

**ISSUE:** Permit to Demolish/Capsulate (partial)

**APPLICANT:** Cenk Coskun

**LOCATION:** Parker-Gray District  
1421 Princess Street

**ZONE:** RB/Residential Townhouse Zone

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**STAFF RECOMMENDATION**

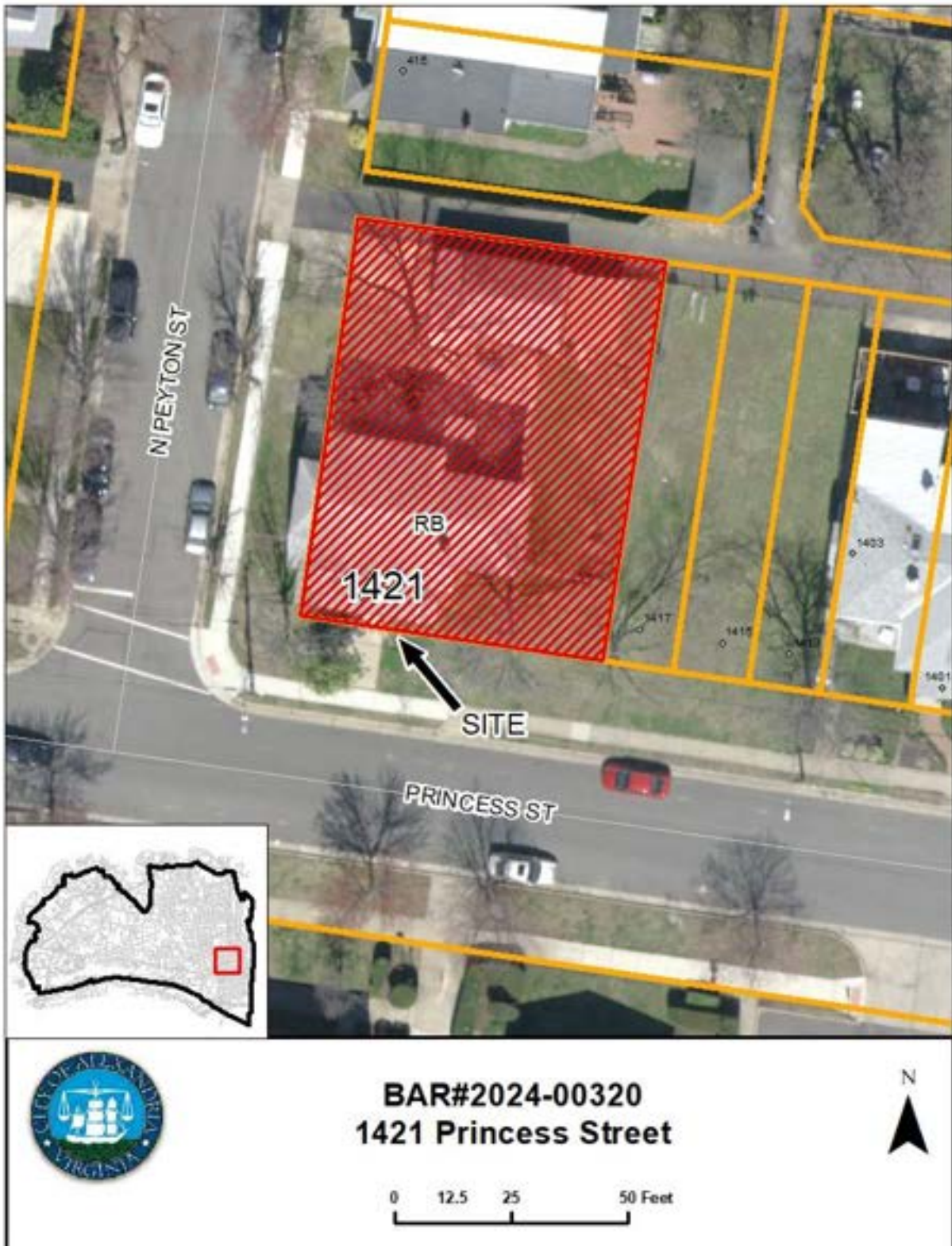
Staff recommends approval of the Permit to Demolish/Capsulate (partial), with the following condition(s):

- 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.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

6. HISTORIC PROPERTY TAX CREDITS: Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



## I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) to demolish a wing on the east elevation of the house at 1421 Princess Street.



Figure 1: 1421 Princess primary/south elevation. Addition proposed for demolition circled on the right.

### Site context

The property is located at the northeast corner of Princess and N. Peyton Streets. The alley to the north, behind the subject property, is public.

## II. HISTORY

Based on Sanborn Fire Insurance Maps, the main block of this three-bay, one-and-a-half story, bungalow-style, frame house dates to between **1921 and 1931**. It is therefore an Early building in the Parker Gray Historic District. On July 21, **1936** the City issued Permit #1808 for the construction of a two-story addition on the east side of the house. The approved Late addition replaced an existing porte cochere and measured 14'6" deep by 11'3" wide. David Norford, the original owner of the house from its date of construction, owned it until 1962, when he sold it to Glebe Properties. Charles H. and Maggie J. Butler purchased the house in 1976. Mrs. Butler was the last resident of the dwelling, living here until her passing in 2021.

*Previous BAR Approvals*

- August 11, 2022, BAR2022-00357: administrative approval to replace roof shingles.
- June 22, 1994: BAR94-13 BAR approval of a wrought iron fence. Note that most of the property has a chain link fence. There is a short section of wrought iron fence running along the north property line from the northeast corner of the garage to the abutting property's fence at 1417 Princess.

**III. ANALYSIS**

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(1)	Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(5)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

As noted above, the addition proposed to be demolished dates to 1936 and is therefore categorized as a Late building. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The addition proposed for demolition/capsulation is not of unusual or uncommon design, it does not promote the general welfare of the city or preserve and protect a historic area, it could easily be replicated, and its history does not lend itself to creating a shrine.

This three-bay, one-and-a-half-story bungalow-style dwelling has a side-gable roof, a shed roof dormer on the primary/south elevation, weatherboard siding, and double-hung windows. These are all typical qualities of a bungalow-style dwelling, many of which are found throughout the city. An interior chimney rises between the main block and the east addition, on what was originally the east exterior wall of the house.

Staff recommends approval of the project as the east addition is Late and is not architecturally or historically significant. Its demolition fully complies with all of the criteria set forth in the Zoning Ordinance, §10-205(B).

**STAFF**

Susan Hellman, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

C-1 Proposed demolition of east wing addition will comply with zoning.

**Code Administration**

C-1 A building permit is required.

**Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

- F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

### **Alexandria Archaeology**

- F-1 This parcel is located on a block that included the Grimshaw-Slade Ropewalk, which began operations around 1810. The Union Army may also have utilized this block during the Civil War. The property therefore has the potential to provide insight into an early nineteenth-century industry and into military activities during the war.
- \*R-1 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.

- \*R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "\*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. **ATTACHMENTS**

*Application Materials*

- *Completed application*
- *Plans*
- *Scaled survey plat, if applicable*
- *Photographs*



ADDRESS OF PROJECT: 1421 PRINCESS ST

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

TAX MAP AND PARCEL: 064.01-09-13 ZONING: RB

**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: CENK COSKUN

Address: 1421 PRINCESS ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 6314948330 E-mail: coskuncenk@gmail.com

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

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

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

**Legal Property Owner:**

Name: CENK COSKUN

Address: 1421 PRINCESS ST

City: ALEXANDRIA State: VA Zip: 22314

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

**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 THE ADDITION ON THE EAST WING OF THE SINGLE FAMILY HOUSE

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**SUBMITTAL REQUIREMENTS:**

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

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

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

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

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

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

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

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

- <sup>N/A</sup> Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: *Cenk Coskun*

Printed Name: **CENK COSKUN**

Date: **8-22-2024**

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1. CENK COSKUN	1421 PRINCESS ST	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 1421 PRINCESS ST, ALEXANDRIA, VA(address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1. CENK COSKUN	1421 PRINCESS ST	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.	1421 PRINCESS ST	100
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.**

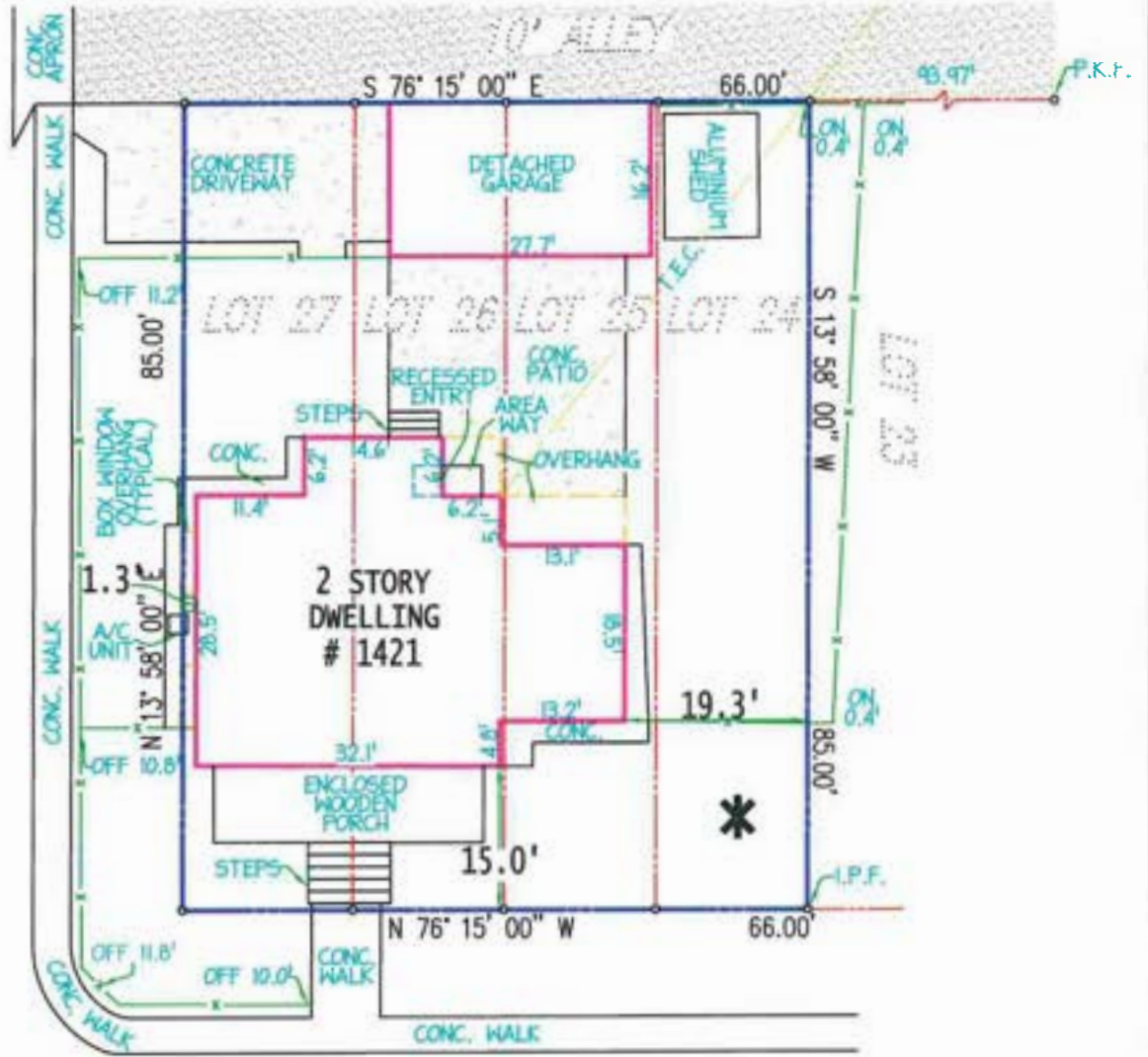
As the applicant or the applicant’s authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

8/23/24                      CENK COSKUN                      CENK COSKUN  
 Date                              Printed Name                              Signature



**EARL STREET**

(66' R/W) CENTERLINE



**\*LOT 24-27**

5,610 SQ. FT.

OR  
0.1287 ACRE

**PRINCESS STREET**

CENTERLINE (66' R/W)

**LEGEND:**

- I.P.F. DENOTES IRON PIPE FOUND
- X- DENOTES FENCE LINE
- P.K.F. DENOTES P.K. NAIL FOUND



**NOTES:**

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS SHOWN ON F.E.M.A. MAP # 5155190041E EFFECTIVE DATE: JUNE 16, 2011
- 3) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES. (INCLUDING FENCES)
- 4) LOCATION OF FENCES (IF ANY) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
- 5) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED BY PIN 64.01-09-23
- 6) PROPERTY CORNERS NOT SET PER WAIVER REQUEST.
- 7) EASEMENTS, B.R.L'S & MERIDIAN, IF SHOWN HEREON, ARE AS DELINEATED ON PLAT RECORDED AT INSTRUMENT # 170002766 (UNLESS NOTED OTHERWISE).

HOUSE LOCATION SURVEY

**LOT 23 - 27**

BLOCK 2

**WHEAT AND SUTER'S**

CITY OF ALEXANDRIA  
ALEXANDRIA, VIRGINIA

**B.W. SMITH AND ASSOCIATES, INC.**

PROFESSIONAL LAND SURVEYING  
MANASSAS, VIRGINIA (703) 368-5866 www.bwsmithassoc.com

FIELD CREW: D. JUNG

JOB# 20180088

DFT: G.C.E.

CHK: L.S.W.

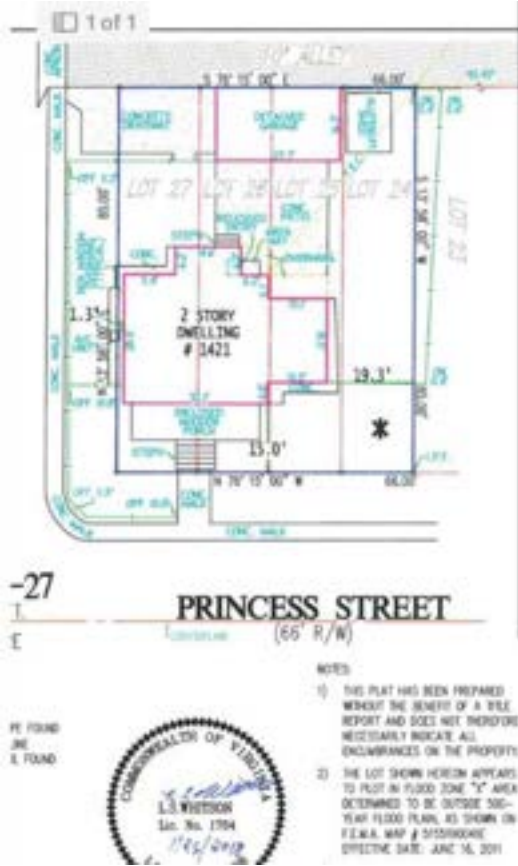
NO TITLE REPORT FURNISHED 14

SCALE= 1" = 20'

DATE: 1/24/18

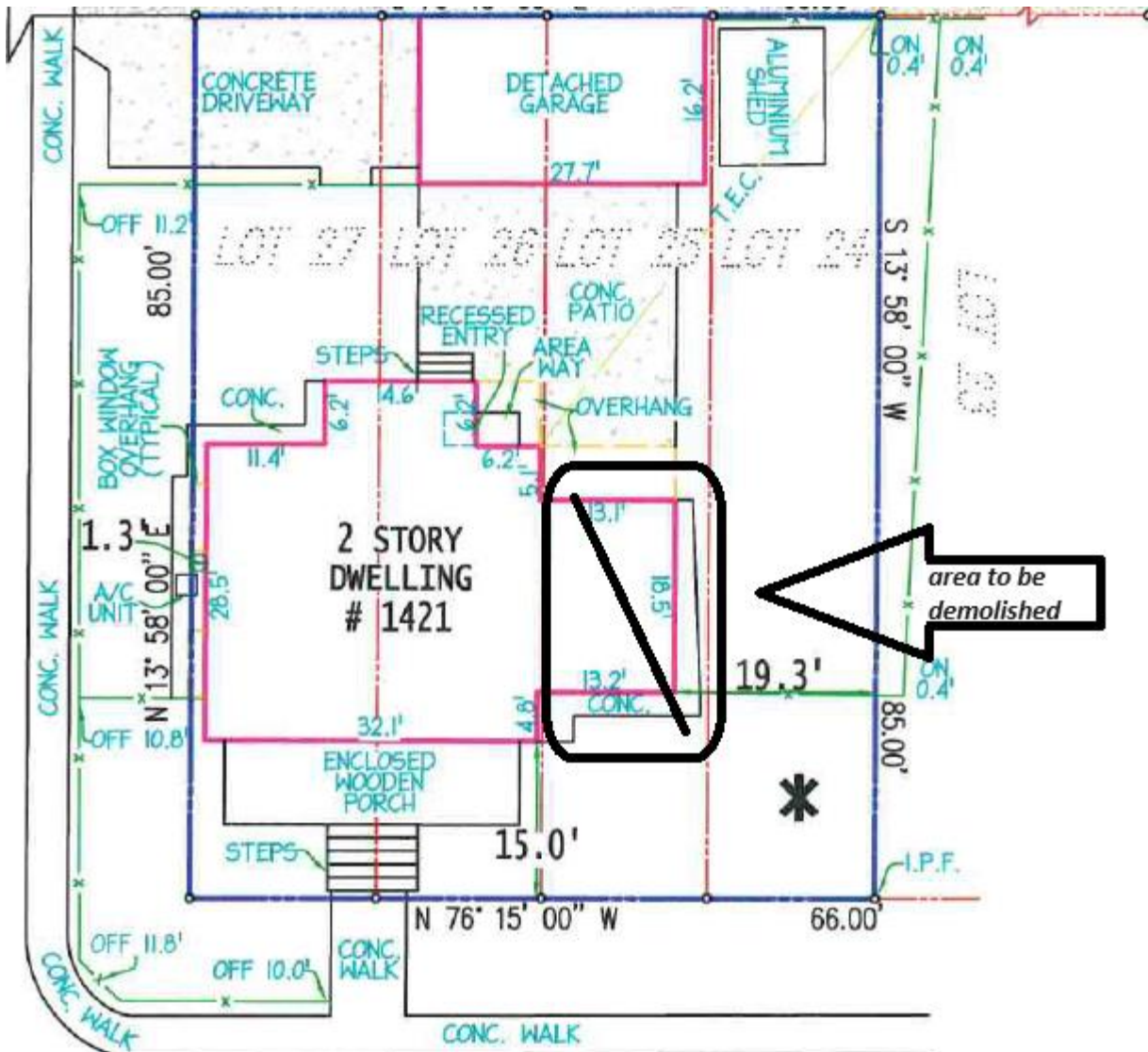


- Building materials appear to date a much newer timeframe from joists to subflooring. Original part of the home has a different building material type than the east wing addition to the single family home.
- The materials used in the exterior of the home specifically on the addition (rear section photographed below) is different from the main part of the single family home.



- Rear of the home is pictured above, and on the left is the east addition of the single family home.





- Photo #1/Survey above points out to the eastern wing of the property on "LOT 25"
- Area to be demolished is demonstrated above:
- Reason of the demolition is to be able build on Lot 25 & Lot 24.



JOIST PHOTO FROM THE ADDITION (EASTERN WING OF THE SINGLE FAMILY HOME TAKEN FROM THE BASEMENT/LOWER LEVEL)



Photo #1: JOIST PHOTOS FROM BASEMENT

Photo #2: BASEMENT FRAMING / CONCRETE WALL

- Building materials appear to date a much newer timeframe from joists to subflooring. Original part of the home has a different building material type than the east wing addition to the single family home.
- The materials used in the exterior of the home specifically on the addition (rear section photographed below) is different from the main part of the single-family home.



- **Photo #1 is the side view of this addition that seems to be done after the original property was built.**



- **Rear of the home is pictured above, and on the left is the east addition of the single family home.**