

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

APPLICANT: Jonathan Slemrod and Toska Gamble

LOCATION: Old and Historic Alexandria District
214 N Fairfax Street

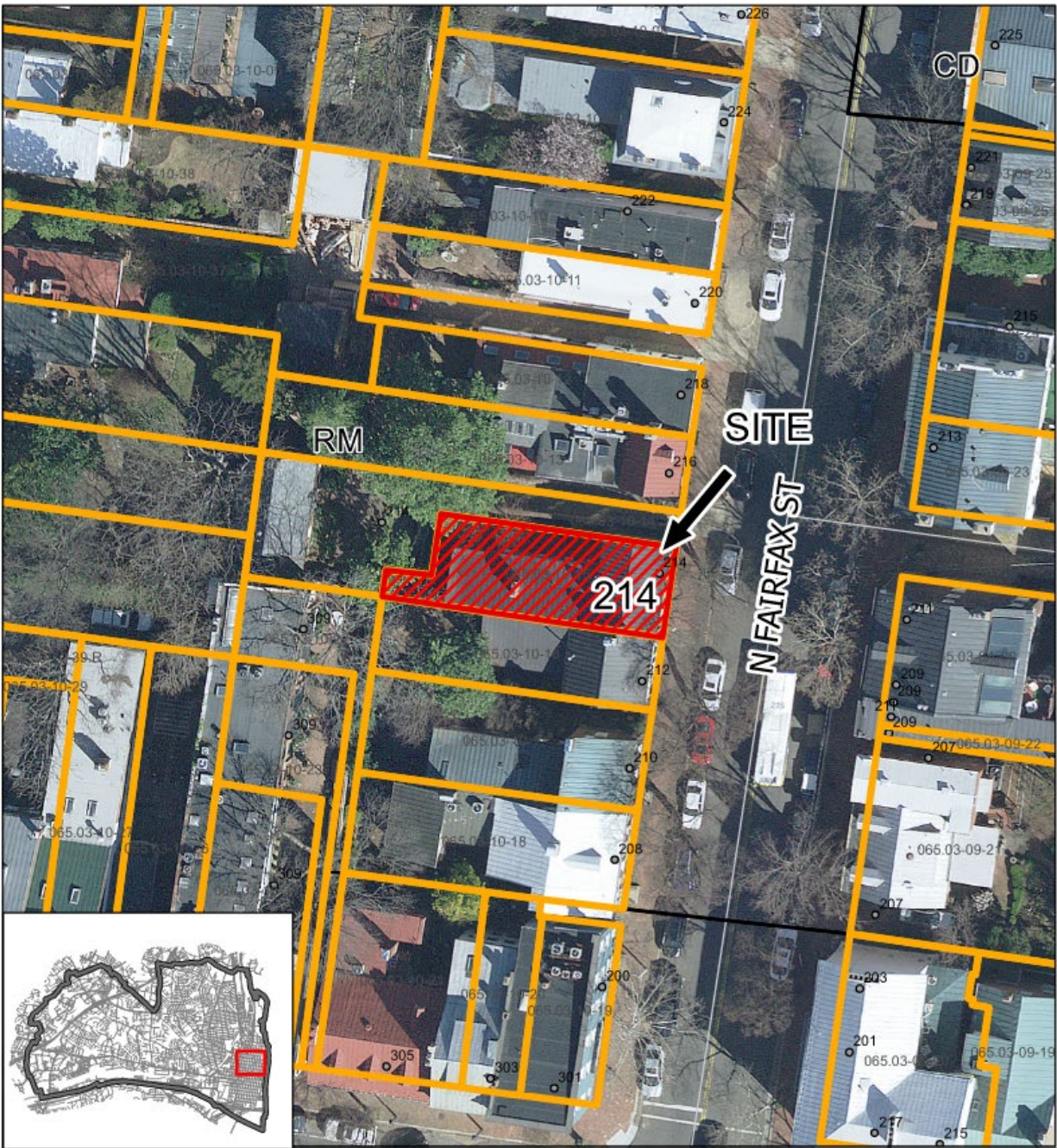
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness with the condition that the new windows on the north elevation meet the *Alexandria New and Replacement Window Performance Specifications*.

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 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.



BAR #2020-00505 & BAR #2020-00531
214 North Fairfax Street



0 15 30 60 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2020-00531) and Certificate of Appropriateness (BAR #2020-00505) 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 demolish portions of exterior wall to install four new windows at 214 N. Fairfax Street.

Permit to Demolish/Capsulate

- Demolish two areas of the west wall to accommodate two new windows.
- Demolish two areas on the north wall to accommodate two new windows.
- Total demolition will be approximately 55 square feet.

Certificate of Appropriateness

The two new windows on the west elevation are located at the first and second floor, where the new windows will be aligned. This elevation is not visible from the public right-of-way. The new windows on the north elevation would be installed on the side of the main block at the first floor and will be clearly visible from N. Fairfax Street. The new Pella windows will be wood Architect Series double-hung, simulated-divided-light windows in a six-over-six configuration with putty glazed muntins.

II. HISTORY

The two-and-a-half story, four-bay frame residence at 214 N. Fairfax was likely constructed in the early 19th century according to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*.

Previous BAR Approvals

Staff was unable to locate any previous BAR approvals for this property.

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

In the opinion of staff, none of the criteria for demolition/capsulation are met and the Permit to Demolish/Capsulate should be granted. The small areas of demolition on the north and west elevations are not of unusual or uncommon design and could be reproduced easily today.

Certificate of Appropriateness

The proposed alterations are intended to allow for more natural light into the interior of the house. Staff supports the installation of wood windows on this historic house and notes that the double-glazed windows will contrast with the existing single-glazed windows, suggesting the later installation date. The applicant has not included the complete window specifications, therefore staff recommends conditioning the approval on compliance with the *Alexandria New and Replacement Window Performance Specifications* for the two windows on the north elevation which will be visible from the public way.

STAFF

Stephanie Sample, 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

F-1 The proposed alterations comply with zoning.

Code Administration

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

Transportation and Environmental Services **CONDITIONS**

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)

FINDINGS:

F-1 Previously reviewed under BAR2004-00158; BAR2013-00196 (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)

CODE REQUIREMENTS

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 Archaeological oversight will not be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application for BAR 2020-00505 & 2020-00531: 214 N. Fairfax Street*
- 2 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 214 N. Fairfax Street, Alexandria VA 22314
DISTRICT: ☒ Old & Historic Alexandria ☐ Parker - Gray ☐ 100 Year Old Building
TAX MAP AND PARCEL: 065.03-10-15 ZONING: RM

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS

☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☒ Business (Please provide business name & contact person)

Name: Moore Construction Group / Rachel DeBawn

Address: 3335 Duke St.

City: Alexandria State: VA Zip: 22314

Phone: 703 960 0253 E-mail: Rachel@MooreCG.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect

☒ Contractor

Name: Rachel DeBawn

Phone: 703-960-0253

E-mail: rachel@moorecg.com

Legal Property Owner:

Name: Jonathan Slemrod and Toska Gamble

Address: 214 N. Fairfax Street

City: Alexandria State: VA Zip: 22314-2623

Phone: 512-695-8287 E-mail: toska.L.gamble@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*☐ NEW CONSTRUCTION☒ EXTERIOR ALTERATION: *Please check all that apply.*☐ awning☐ fence, gate or garden wall☐ HVAC equipment☒ shutters☐ doors☒ windows☐ siding☐ shed☐ lighting☐ pergola/trellis☐ painting unpainted masonry☐ other _____☐ ADDITION☒ DEMOLITION/ENCAPSULATION☐ SIGNAGE**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

install 4 new windows

2 proposed at main level north side of living room. Visible from Fairfax St.

2 proposed at west facade - 1 at 2nd level & 1 at main level. not visible from any public right of way.

Demolition of 55 SF of exterior wall to make way for 4 new proposed windows

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 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.

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: Rachel a DeBaunPrinted Name: Rachel DeBaunDate: 10/1/20

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. Rachel DeBawn		0%
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 214 N Fairfax (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. Toska Gamble	214 N Fairfax St	50%
2. Jonathan Slemrod	214 N Fairfax St	50%
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	n/a	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.

10/5/20
Date

Rachel DeBawn
Printed Name

Rachel A DeBawn
Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 214 N Fairfax Street RM
Street Address Zone

A2. 1,911.00 x 1.50 = 2,866.50
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	927.00	Basement**	927.00	B1. 3,327.00 Sq. Ft. Existing Gross Floor Area*
First Floor	1,020.00	Stairways**	105.00	B2. 1,218.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor	1,020.00	Mechanical**	40.00	B3. 2,109.00 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	360.00	Attic less than 7***		Comments for Existing Gross Floor Area
Attic	0.00	Porches**		
Porches	0.00	Balcony/Deck**		
Balcony/Deck	0.00	Lavatory***	146.00	
Lavatory***		Other**		
Other**		Other**		
B1. Total Gross	3,327.00	B2. Total Exclusions	1,218.00	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement		Basement**		C1. 0.00 Sq. Ft. Proposed Gross Floor Area*
First Floor		Stairways**		C2. 0.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor		Mechanical**		C3. 0.00 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor		Attic less than 7***		
Attic		Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	0.00	C2. Total Exclusions	0.00	

D. Total Floor Area

D1. 2,109.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,866.50 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 891.00 Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

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.

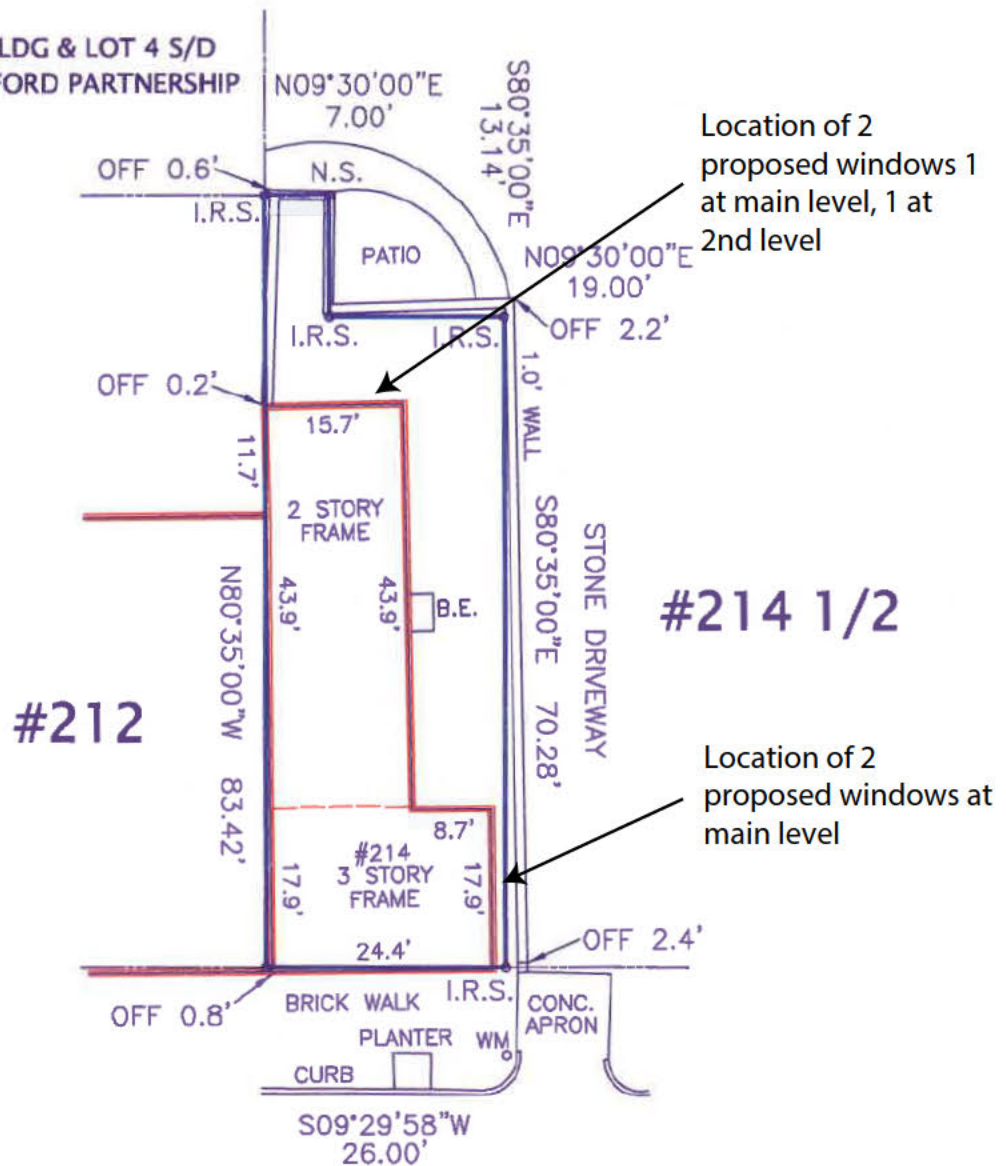
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: **Rachel DeBaun** Digitally signed by Rachel DeBaun
Date: 2020.10.05 15:39:42 -04'00'

Date: **10/5/20**



PART OF BLDG & LOT 4 S/D
LAND NORFORD PARTNERSHIP



PLAT
SHOWING LOCATION SURVEY ON
#214 NO. FAIRFAX STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' APRIL 16, 2013

CASE NAME:

GRAPHIC SCALE



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.
BOUNDARY SURVEY NOT PERFORMED.
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

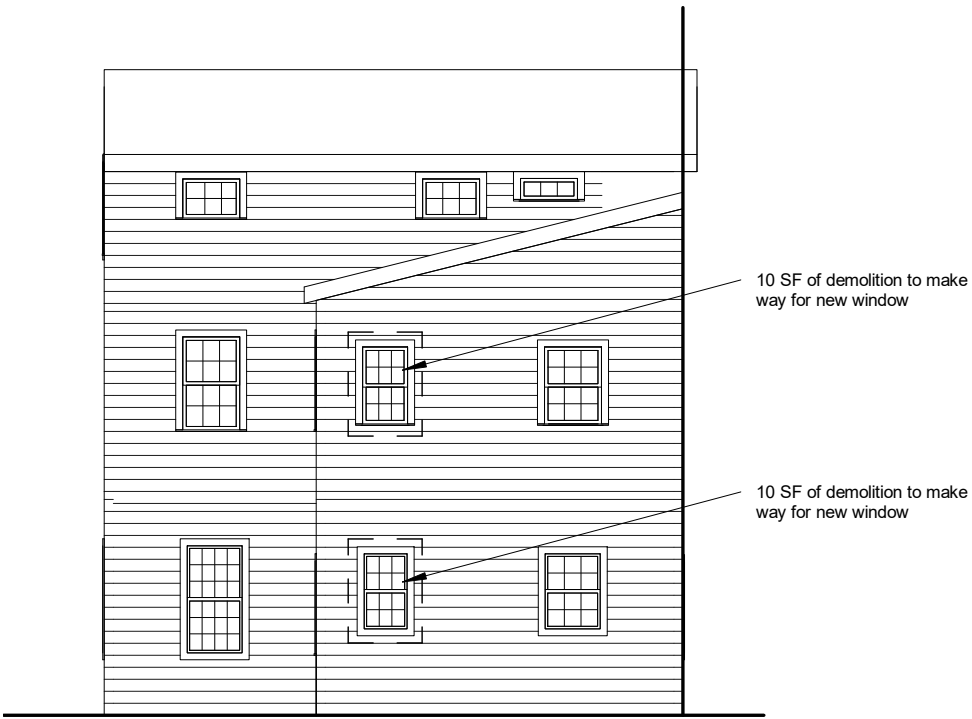
I HEREBY CERTIFY THAT THE POSITIONS
OF ALL THE EXISTING IMPROVEMENTS
HAVE BEEN CAREFULLY ESTABLISHED BY
A CURRENT FIELD SURVEY, AND UNLESS
OTHERWISE SHOWN, THERE ARE NO
VISIBLE ENCROACHMENTS.

REQUESTED BY:

JOSEPHINA HOOKER

ALEXANDRIA SURVEYS, LLC

3949 PENDER DRIVE, STE #120 FAIRFAX, VIRGINIA 22030
TEL. NO. 703-636-1313 FAX NO. 703-636-4266

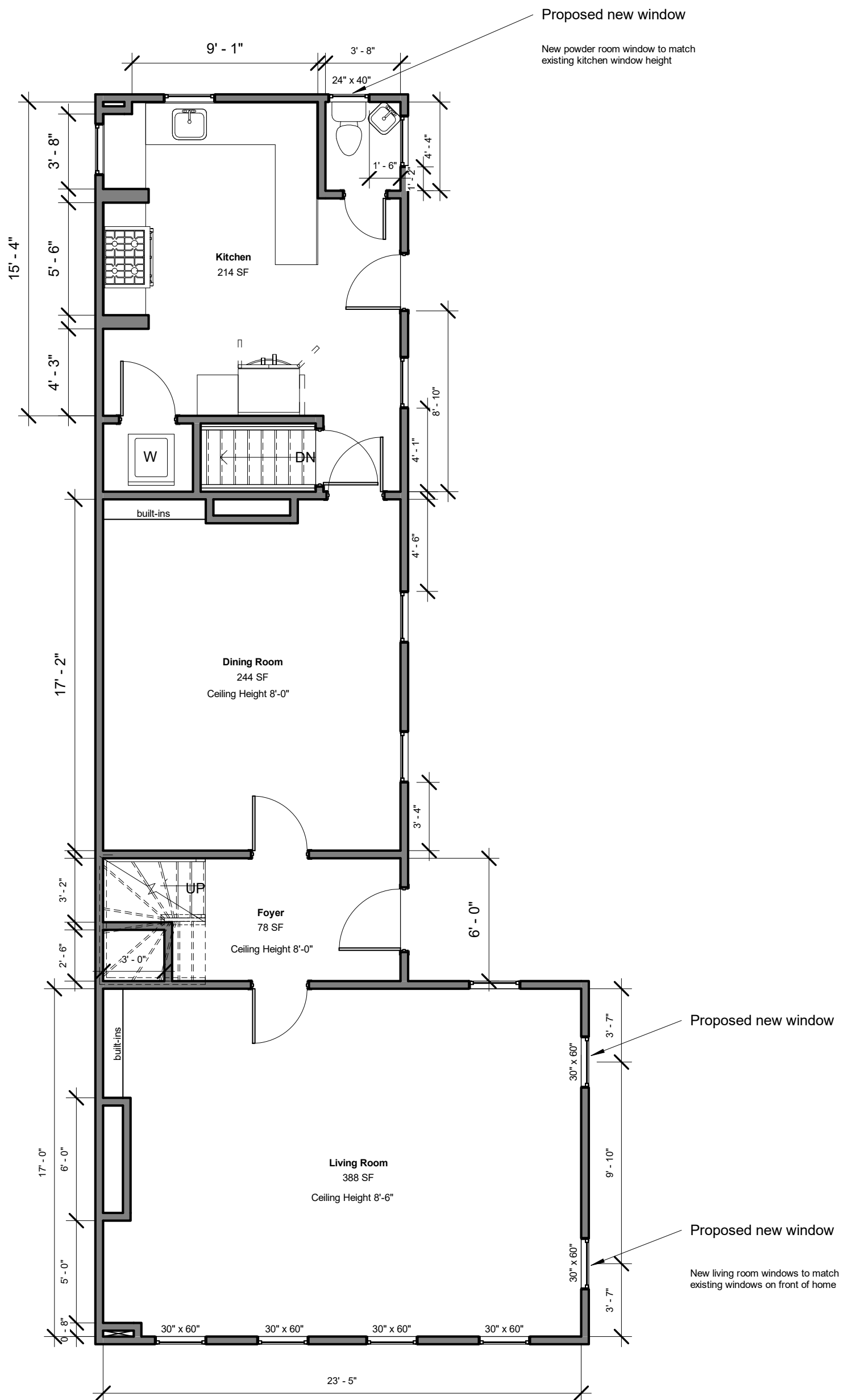


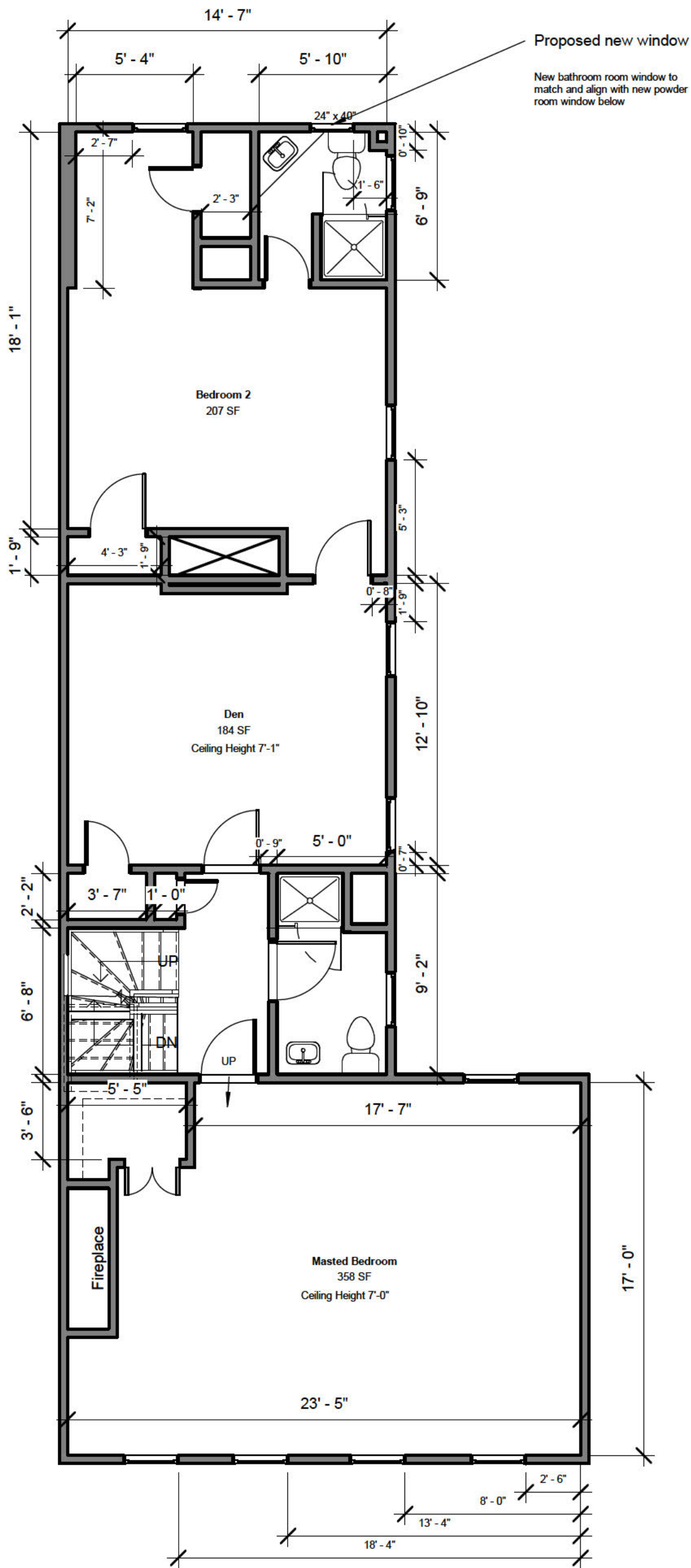
② Rear Elevation
1/8" = 1'-0"



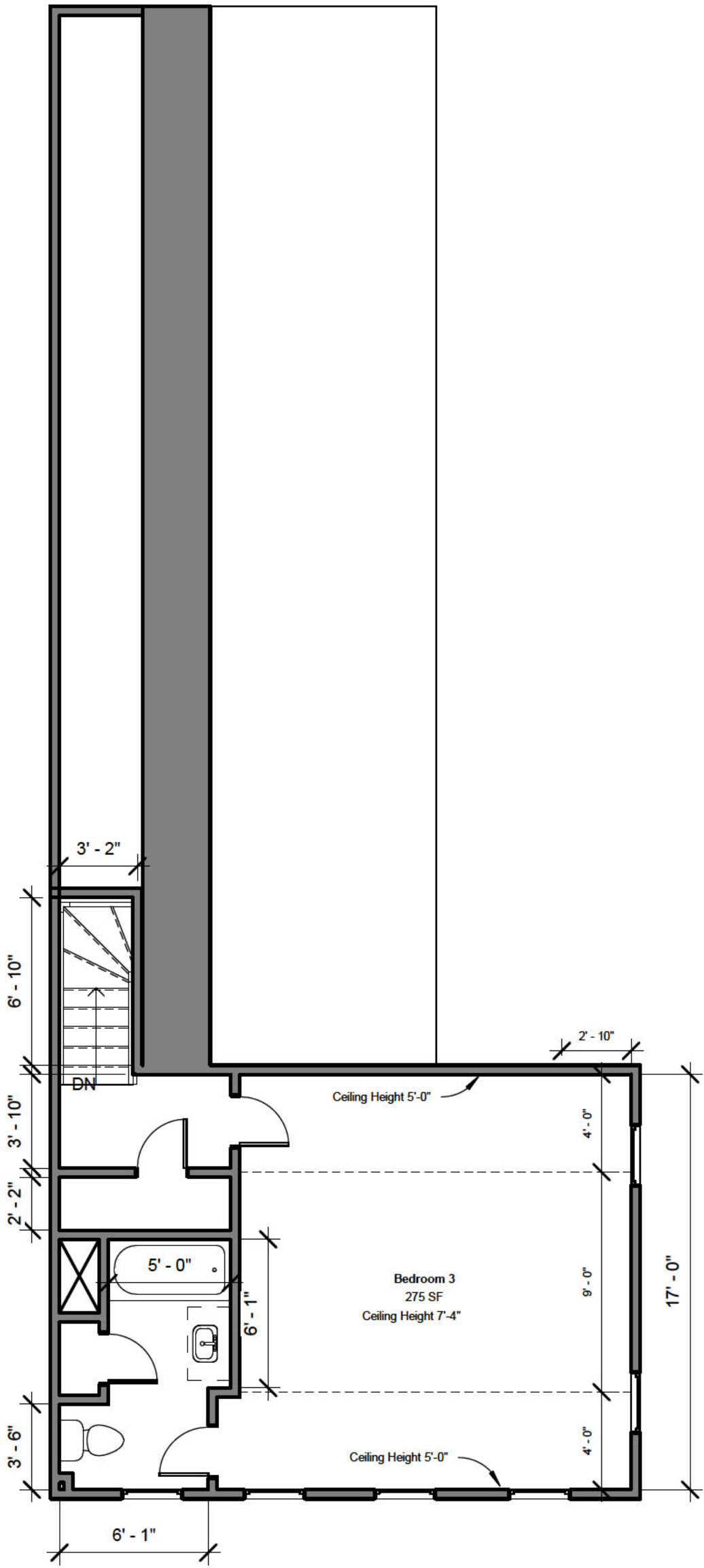
① Side Elevation
1/8" = 1'-0"

DRAWING STATUS:	Schematic Design	CONTRACTOR:	Moore Construction Group 3335 Duke St Alexandria VA, 22314	OWNER:	Toska Gamble & Jonathan Slemrod	Elevations		A104	214 N Fairfax Street Alexandria, VA 22314
								Scale 1/8" = 1'-0"	
						Date	10/4/20		
						Drawn by	Author		





DRAWING STATUS:	Schematic Design	CONTRACTOR:	Moore Construction Group 3335 Duke St Alexandria VA, 22314	OWNER:	Toska Gamble & Jonathan Slemrod	Second Level Plan		A102		214 N Fairfax Street Alexandria, VA 22314
						Date	10/4/20	Scale 3/16" = 1'-0"		
						Drawn by	Author			



DRAWING STATUS:

Schematic Design

CONTRACTOR:

Moore Construction Group
3335 Duke St
Alexandria VA, 22314

OWNER:

Toska Gamble &
Jonathan Slemrod

Top Level Plan

A103

Date 10/4/20
Drawn by Author

Scale 3/16" = 1'-0"

214 N Fairfax Street
Alexandria, VA 22314









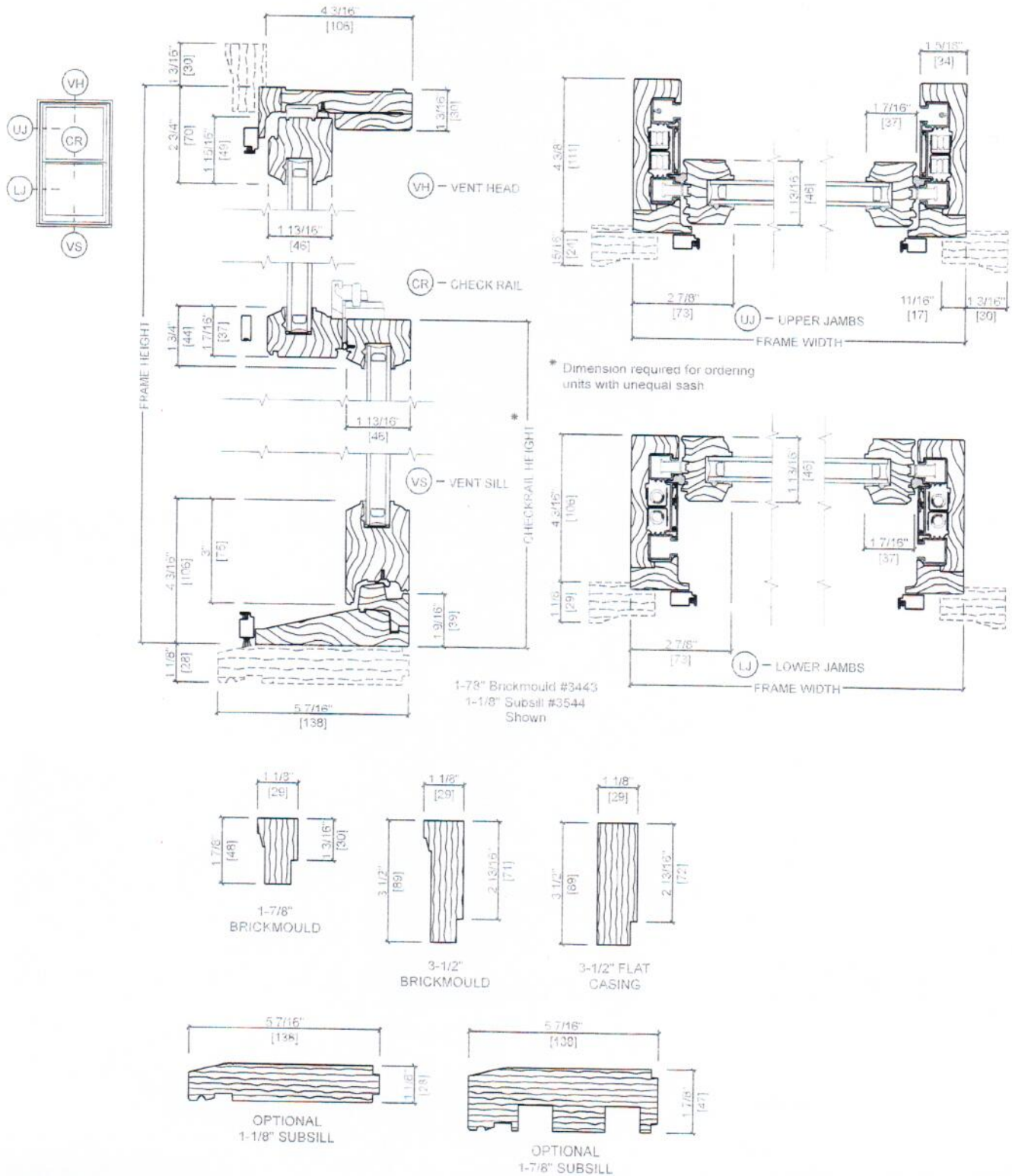






Architect Series® Traditional Hung Window

LX Unit Sections - Wood Exterior Putty Glaze Exterior Profile



Scale 3" = 1' 0"

All dimensions are approximate.

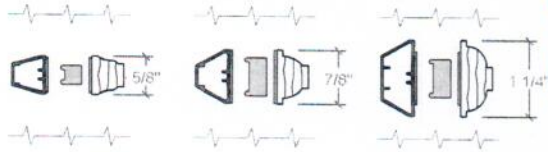


Architect Series® Traditional Hung Window

Grille Profiles

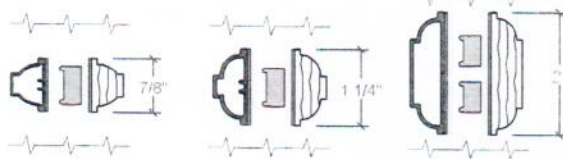
Integral Light Technology®

Putty and Ogee Glaze Grilles
Clad Exterior - Wood Interior

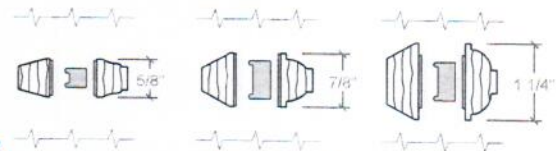


Ogee Glaze Grilles

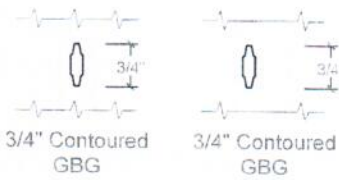
Clad Exterior - Wood Interior



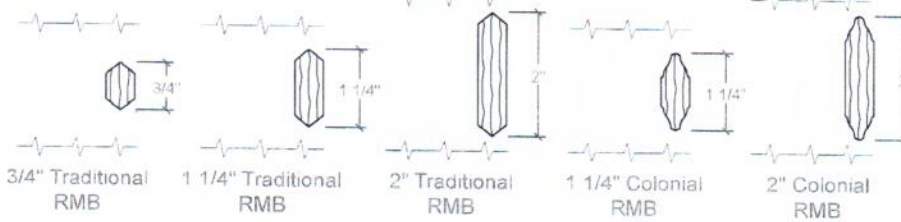
Putty and Ogee Glaze Grilles
Wood Exterior - Wood Interior



Contoured Aluminum -
Grilles-Between-the-Glass



Removable Interior Pine Grilles



Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.