

# City of Alexandria, Virginia

## MEMORANDUM

DATE: JULY 11, 2012

TO: CHAIRMAN AND MEMBERS OF THE  
OHAD BOARD OF ARCHITECTURAL REVIEW

FROM: MICHELE OAKS, HISTORIC PRESERVATION PLANNER

THRU: AL COX, FAIA, HISTORIC PRESERVATION MANAGER

SUBJECT: 630, 632 & 634 SOUTH FAIRFAX STREET and 213 FRANKLIN STREET,  
BAR CASE #2012-0117

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At the May 16, 2012 hearing the Board approved a request for complete demolition of the existing commercial buildings on the parcels associated with 632 & 534 South Fairfax Street and 213 Franklin Street (BAR2012-0116) to provide for the construction of a new private garden for the adjacent dwelling at 630 South Fairfax Street. The Board found that none of the criteria in the Zoning Ordinance for a Permit to Demolish were met and noted that all of the immediate neighbors who spoke at the hearing were in support of the proposal.

After the Board's approval of the complete demolition, they evaluated a Certificate of Appropriateness application (BAR2012-0117) which included the design of a fence, a shed, an arbor, and a canopy over the side entrance to the dwelling. The Board approved the the Certificate of Appropriateness application, with the condition that the applicant return to the Board with a re-study of the fence design. The Board encouraged the owners to explore a new fence design which balanced privacy with public views of the garden.

The attached submittal includes a revised fence design in response to the BAR comments at the May 16, 2012 hearing. The changes to the original design include:

### *South Fairfax/Franklin Street Brick and Wood Fence*

- A modification to the height of the brick base to reference the window sills on the adjacent house and cap with a custom wood, open picket fence. The solid wood band the Board objected to previously has been eliminated. The posts flanking the painted, wood pickets and affixed to the brick piers will be made of a paintable, milled synthetic wood product - to eliminate the possibility of rot. The bonding pattern for the brick walls and piers will be Flemish bond or another appropriate brick pattern, as approved by BAR staff.
- A change to the pier cap from bluestone to a more typical "Old Town" style brick cap.

### *Franklin Street Wood Fence and Gate*

- A reduction in the wood board fence's horizontal rail to align with the adjacent brick base.
- A modification to the pedestrian wood gate design to eliminate the open pickets at the top.

- A revision to the wood, driveway gates to complement the design of the brick and wood fence.

### **ANALYSIS**

Staff supports the revised design and believes that the applicant has adequately addressed the public's desire to glimpse the newly created garden space from the sidewalk through a partially open fence design versus the homeowner's understandable desire for privacy. The design of the fence has been further refined and the applicant spent a great deal of time creating a custom wood picket design, this one originally based on a profile used at Mt. Vernon.

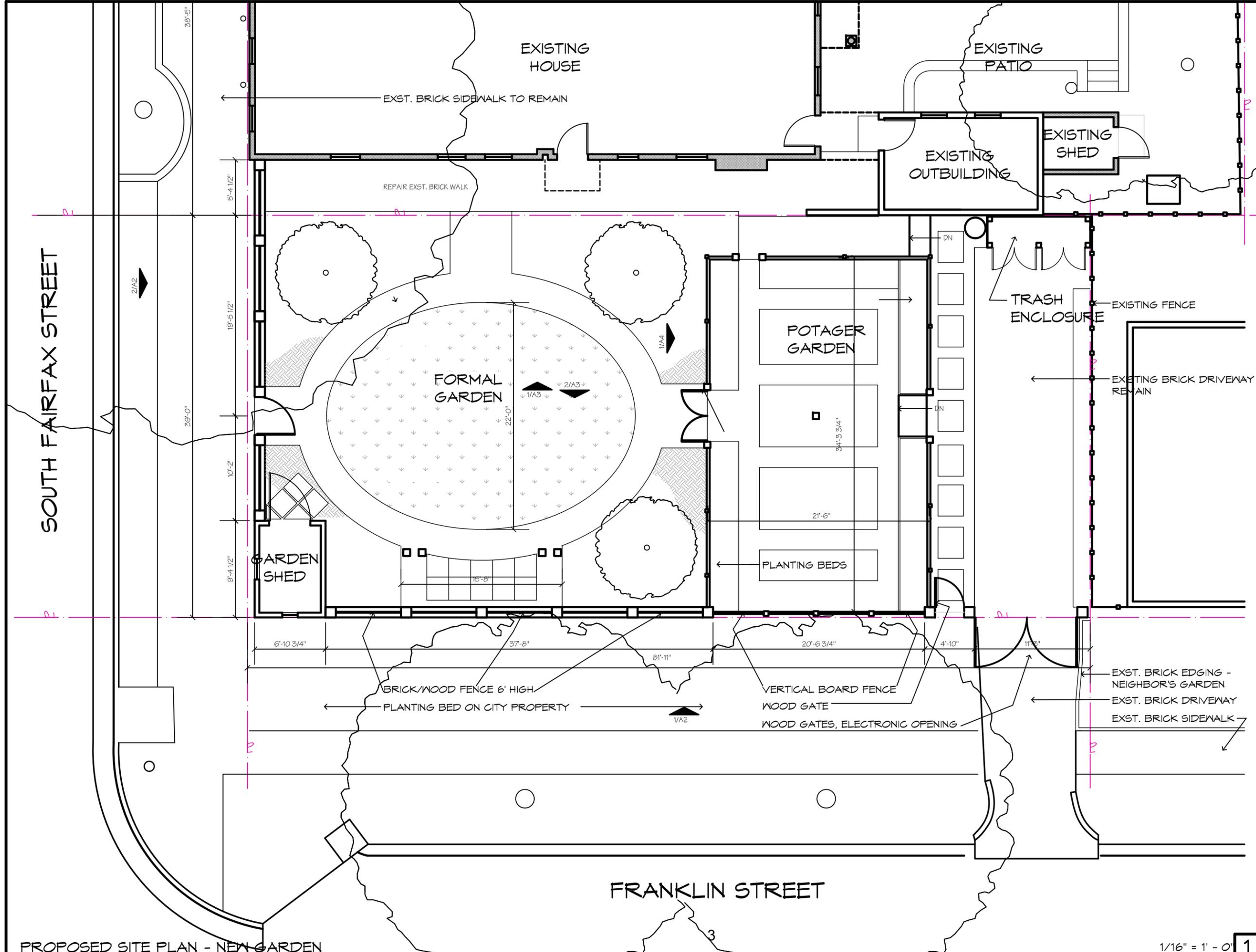
Staff has no objection to the use of a paintable, millable, smooth finish, solid-through-the-core composite material for the posts which will be bolted to the brick piers. This material will reduce maintenance and rot - as this material will be abutting masonry. Additionally, staff finds that since the brick wall is a new structure and not a reconstruction of a historic wall, the utilization of a composite material in this limited area is consistent with the Board's adopted modern materials policy. The remainder of the fence will be painted wood.

Staff recommends approval of the Certificate of Appropriateness, as submitted.

### **ATTACHMENTS**

*1 – Updated Supporting Materials*

*2 – Previous Staff Report for BAR2012-0117 with original application materials*



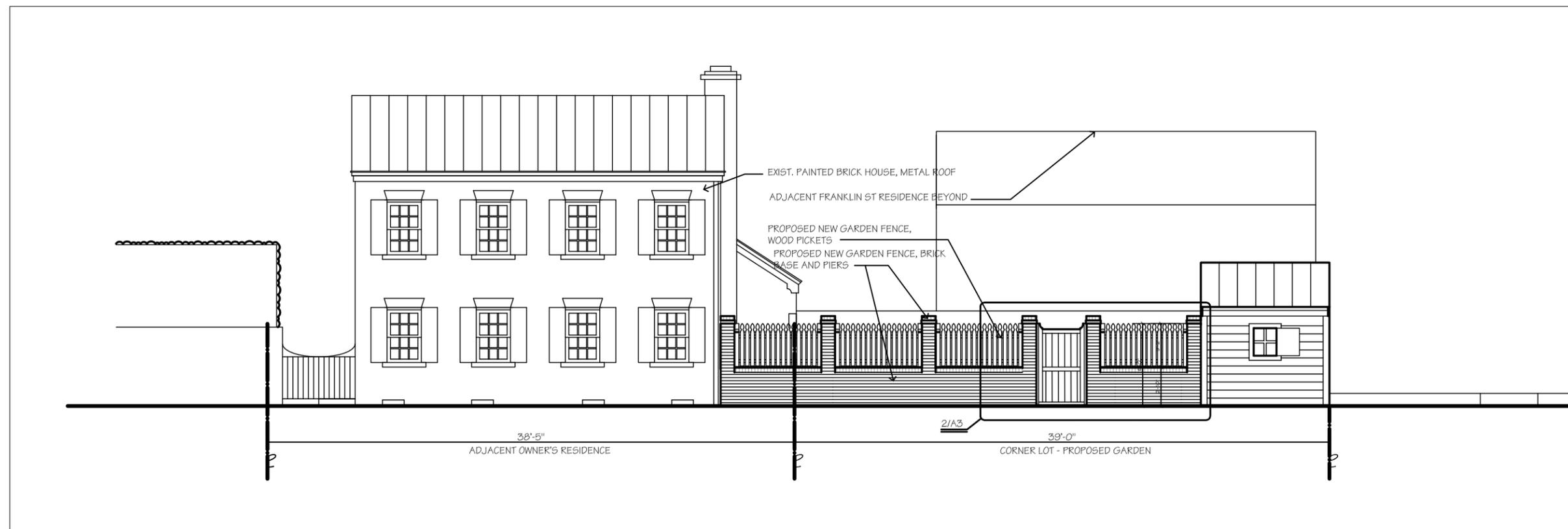
**STEVENS' CORNER**  
632 & 643 South Fairfax and 213 Franklin Streets  
630 South Fairfax Street  
Alexandria, VA 22314

**Revisions:**  
\_\_\_\_\_  
\_\_\_\_\_  
**Issued For:**  
BAR APPLICATION -  
GARDEN FENCE

**Date:**  
06/11/2012

**Sheet Title:**  
SITE PLAN

**Project No:** 1103 **Sheet No:** A1  
Sheet of



SOUTH FAIRFAX STREET ELEVATION

1/8" = 1' - 0"

2



FRANKLIN STREET ELEVATION

1/8" = 1' - 0"

1

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

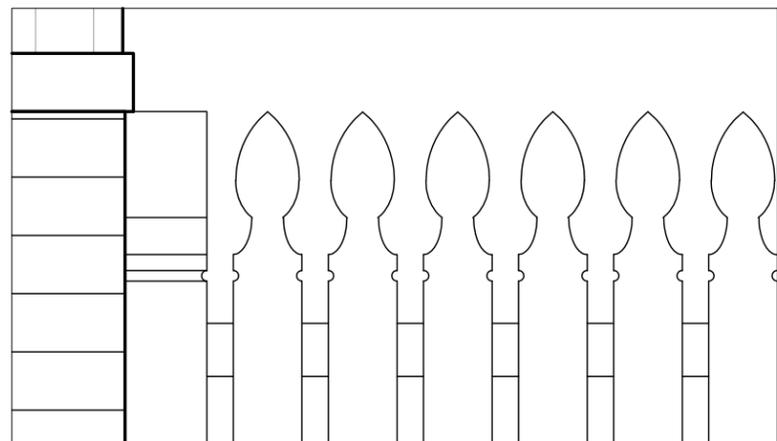
Revisions:

Issued For:  
BAR APPLICATION -  
GARDEN FENCE

Date:  
06/11/2012

Sheet Title:  
STREET ELEVATIONS

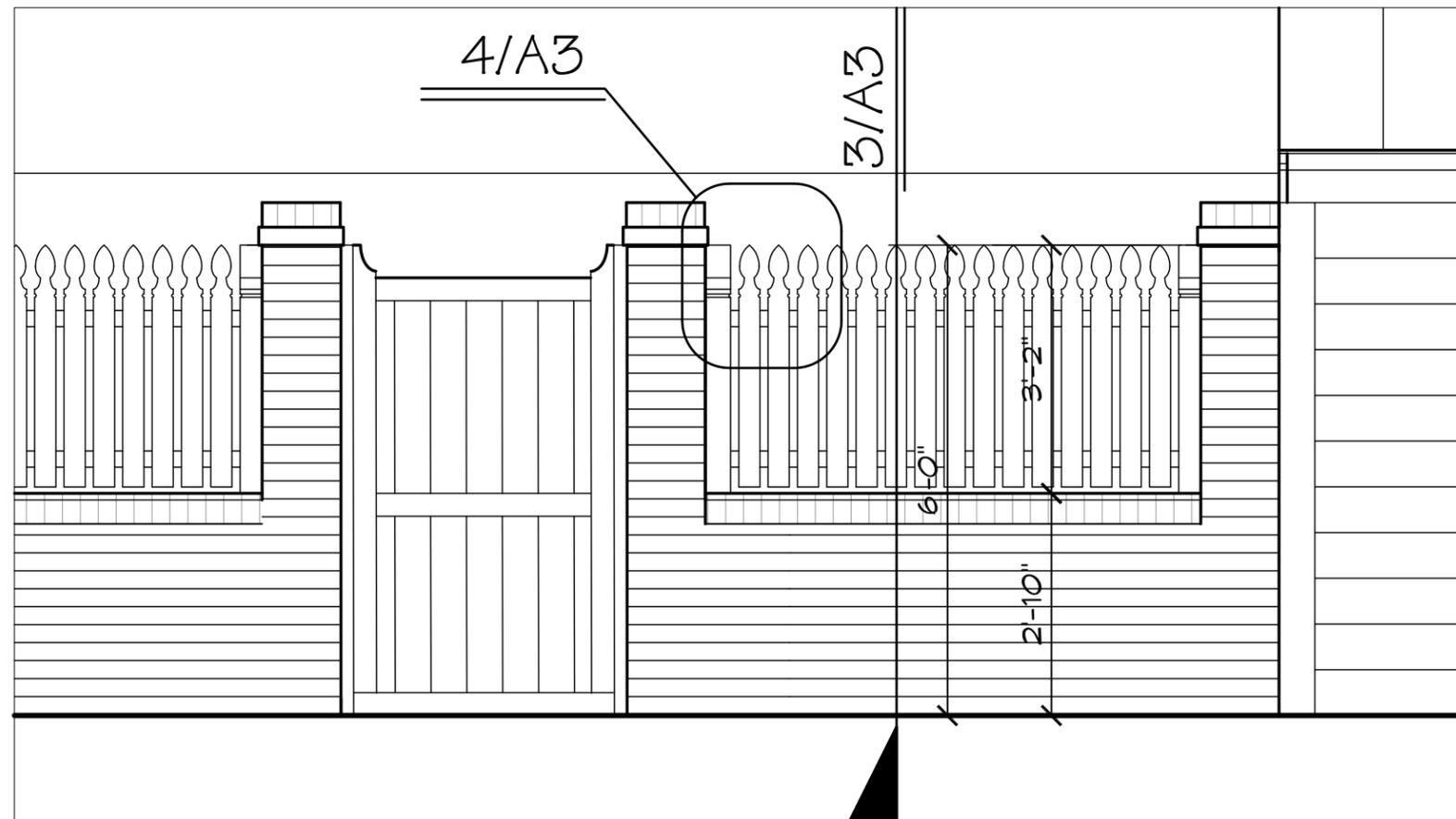
Project No: 1103 Sheet No: A2  
Sheet of



PICKET TOP DETAIL

3/4" = 1' - 0"

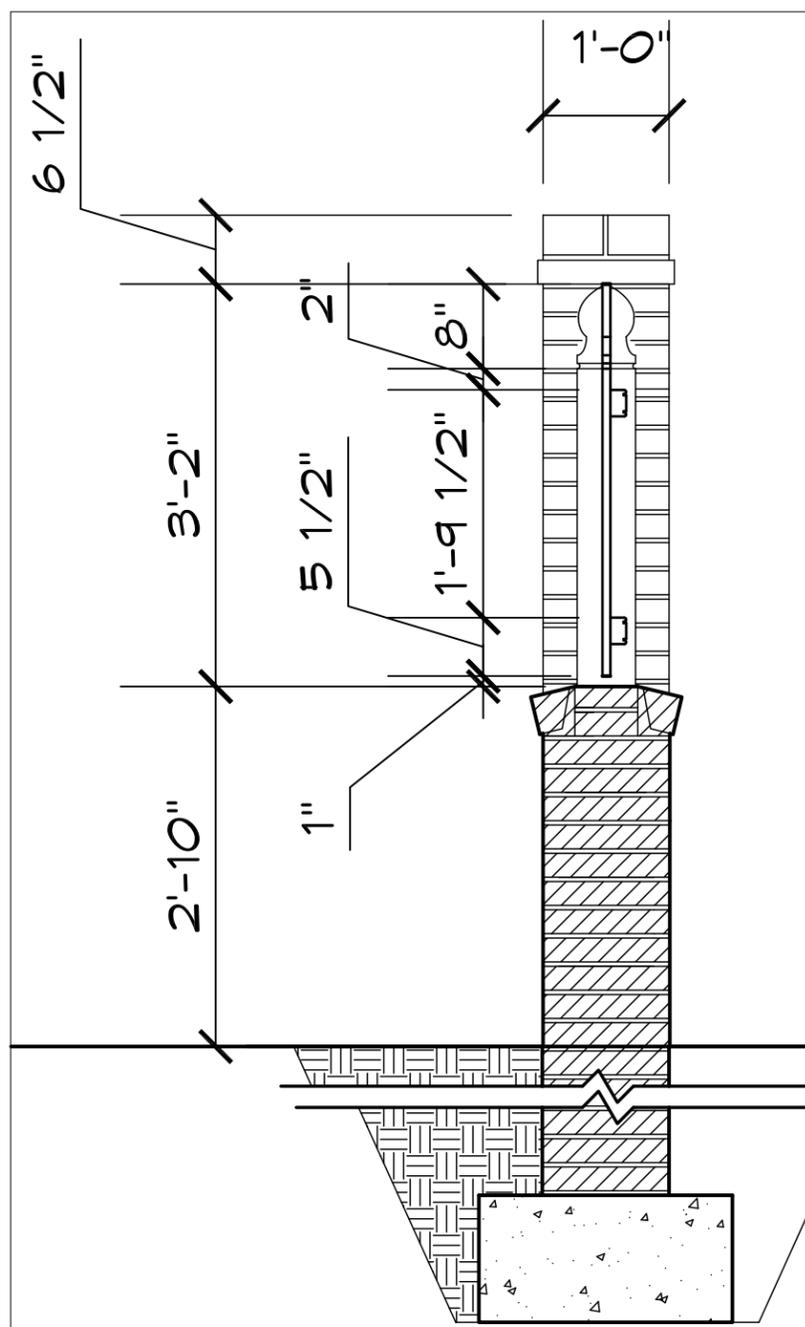
4



SOUTH FAIRFAX STREET ELEVATION

1/2" = 1' - 0"

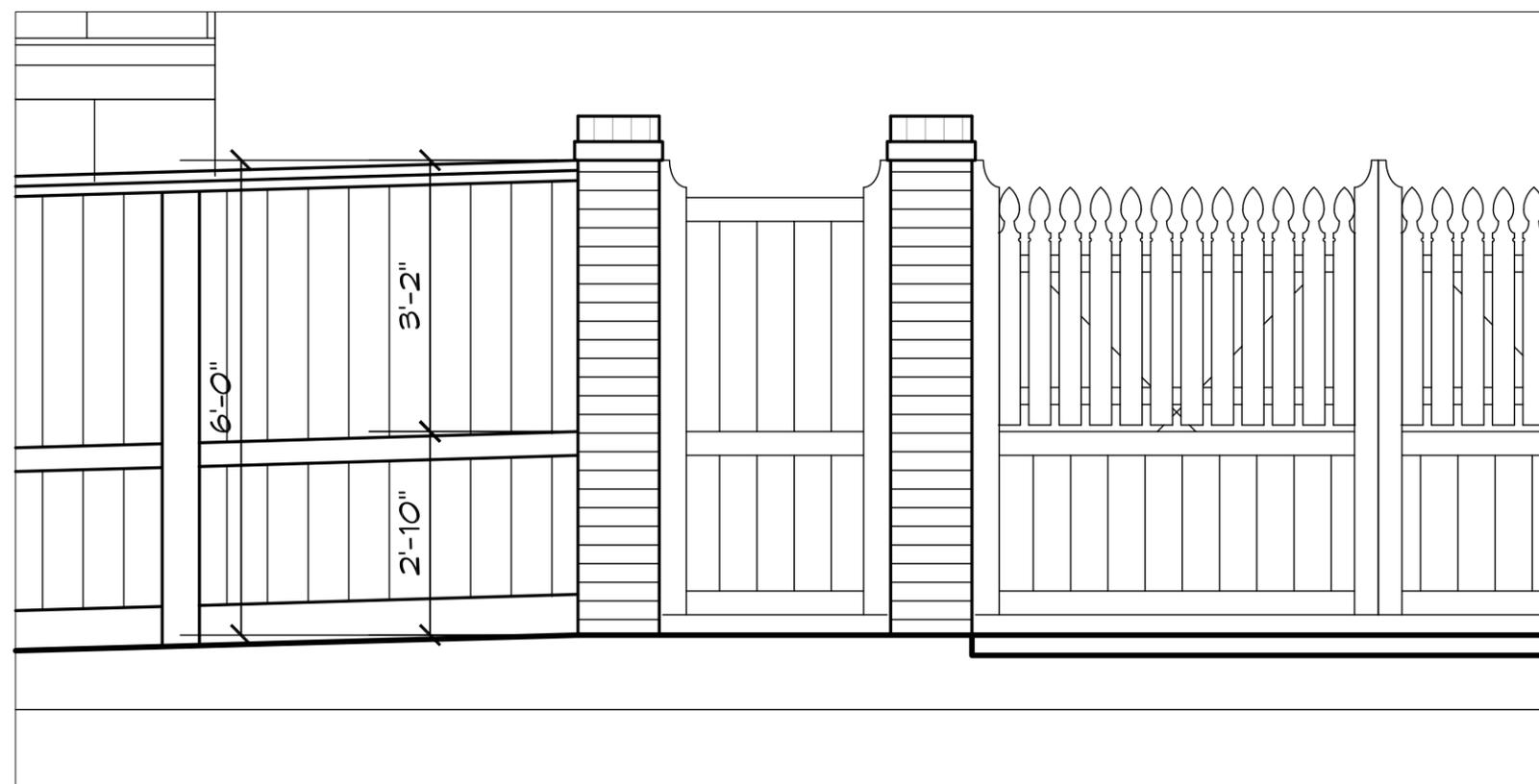
2



FENCE DETAIL SECTION

3/4" = 1' - 0"

3



GARDEN ELEVATION LOOKING EAST

1/2" = 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 -  
GARDEN FENCE

Date:  
06/11/2012

Sheet Title:  
CLOSE-UP  
ELEVATION

Project No: 1103 Sheet No: A3  
Sheet of

Docket Item # 12  
BAR CASE # 2012-00117

BAR Meeting  
May 16, 2012

**ISSUE:** Certificate of Appropriateness for alterations &  
Waiver of Vision Clearance Requirement per Section 7-802

**APPLICANT:** Mr. and Mrs. Paul Stevens by Eleanor Krause, AIA

**LOCATION:** 630 South Fairfax Street (Parcel 38)  
632 & 634 South Fairfax Street and 213 Franklin Street (Parcel 42)

**ZONE:** RM/Residential Zone and CL/ Commercial Zone

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**STAFF RECOMMENDATION:** Staff recommends that the Board approve the Certificate of Appropriateness application, with the conditions:

1. That the specification sheets for the lanterns to be installed on the shed door and on the south elevation of the existing building be submitted for Staff approval with the building permit application.
2. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
  - The applicant/developer shall call Alexandria Archaeology (703-746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
  - 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.
  - The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

\*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

\*\*BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



**CASE BAR2012-0116 &  
CASE BAR2012-0117**



## **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations on Parcel 38 (630 South Fairfax Street), and Parcel 42 (632/634 South Fairfax & 213 Franklin Streets.)

The proposed Certificate of Appropriateness includes:

### *Parcel 38 (Current Address: 630 South Fairfax Street):*

- Installation of a new bracketed door hood above the side entry. The door hood will be sheathed with standing-seam metal to match the roof on the house.
- Installation of new metal downspouts to match existing.
- Remove existing electrical lines on the western elevation to bury the utilities.

### *Parcel 42 (Current Addresses: 632/634 South Fairfax Street & 213 Franklin Street)*

- Construction of a garden shed (9'-10" high at ridge, 7'- 0 3/8" x 9'- 4 1/2" in plan) at the corner of Franklin and South Fairfax Street. The shed will be roofed with standing-seam metal and clad in 7" exposure cedar clapboard siding which will be painted to match the main house at 630 South Fairfax Street and detailed with painted wood windows and trim.
- Construction of a combination brick and painted cedar fence and gates (6' high) and a painted, wood vertical board fence with electronic gates at the driveway entrance (6' high) along the north and northwestern property lines.
- Construction of a (8'-10" high, 15'-8" x 6'-6" in plan) wood arbor along the western property line near the intersection with South Fairfax.
- Construction of a trash can enclosure (4'-0" high, 3'-0" x 10'-0" in plan) at the northwestern corner of the property abutting the existing outbuilding on the property at 630 South Fairfax.
- Construction of a 30" high horizontal board fence within the property to separate the formal garden, the potager garden and the driveway. The posts at the entrance from formal garden to potager garden will contain lanterns. (*The proposed brick walkways, free-standing birdhouse and planting beds are considered landscaping and are not reviewed by the BAR.*)
- Installation of lanterns on the shed door and on the south elevation of the existing building.
- Request for a Waiver of the Vision Clearance Requirement (per Section 7-802 of the Zoning Ordinance). The applicant is requesting the waiver of this requirement in order to construct the 6' high fence and the garden shed within the Corner Vision Clearance on the subject property.

## **II. HISTORY**

### ***Main House (Parcel 38)***

The house at 630 South Fairfax Street is a two story, brick house with a modillion cornice constructed in the early 19<sup>th</sup> century, according to Ethelyn Cox in *Historic Alexandria Street by Street* (p. 51). Until the mid-20<sup>th</sup> century, the house now known as 630 S Fairfax Street was two units, 628 and 630. Sometime between 1941 and 1959 the two houses were combined to form a larger, single house (Sanborn Insurance Maps).

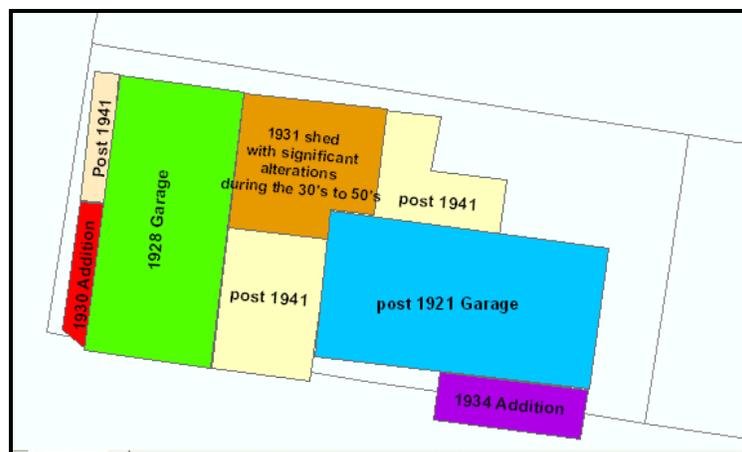
### Previous Approvals

Additions were made to the rear (east) ground level facade in 1941 and 1965 (Building Permits) for the construction of a glass and brick enclosed porch. The 16' by 10' shed to the rear of the property was granted a Variance (BZA#813, 5/25/65) and constructed as a workshop in 1965.

The Board approved a second story addition as well as a new rear 2 story addition for 630 South Fairfax Street in 1996 (BAR Case #96-0011, 2/14/96). At the February 14, 1996 hearing the Board also reviewed an addition to the subject shed which would have extended the shed to the south property line. The Board approved the shed addition with the condition that the addition be made to the rear or north elevation subject to staff approval. This addition was never constructed. The present shed appears to have been constructed between 1965 and 1992 without any approvals.

### ***Buildings (Parcel 42)***

Based on building permit and Sanborn Fire Insurance Map research and an architectural building assessment by an Alexandria architectural historian<sup>1</sup>, the earliest building documented on the subject property was built after 1921, as an automobile garage for rent<sup>2</sup>. In 1928, second garage was constructed and from 1930 to present day, significant alterations and several additions/sheds were added to these original garage buildings (see illustration below.)



The buildings on this property over the years had several uses which have included an auto garages for rent, dwelling, confectionary store and storage. Up until 5 years ago, they contained a dry cleaner and delicatessen. The buildings are currently vacant.

### Previous Approvals

On July 20, 2005, the BAR deferred an application to demolish the existing buildings on this property noting that they needed additional information regarding the proposed future uses for the site before action could be taken on the Permit to Demolish proposal (BAR Case 2001-0080.)

On September 23, 2004, the BAR approved an after-the-fact Certificate of Appropriateness for a new wall sign (3' x 6') for the dry cleaning business at 632 S Fairfax Street (BAR2004-0188.)

<sup>1</sup> Architectural Building Assessment conducted by C. Richard Bierce, AIA in 2006 (see attachments.)

<sup>2</sup> Buildings are not documented on the property until the 1931 Sanborn Fire Insurance Map.

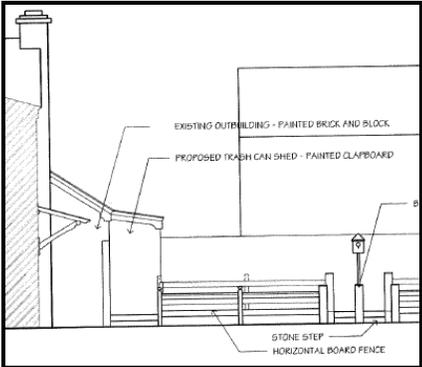
**IV. ANALYSIS**

*Main House (Parcel 38)*

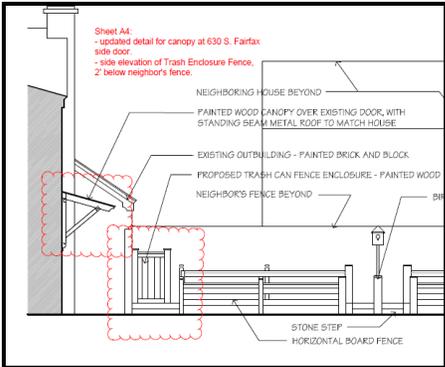
The proposed door hood on the south elevation is simple and compatible with the existing building. The utilization of a standing seam metal roof to match the existing house integrates this new architectural element with the house’s historic features.

*Garden (Parcel 42)*

A new shed and trash enclosure is being proposed for the subject property. The *Design Guidelines* recommend that “free-standing accessory structures should complement, not compete with the architecture of the main building” and “the materials being utilized shall not detract from the materials of the main buildings.” The owners have revised their original submittal documents for the trash enclosure, in response to an adjacent neighbors concern that the height of the structure exceeded the height of their fence. The revised proposal has changed this feature from a shed to a 4’ high, wood board fence enclosure, which will be 2’ lower than the adjacent neighbor’s fence.



Original Submittal



Revised Submittal

The design, materials and locations of these new outbuildings are appropriate and compatible with the architecture of the house and meet the standards outlined in the *Design Guidelines*. The proposed garden shed is located forward of the front building line, but is allowed because it is replacing a larger existing structure. The proposed 6’ tall walls and garden shed are located within the vision clearance area and require a waiver from the Board of Architectural Review per section 7-802.

The design of proposed fence is compatible in style and massing with the historic house, and conforms to the *Design Guidelines* for fences. In keeping with the recommendations contained in the *Guidelines*, the fence serves as a distinctive feature of the streetscape “which should be appropriate in materials, design and scale to the period and character of the structure they surround.” The fence design has been modeled after similar fence designs within the historic district, as shown below:



The proposed wood and brick fence is an appropriate architectural feature for this Federal style house and Staff supports its installation.

Summary

Staff finds the mass, scale and design of the proposed alterations to both the house and the adjacent lot to be modest and complementary to the architectural style of the existing historic house, as recommended in the *Design Guidelines*. The proposed garden uses historically appropriate decorative features which maintain the urban edge at the sidewalk while providing attractive open and green space on the block.

**Waiver of Vision Clearance Requirement Section 7-802**

*Per Section 7-802: In the Old and Historic Alexandria and the Parker-Gray Districts, the requirement of Section 7-801, the vision clearance requirement, may be waived or modified by the Board of Architectural Review where the Board finds that the proposed structures within the vision clearance would be consistent with the architectural character of the district.*

Staff recommends that the Board find the proposed garden shed and 6' high brick and wood fence to be architecturally appropriate and consistent with the character of the district and consistent with other properties in the historic district. Staff recommends that the Board approve the waiver of Section 7-801.

**STAFF**

Michele Oaks, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**V. CITY DEPARTMENT COMMENTS**

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

**Archaeology**

Recommendations

- \*1. The applicant/developer shall call Alexandria Archaeology (703-746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
- \*2. 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.
- \*3. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- 4. 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.

### **Code Administration**

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.
- C-1 Demolition, building and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of any alterations made to mechanical, electrical, and plumbing systems. If a design professional prepares drawings for the project the plans must bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.
- C-2 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-4 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-5 A demolition permit is required for the proposed project (USBC 108.1).
- C-6 Where a structure has been demolished or removed, if left vacant the lot shall be filled and maintained to the existing grade (USBC 3303.4).
- C-7 Service utility connections shall be discontinued and capped approved rules and (USBC 3303.6).
- C-8 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).

### **Transportation and Environmental Services (T&ES)**

#### Recommendations

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R3. 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)

- R4. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R5. Compliance with the provisions of Article XIII of the City's zoning ordinance for storm water quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

#### Findings

- F1. An approved grading plan WILL be required at the time of building permit application based on the submitted plan. Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.  
**<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>**
- F2. A separate application will be required for approval of a curb cut of the proposed driveway. (T&ES)

#### City 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 storm water 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-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61) (T&ES)

#### **VI. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application for BAR2012-00116 & BAR2012-00117 at 630, 632, & 634 S Fairfax St and 213 Franklin St*

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                       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).*

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.*

- 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. 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.

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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: \_\_\_\_\_

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.

<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
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.

<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
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.

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

Eleanor F. Krause, AIA

\_\_\_\_\_  
Date Printed Name 18 Signature

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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The RKtects Studio, Inc.

4936 Fairmont Avenue, Suite 206, Bethesda, MD 20814  
p-301.657.7820s11 [ekrause@rktects.net](mailto:ekrause@rktects.net) c-703.568.7590

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-20<sup>th</sup> 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.

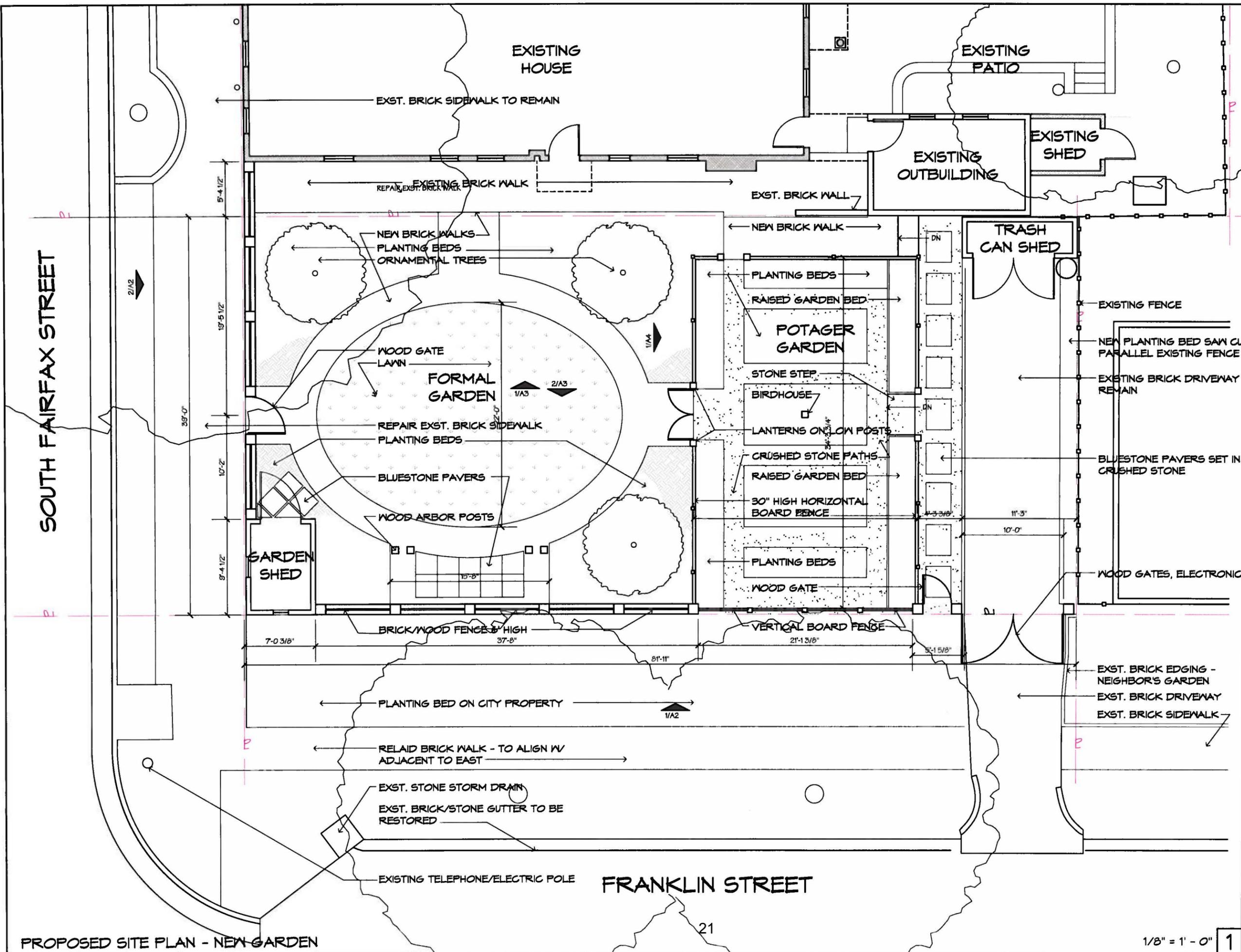
The house has had recurring issues with water over-wash from the existing gutter on the south side of the house, because the main roof gable is uneven, with the ridge line closer to the north side of the house. The single downspout, located within the recess between the original house and addition, is 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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**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



## DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address 632 & 634 South Fairfax Street, 613 Franklin Street Zone CL Zone

A2.  $\frac{3,195 \text{ sf}}{\text{Total Lot Area}} \times 0.75 = 2,396 \text{ sf}$   
 $\frac{\text{Floor Area Ratio Allowed by Zone}}{\text{Maximum Allowable Floor Area}}$

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	
First Floor	0	Stairways**	
Second Floor	0	Mechanical**	
Third Floor	0	Other**	
Porches/ Other	0	Total Exclusions	
<b>Total Gross *</b>	<b>0</b>		

B1. Existing Gross Floor Area \*  
 0 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
 0 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
 0 Sq. Ft.  
 (subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	
First Floor	110	Stairways**	
Second Floor	0	Mechanical**	
Third Floor	0	Other**	44
Porches/ Other	0	Total Exclusions	
<b>Total Gross *</b>	<b>110</b>		

C1. Proposed Gross Floor Area \*  
 110 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
 44 Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions  
 66 Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 66 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 2,396 Sq. Ft.

*\*Gross floor area is the sum of all gross horizontal areas under roof, 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.*

*If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.*

### F. Open Space Calculations

Existing Open Space	3,195
Required Open Space	1,278
Proposed Open Space	3,129

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

Signature: \_\_\_\_\_ Date: 4/13/2012

BAR Application:  
NE Corner of South Fairfax and Franklin Streets

## MATERIALS

- Cedar clapboard siding on outbuildings, 7" exposure
- Wood windows and doors on outbuildings, manufacturers to be determined, style as indicated
- Standing seam metal roof on outbuildings and side door canopy, to match adjacent house in style and color
- Red brick for garden wall base and piers and garden shed foundation, to be selected, with honed bluestone cap on piers
- White painted cedar for garden wall, gates and fence, arbor, and for potager garden fencing and birdhouse post
- Post-top lanterns on entrance from formal garden to potager garden, by Bevolo, attached
- Lantern above garden shed door to be selected
- Lantern on south elevation of existing outbuilding to be selected

# The RKtects Studio, Inc.

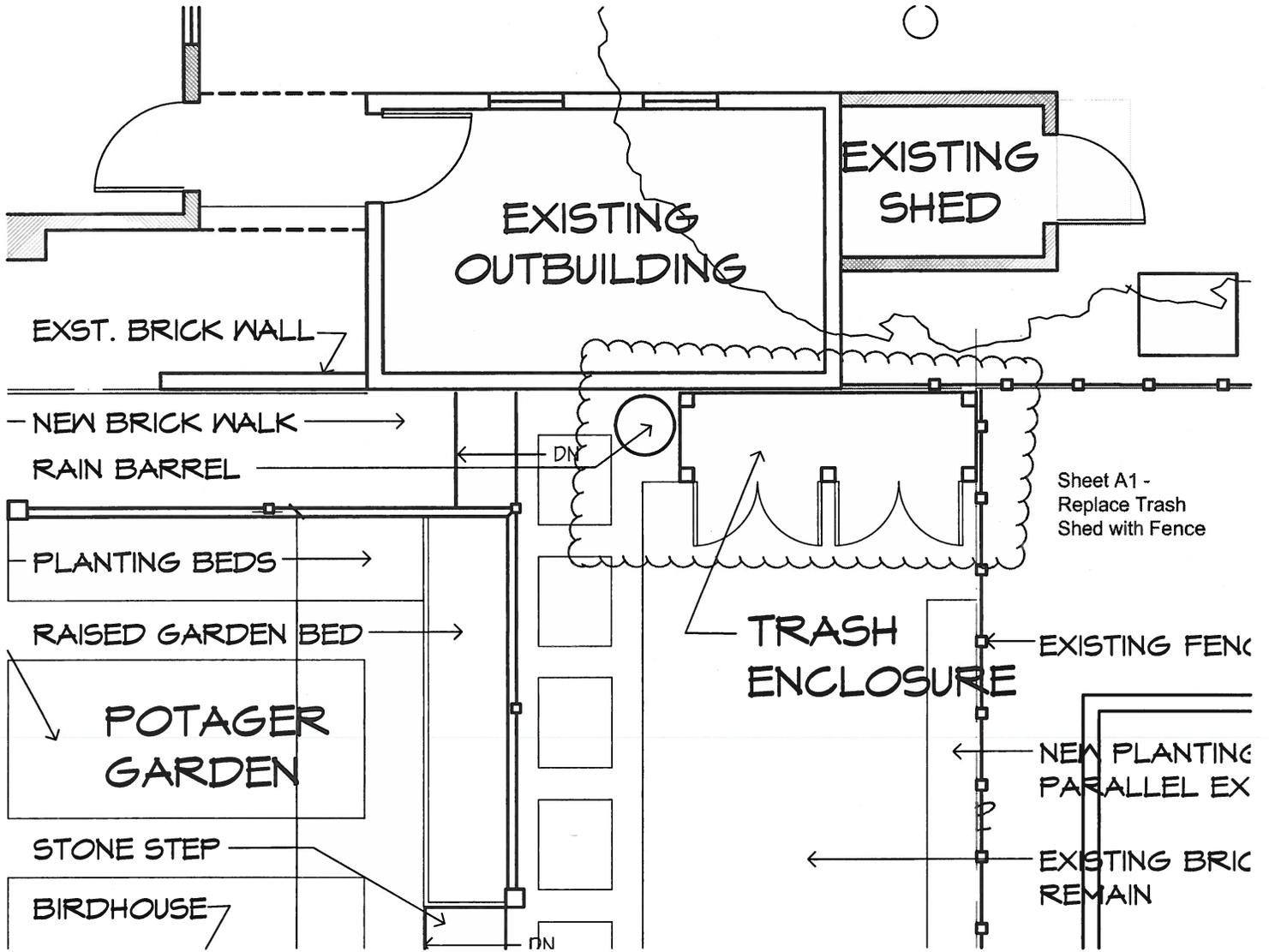
ARCHITECTURE ■ HISTORIC PRESERVATION ■ PLANNING



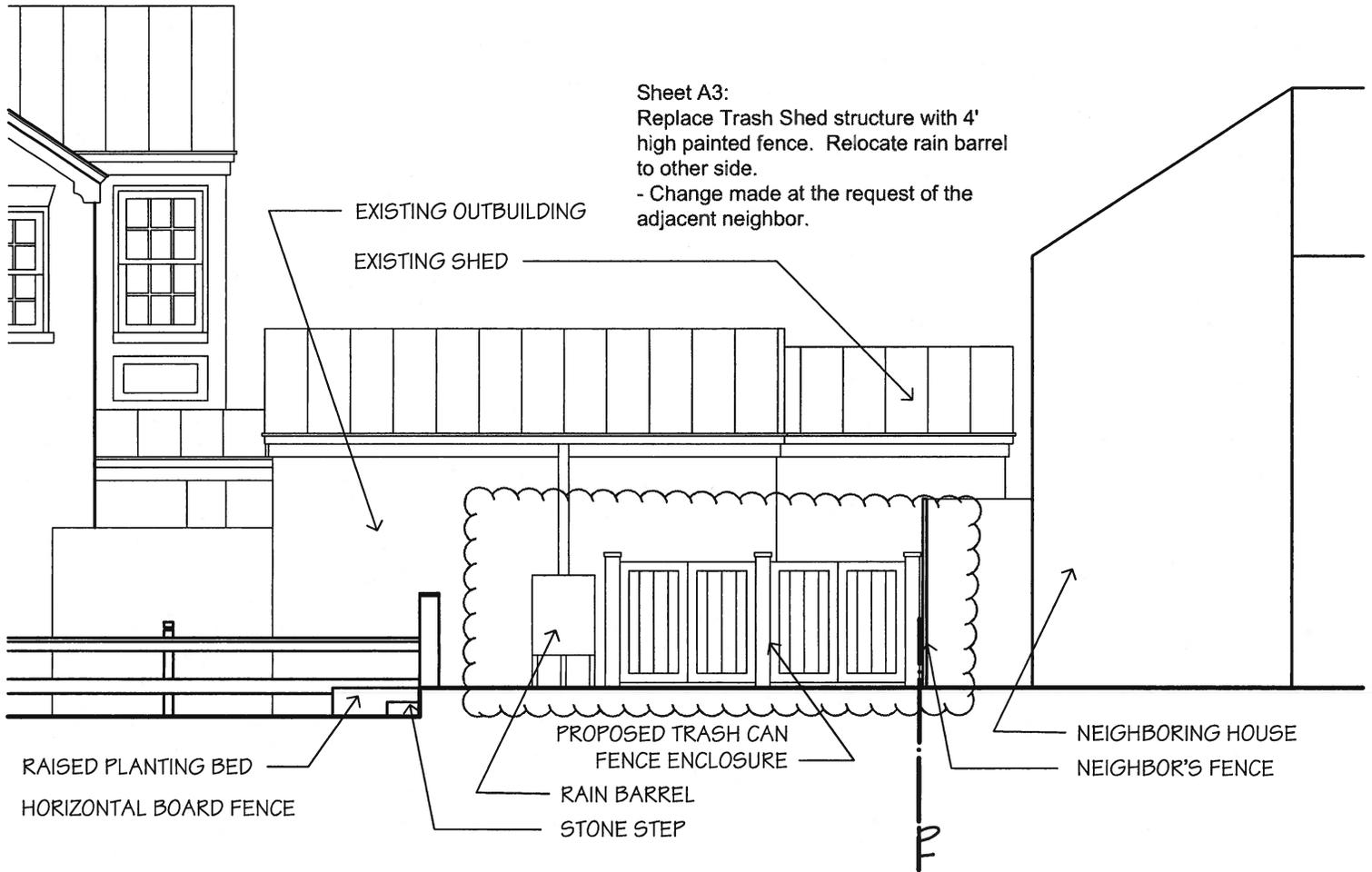
NE Corner of Wilkes and South Saint Asaph Streets



215 Jefferson Street

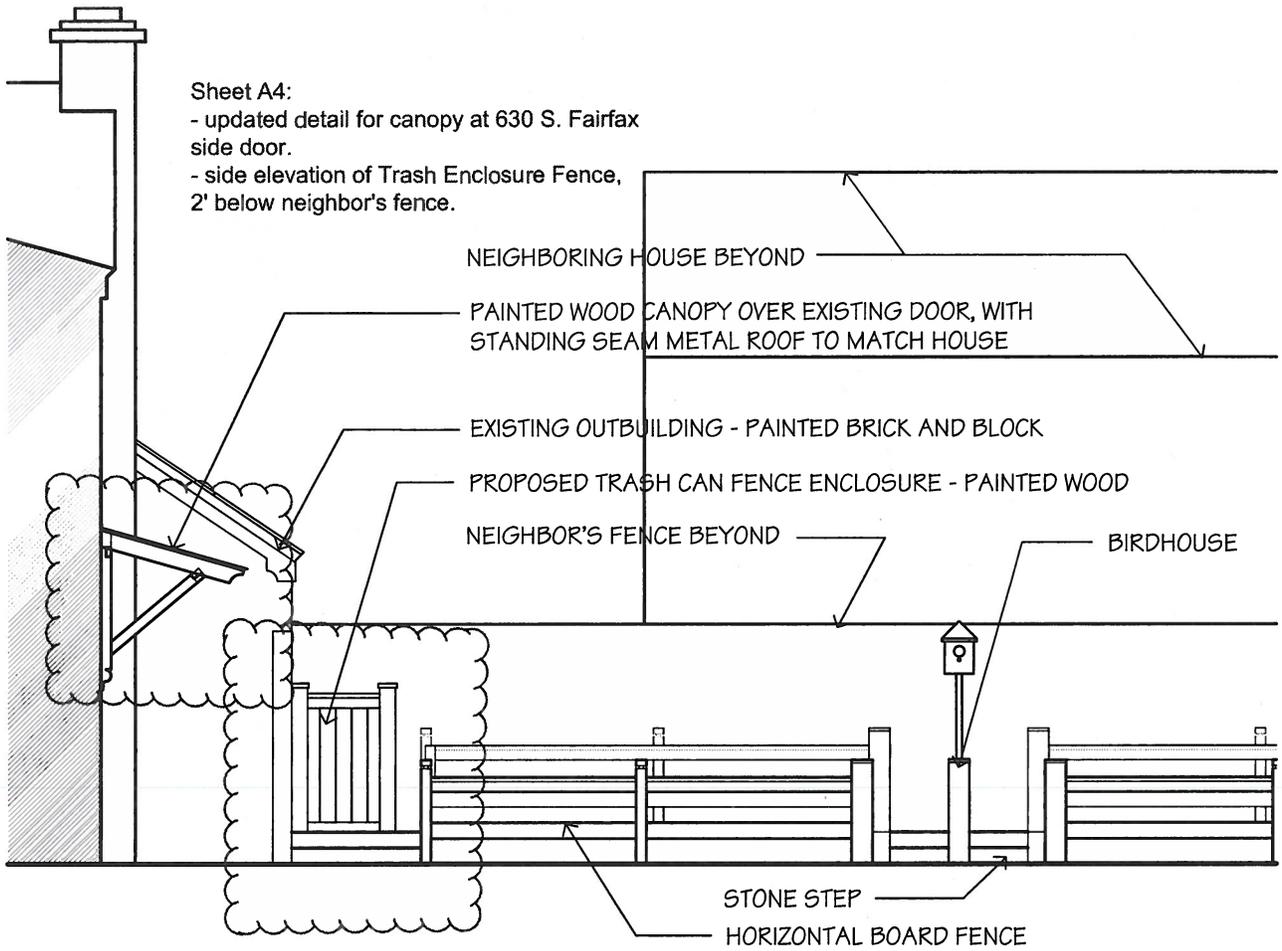


REVISED



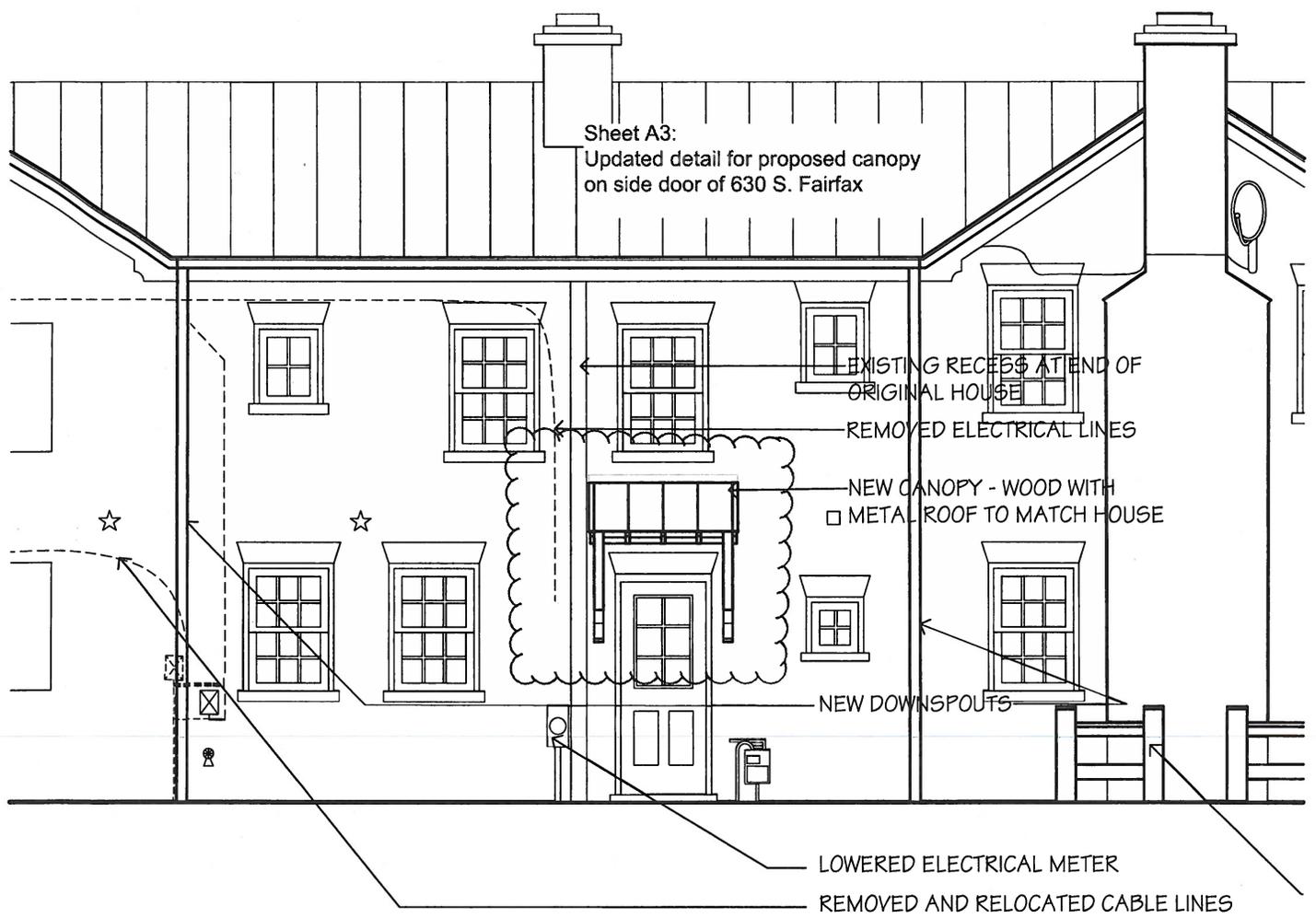
REVISED

Sheet A4:  
- updated detail for canopy at 630 S. Fairfax  
side door.  
- side elevation of Trash Enclosure Fence,  
2' below neighbor's fence.



REVISED

Sheet A3:  
Updated detail for proposed canopy  
on side door of 630 S. Fairfax



REVISED