

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 213 S. Fairfax St.

TAX MAP AND PARCEL: 075.03-01-02 ZONING: RM

**APPLICATION FOR:** *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*

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

Name: Alphonso J & Susan K Procopio

Address: 213 S. Fairfax St.

City: Alexandria State: VA Zip: 22314

Phone: (703) 684-5994 E-mail: susanprocopio@gmail.com

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

Name: John Cole for Cole & Denny Incorporated Phone: (703) 684-5994

E-mail: jcole@coleanddenny.com

**Legal Property Owner:**

Name: same as Applicant (above)

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

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

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

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

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

BAR Case # \_\_\_\_\_

**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).*

See attached description

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**SUBMITTAL REQUIREMENTS:**

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

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

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.

BAR Case # \_\_\_\_\_

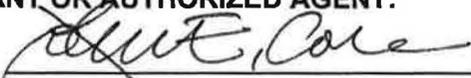
**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- 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: John E. Cole

Date: 08/06/2012

**Demolition / Encapsulation:**

- 1) Replace all windows to remain on the back "el" with simulated divided light, painted wood windows. *Reason: improved energy efficiency and sound isolation. Alternatives: The existing, single-pane sash are not original to the house – keeping them perpetuates inefficient energy use. SDL units offer significant improvement in energy efficiency and sound attenuation and are not readily visible from a public way.*
- 2) Replace two windows on the first floor of the back "el" with paired, simulated divided light, painted wood, in-swinging doors. The existing opening widths will remain unchanged. *Reason: better access to garden courtyard and relief from narrowness within the existing room. Alternatives: Larger, new openings were considered but would disrupt the scale and rhythm of the existing façade. The proposed solution retains the character of the elevation while allowing improved access to the garden.*
- 3) Remove the capped chimney stub and associated roofing from the north elevation. *Reason: provide a continuous parapet cap for better waterproofing. Alternatives: keeping the existing condition was considered, but since the original chimney no longer exists as a character-defining feature and continuous parapet flashing is considered a best practice for waterproofing the proposed solution offers the best protection for the remaining original fabric.*
- 4) Remove the existing exterior door from the current Dining Room and infill the opening with brick set back approximately 1 inch from the surrounding existing wall surface. *Reason: provides additional interior wall space to receive furniture. Alternatives: retaining the existing doorway eliminates the opportunity to create wall space on the interior for furniture placement. Insetting the masonry infill allows the creation of much-needed interior wall space while retaining the rhythm of the exterior elevation.*
- 5) Remove one existing window and the exterior door from the current Kitchen and infill the openings with brick set flush with the surrounding existing wall. Remove one existing window in the current Kitchen and a portion of the adjacent brick wall to create an opening approximately 9'2" wide by 6'8" tall between the current Kitchen area and the new kitchen space. *Reason: allows open connection and access between the existing space and proposed kitchen addition, improving the function of both spaces. Alternatives: converting the existing windows to open doorways was considered, but does not allow adequate functional connection between the new addition and the adjacent living space. The proposed framed opening is reflects the "punched opening" character consistent with intra-room connections of the period.*
- 6) Remove the exterior wall in portions of the southwest corner of the "el" in order to connect with the proposed addition. *Reason: allows open connection and access between the existing space and proposed kitchen addition, improving the function of both spaces. Alternatives: leaving the masonry walls undisturbed was considered but does not allow for appropriate interior connections to the adjacent spaces.*
- 7) Remove portions of the existing painted, standing seam roof on the "el" to connect with the proposed addition. *Reason: allows appropriate waterproof connection with the proposed addition. Alternatives: leaving the existing metal roofing in place and roofing over it is theoretically possible, but not recommended.*

### **Proposed Addition**

The proposed addition is a two-story, 890 GSF wing that connects to the southwest end of the existing "el". It provides new kitchen space on the first floor and a bedroom and sewing room on the second floor above. A screened porch is provided on both levels on the west side of the addition.

The exterior of the addition is brick painted to match the existing structure. Windows and doors are simulated divided lite units with 5/8" wide grill bars affixed to the exterior and interior with a spacer in the void space between panes. Windows are double-hung construction.

The porch is frame construction with trim painted to match the color of the existing house and black, aluminum screening.

Decorative lights flanking the first floor doorway on the east elevation are electric, wall-mounted copper lanterns.

The new pool equipment enclosure on the west end of the "el" is frame construction with painted, beveled-and-beaded wood clapboard siding and doors. It has a soldered copper low-slope roof. The enclosure will not rise above the north garden wall that it abuts.

The two existing HVAC condensing units will be relocated to the south side of the new addition accompanied by an additional new unit in the same location.



# DOUBLE-HUNG WINDOWS

213 S. FAIRFAX

## CLAD AND WOOD OPERATING UNITS (CONTINUED)

WOOD DOUBLE-HUNG  
SIMULATED DIVIDED LITE SASH.

### Clad

M.O. Brickmould	24 7/8"(632)	28 7/8"(733)	32 3/4"(835)	34 3/8"(886)	36 3/8"(937)	40 7/8"(1038)	44 7/8"(1140)
M.O. Flat Casing	27 7/8"(708)	31 7/8"(810)	35 7/8"(911)	37 7/8"(962)	39 7/8"(1013)	43 7/8"(1114)	47 7/8"(1216)
<b>Rough Opening</b>	<b>22 1/2"(562)</b>	<b>26 1/2"(664)</b>	<b>30 1/2"(765)</b>	<b>32 1/2"(816)</b>	<b>34 1/2"(867)</b>	<b>38 1/2"(968)</b>	<b>42 1/2"(1070)</b>
Frame Size	21 3/8"(543)	25 3/8"(645)	29 3/8"(746)	31 3/8"(797)	33 3/8"(848)	37 3/8"(949)	41 3/8"(1051)
Daylight Opening	14 13/16"(376)	18 13/16"(478)	22 13/16"(579)	24 13/16"(630)	26 13/16"(681)	30 13/16"(783)	34 13/16"(884)

DOUBLE-HUNG

<p>62 5/16"(1583) 63 1/16"(1621) <b>60 3/4"(1543)</b> 60"(1524) 25 1/16"(637)[2]</p> <p>ECD2160 EWD2160</p>	<p>35* 50**</p> <p>ECD2560 EWD2560</p>	<p>35* 50**</p> <p>ECD2960 EWD2960</p>	<p>35* 50**</p> <p>ECD3160 EWD3160</p>	<p>35* 50**</p> <p>ECD3360 EWD3360</p>	<p>35* 50**</p> <p>ECD3760 EWD3760</p>	<p>35* 50**</p> <p>ECD4160 EWD4160</p>	<p>35* 50**</p> <p>62 1/16"(1592) 64 3/16"(1630) <b>60 3/4"(1543)</b> 60"(1524) 25 1/16"(637)[2]</p>
<p>66 5/16"(1684) 67 1/16"(1722) <b>64 3/4"(1645)</b> 64"(1626) 27 1/16"(687)[2]</p> <p>ECD2164 EWD2164</p>	<p>35* 50**</p> <p>ECD2564 EWD2564</p>	<p>35* 50**</p> <p>ECD2964 EWD2964</p>	<p>35* 50**</p> <p>ECD3164 EWD3164</p>	<p>35* 50**</p> <p>ECD3364 EWD3364</p>	<p>35* 50**</p> <p>ECD3764 EWD3764</p>	<p>35* 50**</p> <p>ECD4164 EWD4164</p>	<p>35* 50**</p> <p>66 1/16"(1694) 68 3/16"(1732) <b>64 3/4"(1645)</b> 64"(1626) 27 1/16"(687)[2]</p>
<p>70 3/16"(1786) 71 1/16"(1824) <b>68 3/4"(1746)</b> 68"(1727) 29 1/16"(738)[2]</p> <p>ECD2168 EWD2168</p>	<p>35* 50**</p> <p>ECD2568 EWD2568</p>	<p>35* 50**</p> <p>ECD2968 EWD2968</p>	<p>35* 50**</p> <p>ECD3168 EWD3168</p>	<p>35* 50**</p> <p>ECD3368 EWD3368</p>	<p>35* 50**</p> <p>ECD3768 EWD3768</p>	<p>35* 50**</p> <p>ECD4168 EWD4168</p>	<p>35*</p> <p>70 1/16"(1795) 72 3/16"(1834) <b>68 3/4"(1746)</b> 68"(1727) 29 1/16"(738)[2]</p>
<p>70 3/16"(1786) 71 1/16"(1824) <b>68 3/4"(1746)</b> 68"(1727) Daylight Opening Upper 23 1/16"(586) Daylight Opening Lower 35 1/16"(891)</p> <p>ECD2168C EWD2168C</p>	<p>35* 50**</p> <p>ECD2568C EWD2568C</p>	<p>35* 50**</p> <p>ECD2968C EWD2968C</p>	<p>35* 50**</p> <p>ECD3168C EWD3168C</p>	<p>35* 50**</p> <p>ECD3368C EWD3368C</p>	<p>35* 50**</p> <p>ECD3768C EWD3768C</p>	<p>35* 50**</p> <p>ECD4168C EWD4168C</p>	<p>35*</p> <p>70 1/16"(1795) 72 3/16"(1834) <b>68 3/4"(1746)</b> 68"(1727) Daylight Opening Upper 23 1/16"(586) Daylight Opening Lower 35 1/16"(891)</p>
<p>74 5/16"(1888) 75 1/16"(1926) <b>72 3/4"(1848)</b> 72"(1829) 31 1/16"(789)[2]</p> <p>ECD2172 EWD2172</p>	<p>35* 50**</p> <p>ECD2572 EWD2572</p>	<p>35* 50**</p> <p>ECD2972 EWD2972</p>	<p>35* 50**</p> <p>ECD3172 EWD3172</p>	<p>35* 50**</p> <p>ECD3372 EWD3372</p>	<p>35* 50**</p> <p>ECD3772 EWD3772</p>	<p>35* 50**</p> <p>ECD4172 EWD4172</p>	<p>35*</p> <p>74 1/16"(1897) 76 3/16"(1935) <b>72 3/4"(1848)</b> 72"(1829) 31 1/16"(789)[2]</p>
<p>24 1/2"(622) 27 1/2"(699) <b>22 1/8"(562)</b> 21 3/8"(543) 14 13/16"(376)</p>	<p>28 1/2"(724) 31 1/2"(800) <b>26 1/8"(664)</b> 25 3/8"(645) 18 13/16"(478)</p>	<p>32 1/2"(826) 35 1/2"(902) <b>30 1/4"(765)</b> 29 3/8"(746) 22 13/16"(579)</p>	<p>34 1/2"(876) 37 1/2"(953) <b>32 1/8"(816)</b> 31 3/8"(797) 24 13/16"(630)</p>	<p>36 1/2"(927) 39 1/2"(1003) <b>34 1/8"(867)</b> 33 3/8"(848) 26 13/16"(681)</p>	<p>40 1/2"(1029) 43 1/2"(1105) <b>38 1/8"(968)</b> 37 3/8"(949) 30 13/16"(783)</p>	<p>44 1/2"(1130) 47 1/2"(1207) <b>42 1/8"(1070)</b> 41 3/8"(1051) 34 13/16"(884)</p>	<p>M.O. Brickmould M.O. Flat Casing <b>Rough Opening</b> Frame Size Daylight Opening</p>

### Wood

#### ELEVATION SYMBOL LEGEND

M O MASONRY OPENING  
 VALUES IN ( ) ARE IN MILLIMETER CONVERSIONS  
 VALUES IN [ ] ARE NUMBER OF DAYLIGHT OPENINGS PER UNIT  
 E UNIT MEETS EGRESS REQUIREMENTS FOR BOCA & IRC CODE STATE AND LOCAL CODES MAY DIFFER  
 Note: Elevations shown DO NOT have exterior trim

##\* INDICATES DESIGN PRESSURE (DP) RATING WITH STANDARD GLAZING  
 ##\*\* INDICATES OPTIONAL DESIGN PRESSURE RATING

PI/2

WOOD SPECIES

Solid Pine AuraLast  standard



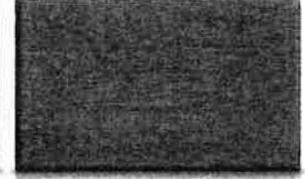
Knotty Alder optional interior



Vertical-Grain Douglas Fir optional interior and exterior



Mahogany optional interior and exterior



DIVIDED LITES



Simulated Divided Lites (SDL)



Precise Simulated Divided Lites (PDL)



Grilles between the Glass (GBG)



Full-Surround Wood Grilles (FS)

SIMULATED DIVIDED LITE PROFILES

1" Copper



5/8" Putty



7/8" Putty



1-1/8" Putty



5/8" Bead



7/8" Bead



1-1/8" Bead



1-3/8" Bead



2-5/16" Bead



EXTERIOR TRIM



Adams



Brickmould



Flat (3-1/2", 4-1/2", 5-1/2")



Backband



Adams



Brickmould



Flat



Manchester

213 S. FAIRFAX  
DOUBLE HUNG WINDOWS.

TEXTURED AND TINTED GLASS



Obscure



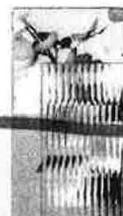
Spectrum Seedy



Glue Chip



Rain



Narrow Reed



Sandblasted



Bronze



Grey



Clear



Green

(Many other glass options available. See your JELD-WEN dealer for details)

P242

## LONDON STREET LIGHT

Sizes: (Including Mounting)

Large - H32" W17" D19"

Medium - H26" W13" D15" (Shown)

Configurations Available:

Wall Mount

• C Bracket (Shown)

• J Bracket

• Scroll Bracket

Post Mount

Column Mount

Hanging

Finishes:

Copper

• Natural Copper

• Dark Copper (Shown)

• Museum Copper

• Verdigris Copper

Brass

• Natural Brass

• Antique Brass



213 S. FAIRFAX.

EXTERIOR LIGHT FIXTURES.

## MILLWOOD

Sizes: (Including Mounting)

Large - H27" W15" D9" (Shown)

Medium - H21" W11.5" D7"

Configurations Available:

Wall Mount

• Flush Mount (Shown)

• J Bracket

• Scroll Bracket

Post Mount

Column Mount

Hanging

Finishes:

Copper

• Natural Copper

• Dark Copper

• Museum Copper

• Verdigris Copper (Shown)

Brass

• Natural Brass

• Antique Brass



**McLEAN**  
LIGHTING WORKS



Project:

213 South Fairfax St.

213 S Fairfax St.,  
Alexandria, VA  
22314

Drawing:

Photographs



Northeast elevation

Southeast elevation

West elevation

Date: 6 Aug. 2012

Project No: 12005

Sheet Number:

**G0.2**

333 North Fairfax Street  
Alexandria, Virginia 22314  
Tel. 703 684.6994  
Fax. 703 548.0975

Project:

213 South Fairfax St.

213 S Fairfax St.,  
Alexandria, VA  
22314

Drawing:

Photographs



Southwest elevation

Date: 6 Aug. 2012

Project No: 12005

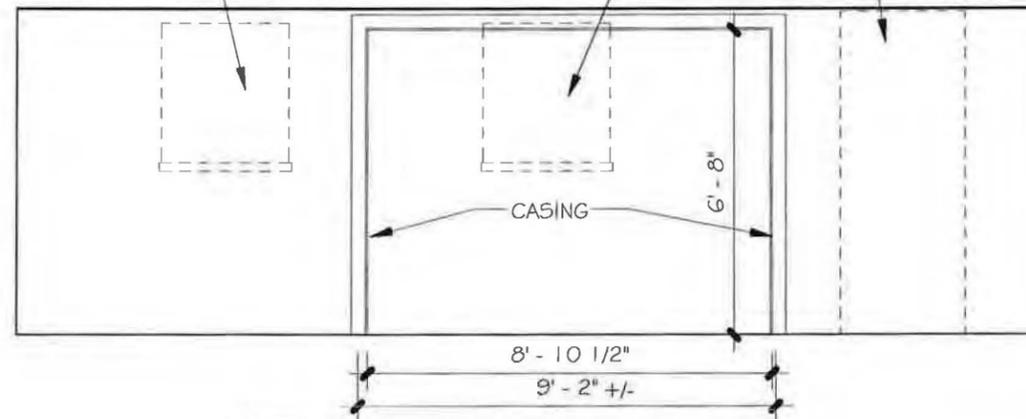
Sheet Number:

**G0.3**

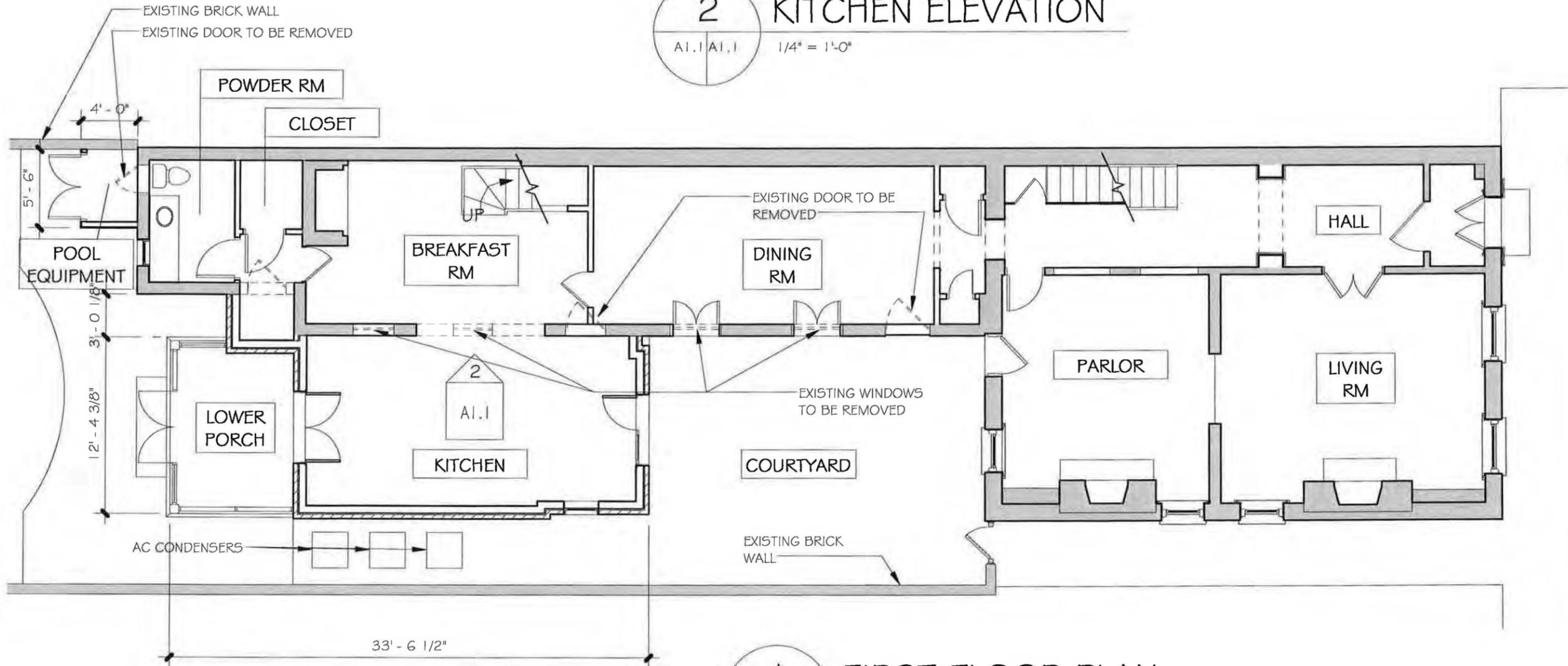
EXIST. WINDOW TO BE REMOVED.  
 OPENING INFILLED W/ BRICK

EXIST. WINDOW TO BE  
 REMOVED

EXIST. DOOR TO BE  
 REMOVED AND INFILLED  
 W/ BRICK



**2 KITCHEN ELEVATION**  
 A1.1 | A1.1 1/4" = 1'-0"



**1 FIRST FLOOR PLAN**  
 A1.1 1/8" = 1'-0"

Date: 6 Aug. 2012

Project No: 12005

Sheet Number:

**A1.1**

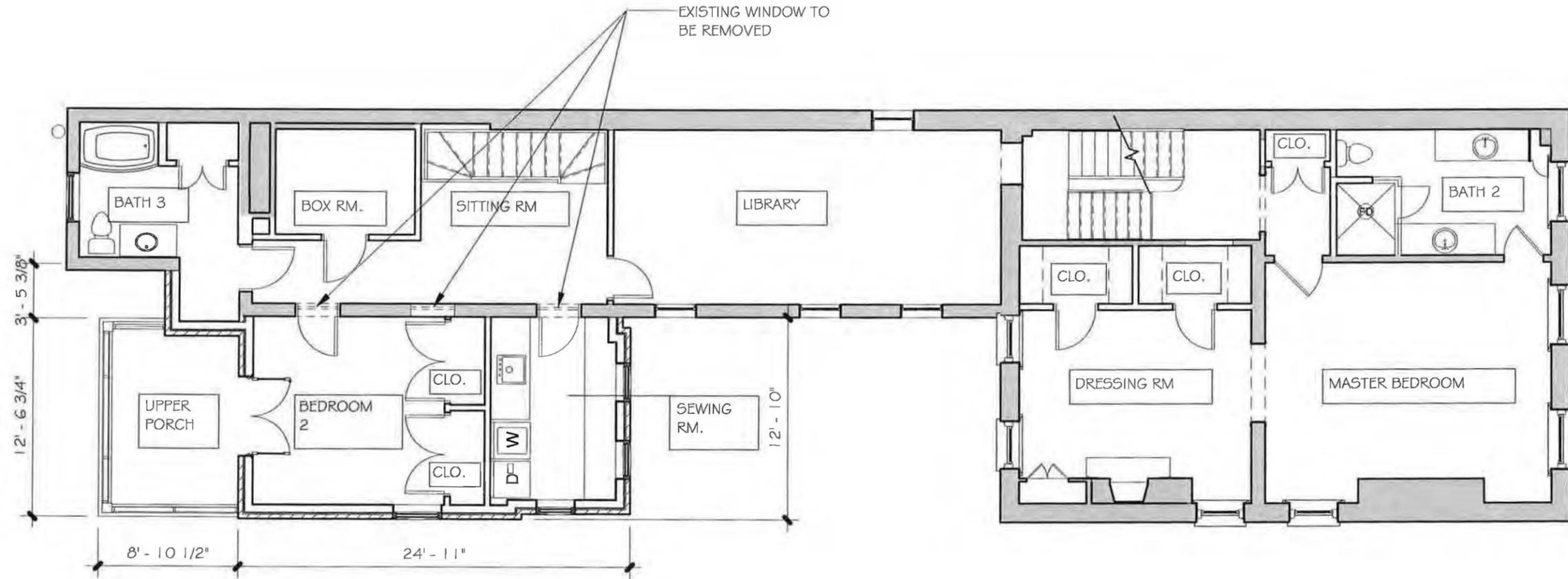
Project:

213 South Fairfax St.

213 S Fairfax St.,  
Alexandria, VA  
22314

Drawing:

Second Floor Plan



1 SECOND FLOOR PLAN  
A1.2 1/8" = 1'-0"

Date: 6 Aug. 2012

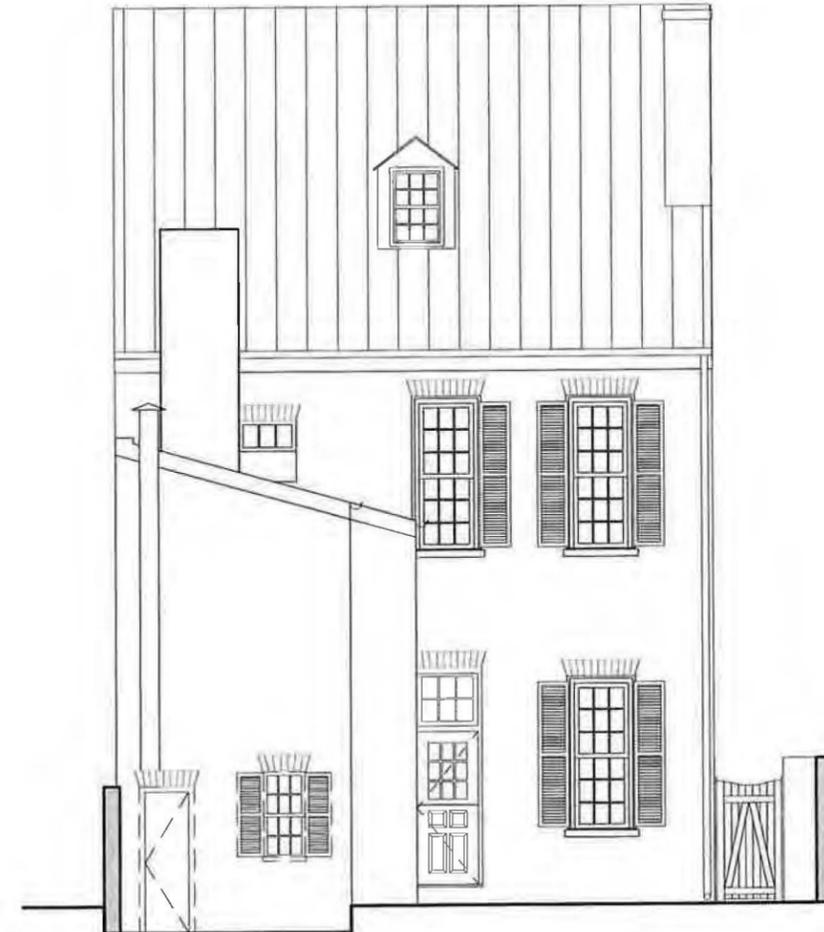
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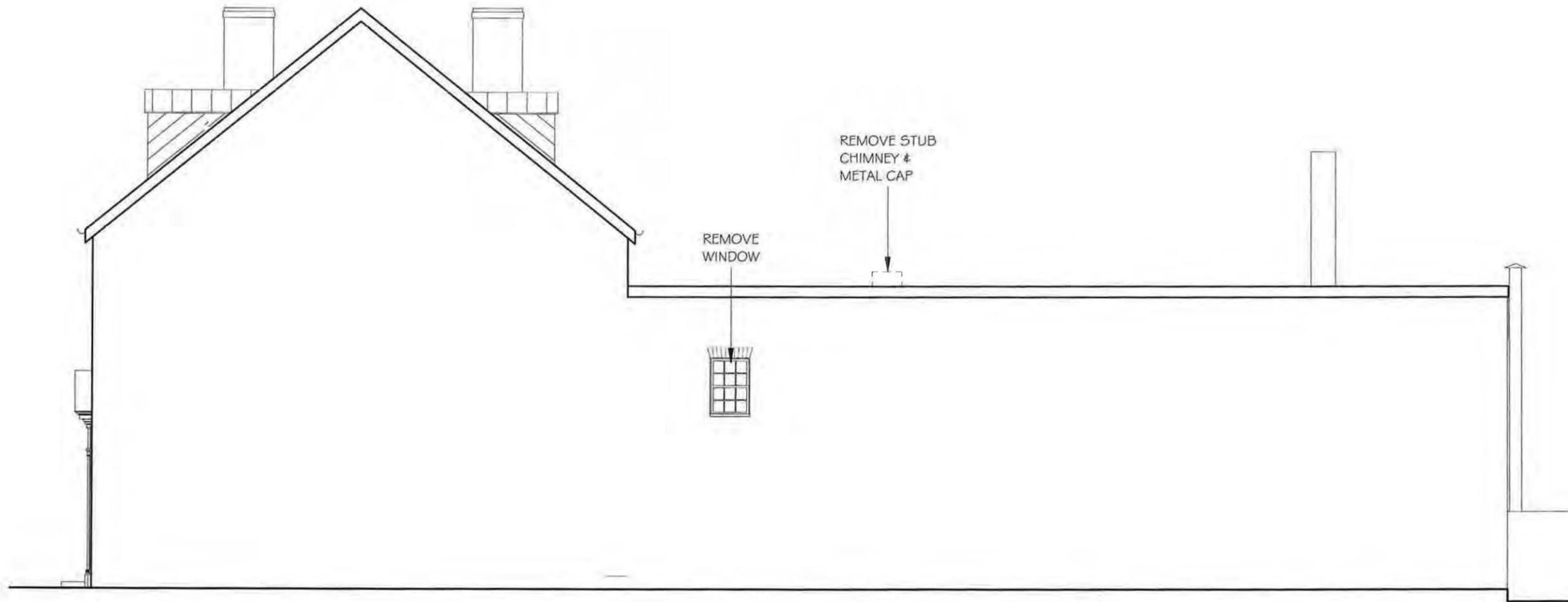
A1.2



1 DEMOLITION EAST ELEVATION  
D2.1 1/8" = 1'-0"



2 DEMOLITION WEST ELEVATION  
A1.1 D2.1 1/8" = 1'-0"



**I** NORTH ELEVATION  
D2.2 1/8" = 1'-0"

Date: 6 Aug. 2012

Project No: 12005

Sheet Number:

**D2.2**

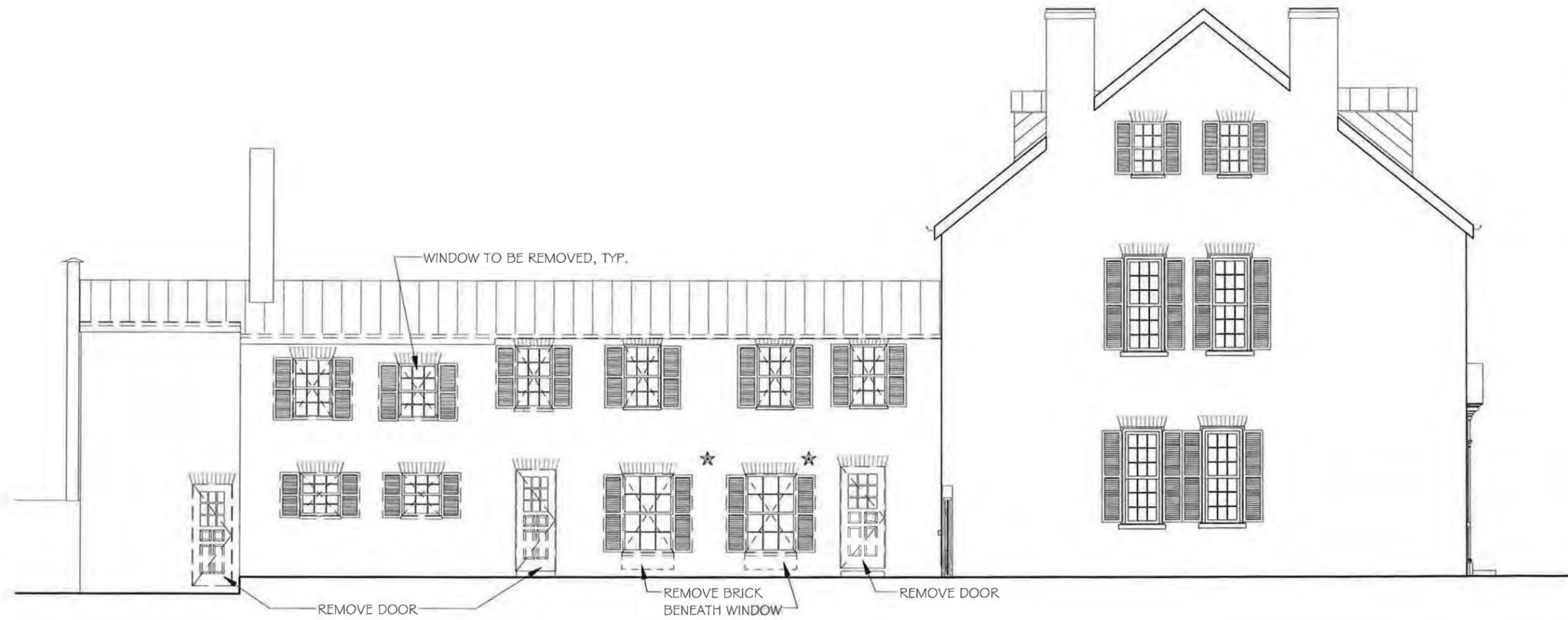
Project:

213 South Fairfax St.

213 S Fairfax St.,  
Alexandria, VA  
22314

Drawing:

Demolition Elevations



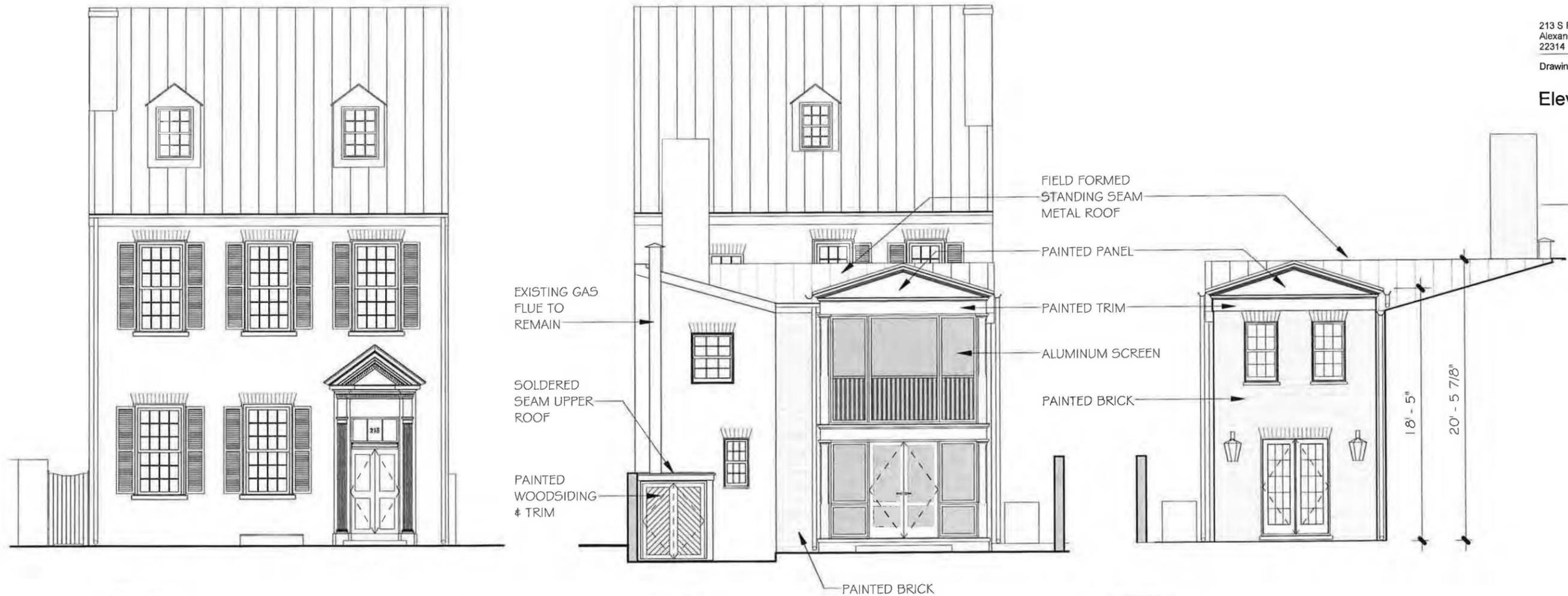
1 SOUTH ELEVATION  
A1.1 D2.3 1/8" = 1'-0"

Date: 6 Aug. 2012

Project No: 12005

Sheet Number:

D2.3



**1 EAST ELEVATION**  
 A2.1 1/8" = 1'-0"

**2 WEST ELEVATION**  
 A1.1 A2.1 1/8" = 1'-0"

**3 EAST ELEVATION**  
 D1.2 A2.1 1/8" = 1'-0"

Date: 6 Aug. 2012

Project No: 12005

Sheet Number:

**A2.1**

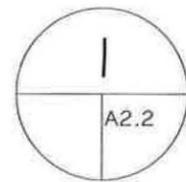
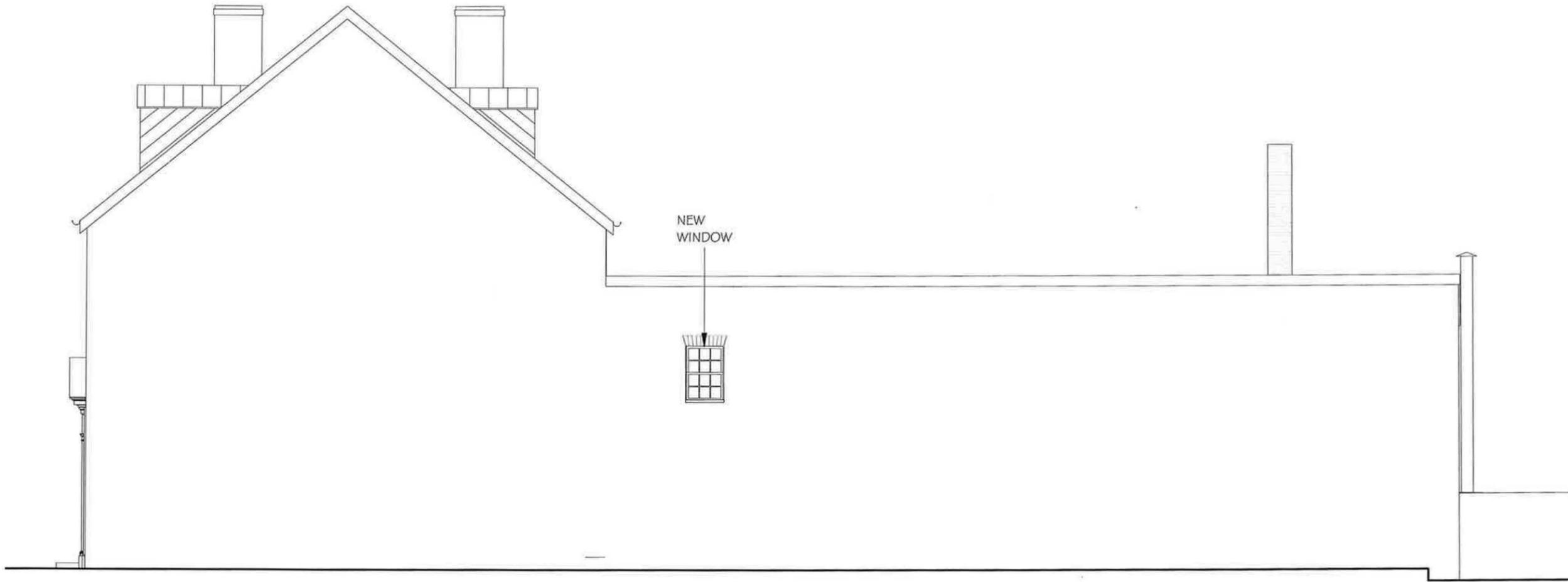
Project:

213 South Fairfax St.

213 S Fairfax St.,  
Alexandria, VA  
22314

Drawing:

Elevations



NORTH ELEVATION

1/8" = 1'-0"

Date: 6 Aug. 2012

Project No: 12005

Sheet Number:

A2.2

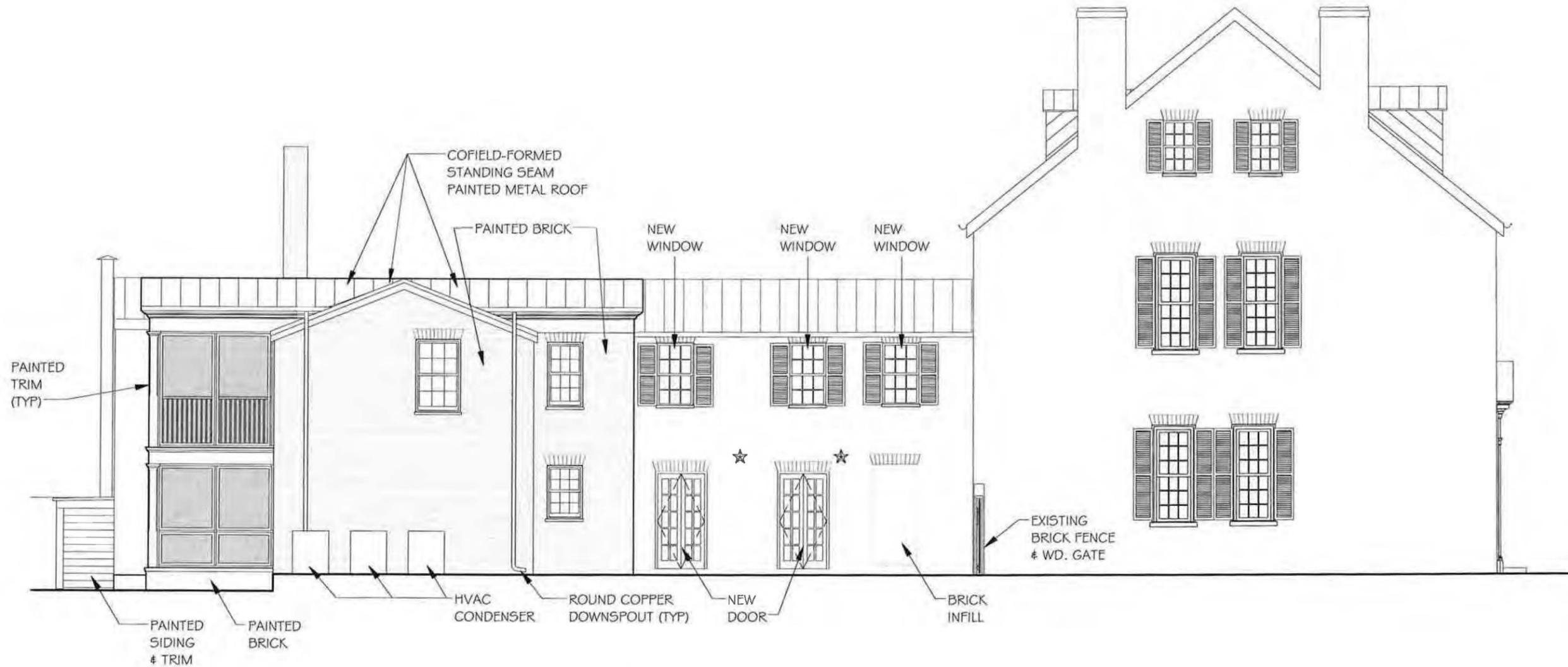
Project:

213 South Fairfax St.

213 S Fairfax St.,  
Alexandria, VA  
22314

Drawing:

Elevations



I SOUTH ELEVATION  
A1.1 | A2.3 1/8" = 1'-0"

Date: 6 Aug. 2012

Project No: 12005

Sheet Number:

A2.3