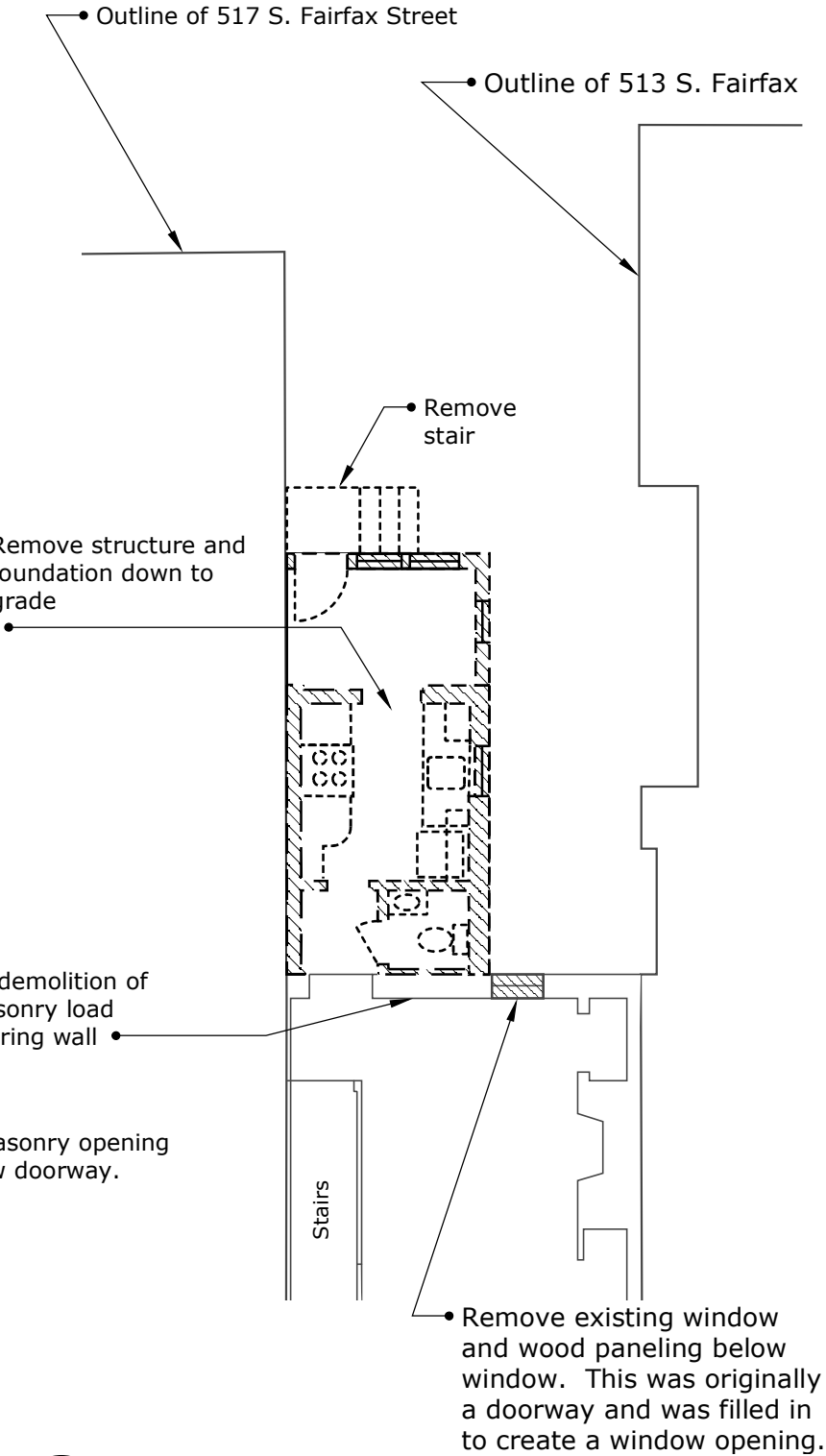
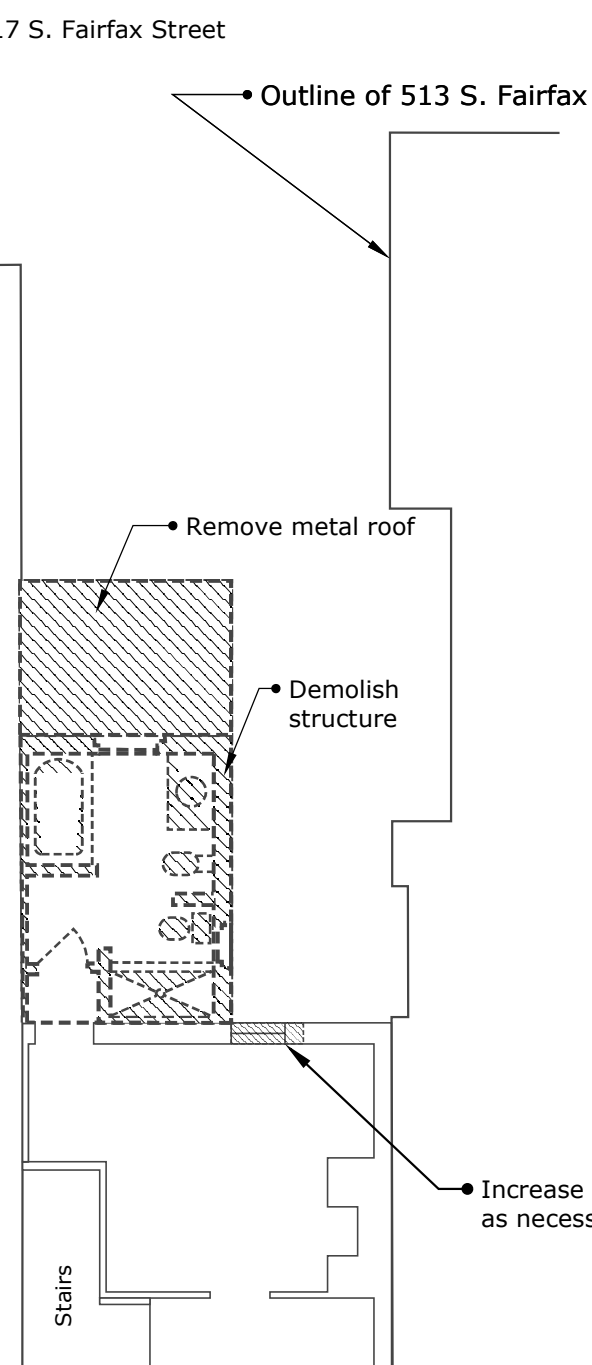
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515 South Fairfax St.
Alexandria VA, 22314

11/12/2018



2 Second Floor Demolition Plan
Scale 1/8" = 1'



3 First Floor Demolition Plan
Scale 1/8" = 1'

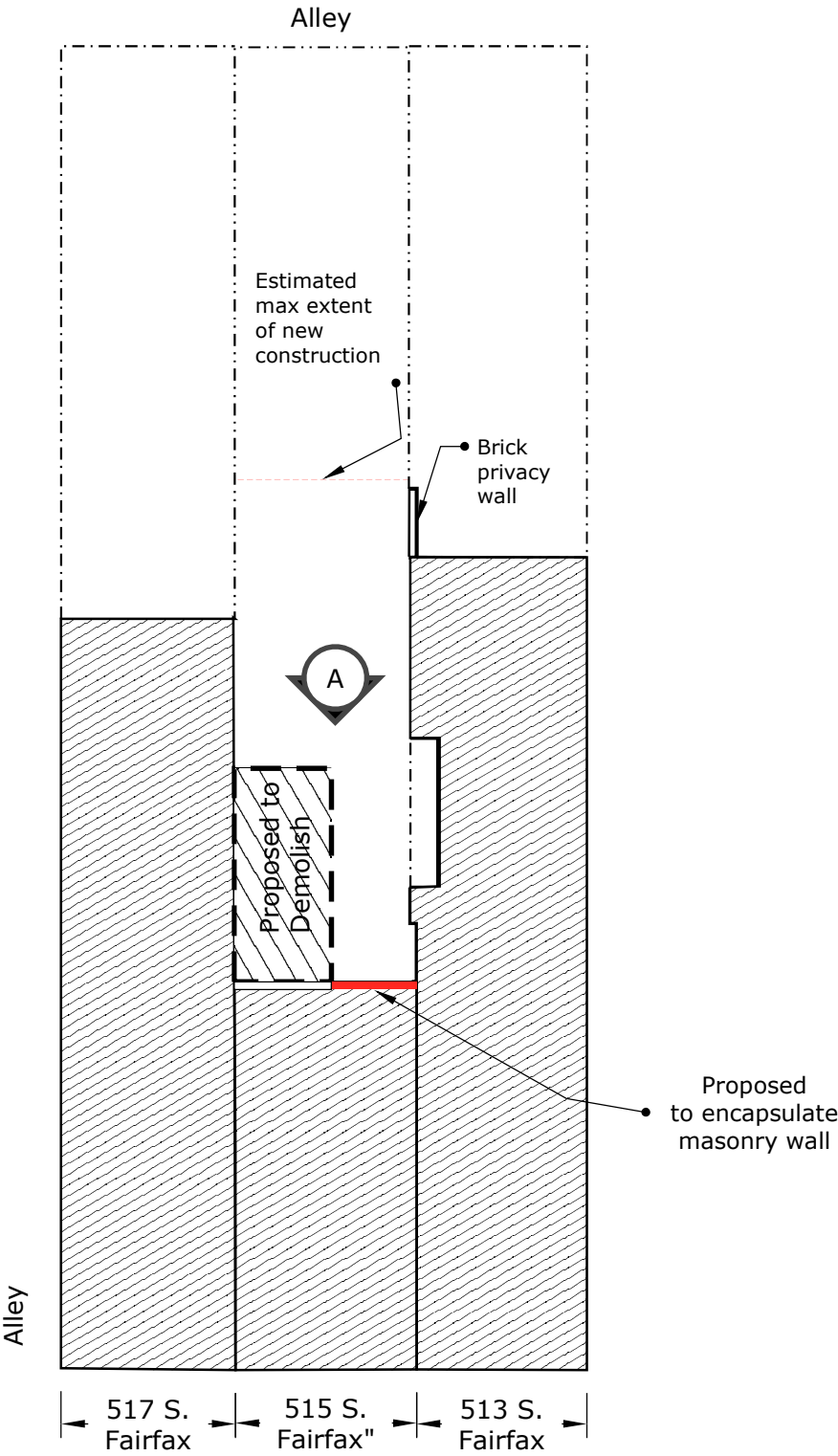
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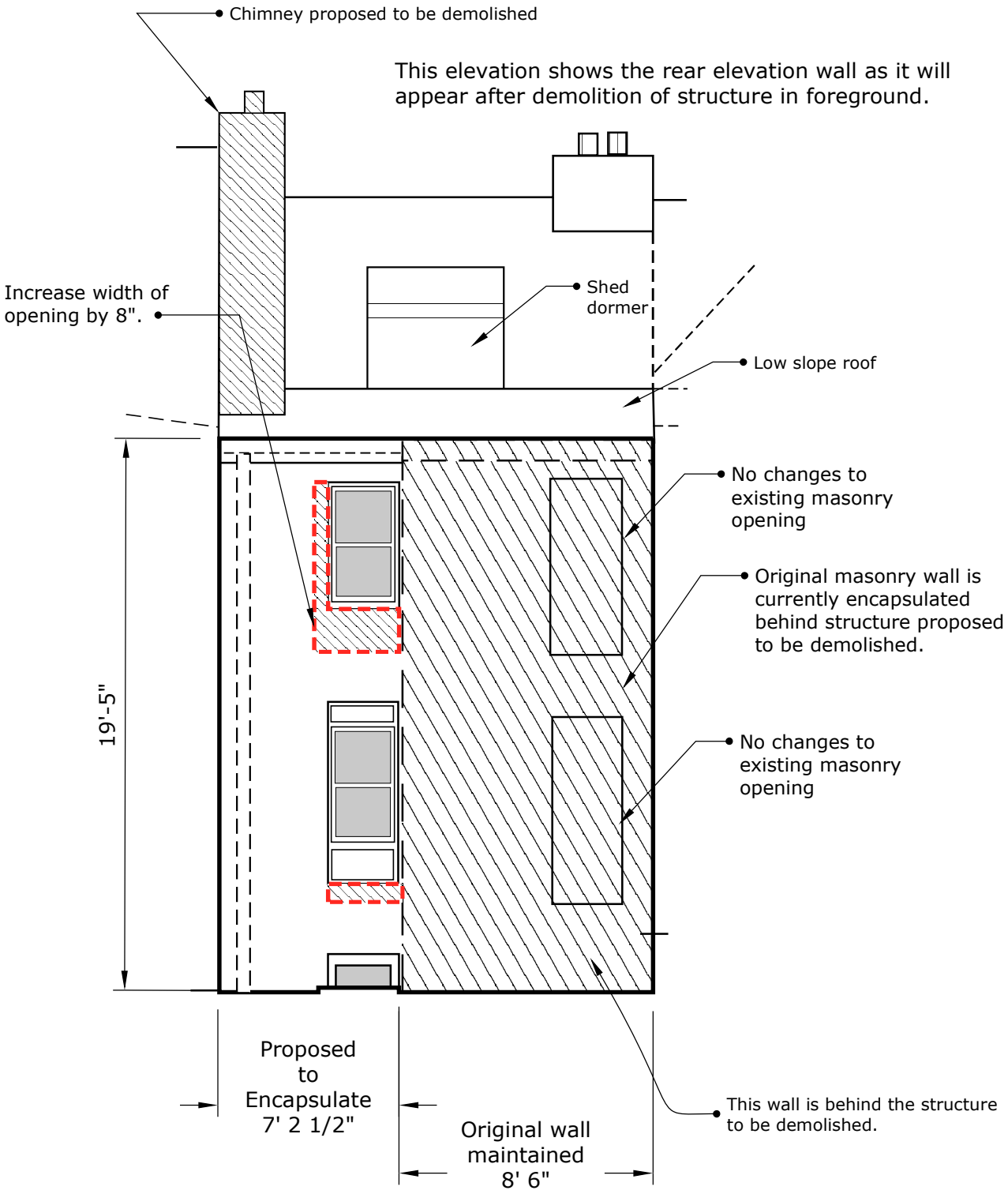
Frykman
515 South Fairfax St.
Alexandria VA, 22314

11/17/2018

Reason for demolition and encapsulation: The proposed demolition and encapsulation enables the construction of an addition to be submitted for approval under a separate building permit application. Alternatives are not feasible given the owner's objectives for additional living space.



1 Proposed demolition and encapsulation
1/16" = 1'



A Elevation of wall to be encapsulated
3/16" = 1'

3701B Mount Vernon Ave.
Alexandria, Va 22305
703-836-6010

RUST
CONSTRUCTION

Frykman
515 South Fairfax St.
Alexandria VA, 22314

11/17/2018

