

BAR Case # _____

ADDRESS OF PROJECT: 632 & 634 S. Fairfax Street, 213 Franklin Street, 630 S. Fairfax St.

TAX MAP AND PARCEL: 080.02-07-42 ZONING: CL zone
(Lot 502, subd. property of 211 Franklin Street & 632 S. Fairfax Street)

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: Mr. and Mrs. Paul Stevens

Address: 630 South Fairfax Street

City: Alexandria State: VA Zip: 22314

Phone: 703.838.0686 E-mail: jpstevens@comcast.net

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

Name: Eleanor F. Krause, AIA Phone: 301.657.7820 x11

E-mail: ekrause@rktects.net

Legal Property Owner:

Name: Stevens Switch LLC

Address: same as residence above

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
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Demolition of existing structures on the lot on the NE corner of S. Fairfax and Franklin and creation of a new garden space with garden fences and two garden sheds, an arbor, power and water.

The applicant owns and resides at the adjacent property at 630 South Fairfax Street, and the corner lot is to be used as a garden for that residence. The existing brick driveway is to remain. Alterations to the house consist of the addition of a roof canopy over the side door and alterations to utility meters and downspouts, with buried utilities.

See additional pages for information regarding structures proposed to be demolished, and drawings for new work at garden, and minor alterations to existing house.

SUBMITTAL REQUIREMENTS:

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

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- 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. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

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

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

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet 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 12 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: Eleanor Krause

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 ten 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. Joyce & Paul Schott Stevens	630 S. Fairfax Street, Alexandria, VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 632 S. Fairfax, 213 Franklin (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Joyce & Paul Schott Stevens	630 S. Fairfax Street, Alexandria, VA 22314	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
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.

4/16/12

Date

Eleanor F. Krause, AIA

Printed Name

Signature

Alexandria City Council

William Euille
Kerry Donley
Frank Fannon IV
Alicia Hughes
Redella "Del" Pepper
Paul Smedberg
Rob Krupicka

Planning Commission

John Komoroske
H. Stewart Dunn, Jr.
Jesse Jennings
Mary Lyman
J. Lawrence Robinson
Eric Wagner
Donna Fossum

Board of Zoning Appeals

Mark Allen
Geoffrey Goodale
John Keegan
Stephen Koenig
David Lantzy
Jennifer Lewis
Eric Zander

**Board of Architectural Review
Old and Historic District**

Chip Carlin
Oscar Fitzgerald
Thomas Hulfish
Arthur Keleher
Wayne Neale
Peter Smeallie
John Von Senden

**Board of Architectural Review
Parker-Gray District**

William Conkey
Theresa del Ninno
Robert Duffy
Christina Kelley
Douglas Meick
Philip Moffat
Matthew Slowik

Updated 11/4/2011

Definition of business and financial relationship.

Section 11-351(A) of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

RKTECTS
ARCHITECTURE
P L A N N I N G
H I S T O R I C
P R E S E R V A T I O N

SUBJECT: Application for Demolition
632 and 634 South Fairfax Street & 213 Franklin Street
(Lot 502, subdivided property of 211 Franklin Street and
632 S. Fairfax Street)

This applicant proposes to demolish the existing structures at the NE corner of South Fairfax and Franklin Streets. The earliest building permit found for this property was filed March 1, 1928. It requests construction of "a single building divided into four garages" facing S. Fairfax. The permit also notes four garages present on Franklin St. Both garage buildings on this corner were built with corrugated tin exterior walls, roof and demising partitions on a wood frame. In 1930, an application was submitted to create a confectionary store out of two garages on the corner. Later alterations occurred to the remaining two garages on Fairfax and the four garages on Franklin St., converting them for residential and retail use.

Changes in use were accommodated by covering the tin walls with clapboard siding and/or stucco. Dividing partitions were removed, windows installed, as well as minimal plumbing and electrical service. The structure was expanded with the construction of a number of small lean-to style additions on all sides of the building. Alterations to the original garages were made in a haphazard manner, with no regard for the structural integrity of the buildings, and with no real architectural plan.

The present owners, who own and occupy the adjacent residence at 630 South Fairfax Street, purchased the property in 2003. They propose to demolish this collage of structures because they are poorly built and have no architectural merit. As described in an (attached) assessment of the buildings prepared by Mr. Richard Bierce, AIA, in 2006,

"...It is my opinion that the buildings have little to no significance, that they do not contribute to the visual and architectural quality and character of the historic streetscapes in which they are placed, and that they fail to meet the minimal criteria for preservation as stipulated in the Alexandria Zoning Code."

The RKtects Studio, Inc.

4936 Fairmont Avenue, Suite 206, Bethesda, MD 20814
p-301.657.7820s11 ekrause@rktects.net c-703.568.7590

The buildings have been vacant for the past five years, as profound reconstruction would be required to continue to utilize these structures in a safe and functional manner. The owners have no interest in operating a business out of this property, and intend to replace this building with open space and a small outbuilding to serve the residential use of the adjacent lot.

Significant research and study has been undertaken by the Owner to confirm that there is no architectural merit or historic significance to this structure, and there is no personal or public benefit to retaining the structure. The results of these efforts are attached to this application and include:

- Sanborn Fire Insurance Maps
 - 1907, showing vacant lot adjacent the house at 630 S. Fairfax
 - 1921, no change
 - 1931, showing garages, with corner bay converted to a store
 - 1941, showing alterations and additions, with two garage bays used as residences, one as a store
- Building Permits
 - Building permit application, March 1, 1928
 - Permit for repairs and removal of interior partition, January 13, 1930
 - Permit for porch addition on adjacent property on Franklin Street, September 10, 1931
 - Permit for addition to garage for "waiting room", May 11, 1933
 - Permit for roofing over existing roof, July 5, 1961
 - Permit for replacing roof sheeting, April 7, 1968
- Architectural Building Assessment by C. Richard Bierce, AIA, July 31, 2006
- Structural Building Assessment by Woods Peacock Engineering Consultants, July 22, 2006

The owners are actively working with Alexandria Archeology to support and facilitate investigations on the property after demolition occurs. Records show that the corner was an open area until approximately 1928. As the existing buildings only minimally impact the ground, with little to no foundations, there is a potential for archeological resources to be discovered and a unique opportunity for investigation. The site may yield Native American, African American, and/or Civil War resources. The owners have also offered to assist in funding an internship with Alexandria Archeology for this investigation.

Photographs of the current structure are attached.

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SUBJECT: Application for Certificate of Appropriateness for New Construction
632 South Fairfax Street & 213 Franklin Street

The intent of this project is to create an open space garden for the use of the Owner, open to the adjacent residential lot.

The project consists of a custom garden fence with a brick base and piers along the property line at South Fairfax Street and extending approximately two thirds of the length of the lot along Franklin Street. The bays between the piers will be filled with a custom wood fence of solid panels (2' high) capped with round open pickets for the upper two feet of the fence, to an overall height of six feet. The brick fence will be anchored by a clapboard garden shed at the corner of the property, which will carry the color of the adjacent house to the edge of the property. This shed will have a pair of doors on the north side, facing the house, and a small window on each of the street elevations. It will have a silver standing seam metal roof to match the adjacent house. Three of the brick piers along Franklin Street will be surmounted by wood posts that form one edge of an arbor, extending into the garden. The eastern third of the Franklin Street side of the property consists of a six foot, painted, solid board fence screening the Potager Garden, a custom wood pedestrian gate and custom wood vehicle gate at the existing brick driveway. These gates will be flanked by brick piers to match those on the western end of the lot. At the end of the driveway, on the northern property line, another metal roofed, clapboard shed is proposed to create an enclosure for recycling trash cans. A rain barrel will collect rain from this roof, and the downspouts on the existing outbuilding on the adjacent lot will also be routed to the rain barrel.

The lot will have three distinct zones, the Formal Garden, Potager Garden and Driveway. The Formal Garden is to be located toward South Fairfax Street, with an oval lawn and plantings. Two trees are proposed to be planted between the lawn and the property line to the north. The paths are to be laid in brick, with a brick paved area under the wood arbor at the south side of the oval. At the center of the lot, the Potager Garden is defined by a low board fence, and will contain heirloom vegetables and flowers. This area will have crushed stone paths and space for a compost bin and planting station along the inside of the Franklin Street fence. This garden will have raised beds on the east side, with a stone step to make up the grade difference from the existing driveway. At the center of the Potager Garden will be a birdhouse on a wood post, to serve as a focal point for the Formal Garden. The existing brick driveway will remain, separated from the Potager Garden with a path of large stone pavers set into a crushed stone bed. The east edge of the driveway will be cut back parallel to the existing fence to allow a narrow planting bed along the fence.

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Electrical power outlets and hose bibs will be installed at various points around the garden. Light fixtures will be installed on the face of the new garden shed and on posts at the entrance to the Potager Garden.

The applicant has contacted Dominion Power and intends to bury power and cable lines from the utility pole at Fairfax & Franklin to the new corner Garden shed. Removing these lines from the view space will greatly improve the appearance of corner.

As a part of this project, the overgrown brick sidewalk along Franklin Street will be re-laid, continuous from the sidewalk on the east end of the block. The city owned property between the sidewalk and the property line and new garden wall will be landscaped by the applicant. The existing brick and river rock (cobblestone ballast) gutter along Franklin Street will be restored.

Plans for the new garden are attached.

SUBJECT: Application for Certificate of Appropriateness for Alterations
630 South Fairfax Street

The proposed garden on the corner lot, described above, will serve the adjacent house at 630 South Fairfax Street. A new canopy, with painted wood brackets and a standing seam metal roof to match the main house roof, is proposed over the existing side door facing the garden. The front portion of the house was built as a double house ca. 1830, but the houses were combined in the mid-20th century, and expanded in the early 1990's, prior to the purchase of the house by the present owners in 1999. A recess in the wall marks the original end of the house, and the existing door and canopy are just east of that, in the new portion of the house.

In addition to the canopy, the owners are working with Dominion Virginia Power to have the power, phone and cable lines buried from the corner pole to the house. This will allow the majority of the wires and cables currently attached to the side of the house to be removed. At the same time, the electrical meter adjacent the side door, can be lowered so that it has less visual impact on the elevation. The existing gas meter will remain unchanged.

The house has had recurring issues with water over-wash from the existing gutter on the south side of the house, because the main roof gable is uneven, with the ridge line closer to the north side of the house. The single downspout, located within the recess between the original house and addition, is inadequate. It is proposed to be removed, and a pair of new downspouts located at the ends of the gutter.

Finally, a new lantern light fixture is proposed to be installed on the south face of the existing outbuilding, facing the potager garden and driveway.

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ARCHITECTURE ■ HISTORIC PRESERVATION ■ PLANNING



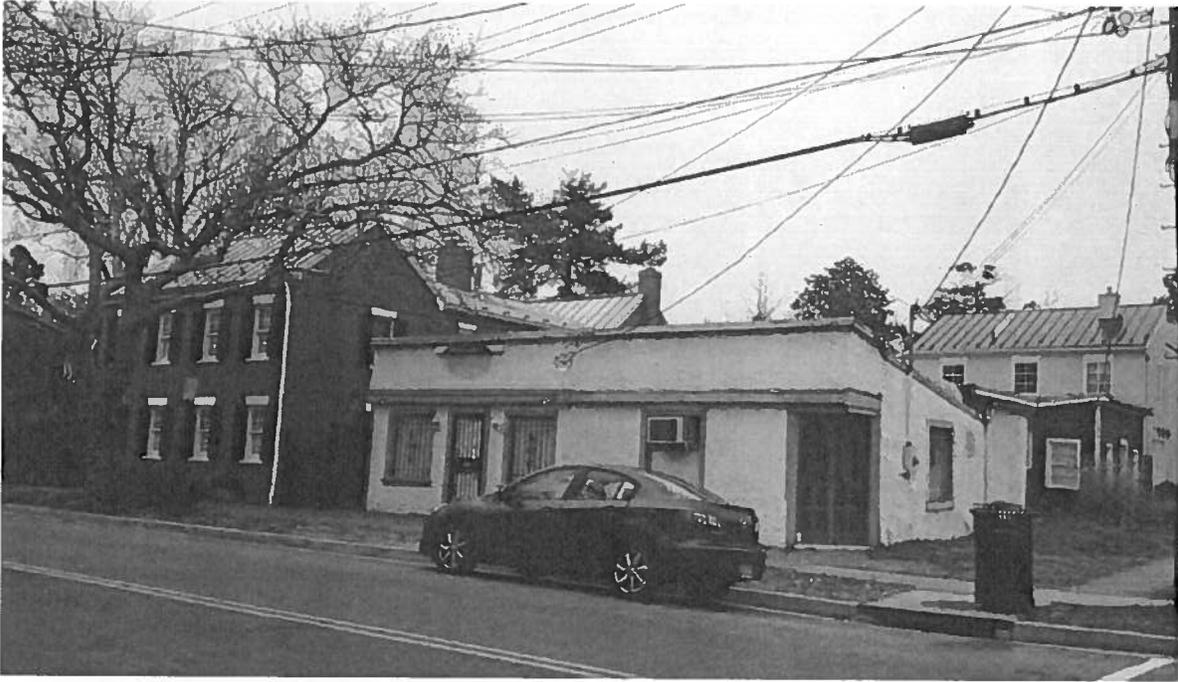
View of Property – NE corner of S. Fairfax and Franklin Streets



View of Property –Corner entrance, within addition to property line

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ARCHITECTURE ■ HISTORIC PRESERVATION ■ PLANNING



View of Property –S. Fairfax Street Elevation, with Owner’s Residence adjacent



View of Property –Franklin Street Elevation, with Owner’s Residence beyond

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ARCHITECTURE ■ HISTORIC PRESERVATION ■ PLANNING



View of Property –side yard adjacent Owner’s residence



View of Property –infill additions to original garages along Franklin Street

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View of Property – Addition beyond Property Line for residential unit facing Franklin Street ; Photograph also shows lack of foundations with finish elevation at or below grade



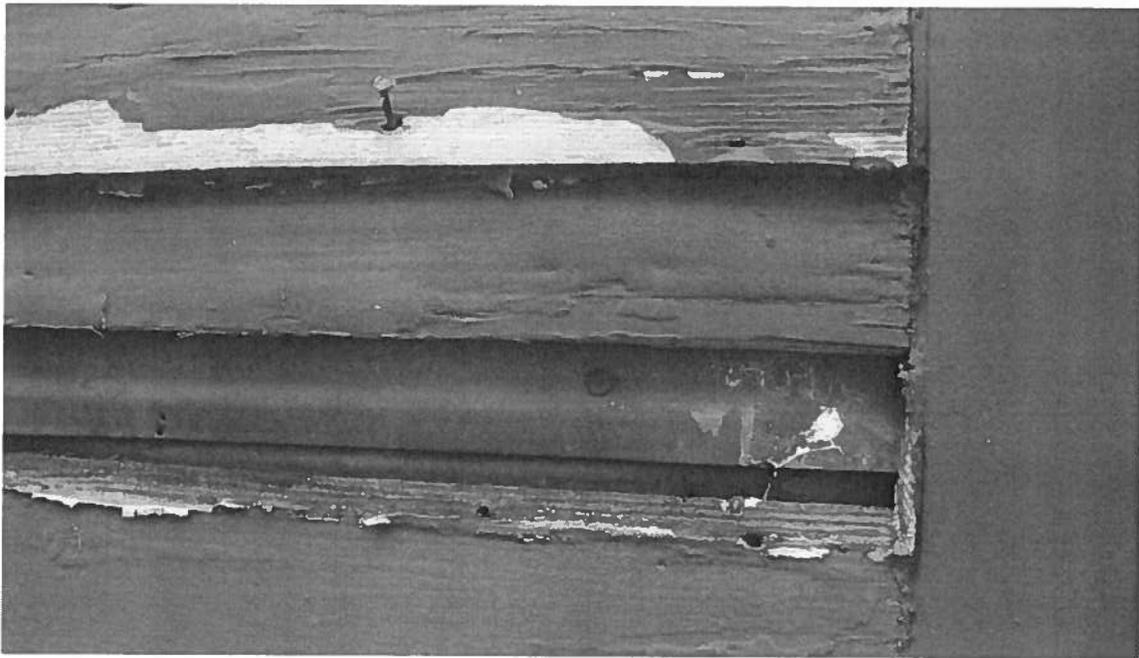
View of Property – Series of lean-to additions at rear of structure

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ARCHITECTURE ■ HISTORIC PRESERVATION ■ PLANNING



View of Property –Existing Driveway to remain, original garage converted to residence



View of Property –Red painted clapboard covering corrugated tin walls

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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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.)
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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.

4/16/12 Eleanor F. Krause, AIA

 Date Printed Name Signature

Alexandria City Council

William Eulle
Kerry Donley
Frank Fannon IV
Alicia Hughes
Redella "Del" Pepper
Paul Smedberg
Rob Krupicka

Planning Commission

John Komoroske
H. Stewart Dunn, Jr.
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William Conkey
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Updated 11/4/2011

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- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

BAR Application:
NE Corner of South Fairfax and Franklin Streets

BUILDING PERMITS
1928, 1930, 1931, 1933, 1961, 1968

Approved By Act of Council
3/15/28
No. 748 P.M.

APPLICATION FOR PERMIT TO BUILD

CITY OF ALEXANDRIA, VA.

Alexandria, Va. March 1 - 1928

TO THE CITY ENGINEER:

The undersigned hereby applies for a permit to build according to the following specifications:

1. State how many buildings to be erected? One done in to four
2. Material gabr. m. m.
3. What is the owner's name? George J. Walls
4. What is Architect's name? W. O. J.
5. What is Builder's name? J. J. J.
6. What is Location? Franklin St. Fairfax
7. What No. of house? _____
8. What is purpose of the building? To heat
9. What will the building be erected on, solid or filled land? solid
10. Size of building, No. of feet front 27 1/2; No. of feet rear 27 1/2; No. of feet deep 18 1/2
No. of stories in height 10 1/2 Finished outside grade to cellar floor, feet _____
11. Size of back building _____ feet long; _____ feet wide; No. of stories _____
12. Material of foundation concrete floor
13. Thickness of external wall; cellar or basement _____; 1st story _____; 2d story _____;
3rd story _____; 4th story _____; 5th story _____
Thickness of party walls, cellar or basement _____; 1st story _____; 2d story _____;
3d story _____; 4th story _____; 5th story _____
14. What will be the materials of the front frame glass
15. Will the roof be flat, pitch or mansard? flat material of roofing? rubber roof
16. What will be the means of access to the roof? _____
17. How is the building heated? no
18. Are there any bay windows? height _____; Width _____; projection _____
19. What will be the projection of steps from building line? _____
20. Are there vaults? Dimensions _____
21. Will there be an area? _____; width _____; how protected? _____
22. Will there be any cellar steps? _____; how protected _____
23. Is the lower story to be used for business purposes of any kind? _____
24. What is the estimated cost of the improvement? \$ \$150 up
25. Have deposited \$ _____ as required by City ordinance. yes
26. After completion will the building conform in every respect, with the requirements of the building law? _____

Signature Geo J Walls
Address 635 South Fairfax St

No. 748

APPLICATION FOR PERMIT TO BUILD

Owner Geo S. Wall.

Builder

LOCATION

No. 207 No. Cor

Street

Between Wacker & Franklin

PERMIT GRANTED

March 16 1925

Value \$ 1500

Fee \$ 500

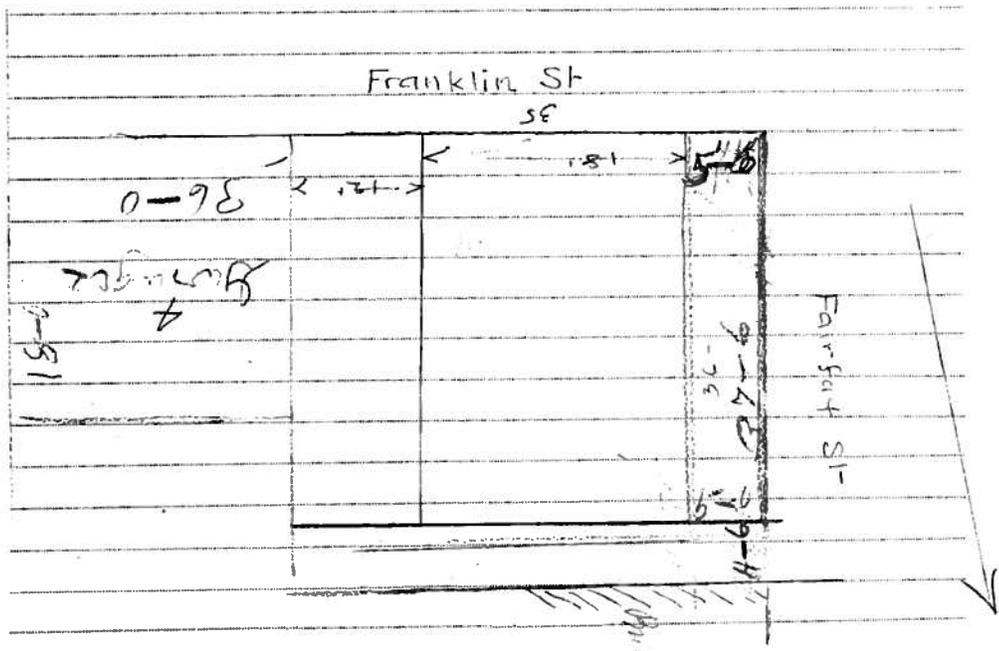
Memoranda

Building Book

No. Page

DETAIL DESCRIPTION

Details of building not given on opposite side to be written below



Approved
W. H. ...
2-24-30

No. 742

Application for Permit for Repairs, Alterations, etc.

CITY OF ALEXANDRIA, VIRGINIA

Alexandria, Va. Jan 18 1930

TO THE CITY ENGINEER:

The undersigned applies for a permit to Repair
the following described building Garage

DESCRIPTION OF PRESENT BUILDING

Where located Martha East by Fauquier & Fairfax St
 Name of owner Wm. Hall Jr.
 Name of Architect _____
 Name of mechanic Toughan
 Name of occupant None
 Material Steel
 No. of buildings to be altered 2
 Area of present building 18x18
 No. of stories 1
 Style of roof Reberoid
 How is the building occupied? Garage If a dwelling, how many families? None
 What is the cost of the proposed improvements? \$120.00

NATURE OF PROPOSED ALTERATIONS, ETC.

(Give Definite Particulars)

To be ceiled & windows
 put in to be cemented
 into a steel carpentry
 Mrs. George W. Rhodes 619 Lee St
 Mrs. Julia J. ... 617 South Lee St
 Leonard C. Wacker 614 Fairfax St
 Morris ... 706 King St
 E. J. ... 610 South Fairfax St
 Mrs. Hattie ... 629-631 South Fairfax St
 Mrs. ... 613 South Lee St
 ... 607 South Fairfax St
 Frank ... 611 South Fairfax St

Mrs. Lula Allen 612

{ Lucy M. Graves } On Mr. Hall's promise that the store will not
 { M. H. M. Graves } be open Sunday evenings.
 621 & 633 South Fairfax St

For what will the building be used after alteration? Steel Carpentry
 After alteration will the building conform in every respect, with the requirements of the building law?

Signature T. H. ...
 Address 110 614 11 ...

1107

No. _____

APPLICATION FOR

Permit for Repairs, Alterations, etc.

Owner _____

LOCATION

Street _____

No. _____

Between _____

PERMIT GRANTED

19__

Value \$ _____

Fee \$ _____

Memoranda

Repair Book

No. _____ Page _____

614

607

611

614

621

629

631

633

Want

*Want to take Partition out and work
for connecting other blocks on proper
street side using an arch*



W. H. ...

Page

No. 279

Application for Permit for Repairs, Alterations, etc. CITY OF ALEXANDRIA, VIRGINIA

Alexandria, Va. Sept 10 1931

TO THE CITY ENGINEER:

The undersigned applies for a permit to Build a porch
the following described building North East Fourth & Taylor

DESCRIPTION OF PRESENT BUILDING

Where located _____

No. of buildings to be altered One

Area of present building 13'3" x 26' 6"

No. of stories Two stories

Style of roof Pitch

Name of owner Geo F. Malley

Name of Architect _____

Name of mechanic John G. ...

Name of occupant Mrs. ...

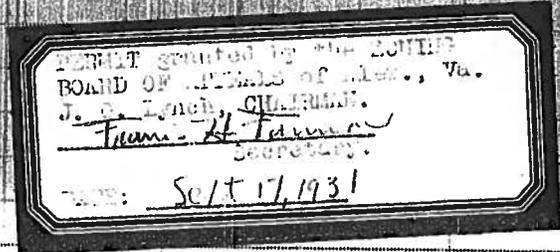
Material Lumber

How is the building occupied? Dwelling If a dwelling, how many families? One

What is the cost of the proposed improvements? \$100.00

NATURE OF PROPOSED ALTERATIONS, ETC. (Give Definite Particulars)

Want to build a porch 10' x 15' at West side of house



For what will the building be used after alteration? Dwelling

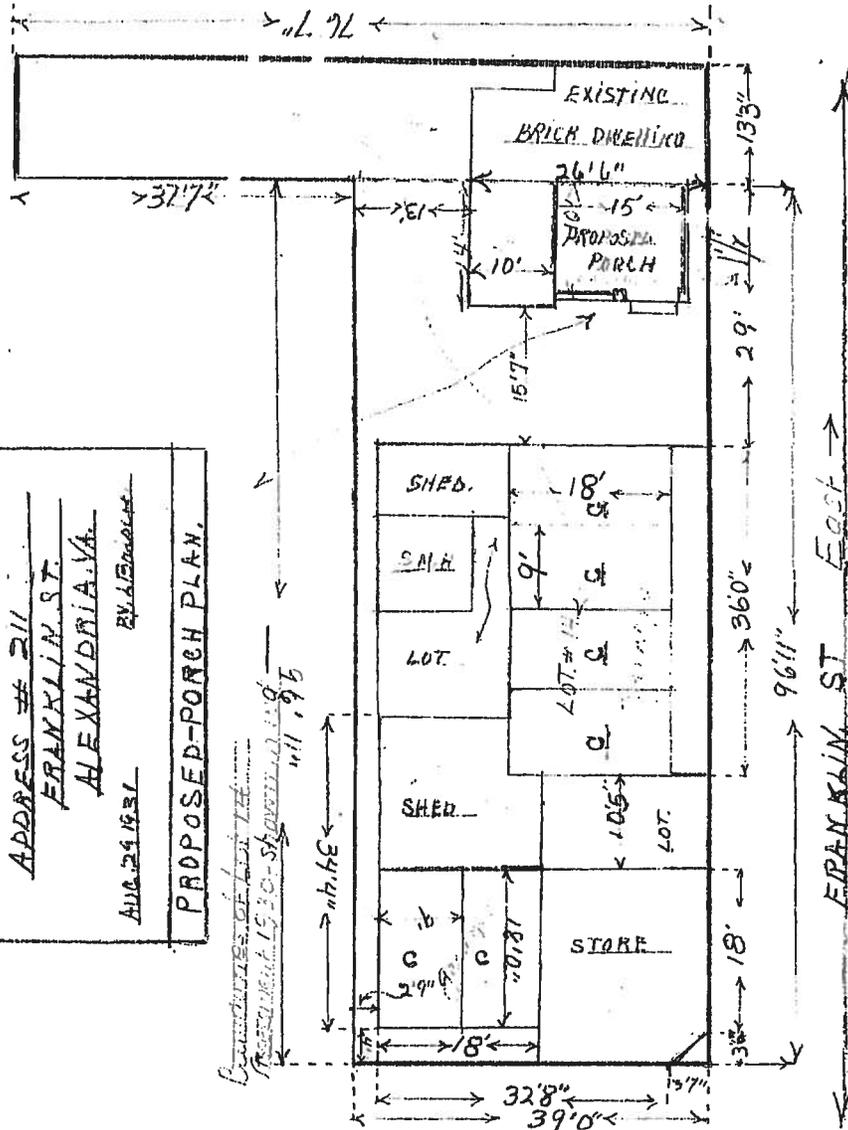
After alteration will the building conform in every respect, with the requirements of the building law? _____

Signature Geo F. Malley

Address 635 South Taylor

(Phone 3015)

C. WALLS-OWNER.
 ADDRESS # 211
FRANKLIN ST.
ALEXANDRIA, VA.
 AUG. 24 1931. BY ALBERT
 PROPOSED-PORCH PLAN.



(B' Zone)

APPROVED: W. H. Lawrence
CITY MANAGER

Page

No. 548

Application for Permit for Repairs, Alterations, etc.

CITY OF ALEXANDRIA, VIRGINIA

Alexandria, Va. 7/17/37 1937

TO THE CITY ENGINEER:

The undersigned applies for a permit to
the following described building

DESCRIPTION OF PRESENT BUILDING

Where located

Name of owner

No. of buildings to be altered

Name of Architect

Area of present building

Name of mechanic

No. of stories

Name of occupant

Style of roof

Material

How is the building occupied? Store If a dwelling, how many families? 0

What is the cost of the proposed improvements? \$ approx. \$100

NATURE OF PROPOSED ALTERATIONS, ETC.

(Give Definite Particulars)

Additions to be used as waiting room.
Frame construction with corr. shingle
roofing.
Building to be weatherboarding with
shutting on inside.

Two garages now existing are to
be replaced with proposed waiting room.

Adm.

This shall not be used for
General Purposes Unless Properly
Requre

For what will the building be used after alteration? As waiting room

After alteration will the building conform in every respect, with the requirements of the building law?

Yes

Signature

Address

Field Inspector <u>W F Barron</u>	Sewer Release	Fee Amt. <u>\$250</u>	Permit No. <u>17308</u>
Drawings Approved		Are drawings attached? <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Issued <u>7-6-61</u>
Permit Authorized <u>WFB</u>			

Application for Permit for Repairs, Alterations, etc.

City of Alexandria, Virginia

Alexandria, Va., July 5, 1961

THE UNDERSIGNED APPLIES TO THE DEPARTMENT OF CONSTRUCTION & INSPECTION FOR PERMIT TO

- REPAIR
- ALTER
- ENLARGE

The Building described below:

OWNERS NAME George Hall
 OWNERS ADDRESS 632 2 634 S Fairfax OWNERS TELEPHONE NO. _____
 Address of Building to be altered Same

Building is constructed of
 Masonry Frame Other _____ How many Stories? one
 Roof is Gable Flat Pitched

Building is now occupied as _____ dwelling, office, store, etc. If a dwelling, how many families? _____
 After alterations, building will be occupied as _____ If a dwelling, how many families? _____

By whom will the work be performed?
 OWNER Estimated Cost \$ 250.00
 DAY LABOR Estimated Cost \$ _____
 CONTRACTOR Estimated Cost \$ ~~500.00~~

If work is to be performed by a contractor, write below
 CONTRACTOR'S NAME _____
 CONTRACTOR'S ADDRESS _____

Describe the work to be done. If drawings are not required, an adequate description is necessary.
Re-roof over existing roof
2 ply felt 1 coat static

I hereby acknowledge that I have read this application and certify that the information hereon is correct. I also guarantee that the work executed under the authority of this permit will be done in conformance with the City Building Code and other applicable ordinances.

Signature [Signature]
 Address 670 S. ...
 Telephone No. ...

Drawings Approved _____ Date _____

W. F. Bacon Date *4/7/68*

Field Inspection _____

O. Leary

2. 10. 68
Ente

pg 1

No. 15007

Application for Permit for Repairs, Alterations, etc.

City of Alexandria, Virginia

Alexandria, Va., *April 6/68*, 19__

To the OFFICE OF THE BUILDING INSPECTOR:

The undersigned applies for a permit to
Repair ()
Alter ()
Construct addition to ()

DESCRIPTION OF PRESENT BUILDING

Where located *632 So Fairfax St*

No. of buildings altered *one* Name of Owners *Geo L Nalls*

Area of present building _____ Name of Architect _____

No. of stories *one* Name of Builder _____

Style of roof *flat* Type of occupancy *Clean + Person* ✓

Material *Lumber + Roofing* ✓

How is the building occupied? *Store* If a dwelling, how many families? _____
(dwelling, store, office)

What is the cost of the proposed improvements? \$ *40.00*

NATURE OF PROPOSED ALTERATIONS, ETC.

(Give Definite Particulars)

Replacng Sane Sheaving on Roof One section of roof. Replace 2 or 3 pieces of sheaving with shingles.

REPLACE ALL DEFECTIVE AND DECAYED MATERIALS

For what will the building be used after alterations? *Clean + Person*

After alterations will the building conform in every respect with the requirements of the building law?

Yes

Signature *Geo L Nalls*

Address *632 So Fairfax St*

BAR Application:
NE Corner of South Fairfax and Franklin Streets

BUILDING ASSESSMENTS

Architectural Building Assessment 7/31/2006,
by C. Richard Bierce, AIA

Structural Building Assessment 7/22/2006,
by Woods Peacock Engineering Consultants

C. RICHARD BIERCE, AIA

Architect - Historic Preservation Consultant

121 S. Royal St. Alexandria, VA 22314
703-836-9085 (v) 703-836-9107 (f)
crbierce@aol.com 703-447-9432 (c)

MEMORANDUM

July 31, 2006

TO: Mr. & Mrs. Paul S. Stevens

RE: Revised 2n^d Draft Report

“Assessment of The “Corner Buildings” at 632 & 634 S. Fairfax & 213 Franklin

A. Executive Summary & Recommendation:

These buildings have been examined by John O. Woods, a professional structural engineer with many decades of experience in assessing and repairing the old buildings in Alexandria, and by the undersigned, a preservation architect with over three decades of experience in all facets for historic preservation practice here and throughout the US. This report contains our assessment and recommendations with respect to their current condition and future. As noted below, there is general agreement that the buildings were erected in the mid to late 1920's for use as automobile garages. It is my opinion that the buildings do not warrant being referenced as “architecture” and it is demonstrably evident that the historic integrity of all of them has been seriously, if not irrevocably, compromised. It is our shared opinion based upon visible evidence that the structural integrity of the buildings has been compromised by design and by neglect and that they fail to meet any reasonable standard of occupancy as required by contemporary building and safety codes for business or residential purposes. Furthermore, it is my opinion that the buildings have little to no significance, that they do not contribute to the visual and architectural quality and character of the historic streetscapes in which they are placed, and that they fail to meet the minimal criteria for preservation as stipulated in the Alexandria Zoning Code.

We recommend that approval to demolish these buildings be granted by the B.A.R.

As a preservation architect, I have been privileged to work on many types of historic architecture from all eras on American history, and in addition to the grand monuments many of them are modest in scale and architectural presence. I learned the difficult lesson early in my career that we cannot save everything. I have learned the more difficult lesson much later in life that we *should* not save everything. This is one of those cases.

B. Introduction:

The purposes of the investigation and evaluation described in this report are to:

- Document and describe the existing structures and their current condition;
- Evaluate the historic integrity of the structures;
- Assess the significance of the structures.

As a preface, it may be helpful to establish some clear definitions of the terms used in this text as I understand them. Webster says of **structure**, that it is “something that is built or constructed”, and Saylor notes in The Dictionary of Architecture that it is “a combination of parts put together to form a building, a bridge or the like.” Webster notes that a **building** is “anything that is built with walls and a roof” and further says of **architecture** that it is “the science, art, or profession of designing and constructing buildings”. Saylor concurs and amplifies this thought with his definition of architecture which is “the art and science of designing and constructing buildings adapted to their purposes, one of which is beauty”. This hierarchy of terminology applies fully to the structures under study which certainly meet the baseline criterion for a ‘building’ but fall well short of meeting the full definition of architecture. To that point, the Roman architect Vitruvius established the standards of judging architecture with his well known dictum that buildings as architecture must possess, in equal measure, the defining characteristics of **firmness, commodity and delight**. This means that they must be structurally sound and viable, they must be functionally efficient, and they must offer some aesthetic reward, even in a modest context where a clear sense of designed order that will stand out from the random chaos of un-designed settings. The questions which underlie the purposes of this study will be examined in response to these criteria.

C. Historic Overview:

Existing records provide a reasonably clear sense of the evolution of structures on this site at the northeast corner of Franklin and S. Fairfax Sts., most of which is substantiated by examination of the structure and analyzing the existing plan configuration. The site was vacant in 1877, per Hopkins; it was vacant in 1912 and 1921 per Sanborn and likely remained so until sometime in the mid-1920's. In 1928 George Nalls applied for a permit to construct a single building on Fairfax Street which was to be subdivided into four bays for use as automobile garages for rent. That permit showed the plan sketch of a building with 36' frontage on Fairfax, setback 5', and 18' deep. There was a 12' space behind this basic structure which might be construed to be under roof but that is not absolutely clear, nor is it identified as such. The permit plan sketch showed another structure of the same basic dimensions of 36' x 18' which faced onto Franklin Street. This garage was constructed sometime in the period 1921-1928.

Based upon the permit record, the new structure was to be 10' tall and constructed of “galv. iron” with cement floors, a flat roof of a rubber like material, and the front to be of “frame & glass”. This latter element is presumed to refer to the common configuration of a pair of hinged garage doors in each of openings, one leaf of which survives in a former

opening on the Franklin St. elevation. Each of the basic 4 bays or plan modules for cars, was roughly 9' x 18', reflecting the smaller wheelbase of vehicles of the era. Although not shown on the plan, each of the 9' bays was defined by a partition of corrugated steel.

The fundamental plan configuration depicted in 1928 is discernible to this day, with some clearly identifiable modifications, mostly in the form of additions to the basic garage ensemble. In 1930, Mr. Nalls altered the building on the corner by extending it to the Fairfax property line and removing one interior partition, creating a single space approximately 18' wide by 23' deep. This space was accessed through the angled door opening which survives on the corner. The adjoining garage spaces to the north were intended to remain in service as garages at this time, as noted on the 1930 building permit.

By 1931, the rear portions of the lot behind the two garage buildings had acquired several smaller additions, as shown in a permit application for work on the residence at 211 Franklin. The two remaining garages on Fairfax have an appendage to the east approximately 16' deep which extends to and encapsulates a portion of the garage unit on Franklin. This structure remains to this day. The 12' gap on Franklin between the two original garage blocks is clearly identified as a "lot", suggesting that it remained un-built upon to this date. Two bays of an attached shed at the rear of the Franklin garage unit are shown as well. The 1931 Sanborn plat generally confirms some of this condition of appendages, but with the anomalies commonly attributed to that source.

In 1933, a permit application described an addition to an unstipulated part of the structure that was to be used as a waiting room. The waiting room was to replace two of the remaining garages and was to be clad with weatherboards. As seen in the existing sketch plan, the two easternmost bays of the Franklin St. garage block were extended to the south by about 6' at some point and the original building line retained as a bulkhead within the unit space of the former two bay configuration. This portion of the structure is currently clad with weatherboard siding on all four exterior surfaces. It is presumed, and highly likely, that it was this portion of the site that was the subject of the 1934 permit and noted alterations, although the ultimate destination of those in the new "waiting room" remains lost in speculation. In the absence of notes to the contrary, it is assumed that the two, now recessed, garage bays to the west of this element remained in service as such at this time.

Thus by 1934, at least four of the original 8 garage spaces had been converted to other uses, they all had been added to incrementally and there was at least one more substantial early addition. Most of these alterations remain on the site to the present. Other alterations for which the chronology is less clear include the infill of the 12' gap on Franklin, and some re-configuration of the sheds and spaces to the rear of the Franklin garage block. One part of that rear shed contains a bathroom for the apartment which now occupies the former "waiting room". The 12' infill space between the two garage buildings was used by the commercial occupants of the corner spaces, most recently as a carryout food service establishment. The two northern garages on Fairfax were most

recently occupied by a retail dry cleaners, and the two on Franklin were altered to provide a bedroom for the apartment and service/storage for the deli.

A review of the historic evolution of these buildings suggests their origin to serve a very utilitarian but necessary purpose, that of housing the automobile. This was a relatively new building type in 1928, and grew from a need not adequately met by converting former stables or extant outbuildings historically located on narrow and generally inaccessible rear yards. Not only was the basic building type of an automobile garage new, but Mr. Nalls furthered the concept by building a structure with multiple parking bays to rent. This purpose-built structure was in fact then an early, and most decidedly modest, if not bordering on crude, example of a commercial parking structure. The basic *parti* of the original construction was consistent with this purpose, with no heating or amenities, and no interior finishes, only the exposed elements of the roof structure, an uneven concrete floor and the corrugated metal of the sidewalls.

It was, actually, two structures which could be defined as buildings, but not in my opinion, as architecture. They met the Vitruvian objective of commodity, in that they served their basic purpose with (minimal) efficiency. They *may* have been structurally sound, subject to further review below, but they did not, in all likelihood provide any “delight” to the senses except in the notion that at least 8 cars were no longer on the streets of Alexandria. They were not ‘architecture’ as commonly understood today.

D. Historic Integrity:

(n.b.: Documents used as a basis for this part of the report include Building Permits from the City of Alexandria, several editions of the periodic Sanborn Insurance Maps, and numerous extracts from Alexandria City Directories.)

As noted above, the original garage structures had no pretensions nor embellishments of any kind referenced in the documentary records. Nor were vestiges of any such features found or identified in the current study. The buildings were fundamentally rectangular shells of corrugated steel panels, probably unpainted, with wide openings for the cars which were closed with a pair of vertical rail and panel wood doors with small windows for viewing into the space from outside, and for providing minimal natural illumination on the inside. The roofs, noted as flat, had some pitch to drain, but no other features were noted in the early documents. No other features were noted on the site in the first permit application, nor on the Sanborn maps. They were in a word, plain utilitarian structures, not significantly out of scale in terms of mass and height with their surroundings but not buildings which likely contributed much to the amenity and scale of the evolving streetscape.

As alternative uses were introduced into different parts of the buildings, the fundamental utilitarian appearance characteristic of the garages began to change incrementally. Windows were added, a new personnel door was installed for the retail use on the corner, and the industrial character of the bare metal walls of the ensemble was mitigated by the

paint, application of wood clapboards on the east bay and later by cement stucco to exterior surfaces on the Fairfax block. Large openings scaled for the automobile were closed in and smaller doors installed. Interior surfaces were clad with a variety of finish materials, from gypsum board, acoustic or fiberboard panels to pre-finished plywood panels and resilient tiles or carpeting over the original concrete floors. Toilets were added in the commercial spaces, and a full bath and kitchen provided in the apartment bay. Electric service was provided, as were rudimentary gas fueled heating systems, water heaters and window a/c coolers as well.

At present, with the one re-used former garage door leaf on Franklin being the exception, no element, openings, finishes or features of any kind which would identify the original function and building type are visible or discernible on the exterior of the building complex as it exists today. Similarly, the original interior surfaces have been thoroughly covered, or in some cases removed entirely, rendering no visible elements or sense of the original purposes for which these structures were first erected in 1928. From the preponderance of physical evidence, it is possible to state that the historic integrity of these purpose-built structures has been irrevocably compromised and partially destroyed in the loss of significant character-defining features and materials. It is possible to state that restoration to the 1928 interior and exterior appearance of the two garages on the site is conceptually feasible. It is equally true that functional restoration to serve as commercial parking structures is neither technically feasible (modern vehicles would not fit, large outward hinged doors would not be permitted) nor legally feasible as current zoning would not support the use.

With respect to restoration of one or more of the occupancies of different parts of the structures subsequent to their use as a garage, interpreting accurately any particular moment in time would require a greater understanding of the parallel evolution of each of the now separate components than is now available. From references in City directories over a period of years it is known that there has been a constantly changing succession of tenants with a variety of commercial ventures from the confectionary shop which first appeared in 1928, to cycling repair, possibly an auto repair shop, cleaners, a framing shop, an antique shop, a garden shop, an apartment, a heating and plumbing business, carry-out food service and possibly others not documented. It is also known that the owner of the property to whom construction of the garages is attributed, George Nalls, conducted his retail grocery business in the large masonry structure on the northwest corner of Franklin and Fairfax Streets, but never in the structures he owned across Fairfax Street.

Lacking a degree of more precise documentation pertaining to coeval tenancies of the whole complex at any stipulated moment, it must be stated that piecemeal restoration is not feasible, nor is it desirable or defensible. Historic integrity, once lost or compromised is difficult to recover, and in this case, probably beyond reach.

E. Existing Conditions Review:

(Refer to notes on the sketch plan labeled '2006 Configuration'.)

1. Overview: General Conditions:

Years of inadequate maintenance by previous owners have led to numerous areas of deterioration in the buildings, many aspects of which are visible on the surface. There is moisture related damage around window and door openings and loss of integrity in exterior cladding in several areas. These locations are becoming more vulnerable to moisture penetration and as they are, the risk and likelihood of damage to structural framing is increasing as well. Limited probing was conducted into wall and ceiling cavities to confirm the presence of moisture related damage in several locations, but not in every likely location. The fundamental flat relationship of finished floors to exterior grade increases the vulnerability to flooding of interior spaces and subsequent damage to framing.

The roof membrane is a patchwork of different generations and with a demonstrably inadequate rain water drainage system. Interior framing in one area has been weakened by termite activity over a long period of time, and several areas have had alterations implemented over time with little regard to structural stability or, ultimately, the safety of the occupants of the spaces affected. Resilient tile flooring is of the age and type where it is suspected to contain asbestos, and there may be other instances of asbestos bearing materials used in wall or ceiling assemblies. (No asbestos tests were performed in this inspection, however testing and abatement will likely be required for any future work permits on the site.)

In many of the later additions to the rear of the original site and garage buildings, the spaces were built with radically sloped ceilings, continuing the adjacent roof slopes. In many locations this has created spaces with seriously inadequate headroom, well below permitted minimums in existing construction. Sanitary facilities are physically inadequate and ventilated poorly or not at all and one of the sanitary sewer mains has failed completely.. There are no fire detection or alarm devices in evidence. There are no fire suppression devices present on the property.

2. Overview: Structural Assemblies:

In every instance where the original garage framing was investigated, a consistent and disturbing pattern was found. Sloping from front to back were long span 2" x 6" joists which bear upon intermediate girders spanning the short dimension of the former 9' parking bays. Perhaps the system was adequate when built, but as noted above, the widespread removal of entire walls to accommodate new occupancies, with little or no supplementary support system installed has created a potentially dangerous situation. One area in the apartment has been altered so that the original exterior wall is supported over a 20' span by a make-do truss of 2"x 4" and 2"x 6" members. Some specific observations from Mr. Woods' report are extracted from his letter report:

- “ The supporting beam elements are not adequate....”
- “ We are concerned that the wood columns, and probably the walls, are supported only on the concrete floor slab without proper footings.”
- “ This wall construction, while currently structurally stable, does not meet design requirements for lateral loads for either current or previous building codes.”
- “ As stated earlier, the concrete floor slabs are nonstructural,...are uneven...presenting a safety hazard....”
- “ We do not believe that any of the buildings are structurally adequate to support the required design loads, nor is it reasonable or economically feasible to strengthen them without reconstruction.”
- “ It is our opinion that these buildings do not meet any current building code requirements nor conform to any accepted historical construction materials, means and methods....Left in their present condition, deterioration of finishes can be expected to accelerate, resulting in possible structural damage.”

This deadly combination of ill-advised alterations, significant damage to structural framing by moisture and by termites, with what was at its best a tenuous system as designed and built, is clearly inadequate and is, in my opinion unsafe as it stands.

3. Code Issues Summary:

Without citing chapter and verse of today's more stringent Building and Life Safety Codes, there is sufficient evidence remaining in place to suggest that were these structures still occupied, they would be candidates for immediate condemnation. To re-occupy them in anything akin to the present configuration and immediate past occupancies would require at a minimum re-building of the entire roof and ceiling system, unknown repairs and reframing in the bearing wall systems, complete MEP systems removal and replacement and possibly fire detection, alarm and suppression systems and separation assemblies. All of this implies substantial rehab costs, with no net gain of useable or marketable space.

F. Assessment of Significance:

Part of this assignment was to seek evidence of the original structures and to verify the construction methods and materials. As referenced throughout the preceding discussion, the original framing system is more or less intact, despite being compromised by damage and by selected removal. The original garage spaces were not 'finished' in the sense that there were no ceilings. Wall assemblies were rough cut 2x4 studs clad with horizontal panels of corrugated metal. In every location where the wall cavity was examined, either on an interior partition or an exterior wall, some part of this original assembly has survived, with one major exception. The exception was in the partition between the

cleaners and the deli/carryout where a concrete block wall had been built, possibly as a rudimentary fire separation of unknown date.

In this observer's opinion, the architectural significance of these structures is low. As a building type, the commercial parking garage, even one built on a fundamentally residential scale such as these, was a new phenomenon in American cities in the 1st quarter of the 20th century. It is arguable whether or not these purpose-built structures were a bane or an asset to the livability of those cities but that it was a new building type is not. Assessing significance usually requires a review of integrity, which has been done. Integrity of these buildings has been compromised irrevocably. Significance might also include a sense of how well the structure in question can continue to serve an economic or social purpose if preserved or restored, and clearly that is a question not readily answerable in this instance, when considering the building type and the original function.

It has been suggested that significance lies in the traditions embodied in the *ad-hoc* transformation of 634 S. Fairfax into a 'corner store' in the 1930 rehabilitation. This might be a valid concept if there had been continuity and coherence in the operation, presence and contribution to quality of life in the community of such an establishment over the long duration of this building's life. However, it is clear that a number of different businesses have occupied the site, none have contributed memorably to the urban, architectural, social or historic context, and the issues of integrity that pertain to the garage are every bit as germane to the purported significance of the commercial tenants of the site; it is largely gone. Furthermore, in studies of the phenomenon of historic 'corner store', there seems to be a general consensus among scholars that the term refers primarily to grocery stores specifically, and that the term addresses the fundamental social and essential service roles engendered by the building type as a basic building block of neighborhoods well into the 20th century. However, as the record has shown, this function, this catalytic social archetype was never part of the story of this particular property. The architectural convention of the angled entry, intended to be receptive to patrons approaching from both directions, remains part of the retail vocabulary of contemporary stores and is not the exclusive hallmark of the local grocery.

G. Conclusion:

Previous analysis has suggested that the buildings should not be demolished because they meet Criteria 5 and 6 of the Zoning Code.

Criterion # 5 stipulates that retention of the building must " help preserve and protect an historic place or area of historic interest in the City" and # 6 stipulates a long list of benefits under the general rubric of promoting the general welfare. In my opinion, no aspect of Criterion #6 will ever be met, neither the economic nor the academic. The only feasible way for Criterion #5 to be met would be for the structures to be preserved as (non-functional) examples of early 20th c. commercial parking garages, the ultimate value of which may not yet be discernible to historians of the urban setting.

Previous commentary also has suggested that these buildings “strengthen the corner”. From the standpoint of urban design and architectural refinement, these buildings in fact achieve just opposite; they are poorly adapted structures neither conceived nor built for human occupancy and as such they address and define their portion of the streetscape in highly anomalous ways.

To return to the beginning, these buildings are not architecture, their firmness is at great risk, their commodity is in grave doubt and the only delight they might bring today is in consideration of their imminent demise.

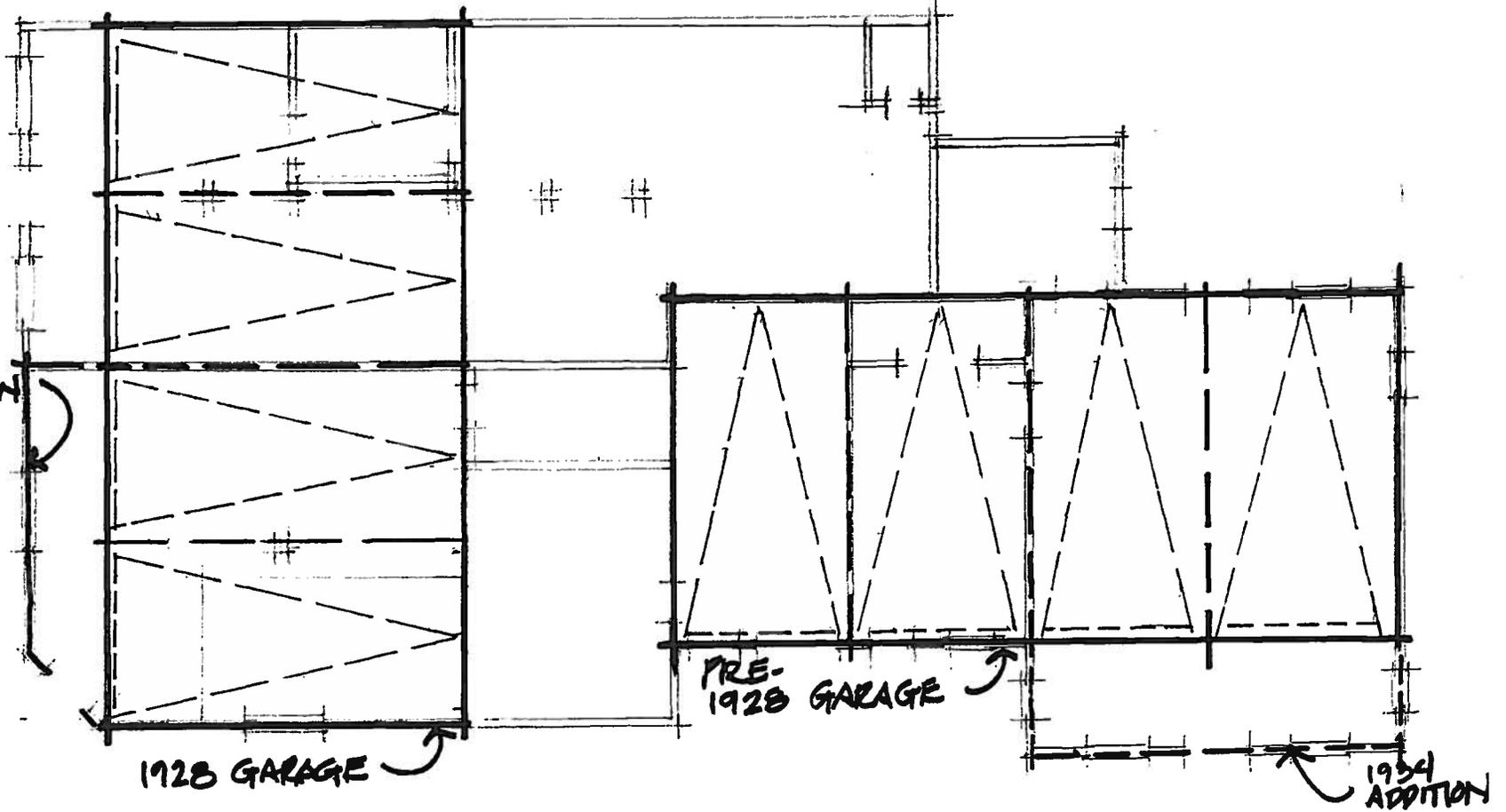
In my opinion, these structures fail to meet any criteria for preservation.



6852 S.
FRANKLIN

1930
ADDITION

6846 S.
FRANKLIN



1928 GARAGE

PRE-
1928 GARAGE

1954
ADDITION

213 FRANKLIN

SITE PLAN/SKECH

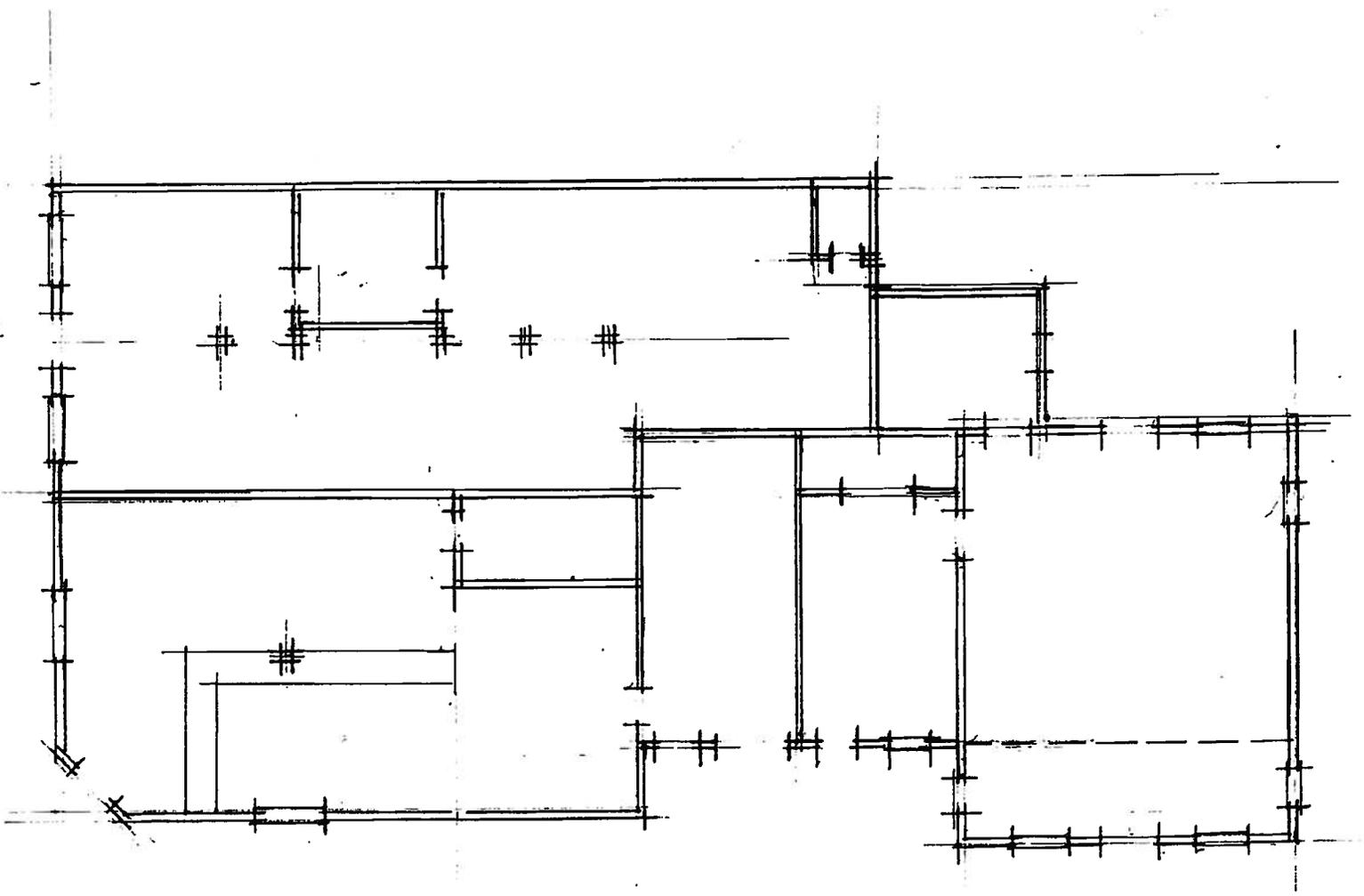
ORIGINAL PLAN - EARLY ADD'NS

1/8" = 1'-0"



636 S.
FAIRWAY

674 S.
FAIRWAY



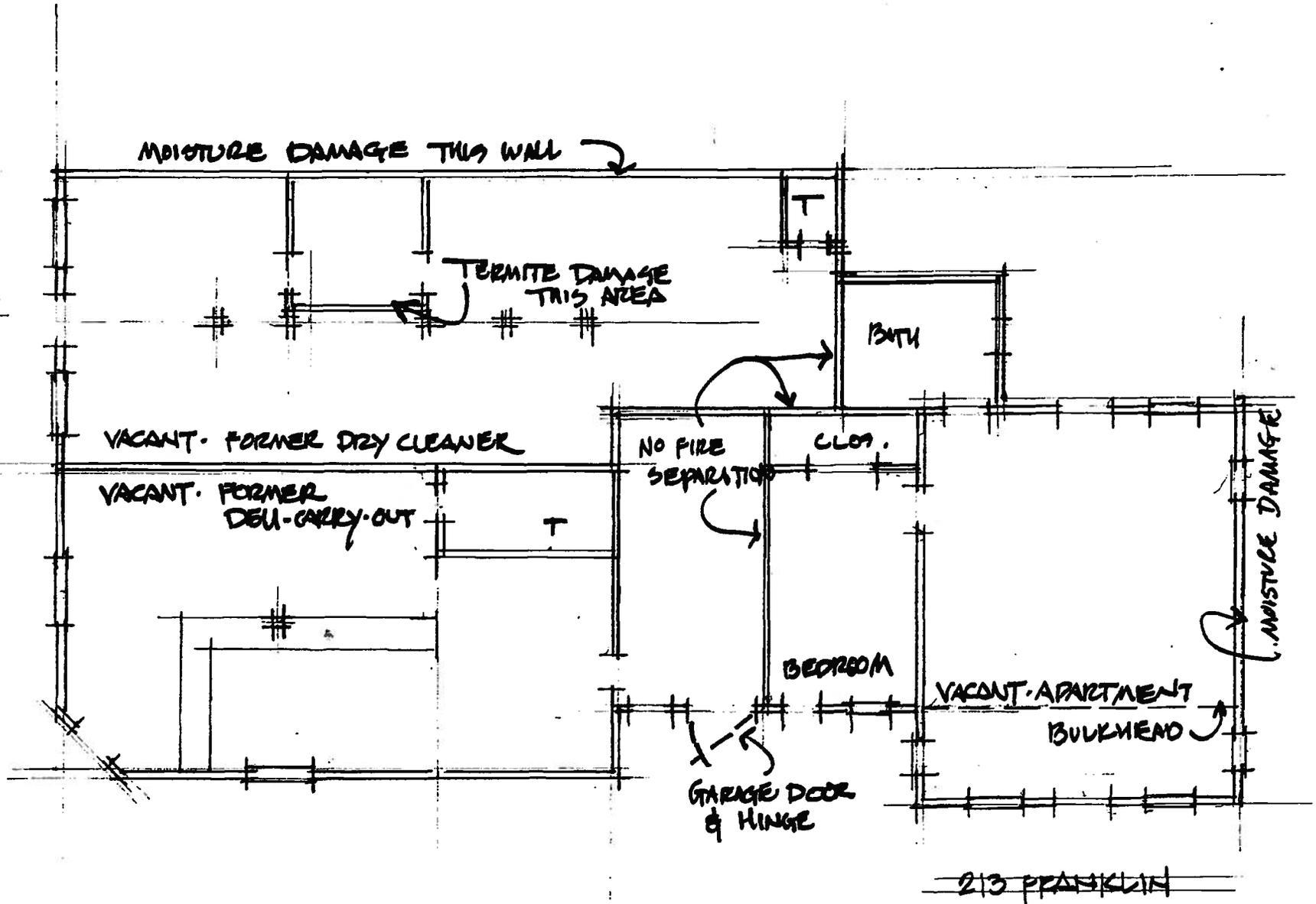
213 FRANKLIN

SITE PLAN/SKETCH - 2000 CONFIGURATION
1/8" = 1'-0"



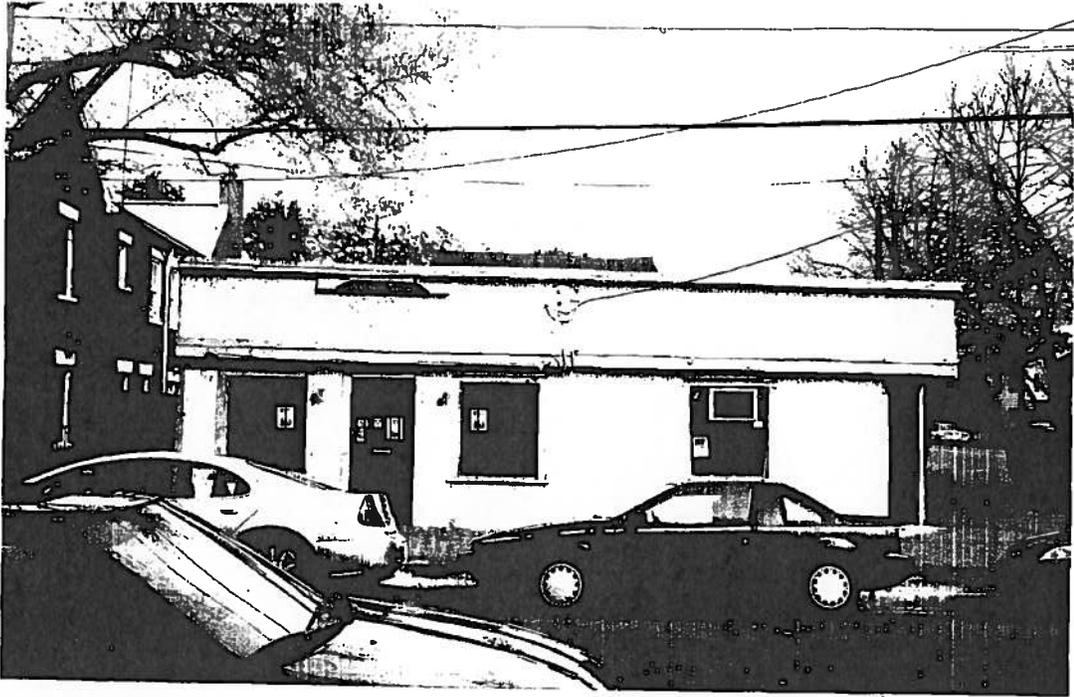
632 S.
FAIRFAX

624 S.
FAIRFAX

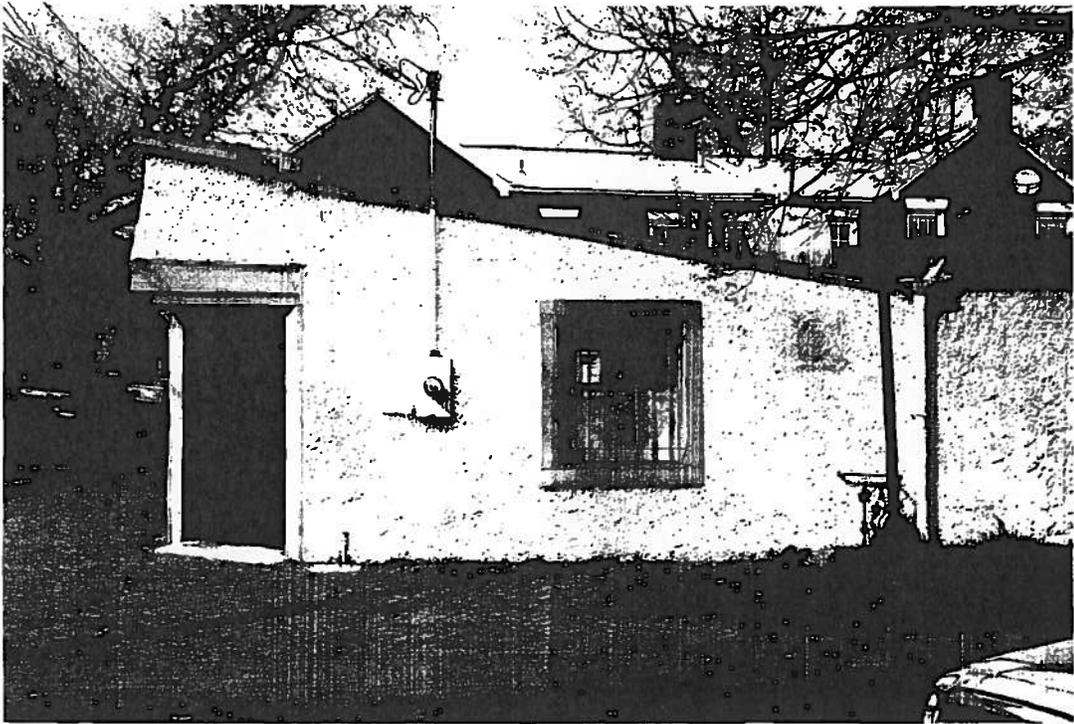


SITE PLAN/SKETCH - 2006

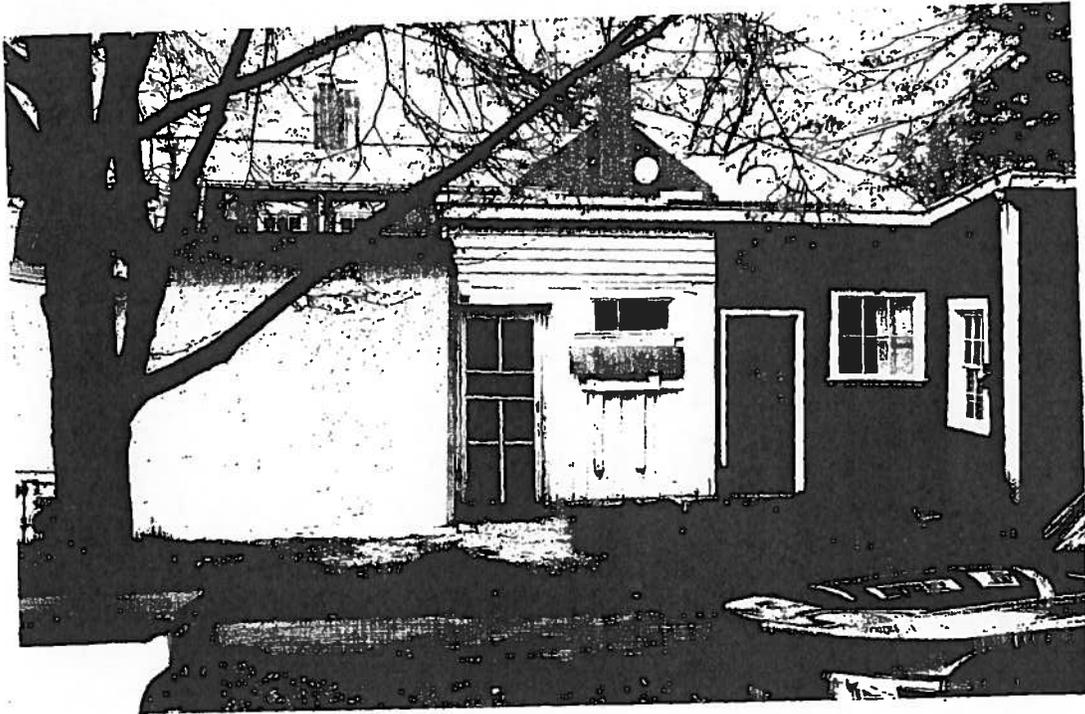
1/8" = 1'-0"



1. Fairfax Street Elevation



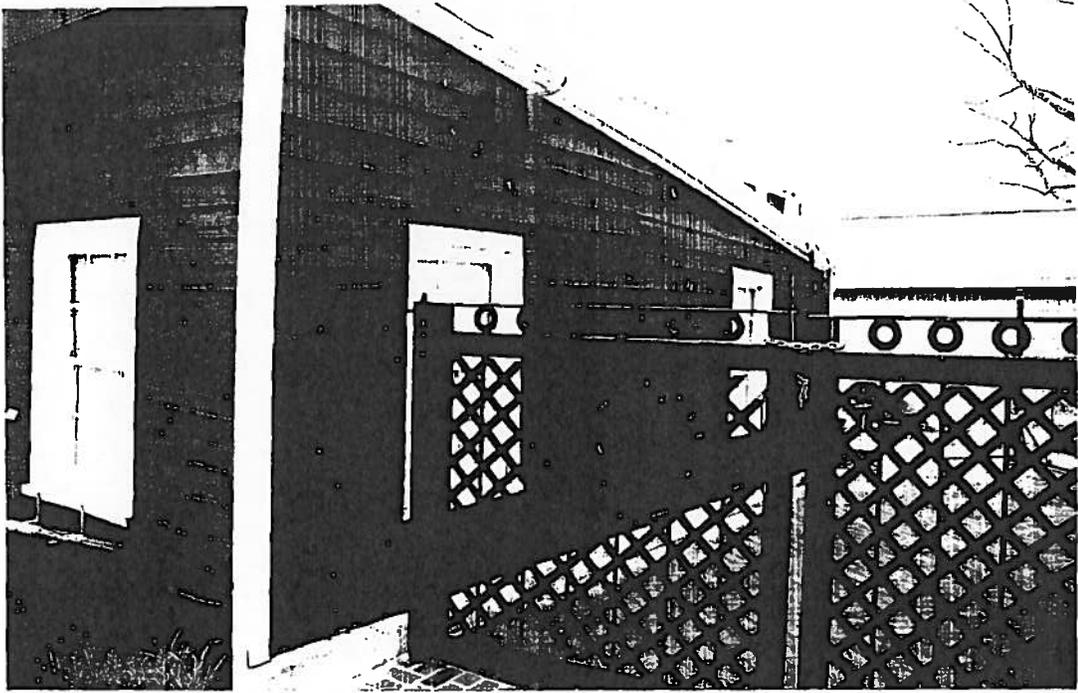
2. Partial Elevation: Franklin St. @ corner



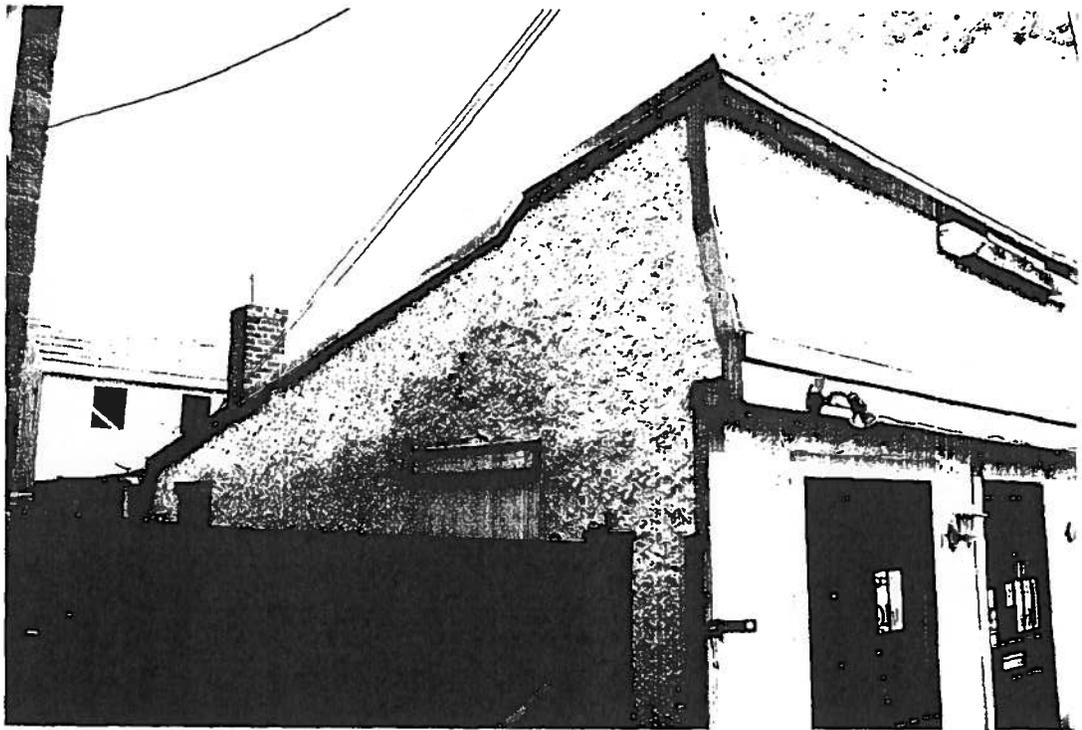
3. Partial Elevation: Franklin St. middle bays



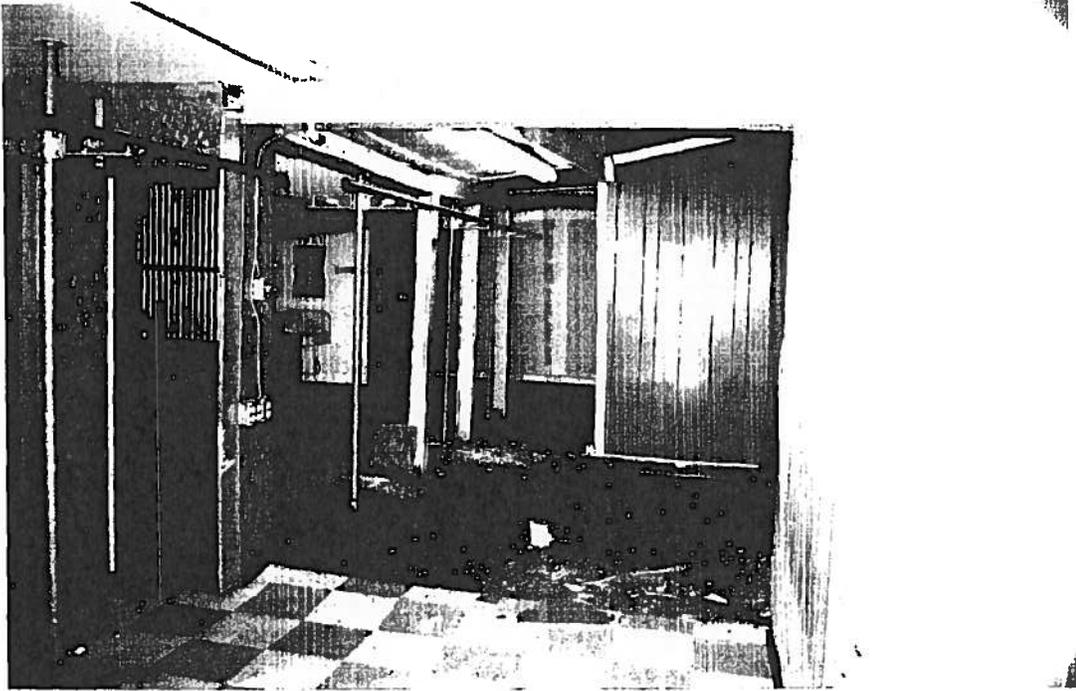
4. 213 Franklin St.: Street elevation



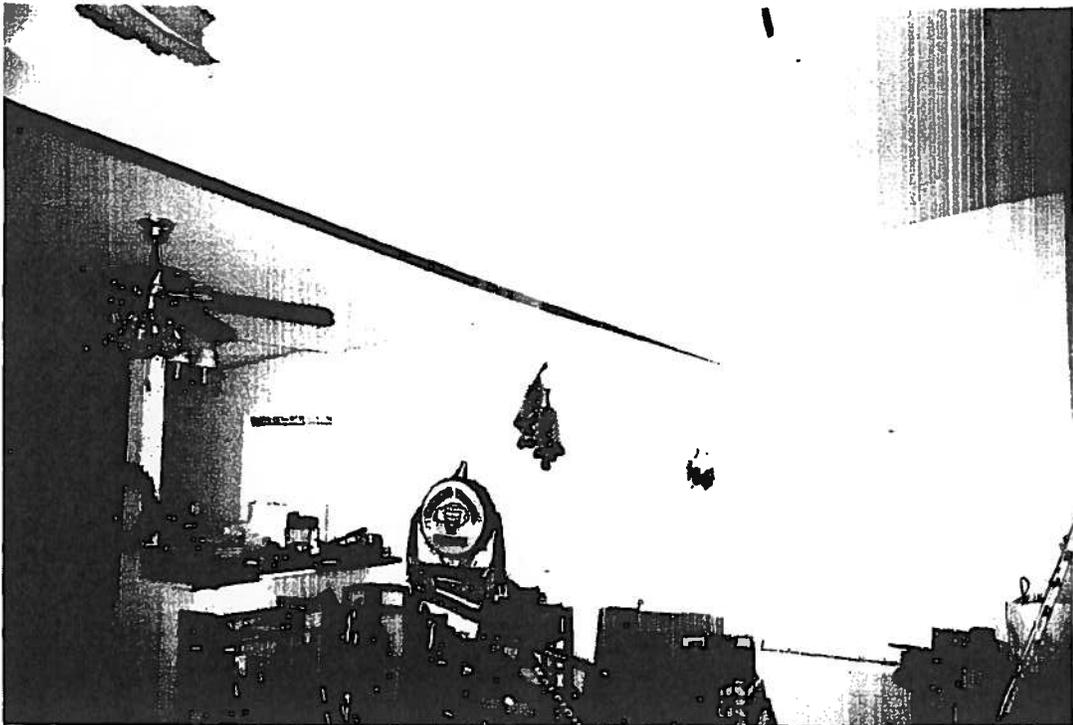
5. 213 Franklin St. East elevation



6. North elevation: Fairfax St.



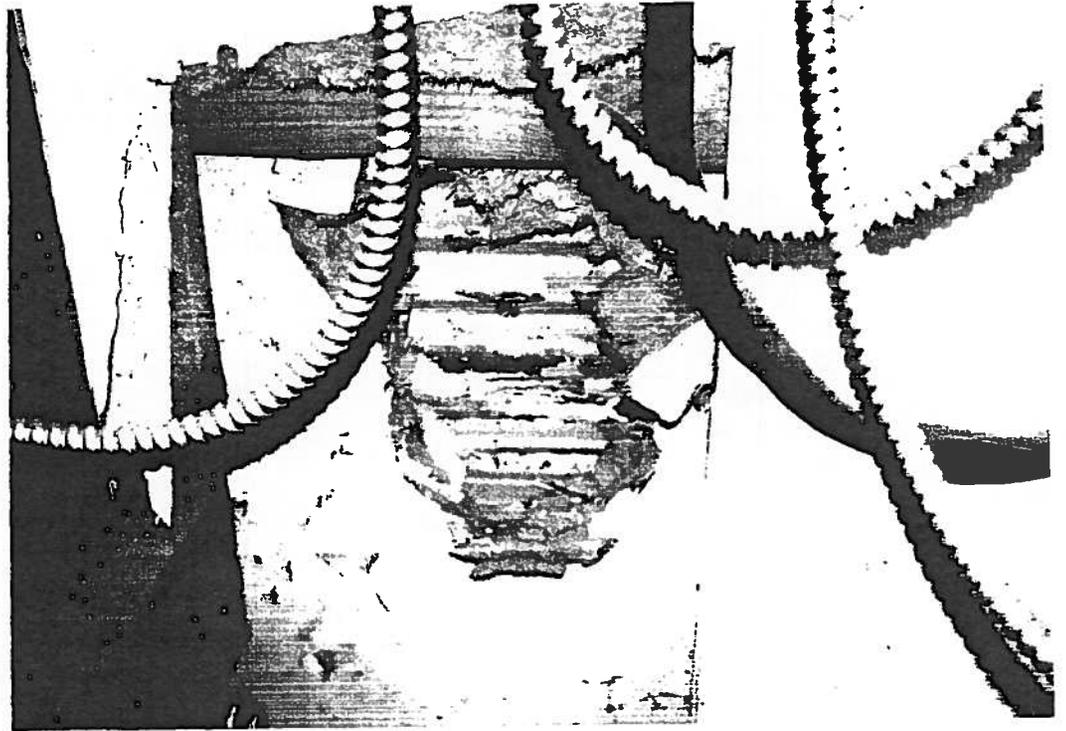
11. Interior of former dry cleaners



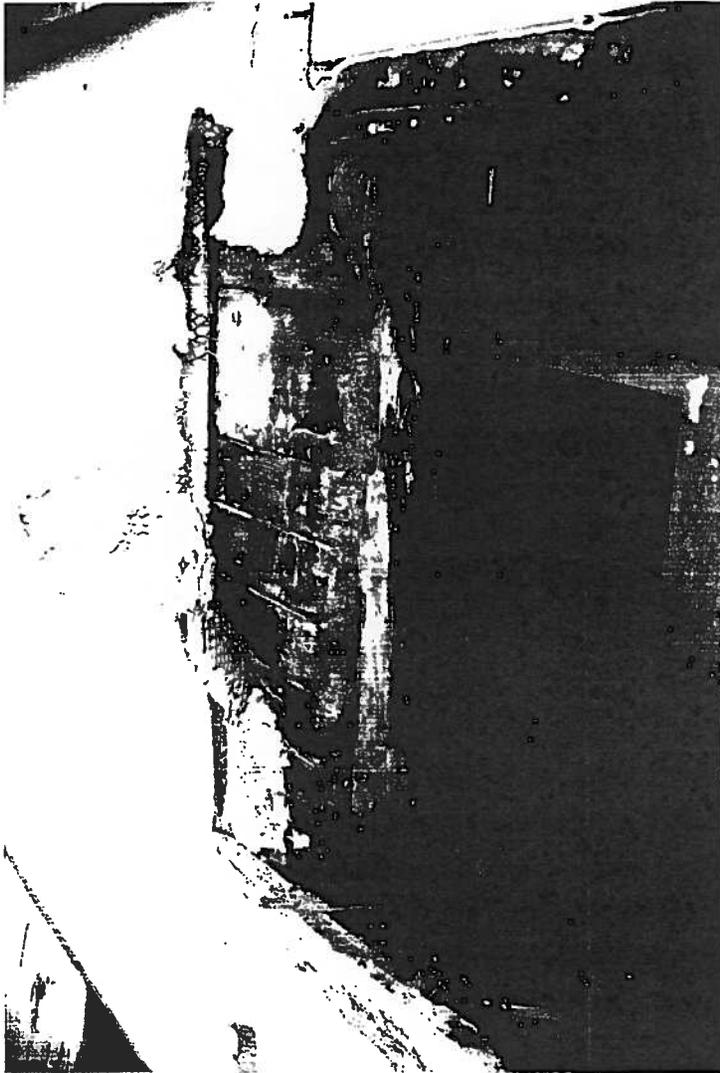
12. Interior of 213 Franklin



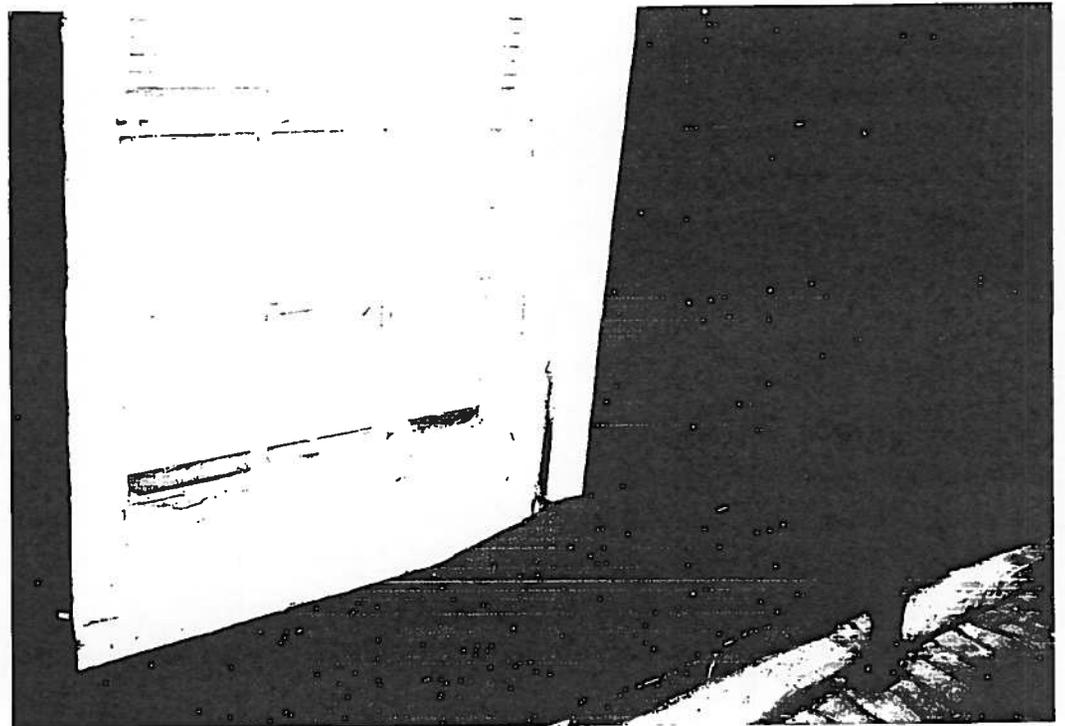
9. Detail of original corrugated metal siding from exterior



10. Detail of metal siding from interior



13. View of moisture damage on north elevation



14. Window on east elevation

WOODS • PEACOCK

ENGINEERING CONSULTANTS

July 22, 2006

C. Richard Bierce, AIA
121 S. Royal St.
Alexandria, VA 22314

Re: 632 – 634 S. Fairfax St. & 213 Franklin St, Alexandria
Our Ref.: 06-059-00

Dear Richard,

At your request, we met you at these buildings on June 20, 2006, to observe existing structural conditions, and to determine the feasibility of renovation and restoration.

The buildings on S. Fairfax St. are one-story wood frame commercial buildings (photo SFX - 1) as is a converted building, now a vacant residence on Franklin St. The roof framing observed in several locations where finishes were removed is supported on a combination of exterior and interior wood framed walls with miscellaneous wood beams and interior columns within the structure. Exterior perimeter walls are exposed to view. The floors appear to be non-structural concrete slabs-on-ground.

Our examination included all of the interior rooms of the combined buildings. We also visually examined all of the exterior walls of the buildings, and general site conditions. Although complete evaluation is restricted by applied finishes, and unexcavated earth, it is our opinion that the extent of the examination is satisfactory for a reasonable judgment of the existing structural conditions for buildings of this size and type of construction.

Based on our observations the date of the examination, there is no immediate concern for the structural failure of the various building structural components as the buildings appear stable and the present conditions have existed for many years. There is deterioration of exterior finishes and wood trim. However, based on current building codes and the normal standard of care in the practice of structural engineering design, there is no basis for these buildings to remain standing unless reconstructed. The details of our examination are as follow:

1. At the site we discussed the origin of these buildings as being built in the 20's or 30's. You showed us sketches depicting four garages facing South Fairfax, with four additional garages facing Franklin, and the added construction since combining them. The layout of the columns, walls and the direction of the roof framing, as well as exterior features (photo SFX – 2) reflect the possible original use as garages. None of the construction observed is representative of the types of construction we observe in the historical buildings in this area of Alexandria.
2. We believe the roof rafters are probably capable of supporting the normal anticipated loads, although most are hidden from view by ceiling finishes. The supporting beam elements are not adequate as evidenced by the placement of a dry cleaning rack support below one beam in the old dry cleaning facility (photo SFX – 3). The wood framing is all conventional and representative of that available in the time period of construction. We are concerned that all of

C. Richard Bierce, AIA

Re: 632 – 634 S. Fairfax St. & 213 Franklin St, Alexandria

July 22, 2006

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the wood columns, and probably the walls, are supported only on the concrete floor slab without proper footings.

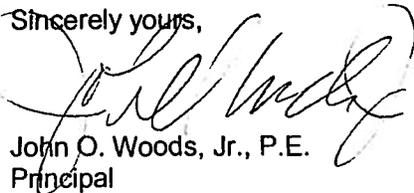
3. We observed exterior and interior (previously exterior) walls constructed of wood framing with corrugated metal siding now covered with cement plaster, drywall, and wood siding (photos SFX- 6, 7 & 8). This further substantiates the previous use as garages. As above, this wall construction while currently structurally stable, does not meet design requirements for lateral loads for either current or previous building codes. This type of construction also defies a reasonable method of engineering analysis. As in 2. above, we doubt that any of these walls are supported on proper foundations.
4. As stated earlier, the concrete floor slabs are nonstructural, but are uneven in many locations presenting a safety hazard to pedestrian traffic. We also doubt that the floor slab thicknesses are proper for the present commercial uses as required by code.

Based on our observations on the date of our visit, we do not believe any of the buildings are structurally adequate to support the required design loads, nor is it reasonable or economically feasible to strengthen them without reconstruction. While not a structural issue, there are locations within the buildings where the ceiling and roof elevations are less than 6'-0 (photos SFX-3 & 4). In order to meet building code requirements for present uses, the roof framing would have to be raised several feet. This would require the height extension of most interior and exterior walls which are not currently adequate to support required loads. Thus, reconstruction of walls will be required, including new foundations.

As you know and we discussed at the site, the only reason these buildings have remained standing for these many years is because the required design loads have never been imposed, or the redundancies in the construction have prevailed in resisting applied loads. To raise the roofs and increase the wall heights will obviously change the architectural appearance of the buildings.

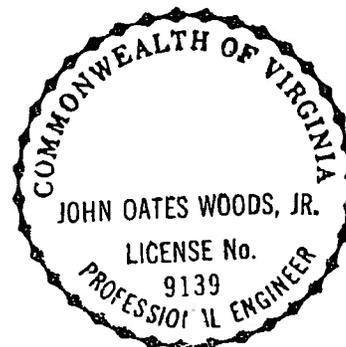
In conclusion, it is our opinion that these buildings do not meet any current building code requirements nor conform to any accepted historical construction materials, means and methods. To be economically feasible to be maintained for their present use in this location, demolition and reconstruction is required. Left in their present condition, deterioration of finishes can be expected to accelerate, resulting in possible structural damage. If you have any questions or require further information, please don't hesitate to call.

Sincerely yours,



John O. Woods, Jr., P.E.
Principal

Attachment: Appendix A - Photographs



C. Richard Bierce, AIA
Re: 632 – 634 S. Fairfax St. & 213 Franklin St, Alexandria
July 22, 2006
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Appendix A – Photographs

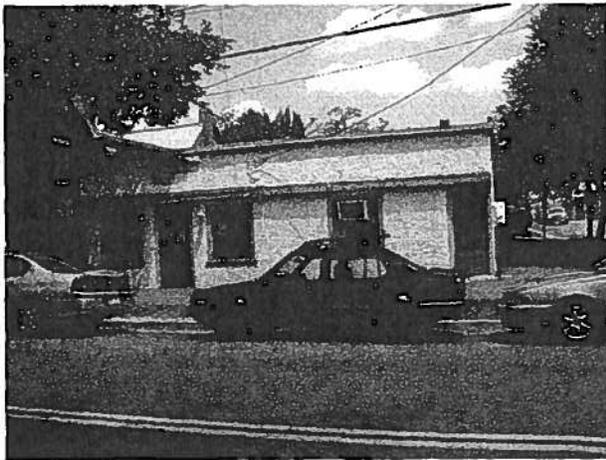


Photo SFX – 1

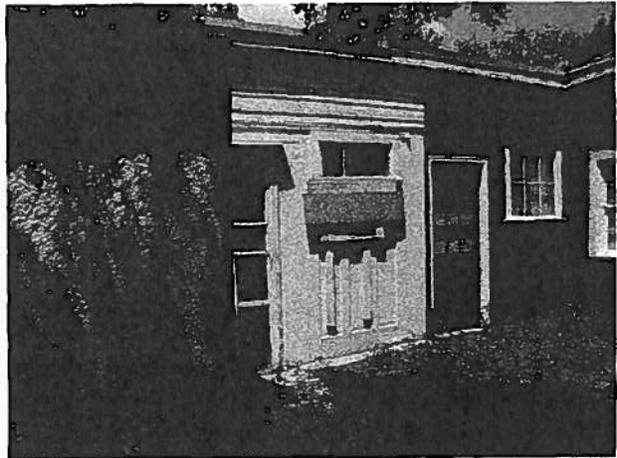


Photo SFX – 2

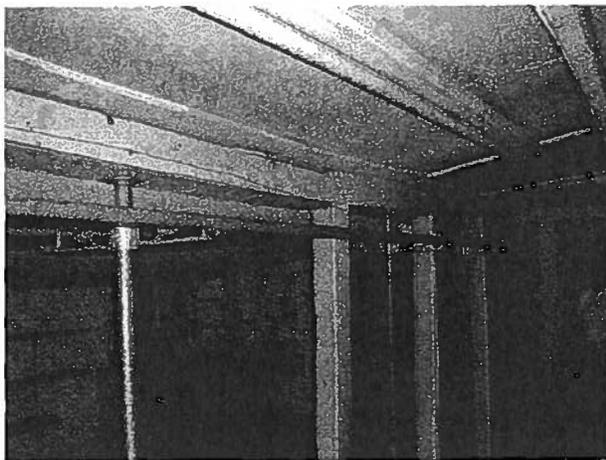


Photo SFX – 3



Photo SFX – 4

C. Richard Bierce, AIA
Re: 632 – 634 S. Fairfax St. & 213 Franklin St, Alexandria
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Photo SFX – 5

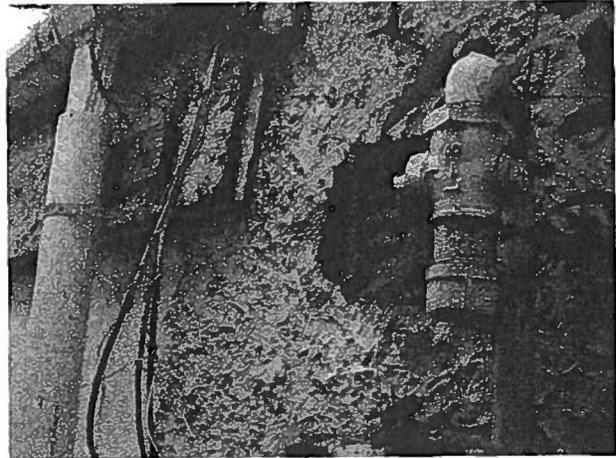


Photo SFX – 6

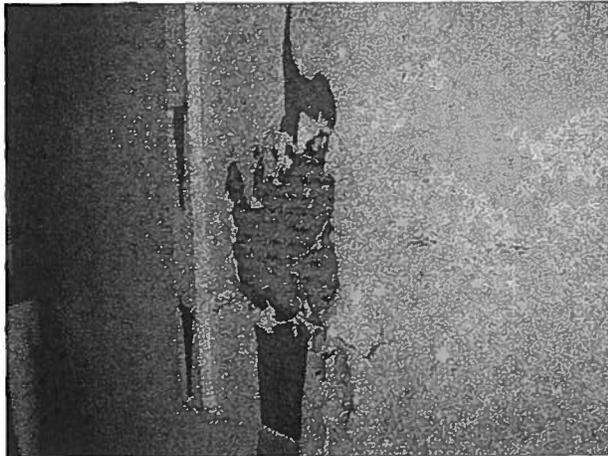
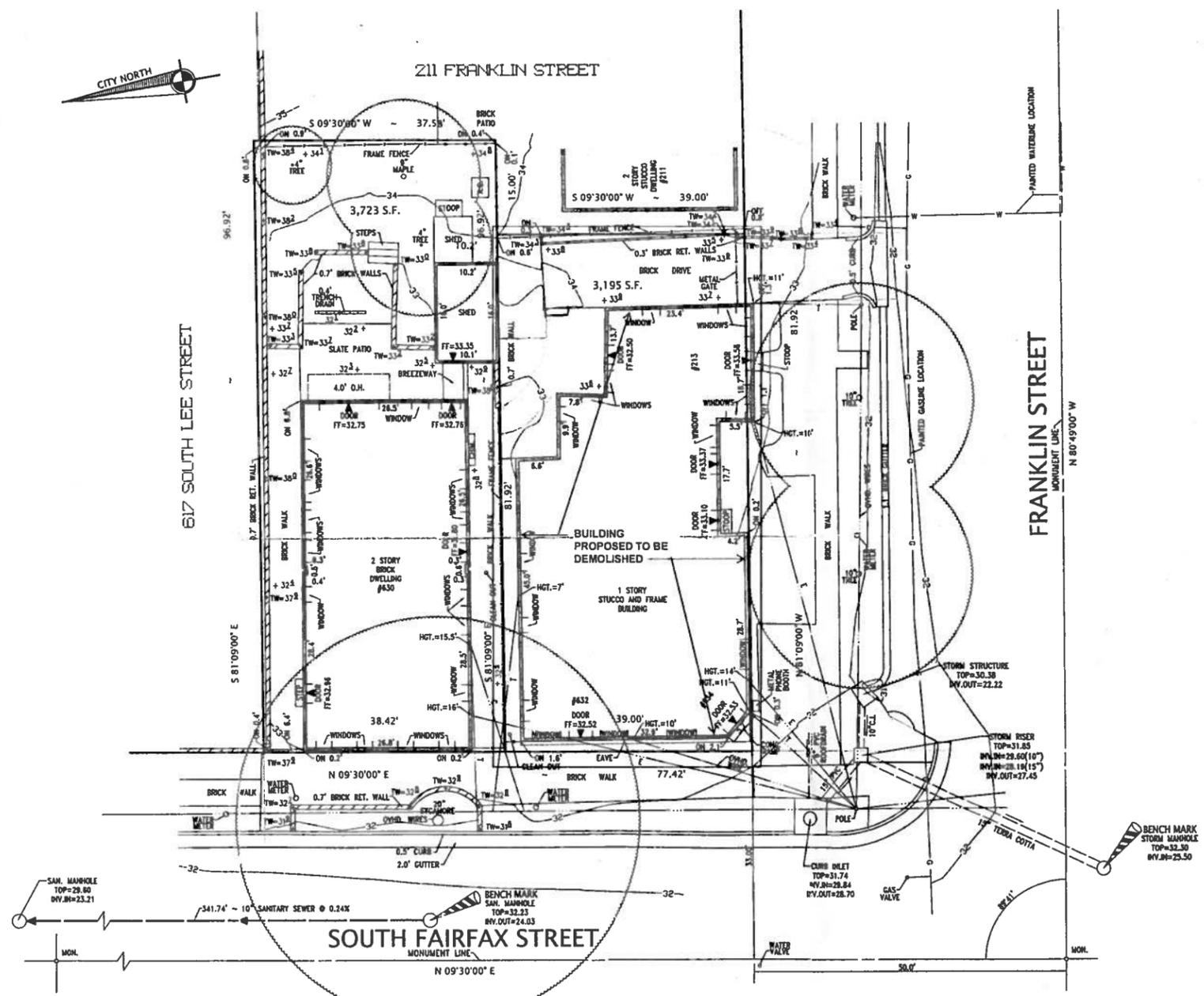


Photo SFX – 7



Photo SFX – 8



- NOTES:
1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE TAX ASSESSMENT MAP AS PARCEL 080.02-07-38 (630 S. FAIRFAX); ZONED RM, AND PARCEL 080.02-07-42 (632 S. FAIRFAX); ZONED CL.
 2. NO TITLE REPORT WAS FURNISHED.
 3. PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 4. ELEVATIONS ARE BASED ON NGVD 29.
 5. HGT. - DENOTES HEIGHT OF OVERHEAD WIRE.

TOPOGRAPHIC SURVEY
 ON THE PROPERTIES LOCATED AT
 630, 632 & 634
 SOUTH FAIRFAX STREET
 AND 213 FRANKLIN STREET
 CITY OF ALEXANDRIA, VIRGINIA

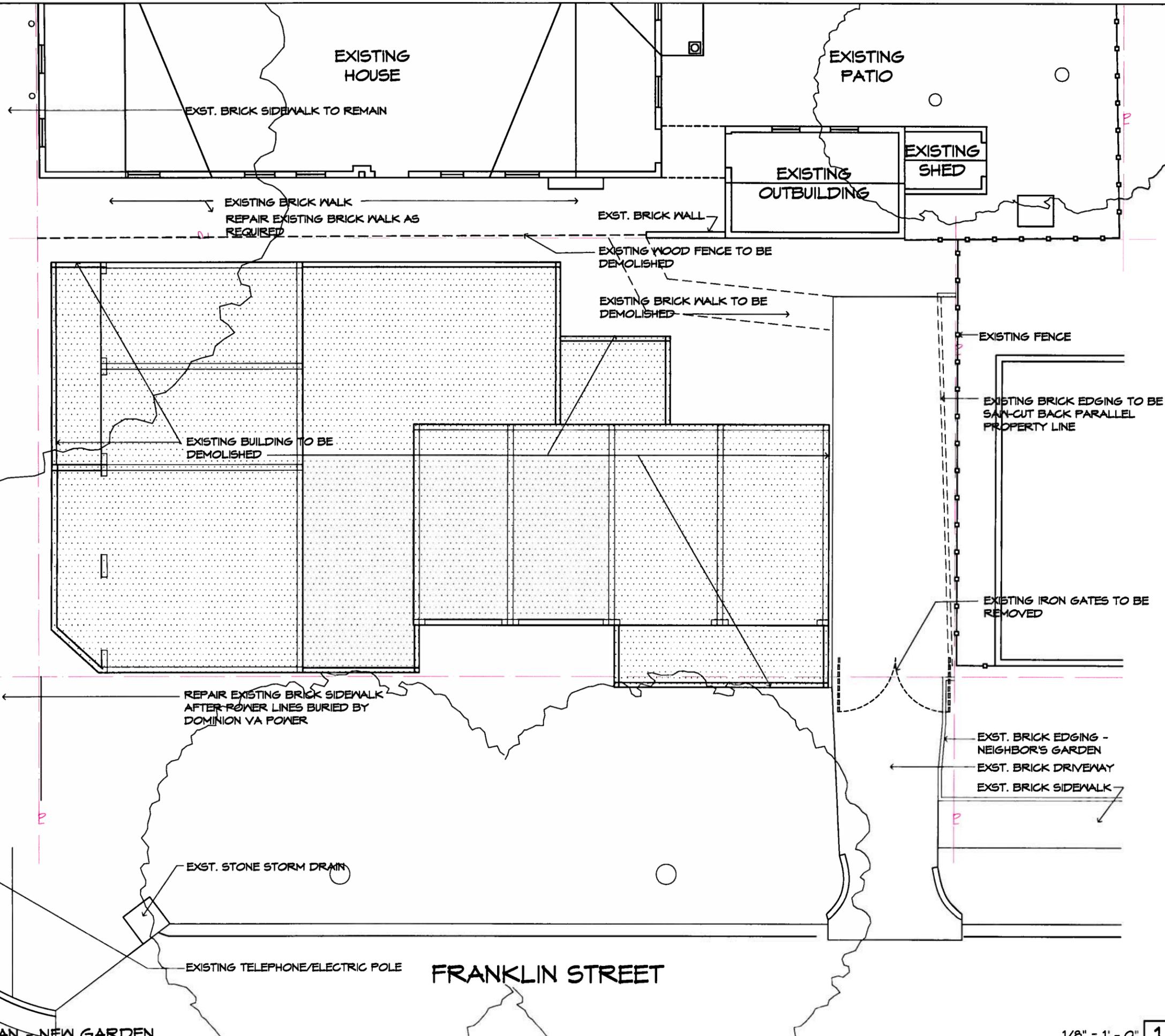


DRAFTED: SMK CHECKED: PAE
 DESIGNED: N/A CHECKED: N/A

DATE: 8/3/06 SCALE: 1" = 10'

SOUTH FAIRFAX STREET

PROPOSED SITE PLAN - NEW GARDEN



STEVENS' CORNER
 632 & 643 South Fairfax and 213 Franklin Streets
 630 South Fairfax Street
 Alexandria, VA 22314

Revisions:

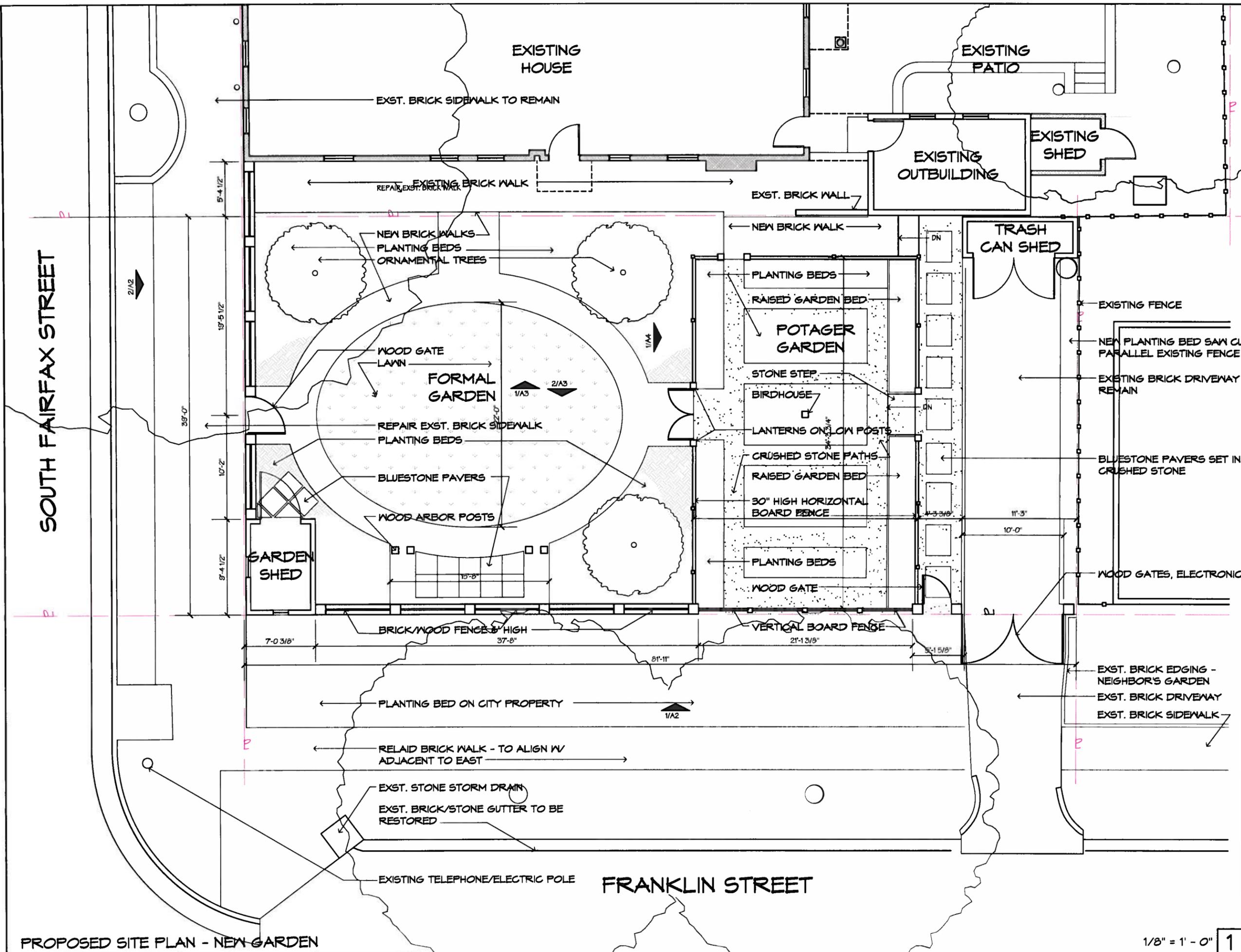
Issued For:
 BAR APPLICATION -
 DEMOLITION, NEW
 CONSTRUCTION -
 GARDEN &
 ALTERATIONS -
 EXISTING HOUSE

Date:
 04/16/2012

Sheet Title:
 SITE PLAN

Project No: 1103 Sheet No: DA1
 Sheet of

1/8" = 1' - 0" 1



STEVENS' CORNER
632 & 643 South Fairfax and 213 Franklin Streets
630 South Fairfax Street
Alexandria, VA 22314

Revisions: _____
Issued For:
**BAR APPLICATION -
DEMOLITION, NEW
CONSTRUCTION -
GARDEN &
ALTERATIONS -
EXISTING HOUSE**
Date: **04/16/2012**

Sheet Title:
SITE PLAN
Project No: **1103** Sheet No: **A1**
Sheet of



Above: Schematic Rendering
From Intersection



Left: Existing Photo from Same
Location

Corner of Franklin &
South Fairfax Streets



Schematic Bird's Eye View Looking Northeast



Schematic Bird's Eye View Looking Southwest