

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

**APPLICANT:** Alden Philbrick (owner as of January 1, 2021)

**LOCATION:** Old and Historic Alexandria District  
133 North Fairfax Street

**ZONE:** CD/Commercial downtown zone

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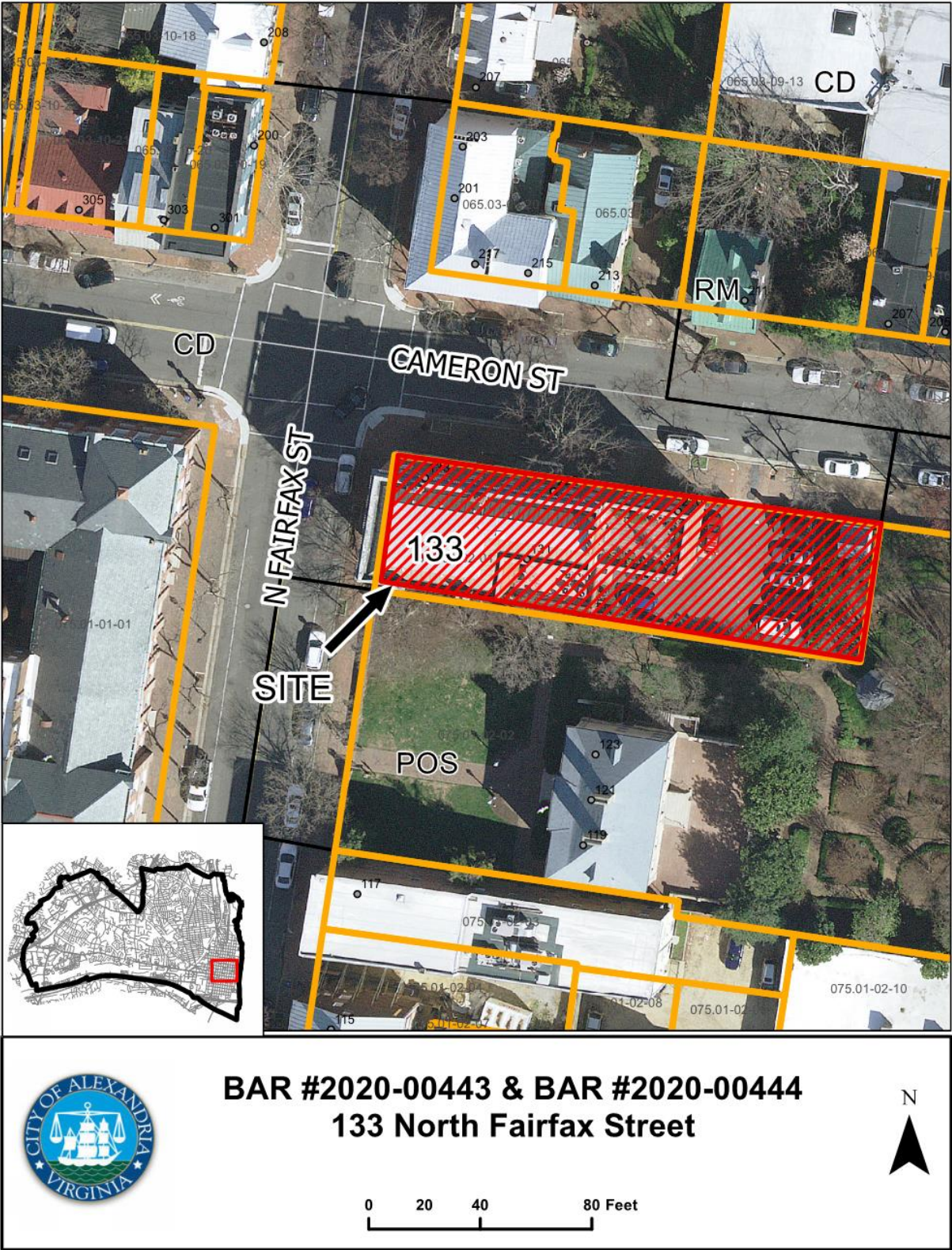
**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness with the following conditions:

1. The applicant continue to work with staff to determine what elements should be retained and repaired rather than replaced, ensure that new stonework and mortar are appropriate, and ensure that new windows, doors, and canopies comply with BAR specifications.
2. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. *The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.*
3. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. *The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.*

**GENERAL NOTES TO THE APPLICANT**

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2020-00444) and Certificate of Appropriateness (BAR #2020-00443) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to renovate and restore the historic Bank of Alexandria building and convert two stories from office space to residential at 133 North Fairfax Street.

### **Permit to Demolish/Capsulate**

- Repair cornice, replacing portions as needed due to poor/unsafe condition.
- Repair stone base/water table, replacing portions as needed.
- In consultation with staff, repair/replace remaining stone lintels and sills (some of the originals have been replaced in the past), approximately 30% will be replaced.
- Replace stone on stair on Cameron Street elevation. The stone was degraded prior to being covered with stucco.
- Reconstruct primary entrance stairs on N. Fairfax Street.
- Replace stone door surround at the second-story entrance on Cameron Street. It is highly eroded with no recoverable details.
- Remove part of a garden wall at the south elevation between the Bank Building and Carlyle House to allow Carlyle House staff to move between the museum and the Bank Building.
- Add a new door, enlarge an existing door, and convert a window to a door at the terrace on the south side of the building. A door that currently leads into the building on the north elevation of the terrace will be enlarged. A window adjacent to that door will be converted to a door. A new door will be added on the west elevation of the terrace to provide access into the bank lobby. See Figure 1.
- Demolish the existing east elevation of the 1970s one-story addition on the south side of the building in order to enlarge the space.
- Applicant cannot give an exact total square footage of areas to be demolished, as that must be determined during the work. Applicant will work closely with staff to determine what can and cannot be salvaged.





**Figure 1: Fenestration changes at terrace. Door added to left; door enlarged at center; window converted to door at right. Note brick alterations in area of new door at left.**

### Certificate of Appropriateness

#### *Addition*

- Enlarge the existing one-story 1970s basement addition on the south elevation to convert it to a garage with an enlarged terrace above. The addition will add 16' to the east elevation and 4'1" to the south elevation. The wall on the south side of the terrace will be expanded eastward to encompass the entire terrace.
- Add stairs on the south elevation of this newly expanded terrace to provide access between the Bank Building and the Carlyle House to the south.
- Add a new landing at the bottom of existing steps that lead from Carlyle House to the gravel parking area.

#### *Alterations*

- Modify roof for elevator headroom; relocate roof access hatch
- Replace roof using standing seam metal
- Reconstruct approximately 30% of window lintels and sills
- Reconstruct balustrade, cornice, frieze
- Reconstruct water table
- Reconstruct metal security bars on basement level of north and west elevations
- Repair brick jack arches and keystones as needed
- Replace all window sashes with wood sashes with wood muntins, putty profile, single glazing
- Reconstruct an exterior chimney and add a wood-burning fireplace on the roof deck located on the east elevation
- Replace two doors on the roof deck located on the east elevation
- Add a new parapet cap on the roof deck

- Repair the historic stone surround at the primary entrance on the west elevation
- Replace the three doors on Cameron Street with new wood doors
- Add new canopies and new railings to the doors on Cameron Street
- Add a new door with a fanlight, surround, and lantern at the terrace entrance to the living quarters (center door on the terrace)
- Replace the metal door at the basement level on the east elevation with a wood door
- Add new post-mounted lights on the east edge of the terrace

#### Site context

The building sits at the southeast corner of the intersection of North Fairfax and Cameron streets, across from City Hall on North Fairfax Street and historic Wise's Tavern on Cameron Street. The property abuts Carlyle House Historic Park on its southern and eastern boundaries. As such, it is in a highly visible location. All elevations are visible from public rights-of-way.

## **II. HISTORY**

The Bank of Alexandria completed construction of their new offices at 133 North Fairfax Street in **1806**, on land they had purchased from John Carlyle Herbert for \$3100 in 1803. The Bank, chartered by the Virginia General Assembly in 1792, had previously conducted business in a house located on Cameron Street between Fairfax and Royal streets, purchased from William Duvall. The Bank played a vital role in the development of Alexandria as an important commercial center but failed in 1834. The United States government purchased the building in 1843 for \$7200. In 1848, James Green, a local furniture maker who also owned the Carlyle House, purchased the building, expanded it, and converted it into the Mansion House Hotel, which served as a hospital for Union soldiers during the Civil War. After Green's death the hotel passed through a series of owners until purchased by the Northern Virginia Regional Park Authority (NOVA Parks) in 1970.<sup>1</sup> The applicant has contracted with NOVA Parks to purchase the building effective January 1, 2021.

#### *Previous BAR Approvals*

BAR Case #99-00225	12/15/99	Installation of a bronze plaque with the site history
BAR Case #2001-0005	5/2/01	Repair and stabilize balustrade and cornice
BAR Case #2001-00083	5/2/01	Repair of lintels and windowsills
BAR Case #2001-00315	1/16/02	Add canopy to staff door on Cameron Street elevation

## **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

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<sup>1</sup> Fauber, J. Everette, Jr., FAIA, "An Architectural and Documentary Study: The Bank of Alexandria, Fairfax and Cameron Streets, Alexandria, Virginia," for Northern Virginia Regional Park Authority, January 1974.

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

Staff finds that the Bank of Alexandria building represents a very important era in Alexandria's history. Yet it has been poorly maintained for decades and requires major upgrades and repairs to retain its architectural significance and character. Any original materials that will be demolished and capsulated will be faithfully and appropriately reproduced by the applicant. The limited demolition proposed by the applicant will enhance the building's historic value, rescue it from deterioration, and protect it for future generations. Therefore, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted.

#### Certificate of Appropriateness

In numerous places, the *Design Guidelines* state that "A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced. An informed and careful analysis of the existing condition should be made before any decision to replace historic materials is made." Staff commends the applicant for following best preservation

practices to restore this historically and architecturally significant building. The applicant and his architects and preservation consultant have met with staff several times to discuss proposed changes and will continue to do so as the work progresses. While most of the work involves repairing and/or replacing historic materials as noted above, the applicant also proposes changes:

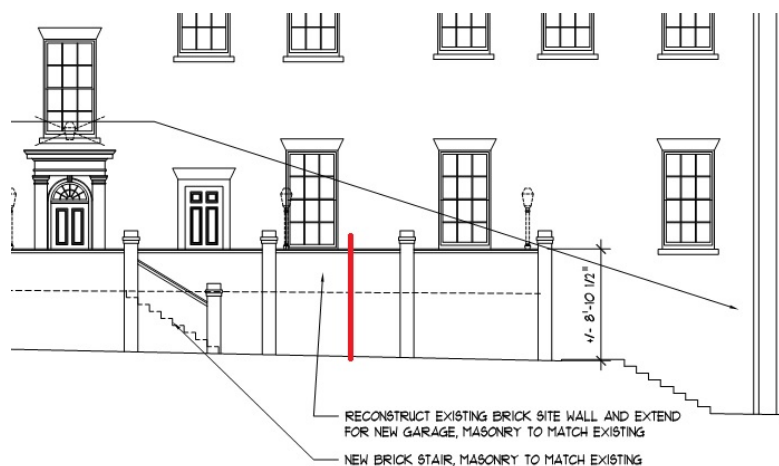
#### *Addition*

The applicant proposes to extend the 1970s one-story room on the south elevation eastward by 16' and southward by 4'1" to provide space for a garage. This addition will require removing the non-historic wall at the east side of the addition and encapsulating 16' x 8'10.5" of a wall on the basement level of the south elevation of the main building. The area to be encapsulated has been greatly altered over the years and the encapsulation will not create an adverse effect (Figure 2).



**Figure 2: Area on south elevation to be encapsulated for garage addition**

As part of this addition, the applicant will also extend an existing garden wall on the south elevation and provide stairs for access between the Bank Building and Carlyle House (Figure 3).



**Figure 3: Proposed south elevation with new stairs and extended wall. Wall currently ends at red line.**



### *Alterations*

Most alterations involve repairing or reconstructing deteriorated historic fabric, a necessary undertaking to ensure the preservation of the building for the future. Staff will not address every restoration action listed above, as most are self-explanatory and essential to the ongoing survival of the building. Alterations that are not purely restoration-focused include:

- The new door configuration on the terrace as seen in Figure 1 will allow the owner to have a private entrance separate from entrances for Carlyle House staff. The existing door, which will be enlarged, will open into the residential area. The window to the right/east of that door that will be converted to a door that will open into Carlyle House staff office area. The new door opening on the rear/east elevation of the main block of the building will provide Carlyle House staff access to the public exhibit/events/gift shop area. This particular wall of the building has been obviously heavily altered over time. Figure 1.
- The roof on the south elevation will be slightly modified to provide elevator headroom and to relocate the roof access hatch. The roof will be reclad in standing seam metal. These modifications will not be seen from a public right of way.
- The existing roof deck on the east elevation will undergo several changes. The applicant proposes to replace two doors on the east elevation, reconstruct an exterior chimney, add a wood-burning fireplace, and add a new parapet cap. Due to the height of the roof deck, very little of these changes will be seen from the street. Figure 4.



**Figure 4: View of south elevation and roof deck from Cameron Street**

With the conditions noted on the first page above, staff recommends approval of the project. Staff notes the recommendations of Alexandria Archaeology.

**STAFF**

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

- C-1 The proposal includes a residential use below a commercial use. Per section 4-508, residential uses located on a floor or floors above retail or commercial uses shall be permitted as an accessory use.
- C-2 Because the proposed ground floor residential space below the commercial use is connected to the one residential unit located on the two floors above the commercial use, it was determined that the proposal will meet zoning regulations and the residential unit will be classified as an accessory use to the commercial use.
- C-3 The proposed ground floor residential space may not be converted to a separate residential unit.
- F-1 The proposed alterations and renovations comply with zoning.
- F-2 A revised FAR sheet must be submitted and average finished grade must be labeled on plans when applying for building permit.

**Code Administration**

- C-1 A building permit and plan review 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 A released grading plan is required prior to submitting for building permits. (T&ES)
- F-2 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**

- R-1 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. *The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.*
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. *The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.*
- F-1 The building at 133 N. Fairfax St. was built in 1807 and served as a bank for many years. Historic maps indicate that the interior of the building has been altered many times, but the surrounding lot has remained largely unchanged. The proposed undertaking (the new garage) will impact the yard space to the south of the main building, but maps indicate that this area of the property has been badly compromised by utilities and other modifications

over the years. Although the property as a whole retains archaeological value, the yard to the south is unlikely to yield significant archaeological remains.

**V. ATTACHMENTS**

*1 – Application for BAR 2020-00443 & BAR 2020-00444: 133 North Fairfax Street*

*2 – Supplemental Materials*



ADDRESS OF PROJECT: 133 N Fairfax StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 075.01-02.01ZONING: CDAPPLICATION 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: Alden PhilbrickAddress: 133 N Fairfax StreetCity: AlexandriaState: VA Zip: \_\_\_\_\_Phone: 703-928-3656E-mail: aphilbrick@oxfordfinance.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: Michael PatrickPhone: 202-494-6639E-mail: mpatrick@barnesvanze.com

Legal Property Owner:

Name: Northern Virginia Regional Park AuthorityAddress: 5400 Ox RoadCity: Fairfax StationState: VA Zip: 22039Phone: 703-273-0905E-mail: NOVAParks@NVRPA.org

- ☐ 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*

- ☐ 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

reconstruction of exterior facade elements
- ☒ ADDITION  
☒ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

The new Owner of 133 N Fairfax St wishes to repair and reconstruct the Bank of Alexandria building to a condition very similar to its original state, with some deference to how it is has lived through the years to today. Minor additions and alterations are being proposed, in support of converting the building to a single family home, with office space for Carlyle House staff, and with guided tour access to the historic bank lobby. These include a small expansion in the rear of the lower level for off-street garage parking, and a small number of doors, railings and canopies.

**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.

**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.

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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 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: Michael Patrick

Date: 09/08/2020





# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

as of 12/20/18

**B**

CD (was not an option)

### A. Property Information

A1. 133 N Fairfax Street  
Street Address

CL  
Zone

A2. 8,750.00 x 1.50 = 13,125.00  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	3,992.60	Basement**	3,992.60	B1. 14,018.60 Sq. Ft.
First Floor	3,320.00	Stairways**	708.00	Existing Gross Floor Area*
Second Floor	3,320.00	Mechanical**	250.00	B2. 5,284.30 Sq. Ft.
Third Floor	2,630.00	Attic less than 7'***		Allowable Floor Exclusions**
Attic	756.00	Porches**		B3. 8,734.30 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***	333.70	(subtract B2 from B1)
Lavatory***		Other**		
Other**		Other**		
B1. <b>Total Gross</b>	14,018.60	B2. <b>Total Exclusions</b>	5,284.30	

**Comments for Existing Gross Floor Area**

### C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	422.40	Basement**	422.40	C1. 422.40 Sq. Ft.
First Floor		Stairways**		Proposed Gross Floor Area*
Second Floor		Mechanical**		C2. 465.30 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		C3. -42.90 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Lavatory***	42.90	(subtract C2 from C1)
Lavatory***		Other**		
Other		Other**		
C1. <b>Total Gross</b>	422.40	C2. <b>Total Exclusions</b>	465.30	

### Notes

\*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

### D. Total Floor Area

D1. 8,691.40 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 13,125.00 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

### E. Open Space

E1. 4,757.40 Sq. Ft.  
Existing Open Space

E2. 1,595.00 Sq. Ft.  
Required Open Space

E3. 4,335.00 Sq. Ft.  
Proposed Open Space

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

Signature: **Michael Patrick** Digitally signed by Michael Patrick  
Date: 2020.09.08 16:38:07 -04'00'

Date: **09/08/2020**

# 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. Historic BOA Building, LLC	133 N Fairfax Street Alexandria, VA 22314	0%, 100% 01/01/2021
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 Northern VA Park Authority	5400 Ox Road Fairfax Station, VA 22039	100%
2. Bank of Alexandria Cooperative Corporation	133 N Fairfax Street Alexandria, VA 22314	0%
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.

09/08/2020

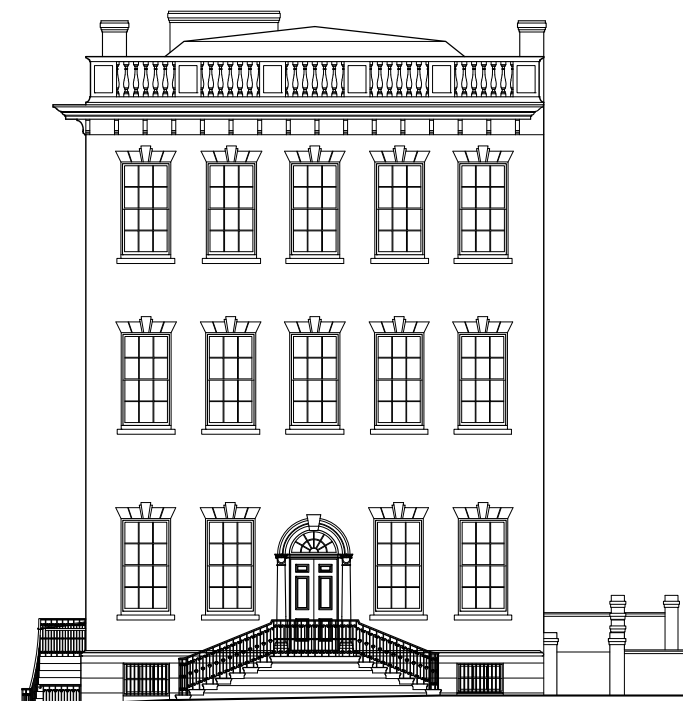
Date

Michael Patrick

Printed Name



Signature



BOARD OF ARCHITECTURAL REVIEW  
SUBMISSION:  
CERTIFICATE OF APPROPRIATENESS  
PERMIT TO MOVE, REMOVE,  
ENCAPSULATE OR DEMOLISH

BANK OF ALEXANDRIA  
RESIDENCE

133 N FAIRFAX STREET  
ALEXANDRIA, VA 22314

FULL DRAWING INDEX

CO-	COVER SHEET	A19-	EXISTING NORTH ELEVATION - DEMO AND ENCAPSULATION
A1-	LOCATION MAP	A20-	EXISTING SOUTH ELEVATION - DEMO AND ENCAPSULATION
A2-	EXISTING SITE PLAN	A21-	EXISTING SOUTH ELEVATION - DEMO AND ENCAPSULATION
A3-	PROPOSED SITE PLAN	A22-	EXISTING WEST ELEVATION - DEMO AND ENCAPSULATION
		A23-	EXISTING EAST ELEVATION - DEMO AND ENCAPSULATION
A4-	PROPOSED LOWER LEVEL PLAN	A24-	PROPOSED NORTH ELEVATION
A5-	PROPOSED FIRST FLOOR PLAN	A25-	PROPOSED SOUTH ELEVATION
A6-	PROPOSED SECOND FLOOR PLAN	A26-	PROPOSED SOUTH ELEVATION
A7-	PROPOSED THIRD FLOOR PLAN	A27-	PROPOSED WEST ELEVATION
A8-	PROPOSED ROOF PLAN	A28-	PROPOSED EAST ELEVATION
A9-	EXISTING NORTH ELEVATION - HISTORIC NOTES	A29-	AWNING DESIGN DETAIL SHEET
A10-	EXISTING SOUTH ELEVATION - HISTORIC NOTES	A30-	VIEWS OF PROPOSED WORK
A11-	EXISTING SOUTH ELEVATION - HISTORIC NOTES	A31-	VIEWS OF PROPOSED WORK
A12-	EXISTING WEST ELEVATION - HISTORIC NOTES	A32-	VIEWS OF PROPOSED WORK
A13-	EXISTING EAST ELEVATION - HISTORIC NOTES		
A14-	PHOTOS OF EXISTING CONDITIONS		
A15-	PHOTOS OF EXISTING CONDITIONS		
A16-	PHOTOS OF EXISTING CONDITIONS		
A17-	PHOTOS OF EXISTING CONDITIONS		
A18-	PHOTOS OF EXISTING CONDITIONS		

DEMO-ENCAPSULATION NARRATIVE

THE WORK TO BE DEMOLISHED IS MOSTLY OF MODERN, NON-HISTORIC MATERIAL. THE DEMO OF HISTORIC FABRIC IS REQUIRED AS FOLLOWS:

- 1) EXISTING HISTORIC CORNICE STONE IS SO DEGRADED THAT IT POSES A LIFE SAFETY RISK (SOME PIECES HAVE FALLEN) AND IS ALLOWING WATER INTRUSION INTO THE BUILDING. FURTHER, IT IS HIGHLY VISUALLY ERODED, AND THERE IS AN OPPORTUNITY TO RESTORE THE LOOK OF A CARVED STONE ORIGINAL.
- 2) EXISTING HISTORIC WATER TABLE BASE STONE IS HIGHLY ERODED AND HAS LOST SIGNIFICANT STRUCTURAL INTEGRITY, PARTICULARLY PROBLEMATIC AS THE OUTER BRICK WHY HE ABOVE BEARS ON IT. IT IS ALSO ALLOWING WATER PENETRATION INTO THE BUILDING. AS ABOVE, THERE IS AN OPPORTUNITY TO RESTORE THE LOOK OF A CARVED STONE ORIGINAL.
- 3) EXISTING HISTORIC STONE LINTELS AND SILLS, ALTHOUGH ONLY A PORTION ARE REMAINING, ARE IN UNEVEN CONDITION. SOME CAN BE REPAIRED AND RESTORED. SOME WARRANT FULL REPLACEMENT, WHICH WILL BE DETERMINED IN CONSULTATION WITH BAR STAFF.
- 4) NONE OF THE EXISTING HISTORIC STONE ON THE CAMERON ST FACADE IS VISIBLE, AND EXTANT PHOTOS SHOW HIGH DEGREE OF DEGRADATION BEFORE IT WAS COVERED WITH STUCCO. LIKE THE WATER TABLE BASE, THE STONE IS STRUCTURALLY COMPROMISED, AND NEEDS TO BE REPLACED.
- 5) THE CAMERON STREET STONE DOOR SURROUND IS HIGHLY ERODED AND THE DETAILS ARE NOT RECOVERABLE.

MATERIAL NARRATIVE

THE WINDOW AND DOORS WILL BE CUSTOM MADE IN CONSULTATION WITH B.A.R. STAFF. ALL OTHER VISIBLE ELEMENTS WILL BE SELECTED IN CONSULTATION WITH B.A.R. STAFF.

2016

BVA

BarnesVanzee Architects Inc.

1000 Potomac St NW, Suite L-2

Washington DC 20007

barnesvanzee.com 202 337 7255

Bank of Alexandria

Residence

133 N Fairfax Street

Alexandria, VA 22314

DRAWING: COVER SHEET

ISSUED:

9/8/2020

BAR SUBMISSION SET

CO





A1 VIEW FROM CORNER FAIRFAX & CAMERON  
A1 N.T.S.



BI VIEW FROM N. LEE ST.  
A1 N.T.S.



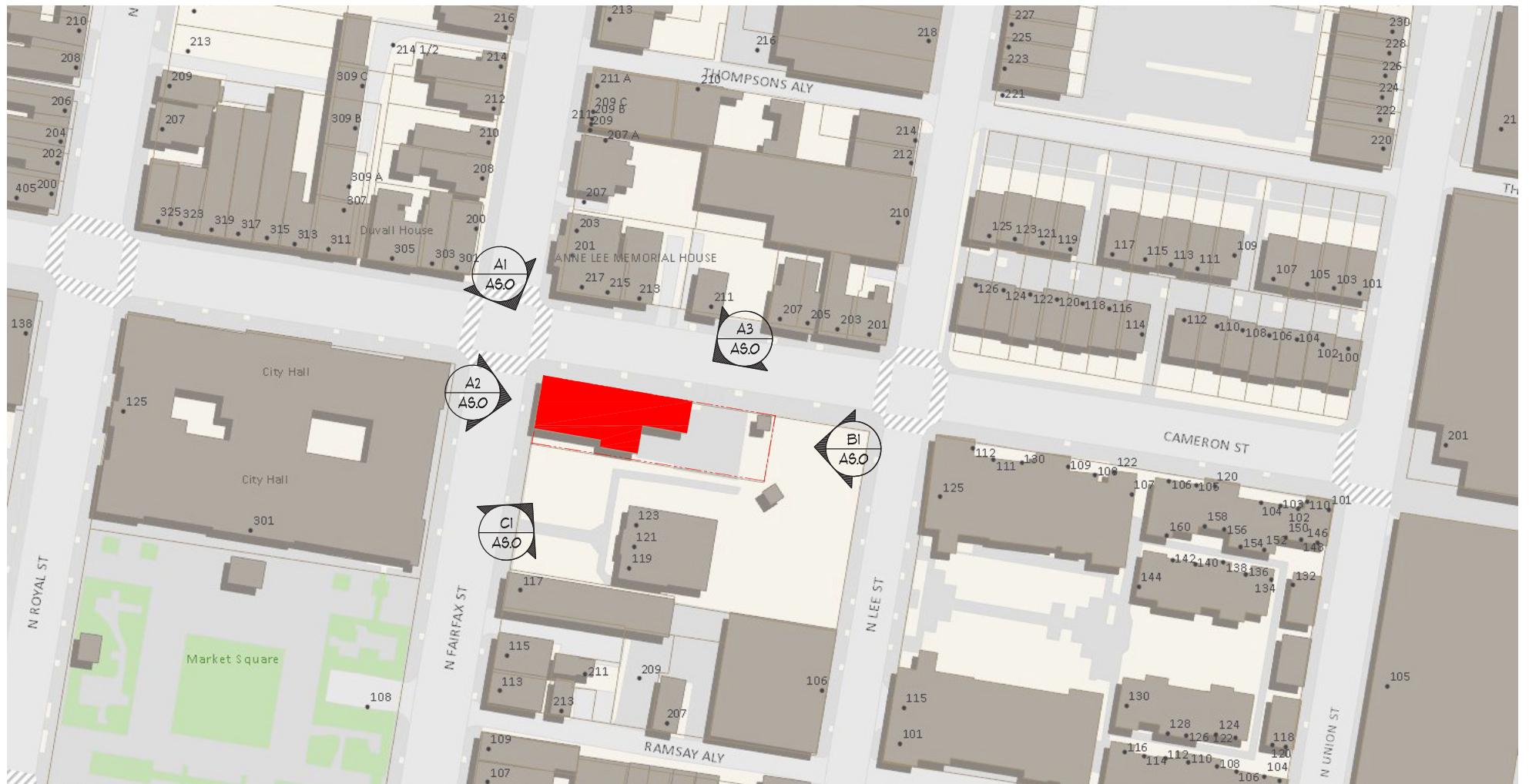
CI VIEW ON FAIRFAX ST.  
A1 N.T.S.



A2 VIEW OF FAIRFAX ELEV.  
A1 N.T.S.

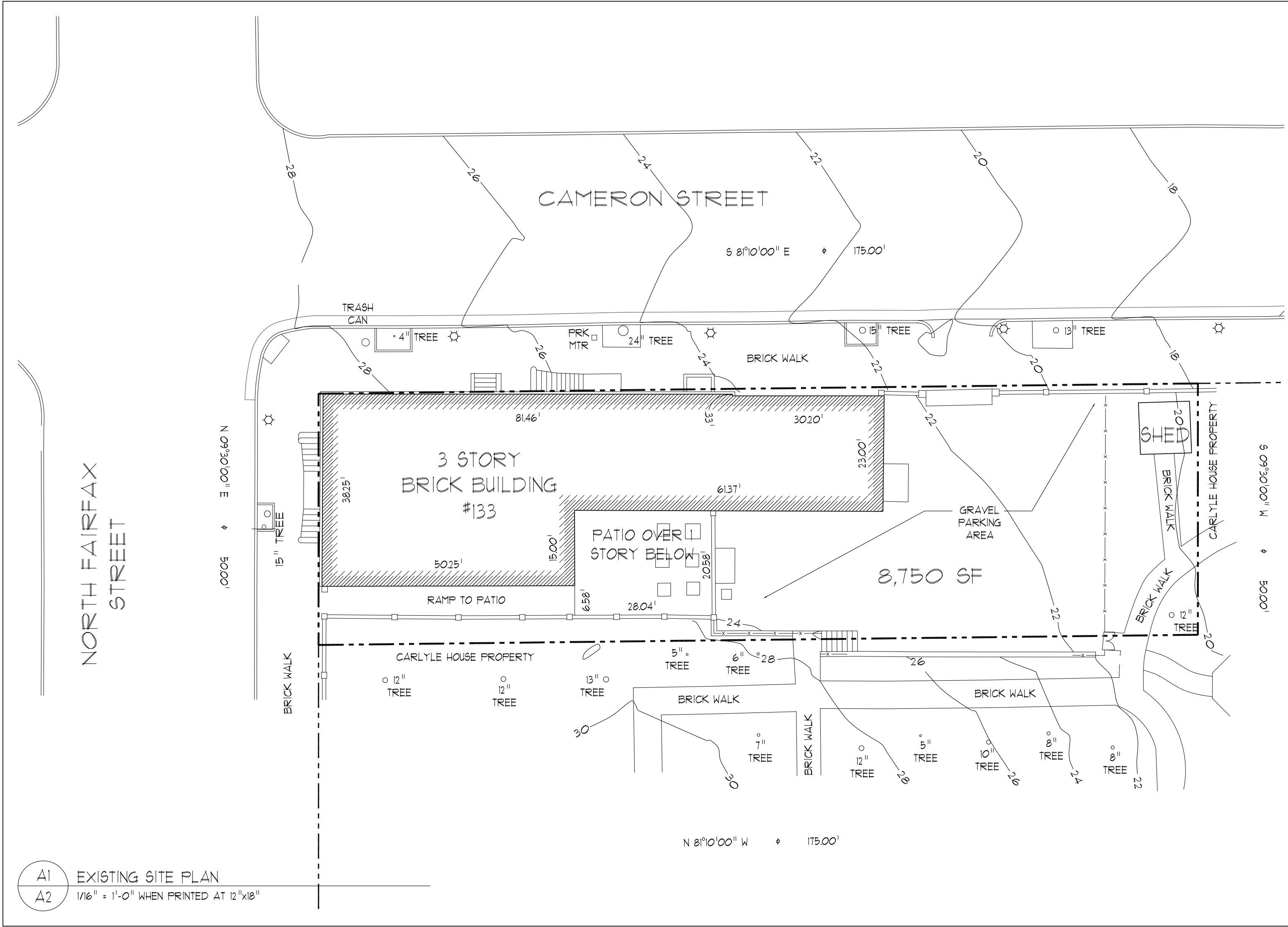


A3 VIEW ON CAMERON  
A1 N.T.S.



C2 PROJECT LOCATION MAP  
A1 N.T.S.

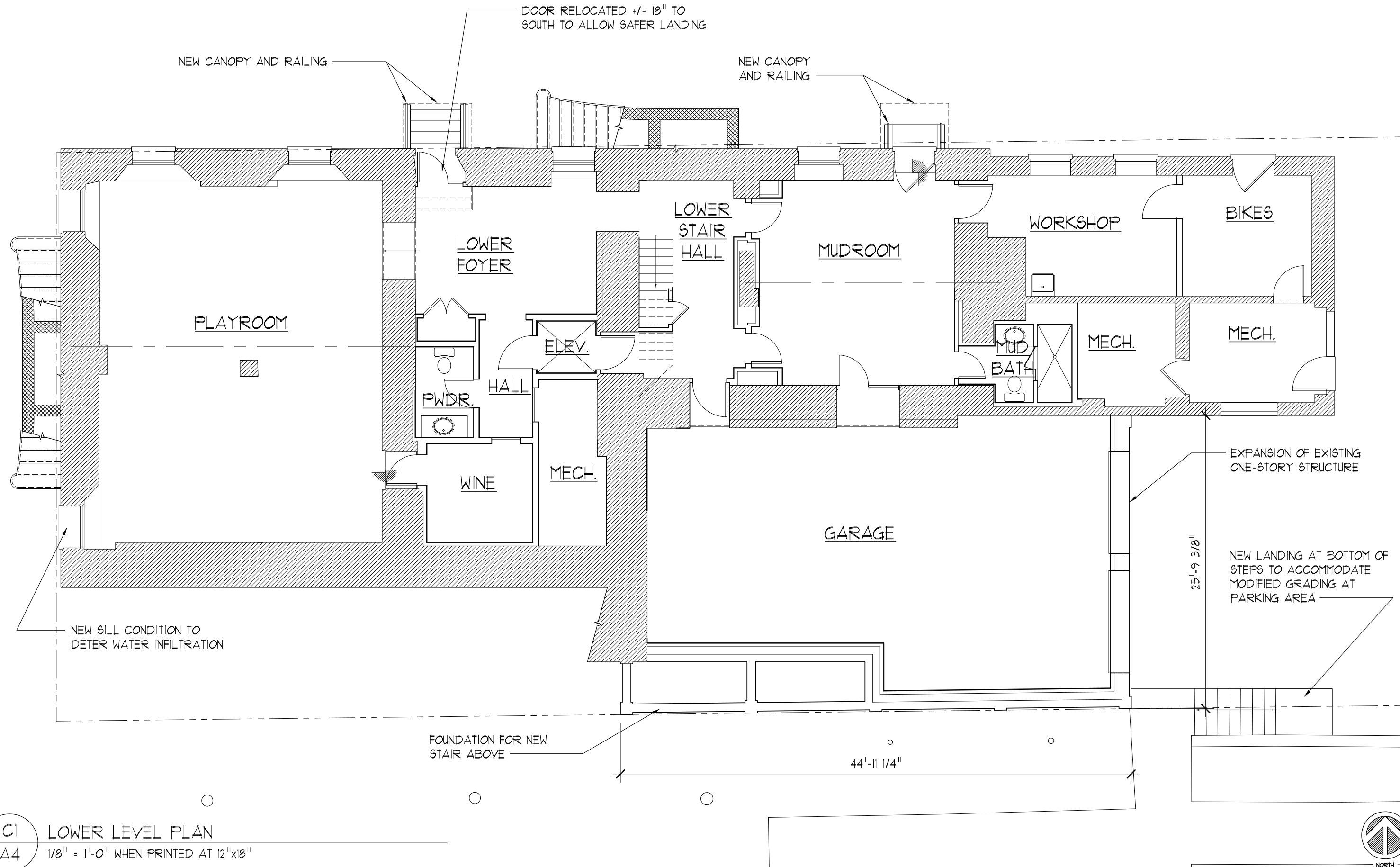






REFERENCE ELEVATIONS FOR NOTES  
REGARDING RECONSTRUCTION OF  
EXISTING ELEMENTS IN BAD CONDITION

INTERIOR WORK UNDER  
SEPARATE PERMIT



**Bank of Alexandria  
Residence**  
133 N Fairfax Street  
Alexandria, VA 22314

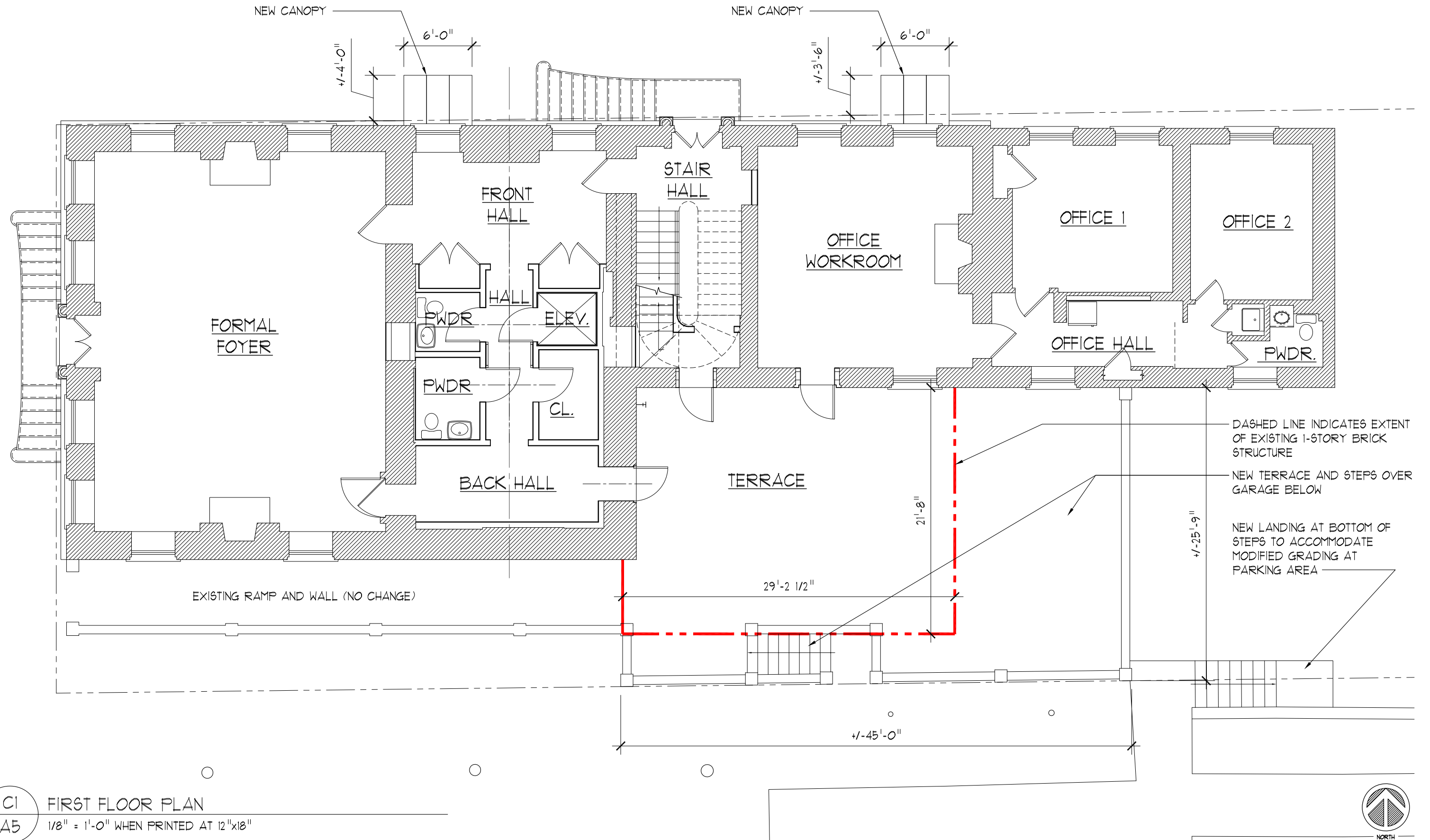
DRAWING: PROPOSED LOWER LEVEL PLAN  
ISSUED: 9/8/2020  
BAR SUBMISSION SET

A4

C1 LOWER LEVEL PLAN  
A4 1/8" = 1'-0" WHEN PRINTED AT 12"x18"

REFERENCE ELEVATIONS FOR NOTES  
REGARDING RECONSTRUCTION OF  
EXISTING ELEMENTS IN BAD CONDITION

INTERIOR WORK UNDER  
SEPARATE PERMIT



**C1** FIRST FLOOR PLAN  
**A5** 1/8" = 1'-0" WHEN PRINTED AT 12"x18"

**Bank of Alexandria  
Residence**  
133 N Fairfax Street  
Alexandria, VA 22314

DRAWING: PROPOSED FIRST FLOOR PLAN

ISSUED:  
9/8/2020

BAR SUBMISSION SET

**A5**



REFERENCE ELEVATIONS FOR NOTES  
REGARDING RECONSTRUCTION OF  
EXISTING ELEMENTS IN BAD CONDITION

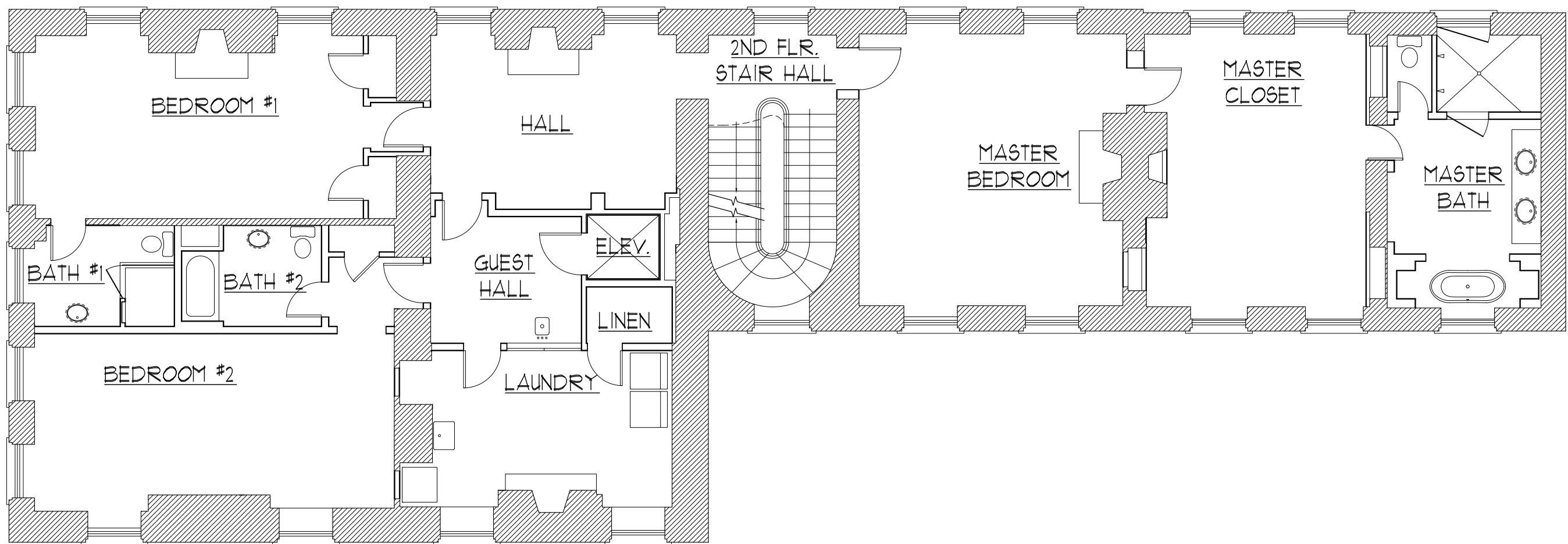
INTERIOR WORK UNDER  
SEPARATE PERMIT

Bank of Alexandria  
Residence  
133 N Fairfax Street  
Alexandria, VA 22314

DRAWING: PROPOSED SECOND FLOOR PLAN

ISSUED:  
9/8/2020  
BAR SUBMISSION SET

A6

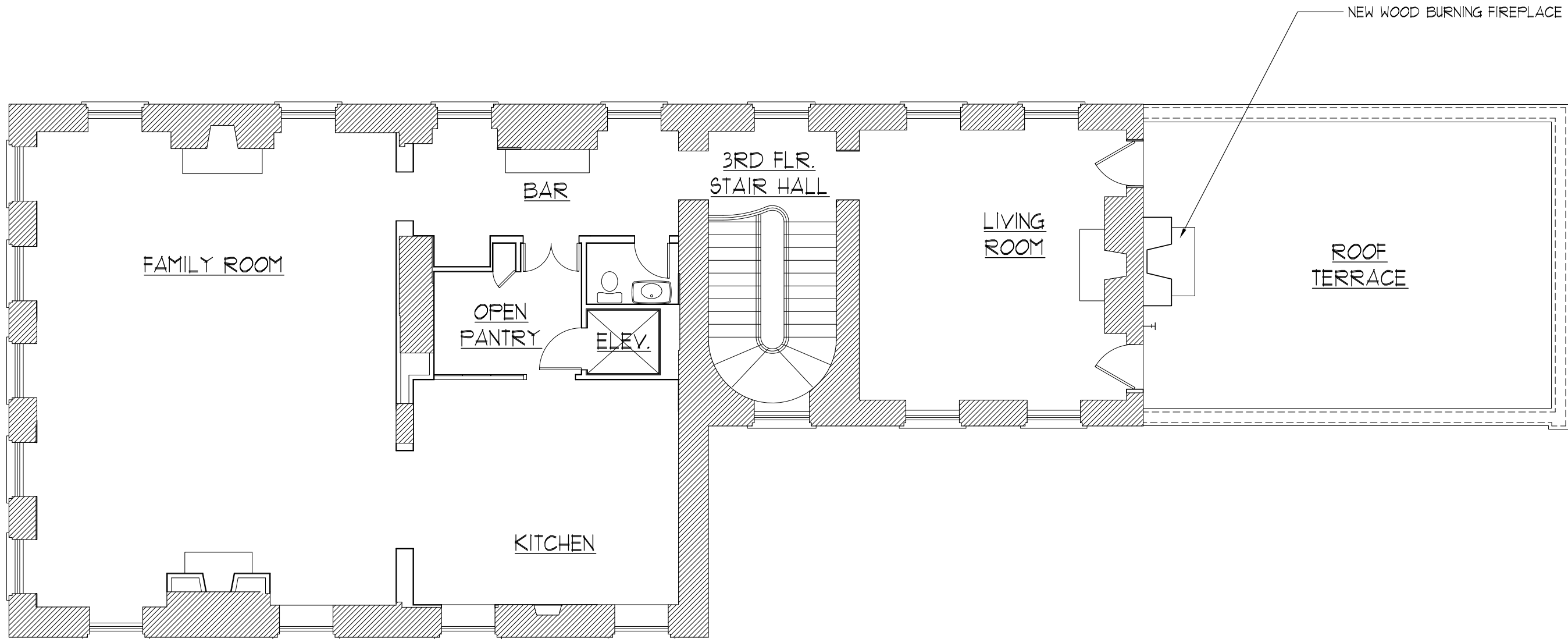


C1 SECOND FLOOR PLAN  
A6 1/8" = 1'-0" WHEN PRINTED AT 12"x18"



REFERENCE ELEVATIONS FOR NOTES  
REGARDING RECONSTRUCTION OF  
EXISTING ELEMENTS IN BAD CONDITION

INTERIOR WORK UNDER  
SEPARATE PERMIT



C1 THIRD FLOOR PLAN  
A7 1/8" = 1'-0" WHEN PRINTED AT 12"x18"



Bank of Alexandria  
Residence  
133 N Fairfax Street  
Alexandria, VA 22314

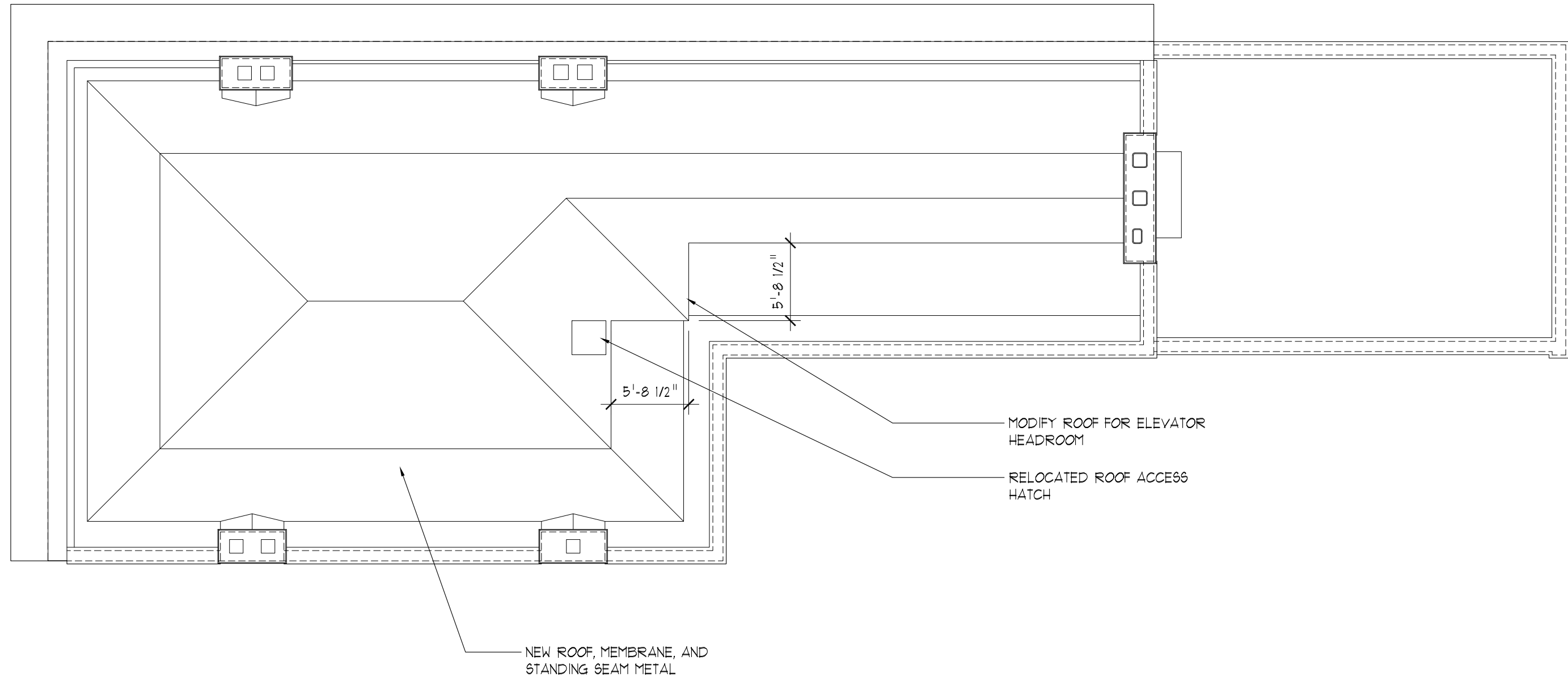
DRAWING:	PROPOSED THIRD FLOOR PLAN			
	ISSUED:	9/8/2020	BAR SUBMISSION SET	

A7



REFERENCE ELEVATIONS FOR NOTES  
REGARDING RECONSTRUCTION OF  
EXISTING ELEMENTS IN BAD CONDITION

INTERIOR WORK UNDER  
SEPARATE PERMIT



C1 ROOF PLAN  
A8 1/8" = 1'-0" WHEN PRINTED AT 12"x18"

Bank of Alexandria  
Residence  
133 N Fairfax Street  
Alexandria, VA 22314

DRAWING:	PROPOSED ROOF PLAN
ISSUED:	9/8/2020
BAR SUBMISSION SET	

- CHIMNEYS:  
MODERN RECONSTRUCTED BRICK
- BALUSTRADE & PARAPET CAP:  
MODERN CAST STONE REPLACEMENT
- CORNICE & FRIEZE:  
ORIGINAL HISTORIC STONE, DEEPLY ERODED - SOME BRACKETS ARE MODERN REPLACEMENT CAST STONE
- SILLS, LINTELS, & CARVED DOOR SURROUNDS:  
ORIGINAL HISTORIC STONE AND MODERN REPLACEMENT CAST STONE, MODERN PATCHING

- WINDOWS & DOORS:  
MODERN REPLACEMENT WINDOW SASHES IN ORIGINAL HISTORIC JAMBS, MODERN REPLACEMENT DOORS
- WATERTABLE:  
ORIGINAL HISTORIC STONE WITH MODERN STUCCO INTERVENTIONS, STONE IS DEEPLY ERODED
- STAIRS:  
ORIGINAL HISTORIC DEEPLY ERODED STONE BASE COATED IN POORLY DETAILED MODERN STUCCO, ORIGINAL HISTORIC IRON RAILING, ORIGINAL HISTORIC LANDING STONE
- BRICK:  
ORIGINAL HISTORIC FLEMISH BOND BRICK WITH BUTTER JOINTS, NUMEROUS REPAIRS AND MODERN INFILL MODERN BRICK PARAPET WALL



C1  
A9 EXISTING NORTH ELEVATION - HISTORIC MAKEUP  
1/8" = 1'-0" WHEN PRINTED AT 12"x18"

HISTORIC AND GENERAL  
CONDITIONS ANALYSIS

2016

BVA

BarneVanze Architects Inc.  
1000 Potomac St NW, Suite 1-2  
Washington DC 20007  
barnevanze.com 202 337 7255

Bank of Alexandria  
Residence  
133 N Fairfax Street  
Alexandria, VA 22314

DRAWING: EXISTING ELEVATION - HISTORIC NOTES

ISSUED:  
9/8/2020

BAR SUBMISSION SET

A9

**KEYSTONES:**  
COLLECTION OF ORIGINAL HISTORIC STONE AND  
MODERN REPLACEMENT CAST STONE

**BALUSTRADE & PARAPET CAP:**  
MODERN CAST STONE REPLACEMENT

**CORNICE & FRIEZE:**  
ORIGINAL HISTORIC STONE, DEEPLY ERODED - SOME  
BRACKETS ARE MODERN REPLACEMENT CAST STONE

**SILLS:**  
MODERN REPLACEMENT CAST STONE

**WINDOWS & DOORS:**  
MODERN REPLACEMENT WINDOW SASHES IN ORIGINAL HISTORIC JAMBS,  
MODERN REPLACEMENT DOOR, MODERN REPLACEMENT DOOR SURROUND

**WATERTABLE:**  
ORIGINAL HISTORIC STONE WITH MODERN STUCCO  
INTERVENTIONS, STONE IS DEEPLY ERODED

**JACK ARCHES:**  
MODERN REPLACEMENT BRICK

**BRICK & STONE:**  
FACADE PREVIOUSLY ENCAPSULATED BY HOTEL, COMBINATION OF ORIGINAL HISTORIC BRICK, HISTORIC  
STONE AND MODERN REPLACEMENT BRICK, NUMEROUS REPAIRS AND MODERN INFILL, CHIMNEYS REBUILT



CI  
A10  
EXISTING SOUTH ELEVATION  
1/8" = 1'-0" WHEN PRINTED AT 12"x18"

HISTORIC AND GENERAL  
CONDITIONS ANALYSIS

**KEYSTONES:**  
COLLECTION OF ORIGINAL HISTORIC STONE AND  
MODERN REPLACEMENT CAST STONE

**BALUSTRADE & PARAPET CAP:**  
MODERN CAST STONE REPLACEMENT

**CORNICE & FRIEZE:**  
ORIGINAL HISTORIC STONE, DEEPLY ERODED - SOME  
BRACKETS ARE MODERN REPLACEMENT CAST STONE

**SILLS:**  
MODERN REPLACEMENT CAST STONE

**WINDOWS & DOORS:**  
MODERN REPLACEMENT WINDOW SASHES IN ORIGINAL HISTORIC JAMBS,  
MODERN REPLACEMENT DOOR, MODERN REPLACEMENT DOOR SURROUND

**WATERTABLE:**  
ORIGINAL HISTORIC STONE WITH MODERN STUCCO  
INTERVENTIONS, STONE IS DEEPLY ERODED

**JACK ARCHES:**  
MODERN REPLACEMENT BRICK

**BRICK & STONE:**  
FACADE PREVIOUSLY ENCAPSULATED BY HOTEL, COMBINATION OF ORIGINAL HISTORIC BRICK, HISTORIC  
STONE AND MODERN REPLACEMENT BRICK, NUMEROUS REPAIRS AND MODERN INFILL, CHIMNEYS REBUILT



**CI**  
**A11**  
**EXISTING SOUTH ELEVATION**  
1/8" = 1'-0" WHEN PRINTED AT 12"x18"

**HISTORIC AND GENERAL  
CONDITIONS ANALYSIS**

BALUSTRADE & PARAPET CAP:  
MODERN CAST STONE REPLACEMENT

CORNICE & FRIEZE:  
ORIGINAL HISTORIC STONE, DEEPLY ERODED - SOME  
BRACKETS ARE MODERN REPLACEMENT CAST STONE

SILLS, LINTELS, & CARVED DOOR SURROUNDS:  
ORIGINAL HISTORIC STONE AND MODERN REPLACEMENT  
CAST STONE, MODERN PATCHING

WINDOWS & DOORS:  
MODERN REPLACEMENT WINDOW SASHES IN ORIGINAL  
HISTORIC JAMBS, MODERN REPLACEMENT DOORS

WATERTABLE:  
ORIGINAL HISTORIC STONE WITH MODERN STUCCO  
INTERVENTIONS, STONE IS DEEPLY ERODED

STAIRS:  
MODERN STUCCO OVER BRICK REPLACEMENT STAIR WITH MODERN CAST STONE TREADS  
AND MODERN METAL RAIL, MATCHES ORIGINAL HISTORIC LAYOUT

BRICK:  
ORIGINAL HISTORIC FLEMISH BOND BRICK WITH BUTTER JOINTS, NUMEROUS  
REPAIRS AND MODERN INFILL MODERN BRICK PARAPET WALL



C1  
A12 EXISTING WEST ELEVATION  
1/8" = 1'-0" WHEN PRINTED AT 12"x18"

HISTORIC AND GENERAL  
CONDITIONS ANALYSIS



**BALLUSTRADE & PARAPET CAP:**  
MODERN CAST STONE REPLACEMENT



**CORNICE & FRIEZE:**  
ORIGINAL HISTORIC STONE, DEEPLY ERODED - SOME  
BRACKETS ARE MODERN REPLACEMENT CAST STONE



**JACK ARCHES:**  
MODERN REPLACEMENT BRICK



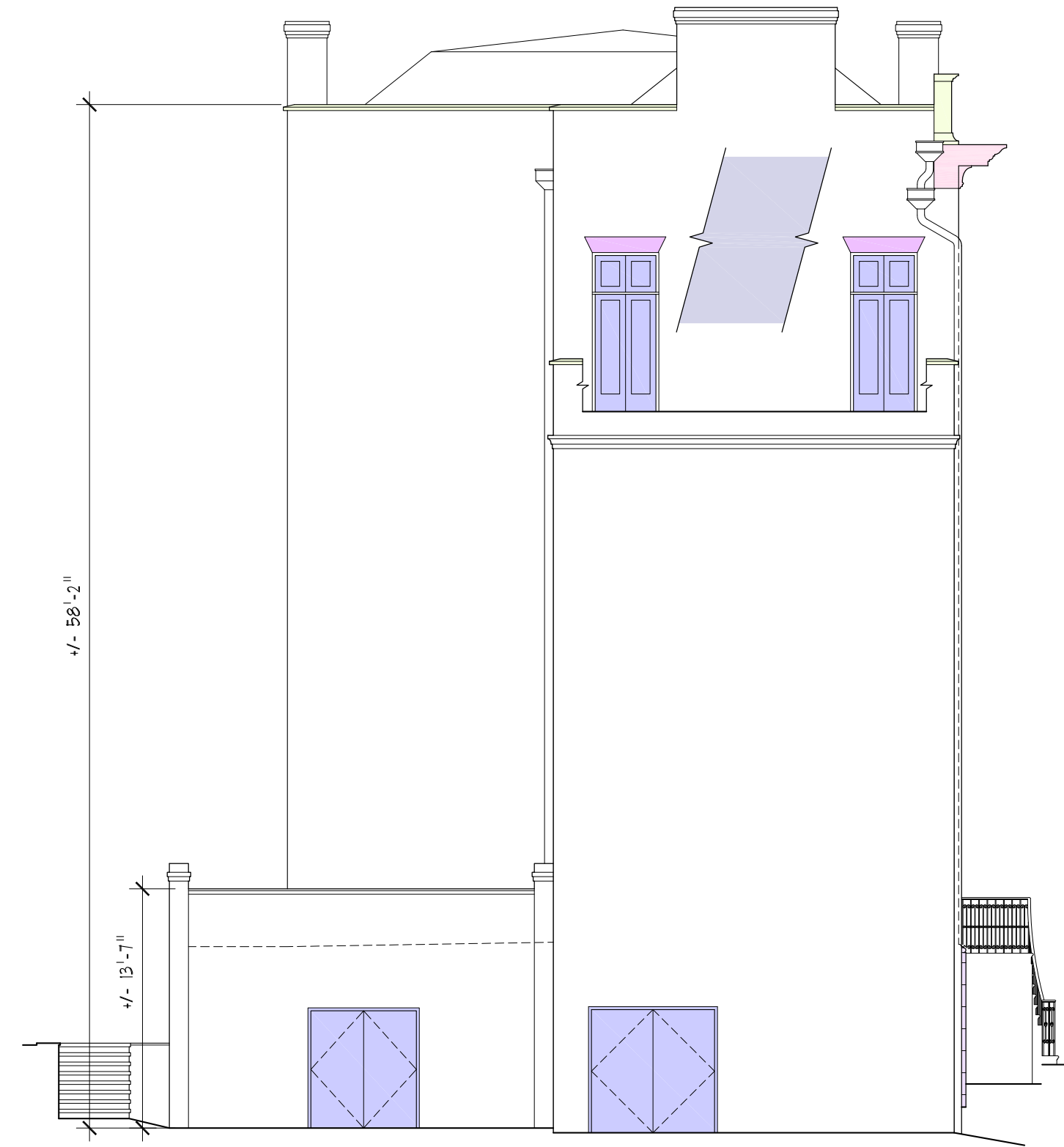
**WINDOWS & DOORS:**  
MODERN REPLACEMENT WINDOW SASHES IN ORIGINAL  
HISTORIC JAMBS, MODERN REPLACEMENT DOORS



**WATERTABLE:**  
ORIGINAL HISTORIC STONE WITH MODERN STUCCO  
INTERVENTIONS, STONE IS DEEPLY ERODED



**BRICK & STONE:**  
FACADE PREVIOUSLY ENCAPSULATED BY HOTEL, COMBINATION OF ORIGINAL HISTORIC BRICK, HISTORIC  
STONE AND MODERN REPLACEMENT BRICK, NUMEROUS REPAIRS AND MODERN INFILL, CHIMNEYS REBUILT



**C1**  
**A13** EXISTING EAST ELEVATION  
1/8" = 1'-0" WHEN PRINTED AT 12"x18"

HISTORIC AND GENERAL  
CONDITIONS ANALYSIS

2016

**BVA**

BarnesVanze Architects Inc.  
1000 Potomac St NW, Suite 1-2  
Washington DC 20007  
barnesvanze.com 202 337 7255

**Bank of Alexandria  
Residence**  
133 N Fairfax Street  
Alexandria, VA 22314

**DRAWING:** EXISTING EAST ELEVATION - HISTORIC NOTES

**ISSUED:**

9/8/2020

BAR SUBMISSION SET

A13





A1 BALUSTRADE CONDITIONS  
A14 N.T.S.



A2 BALUSTRADE CONDITIONS  
A14 N.T.S.



C1 CORNICE, FRIEZE, AND BRACKET CONDITIONS  
A14 N.T.S.



C2 BALUSTRADE CONDITIONS  
A14 N.T.S.





A1 CAMERON STREET DOOR SURROUND IN POOR CONDITION  
A15 N.T.S.



A2 CAMERON DOOR SURROUND  
A15 N.T.S.



A3 CAMERON DOOR SURROUND  
A15 N.T.S.



C1 LINTEL CONDITIONS  
A15 N.T.S.



C2 CAST STONE SILL  
A15 N.T.S.



C3 FAIRFAX DOOR SURROUND IN GOOD CONDITION  
A15 N.T.S.





A1  
A16

WATERTABLE AT CAMERON ST. - OVERALL  
N.T.S.



A2  
A16

WATERTABLE CONDITIONS  
N.T.S.



A3  
A16

WATERTABLE CONDITIONS  
N.T.S.



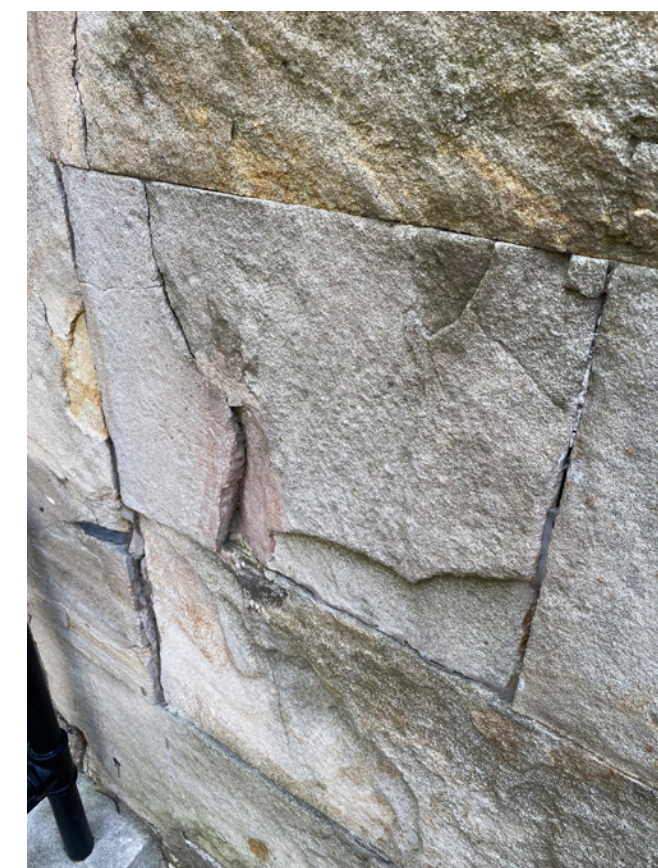
C1  
A16

CORNER OF N. FAIRFAX AND CAMERON ST.  
N.T.S.



C2  
A16

WATERTABLE CONDITIONS  
N.T.S.



C3  
A16

WATERTABLE CONDITIONS  
N.T.S.





A1  
A17 N. FAIRFAX ST. STAIR CONDITIONS  
N.T.S.



A2  
A17 FAIRFAX ST. - STUCCO FALLING OFF BRICK  
N.T.S.



A3  
A17 FAIRFAX STAIR MODERN RAILING  
N.T.S.



A4  
A17 FAIRFAX STAIR MODERN RAILING  
N.T.S.



C1  
A17 CAMERON ST. STAIR BEFORE STUCCO  
N.T.S.



C2  
A17 CAMERON ST. STUCCO  
N.T.S.



C3  
A17 CAMERON ST. HISTORIC RAILING  
N.T.S.



C4  
A17 CAMERON ST. HISTORIC RAILING  
N.T.S.





A1  
A18 BRICK WALL AT PARKING  
N.T.S.



A2  
A18 S. WALL AT TERRACE, NOTE MODERN PATCHES  
N.T.S.



C1  
A18 S. WALL AT PARKING  
N.T.S.



C2  
A18 E. WALL AT TERRACE, NOTE MODERN PATCHES  
N.T.S.



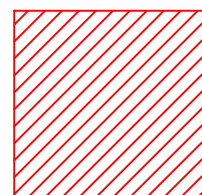
**Bank of Alexandria  
Residence**

133 N Fairfax Street  
Alexandria, VA 22314

DRAWING: EXISTING NORTH ELEVATION - DEMO AND ENCAPSULATION

ISSUED:  
9/8/2020  
BAR SUBMISSION SET

A19

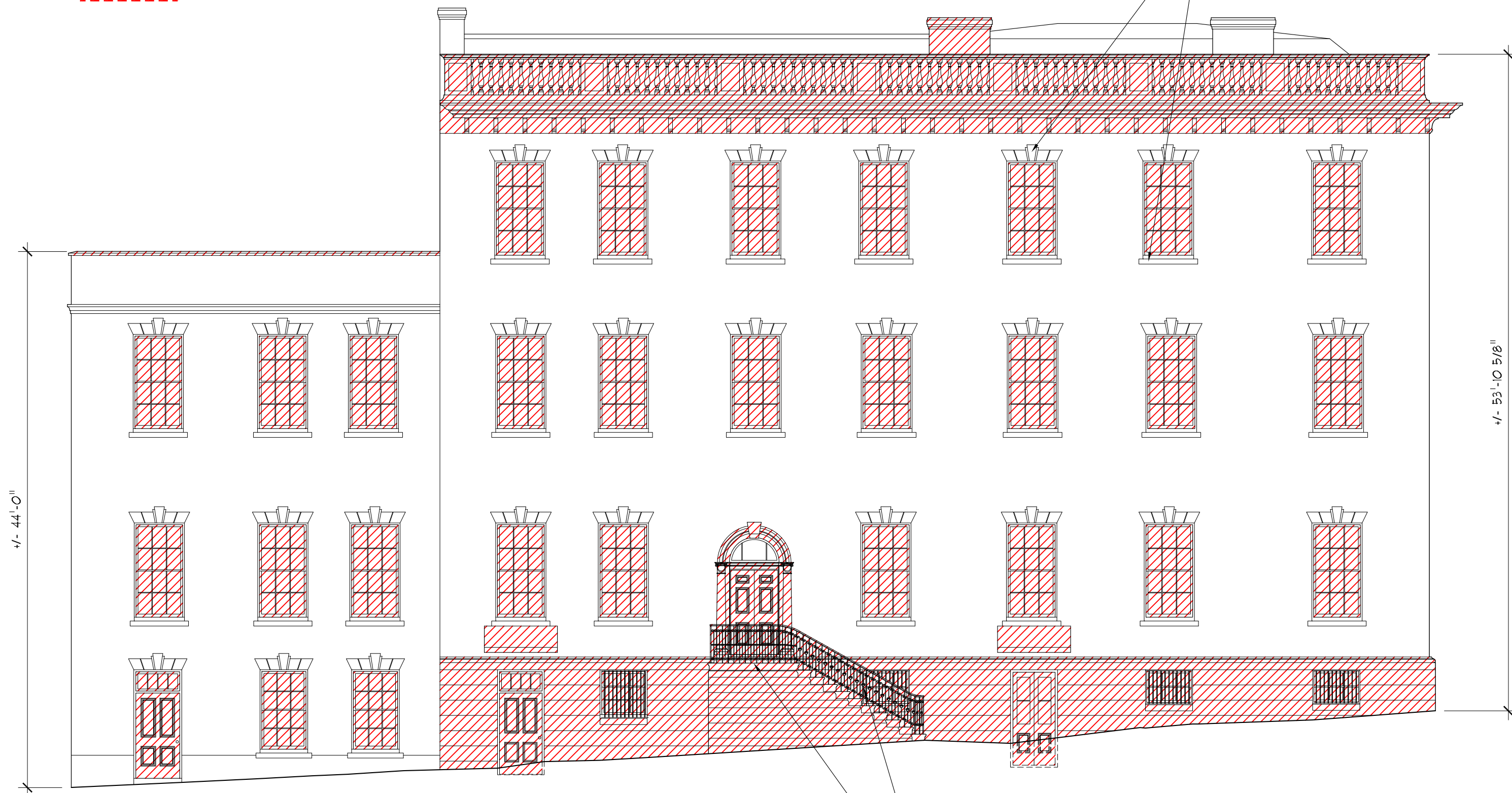


DEMO



ENCAPSULATE

SELECTIVE LINTEL & SILL DEMO IN  
CONSULTATION WITH B.A.R. STAFF,  
APPROXIMATELY 30%



+/- 44'-0"

+/- 53'-10 5/8"

HISTORIC IRON RAILING AND STONE TOP LANDING TO  
REMAIN: REMOVE, PROTECT, RESTORE, AND REINSTALL

C1 EXISTING NORTH ELEVATION - DEMO

A19 1/8" = 1'-0" WHEN PRINTED AT 12"x18"



Bank of Alexandria  
Residence

133 N Fairfax Street  
Alexandria, VA 22314

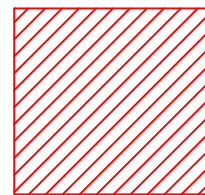
DRAWING: EXISTING SOUTH ELEVATION - DEMO AND ENCAPSULATION

ISSUED:

9/8/2020

BAR SUBMISSION SET

A20

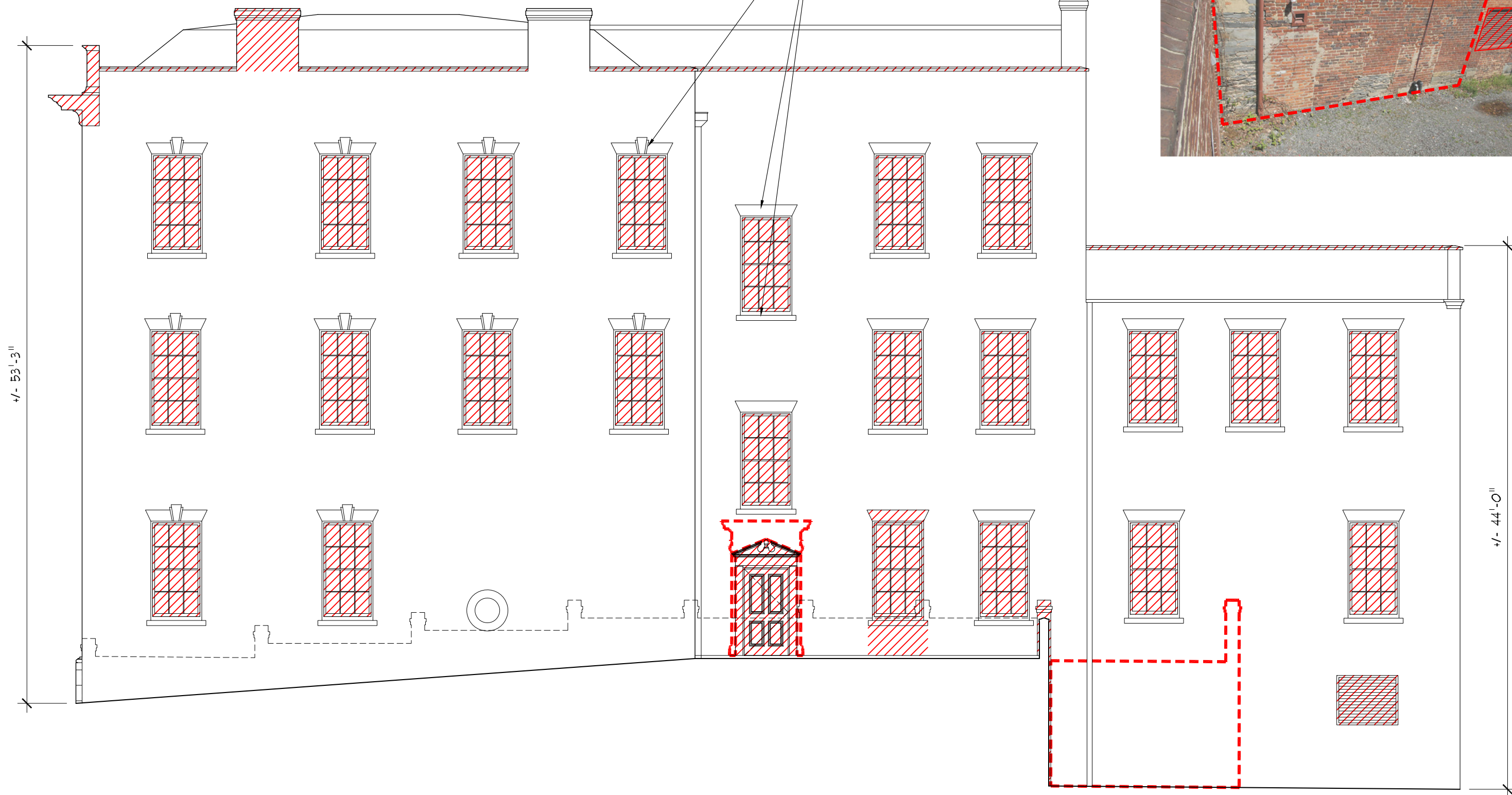
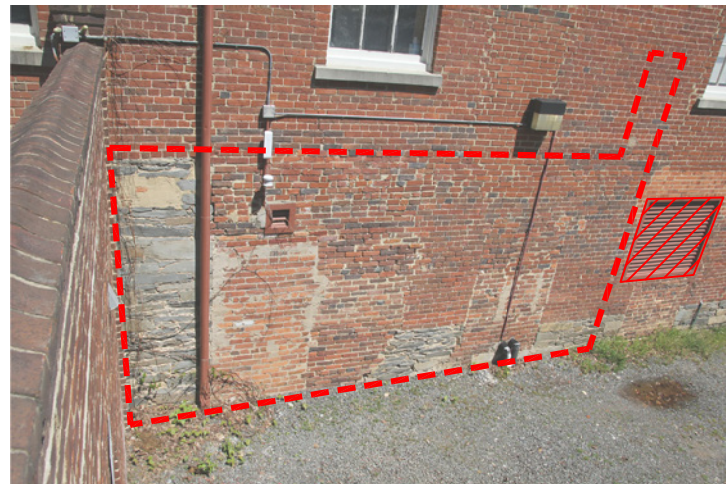


DEMO

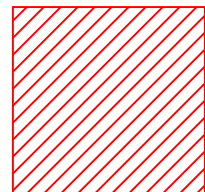


ENCAPSULATE

SELECTIVE KEYSTONE, LINTEL & SILL  
DEMO IN CONSULTATION WITH B.A.R.  
STAFF, APPROXIMATELY 30%



CI  
A20  
EXISTING SOUTH ELEVATION  
1/8" = 1'-0" WHEN PRINTED AT 12"x18"



DEMO



ENCAPSULATE



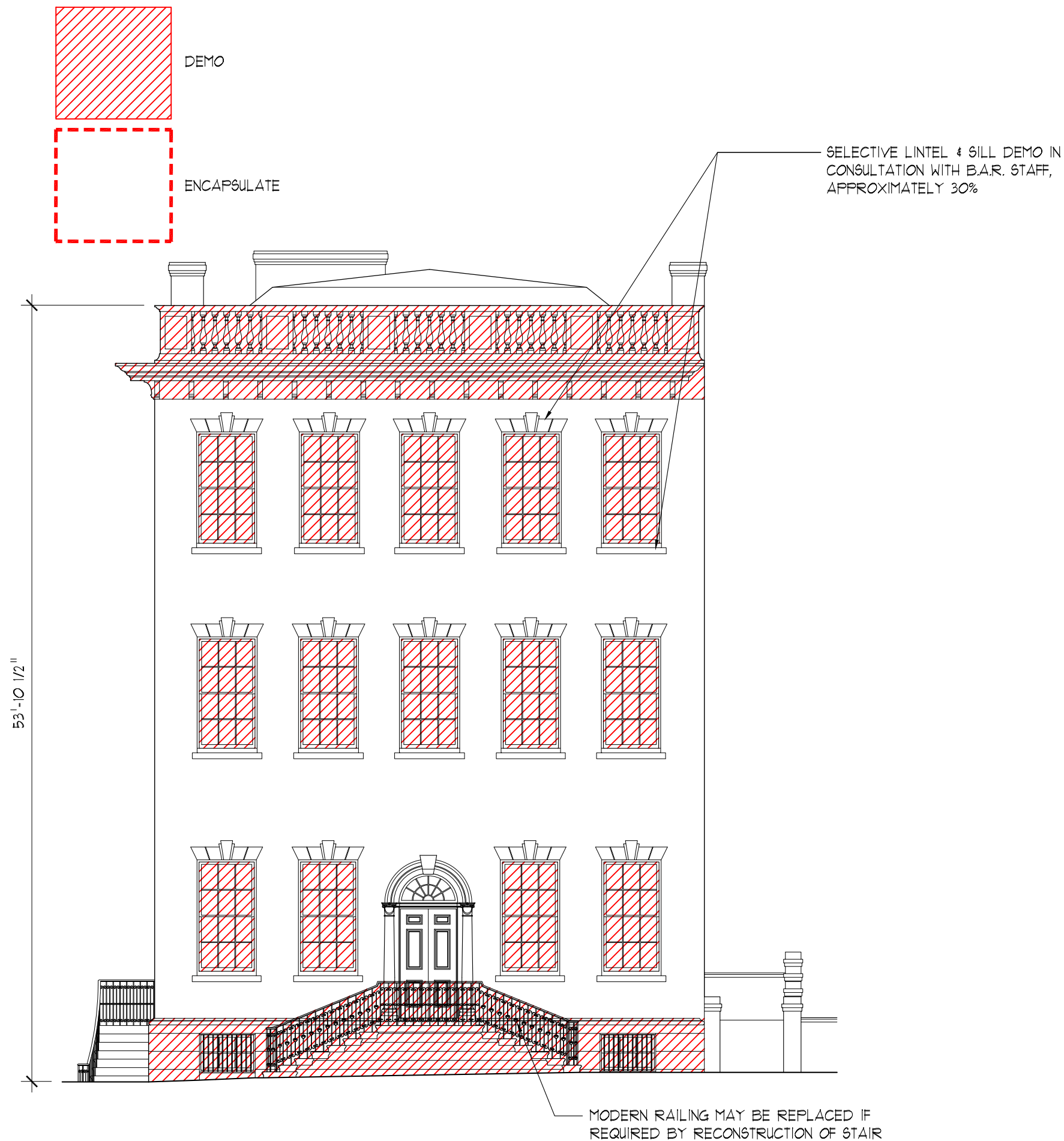
REFERENCE A21  
FOR FACADE

CI

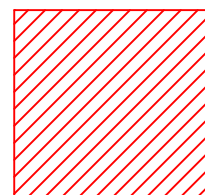
A21

EXISTING SOUTH ELEVATION

1/8" = 1'-0" WHEN PRINTED AT 12"x18"



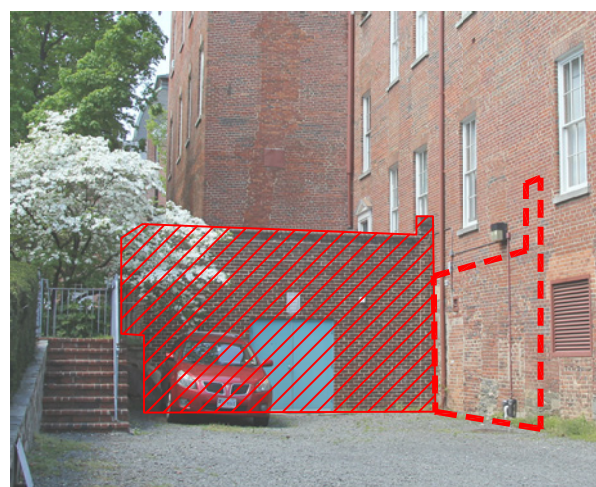
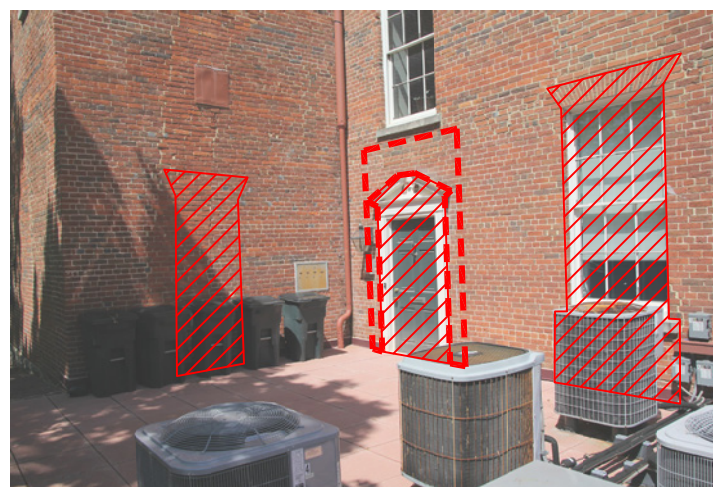
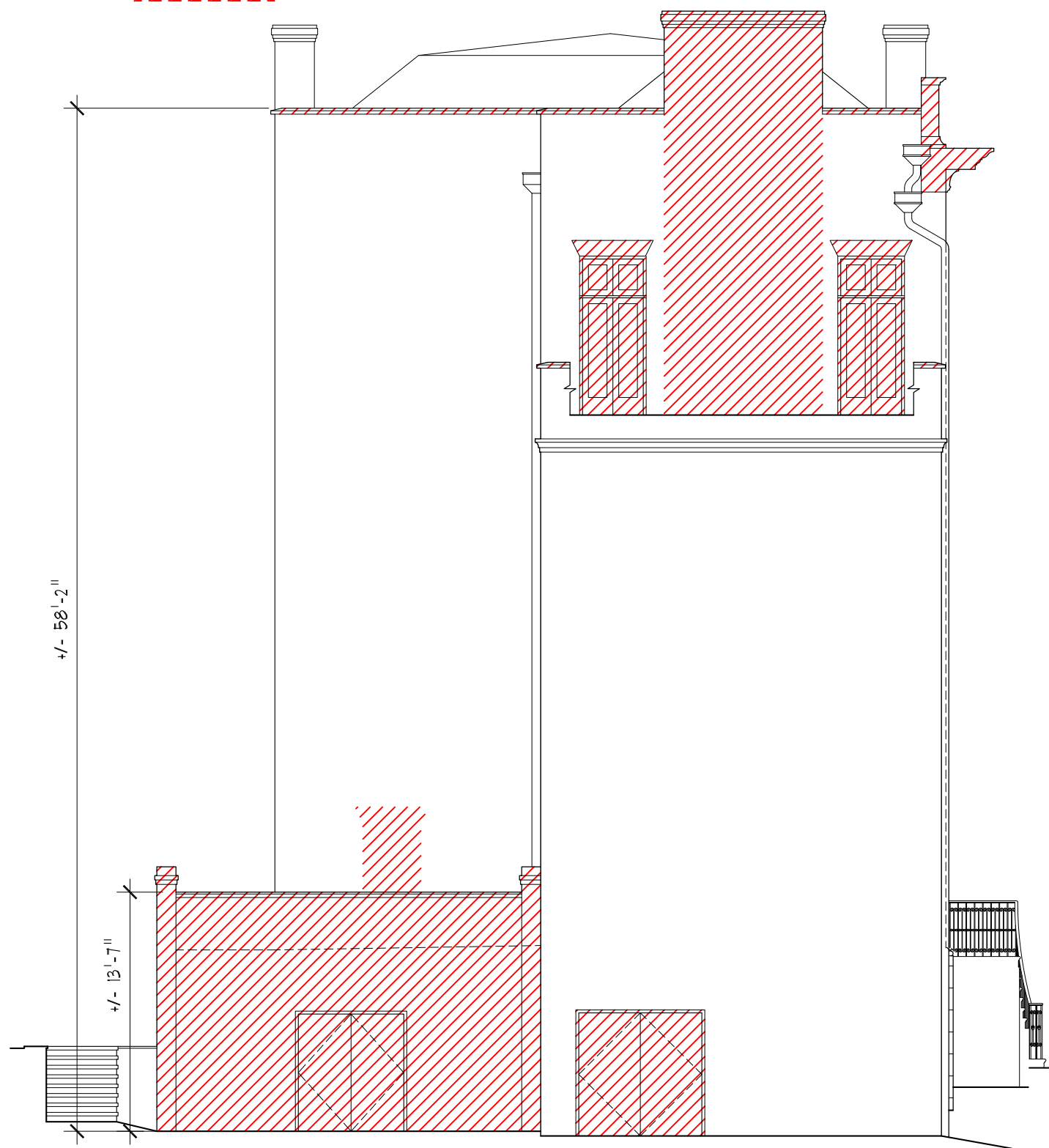
CI  
A22 EXISTING WEST ELEVATION  
1/8" = 1'-0" WHEN PRINTED AT 12"x18"



DEMO



ENCAPSULATE



CI  
A23  
EXISTING EAST ELEVATION  
1/8" = 1'-0" WHEN PRINTED AT 12"x18"



SELECTIVE BRICK REPOINTING, APPROXIMATELY 30%

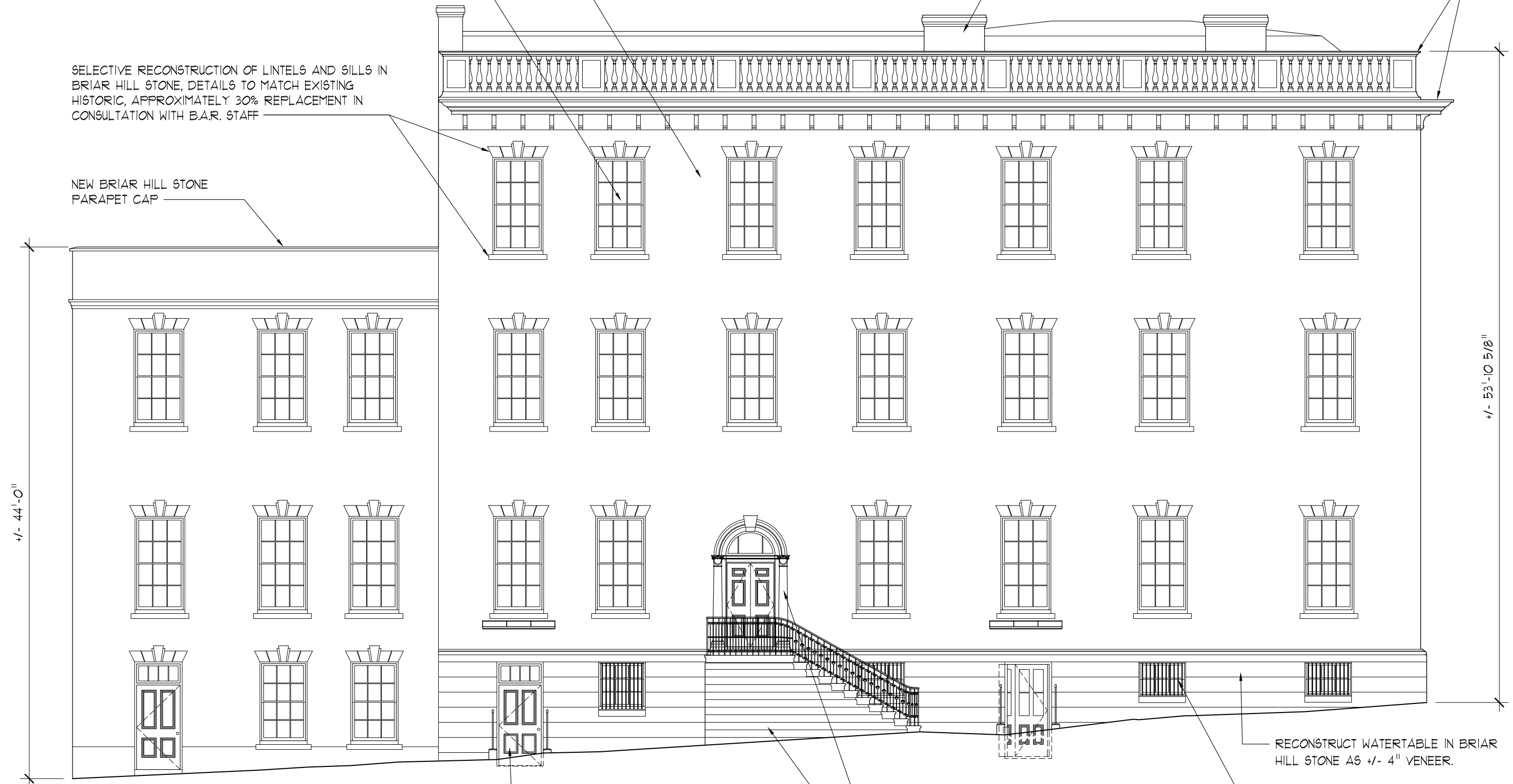
REPLACE ALL WINDOW SASHES WITH NEW WOOD SASHES WITH WOOD MUNTIN BARS IN HISTORIC PUTTY PROFILE AND LAMINATED SINGLE GLAZING

SELECTIVE RECONSTRUCTION OF LINTELS AND SILLS IN BRIAR HILL STONE, DETAILS TO MATCH EXISTING HISTORIC, APPROXIMATELY 30% REPLACEMENT IN CONSULTATION WITH B.A.R. STAFF

NEW BRIAR HILL STONE PARAPET CAP

RECONSTRUCT CHIMNEY FOR TWO FLUES INSTEAD OF ONE, NO CHANGE TO OUTSIDE DIMENSIONS

RECONSTRUCT BALUSTRADE, CORNICE, FRIEZE, AND BRACKETS WITH BRIAR HILL STONE, DETAILS TO MATCH EXISTING HISTORIC



+/- 44'-0"

+/- 53'-10 5/8"

CI  
A24

**NORTH ELEVATION**

1/8" = 1'-0" WHEN PRINTED AT 12"x18"

REPLACE DOORS WITH NEW WOOD DOORS IN CONSULTATION WITH B.A.R. STAFF, TYP. OF (4)

RECONSTRUCT CARVED DOOR SURROUND IN BRIAR HILL STONE, TO MATCH EXISTING HISTORIC FAIRFAX STREET DOOR SURROUND

RECONSTRUCT STAIRS WITH BRIAR HILL STONE BASE, RUSSELL STONE TREADS, REINSTALL HISTORIC STONE TOP LANDING AND HISTORIC RAILING

RECONSTRUCT WATERTABLE IN BRIAR HILL STONE AS +/- 4" VENEER.

RECONSTRUCT METAL SECURITY BARS IN CONSULTATION WITH B.A.R. STAFF, TYP.

MODIFY ROOF FOR ELEVATOR HEADROOM

SELECTIVE REPAIR OF BRICK JACK ARCHES AND  
KEYSTONES IN CONSULTATION WITH B.A.R.

RECONSTRUCT CHIMNEY FOR TWO FLUES INSTEAD OF  
ONE, NO CHANGE TO OUTSIDE DIMENSIONS

NEW BRIAR HILL STONE PARAPET CAP

REPLACE ALL WINDOW SASHES WITH NEW WOOD SASHES  
WITH WOOD MUNTIN BARS IN HISTORIC PUTTY PROFILE AND  
LAMINATED SINGLE GLAZING

SELECTIVE BRICK REPOINTING, APPROXIMATELY 30%

NEW BRIAR HILL STONE PARAPET CAP

SELECTIVE REPAIR OF SILLS IN BRIAR HILL STONE,  
DETAILS TO MATCH EXISTING HISTORIC, APPROXIMATELY  
30% REPLACEMENT IN CONSTRUCTION WITH B.A.R. STAFF

NEW PAINTED WOOD DOOR,  
FAN LIGHT, AND SURROUND

NEW LANTERN TO BE SELECTED IN  
CONSULTATION WITH B.A.R. STAFF

NEW PAINTED WOOD DOOR AND  
TRANSOM IN MODIFIED MASONRY OPENING

NEW POST MOUNTED LIGHTS TO BE SELECTED IN  
CONSULTATION WITH B.A.R. STAFF

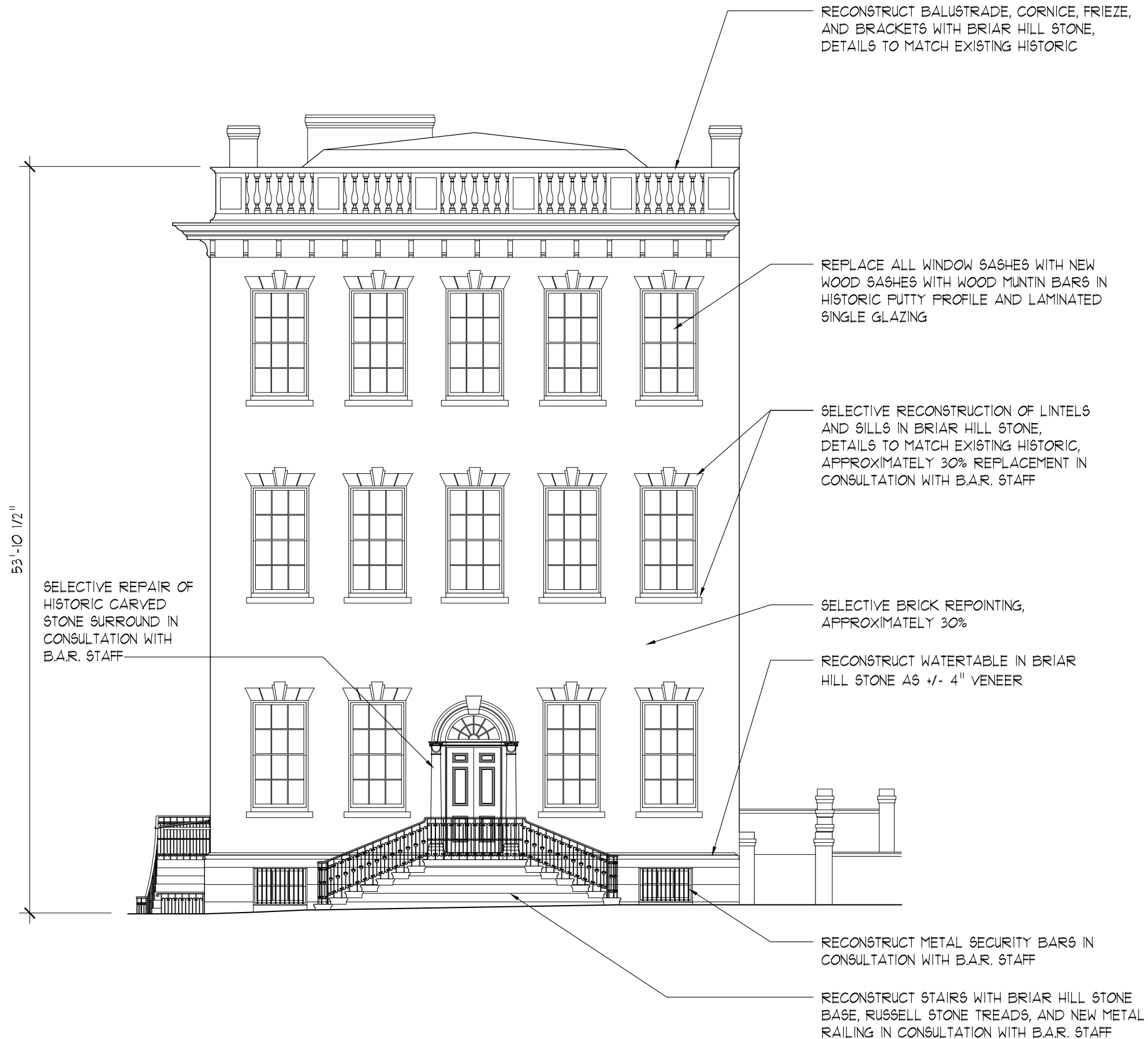


CI SOUTH ELEVATION

A25 1/8" = 1'-0" WHEN PRINTED AT 12"x18"



CI SOUTH ELEVATION  
A26 1/8" = 1'-0" WHEN PRINTED AT 12"x18"



53'-10 1/2"

SELECTIVE REPAIR OF  
HISTORIC CARVED  
STONE SURROUND IN  
CONSULTATION WITH  
B.A.R. STAFF

RECONSTRUCT BALUSTRADE, CORNICE, FRIEZE,  
AND BRACKETS WITH BRIAR HILL STONE,  
DETAILS TO MATCH EXISTING HISTORIC

REPLACE ALL WINDOW SASHERS WITH NEW  
WOOD SASHERS WITH WOOD MUNTIN BARS IN  
HISTORIC PUTTY PROFILE AND LAMINATED  
SINGLE GLAZING

SELECTIVE RECONSTRUCTION OF LINTELS  
AND SILLIS IN BRIAR HILL STONE,  
DETAILS TO MATCH EXISTING HISTORIC,  
APPROXIMATELY 30% REPLACEMENT IN  
CONSULTATION WITH B.A.R. STAFF

SELECTIVE BRICK REPOINTING,  
APPROXIMATELY 30%

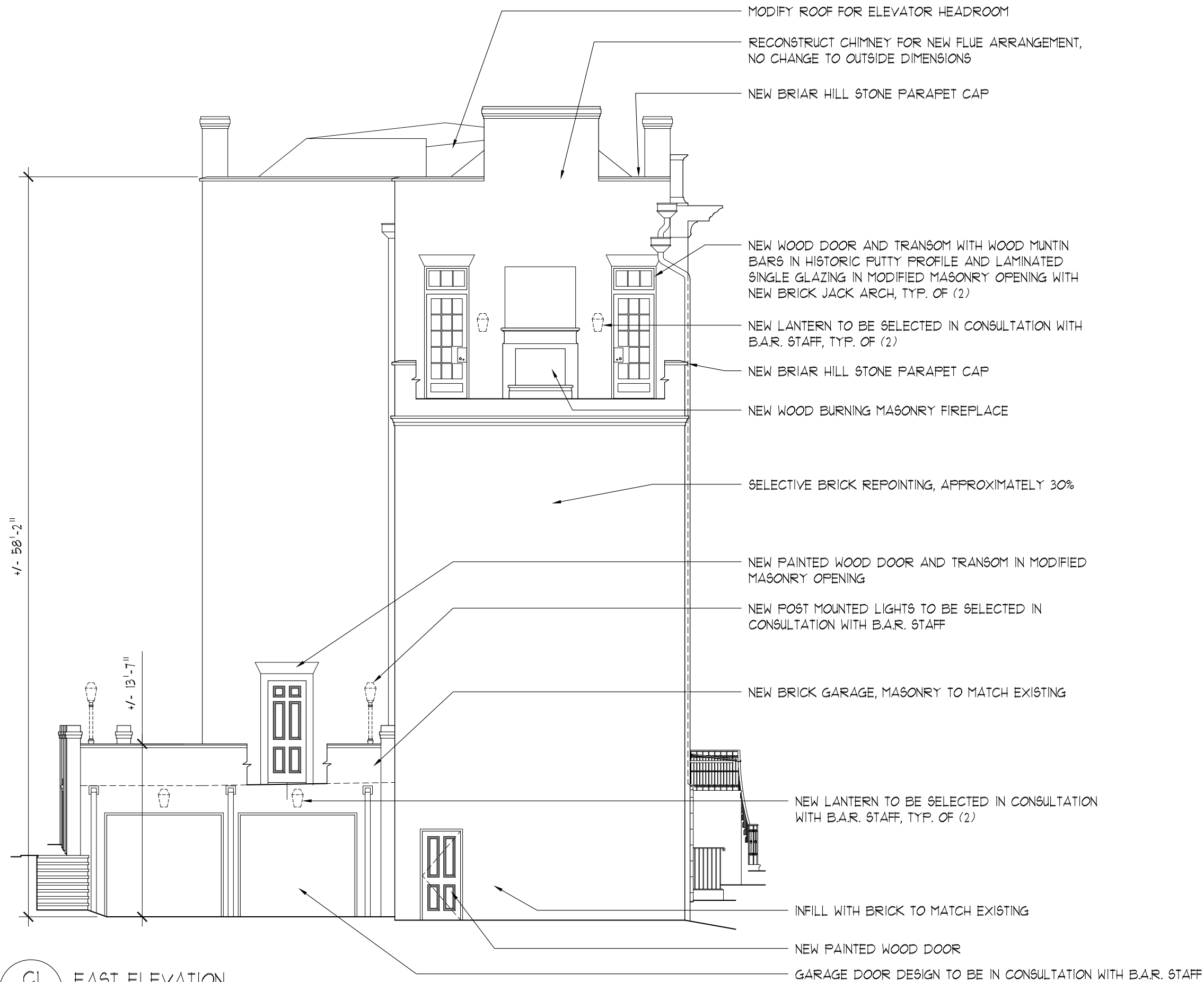
RECONSTRUCT WATERTABLE IN BRIAR  
HILL STONE AS +/- 4" VENEER

RECONSTRUCT METAL SECURITY BARS IN  
CONSULTATION WITH B.A.R. STAFF

RECONSTRUCT STAIRS WITH BRIAR HILL STONE  
BASE, RUSSELL STONE TREADS, AND NEW METAL  
RAILING IN CONSULTATION WITH B.A.R. STAFF

CI WEST ELEVATION

A27 1/8" = 1'-0" WHEN PRINTED AT 12"x18"



CI EAST ELEVATION  
A28 1/8" = 1'-0" WHEN PRINTED AT 12"x18"

DRAWING: PROPOSED EAST ELEVATION  
ISSUED: 9/8/2020  
BAR SUBMISSION SET





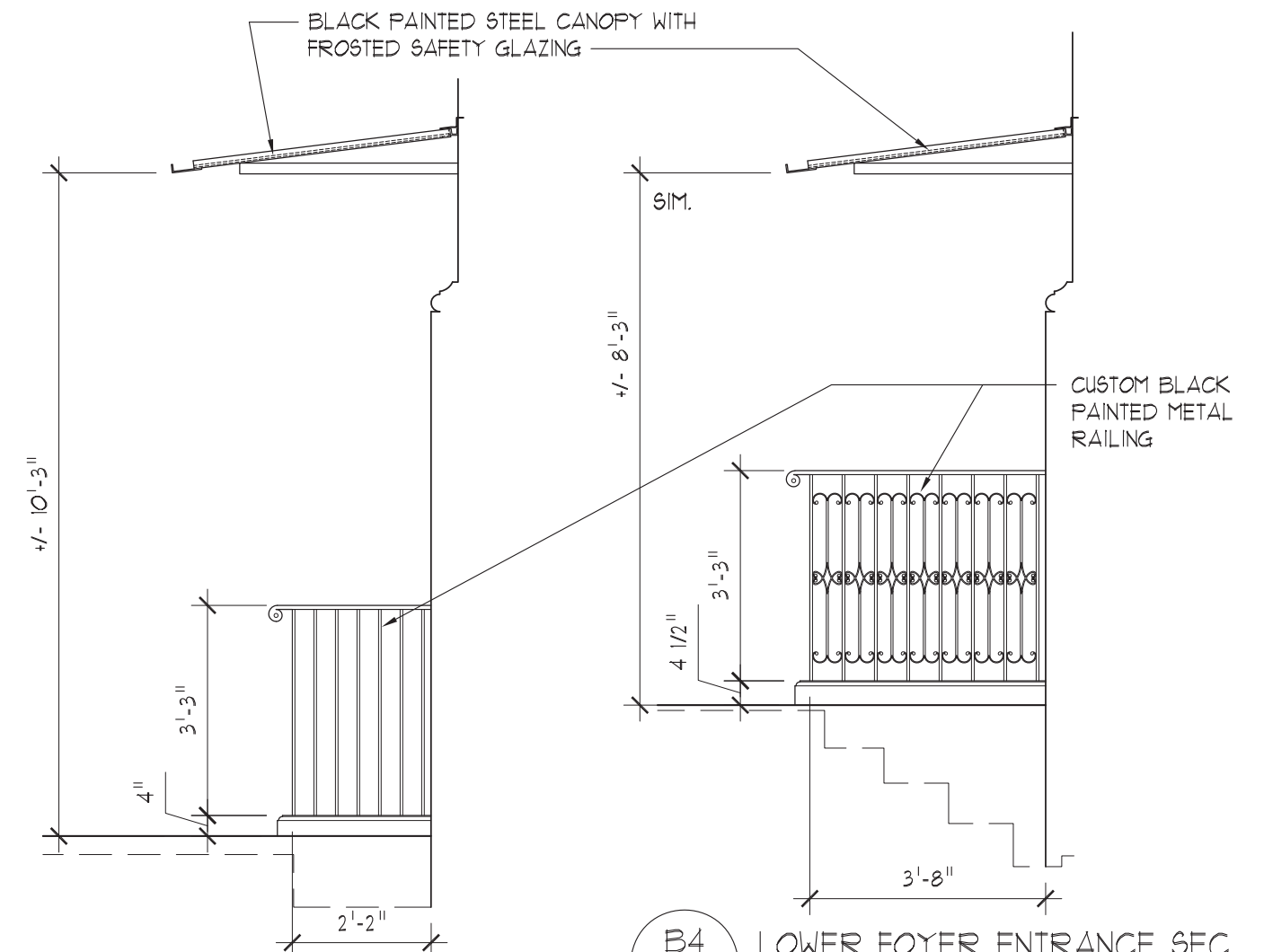
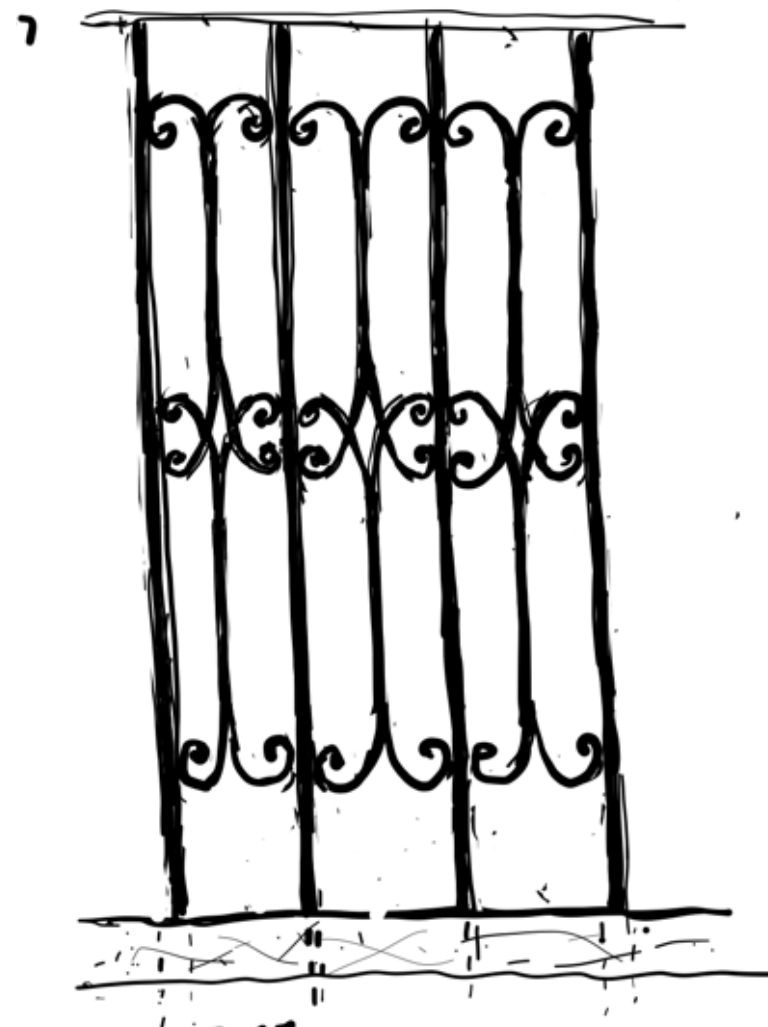
A1  
A29 EXISTING RAILING, C. 1970  
N.T.S.



A2  
A29 EXISTING RAILING, C. 1807  
N.T.S.

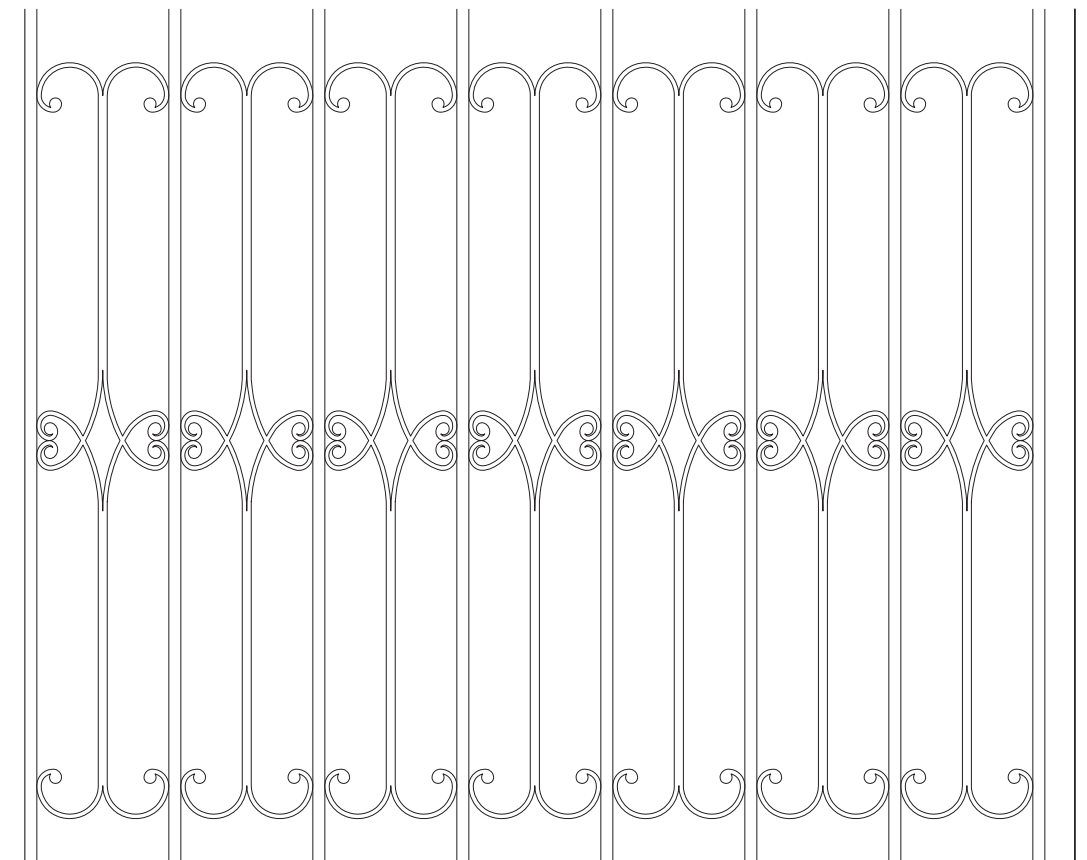


C1  
A29 NEW RAILING DESIGN PROGRESS SKETCHES  
N.T.S.



B3  
A29 MUD RM. ENTRANCE SEC.  
3/8" = 1'-0" WHEN PRINTED AT 12"x18"

B4  
A29 LOWER FOYER ENTRANCE SEC.  
3/8" = 1'-0" WHEN PRINTED AT 12"x18"

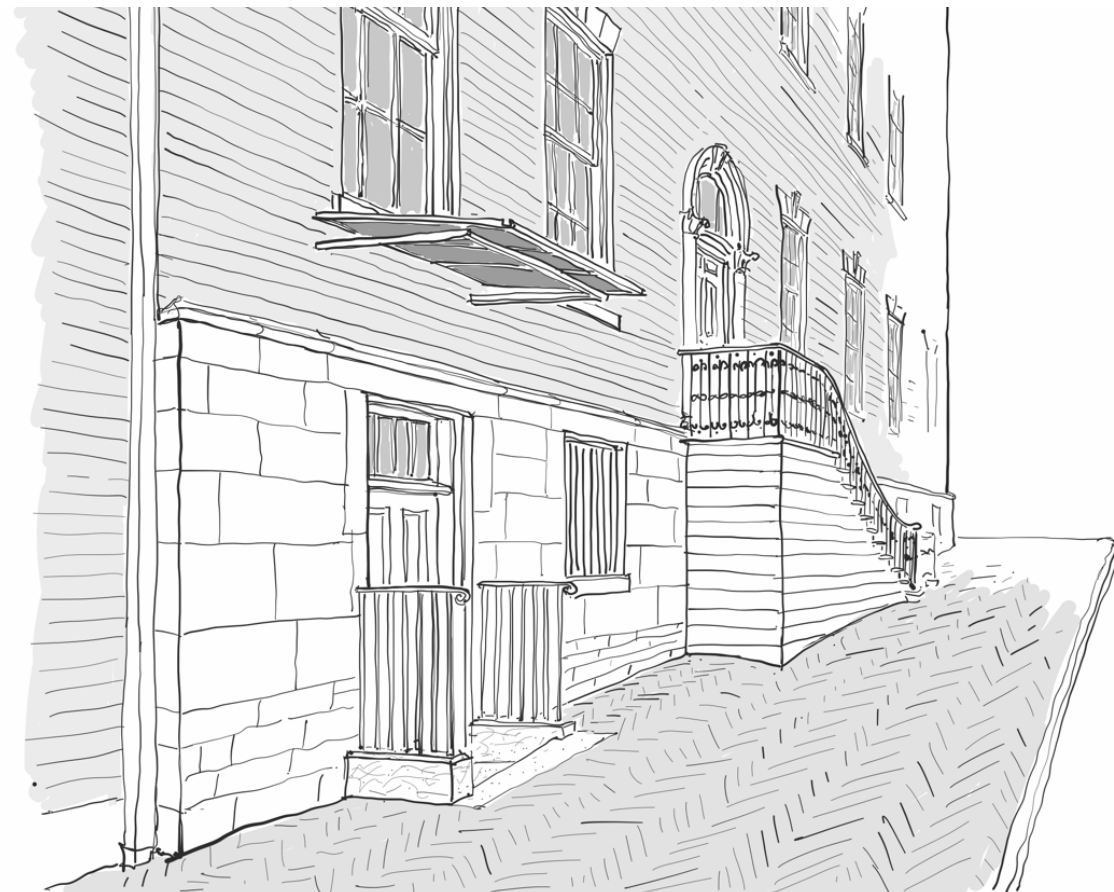


C3  
A29 DETAIL ELEVATION OF PROPOSED DECORATIVE RAILING  
1 1/2" = 1'-0" WHEN PRINTED AT 12"x18"





A1 EXISTING LOWER LEVEL ENTRANCE ON CAMERON  
A30 N.T.S.



A2 PROPOSED ENTRANCE TO NEW MUD ROOM  
A30 N.T.S.



C1 EXISTING LOWER LEVEL ENTRANCE ON CAMERON  
A30 N.T.S.



C2 PROPOSED ENTRANCE TO NEW LOWER FOYER  
A30 N.T.S.

Bank of Alexandria  
Residence  
133 N Fairfax Street  
Alexandria, VA 22314

DRAWING: VIEWS OF PROPOSED WORK

ISSUED:  
9/8/2020

BAR SUBMISSION SET

A30





A2	PROPOSED DESIGN OF NEW GARAGE ENTRANCE
A3	N.T.S.



C2	PROPOSED DESIGN OF NEW TERRACE DOORS
A31	N.T.S.





A1 PHOTO OF BUILDING LOOKING UP N. FAIRFAX ST.  
A32 N.T.S.



C1 PHOTO OF BUILDING FROM ACROSS CAMERON ST.  
A32 N.T.S.



A2 RENDERING SHOWING NO VISIBLE ROOF CHANGE FOR ELEVATOR HEADROOM  
A32 N.T.S.



C2 RENDERING SHOWING PROPOSED FIREPLACE FROM PUBLIC WAY  
A32 N.T.S.