

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

**APPLICANT:** A.L. Freed Railroad Development, LLC

**LOCATION:** Old and Historic Alexandria District  
119 South Fairfax Street

**ZONE:** CD/Commercial Downtown Zone

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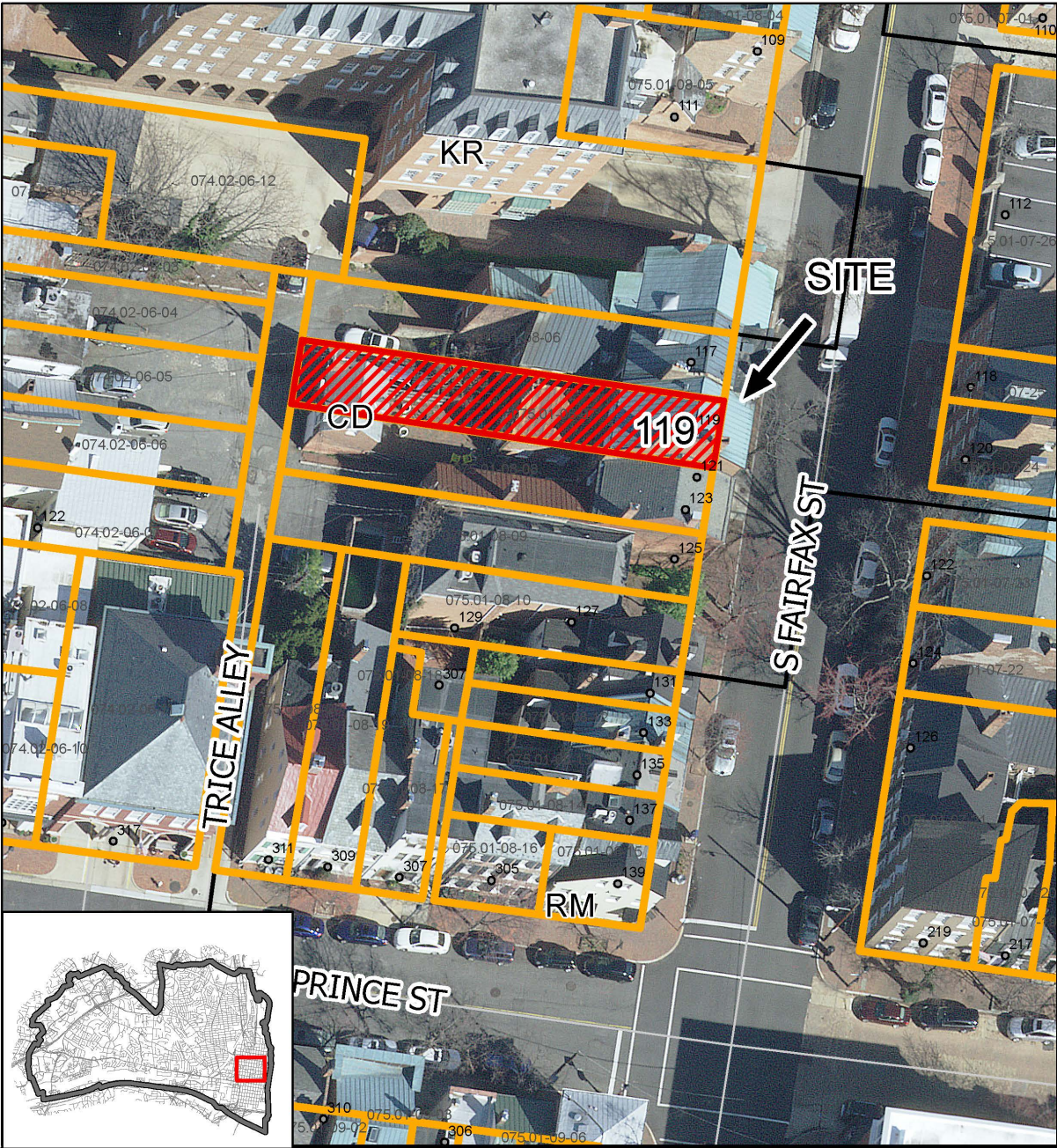
**STAFF RECOMMENDATION**

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

1. Include the statements from Alexandria Archaeology, below, in the General Notes of all on all construction documents 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. **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.



**BAR #2021-00081 & BAR #2021-00098**  
**119 South Fairfax Street**



0 15 30 60 Feet



**Note:** Staff coupled the applications for a Permit to Demolish (BAR2021-00098) and Certificate of Appropriateness (BAR2021-00081) 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 construct a two-and-a-half-story rear addition at 119 South Fairfax Street. The proposed work includes the demolition/capsulation of a single window and the surrounding masonry on the second floor of the existing rear elevation to accommodate a second-floor hallway addition. The hallway addition links the historic house to the shed-roof masonry addition, which includes a wood garage door under an exposed wood lintel and a gooseneck light fixture on the first floor, two full light windows on the second floor, and a single a four-light casement window at the roof peak. The second floor of the addition extends over the ground level, allowing for access to the rear of the existing property. The design of this portion of the second floor is intended to read as an enclosed porch, rather than an extension of the masonry portion. The north elevation of the addition is located on the property line and will include two fire rated windows; the south elevation on the property line will be constructed of framed panels and glass blocks. The aluminum clad windows on the addition will be both double-hung and casement style.

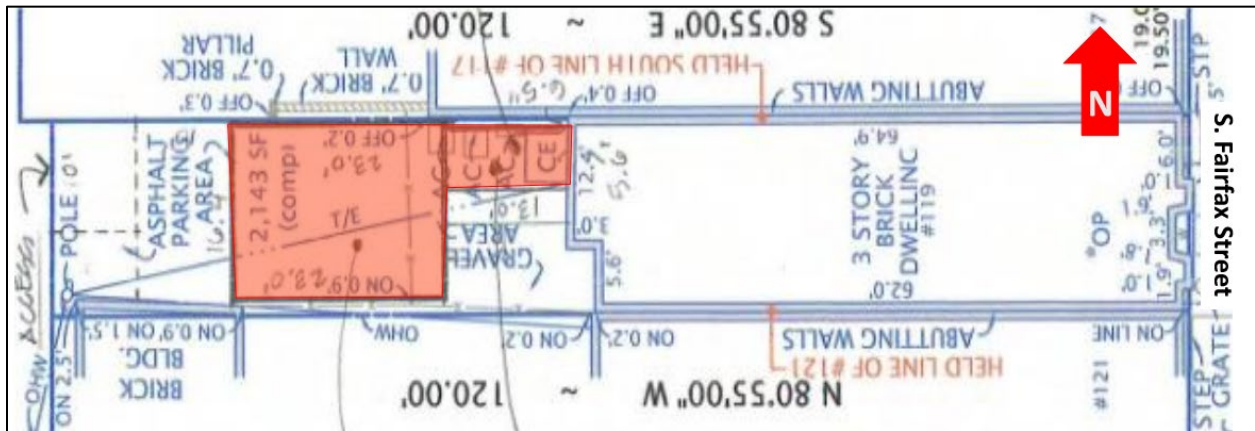


Figure 1: Plat with Addition Footprint



Figure 2: Existing/Proposed Rear Elevation

### Site context

The alley behind the subject property is private. Visibility of the addition will be limited to oblique views from a break between buildings on South Royal Street.

## **HISTORY**

119 South Fairfax Street is a two-bay three-story masonry building, the nucleus of which likely dates from the **early 19th century**. The building was remodeled and Victorianized in 1899 by M.B. Harlow and rechristened the Harlow building. In the colonialization efforts which accompanied the celebration of the Bicentennial in the early 1970s, the building was altered again with a new storefront and the original late 19th century windows were replaced with multi-light wood windows and a colonial style six panel wood door was installed. These alterations were designed by John Rust, then of the firm of Michael and Michael and were approved by the Board on 6/20/73 and 12/19/73. The form of the rear of the building retains its original architectural character.

In recent years, the Board has approved alterations to the storefront and windows of the building as well as a six-foot fence (BAR Case #2000-0146, 7/19/00) and a dormer (BAR Case #2002-00086, 6/19/02).

### 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 and capsulation are met and the Permit to Demolish/Capsulate should be granted. The applicant proposes a very limited amount of demolition/capsulation that is not of unusual or uncommon design and could be reproduced easily.

#### Certificate of Appropriateness

According to the *Design Guidelines*, “The Boards generally prefer addition designs that are respectful of the existing structure and which seek to be background statements...” The red brick

addition is compatible with the existing historic building but with modern window materials and the south (not visible) elevation has a modern, industrial style with architectural steel doors and paneled shutters. Staff has no objection to the proposed addition and recommends approval of the project, with the Alexandria Archaeology condition noted below.

**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 property has a discrepancy between the recorded and actual land area. For purposes of calculating allowed floor area, the lesser of the two is used.

F-2 The property's use is commercial, therefore, there are no open space or setback requirements.

F-2 The proposed interior renovations and new addition comply with zoning.

**Code Administration**

F-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 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-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)

## 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 This property is located on a block that had been densely developed by the early nineteenth century, and the property therefore has the potential to yield archaeological resources that could provide insight into residential life in early Alexandria.
- 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.
- R-2\* The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.



- R-3     The statements in archaeology conditions above marked with an asterisk “\*” 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.

**V.     ATTACHMENTS**

- 1 – Application Materials*  
*2 – Supplemental Materials*

ADDRESS OF PROJECT: \_\_\_\_\_

DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

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: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail : \_\_\_\_\_

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

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

**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).*


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**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.*

- ☐ ☐ <sup>N/A</sup> 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.*

- ☐ ☐ <sup>N/A</sup> 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.*

- ☐ ☐ <sup>N/A</sup> 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.

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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: Erin Z. May

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_



# 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. A.L. Freed Railroad Development LLC		
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. A.L. Freed Railroad Development LLC		
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.		
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.

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Printed Name

*Evin Z. May*  
 \_\_\_\_\_  
 Signature



# Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

**B**

## A. Property Information

A1.  Street Address  Zone

A2.  x  =   
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	<b>Comments for Existing Gross Floor Area</b> <input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/>		B2. <u>Total Exclusions</u> <input type="text"/>		

## C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u> <input type="text"/>		C2. <u>Total Exclusions</u> <input type="text"/>		

## D. Total Floor Area

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

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

## E. Open Space

E1.  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: Evin 2. May

Date: \_\_\_\_\_

# 119 S. Fairfax Street

## Alexandria, Virginia

### BOARD OF ARCHITECTURAL REVIEW

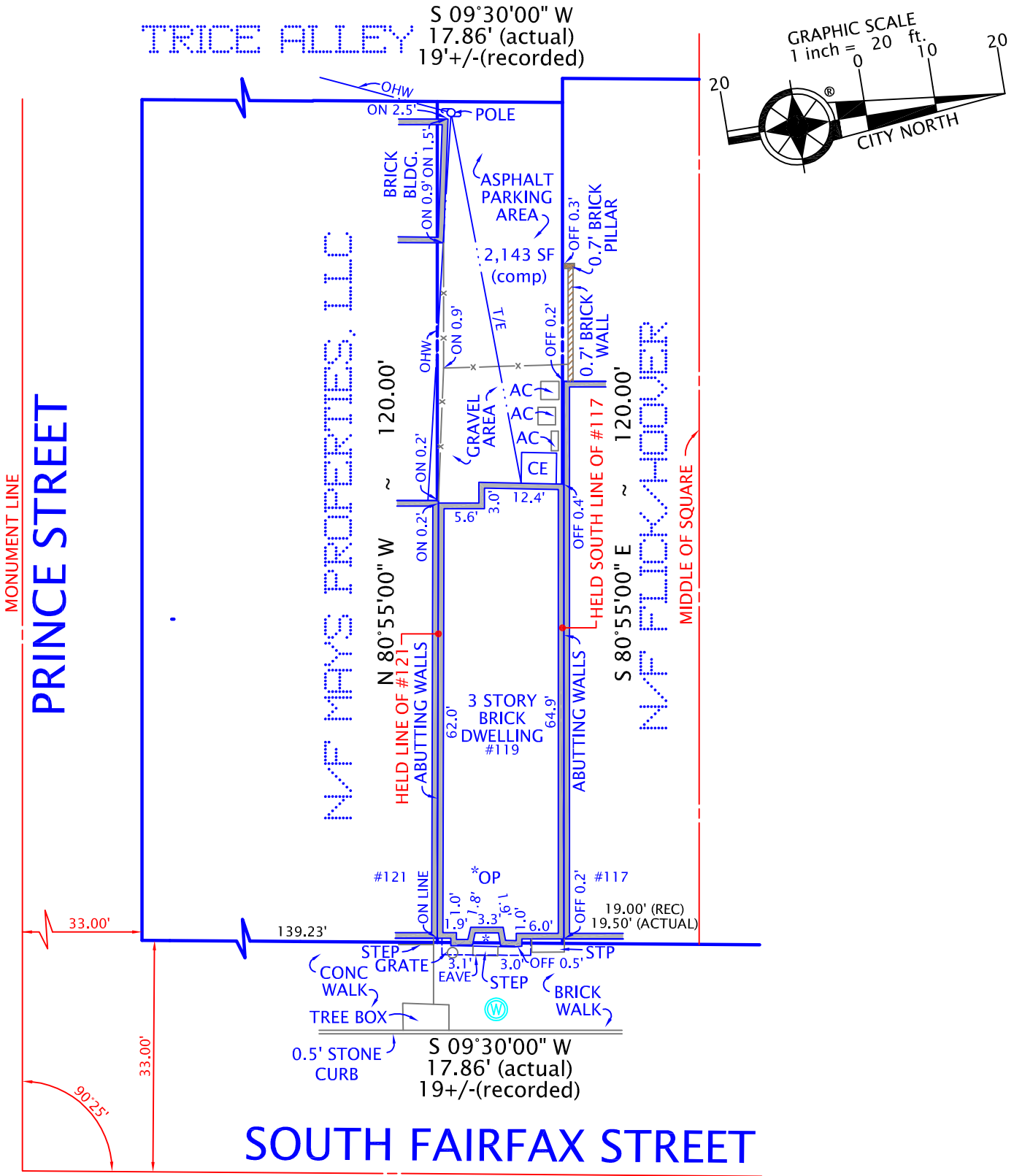
Application Deadline: Feb 22, 2021  
Hearing Date: April 07, 2021



DRAWING INDEX	
C-1	Cover Sheet, Drawing Index
EX-0	Existing Survey
EX-1	Existing Photos and Demolition Rear Elevation
EX-2	Existing First and Second Floor Plans
A-0	Proposed Survey
A-1	Proposed Rear (West) and Side (South) Elevation
A-2	Proposed Section (East) and Side (North) Elevation
A-3	Proposed First and Second Floor Plans

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NOTES: 1. FENCES ARE STOCKADE.



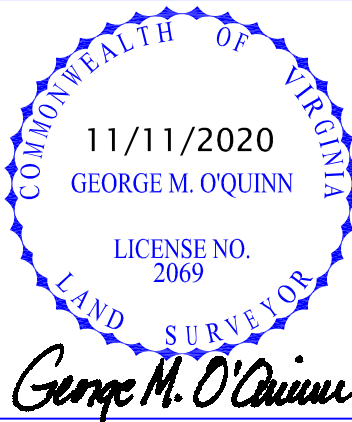
PLAT  
SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT  
**#119 SOUTH FAIRFAX STREET**  
(INSTRUMENT NO. 050020193)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20'      NOVEMBER 11, 2020

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

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



CASE NAME:

A L RAILROAD DEVELOPMENT, LLC

BILL CROMLEY



**DOMINION**

Surveyors Inc.®

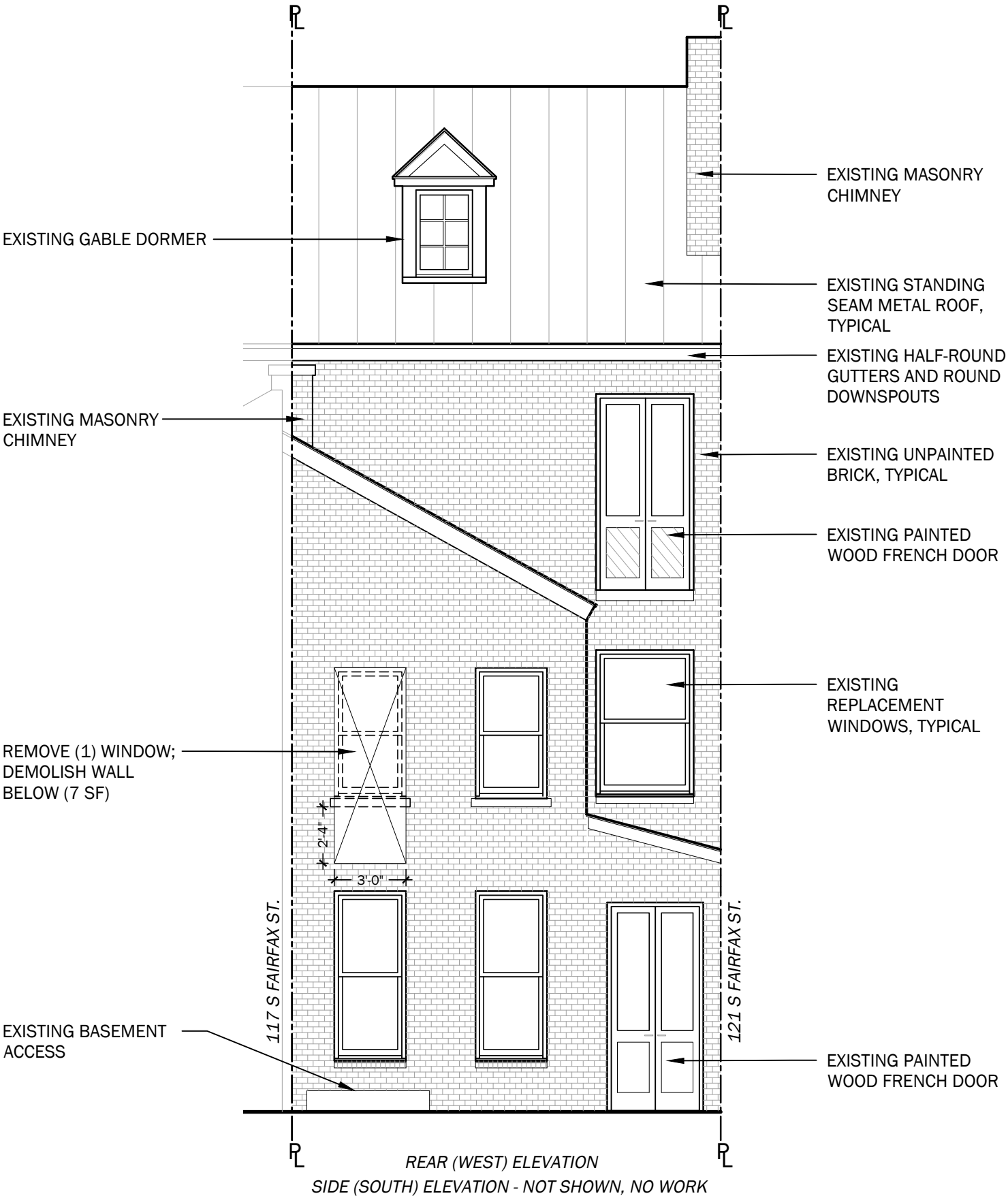
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412



FROM REAR ALLEY, LOOKING EAST



FROM REAR ALLEY, LOOKING EAST



Erin May, Architect

703.836.6666 erin@erinmayarch.com



William Cromley Design / Development

426 N. Columbus St. Alexandria, VA 22314

EXISTING REAR ELEVATION

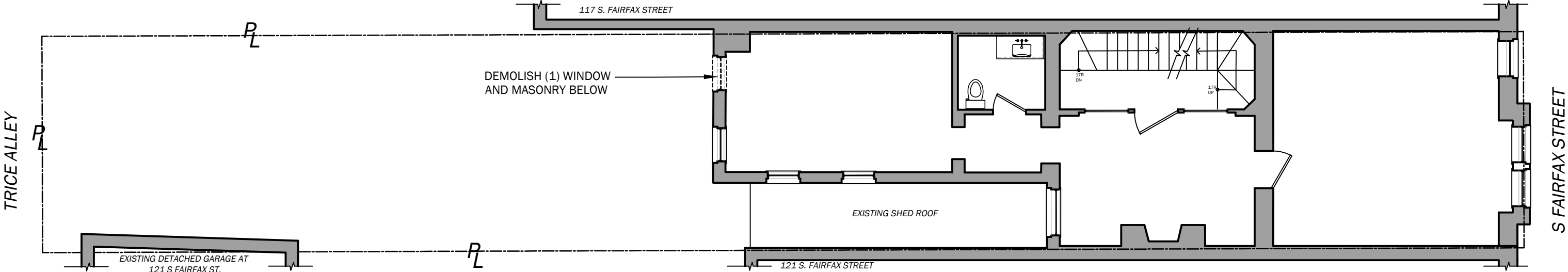
119 South Fairfax Street  
Alexandria, Virginia 22314

Scale : 3/16" = 1'-0"

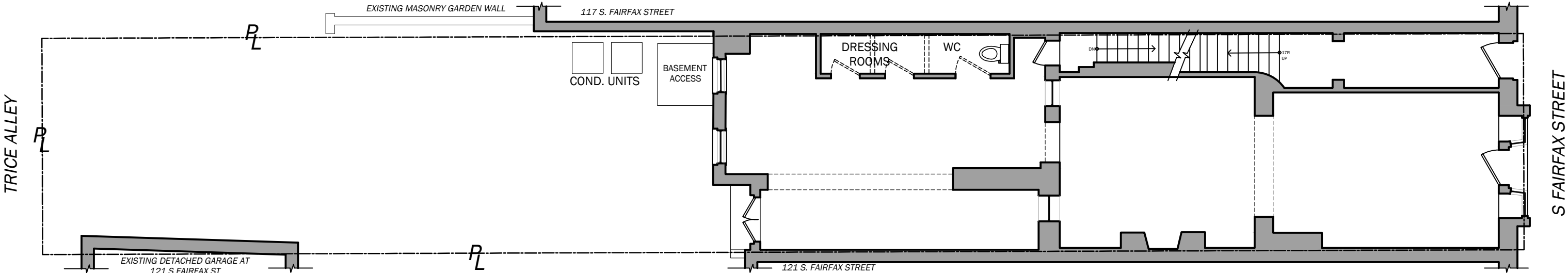
Issue Set: Board of Architectural Review  
Date: 2/22/2021

EX-1





EXISTING SECOND FLOOR PLAN

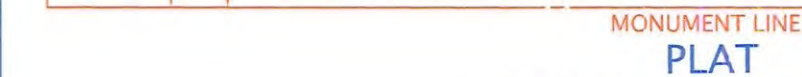


EXISTING FIRST FLOOR PLAN



Erin May, Architect		William Cromley Design / Development		EXISTING FIRST AND SECOND FLOOR PLANS		Scale : 1/8" = 1'-0'	EX-2
703.836.6666	erin@erinmayarch.com	426 N. Columbus St.	Alexandria, VA 22314	119 South Fairfax Street		Issue Set: Board of Architectural Review	
				Alexandria, Virginia 22314		Date: <del>2/22/2021</del> 3/26/2021	

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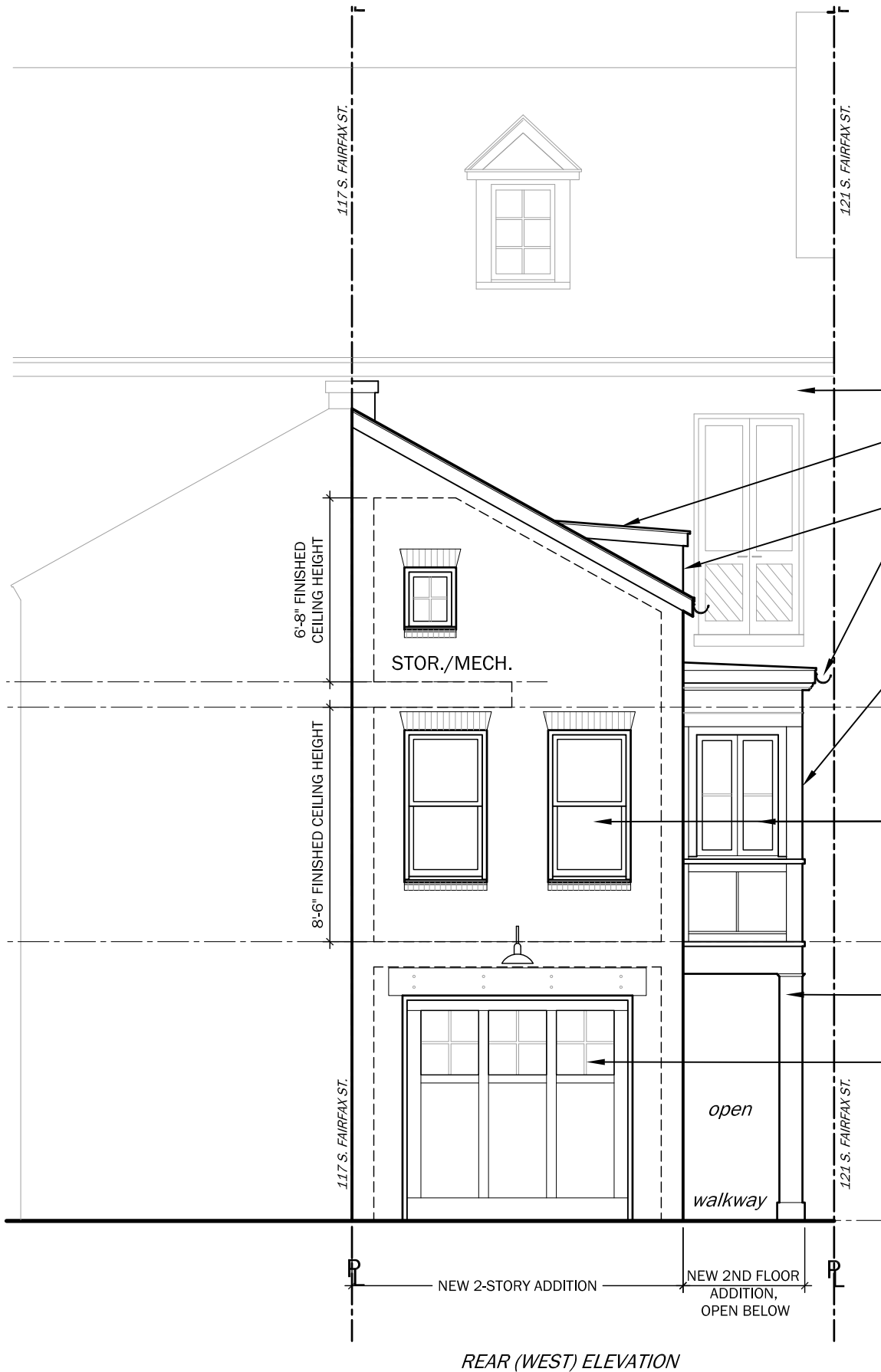


(INSTRUMENT NO. 050020193)

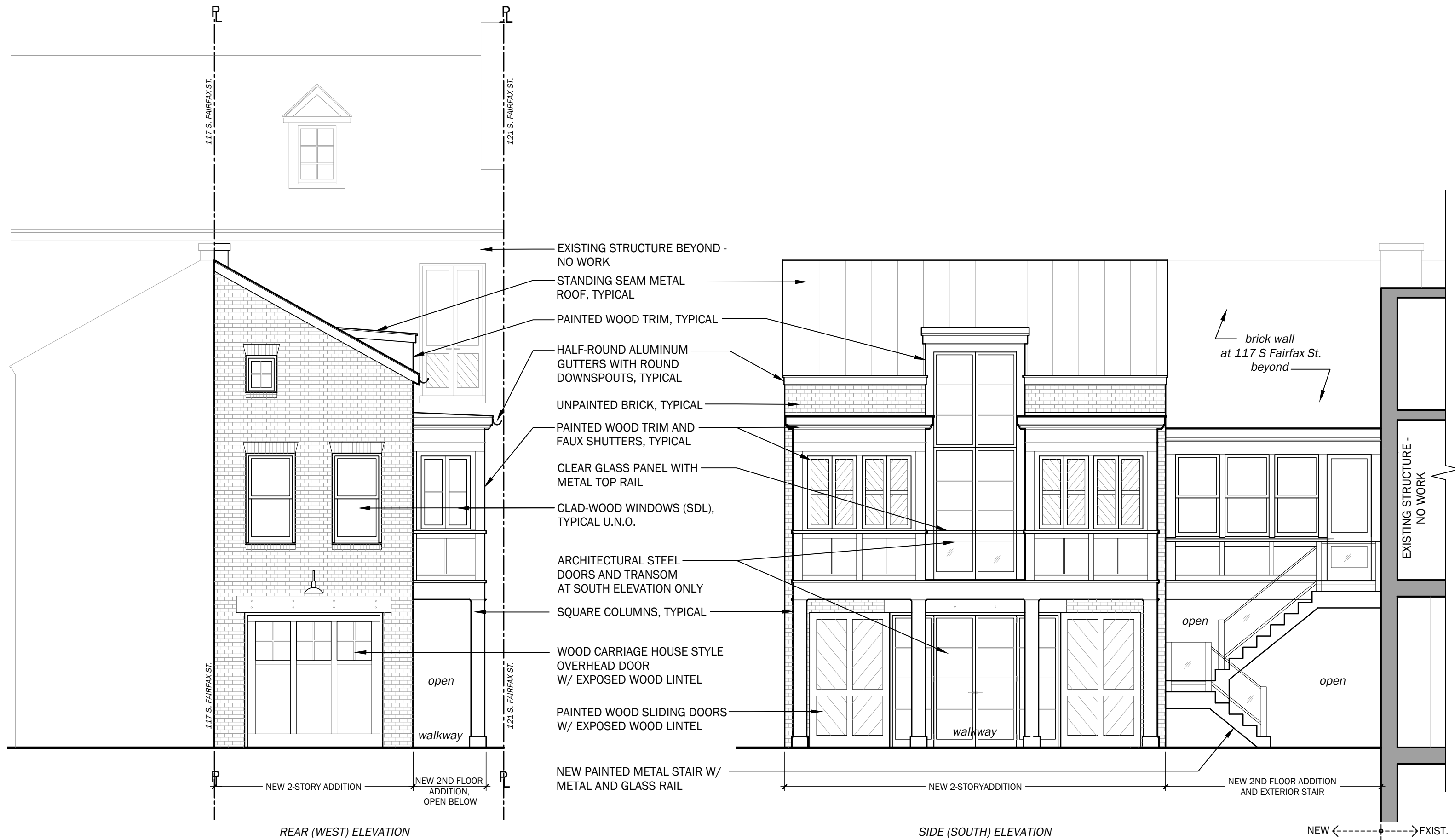
SCALE: 1" = 20'      NOVEMBER 11, 2020


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

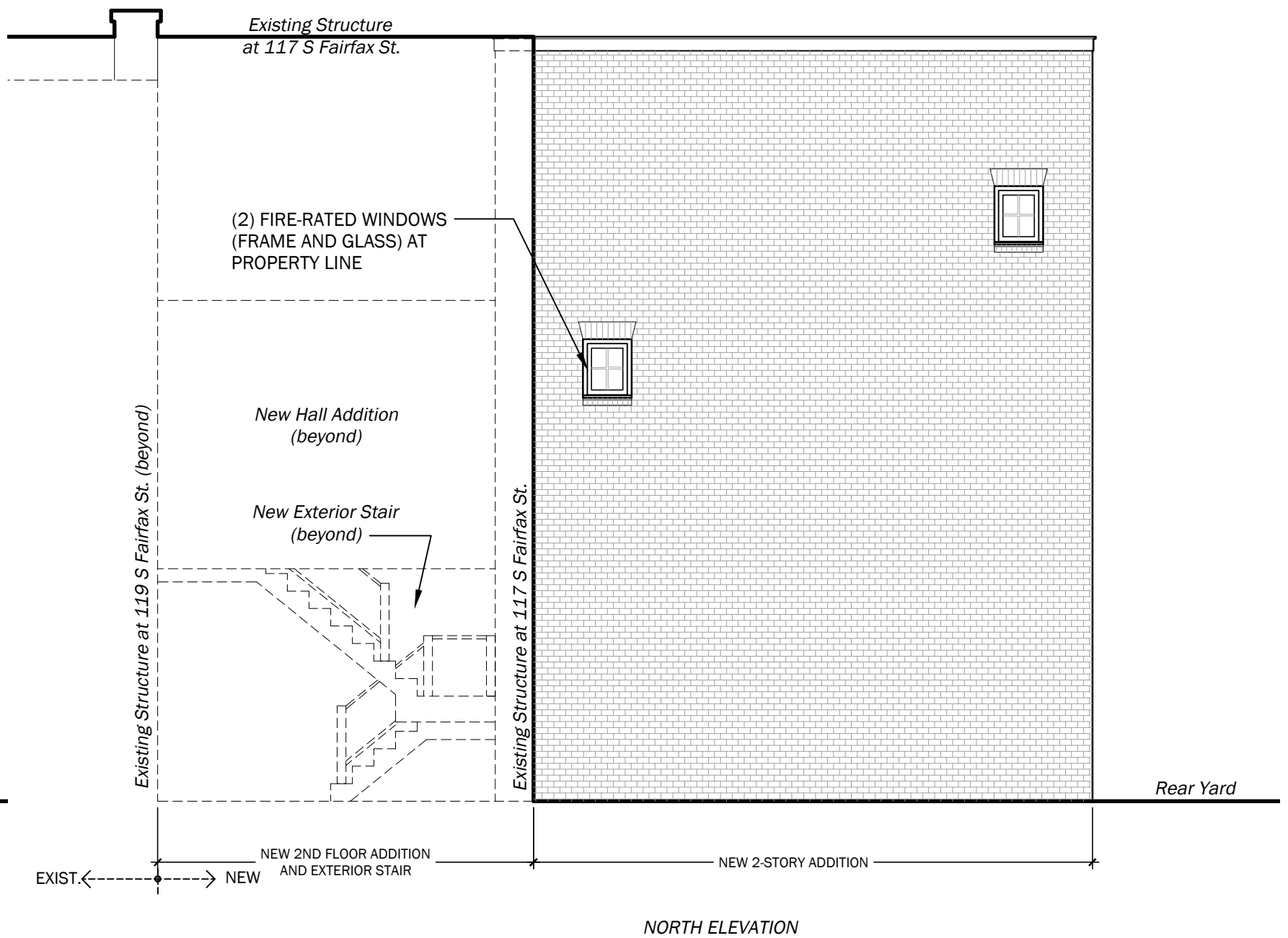
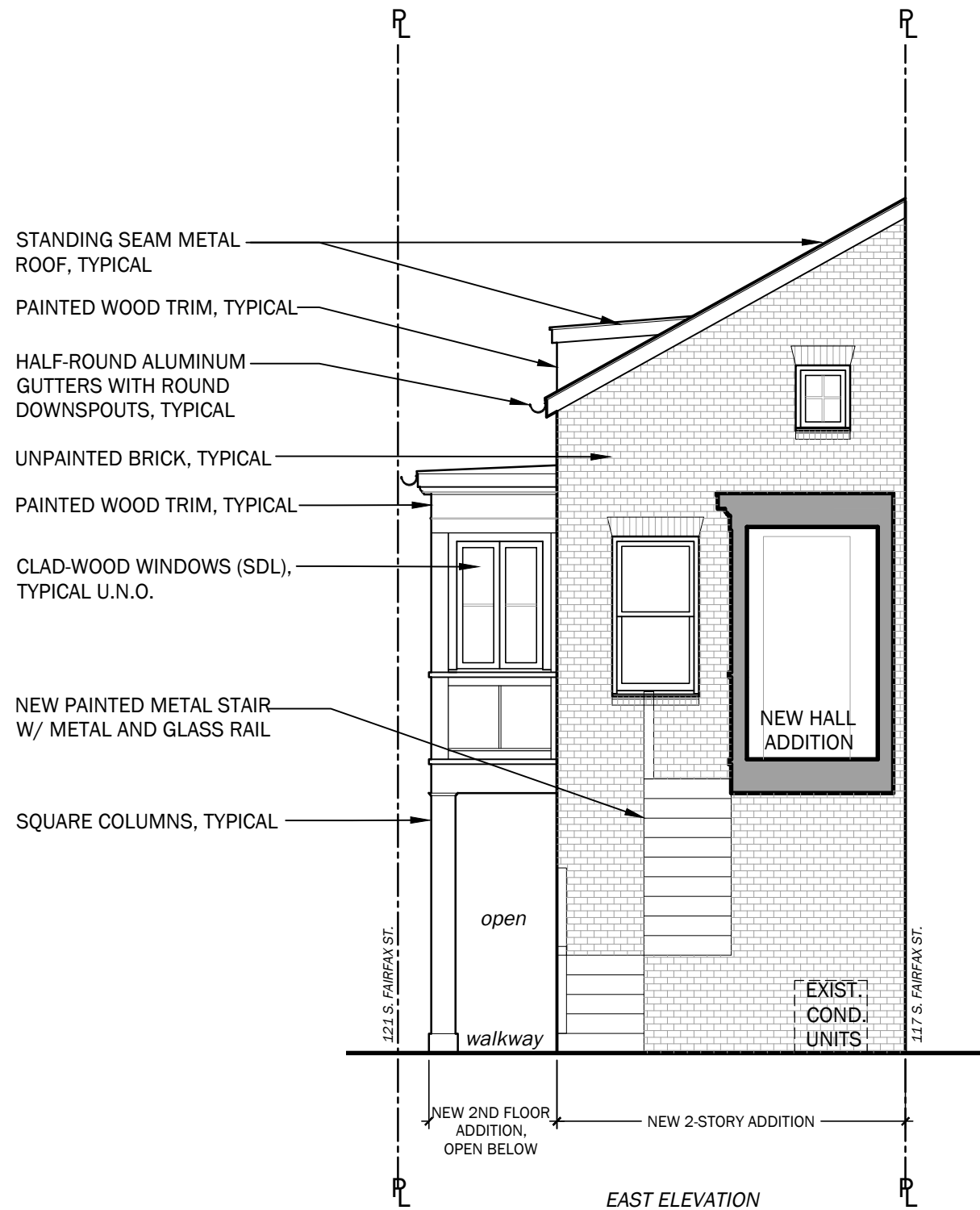
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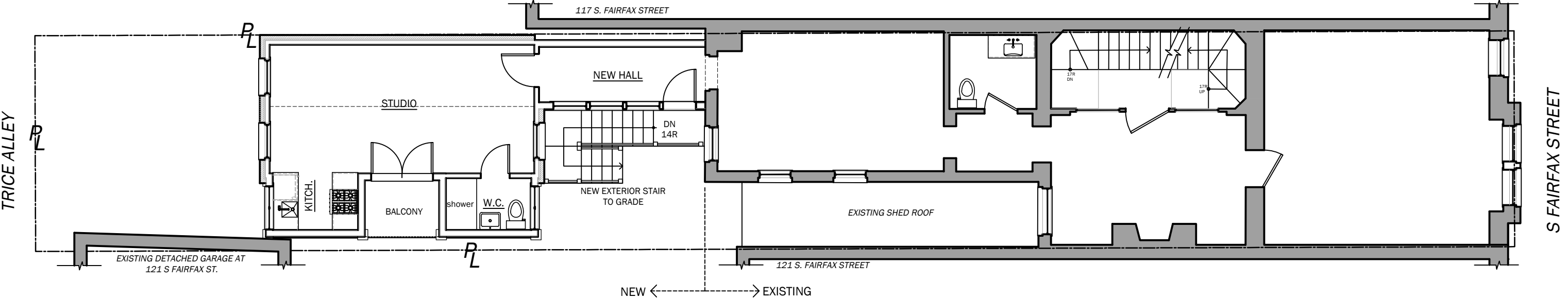


<b>Erin May, Architect</b> 703.836.6666    erin@erinmayarch.com 	<b>William Cromley Design / Development</b> 426 N. Columbus St.    Alexandria, VA 22314	<b>PROPOSED ELEVATIONS</b>  <b>119 South Fairfax Street</b> Alexandria, Virginia 22314	Scale : 3/16" = 1'-0" Issue Set: Board of Architectural Review Date: 2/22/2021	<b>A-1</b>
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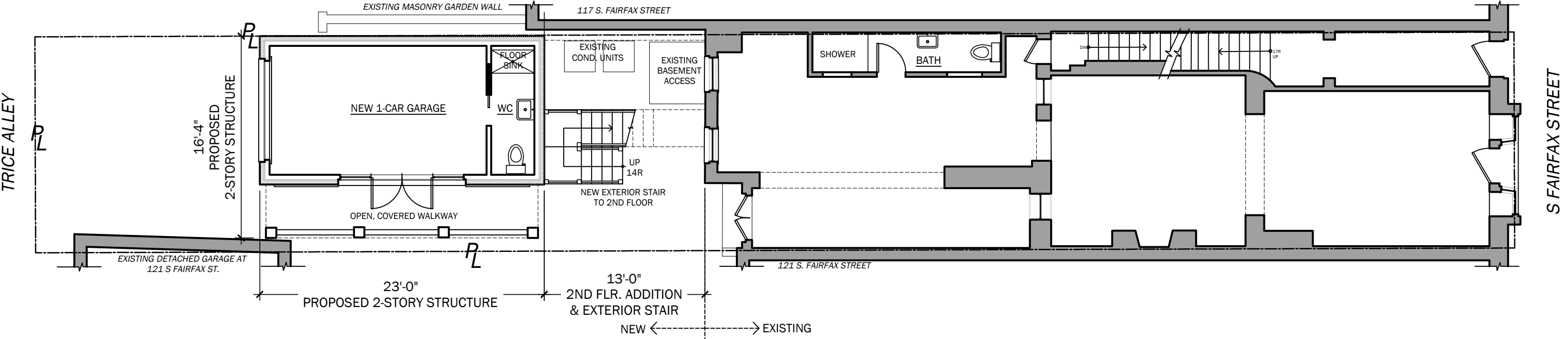


<b>Erin May, Architect</b> 703.836.6666 erin@erinmayarch.com 	<b>William Cromley Design / Development</b> 426 N. Columbus St. Alexandria, VA 22314	<b>PROPOSED ELEVATIONS</b>  <b>119 South Fairfax Street</b> Alexandria, Virginia 22314	Scale : 3/16" = 1'-0" Issue Set: Board of Architectural Review Date: 2/22/2021	<b>A-2</b>
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PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



Erin May, Architect		William Cromley Design / Development		PROPOSED FIRST AND SECOND FLOOR PLANS		Scale : 1/8" = 1'-0"		A-3
703.836.6666	erin@erinmayarch.com	426 N. Columbus St.	Alexandria, VA 22314	119 South Fairfax Street		Issue Set: Board of Architectural Review		
				Alexandria, Virginia 22314		Date: <del>3/22/2021</del> 3/26/2021		

- **Built of solid wood:**

This means the design is the same on the interior as well as the exterior (because it's the same piece of wood through the thickness of the door)

- **Designed + Built to order:**

We build to your dimensions – working with our experienced designers to select wood species, glass type, hardware, etc. Once the design is finalized and meets your approval, we begin production. (We do not carry stock of carriage doors)

- **Built by hand:**

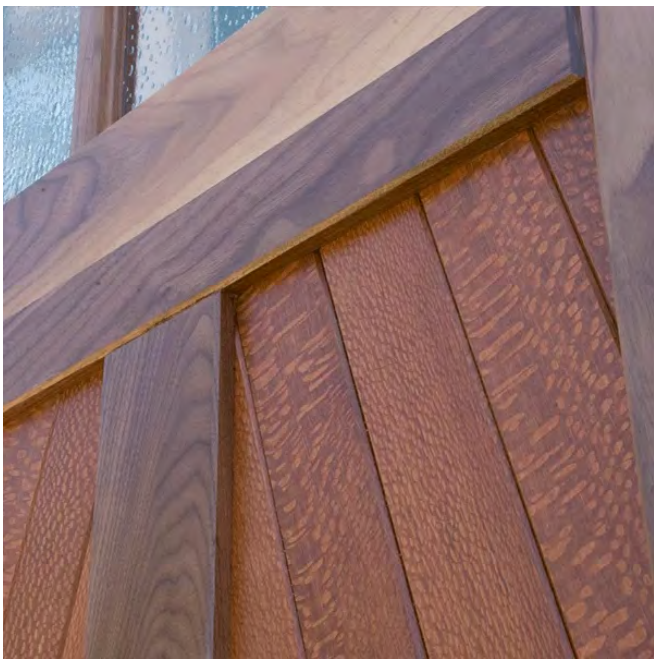
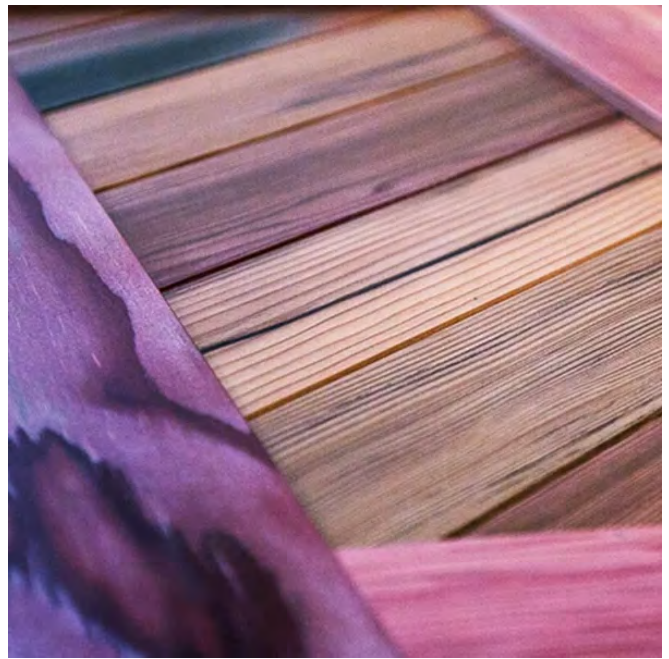
We employ creative, skilled, craftsman who use their hands to select, plane, sand, assemble, glaze and finish each door to your specifications and quality standards. ( we do not use C-N-C machines to build our doors )

- **Built to last:**

Our exterior doors are built using old world construction methods – stile and rail with mortise and tenon joinery . This construction method dates back thousands of years for its strength. When installed and maintained properly – your Real Carriage Doors will last for generations.

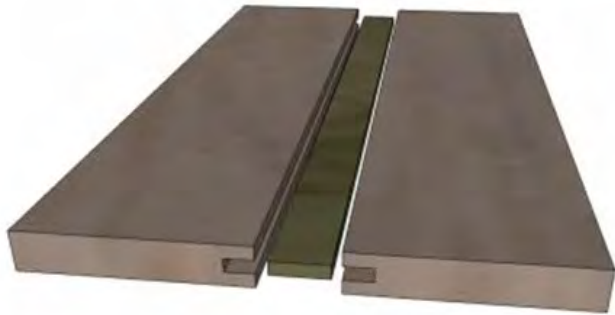
**We showcase a variety of door design details in our galleries, however, this is just the beginning, the sky's the limit when it comes to possibilities.**

**Some examples of the types of door wood, glass, and details we offer are highlighted below for your consideration.**



## MIXED SPECIES:

Dress up your door by pairing various door wood types (<https://realcarriagedoors.com//wood-species/>) onto a single design. **For example** : stiles and rails **Mahogany** , panels and window sticking **Padauk**, and contrasting pegs **Walnut**...*Design is in the details!*



## TONGUE & GROOVE

This panel design is composed of vertically oriented boards of wood. Joined together with a 'tongue' inside of a 'groove' which creates a visible line / groove at each joint. The tongue and groove panel detail is simple and timeless look.

**RCD SIGNATURE:** We take this simple detail a step further – a groove cut along the edge of each board then the boards are joined together with a hardwood spline. This method adds strength to the panel.





## RAISED PANEL

Made by cutting an angled profile around the periphery of a solid wood panel, similar to a bevel in glass. Raised panel is a traditional look and common throughout Craftsman style homes.

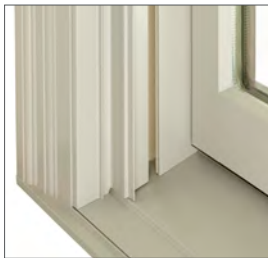


## FLAT PANEL

Flat panels are as simple as they sound – smooth to the touch, free from any surface modifications – typical of Shaker style doors and cabinetry.

# EXTERIOR CLAD TRIM

Select one of our exterior clad trim options to create the architectural look you want for your windows: historical, transitional, or contemporary.



Adams



3 1/2" Flat



Brickmould

## OTHER OPTIONAL TRIM



2" Exterior Jamb Extension



Standard



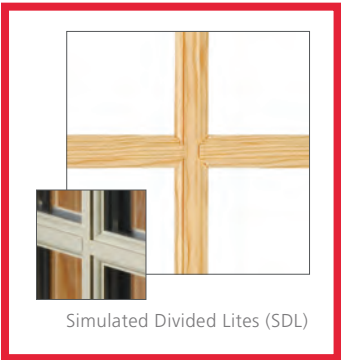
1" Sill Nosing



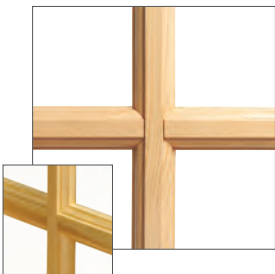
2" Sill Nosing

# DIVIDED LITES

Add architectural interest to your JELD-WEN® Sitaline® wood and clad-wood windows with one of our decorative grille options. These options include traditional or contemporary Simulated Divided Lites (SDL) for an authentic look, Full-Surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).



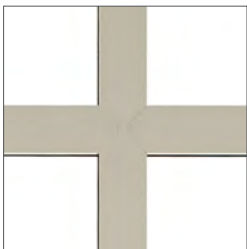
Simulated Divided Lites (SDL)



Full-Surround (FS) Wood Grilles



Grilles Between the Glass (GBG)



Contemporary Simulated Divided Lites (SDL)

## GLASS

### LOW-E INSULATING GLASS

Our standard high-performance Low-E insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. Low-E glass provides greater protection against solar heat gain, reduces condensation, and helps limit fading of interior furnishings. Additional Low-E glass options are available for improved thermal performance.

### DIRT-RESISTANT GLASS

Standard for all Siteline® products, this innovative product harnesses the sun's UV rays to loosen dirt from the glass, so that rainwater can easily rinse away any grime. No manual activation is required.

### PROTECTIVE FILM

Standard for all Siteline® products, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. Easy to remove, it saves clean-up time after installation.

### TEMPERED GLASS

Treated with heat in order to withstand greater force or pressure on its surface, tempered glass will not break into sharp pieces. It is used most frequently on patio doors or windows installed near floor level.

### ENERGY STAR® OPTIONS

Many JELD-WEN® windows and doors are ENERGY STAR certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR partner since 1998. Please see your local dealer for options in your area.

## SPACERS

### STANDARD

For even more versatility, spacer bar color options enhance the appearance of your windows.



### THERMOPLASTIC

Our insulating glass may now be ordered with a state of the art black thermoplastic spacer that “disappears” into the window while providing the best thermal performance and the lowest seal failure rates of any spacer on the market.

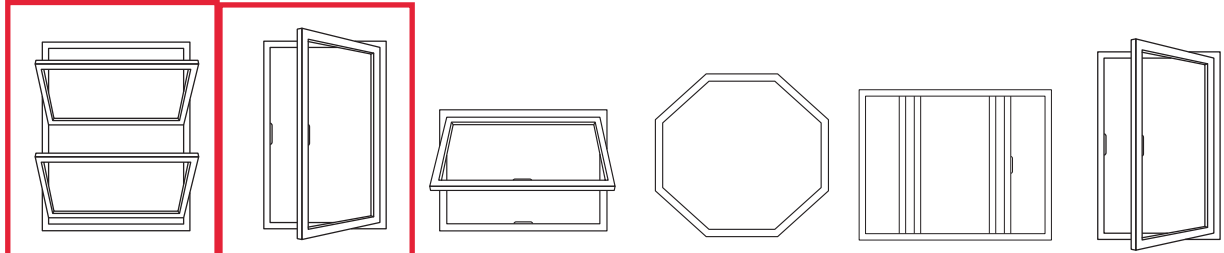
## BLINK® BLINDS

Select Siteline® windows and patio doors are available with Blink® Blinds + Glass. This exceptional blinds-between-the-glass offering delivers a clean, modern design with a choice of six colors, plus performance glass options. Blink blinds never need dusting, and there are no exposed cords.



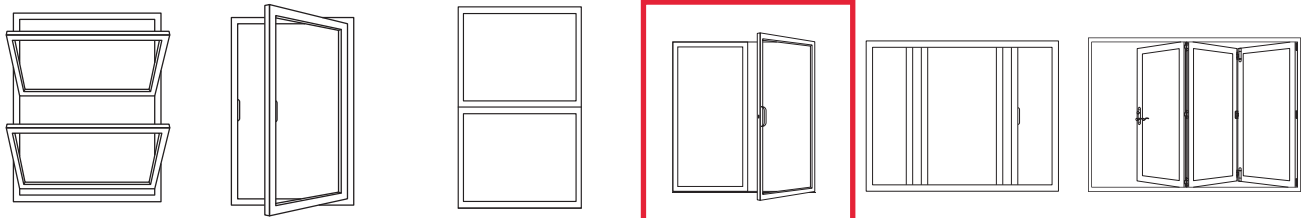


# PRODUCT DETAIL MATRIX



	Double-Hung	Casement	Awning	Geometric	Sliding	Push-out Casement
<b>Hardware</b>	Sash lock with integrated tilt latches	Nesting handle	Nesting handle	N/A	Sash lock	Push-out handle
<b>Hardware Finishes</b>	9 Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes
<b>Glass Options</b>	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices
<b>Sizes: Min Max</b>	21 3/8" x 32" 45 3/8" x 92"	18" x 18" 36" x 84"	18" x 18" 60" x 48"	18" x 18" 108" x 78"	29" x 23" 72" x 60"	18" x 18" 36" x 72"
<b>Grilles</b>	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs
<b>Performance Rating</b>	45 3/8" x 80" - PG 50, WZ3 - PG +50/-65	36" x 72" - PG 50, WZ3 - PG +50/-65	48" x 48" - PG 50, WZ3 - PG +50/-65	84" x 84" - PG 50, WZ3 - PG +50/-65	72" x 60" - PG30	36" x 72" - PG50
<b>Configurations</b>	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Multiples	Special Mulls, Multiples	N/A	Special Mulls, Transoms, Bays & Bows, Multiples
<b>Spacer Color</b>	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver
<b>Blink® Blinds</b>	N/A	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	N/A	N/A

Other options available, including impact-rated options (depending on operating type) and screens.  
For more information, please see your JELD-WEN representative or visit [jeld-wen.com](http://jeld-wen.com).



	Double-Hung Pocket	Casement Pocket	Sash Pack	Swinging Patio Doors	Sliding Patio Doors	Folding Patio Doors
<b>Hardware</b>	Sash lock with integrated tilt latches	Nesting handle	Sash lock with integrated tilt latches	Harleston™, Whitby™, Belmar™	Harleston™, Whitby™, Belmar™	Standard
<b>Hardware Finishes</b>	9 Finishes	9 Finishes	9 Finishes	10 Finishes	10 Finishes	10 Finishes
<b>Glass Options</b>	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices
<b>Sizes: Min Max</b>	21 3/8" x 31 7/32" 45 3/8" x 92"	18" x 18" 36" x 72"	20" x 30" 40" x 90"	23 5/8" x 79 1/2" 43" x 98 1/2" (Panel Size)	30" x 79" 48" x 96" (Panel Size)	62 1/2" x 80 3/8" 148" x 96" (Panel Size)
<b>Grilles</b>	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs
<b>Performance Rating</b>	45" x 78" - PG50	36" x 72" - PG35	N/A	<b>Inswing</b> - PG35, PG50 Limited Water <b>Outswing</b> - PG50 WZ3 Available	2-Panel WS - PG65 4-Panel WS - PG25 2-Panel NS - PG40 4-Panel NS - PG25	148" x 96"
<b>Configurations</b>	N/A	N/A	N/A	X, OX, XO, OXXO Sidelites & Transoms Available	OX, XO, OXXO Transoms Available	2-, 3-, or 4-Panel
<b>Spacer Color</b>	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver
<b>Blink® Blinds</b>	N/A	N/A	N/A	N/A	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	N/A