

BAR CASE # 2016-00396  
2016-00397

City Council  
February 25, 2017

**ISSUE:** Appeal of a decision of the Board of Architectural Review, Old & Historic Alexandria District, approving a Permit to Demolish and Certificate of Appropriateness

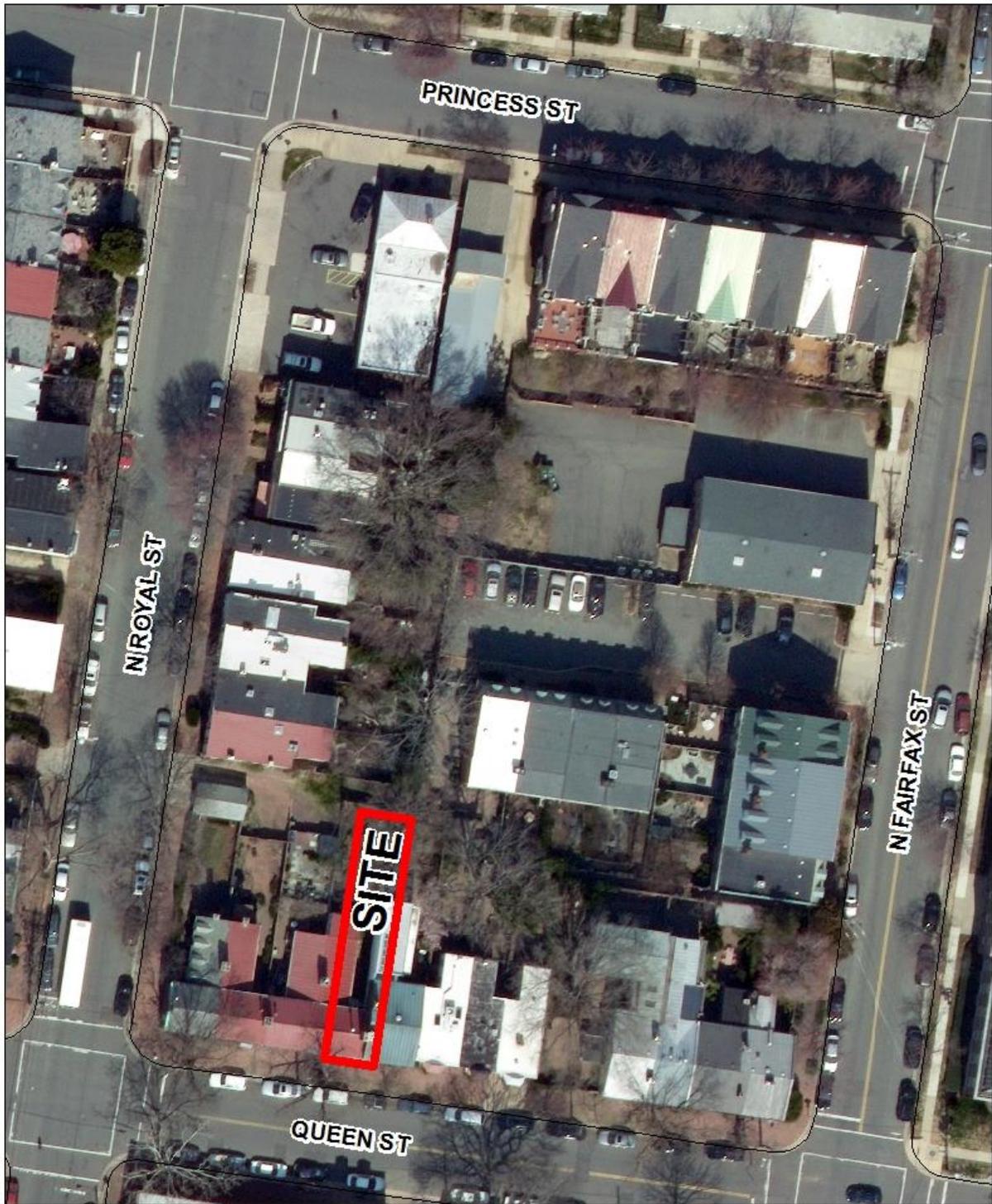
**APPLICANT:** Jill and Ken Rieth

**APPELLANT:** Michael C. Maibach, on behalf of Petitioners

**LOCATION:** 319 Queen Street

**ZONE:** RM / Residential

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**BAR2016-00396 & 00397**



## I. ISSUE

The petitioners are appealing a decision of the Old & Historic Alexandria District Board of Architectural Review (BAR) that approved a Permit to Demolish and a Certificate of Appropriateness, on December 21, 2016 for the dwelling located at 319 Queen Street. The applicants in this case are Jill and Ken Rieth, represented by Bill Cromley.

The appellant is Michael C. Maibach on behalf of the petitioners. The petitioners' bases for appeal are the following: "BAR must uphold City and BAR mission to protect Alexandria's historic district and homes. 319 Queen owners seek to partially demolish historic (200+ year old) interior and expand north 18' from original house structure. This doubles historic footprint. BAR must also protect historic views from Royal Street. This 'McMansion' is not in keeping with these 4 identical 200+ year old row houses."

## II. DISCUSSION

### History

319 Queen Street is located near the northeast corner of Queen and North Royal Streets and is one in a series of four two-story brick rowhouses built by James McGuire (1772-1850) and Presley Barker in **1818** as part of a speculative venture, according to Ethelyn Cox in *Historic Alexandria, Virginia: Street by Street*. McGuire worked as a house joiner in the early 19th century and as a lumber merchant. He was the first commander of the Friendship Fire Company and a prominent Masonic lodge member. He became Superintendent of Police in the early 19th century and was subsequently appointed Surveyor for the District of Columbia and Inspector of Revenue for the Port of Alexandria by President Jackson. According to Penny Morrill in *Who Built Alexandria* he was "one of Alexandria's prominent citizens." (p. 30)

The existing two-story addition at the north end of the rear ell was constructed circa **1959**, according to building permit research (Building Permit #15660, 12/10/59), and includes a masonry first story and enclosed porch second story.

On December 21, 2016, the BAR approved (1) a Permit to Demolish for partial demolition and capsulation, by a roll call vote of 7-0 and (2) a Certificate of Appropriateness for an addition, by a vote of 6-1. The approvals were granted with the following conditions:

1. No alterations to front elevation are approved at this time and replacement of the windows, porch light, door and transom and roofing on the front elevation must return to the Board for approval at public hearing.
2. The applicant shall work with staff on the final size and alignment of the windows and doors on the north elevation, add blind windows to the brick wall on the east side of the addition to recall the windows of the existing sleeping porch and to restudy the height of the pyramidal roof.
3. Record a legal instrument, prior to release of a building permit, requiring approval by a qualified preservation organization to alter the remaining capsulated historic roof

- framing, decking and the brick walls of the ell and the north wall of the main block of the house in the future.
4. All materials must be in conformance with the BAR's adopted policies.
  5. 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 Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
    - a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
    - b. The applicant/developer shall not allow any metal detection or other artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

#### Review by City Council

Upon appeal City Council must determine whether to affirm, reverse or modify, in whole or in part, the decision of the BAR. The City Council's review is not a determination regarding whether the BAR's decision was correct or incorrect but rather: (1) whether the Permit to Demolish should be granted based upon City Council's review of the standards in Zoning Ordinance Section 10-105(B) and (2) whether the Certificate of Appropriateness should be granted based upon City Council's review of the standards in Zoning Ordinance Section 10-105(A)(2). While City Council may review and consider the BAR's previous actions, City Council will make its own decision based on its evaluation of the material presented.

#### Purpose of BAR

The BAR's charge is first to identify and "protect historic and cultural resources" and second to ensure that additions, alterations and new construction are compatible with nearby buildings of historic merit. The first charge is discussed in the Permit to Move, Remove, Capsulate or Demolish analysis. The second charge is discussed in the Certificate of Appropriateness analysis, and recognizes that what may be appropriate in one block may not be appropriate in another block, or even in different locations on the same block. The BAR's *Standards* and criteria in the Zoning Ordinance, as well as the BAR's adopted policies and *Design Guidelines*, have been used through the years as the basis for recognizing that the historic fabric of Old Town is not frozen in time but may be appropriately modified, altered and expanded to allow the historic buildings to continue to be used and cherished. The BAR's role has always been to strike a balance between preservation of the identified historic fabric and urban character while managing appropriate growth and change in a living city.

Permit to Move, Remove, Capsulate or Demolish

Section 10-103(B) sets out when a permit to move, remove, capsulate or demolish is required and states.

No building or structure within the Old and Historic Alexandria District shall be moved, removed, capsulated or demolished in whole or in part without first obtaining a permit approved by the Old and Historic Alexandria District board of architectural review or the city council on appeal . . . except for demolitions of portions of buildings resulting in the removal of less than 25 square feet total of exterior wall, roof or surface which shall be deemed an alteration and subject to section 10-103(A). The board of architectural review or the city council on appeal may refuse such permit for any building or structure of such architectural or historic interest, the moving, removing, capsulating or demolition in whole or in part of which, in the opinion of the board or the city council on appeal, would be detrimental to the public interest of the city.

Ever since the 1946 ordinance established the Old and Historic Alexandria District, the principle of reviewing all demolition over 25 square feet in area, regardless of visibility, but only reviewing new construction and alterations subject to public view has been clearly articulated. This approach serves two primary preservation goals: (1) it preserves historic fabric and entire buildings rather than just facades when demolition or capsulation is considered, and (2) it allows for property owners to appropriately modify buildings as inhabitants change and uses evolve over time. Thus, the BAR must review demolition and capsulation of this exterior wall or roof area regardless of visibility from a public way.

Demolition refers to the destruction and removal of the exterior wall or roof area proposed to be demolished. Whereas, capsulation refers to the enclosure of a specified exterior portion of the wall or roof. Typically, most additions involve some combination of both partial demolition and capsulation.

In considering a Permit to Move, Remove, Capsulate or Demolish, the BAR must consider the criteria set forth in the Zoning Ordinance Section 10-105(B) and included in the following table. Because there are several different features proposed for demolition or capsulation in this proposal, the applicability of the criteria to each of these features is discussed separately below.

<b>Criteria</b>	<b>Description</b>
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
(2)	Is the building or structure of such interest that it could be made into a historic house?
(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?
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?

(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?
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**Demolition of the 1959 addition**

Staff has no objection to the proposed demolition of the mid-20<sup>th</sup>-century two-story rear addition, as it is undistinguished later construction, not of uncommon or unusual design or material and its retention would not preserve an historic area of the city. *Therefore, none of the criteria above would apply.*

**Demolition of specific portions of the 1818 rear ell**

The existing shed roofed rear ell is representative of this townhouse building form and retains a high level of historic integrity, including many original elements and materials such as the saw-tooth brick cornice, window openings and the entire roof framing system.

In early conversations with staff, the applicant expressed a desire to demolish the entire rear ell due to the low ceiling height at the second story and staff advised that there would be no support for such a request. Staff was also concerned about the totality of the proposed demolition in the first proposal reviewed by the BAR on December 7, 2016, which proposed to demolish approximately 50% of the roof and wall area, resulting in a significant loss of historic fabric and any understanding of this element as a rear ell.

The applicant's revised proposal, approved by the BAR on December 21, 2016, and currently before City Council on appeal, has significantly limited the amount of demolition. The area proposed for demolition is limited to areas below existing windows (to convert the opening to a door), one small area adjacent to a window opening and demolition of small portions of the existing roof above two existing windows (See Figure 1). The more limited demolition allows the rear ell, both in material and form, to continue to convey its original form, material and craftsmanship and retains its historic integrity. The current proposal to remove only a small part of the roof sheathing and to retain the majority of the brick walls will still permit future historians and architects to be able to study this particular house from the interior. *Staff believes that none of the criteria above apply to the small amount of demolition approved by the BAR.*

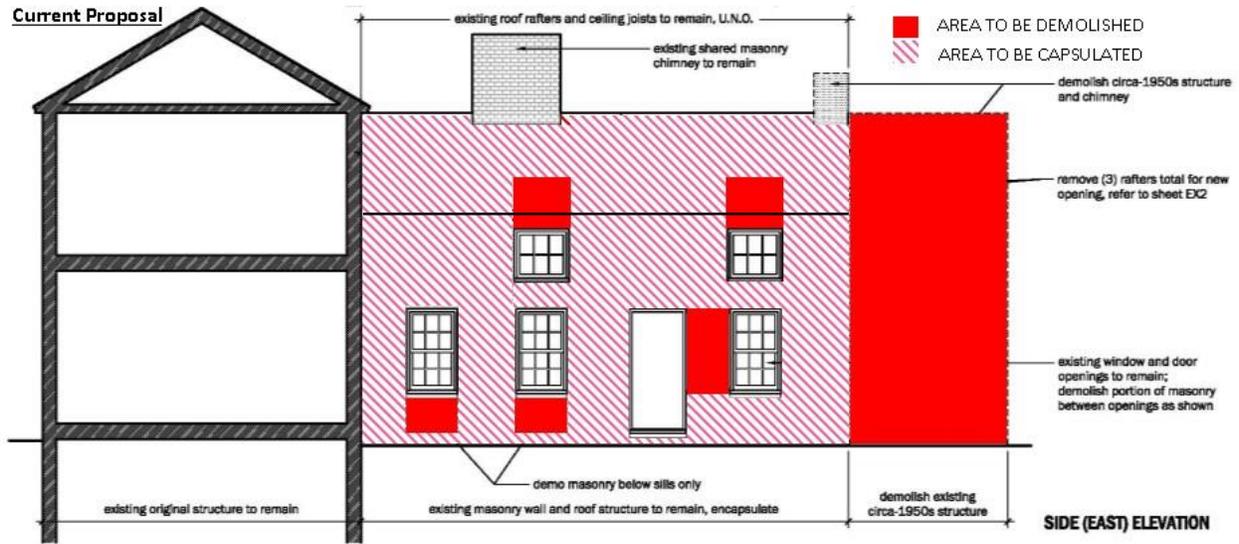


Figure 1. East (side) elevation of proposed work. Bottom shows area approved by BAR for demolition (solid red) and capsulation (hatched).

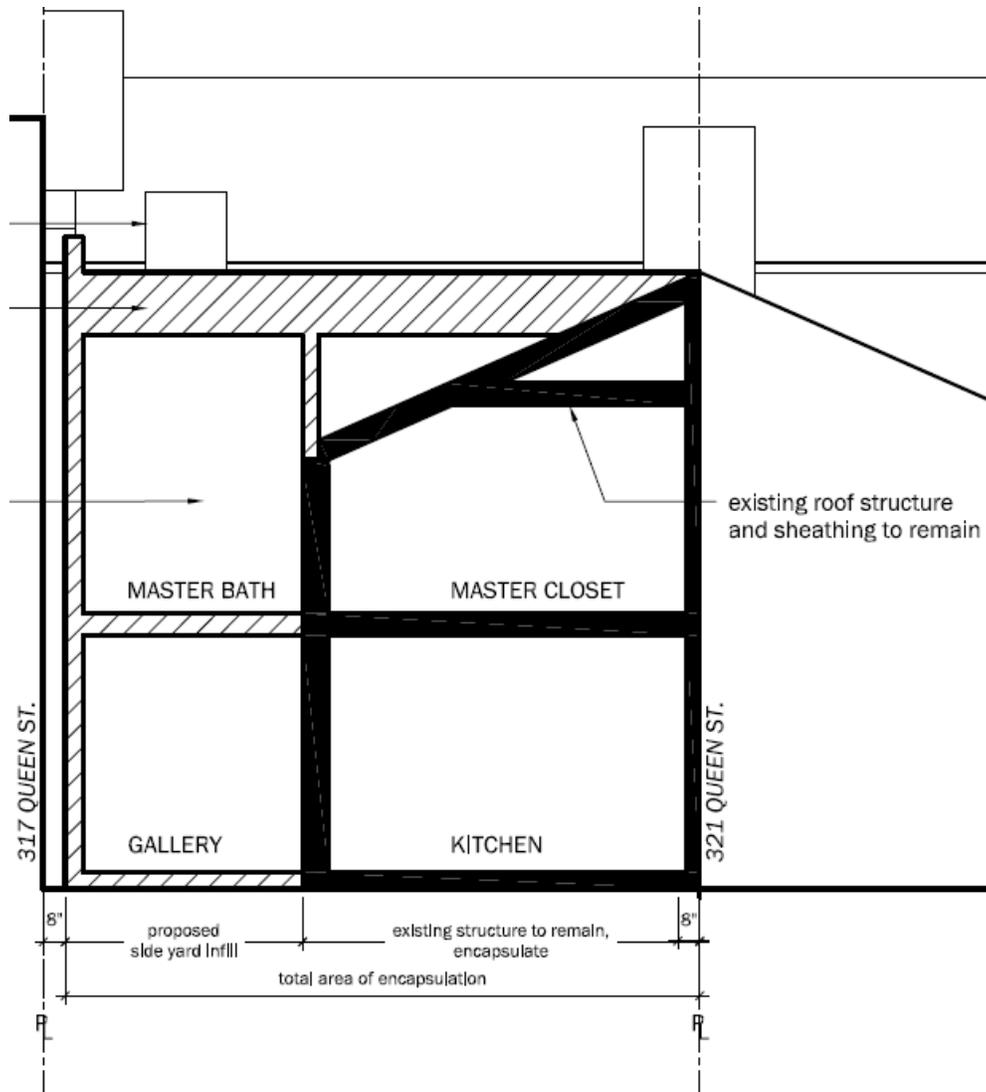
### Capsulation of the 1818 rear ell and north wall of the main block

Once an exterior wall is capsulated, it then becomes an interior element and is no longer subject to BAR review. While current owners may agree to retain walls that have been capsulated, unless some form of preservation easement is provided, there is no guarantee that a future owner would not demolish a capsulated wall. The hatched area in Figure 1 shows the area on the east elevation proposed for capsulation, including the brick wall and roof. Therefore, when the BAR has been concerned about the extent of capsulation of a historic wall in the past, the BAR has required that a preservation easement be placed on the area to-be-capsulated in order to ensure that it would be preserved with those materials and in that form once enclosed. At the December 7<sup>th</sup> hearing, several BAR members agreed with staff that demolition criteria 1 & 3 would apply in this case if there was no easement to protect the rear ell in the future, specifically noting that the 1818 rear ell did represent an uncommon design, hand craftsmanship and use of material that would be difficult to reproduce today and that its demolition would be deleterious to the understanding of this building element. There was no consensus among the BAR members for capsulation without a preservation easement on the walls and roof of the ell.

Following are examples from other similar cases where the BAR has conditioned approval upon acquiring a preservation easement of a portion of a building impacted by the BAR's approval. The BAR's approval of partial demolition/capsulation of a late 18<sup>th</sup>/early 19<sup>th</sup>-century rear ell at 215 Prince Street in 2013 was conditioned upon granting a preservation easement on the exterior masonry walls to be capsulated, after the applicant had worked with staff to minimize the demolition of these walls. In 2013, the BAR conditioned approval of partial demolition/capsulation and a rear addition upon the applicant granting an easement to both preserve one wall of the rear ell and one of the main block, at 203 North Columbus Street. In both of these instances, the direction from both staff and the BAR was that demolition of the rear ells should be limited to what was absolutely necessary and should allow the rear ell forms to clearly

be legible, even if just for the daily visibility on the interior by owners and their guests and for future students, historians and architects.

In this case, the applicant met several times in the field with staff and as a result of staff comments made significant changes to their original plan to demolish the entire ell, considerably reducing the extent of demolition. The retention of the majority of the rear ell will allow not just the materials and walls to be retained but also the form and volume will be retained (Figure 2). It is true that the rooms of the rear ell are small by today's standards, which often feature open concept floor plans, but this area has been used for living for almost 200 years and the addition of a hallway in the current side yard will allow furniture to be placed much more efficiently while still preserving the historic volume of the rooms, and therefore the understanding of the evolution of the house over time. Additionally, the applicant agreed to the BAR's condition that a legal instrument be recorded by a qualified preservation organization with respect to the remaining capsulated historic roof framing, decking and the brick walls of the ell and the north wall of the main block of the house in the future. The applicant has begun conversations with the Alexandria Historical Restoration and Preservation Commission regarding donation of an easement on the rear ell.



2 SECTION THRU ROOF WITH EXISTING SHEATHING

Figure 2. Section through existing rear ell with new addition, looking south. The solid black line delineates the historic ell and components that will be capsulated (and placed under a preservation easement or similar legal instrument). The hatched lines illustrate the location of the new construction and how it will capsulate the historic ell.

In summary, the applicant has appropriately addressed the concerns identified by staff and the BAR at the first hearing and has significantly limited the proposed demolition, so that the demolition proposed no longer meets the criteria in the table above. However, staff believes that criteria numbers 1 and 3 would be applicable to capsulation of the historic walls and roof features of the ell and north wall of the main block without an easement or similar legal instrument preserving these features in the future. *Staff, therefore, recommends that City Council uphold the BAR's condition of approval of the permit to capsulate that the applicant offer a legal instrument to a qualified preservation organization that would require approval of the preservation organization to alter these features in the future.*

Certificate of Appropriateness

Section 10-105(A)(1) sets out the scope of review for the BAR, and City Council on appeal, and states.

The Old and Historic Alexandria District board of architectural review or the city council on appeal shall limit its review of the proposed construction, reconstruction, alteration or restoration of a building or structure to the building's or structure's exterior architectural features specified in sections 10-105(A)(2)(a) through (2)(d) below which are subject to view from a public street, way, place, pathway, easement or waterway and to the factors specified in sections 10-105(A)(2)(e) through (2)(j) below; shall review such features and factors for the purpose of determining the compatibility of the proposed construction, reconstruction, alteration or restoration with the existing building or structure itself, if any, and with the Old and Historic Alexandria District area surroundings . . . and may make such requirements for, and conditions of, approval as are necessary or desirable to prevent any construction, reconstruction, alteration or restoration incongruous to such existing building or structure, area surroundings or memorial character, as the case may be.

The scope of review specifies and limits the BAR's purview for a Certificate of Appropriateness to that which is visible from a public way, including streets, pathways, easements, waterways and the like. (This is intentionally different from the BAR's role when reviewing requests for a Permit to Demolish/Capsulate where the BAR reviews all exterior demolition or capsulation greater than 25 square feet in area *regardless of visibility*.) Being visible from a public way does not automatically make a project inappropriate or incompatible. As the *Design Guidelines* note, "the expansion of the housing stock within the historic districts is continual." Alexandria's preservation ordinances are written with the expectation that there will be alterations, additions and other changes through the years.

Figure 3 shows the project's visibility from the public way (North Royal Street). (The rear alley is *privately* owned according to the City Surveyor.) The second story rear (north elevation) and side (west elevation) will be the only parts visible because this is a mid-block rowhouse and the lower levels are visually blocked by garden walls and a one-story garage. Therefore, only the second story of the project visible from the public way is within the BAR's and Council's scope of review.

Additionally, the scope of review notes that the BAR must consider not just the individual property but also the compatibility of an alteration or addition with the "Old and Historic Alexandria District area surroundings." (This is also articulated through the standards examined below.) The BAR's practice over the years has been to consider the immediate vicinity and the surrounding block when considering compatibility. The *Design Guidelines* chapter on Residential Additions states: "It is not the intention of the Boards to dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the late-20<sup>th</sup> century while being compatible with the historic character of the districts. For example, the design approach for residential additions for late-18<sup>th</sup> and early-19<sup>th</sup> century buildings on Royal Street will be different than for 20<sup>th</sup>-

century urban row-houses on Oronoco Street. Additions must be designed so that they are compatible with both the architectural character of the existing house and the immediate neighborhood.”

This can be achieved by studying the building and development patterns of surrounding buildings and understanding how new construction will fit within the existing built environment, the intent being to approve projects that are compatible and sensitive to the buildings nearby. This is also guided by an understanding that, to a great extent, the character of the historic district is found in the variety that evolved from Alexandria’s growth over time: two-story buildings beside three-story buildings alongside one-story elements and open space as well as three-bay rowhouses beside two-bay rowhouses with variations in setbacks and architectural styles. In this instance, Figure 5 illustrates the varying roof forms found in the vicinity: steeply-pitched shed roofs, gable roofs, roofs with dormers, and flat roofs. The image also shows that there are one-story, one-and-one-half-story, two-story and three-story elements all found within the immediate vicinity. This variety captures the essence of the historic district and allows the BAR to find multiple solutions and approaches to the construction of rear additions both here and throughout the historic district.



**Figure 3. View from North Royal Street looking southeast toward the rear of subject property. Red box indicates an outline of the approximate area of expansion beyond the existing sleeping porch. The vehicular alley to the left of the garage is private.**

The BAR’s determination for a Certificate of Appropriateness must consider the *Standards* listed in Section 10-105 of the Zoning Ordinance. For reference, staff has included the *Standards* with a brief discussion with respect to this case. It should be noted that the BAR must “consider” the elements and features identified below but that there is not a “yes” or “no” response, as the BAR typically finds with the criteria for a Permit to Demolish.

Section 10-105(A)(2) discusses the standards for a Certificate of Appropriateness and states that the BAR, and City Council on appeal, “shall consider the following features and factors in passing upon the appropriateness of the proposed construction, reconstruction, alteration or restoration of buildings or structures”:

*(a) Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures;*

The BAR examines and determines the appropriateness of the height, mass and scale of a new building or an addition and considers how such a proposal fits within the historic district by examining the existing context of the block area where the addition will be located. The immediate context here includes rear additions that are both two and three stories in height. The proposed addition’s massing and scale, as visible from a public way, are consistent with other rear additions and will not overwhelm the historic building. The height and massing of the proposed addition are proportional to the rowhouse to which it will be attached. Additionally, the only building that will be blocked from the construction of this addition is an existing three-story blank wall that was constructed as an addition to the property to the east. Staff finds the proposed addition to complement the scale and massing of the immediate context. See Figure 4.



**Figure 4. Overlay of proposed addition to existing view from North Royal Street.**

*(b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;*

The proposed addition has a high-level of architectural detail without being overly ornate. The applicant has chosen a stylistic approach common to other rear and side additions found throughout the historic district, that of using the form and design of an enclosed sleeping porch or a conservatory. The design for the enclosed porch addition here is rooted in classical architectural traditions featuring classical proportions and columns or pilasters. Such a form typically has lots of windows/doors resulting in a visually light addition that complements historic masonry buildings. This design also allows the new construction to be differentiated from the historic building, as noted as an appropriate approach in the *Design Guidelines*.

*(c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;*

The proposed addition is appropriate in its relationship to the existing building, provided the demolition is limited as explained above. The addition will not be visible from Queen Street and will have no impact on the intact collection of 19<sup>th</sup>-century historic façades on Queen Street. The proposed addition is nominally larger than the existing rear addition but will not be overbearing, particularly with respect to the large white wall on the house to the east. The addition will extend north an additional 8'-3" beyond the existing two-story enclosed porch addition and extends the full 20' width of the property. The 7'-7" wide side yard area to be filled in on the east side of the property is not visible from a public way and therefore not within the BAR's or City Council's purview. The addition will not extend farther north than does the ell on the property to the east, nor is it as tall as the house to the east.

Finally, no portion of the historic masonry rear ell at 319 Queen is currently visible from the public way and the proposed addition will not diminish the visibility of the three historic rear ells at 321, 323 and 325 Queen Street from Royal Street in any way. See Figure 4.

*(d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;*

The proposed design indicates that high-quality materials, including a standing seam copper pyramidal roof and wood columns, trim and shutters, will be used consistent with the BAR's established policies.

*(e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;*

The design approach is an appropriate response with respect to how new construction can be differentiated from historic buildings while using a compatible and contextual vocabulary. The construction of an addition that reads as an enclosed porch is a design approach that is appropriate and compatible and found in a number of locations in the historic district. For reference where such an approach has been successfully handled, Figure 5 include two examples, both located in more highly visible locations at corner properties.



**Figure 5. Conservatory-style additions found at 504 Prince Street (left) and 230 South Fairfax Street (right).**

*(f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway;*

Not applicable.

*(g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;*

The proposed addition will not have a negative impact on the character of this historic block. The Queen Street façade will remain unchanged and will retain its historic integrity. As shown in Figures 4 above, the existing historic rear ells which are currently visible will remain in their current form and context, serving as foreground elements with the proposed addition at 319 Queen Street being in the background.

*(h) The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway;*

Not applicable.

*(i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway; and*

The proposal retains the front of the early 19<sup>th</sup>-century townhouse and the proposed addition will be a background element from North Royal Street due to its mid-block location.

*(j) The extent to which such preservation and protection will promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live.*

The historic district is multi-faceted and attracts a range of people for different reasons. While the proposed addition in and of itself may not attract visitors, the addition will not compromise the historic integrity of this area and visitors will continue to view and enjoy buildings and places of historic merit.

In summary, staff finds that the BAR's approval of a Permit to Demolish and Certificate of Appropriateness for a two-story rear addition are consistent with all criteria set forth in Section 10-105 of the zoning ordinance.

### **III. BOARD ACTION**

On December 21, 2016, the BAR *approved the Permit to Demolish, as amended and with conditions, by a roll call vote of 7-0. The BAR also approved the Certificate of Appropriateness for the rear addition, as amended and with conditions, by a vote of 6-1, with Ms. Roberts voting in opposition.* The Board agreed with the staff analysis, finding that the proposed partial demolition/capsulation was appropriate and that the design for the rear addition was consistent with the *Standards and Design Guidelines*.

### **IV. STANDARD OF REVIEW ON APPEAL**

Section 10-107(A)(3) of the Zoning Ordinance requires that the City Council apply the same standards as are established for the board of architectural review. The City Council "may affirm, reverse or modify the decision of the board, in whole or in part."

### **V. RECOMMENDATION**

Staff therefore recommends that City Council **affirm** the decisions of the BAR made on December 21, 2016, finding that: (1) the approved partial demolition and capsulation is consistent with the criteria to consider for a Permit to Demolish/Capsulate outlined in Section 10-105(B) of the Alexandria Zoning Ordinance and (2) the new construction for an addition is consistent with the standards to consider for a Certificate of Appropriateness outlined in Section 10-105(A)(2) of the Alexandria Zoning Ordinance for the reasons as stated in the staff report and for any additional reasons stated by City Council at the hearing.

**STAFF**

Karl Moritz, Director, Department of Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning  
Catherine Miliaras, Historic Preservation Principal Planner, Planning & Zoning

**VI. ATTACHMENTS**

*Attachment A:* Submission Materials (subject of appeal, approved by BAR on 12/21/16)  
*Attachment B:* BAR staff report with BAR actions from the December 21, 2016 meeting  
*Attachment C:* BAR staff report with BAR actions from the December 7, 2016 meeting

ADDRESS OF PROJECT: 319 Queen StreetTAX MAP AND PARCEL: 065.03-02-20 ZONING: RMAPPLICATION 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: Jill and Ken RiethAddress: 319 Queen StreetCity: Alexandria State: VA Zip: 22314Phone: \_\_\_\_\_ E-mail: kenrieth@gmail.comAuthorized Agent *(if applicable)*:  Attorney  Architect  \_\_\_\_\_Name: Erin May Phone: 703.836.6666E-mail: erin@erinmayarch.com

Legal Property Owner:

Name: Kenneth RiethAddress: 319 Queen StreetCity: Alexandria State: VA Zip: 22314

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

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

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

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other \_\_\_\_\_
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Replace existing windows, front door and metal roofing at front of house.  
 New 2-story infill and rear addition at east side and rear of 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.

Application & Materials  
 BAR2016-00396 & 00397  
 319 Queen Street  
 11/7/2016

**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 3 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.

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 319 Queen Street  
 11/7/2016

**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 3 sets of revised materials.

---

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: Erin L. May

Printed Name: Erin L. May

Date: 11/4/2016

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 11/7/2016

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Kenneth Rieth	319 Queen Street Alexandria VA	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 319 Queen Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Kenneth Rieth	319 Queen Street Alexandria, VA	100%
2.		
3.		

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

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

11/4/2016

Date

Erin L. May

Printed Name

*Erin L. May*

Signature



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

**A. Property Information**

A1. Street Address 319 Queen Street Zone RM

A2.  $\frac{2,000 \text{ SF}}{\text{Total Lot Area}} \times 1.5 = \frac{3,000 \text{ SF}}{\text{Maximum Allowable Floor Area}}$   
Floor Area Ratio Allowed by Zone

**B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement	362	Basement**	362
First Floor	920.53	Stairways**	17.4 + 27.6 = 45
Second Floor	920.53	Mechanical**	n/a
Third Floor	n/a	Other**	n/a
Porches/ Other	n/a	Total Exclusions	407
<b>Total Gross *</b>	<b>2203</b>		

B1. Existing Gross Floor Area \*  
2203 Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
407 Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
1796 Sq. Ft.  
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	350 + 284 = 634	Stairways**	0
Second Floor	350 + 284 = 634	Mechanical**	(2 elevs) 22.4 ea. = 44.8
Third Floor	n/a	Other**	76 (bath <7'-6" clg.ht.)
Porches/ Other	n/a	Total Exclusions	121
<b>Total Gross *</b>	<b>1268</b>		

C1. Proposed Gross Floor Area \*  
1268 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
121 Sq. Ft.  
C3. Proposed Floor Area minus Exclusions  
1147 Sq. Ft.  
(subtract C2 from C1)

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 2,943 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 3,000 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	862 SF
Required Open Space	700 SF
Proposed Open Space	700 SF

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

Signature: Evin Z. May Date: 11/21/2016

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319 Queen Street  
11/22/2016

**RIETH RESIDENCE**  
**319 QUEEN STREET      ALEXANDRIA, VIRGINIA**

**BOARD OF ARCHITECTURAL REVIEW**  
 RESUBMITTAL: DECEMBER 12, 2016



**DRAWING INDEX**

- C-1 Cover Sheet, Drawing Index
- C-2 Existing Site Survey
- C-3 Proposed Site Survey
- C-4 Existing Exterior Photos
- C-5 Existing Exterior Photos
- C-6 Existing Exterior Photos
- C-7 Existing Exterior Photos
- C-8 Existing Exterior Photos
  
- EX-0 Roof - Existing/Demolition Plan
- EX-1 First Floor - Existing/Demolition Plan
- EX-2 Second Floor - Existing/Demolition Plan
- EX-3 Front (South) and Rear (North) Elevations - Existing/Demolition
- EX-4 Side (East) Elevation - Existing/Demolition
  
- A-0 Roof - Proposed Plan
- A-1 First Floor - Proposed Plan
- A-2 Second Floor - Proposed Plan
- A-3 Front (South) and Rear (North) - Proposed Elevation
- A-4 Side (West) Side - Proposed Elevation
- A-5 NOT USED
- A-6 NOT USED
- A-7 Sections thru Existing Rear Flounder w/ Proposed Side Yard In-fill

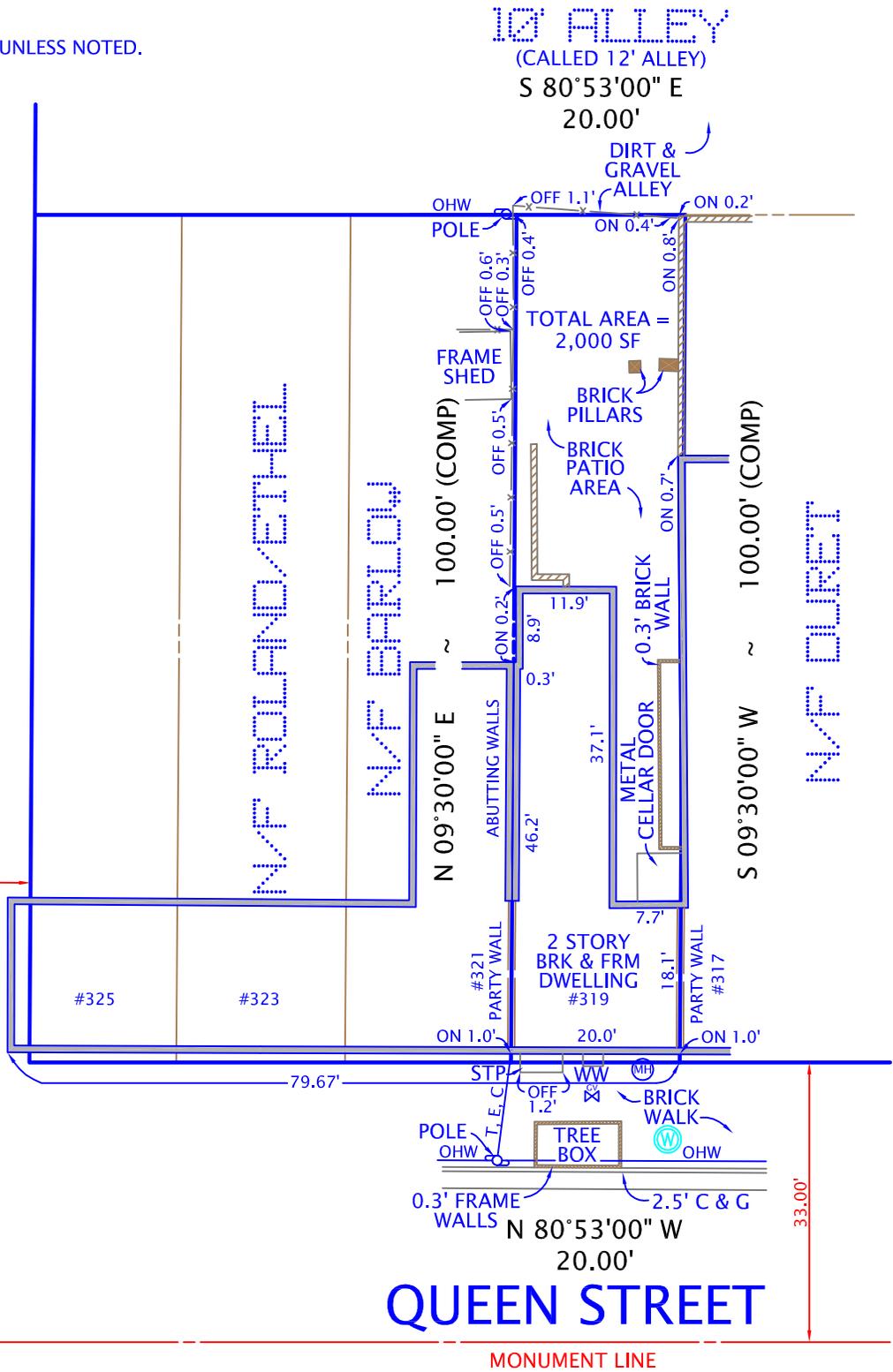
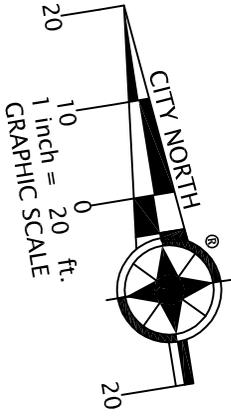
**Applications & Materials**  
**BAR2016-00397**  
**319 Queen Street**  
**12/13/2016**

Erin May, Architect 703.836.6666    erin@erinmayarch.com 	William Cromley Design / Development 426 N. Columbus St.    Alexandria, VA 22314	<b>COVER SHEET</b>  <b>Rieth Residence</b> 319 Queen Street Alexandria, Virginia	Scale:    3/16" = 1'-0"  Issue Set: B.A.R. Date:    12/12/2016	<b>C-1</b>
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NOTES: 1. FENCES ARE FRAME.  
2. WALLS ARE 0.7' BRICK UNLESS NOTED.

NORTH ROYAL STREET

MONUMENT LINE



MONUMENT LINE

**Applications & Materials**

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**PLAT**

SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT

**#319 QUEEN STREET**

(DEED BOOK 641, PAGE 183)

**CITY OF ALEXANDRIA, VIRGINIA**

SCALE: 1" = 20'

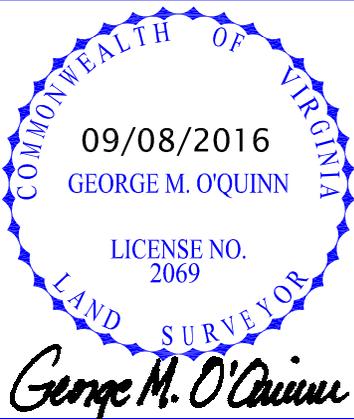
SEPTEMBER 08, 2016

NOVEMBER 21, 2016 (REVISED)

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

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



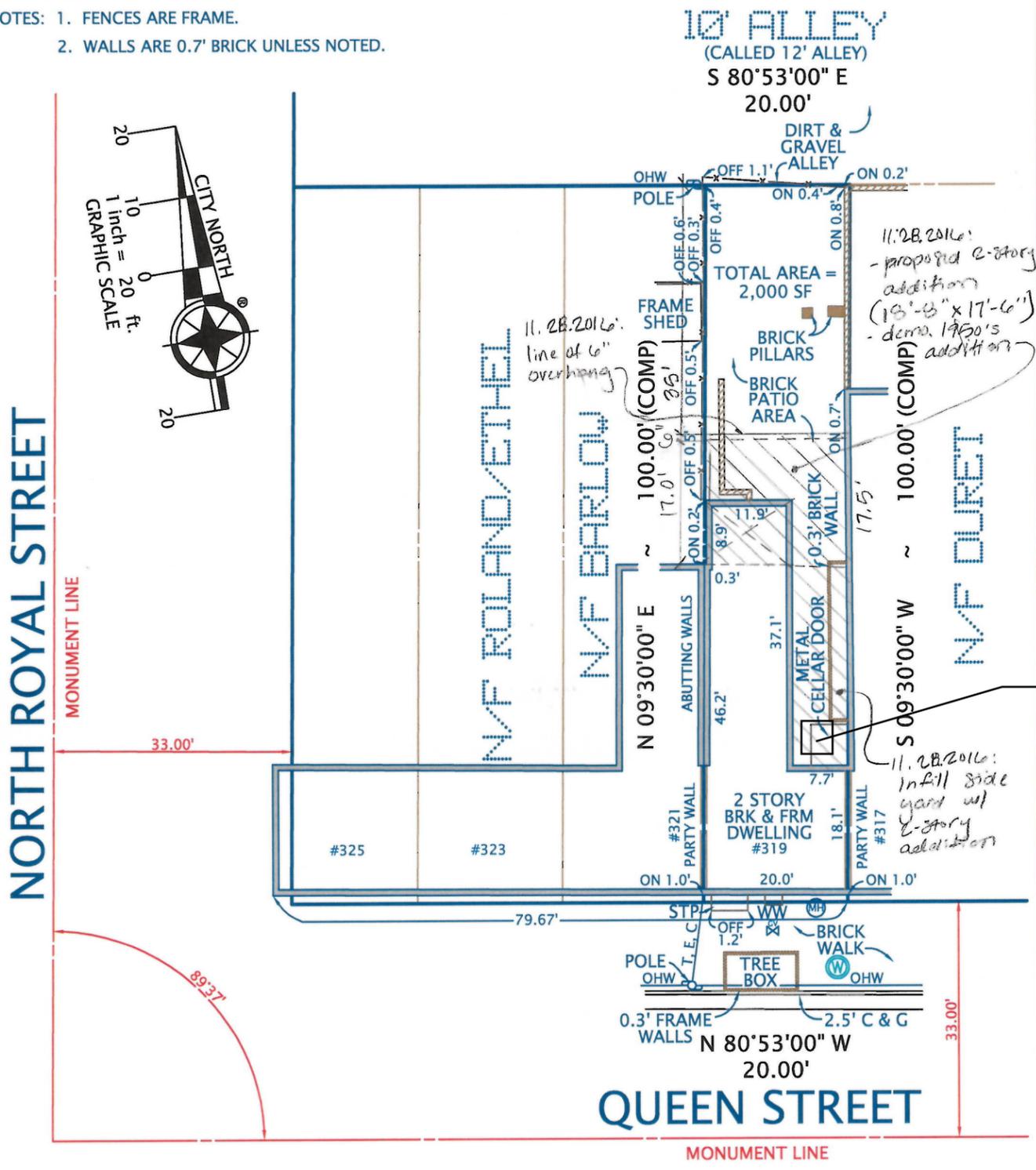
CASE NAME:

CONLEY ~ RIETH, TRUSTEE  
SCOTT B. WEAVER, ATTORNEY AT LAW



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

NOTES: 1. FENCES ARE FRAME.  
2. WALLS ARE 0.7' BRICK UNLESS NOTED.



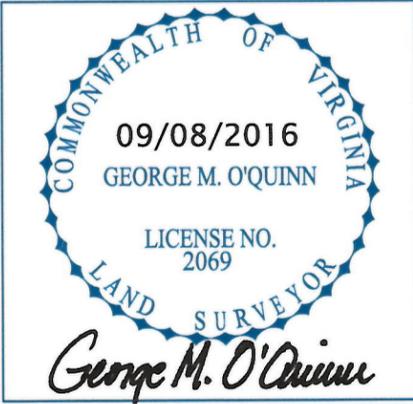
12.1.2016:  
locate new condensing  
unit on new low-slope  
roof w/ ptd. wood screen

PLAT  
SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT  
**#319 QUEEN STREET**  
(DEED BOOK 641, PAGE 183)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20'      SEPTEMBER 08, 2016  
NOVEMBER 21, 2016 (REVISED)

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

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  
A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



CASE NAME:  
CONLEY ~ RIETH, TRUSTEE  
SCOTT B. WEAVER, ATTORNEY AT LAW

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

CASE NAME: RIETH, TRUSTEE      #160907002

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 319 Queen Street  
 12/13/2016



front elevation from west



front elevation from east

circa 1950s  
 structure to be  
 demolished;  
 refer to images on  
 sheet C-5



view from rear alley at N. Royal St.

adjacent structure  
 at 317 Queen St.

adjacent structure  
 at 321 Queen St.



front elevation from across street

circa 1950s  
 structure to be  
 demolished;  
 refer to images on  
 sheet C-5



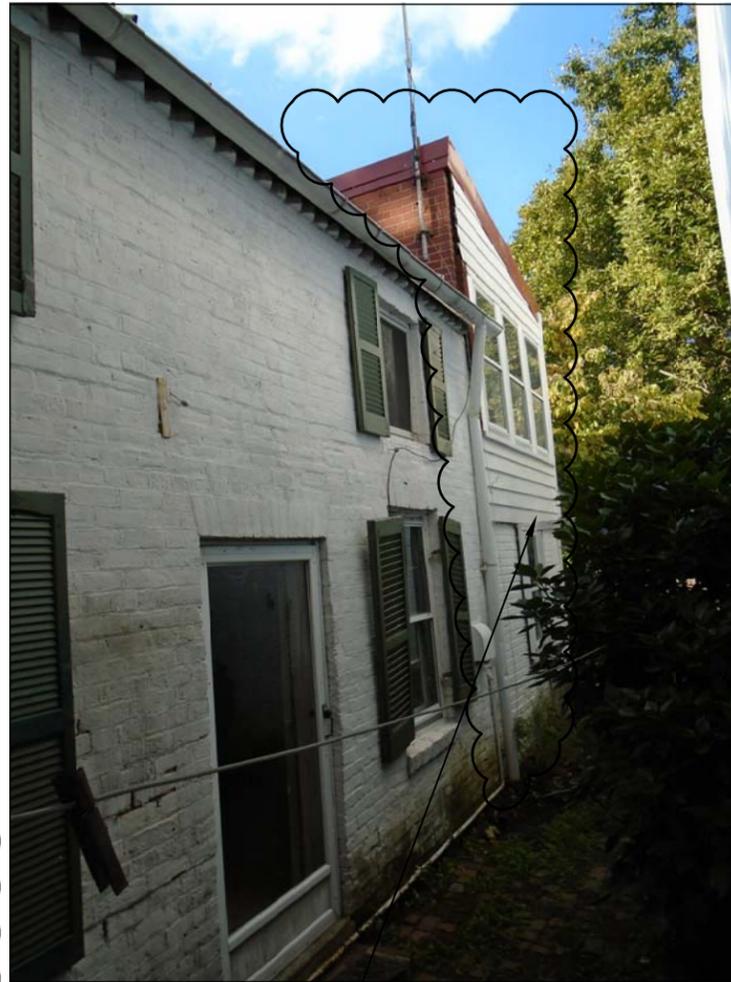
close-up view from rear alley at N. Royal St.

shared masonry  
 chimney to remain

adjacent structure  
 at 321 Queen St.



rear circa 1950s structure (demolish)



rear flounder (encapsulate) w/  
circa 1950's structure (demolish)



rear house and flounder  
walls to be encapsulated



rear house and flounder (encapsulate)  
w/ circa 1950s structure (demolish)

circa 1950s  
structure to be  
demolished

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flounder wall to be encapsulated



masonry detail at flounder wall



masonry detail at rear wall of main structure



masonry detail at flounder wall

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adjacent structure at 317 Queen St.



adjacent structure at 317 Queen St.



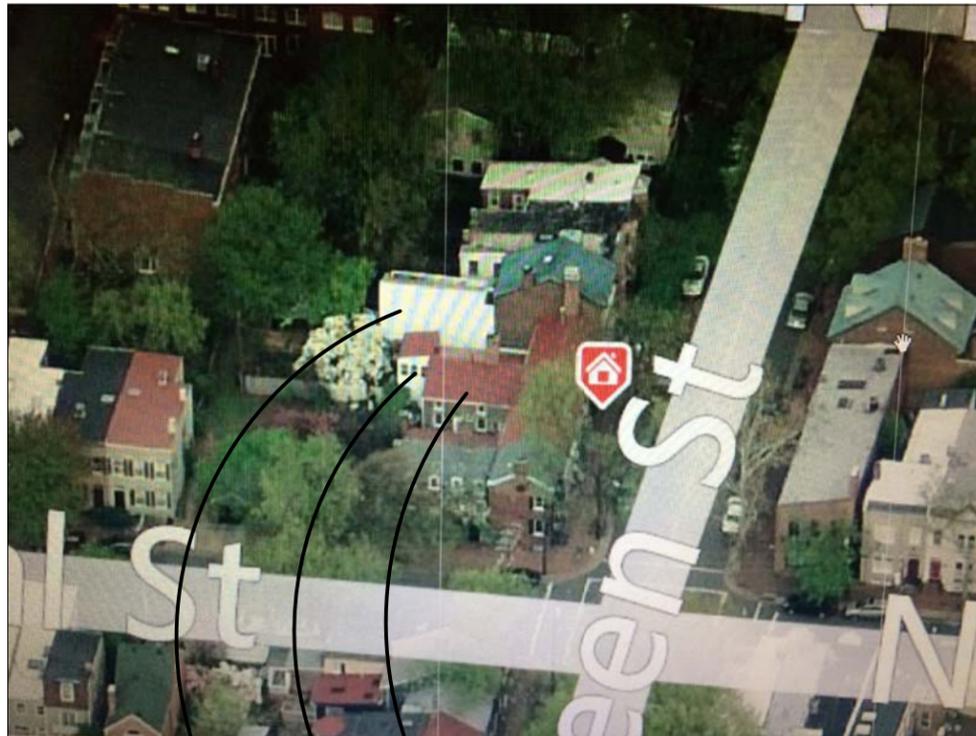
adjacent structure at 317 Queen St.



adjacent structure at 317 Queen St.

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 319 Queen Street  
 12/13/2016

Erin May, Architect 703.836.6666 erin@erinmayarch.com 	William Cromley Design / Development 426 N. Columbus St. Alexandria, VA 22314	<b>EXISTING PHOTOS</b>  <b>Rieth Residence</b> 319 Queen Street Alexandria, Virginia	Scale: 3/16" = 1'-0"  Issue Set: B.A.R. Date: 11/7/2016	<b>C-7</b>
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aerial view looking east/northeast

321 Queen Street, adjacent rear addition

existing 1950s addition - proposed to be demolished

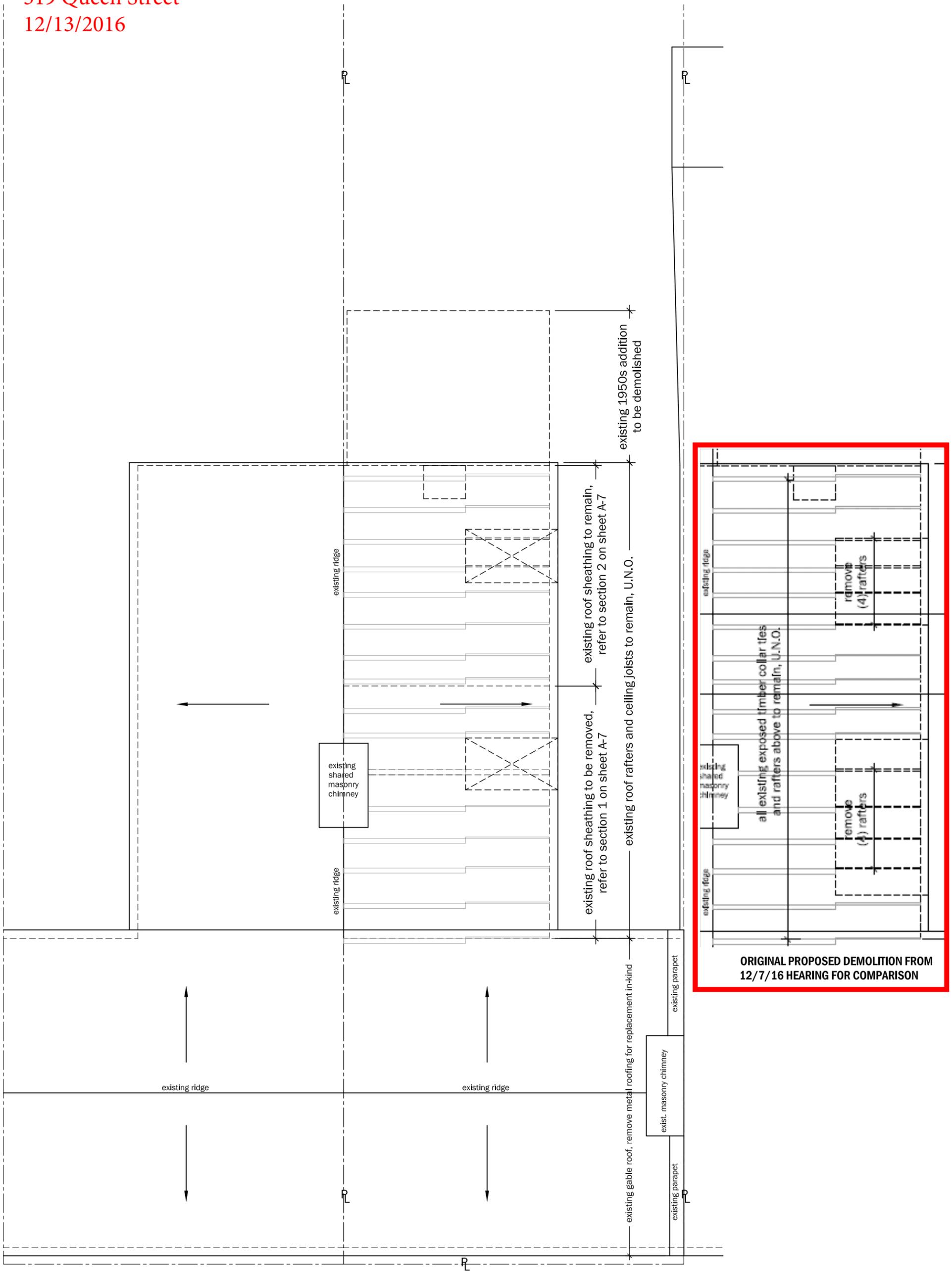
317 Queen Street, existing rear addition



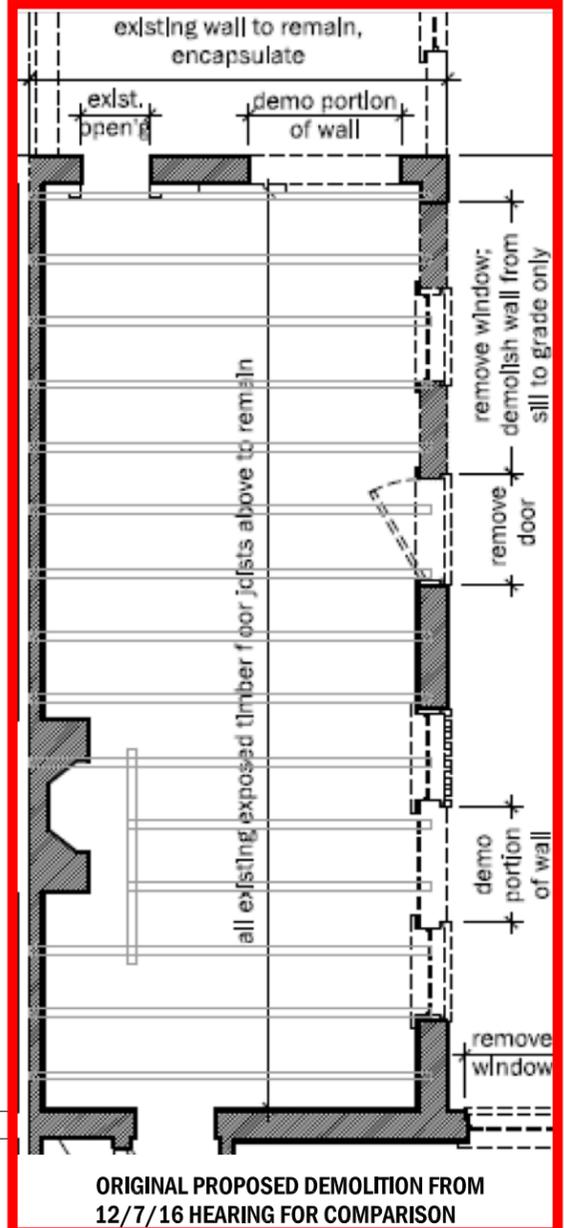
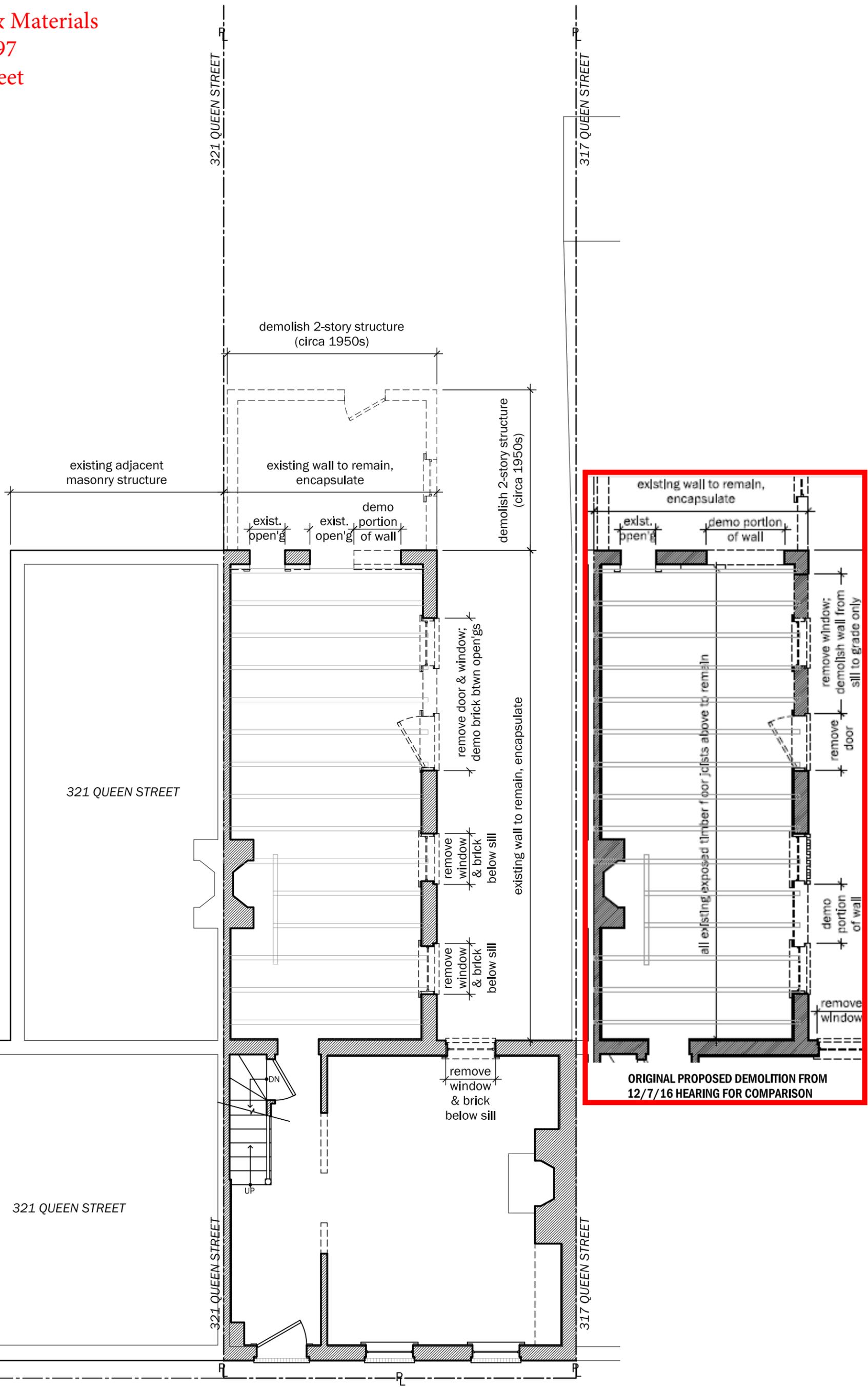
view from N. Royal Street

Applications & Materials  
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 319 Queen Street  
 12/13/2016

<p>Erin May, Architect          703.836.6666 erin@erinmayarch.com  </p>	<p>William Cromley Design / Development          426 N. Columbus St. Alexandria, VA 22314</p>	<p>EXISTING PHOTOS  <b>Rieth Residence</b>          319 Queen Street Alexandria, Virginia</p>	<p>Scale: 3/16" = 1'-0"          Issue Set: B.A.R. final resubmittal          Date: 12/1/2016</p>	<p><b>C-8</b></p>
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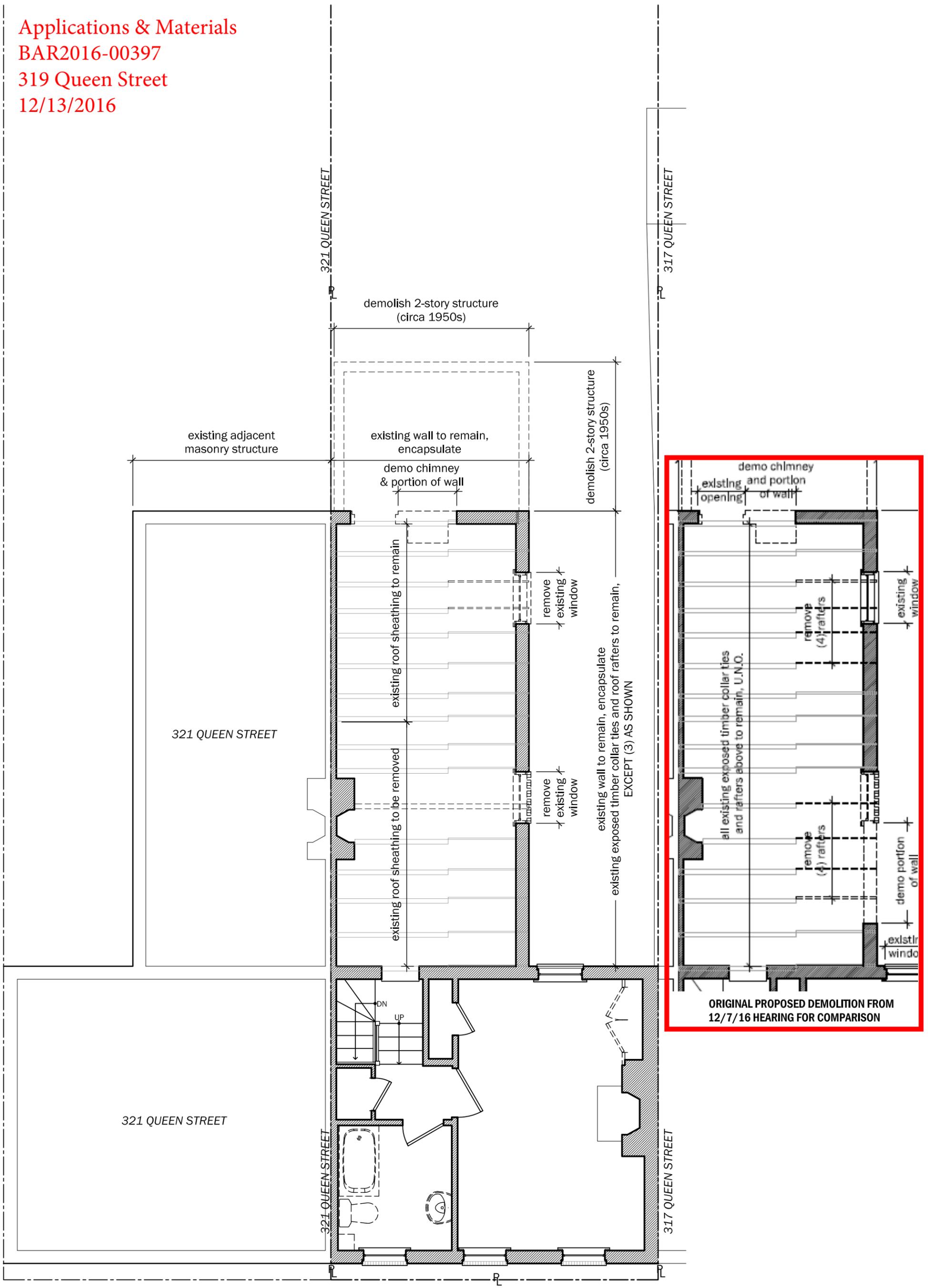
<b>Erin May, Architect</b> 703.836.6666    erin@erinmayarch.com	<b>William Cromley Design / Development</b> 426 N. Columbus St.    Alexandria, VA 22314	<b>ROOF PLAN - EXISTING</b>	Scale: 3/16" = 1'-0"	<b>EX-0</b>
<b>Rieth Residence</b> 319 Queen Street Alexandria, Virginia		33	Issue Set: B.A.R. Date: 12/12/2016	



**ORIGINAL PROPOSED DEMOLITION FROM 12/7/16 HEARING FOR COMPARISON**

 SHADED WALL INDICATES EXISTING WALL TO REMAIN  
 DASHED WALL INDICATES EXISTING WALL TO BE DEMOLISHED

Erin May, Architect 703.836.6666 erin@erinmayarch.com	William Cromley Design / Development 426 N. Columbus St. Alexandria, VA 22314	<b>FIRST FLOOR PLAN - EXISTING/DEMOLITION</b>  <b>Rieth Residence</b> 319 Queen Street Alexandria, Virginia	Scale: 3/16" = 1'-0"  Issue Set: B.A.R. Date: 12/12/2016	<b>EX-1</b>
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**ORIGINAL PROPOSED DEMOLITION FROM 12/7/16 HEARING FOR COMPARISON**

 SHADED WALL INDICATES EXISTING WALL TO REMAIN  
 DASHED WALL INDICATES EXISTING WALL TO BE DEMOLISHED

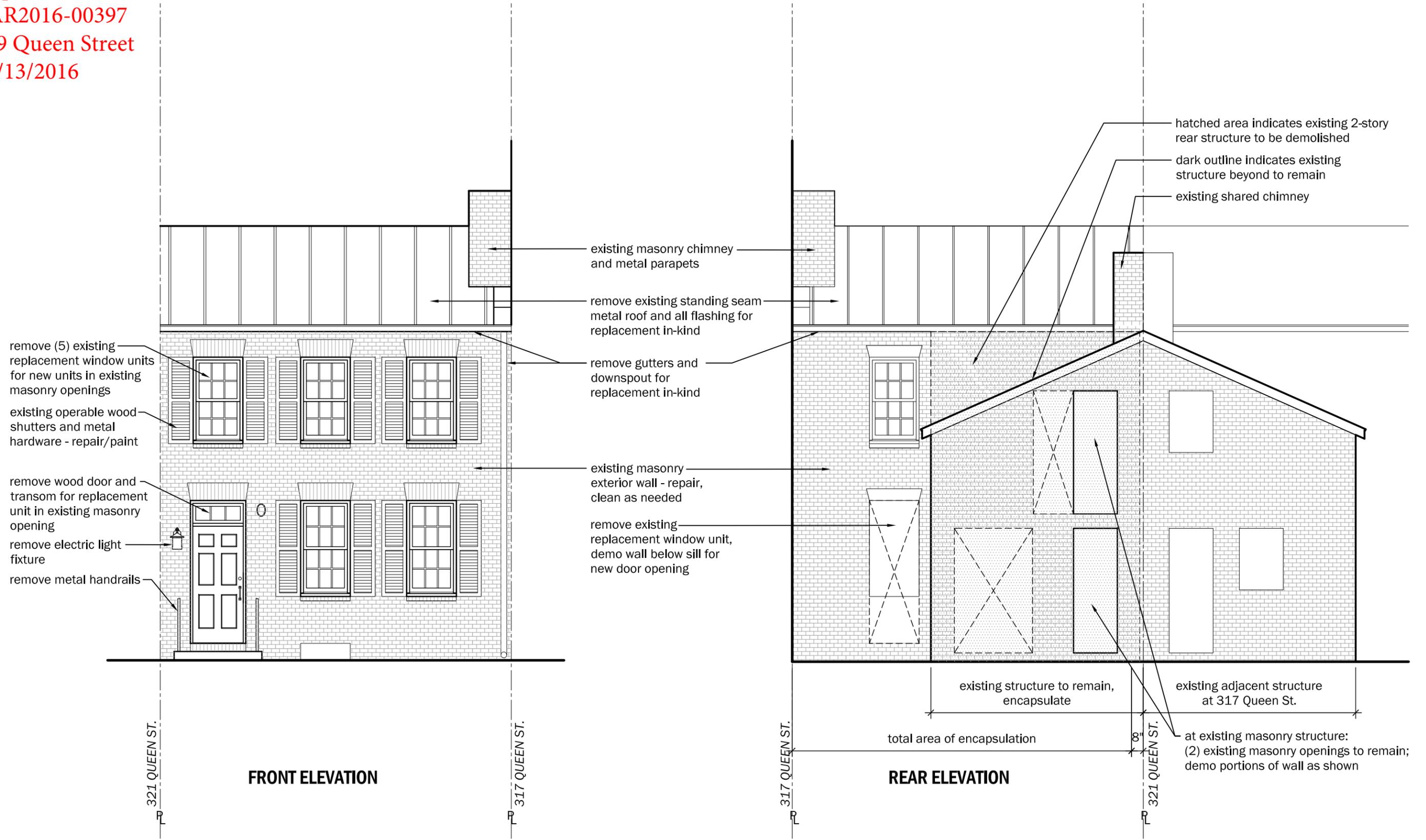
Erin May, Architect	William Cromley Design / Development	SECOND FLOOR PLAN - EXISTING/DEMOLITION	Scale: 3/16" = 1'-0"	EX-2
703.836.6666 erin@erinmayarch.com	426 N. Columbus St. Alexandria, VA 22314	34 Rieth Residence 319 Queen Street Alexandria, Virginia	Issue Set: B.A.R. Date: 12/12/2016	

Applications & Materials

BAR2016-00397

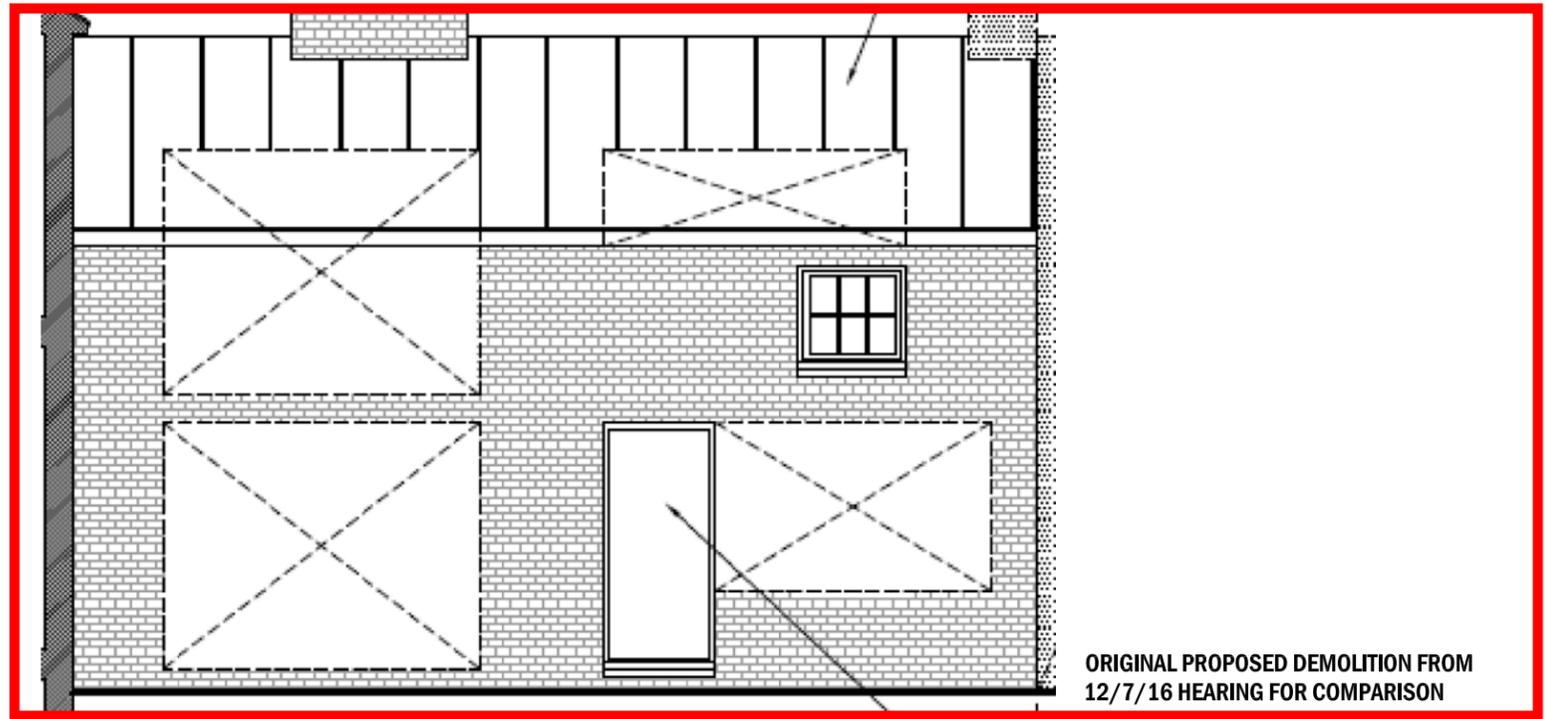
319 Queen Street

12/13/2016

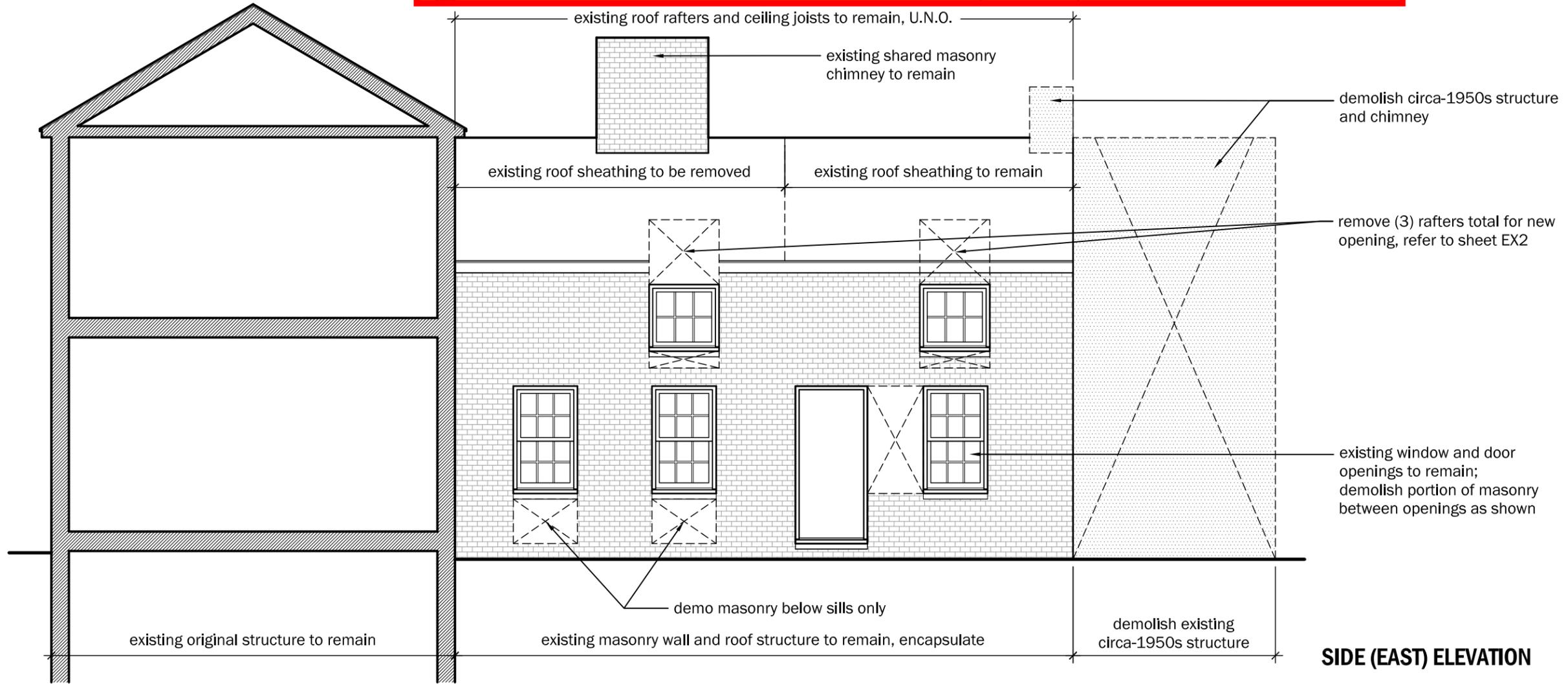


<p>Erin May, Architect 703.836.6666 erin@erinmayarch.com</p> 	<p>William Cromley Design / Development 426 N. Columbus St. Alexandria, VA 22314</p>	<p>ELEVATIONS - EXISTING/DEMOLITION</p> <p><b>Rieth Residence</b> 319 Queen Street Alexandria, Virginia</p>	<p>Scale: 3/16" = 1'-0" Issue Set: B.A.R. final resubmittal Date: 12/1/2016</p>	<p><b>EX-3</b></p>
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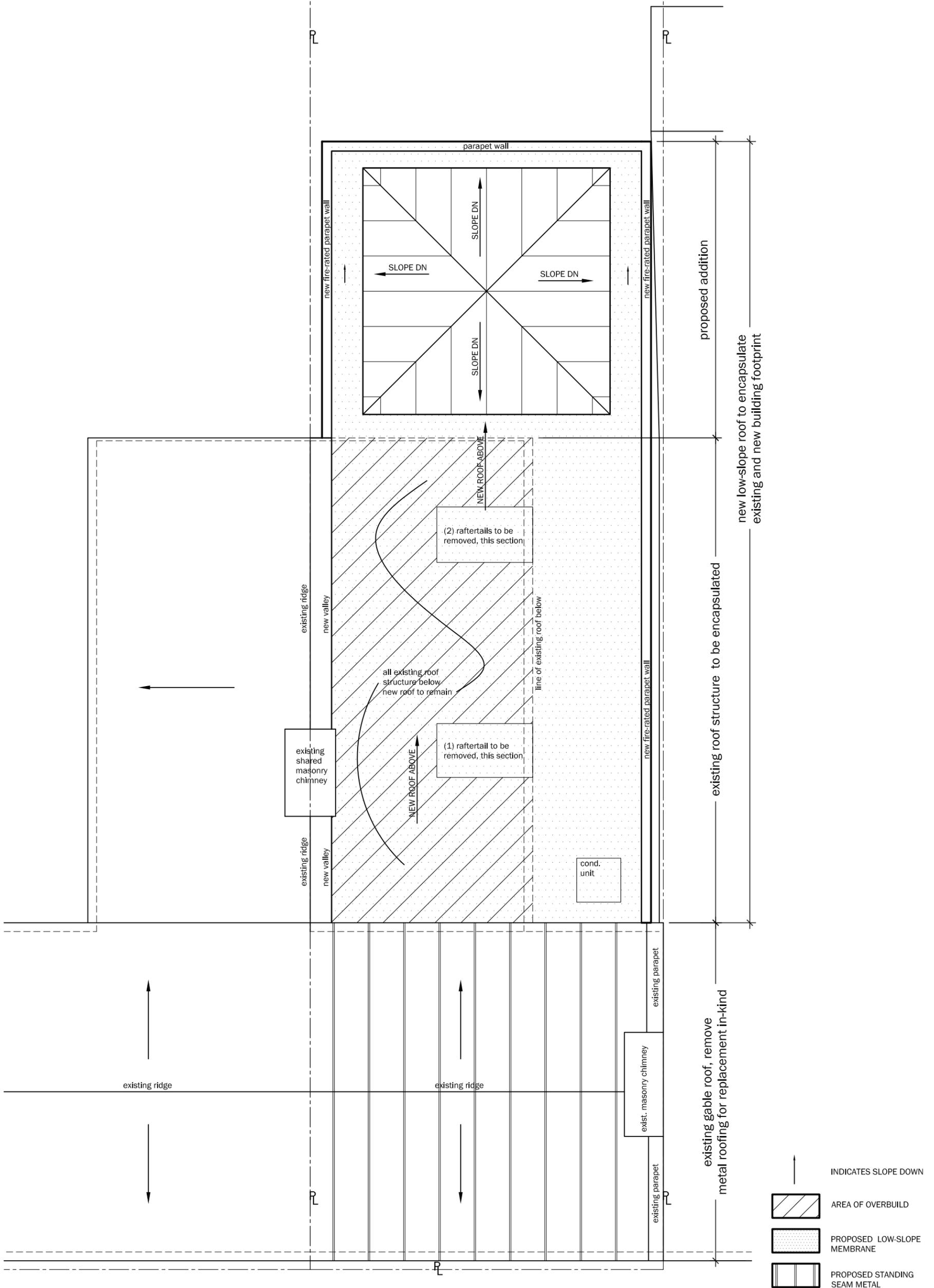


ORIGINAL PROPOSED DEMOLITION FROM  
 12/7/16 HEARING FOR COMPARISON



**SIDE (EAST) ELEVATION**

<p>Erin May, Architect          703.836.6666 erin@erinmayarch.com  </p>	<p>William Cromley Design / Development          426 N. Columbus St. Alexandria, VA 22314</p>	<p>ELEVATION - EXISTING/DEMOLITION</p> <p><b>Rieth Residence</b>          319 Queen Street Alexandria, Virginia</p>	<p>Scale: 3/16" = 1'-0"          Issue Set: B.A.R.          Date: 12/12/2016</p>	<p><b>EX-4</b></p>
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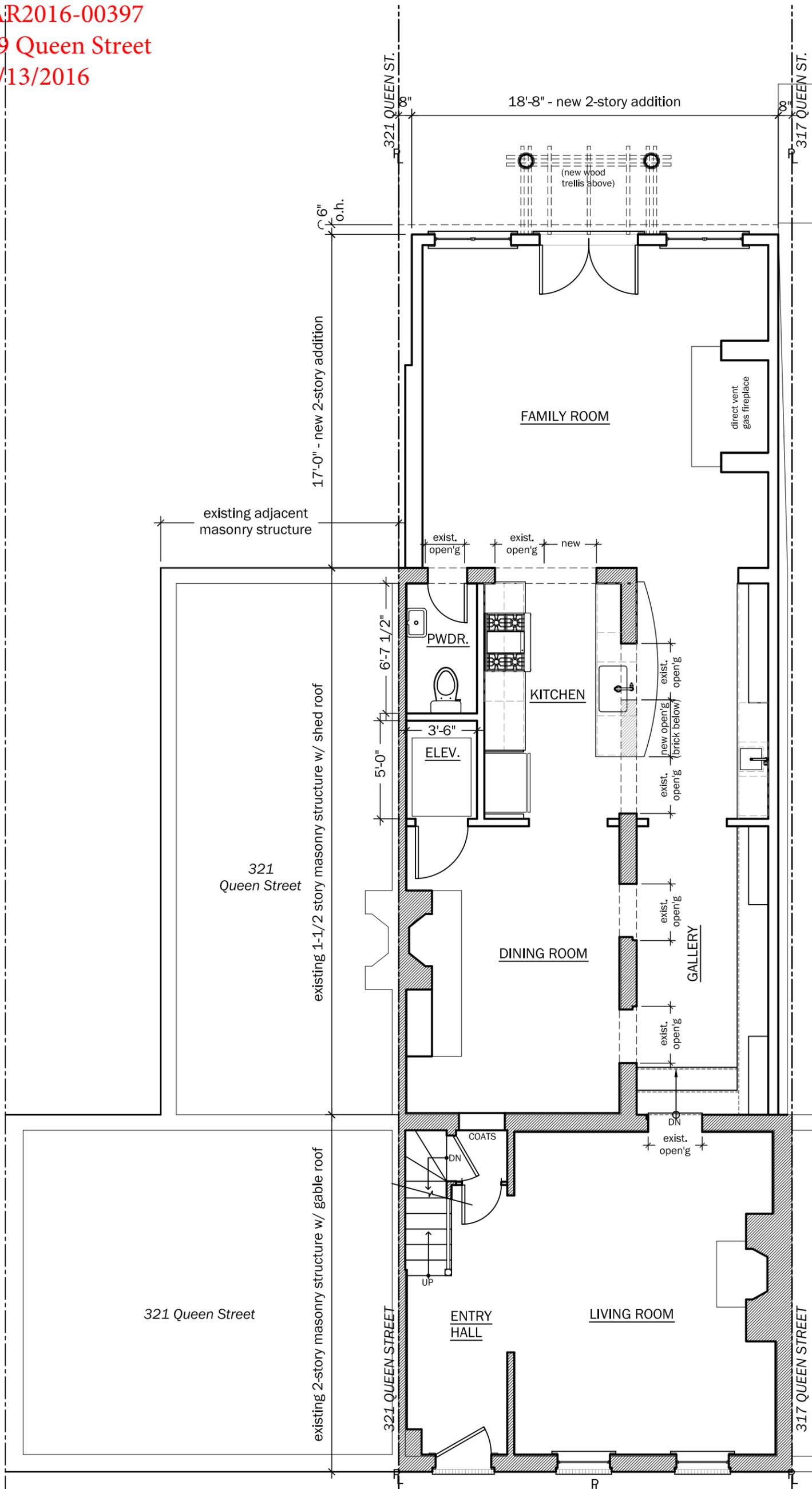
Erin May, Architect	William Cromley Design / Development	ROOF PLAN - PROPOSED	Scale: 3/16" = 1'-0"	A-0
703.836.6666 erin@erinmayarch.com	426 N. Columbus St. Alexandria, VA 22314	Rieth Residence	Issue Set: B.A.R. Date: 12/12/2016	
		319 Queen Street Alexandria, Virginia		

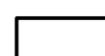
Applications & Materials

BAR2016-00397

319 Queen Street

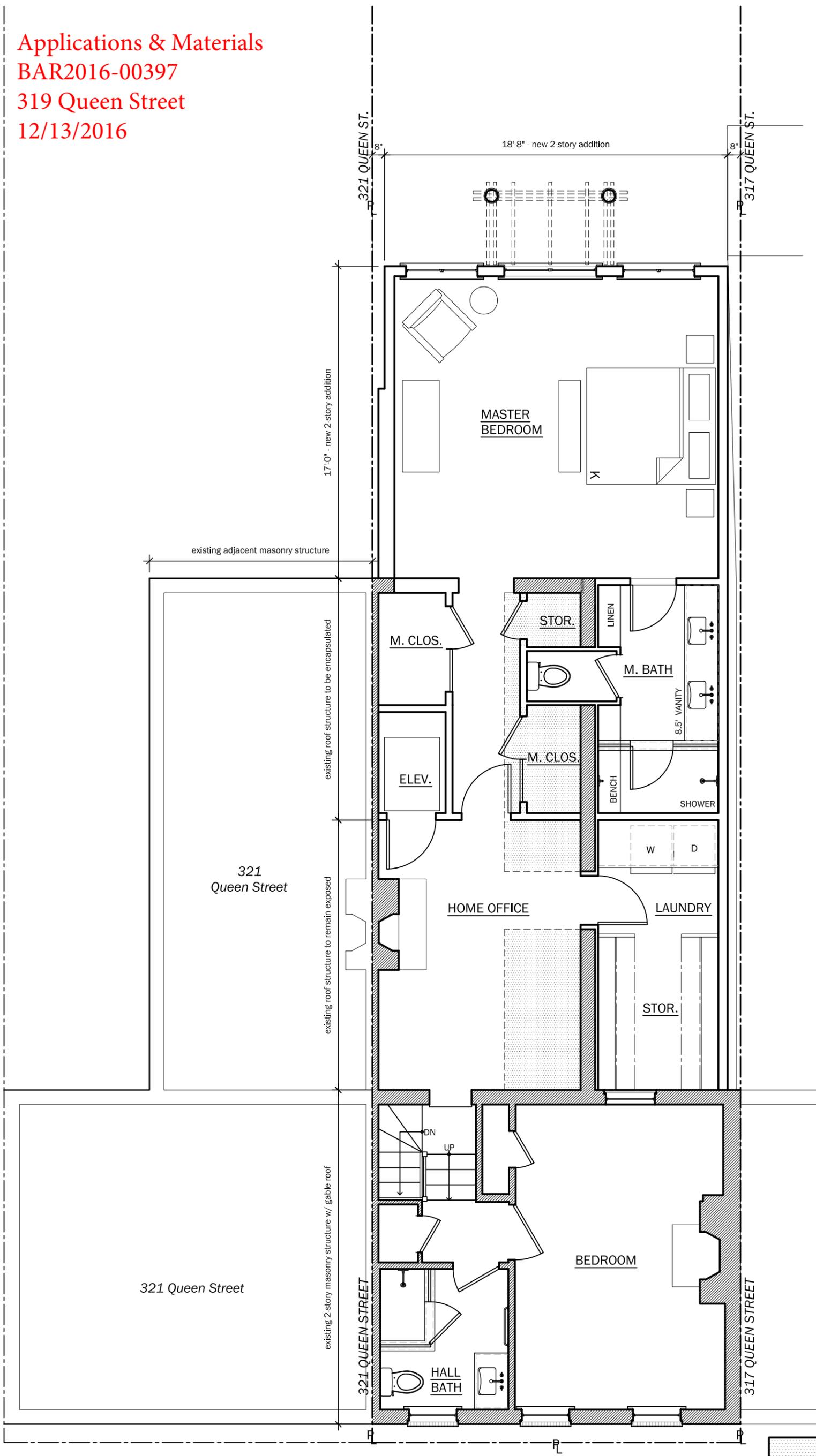
12/13/2016



 SHADED WALL INDICATES EXISTING WALL TO REMAIN  
 UNSHADED WALL INDICATES NEW WALL

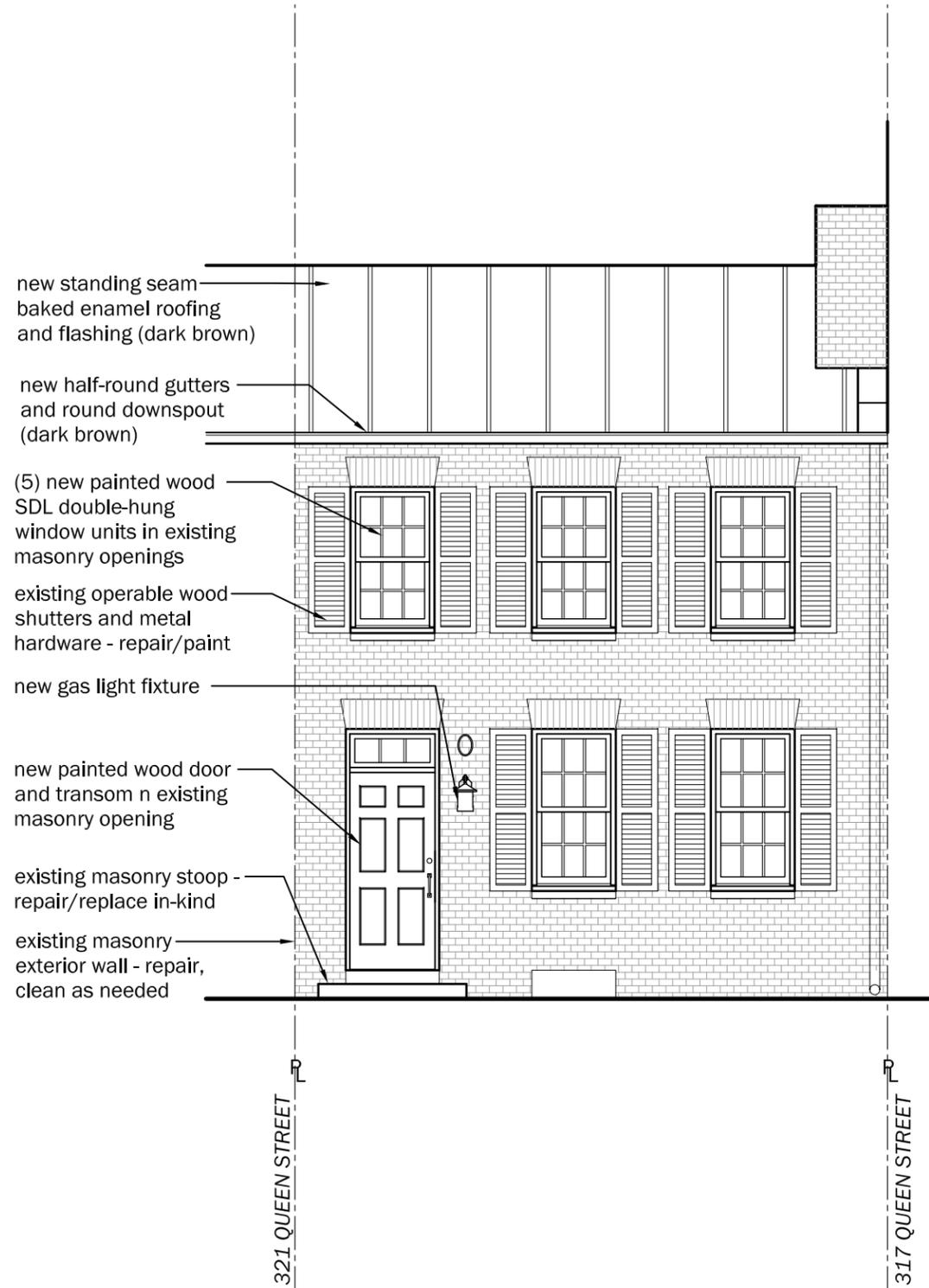
Erin May, Architect 703.836.6666 erin@erinmayarch.com	William Cromley Design / Development 426 N. Columbus St. Alexandria, VA 22314	<b>FIRST FLOOR PLAN - PROPOSED</b>	Scale: 3/16" = 1'-0"	<b>A-1</b>
<b>Rieth Residence</b> 319 Queen Street Alexandria, Virginia		Issue Set: B.A.R. Date: 12/12/2016		

Applications & Materials  
 BAR2016-00397  
 319 Queen Street  
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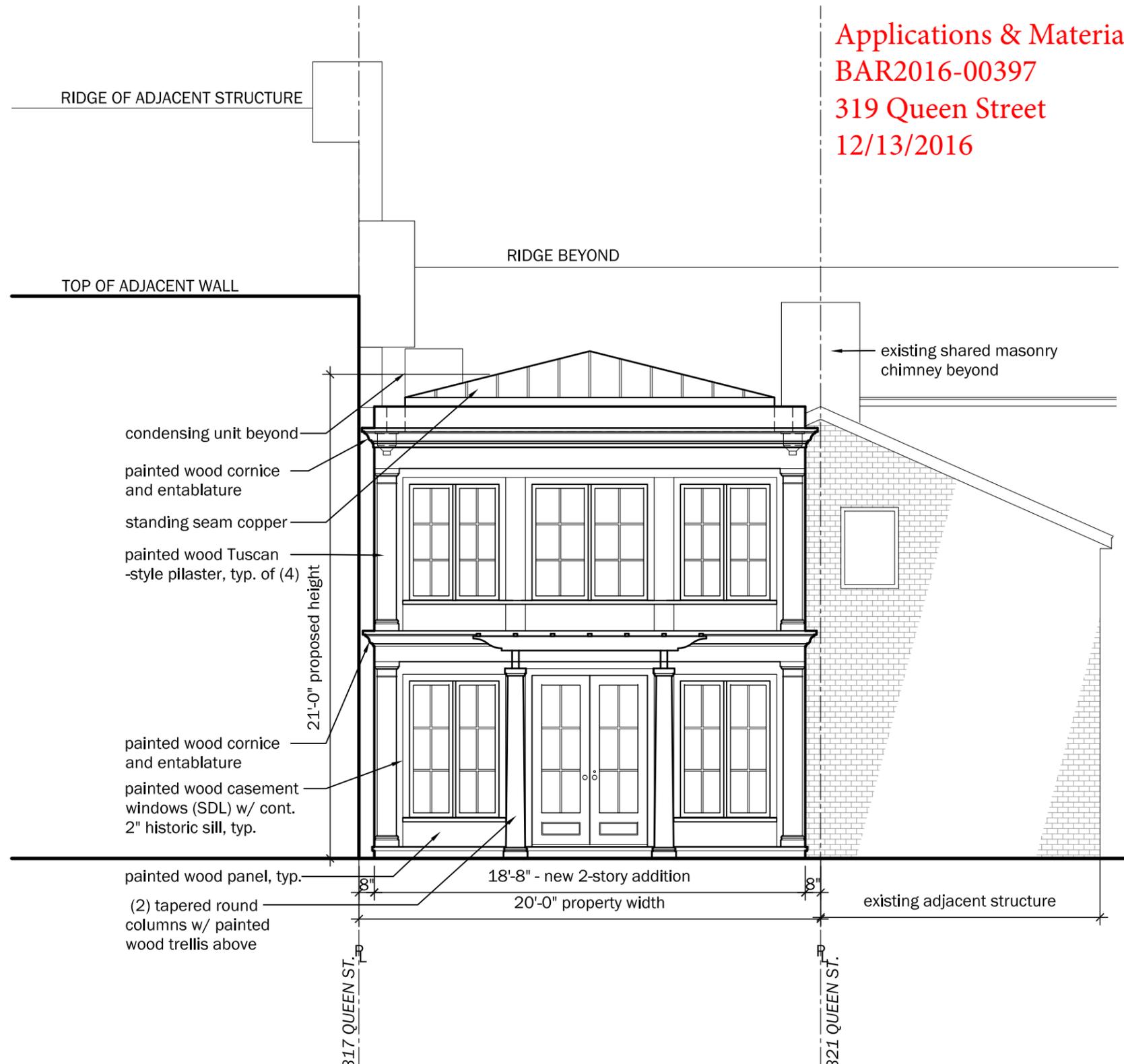


-  SHADED AREA INDICATES EXISTING SLOPED CEILING TO REMAIN
-  SHADED WALL INDICATES EXISTING WALL TO REMAIN
-  UNSHADED WALL INDICATES NEW WALL

Erin May, Architect	William Cromley Design / Development	<b>SECOND FLOOR PLAN - PROPOSED</b>	Scale: 3/16" = 1'-0" 	<b>A-2</b>
703.836.6666 erin@erinmayarch.com	426 N. Columbus St. Alexandria, VA 22314	<b>Rieth Residence</b> 319 Queen Street Alexandria, Virginia	Issue Set: B.A.R. Date: 12/12/2016 	



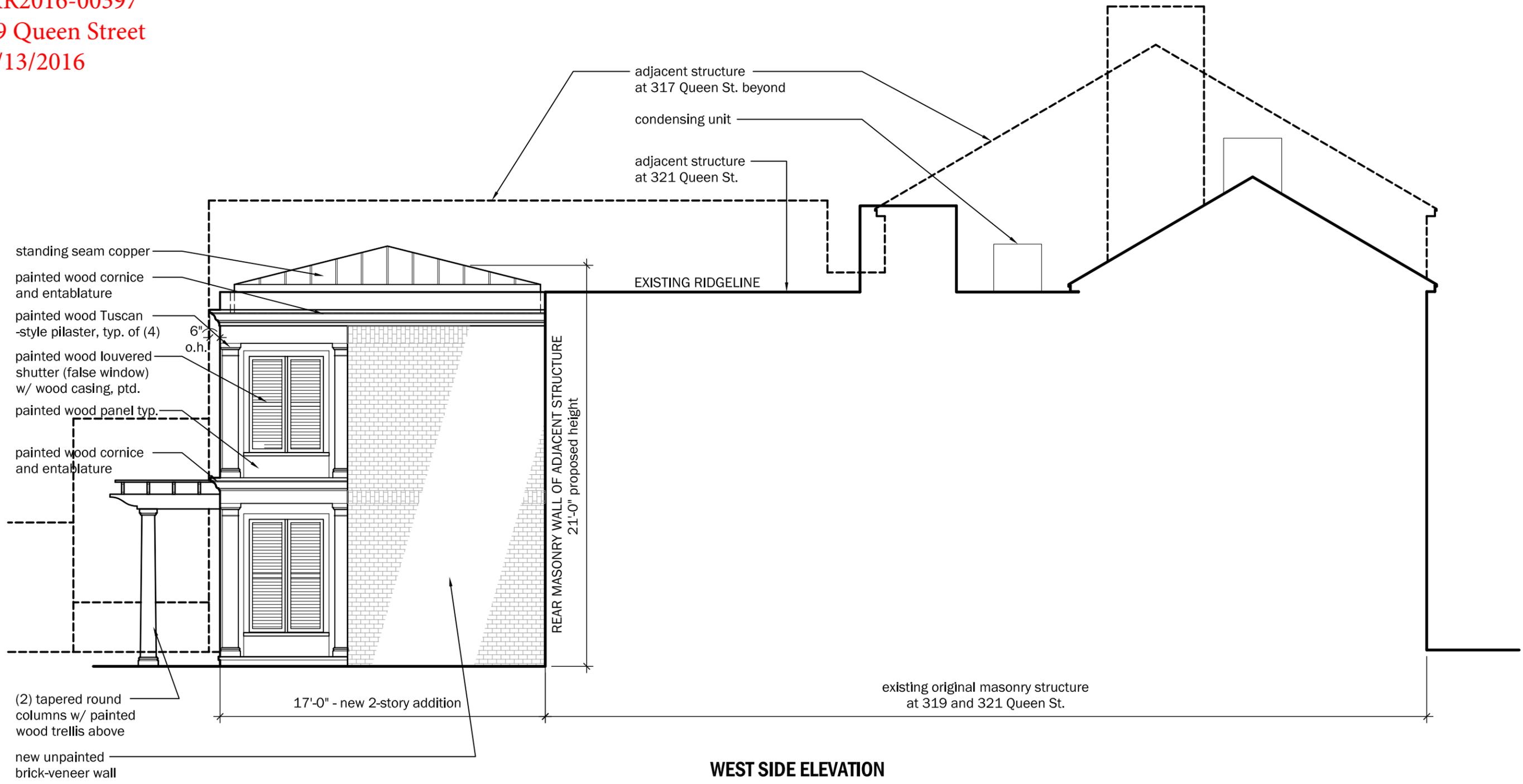
**FRONT ELEVATION**



**REAR ELEVATION**

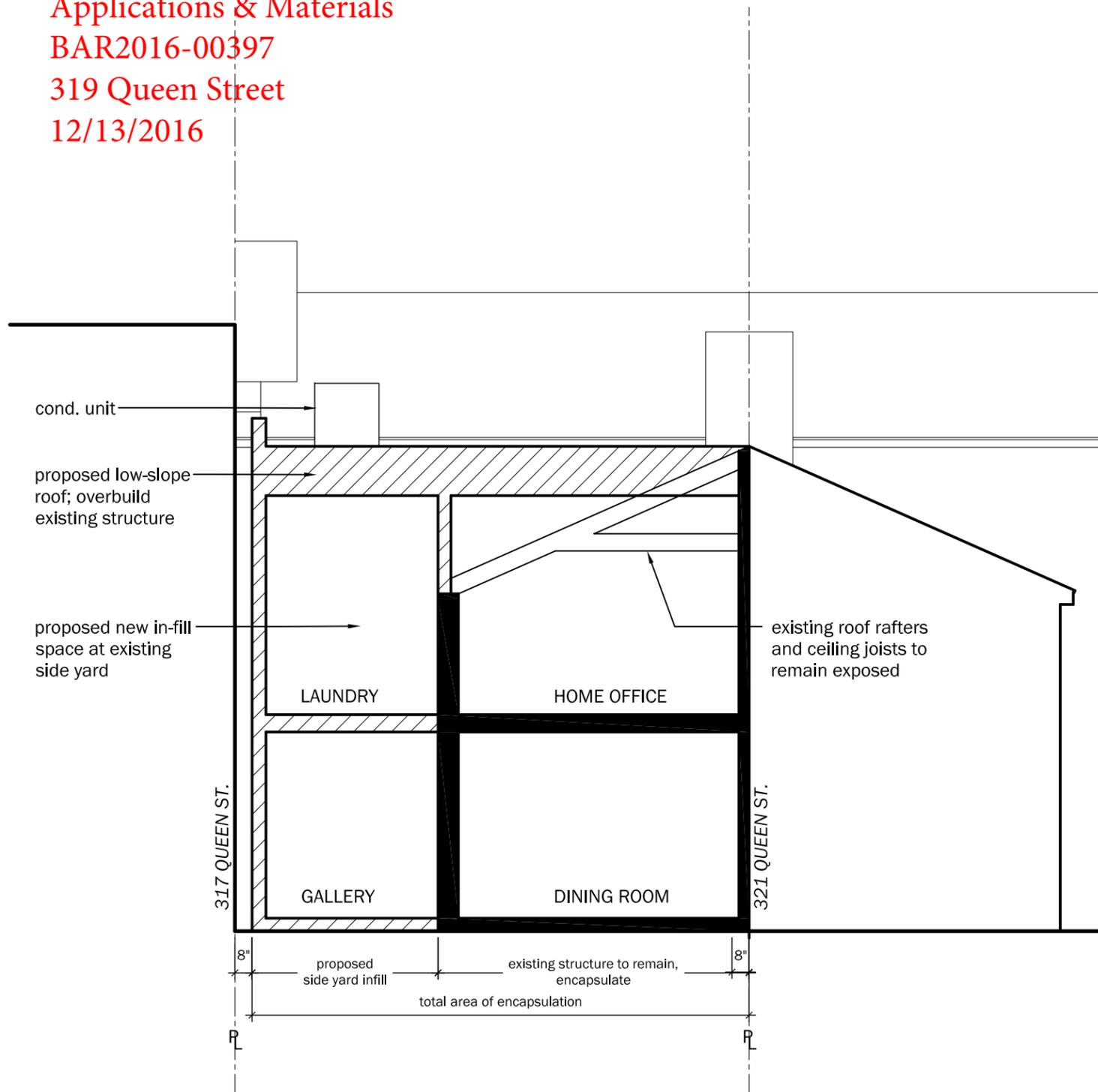
<p>Erin May, Architect          703.836.6666 erin@erinmayarch.com  </p>	<p>William Cromley Design / Development          426 N. Columbus St. Alexandria, VA 22314</p>	<p><b>ELEVATIONS - PROPOSED</b></p> <p><b>Rieth Residence</b>          319 Queen Street Alexandria, Virginia</p>	<p>Scale: 3/16" = 1'-0"          Issue Set: B.A.R.          Date: 12/12/2016</p>	<p><b>A-3</b></p>
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Applications & Materials  
 BAR2016-00397  
 319 Queen Street  
 12/13/2016

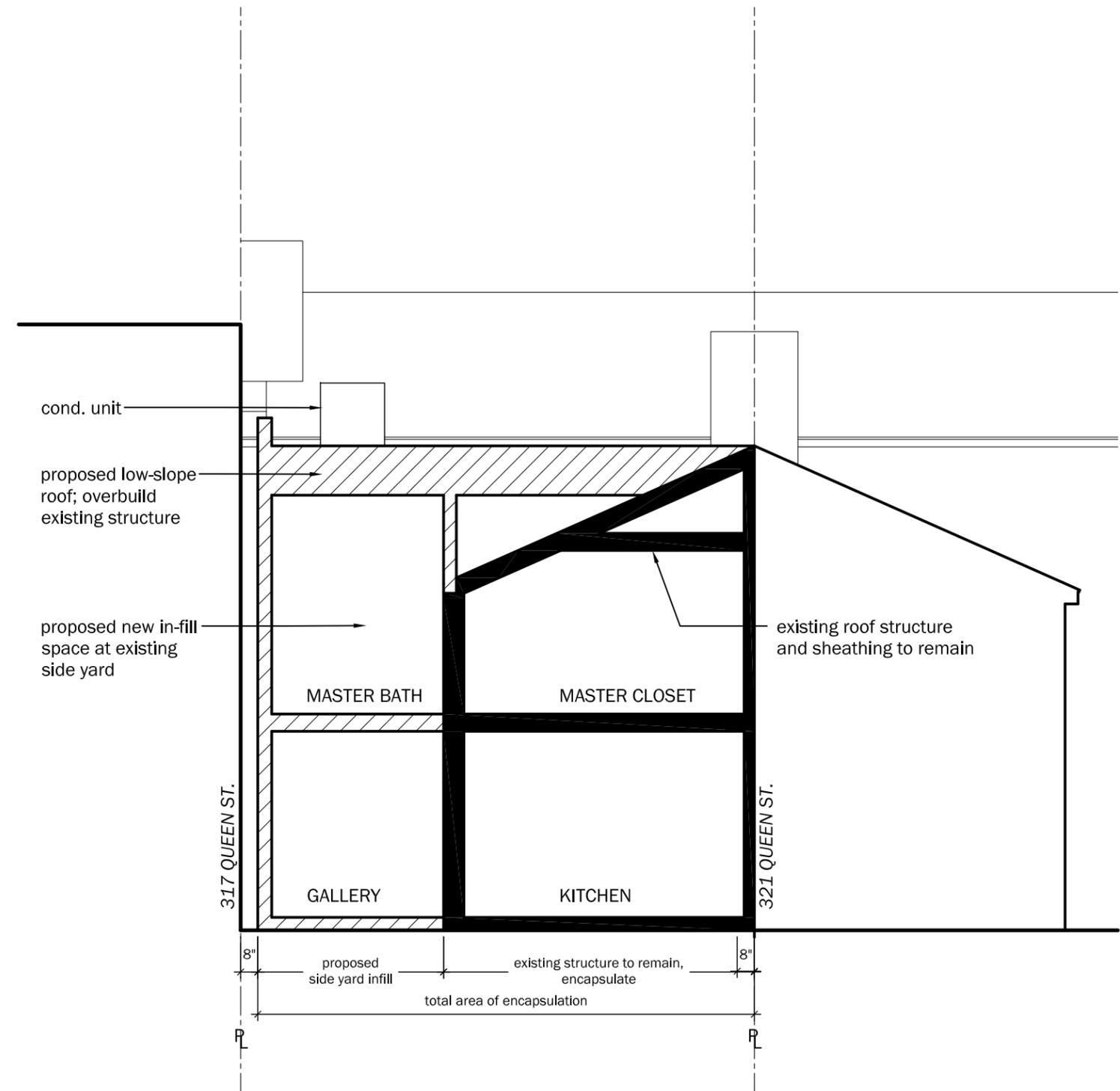


<p>Erin May, Architect          703.836.6666 erin@erinmayarch.com</p> 	<p>William Cromley Design / Development          426 N. Columbus St. Alexandria, VA 22314</p>	<p><b>ELEVATIONS - PROPOSED</b></p> <p><b>Rieth Residence</b>          319 Queen Street Alexandria, Virginia</p>	<p>Scale: 3/16" = 1'-0"</p> <p>Issue Set: B.A.R.          Date: 12/12/2016</p>	<p><b>A-4</b></p>
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Applications & Materials  
 BAR2016-00397  
 319 Queen Street  
 12/13/2016



1. SECTION THRI ROOF WITHOUT EXISTING SHEATHING



2 SECTION THRI ROOF WITH EXISTING SHEATHING

 INDICATES PROPOSED STRUCTURE  
 INDICATES EXISTING STRUCTURE

Docket Item #4 & #5  
BAR CASE # 2016-0396 &  
2016-0397

BAR Meeting  
December 21, 2016

**ISSUE:** Partial demolition/capsulation and Addition/Alterations  
**APPLICANT:** Jill and Ken Rieth  
**LOCATION:** 319 Queen Street  
**ZONE:** RM / Residential

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**STAFF RECOMMENDATION**

Staff recommends approval of a Permit to Demolish specified portions of the ell and to capsule the entire ell, and for a Certificate of Appropriateness for alterations and additions, and a Waiver of Rooftop Mechanical Screening with the following conditions:

1. Record a legal instrument, prior to release of a building permit, requiring approval by a qualified preservation organization to alter the remaining capsulated historic roof framing, decking and the brick walls of the ell and the north wall of the main block of the house in the future.
2. All materials must be in conformance with the BAR's adopted policies.
3. 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 Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant/developer shall not allow any metal detection or other artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

**BOARD ACTION: Approved as amended, 7-0**

On a motion by Mr. von Senden, and seconded by Mr. Elkins, the OHAD Board of Architectural Review voted to approve BAR Case #2016-00396, as amended. The motion carried on a vote of 7-0.

**BOARD ACTION: Approved as amended, 6-1**

On a motion by Mr. Von Senden, and seconded by Mr. Elkins, the OHAD Board of Architectural Review voted to approve BAR Case #2016-00397, as amended. The motion carried on a vote of 6-1, with Ms. Roberts voting in opposition.

**CONDITIONS OF APPROVAL**

1. No alterations to front elevation are approved at this time and replacement of the windows, porch light, door and transom and roofing on the front elevation must return to the Board for approval at public hearing.
2. The applicant shall work with staff on the final size and alignment of the windows and doors on the north elevation, add blind windows to the brick wall on the east side of the addition to recall the windows of the existing sleeping porch and to restudy of the height of the pyramid roof.
3. Record a legal instrument, prior to release of a building permit, requiring approval by a qualified preservation organization to alter the remaining capsulated historic roof framing, decking and the brick walls of the ell and the north wall of the main block of the house in the future.
4. All materials must be in conformance with the BAR's adopted policies.
5. 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 Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant/developer shall not allow any metal detection or other artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

## **REASON**

The Board supported the revised scope of work that significantly increased the amount of historic walls and roof framing to be retained on the rear ell. They felt comfortable that a recorded legal instrument such as an easement would protect this early 19<sup>th</sup>-century element once it was capsulated. The Board also found the proposed addition to be appropriate, compatible and consistent with the Standards and Design Guidelines.

## **BOARD DISCUSSION**

Several Board members noted that they were pleased with the reduced amount of demolition proposed for the historic rear ell and appreciated how the historic fabric and form would be incorporated into the new design and would be protected by an easement. Many felt that the previous concerns had been appropriately addressed. Many noted that the scale of the proposed addition was in fact consistent with the neighboring properties and was not overwhelming, finding the proposal suitable for this particular context. Several found that the sleeping porch character of the addition was appropriate and architecturally interesting and provided partial mitigation for the present view of the large white wall to the east. It was noted that historic preservation is not intended to freeze a building in time but to allow for buildings to be retained and preserved while also being made more livable for this century and that some charming changes had been made to other units in this row, including dormers and a garage.

Some Board members pointed out that the proposed changes to the front were not clearly defined in the application. The BAR asked for additional information on the windows, porch light, door and transom and roofing on the front. It was noted that these features were not original or historic and could normally be approved administratively, according to the BAR's adopted policies, but some believed that they should be approved by the BAR in the future because of the extent of the changes. The applicant agreed to remove these items from this application. The Board recommended that the applicant work with staff on the final size and alignment of the windows and doors on the north elevation, add blind windows to the brick wall on the east side of the addition to recall the windows of the existing sleeping porch and to restudy of the height of the pyramid roof. The dissenting vote for the addition was based on a desire to see the new addition not extend a full eight feet beyond the existing rear addition.

## **SPEAKERS**

Bill Cromley, representing the applicant, introduced the project and explained the revisions since the earlier scheme. He explained that the owners were committed to preserving the form of the rear ell and roof and would agree to pursuing a legal instrument to further protect these areas of the dwelling. He also explained the design intent and the inspiration for the addition from other houses in the neighborhood. He also agreed to remove the requests for alterations to the front of the house from the application at this time.

Erin May, project architect, responded to questions.

Michael Maibach, 325 Queen Street, stated that he and 21 nearby property owners were opposed to the project due to serious concerns. He requested a denial.

Gebe Johnson, 309 North Royal Street, spoke in opposition.

Becky Squires, 313 Queen Street, spoke in opposition and read aloud a letter from an adjacent neighbor, Andrea Barlow.

Dorothy Joan Roland, 323 Queen Street, spoke in opposition.

Kevin Johnson, 309 North Royal Street, spoke in opposition.

Francois Duret, 317 Queen Street, spoke in opposition.

Mary Palmer, 315 South Lee Street, spoke in opposition.

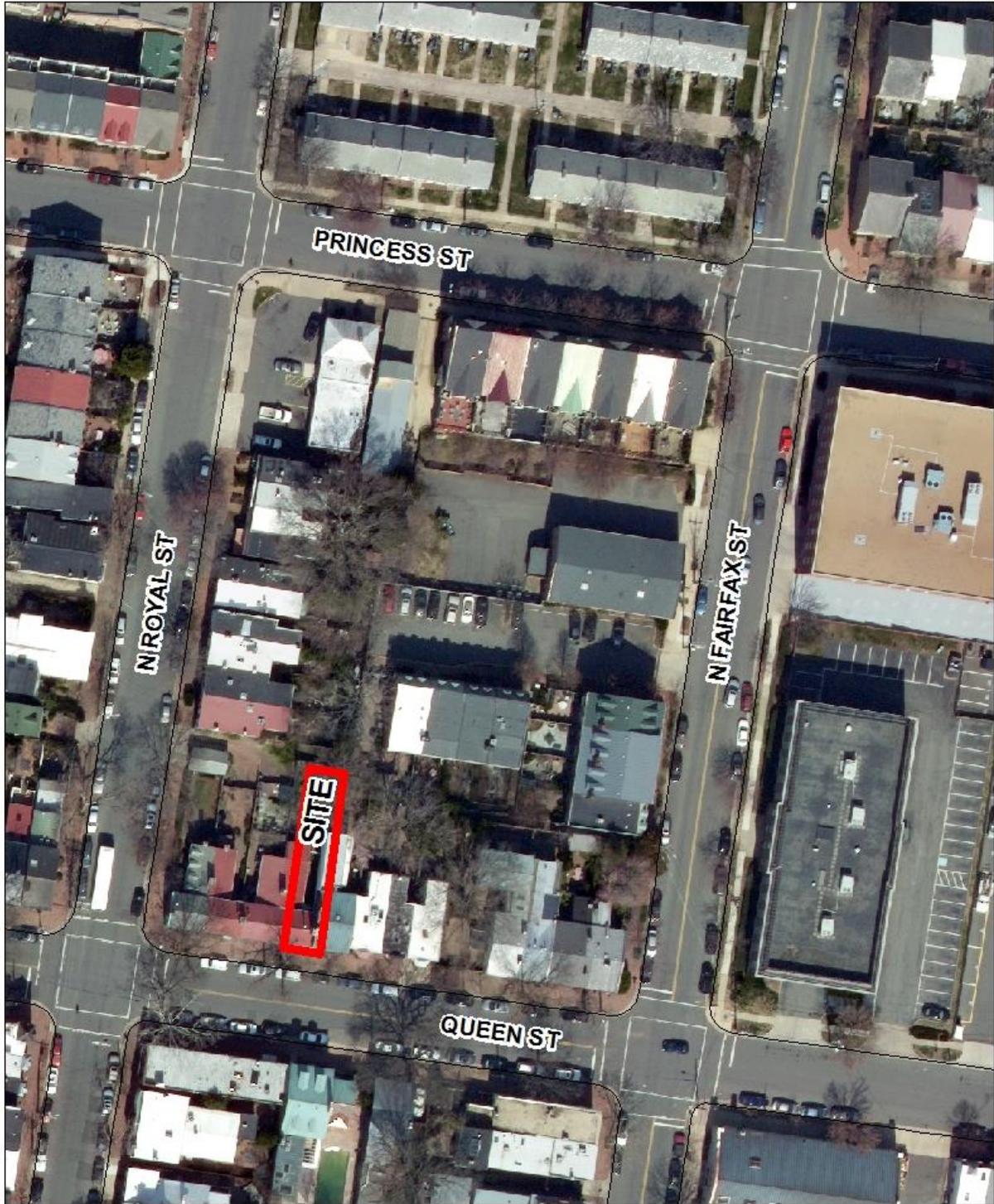
Philip Matyas, 219 North Pitt Street, spoke in opposition.

Michael Hobbs, 419 Cameron Street and representing Old Town Civic Association, urged an understanding of the broader context and expressed concerns.

Charles Trozzo, 209 Duke Street and representing the Historic Alexandria Foundation, spoke in opposition.

### **GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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.
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.



**BAR2016-00394 & 00395**



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2016-0396) and Certificate for Appropriateness (BAR #2016-0397) for clarity and brevity.

**1. UPDATE, December 21, 2016**

*This case contains three separate but interrelated actions:*

- 1. Demolition of portions of the rear ell.*
- 2. Capsulation of the historic rear ell.*
- 3. Construction of a rear and side addition.*

*Demolition of portions of the rear ell*

*The applicant has revised the proposal based on comments made at the December 7, 2016 BAR hearing. At that hearing, the BAR expressed considerable concern with the amount of demolition proposed on the rear ell, finding that the early 19<sup>th</sup>-century rear ell met at least two of the criteria to consider when evaluating a Permit to Demolish. Since that time, the applicant has met with staff and presented a revised proposal that significantly limits the amount of demolition proposed on the east wall of the rear ell. Additionally, the proposed demolition of the hand hewn roof rafters is now limited to an area above two existing windows. The applicant continues to propose enclosing the entire roof of the rear ell but will retain the entire roof framing system (rafters, collar ties and sheathing) for approximately half of the rear ell roof and only the rafters and collar ties for the remaining section. Staff inspection in the field of a limited area of roof decking indicated that some of it may be in poor condition, so staff supports the small amount of demolition now proposed for the ell. In addition to vastly increasing the amount of preserved historic fabric and the form of the rear ell over the previous proposal, this proposal will also create an engaging new space where the historic shed roof former will be expressed in the rafters within a larger open volume. The BAR did not appear to have any objections to demolition of the existing 20<sup>th</sup> century rear addition.*

*Capsulation of the historic rear ell*

*The consensus of BAR at the previous hearing was that capsulation of the rear ell was architecturally appropriate but could only be supported if the owner provided a preservation easement to ensure that this historic fabric was protected in the future. The BAR has never specified a particular easement holding organization and simply required that they be a recognized preservation organization legally allowed to hold easements. There are many properties with façade, interior and open space easements in Old Town and easement holding organizations in Alexandria include: The Alexandria Historical Restoration and Preservation Commission, the Historic Alexandria Foundation, the Virginia Department of Historic Resources, the Trust for Architectural Easements, and others.*

*Staff supports the proposed revisions that significantly reduce the amount of demolition to the historic rear ell. Staff recommends approval of the Permit to Demolish/Capsulate, subject to some legal instrument that would require approval by a qualified preservation organization to alter the remaining historic roof framing, decking and brick walls of the ell in the future.*

*Construction of a rear and side addition*

*The design of the two story rear addition and infill are unchanged from the previous application. Staff continues to support a Certificate of Appropriateness for the alterations and addition, with*

*the conditions noted above regarding capsulation. The addition is well designed and is only, approximately, eight feet longer than the existing two story ell. The infill the east side of the ell is not visible from a public way and its design (essentially a flat roof) is not subject to BAR review. The addition is a reasonable size that is in scale with the historic house and is smaller than other additions on this same block.*

*The previous staff report of December 7, 2016 has been edited below to respond to the revised application materials.*

## **II. ISSUE**

The applicant is requesting a Permit to Demolish for portions of the east wall (including the area below two windows on the first floor and second floor, an area between a door and window on the first floor, and two small roof areas above existing windows) and capsulation of the remaining east wall and the entire ell roof. The applicant continues to propose enclosing the entire roof of the rear ell but will retain the entire roof framing system (rafters and sheathing) for approximately half of the rear ell roof and only the rafters for the remaining section. Demolition of an existing two-story enclosed porch on the rear is also proposed.

The design of the proposed addition remains unchanged. The applicant also requests a Certificate of Appropriateness for a two-story rear addition that will include the narrow open space between the rear ell and the neighbor's abutting wall to the east. The proposed addition will have a footprint of approximately 17' in depth by 18'- 8" in width and will capsulate the entire rear ell. The addition has a formal classical design with engaged pilasters, paneling and extensive glazing on the north elevation, with a design approach similar to an enclosed porch or conservatory. A portion of the west elevation on the property line will be a brick wall and a portion will include closed shutters to visually continue the sunporch motif of the north elevation. There will be a simple pergola on the rear elevation at the first floor. The applicant is also requesting a waiver of the rooftop HVAC screening requirement and plans to locate a rooftop condenser on the new roof behind the front gable where it should not be visible.

The proposal also includes a request for rehabilitation of the front elevation including: cleaning brick and repointing; and replacing the front door, transom and windows.

## **III. HISTORY**

319 Queen Street is located at the northeast corner of Queen and North Royal streets and is part of row of four two-story brick rowhouses built by James McGuire (1772-1850) and Presley Barker in **1818** as part of a speculative venture, according to Ethelyn Cox in *Historic Alexandria, Virginia: Street by Street*. McGuire worked as a house joiner in the early 19th century and as a lumber merchant. He was the first commander of the Friendship Fire Company and a prominent Masonic lodge member. He became Superintendent of Police in the early 19th century and was subsequently appointed Surveyor for the District of Columbia and Inspector of Revenue for the Port of Alexandria by President Jackson. According to Penny Morrill in *Who Built Alexandria* he was "one of Alexandria's prominent citizens." (p.30)

The existing two-story addition at the north end of the rear ell was constructed circa **1959**, according to building permit research (Building Permit #15660, 12/10/59), and includes a

masonry first story and enclosed porch second story. The rear alley ownership is *private* according to the City Surveyor.

**IV. ANALYSIS**

Permit to Demolish/Capsulate

In considering a Permit to Move, Remove, Capsulate or Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B). Because there are several different features proposed for demolition or capsulation in this proposal, the applicability of the criteria to each of these features is discussed separately below.

Criteria	Description
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
(2)	Is the building or structure of such interest that it could be made into a historic house?
(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?
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

**Demolition of the 1959 addition**

Staff has no objection to the proposed demolition of the mid-20<sup>th</sup>-century two-story rear addition, as it is undistinguished later construction. None of the criteria above would apply.

**Demolition of specific portions of the 1818 rear ell**

As noted previously, the shed roofed rear ell is representative of this building form and retains a high-level of historic integrity, including many original elements and materials such as the saw-tooth brick cornice and the entire roof framing system. Staff was originally concerned about the totality of proposed demolition in the first proposal. The applicant’s revised proposal significantly limits the amount of demolition. The more limited demolition allows the rear ell, both in material and form, to continue to convey its original form, material and craftsmanship and retains its historic integrity. Staff believes that none of the criteria above apply to the small amount of demolition now proposed.

**Capsulation of the 1818 rear ell and north wall of the main block**

As the majority of the existing ell is not visible from a public way today, capsulation will not reduce the amount that is visible in the future and the current proposal to remove only a small part of the roof sheathing and to retain the majority of the brick walls will still permit future historians and architects to be able to study this particular house from the interior.

However, in the past, when the BAR has been concerned about the extent of capsulation of a historic wall, the BAR has required that a preservation easement be placed on the area to-be-capsulated in order to ensure that it would be preserved with those materials and in that form once enclosed. At the December 7<sup>th</sup> hearing, several BAR members agreed with staff that demolition criteria 1 & 3 would apply in this case if there was no easement to protect the ell in the future, and there was no consensus among the BAR members for capsulation without a preservation easement on the walls and roof of the ell.

As an example in other similar cases, the BAR's approval of partial demolition/capsulation of a late 18<sup>th</sup>/early 19<sup>th</sup>-century rear ell at 215 Prince Street in 2013 was conditioned upon obtaining a preservation easement on the masonry walls to be capsulated, after the applicant had worked with staff to minimize the demolition of these walls. In 2014, the BAR deferred action on a request to demolish the majority of an 1885 rear ell at 214 South Alfred Street due to its relationship with the historic block, its representation of building construction in the city and its high level of historic integrity. After significant restudy, the applicant returned with a proposal to minimize the proposed demolition of the rear ell which the BAR approved in June 2015. Most recently, in the fall of 2016, the BAR was comfortable with the limited demolition proposed at 609 Cameron Street for a one-story sun room off the main block and historic rear ell. In all of these instances, the direction from both staff and the BAR has been that demolition of the rear ell should be limited to what was absolutely necessary and should allow the rear ell form to clearly be legible, even if just for the daily visibility on the interior by owners and their guests and for future students, historians and architects.

In this case, the applicant met several times in the field with staff and originally proposed demolishing the entire ell. While the applicant has already made significant changes to the plan as a result of previous staff comments, staff still cannot support the amount of demolition of this early 19<sup>th</sup>-century ell, of which there have been some alterations over time though it remains largely intact. It is true that the rooms of the rear ell are small by today's standards which often feature open concept plans but this area has been used for living for almost 200 years and the addition of a hallway where the side yard currently is will allow furniture to be placed much more efficiently while still preserving the historic volume of the rooms, and therefore the understanding of the evolution of the house.

In summary, the applicant has appropriately addressed the concerns identified by staff and the BAR at the previous hearing and has significantly limited the proposed demolition, so that the demolition does not meet the criteria in the table above. However, staff believes that criteria numbers 1 and 3 would be applicable to capsulation of the historic walls and roof features of the ell and north wall of the main block without an easement preserving these features in the future. Staff, therefore, recommends that the applicant offer a legal instrument to a qualified preservation organization that would require approval of the preservation organization to alter these features in the future as a condition of the permit to capsulate.

*Certificate of Appropriateness for an Addition*

Regarding residential additions, the *Design Guidelines* state the Board's preference for "contextual background buildings which allow historic structures to maintain the primary visual importance," and for "designs that are respectful of the existing structure and...which echo the design elements of the existing structure." However, the *Guidelines* also note that "new and

untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.” Furthermore, “It is not the intention of the Boards to dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of [modern times] while being compatible with the historic character of the districts.”

The proposed addition will be plainly visible from North Royal Street. The BAR regularly approves rear additions that are visible from a public way which is why the *Guidelines* encourage such modern elements to be contextual, compatible and good design. Being visible from a public street does not in itself make an addition inappropriate. The *Guidelines* also encourage that new construction and additions be differentiated from the historic. This differentiation can be achieved in many ways.

Staff generally supports the design of the proposed rear addition and finds it to be in scale with this historic dwelling and, based on a review of the air photo included in this report, smaller than several other additions on this same block. While the addition extends approximately 17 feet from the rear ell, staff notes that over half of that length (8.9 feet) is occupied by the current two story enclosed rear porch addition to be demolished. Therefore, the proposed addition will extend approximately 8 feet more than what currently exists. However, the proposed addition will extend the full width of the lot, in contrast to the existing rear ell and rear addition which currently are set back 7.7’ feet from the east property line. There is a substantial blank wall belonging to 317 Queen on the property line to the east that is painted white and is fully visible from North Royal Street. The proposed addition will be approximately in line with the three-story portion of the end of the existing structure abutting to the east, though lower in height than the neighbor’s wall on that side.

The proposed addition will read as an enclosed porch or conservatory with engaged pilasters. This is an appropriate and not uncommon design approach for rear additions in the historic district, as such a design vocabulary allows the addition to be differentiated from the historic building while functioning as a compatible element that recalls historic sleeping porches. The pyramidal roof on the main part of the rear addition is somewhat unusual for a rear addition and in the historic district in general, but staff notes that due to its low slope and the limited visibility, the roof form will be barely perceptible from most perspectives. The only element of the design that may need some refinement is the west elevation where the engaged pilasters meet with the brick wall, although there appears to be an eight inch offset to receive the architectural trim. This component can be fully refined as part of the building permit submission. Carrying the enclosed porch design around to this side breaks down the scale and massing of the addition and provides architectural interest.

The portion of the addition to the east of the rear ell will not be visible from any public way. The rooftop HVAC condenser unit will be located so as to be minimally, if at all, visible from a public way and therefore staff supports approval of the waiver of the rooftop screening requirement.

Certificate of Appropriateness for Alterations

The proposal also includes a request to replace the existing windows, door and transom on the front elevation. None of these elements are original and appear to all date from the middle of the 20<sup>th</sup> century. Therefore, staff notes that replacement windows, a door and transom are appropriate. All replacement windows must be in conformance with the BAR's adopted Window Policy. Staff will confirm compliance of the replacement door and windows, new roof and repointing as part of the permit approval process.

Standards to Consider for a Certificate of Appropriateness

When the Old and Historic Alexandria District was established in 1946, it was not created to freeze Old Town Alexandria in time as how Colonial Williamsburg is often described. Rather, the creation of the district was to protect and preserve the historic buildings and setting while accommodating growth and change. The BAR's charge is first to identify and "protect historic and cultural resources" and second to ensure that additions, alterations and new construction are compatible with nearby buildings of historic merit. The first charge is discussed in the Permit to Demolish/Capsulate analysis above. The second charge is more subjective and varies case by case, recognizing that what may be appropriate in one block may not be appropriate in another block. Since then, the BAR's *Standards* and criteria in the zoning ordinance, as well as the BAR's adopted policies and *Design Guidelines*, all used through the years have a basis in recognizing that the historic fabric of Old Town may be modified, altered and expanded to allow the historic buildings to continue to be used and cherished. The BAR's role in the intervening years has always been to strike a balance between preservation of the historic fabric and character and compatible growth and change in a living city.

The BAR's finding in this case must determine whether what is proposed will have an adverse "...impact upon the historic setting, streetscape or environs." As an example, where a rear addition is mid-block and is not visible from a public way, it may only be reviewed by the BAR for the impact of any necessary demolition or capsulation. Where it is a corner property, the effect of an addition on the character of the streetscape is much higher and the addition is subject to a higher level of scrutiny. The present case is mid-block but the proposed rear addition is still plainly visible from North Royal Street and, as noted above, it abuts a much larger ell to the east, so the application of the criteria may be more subjective, which is why there exists a Board of seven members rather than a single individual when determining appropriateness.

As a reminder, the BAR's determination for a Certificate of Appropriateness must consider the *Standards* listed in Section 10-105 of the zoning ordinance. For reference, staff has included the *Standards* with a brief discussion with respect to this case. It should be noted that the BAR must "consider" the elements and features identified below but that there is not a "yes" or "no" response, as the BAR typically finds with the criteria for a Permit to Demolish.

*(a) Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures;*

The height of the proposed addition is similar to the existing rear addition and adjacent structures. The massing and scale, as visible from a public way, are consistent with other rear additions and will not overwhelm the historic building.

*(b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;*

The proposal includes rehabilitation of the historic façade on Queen Street to repoint with historically accurate mortar, clean the brick and replace non-historic windows and a door. The proposed addition has a high-level of architectural detail without being overly ornate. Staff's recommendation to limit the demolition will result in the retention of distinguishing original materials and qualities of the rear ell.

*(c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;*

The proposed addition is adequate in its relationship to the existing building, provided the demolition is limited as recommended above. The addition will not be visible from Queen Street and will have no impact on the intact collection of 19<sup>th</sup>-century historic façades on Queen Street. The addition is larger than the existing rear addition but will not be overbearing, particularly with respect to the house to the east.

*(d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;*

The proposed design indicates that high-quality materials will be used.

*(e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;*

The design approach is an appropriate response for how new construction can be differentiated from historic buildings while using a compatible and contextual vocabulary.

*(f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway;*

Not applicable.

*(g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;*

The proposed addition will not have a negative impact on the character of this historic block.

*(h) The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway;*

Not applicable.

*(i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway; and*

The proposal retains and rehabilitates the front of the early 19<sup>th</sup>-century townhouse and the proposed addition will be a background element from North Royal Street due to its mid-block location.

*(j) The extent to which such preservation and protection will promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live.*

The historic district is multi-faceted and attracts a range of people for different reasons. While the proposed addition may not attract visitors, it will certainly not detract a range of people from visiting the historic district.

In summary, staff supports a Certificate of Appropriateness for the alterations and addition, with the conditions noted in the sections above regarding capsulation.

#### **STAFF**

Catherine K. Miliaras, Principal 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

#### **Zoning Comments**

C-1 Revised plans and FAR calculations comply with zoning.

C-2 Applicant must comply with the required 700 square feet of open space. Area under eaves will count against open space. Open space will be confirmed at the time of building permit submission and prior to the issuance of the certificate of occupancy. As proposed the addition complies with the open space requirement.

C-3 Applicant is proposing a rear pergola. Pergola must be at least 80% open or it will count towards FAR and against open space.

**Code Administration (copied from 12/7/2016 report)**

C-1 A Building Permit, plan review and inspections are required for this application to demolish rear of structure and alterations prior to the start of construction.

**Transportation and Environmental Services (copied from 12/7/2016 report)**

R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (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)

F1. 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)

C1. 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)

C2. 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)

C3. 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)

C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

- C6. 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 (copied from 12/7/2016 report)**

- F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was built by James McGuire in 1818. Some aspects of the project will have minimal effect on archaeological resources, but the construction of an addition could expose archaeological resources that could provide insight into domestic activities in nineteenth-century Alexandria.
- R-1 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 Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
- a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant/developer shall not allow any metal detection or other artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

**VI. ATTACHMENTS**

- 1 – Revised Supplemental Materials - Included as Attachment A*  
*2 – Application for BAR 2016-0396 and 2016-0397: 319 Queen Street -Included as Attachment A*  
*3 – Staff report and materials from 12/7/2016 - Included as Attachment C*

Docket Item # 5 & # 6  
BAR CASE # 2016-0396 &  
2016-0397

BAR Meeting  
December 7, 2016

**ISSUE:** Partial demolition/capsulation and Addition/Alterations  
**APPLICANT:** Jill and Ken Rieth  
**LOCATION:** 319 Queen Street  
**ZONE:** RM / Residential

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**STAFF RECOMMENDATION:** Staff recommends deferral for restudy.

**BOARD ACTION: Deferred without objection, 6-0**

Without objection, the OHAD Board of Architectural Review deferred BAR Case #2016-00396 and 00397 as requested by the applicant.

**REASON**

The BAR supported the addition and alterations, in concept, but were not comfortable with the amount of demolition proposed or capsulation of the ell without a preservation easement

**BOARD DISCUSSION**

Ms. Miller confirmed that the unusual collar tie joints of the ell rafters would be preserved. She appreciated hearing the views of both the applicant and the neighbors. She liked that the addition would reduce the visibility of the large white wall to the east and suggested that the staff recommendation was a good compromise.

Ms. Roberts agreed that the existing large white wall was ugly but suggested a restudy to scale back the addition slightly. She recommended a restudy.

Mr. Adams confirmed that the rafters in the ell would remain exposed after construction.

Mr. Elkins inquired about the pitch of the pyramidal roof of the addition and confirmed that the addition would have no chimney.

Ms. Kelley stated that this should not be a decision between good design *or* preservation.

Chairman von Senden was greatly concerned by the amount of demolition and capsulation without a preservation easement. He recommended that the applicant explore alternatives to preserve the ell to the greatest extent possible.

## **SPEAKERS**

Bill Cromley represented the applicant.

Elaine Johnson, representing the HAF, supported the staff recommendation.

Michael Maibach, 325 Queen, provided a neighbor petition in opposition and recommended working within the existing footprint.

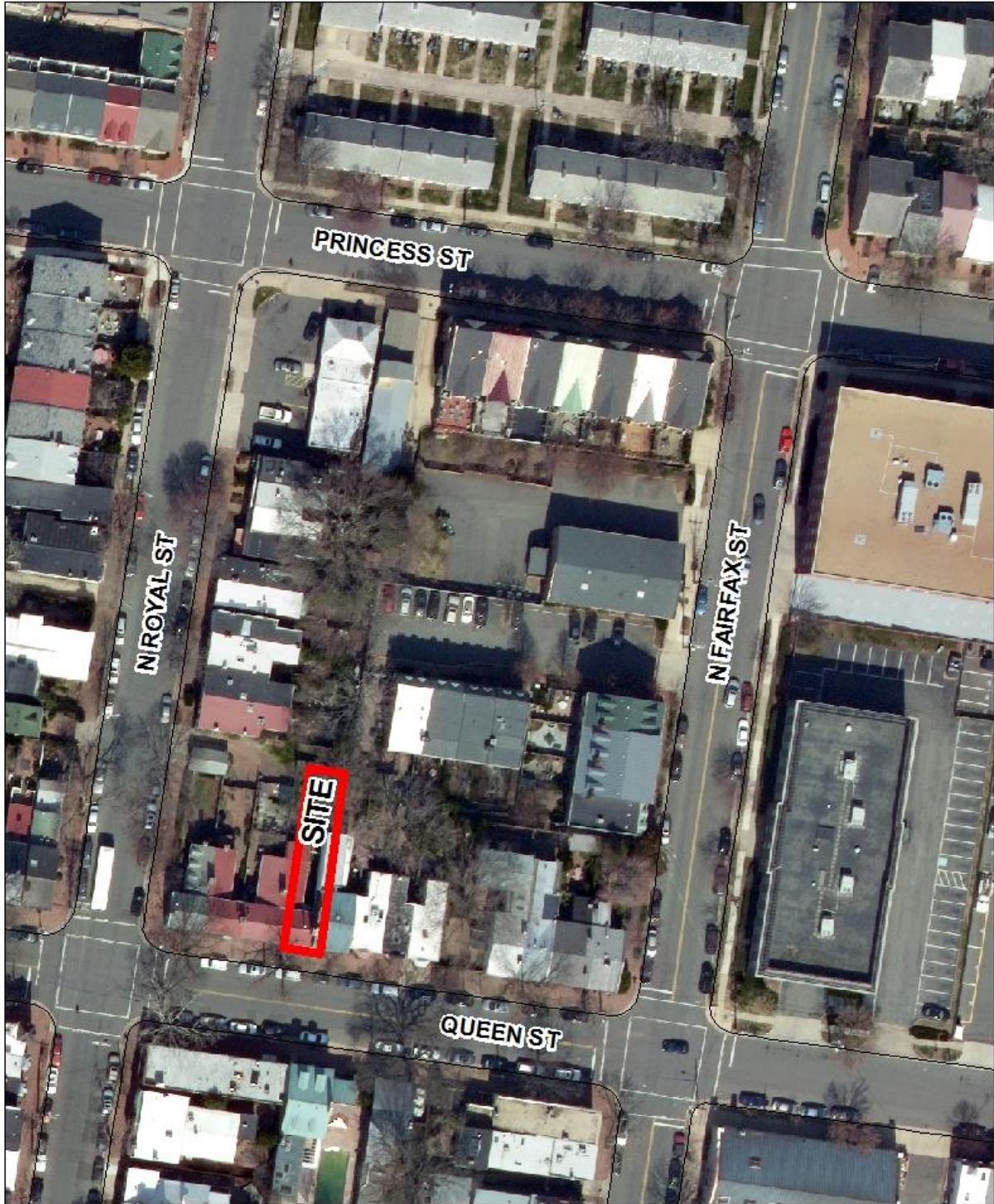
Joan Roland, 323 Queen, opposed the project.

Francois Duret, 317 Queen, opposed the project, suggesting that the addition only extend a few feet and keep the current height.

Ms. Johnson, 309 N Royal, opposed the project and asked that the BAR not approve a McMansion.

## **GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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.
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.



**BAR2016-00394 & 00395**



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2016-0396) and Certificate for Appropriateness (BAR #2016-0397) for clarity and brevity.

## I. ISSUE

The applicant is requesting a Permit to Demolish for demolition of a significant portion of the east wall and roof of the rear ell and capsulation of the remaining east wall and the entire ell roof. Demolition of an existing two-story enclosed porch on the rear is also proposed.

The applicant also requests a Certificate of Appropriateness for a two-story rear addition that will include the narrow open space between the rear ell and the neighbor's abutting wall to the east. The proposed addition will have a footprint of approximately 17' in depth by 18'- 8" in width and will capsulate the entire rear ell. The addition has a formal classical design with engaged pilasters, paneling and extensive glazing on the north elevation, with a design approach similar to an enclosed porch or conservatory. A portion of the west elevation on the property line will be a brick wall and a portion will include closed shutters to visually continue the sunporch motif of the north elevation. There will be a simple pergola on the rear elevation at the first floor. The applicant is also requesting a waiver of the rooftop HVAC screening requirement and plans to locate a rooftop condenser on the new roof behind the front gable where it should not be visible.

The proposal also includes a request for rehabilitation of the front elevation including: cleaning brick and repointing; and replacing the front door, transom and windows.

## II. HISTORY

319 Queen Street is located at the northeast corner of Queen and North Royal Streets and is part of row of four two-story brick rowhouses built by James McGuire (1772-1850) and Presley Barker in **1818** as part of a speculative venture, according to Ethelyn Cox in *Historic Alexandria, Virginia: Street by Street*. McGuire worked as a house joiner in the early 19th century and as a lumber merchant. He was the first commander of the Friendship Fire Company and a prominent Masonic lodge member. He became Superintendent of Police in the early 19th century and was subsequently appointed Surveyor for the District of Columbia and Inspector of Revenue for the Port of Alexandria by President Jackson. According to Penny Morrill in *Who Built Alexandria* he was "one of Alexandria's prominent citizens." (p.30)

The existing two-story addition at the north end of the rear ell was constructed circa **1959**, according to building permit research (Building Permit #15660, 12/10/59), and includes a masonry first story and enclosed porch second story. The rear alley ownership is *private* according to the City Surveyor.

## III. ANALYSIS

### Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest	Yes

	that its moving, removing, capsulating or razing would be to the detriment of the public interest?	
(2)	Is the building or structure of such interest that it could be made into a historic house?	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?	Yes
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

Staff has no objection to the proposed demolition of the mid-20<sup>th</sup>-century two-story rear addition as it is undistinguished later construction. Staff is, however, concerned regarding the amount of demolition proposed on the early 19<sup>th</sup>-century rear ell which retains a high-level of historic integrity and many original elements and materials, such as the sawtooth brick cornice and the entire roof framing system. As the rear (north) elevation of the rear ell has already been capsulated, staff's focus is on the east elevation and roof of the rear ell, as well as the north elevation of the main block. The drawings indicate that more than 50% of the rear ell's roof and east elevation will be demolished with the remainder of the east elevation and entire roof of the rear ell being entirely capsulated. There will be minor demolition on the north wall of the main block to convert a window to a door and the entirety of the north elevation will be capsulated. There have been examples where additions have more sensitively accommodated the rear ell form, fenestration and materials by maintaining the existing openings (for example, by only removing brick below windows to create doors) so that from the interior, at least, there is a delineation between old and new with a clear intent to preserve as much historic fabric as possible.

Once an area is capsulated, it is no longer within the BAR's purview. In the past, when the BAR has been concerned about the extent of capsulation of a historic wall, the BAR has required that a preservation easement be placed on the to-be-capsulated wall to ensure that it will be preserved in that form in perpetuity. In 2013, the BAR's approval of partial demolition/capsulation of a late 18<sup>th</sup>/early 19<sup>th</sup>-century rear ell at 215 Prince Street was conditioned upon obtaining a preservation easement on the masonry walls to be capsulated after the applicant had worked with staff to minimize the demolition of these walls. In 2014, the BAR deferred action on a request to demolish the majority of an 1885 rear ell at 214 South Alfred Street due to its relationship with the historic block, its representation of building construction in the city and its high level of historic integrity. After significant restudy, the applicant returned with a proposal to minimize

the proposed demolition of the rear ell which the BAR approved in June 2015. Most recently, in the fall of 2016, the BAR was comfortable with the limited demolition proposed at 609 Cameron Street for a one-story sun room off the main block and historic rear ell. In all of these instances, the direction from both staff and the BAR has been that demolition of the rear ell should be limited to what was absolutely necessary and should allow the rear ell form to clearly be legible, even if just on the interior.

In this case, the applicant met several times in the field with staff and originally proposed demolishing the entire ell. While the applicant has already made significant changes to the plan as a result of previous staff comments, staff still cannot support the amount of demolition of this early 19<sup>th</sup>-century ell, of which there have been some alterations over time though it remains largely intact. It is true that the rooms of the rear ell are small by today's standards which often feature open concept plans but this area has been used for living for almost 200 years and the addition of a hallway where the side yard currently is will allow furniture to be placed much more efficiently while still preserving the historic volume of the rooms, and therefore the understanding of the evolution of the house. Staff recommends that the applicant considerably limit the demolition to existing window and door openings, of which there are four at the first floor and two at the second floor. Additionally, staff recommends a reduction in the amount of demolition to the historic roof framing system, noting that over half of the roof rafters will be significantly altered. The existing roof system has intact hand-hewn rafters with butterfly joints at the collar ties that are increasingly rare and difficult to reproduce, which is why they are important to retain. Although the entire roof will be capsulated, retaining more of the roof rafters and the existing decking should be pursued as part of further study.

With a more targeted and reduced amount of demolition that will better preserve the historic rear ell form, staff can be more comfortable with supporting capsulation of the entire rear ell *with a condition that the capsulated walls and roof framing be placed in a preservation easement in perpetuity.*

#### Certificate of Appropriateness for an Addition

Regarding residential additions, the *Design Guidelines* state the Board's preference for "contextual background buildings which allow historic structures to maintain the primary visual importance," and for "designs that are respectful of the existing structure and...which echo the design elements of the existing structure." However, the *Guidelines* also note that "new and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines." Furthermore, "It is not the intention of the Boards to dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of [modern times] while being compatible with the historic character of the districts."

The proposed addition will be plainly visible from North Royal Street. The BAR regularly approves rear additions that are visible from a public way which is why the *Guidelines* encourage such modern elements to be contextual, compatible and good design. Being visible from a public street does not in itself make an addition inappropriate. The *Guidelines* also encourage that new construction and additions be differentiated from the historic. This differentiation can be achieved in many ways.

Staff is generally supportive of the proposed rear addition design. While the addition extends approximately 17 feet from the rear ell, staff notes that over half of that length (8.9 feet) is occupied by the current two story enclosed rear porch addition to be demolished. Therefore, the proposed addition will extend approximately 8 feet more than what currently exists. However, the proposed addition will extend the full width of the lot, in contrast to the existing rear ell and rear addition which currently are set back 7.7' feet from the east property line. There is a substantial blank wall to the east that is painted white and is fully visible from North Royal Street. The proposed addition will be approximately in line with the three-story portion of the end of the existing structure to the east and will be lower in height than the neighbor's abutting wall on that side. The proposed addition will read as an enclosed porch with engaged pilasters or as a conservatory. This is an appropriate and not uncommon design approach for rear additions in the historic district as such a design vocabulary allows the addition to be differentiated from the historic building while functioning as a compatible element. The pyramidal roof on the main part of the rear addition is somewhat unusual for a rear addition and in the historic district in general, but staff notes that due to its low slope and the limited visibility, the roof form will be barely perceptible from most perspectives. The only element of the design that staff notes may need some refinement is the west elevation where the engaged pilasters meet with the brick wall although there appears to be an eight inch offset. This component can be fully refined as part of the building permit submission. Carrying the enclosed porch design around to this side breaks down the scale and massing of the addition. Staff recommends that the applicant include massing studies to show this addition within the context of this particular block as part of the restudy to illustrate how the addition fits into the interior of this block.

The portion of the addition to the east of the rear ell will not be visible from any public way. The rooftop HVAC condenser unit will be located so as to be minimally, if at all, visible from a public way and therefore staff supports approval of the waiver of the rooftop screening requirement.

#### *Certificate of Appropriateness for Alterations*

The proposal also includes a request to replace the existing windows, door and transom on the front elevation. None of these elements are original and appear to all date from the middle of the 20<sup>th</sup> century. Therefore, staff notes that replacement windows, a door and transom are appropriate. All replacement windows must be in conformance with the BAR's adopted Window Policy. Staff will confirm compliance of the replacement door and windows, new roof and repointing as part of the permit approval process.

#### *Standards to Consider for a Certificate of Appropriateness*

When the Old and Historic Alexandria District was established in 1946, it was not created to freeze Old Town Alexandria in time as how Colonial Williamsburg is often described. Rather, the creation of the district was to protect and preserve the historic buildings and setting while accommodating growth and change. The BAR's charge is first to identify and "protect historic and cultural resources" and second to ensure that additions, alterations and new construction are compatible with nearby buildings of historic merit. The first charge is discussed in the Permit to Demolish/Capsulate analysis above. The second charge is more subjective and varies case by case, recognizing that what may be appropriate in one block may not be appropriate in another block. Since then, the BAR's *Standards* and criteria in the zoning ordinance, as well as the

BAR's adopted policies and *Design Guidelines*, all used through the years have a basis in recognizing that the historic fabric of Old Town may be modified, altered and expanded to allow the historic buildings to continue to be used and cherished. The BAR's role in the intervening years has always been to strike a balance between preservation of the historic fabric and character and compatible growth and change. It may include the preservation of the setting of the existing rear yards as viewed from North Royal Street and the BAR's finding in this case must determine whether what is proposed will have an adverse "...impact upon the historic setting, streetscape or environs." As an example, where a rear addition is mid-block and is not visible from a public way, it may only be reviewed by the BAR for the impact of any necessary demolition or capsulation. Where it is a corner property, the effect of an addition on the character of the streetscape is much higher and the addition is subject to a higher level of scrutiny. The present case is mid-block but the proposed rear addition is still plainly visible and, as noted above, it abuts a much larger ell to the east, so the application of the criteria may be more subjective, which is why there exists a Board of seven members rather than a single individual when determining appropriateness.

As a reminder, the BAR's determination for a Certificate of Appropriateness must consider the *Standards* listed in Section 10-105 of the zoning ordinance. For reference, staff has included the *Standards* with a brief discussion with respect to this case. It should be noted that the BAR must "consider" the elements and features identified below but that there is not a "yes" or "no" response, as the BAR typically finds with the criteria for a Permit to Demolish.

*(a) Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures;*

The height of the proposed addition is similar to the existing rear addition and adjacent structures. The massing and scale, as visible from a public way, are consistent with other rear additions and will not overwhelm the historic building

*(b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;*

The proposal includes rehabilitation of the historic façade on Queen Street to repoint with historically accurate mortar, clean the brick and replace non-historic windows and a door. The proposed addition has a high-level of architectural detail without being overly ornate. Staff's recommendation to limit the demolition will result in the retention of distinguishing original materials and qualities of the rear ell.

*(c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;*

The proposed addition is adequate in its relationship to the existing building, provided the demolition is limited as recommended above. The addition will not be visible from Queen

Street and will have no impact on the intact collection of 19<sup>th</sup>-century historic façades on Queen Street. The addition is larger than the existing rear addition but will not be overbearing, particularly with respect to the house to the east.

*(d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;*

The proposed design indicates that high-quality materials will be used.

*(e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;*

The design approach is an appropriate response for how new construction can be differentiated from historic buildings while using a compatible and contextual vocabulary.

*(f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway;*

Not applicable.

*(g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;*

The proposed addition will not have a negative impact on the character of this historic block.

*(h) The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway;*

Not applicable.

*(i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway; and*

The proposal retains and rehabilitates the front of the early 19<sup>th</sup>-century townhouse and the proposed addition will be a background element from North Royal Street due to its mid-block location.

*(j) The extent to which such preservation and protection will promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in*

*architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live.*

The historic district is multi-faceted and attracts a range of people for different reasons. While the proposed addition may not attract visitors, it will certainly not detract a range of people from visiting the historic district.

In summary, staff recommends that the proposal be deferred for further study to significantly limit the proposed demolition of the nearly two-hundred-year-old rear ell. Staff generally supports the proposed addition once the demolition of historic fabric is reduced and a preservation easement is obtained.

#### **STAFF**

Catherine K. Miliaras, Principal Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### **Zoning Comments**

C-1 Applicant must comply with the required 700 square feet of open space. Area under eaves will count against open space. Open space will be confirmed at the time of building permit submission and with the required wallcheck.

C-2 Applicant is proposing a rear pergola. Pergola must be at least 80% open or it will count towards FAR and against open space.

##### **Code Administration**

C-1 A Building Permit, plan review and inspections are required for this application to demolish rear of structure and alterations prior to the start of construction.

##### **Transportation and Environmental Services**

R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (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)

F1. 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)

- C1. 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)
- C2. 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)
- C3. 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)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was built by James McGuire in 1818. Some aspects of the project will have minimal effect on archaeological resources, but the construction of an addition could expose archaeological resources that could provide insight into domestic activities in nineteenth-century Alexandria.
- R-1 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 Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the

finds.

- b. The applicant/developer shall not allow any metal detection or other artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2016-0396 and 2016-0397: 319 Queen Street*



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

### A. Property Information

A1. Street Address 319 Queen Street Zone RM

A2.  $\frac{2,000 \text{ SF}}{\text{Total Lot Area}} \times 1.5 = \frac{3,000 \text{ SF}}{\text{Maximum Allowable Floor Area}}$   
Floor Area Ratio Allowed by Zone

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	362	Basement**	362
First Floor	920.53	Stairways**	17.4 + 27.6 = 45
Second Floor	920.53	Mechanical**	n/a
Third Floor	n/a	Other**	n/a
Porches/ Other	n/a	Total Exclusions	407
<b>Total Gross *</b>	<b>2203</b>		

B1. Existing Gross Floor Area \*  
2203 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
407 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
1796 Sq. Ft.  
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	350 + 284 = 634	Stairways**	0
Second Floor	350 + 284 = 634	Mechanical**	(2 elevs) 22.4 ea. = 44.8
Third Floor	n/a	Other**	76 (bath <7'-6" clg.ht.)
Porches/ Other	n/a	Total Exclusions	121
<b>Total Gross *</b>	<b>1268</b>		

C1. Proposed Gross Floor Area \*  
1268 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
121 Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions  
1147 Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,943 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 3,000 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	862 SF
Required Open Space	700 SF
Proposed Open Space	700 SF

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

Signature: Evin Z. May Date: 11/21/2016

Application & Materials  
 BAR2016-00396 & 00397  
 319 Queen Street  
 11/22/2016

# RIETH RESIDENCE

319 QUEEN STREET      ALEXANDRIA, VIRGINIA

## BOARD OF ARCHITECTURAL REVIEW

ORIGINAL SUBMITTAL: NOVEMBER 7, 2016

FINAL RE-SUBMITTAL: DECEMBER 1, 2016



### DRAWING INDEX

- C-1 Cover Sheet, Drawing Index
- C-2 Existing Site Survey
- C-3 Proposed Site Survey
- C-4 Existing Exterior Photos
- C-5 Existing Exterior Photos
- C-6 Existing Exterior Photos
- C-7 Existing Exterior Photos
- C-8 Existing Exterior Photos
  
- EX-0 Roof - Existing/Demolition Plan
- EX-1 First Floor - Existing/Demolition Plan
- EX-2 Second Floor - Existing/Demolition Plan
- EX-3 Front (South) and Rear (North) Elevations - Existing/Demolition
- EX-4 Side (East) Elevation - Existing/Demolition
  
- A-0 Roof - Proposed Plan
- A-1 First Floor - Proposed Plan
- A-2 Second Floor - Proposed Plan
- A-3 Front (South) and Rear (North) - Proposed Elevation
- A-4 Side (West) Side - Proposed Elevation
- A-5 NOT USED
- A-6 Section thru Existing Rear Flounder
- A-7 Sections thru Existing Rear Flounder w/ Proposed Side Yard In-fill

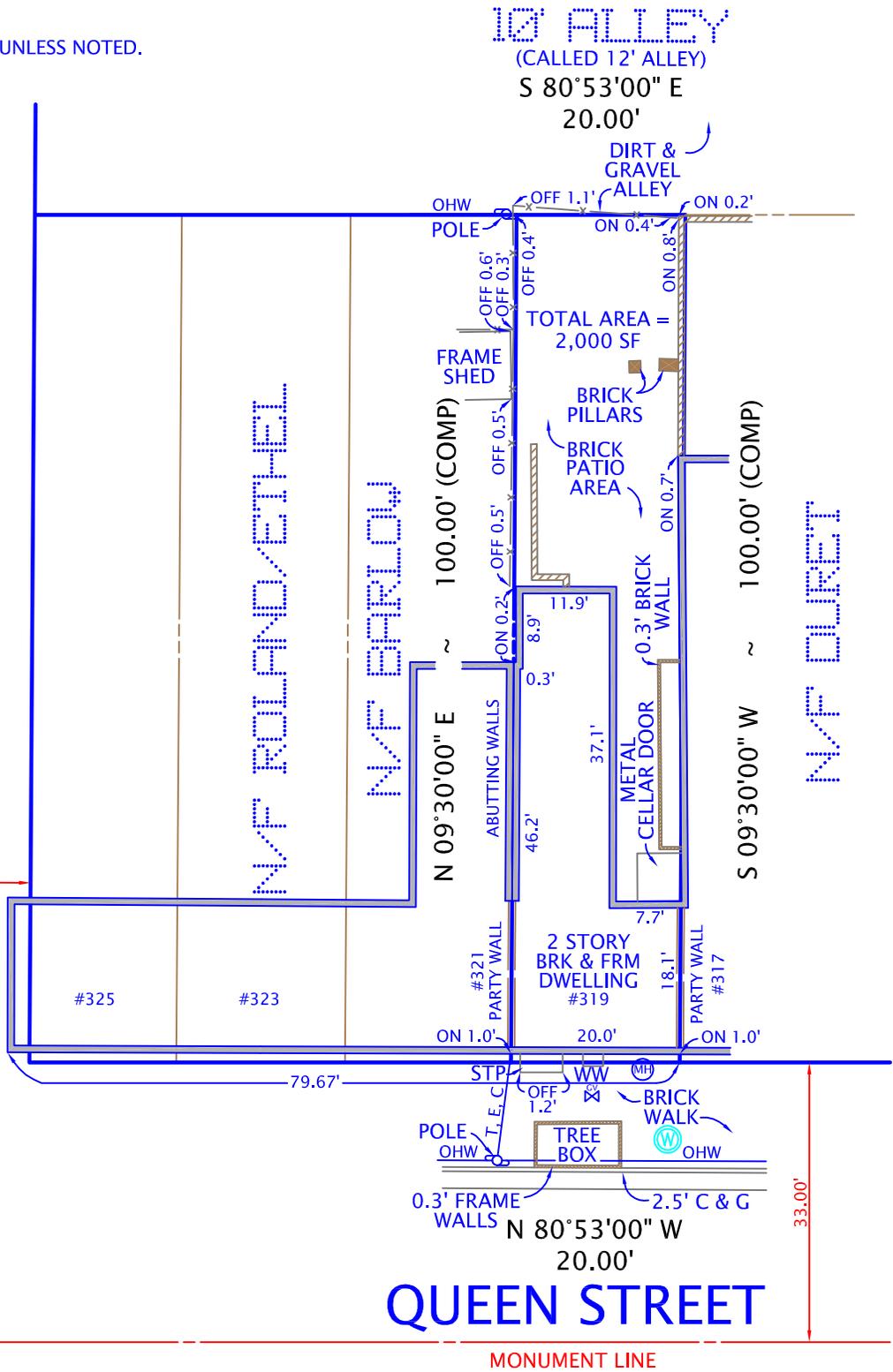
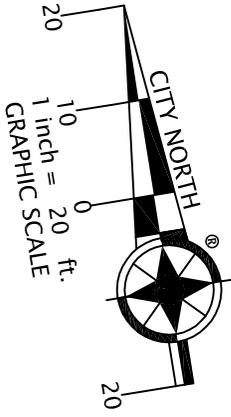
REVISED  
 Application & Materials  
 BAR2016-00396 & 00397  
 319 Queen Street  
 12/1/2016

<b>Erin May, Architect</b> <small>703.836.6666    erin@erinmayarch.com</small> 	<b>William Cromley Design / Development</b> <small>426 N. Columbus St.    Alexandria, VA 22314</small>	<b>COVER SHEET</b>  <b>Rieth Residence</b> <small>319 Queen Street Alexandria, Virginia</small>	Scale:    3/16" = 1'-0"  Issue Set: B.A.R. final resubmittal Date:    12/1/2016	<b>C-1</b>
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NOTES: 1. FENCES ARE FRAME.  
2. WALLS ARE 0.7' BRICK UNLESS NOTED.

NORTH ROYAL STREET

MONUMENT LINE



QUEEN STREET

MONUMENT LINE

PLAT

SHOWING HOUSE LOCATION ON THE PROPERTY LOCATED AT

**#319 QUEEN STREET**

(DEED BOOK 641, PAGE 183)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

SEPTEMBER 08, 2016

NOVEMBER 21, 2016 (REVISED)

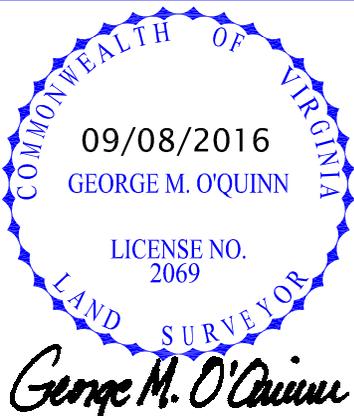
REVISED

Application & Materials  
BAR2016-00396 & 00397  
319 Queen Street  
12/1/2016

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

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



CASE NAME:

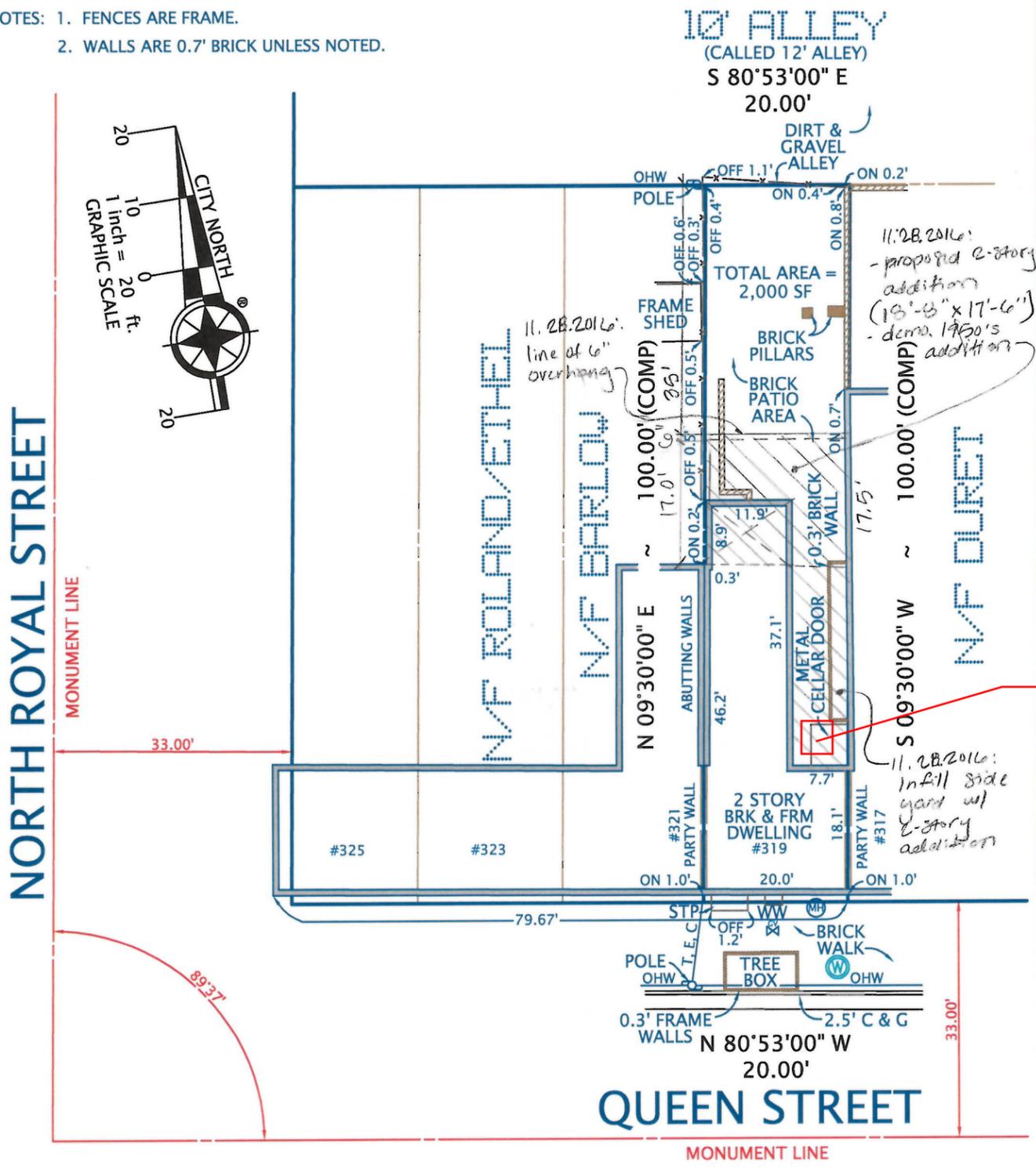
CONLEY ~ RIETH, TRUSTEE

SCOTT B. WEAVER, ATTORNEY AT LAW



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

NOTES: 1. FENCES ARE FRAME.  
2. WALLS ARE 0.7' BRICK UNLESS NOTED.



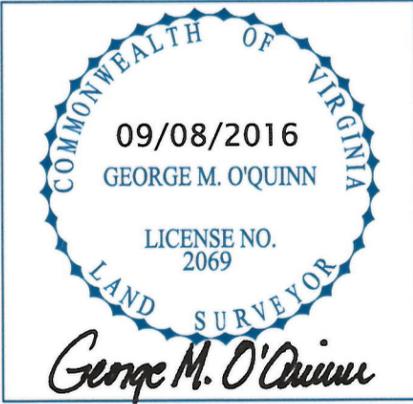
12.1.2016:  
locate new condensing  
unit on new low-slope  
roof

PLAT  
SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT  
**#319 QUEEN STREET**  
(DEED BOOK 641, PAGE 183)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20'      SEPTEMBER 08, 2016  
NOVEMBER 21, 2016 (REVISED)

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

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  
A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



CASE NAME:  
CONLEY ~ RIETH, TRUSTEE  
SCOTT B. WEAVER, ATTORNEY AT LAW

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

CASE NAME: RIETH, TRUSTEE #160907002

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BAR2016-00396 & 00397  
319 Queen Street  
12/1/2016



front elevation from west



front elevation from east

circa 1950s  
structure to be  
demolished;  
refer to images on  
sheet C-5



view from rear alley at N. Royal St.

adjacent structure  
at 317 Queen St.

adjacent structure  
at 321 Queen St.



front elevation from across street

circa 1950s  
structure to be  
demolished;  
refer to images on  
sheet C-5

**REVISED**  
Application & Materials  
BAR2016-00396 & 00397  
319 Queen Street  
12/1/2016



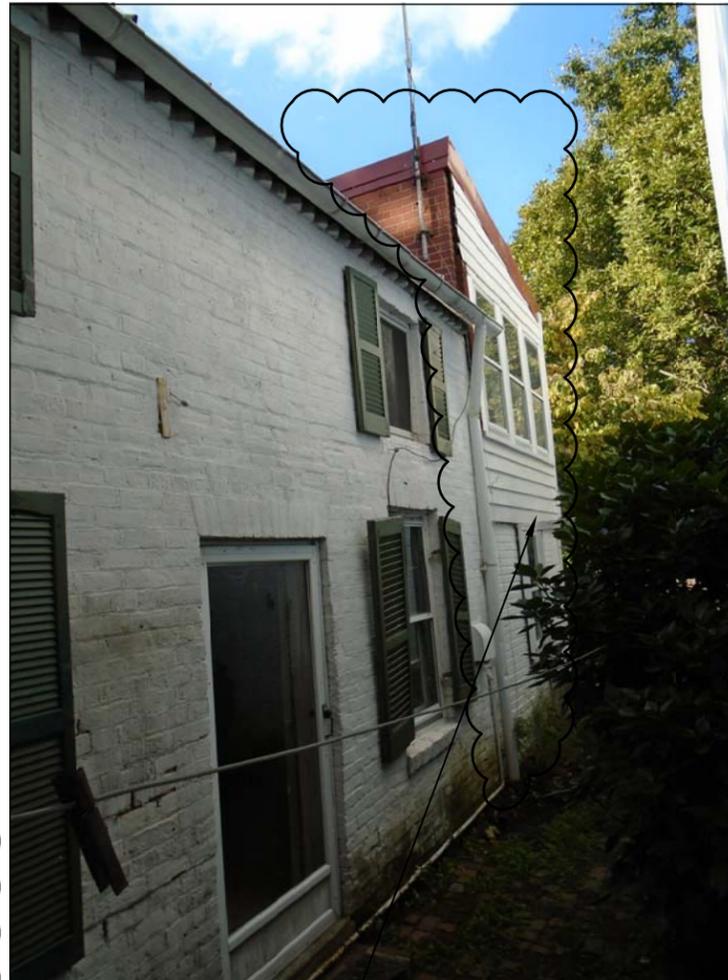
close-up view from rear alley at N. Royal St.

shared masonry  
chimney to remain

adjacent structure  
at 321 Queen St.



rear circa 1950s structure (demolish)



rear flounder (encapsulate) w/  
circa 1950's structure (demolish)



rear house and flounder  
walls to be encapsulated



rear house and flounder (encapsulate)  
w/ circa 1950s structure (demolish)

circa 1950s  
structure to be  
demolished

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flounder wall to be encapsulated



masonry detail at flounder wall



masonry detail at rear wall of main structure



masonry detail at flounder wall

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 Application & Materials  
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 319 Queen Street  
 12/1/2016



adjacent structure at 317 Queen St.



adjacent structure at 317 Queen St.



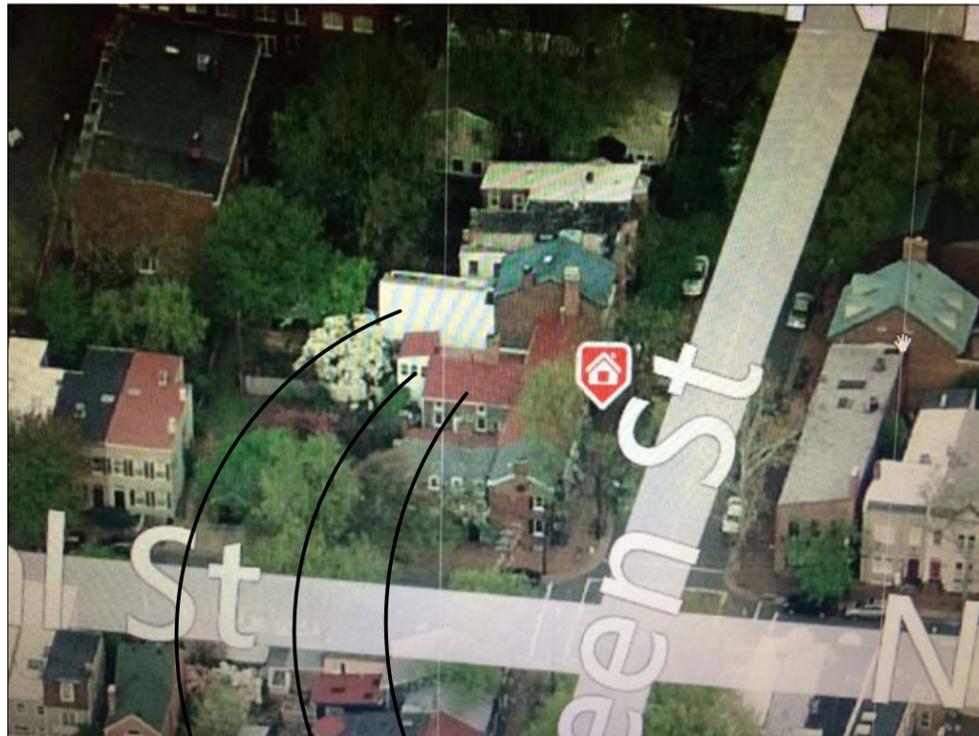
adjacent structure at 317 Queen St.



adjacent structure at 317 Queen St.

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 Application & Materials  
 BAR2016-00396 & 00397  
 319 Queen Street  
 12/1/2016

Erin May, Architect 703.836.6666 erin@erinmayarch.com 	William Cromley Design / Development 426 N. Columbus St. Alexandria, VA 22314	<b>EXISTING PHOTOS</b>  <b>Rieth Residence</b> 319 Queen Street Alexandria, Virginia	Scale: 3/16" = 1'-0"  Issue Set: B.A.R. Date: 11/7/2016	<b>C-7</b>
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aerial view looking east/northeast

321 Queen Street, adjacent rear addition

existing 1950s addition - proposed to be demolished

317 Queen Street, existing rear addition

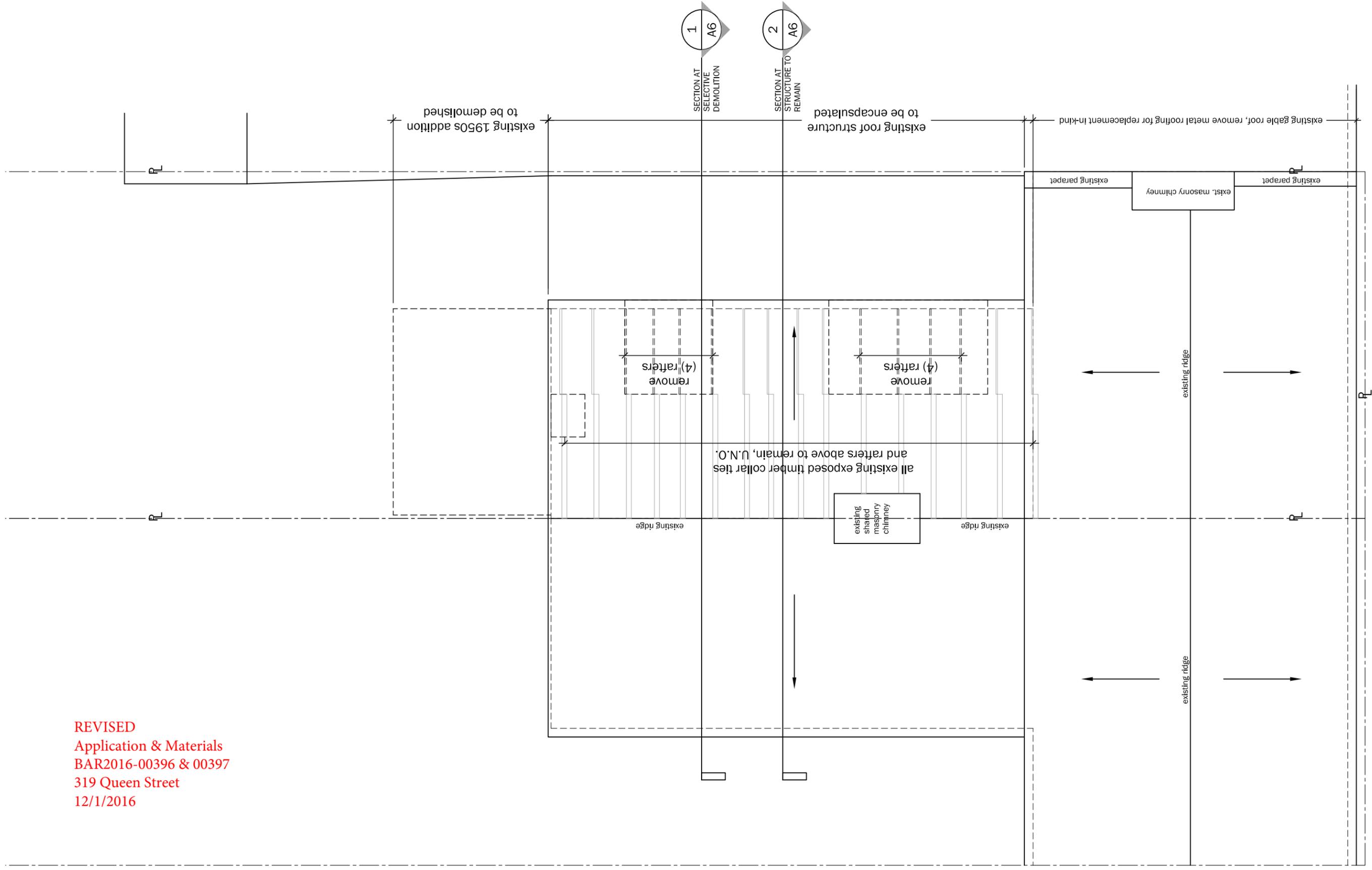


view from N. Royal Street

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 Application & Materials  
 BAR2016-00396 & 00397  
 319 Queen Street  
 12/1/2016

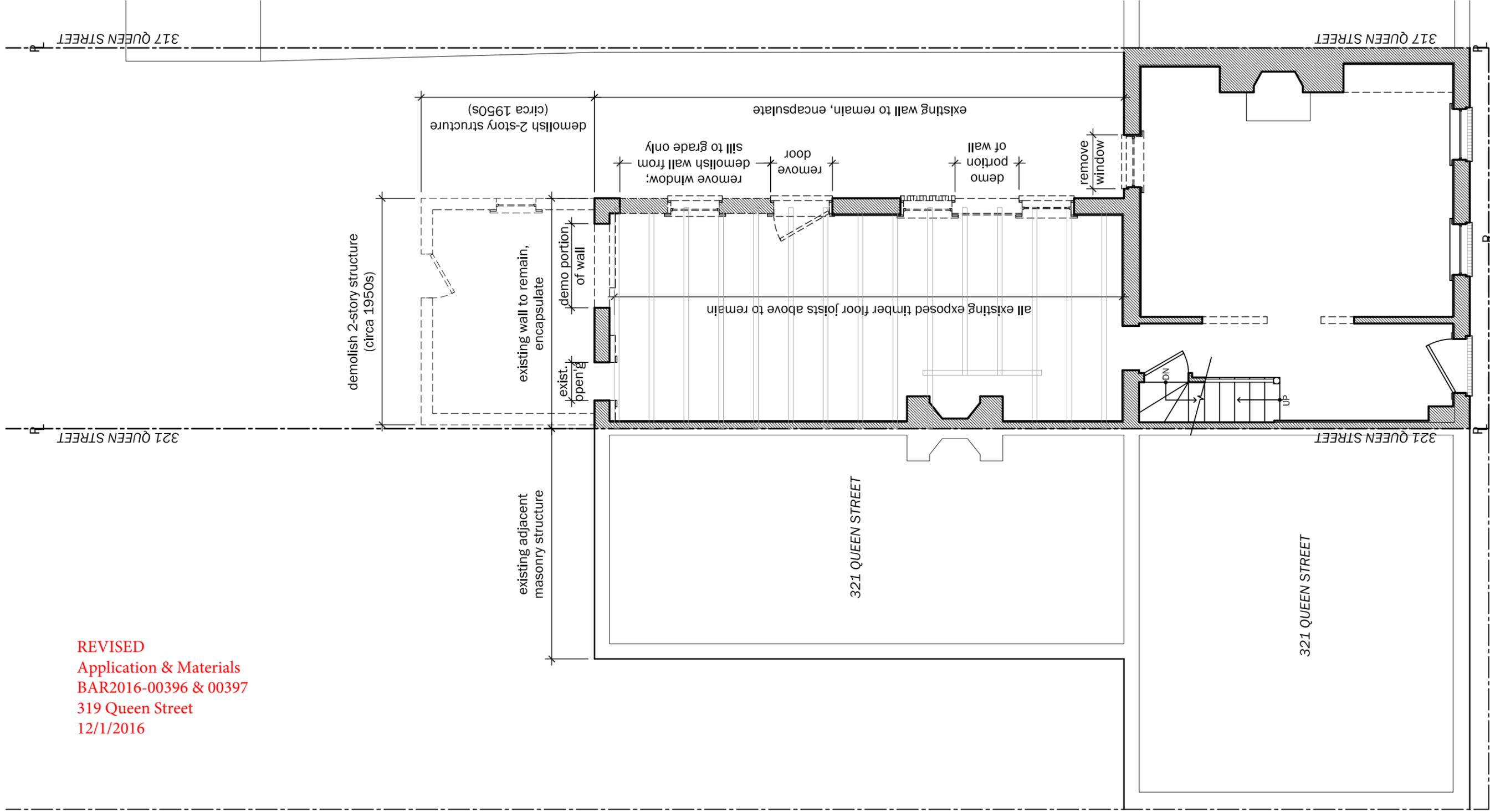
<p>Erin May, Architect          703.836.6666 erin@erinmayarch.com  </p>	<p>William Cromley Design / Development          426 N. Columbus St. Alexandria, VA 22314</p>	<p>EXISTING PHOTOS  <b>Rieth Residence</b>          319 Queen Street Alexandria, Virginia</p>	<p>Scale: 3/16" = 1'-0"          Issue Set: B.A.R. final resubmittal          Date: 12/1/2016</p>	<p><b>C-8</b></p>
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 Application & Materials  
 BAR2016-00396 & 00397  
 319 Queen Street  
 12/1/2016



<p><b>Erin May, Architect</b>          703.836.6666          erin@erimayarch.com</p> 	<p><b>William Cromley Design / Development</b>          426 N. Columbus St.          Alexandria, VA 22314</p>	<p><b>ROOF PLAN - EXISTING</b>  <b>Rieth Residence</b>          319 Queen Street Alexandria, Virginia</p>	<p>Scale: 3/16" = 1'-0"          Issue Set: B.A.R. final resubmittal          Date: 12/1/2016</p>	<p><b>EX-0</b></p>
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 Application & Materials  
 BAR2016-00396 & 00397  
 319 Queen Street  
 12/1/2016



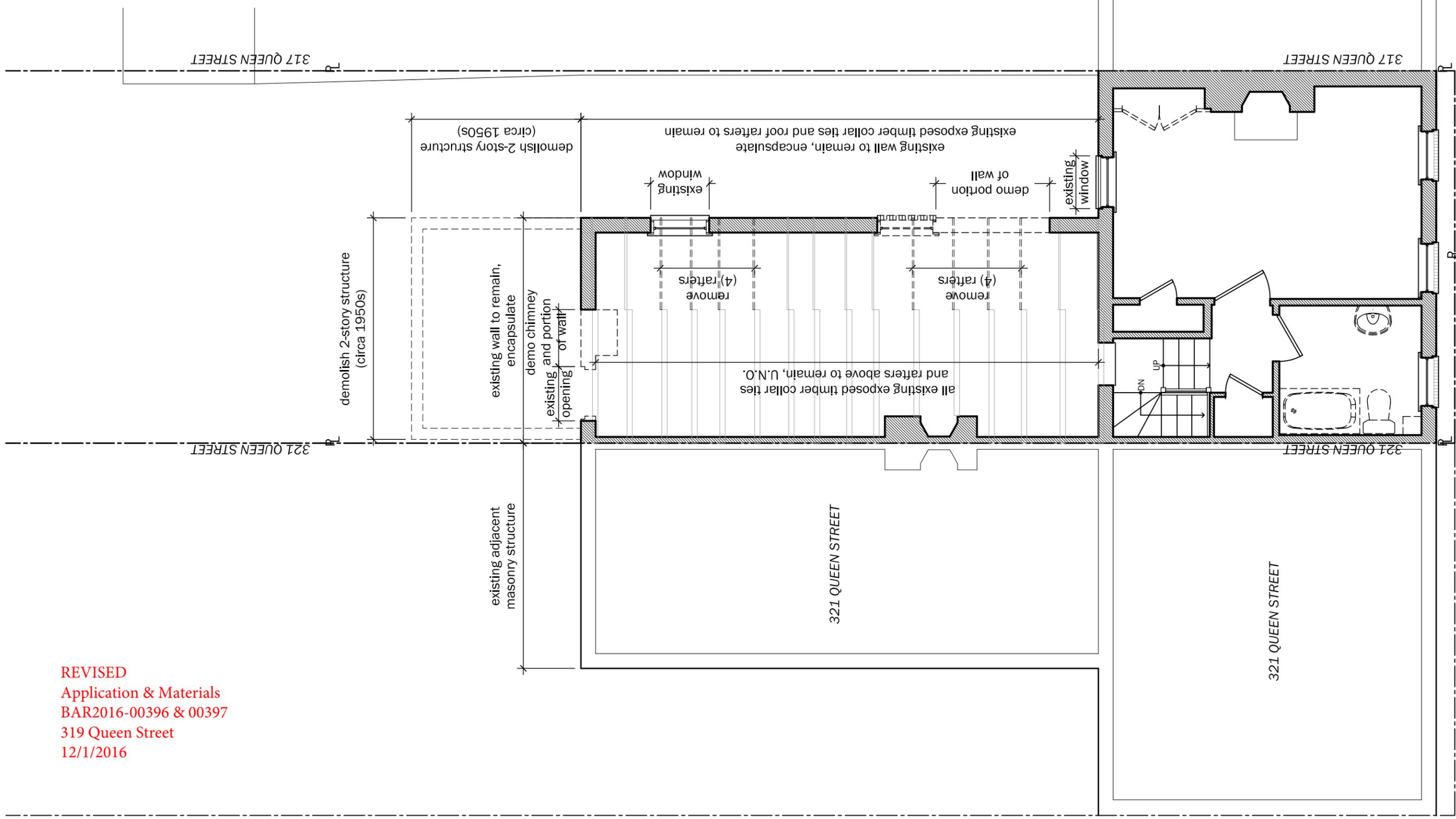
# QUEEN STREET

SHADED WALL INDICATES  
 EXISTING WALL TO REMAIN

DASHED WALL INDICATES EXISTING  
 WALL TO BE DEMOLISHED

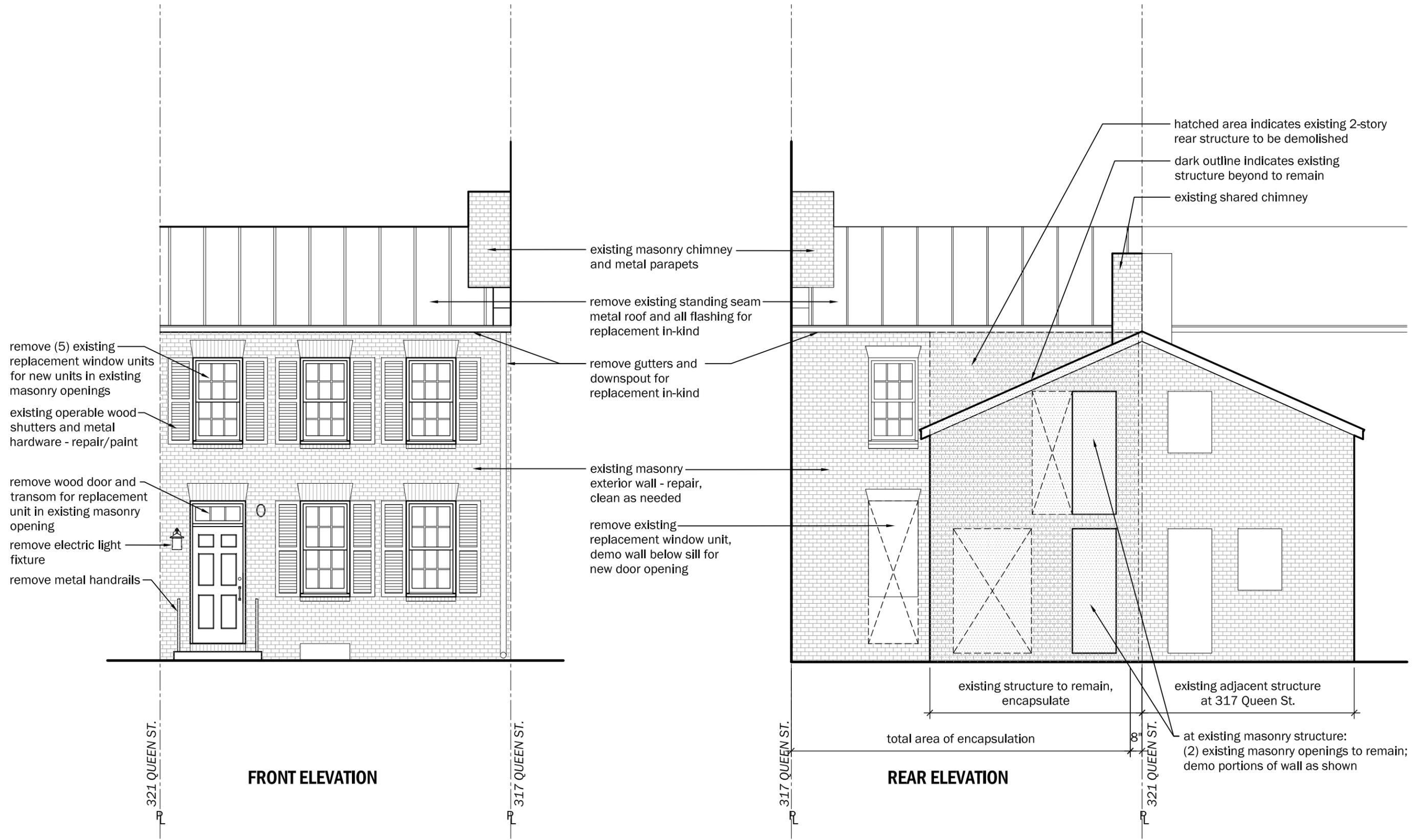
<b>Erin May, Architect</b> 703.836.6666 erin@erimayarch.com	<b>William Cromley Design / Development</b> 426 N. Columbus St. Alexandria, VA 22314	<b>FIRST FLOOR PLAN - EXISTING/DEMOLITION</b> Rieth Residence 319 Queen Street Alexandria, Virginia	Scale: 3/16" = 1'-0" Issue Set: B.A.R. Date: 11/7/2016	<b>EX-1</b>

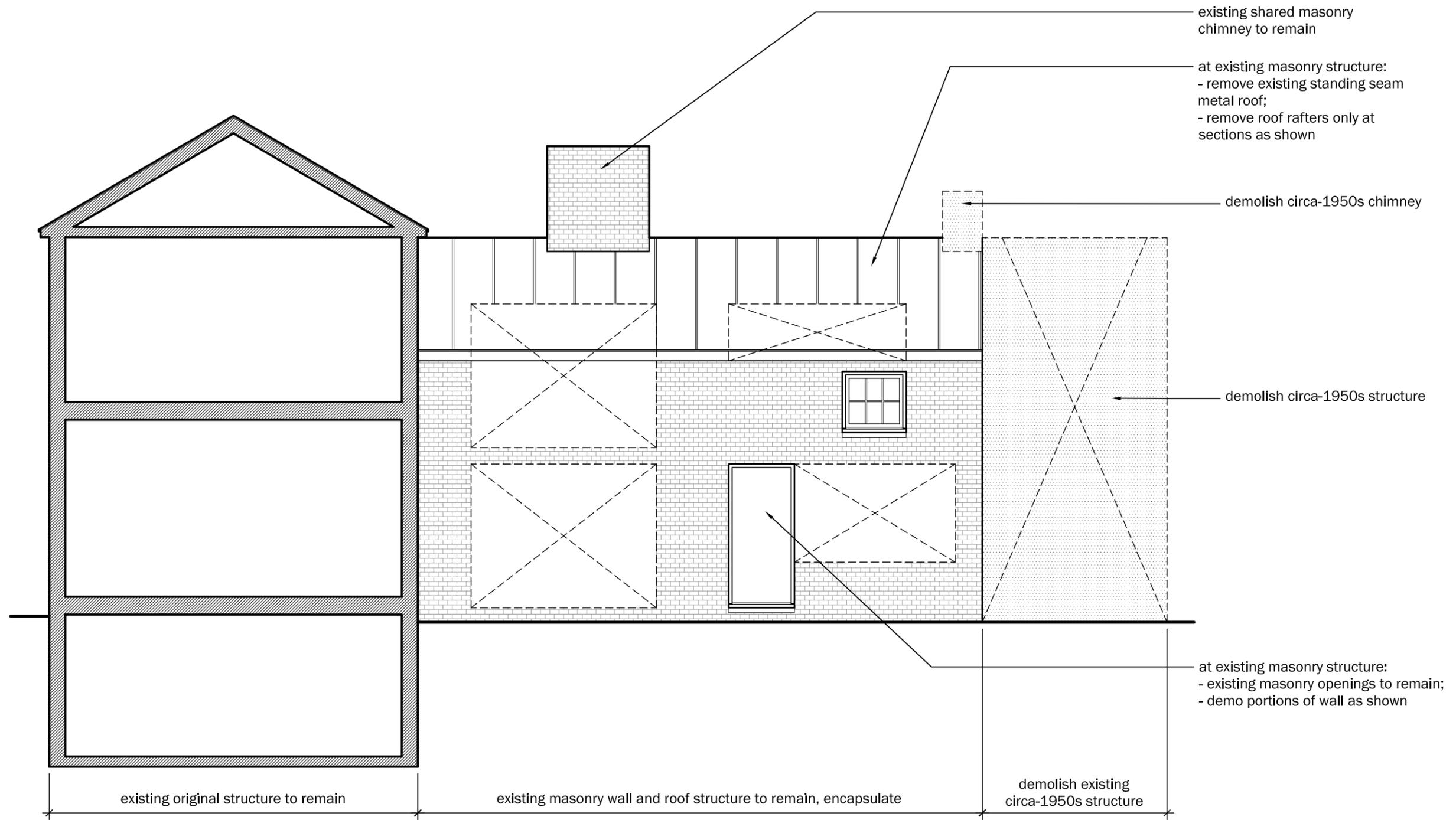
REVISED  
 Application & Materials  
 BAR2016-00396 & 00397  
 319 Queen Street  
 12/1/2016



SHADED WALL INDICATES  
 EXISTING WALL TO REMAIN  
 DASHED WALL INDICATES EXISTING  
 WALL TO BE DEMOLISHED

<b>Erin May, Architect</b> 703.836.6666 erin@erimayarch.com	<b>William Cromley Design / Development</b> 426 N. Columbus St. Alexandria, VA 22314	<b>SECOND FLOOR PLAN - EXISTING/DEMOLITION</b>		Scale: 3/16" = 1'-0" Issue Set: B.A.R. Date: 11/7/2016	<b>EX-2</b>
		<b>Rieth Residence</b> 319 Queen Street Alexandria, Virginia			



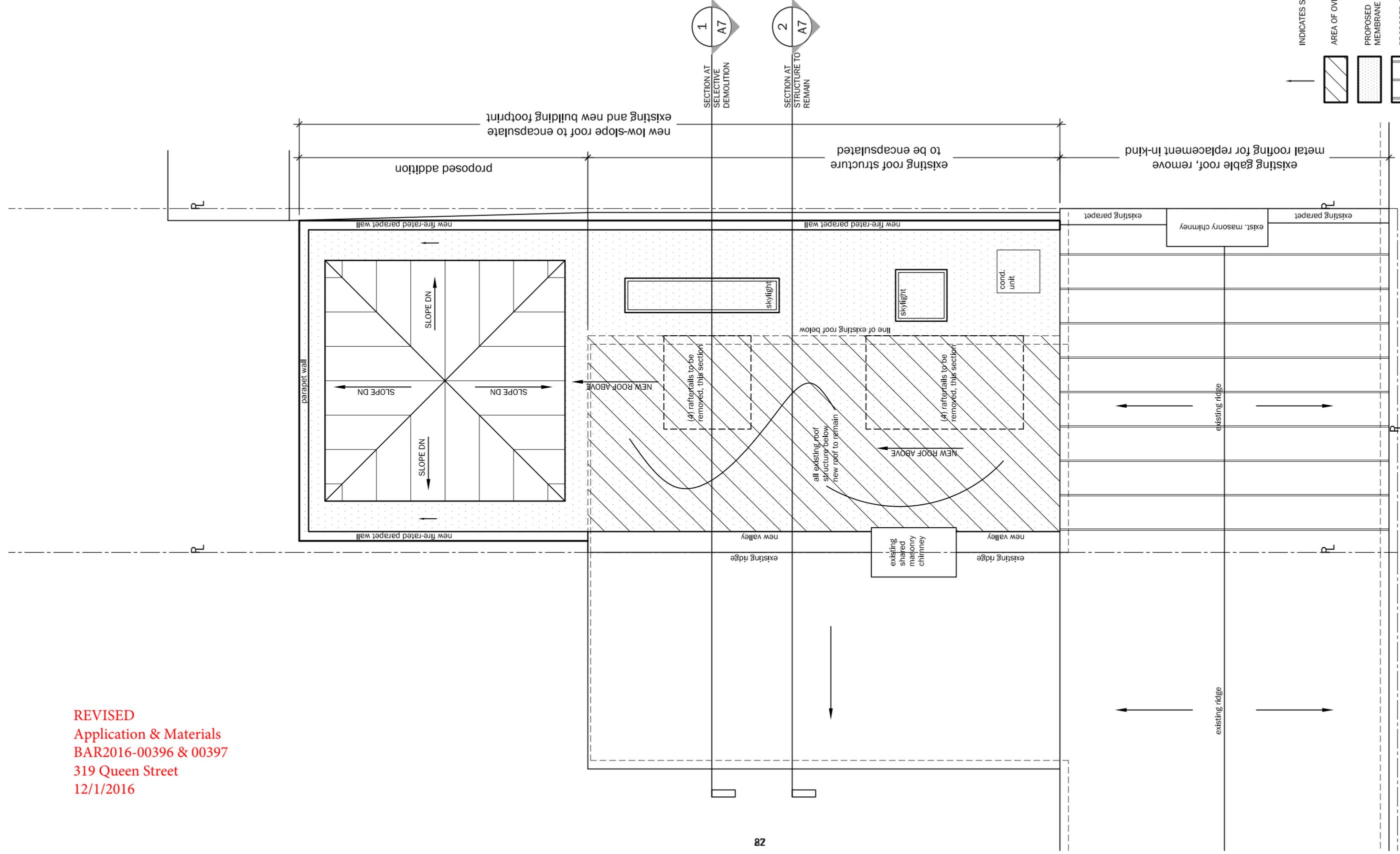


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 BAR2016-00396 & 00397  
 319 Queen Street  
 12/1/2016

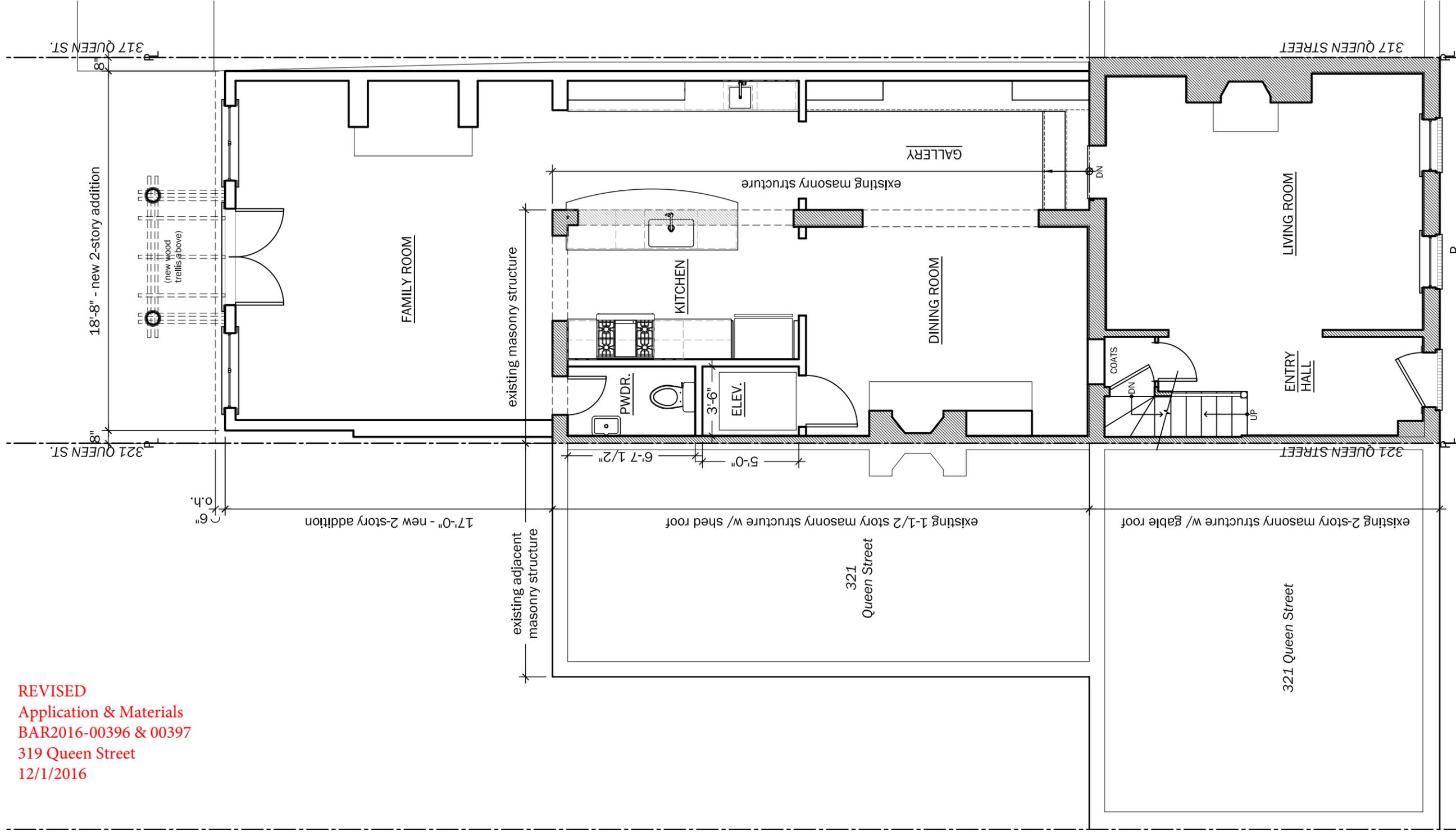
**SIDE (EAST) ELEVATION**

Erin May, Architect 703.836.6666 erin@erinmayarch.com 	William Cromley Design / Development 426 N. Columbus St. Alexandria, VA 22314	<b>ELEVATION - EXISTING/DEMOLITION</b>  <b>Rieth Residence</b> 319 Queen Street Alexandria, Virginia	Scale: 3/16" = 1'-0"  Issue Set: B.A.R. final resubmittal Date: 12/1/2016	<b>EX-4</b>
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 Application & Materials  
 BAR2016-00396 & 00397  
 319 Queen Street  
 12/1/2016



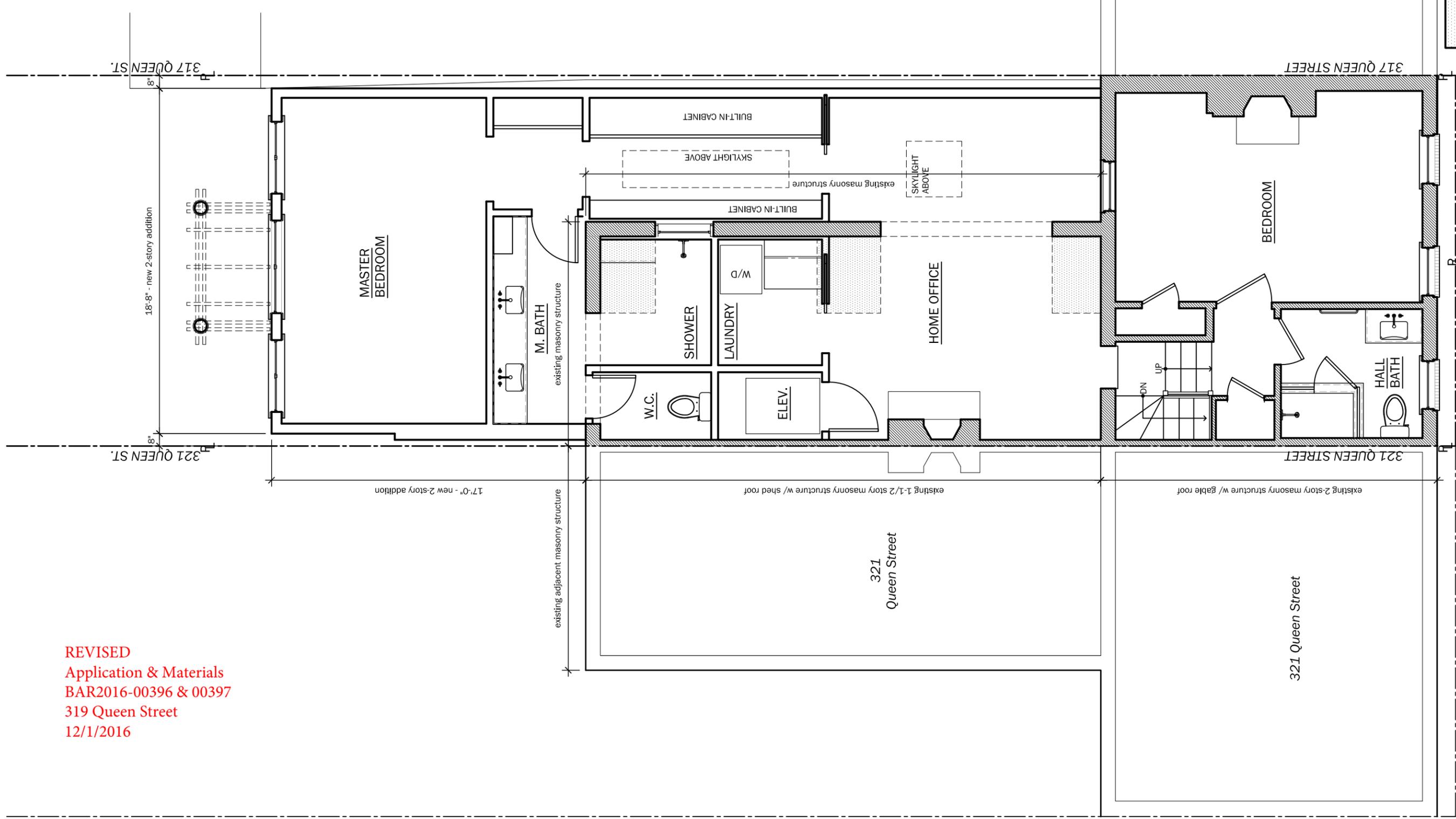
REVISED  
 Application & Materials  
 BAR2016-00396 & 00397  
 319 Queen Street  
 12/1/2016



SHADED WALL INDICATES  
 EXISTING WALL TO REMAIN  
 UNSHADED WALL INDICATES  
 NEW WALL

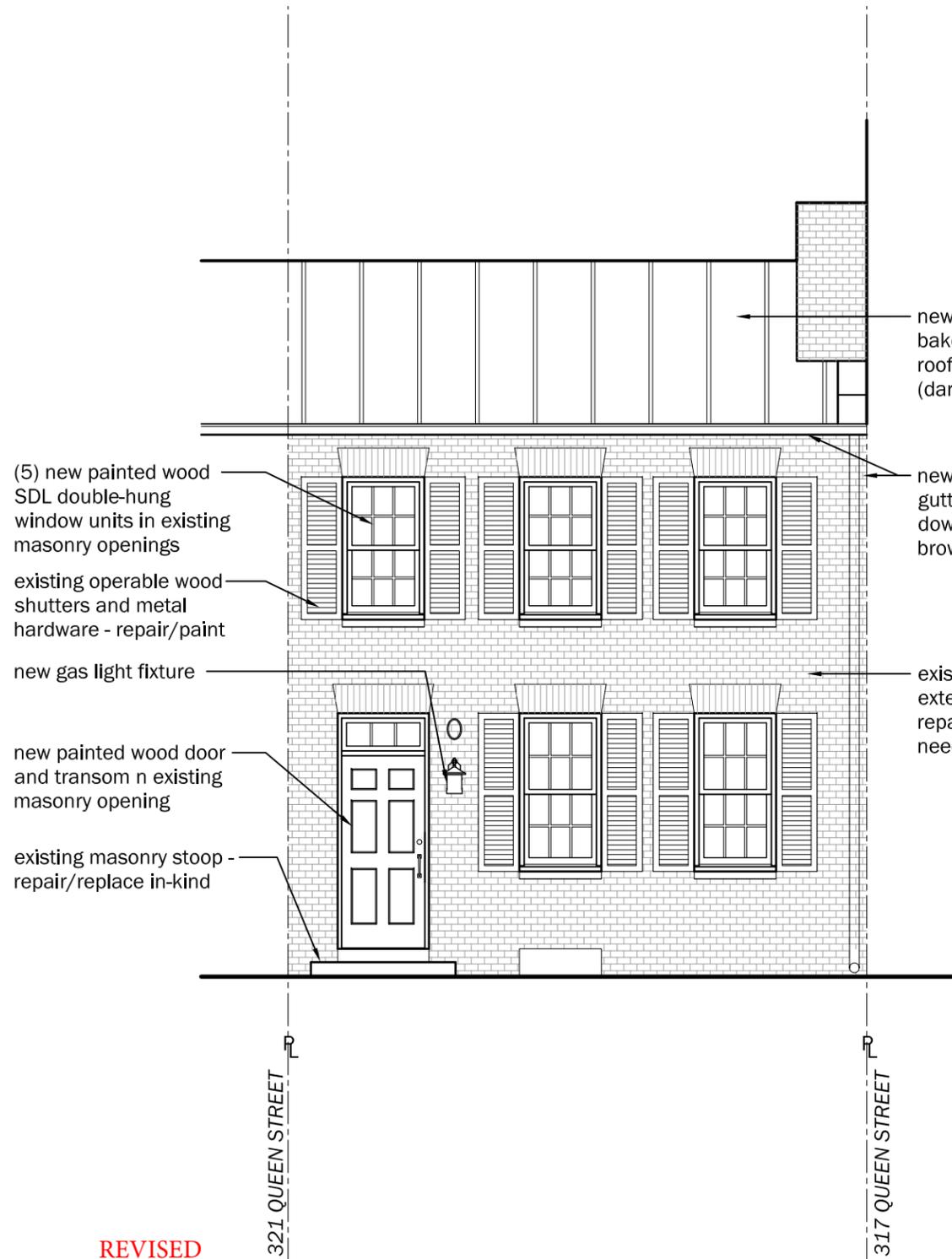
<b>Erin May, Architect</b> 703.836.6666 erin@erinmayarch.com	<b>William Cromley Design / Development</b> Alexandria, VA 22314	<b>FIRST FLOOR PLAN - PROPOSED</b> Rieth Residence 319 Queen Street Alexandria, Virginia	Scale: 3/16" = 1'-0" Issue Set: B.A.R. Date: 11/28/2016 - resubmittal	<b>A-1</b>

REVISED  
 Application & Materials  
 BAR2016-00396 & 00397  
 319 Queen Street  
 12/1/2016

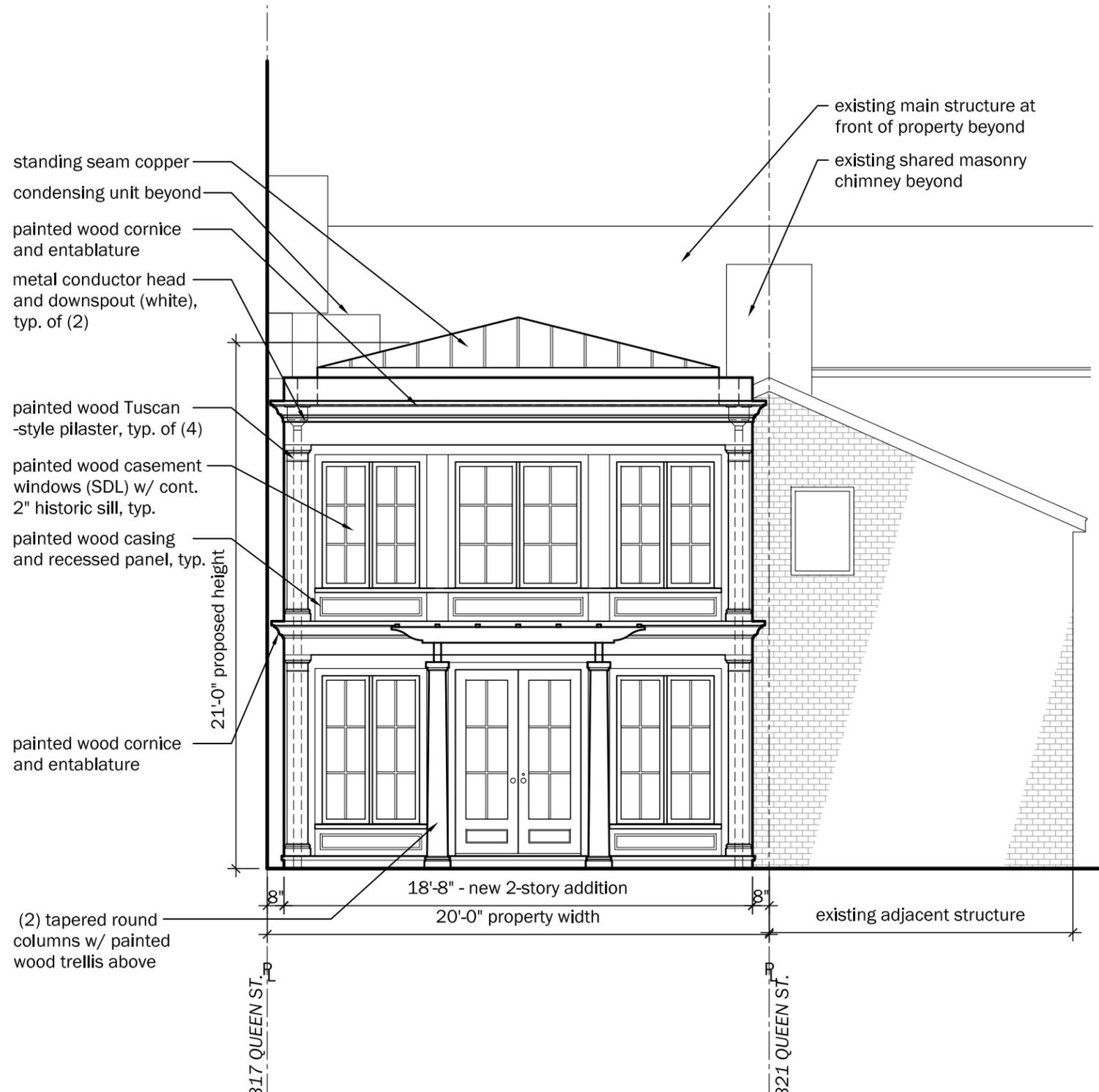


-  SHADED AREA INDICATES EXISTING SLOPED CEILING TO REMAIN
-  SHADED WALL INDICATES EXISTING WALL TO REMAIN
-  UNSHADED WALL INDICATES NEW WALL

<b>Erin May, Architect</b> 703.836.6666 erin@erimayarch.com	<b>William Cromley Design / Development</b> 426 N. Columbus St. Alexandria, VA 22314	Scale: 3/16" = 1'-0"	N 	<b>A-2</b>
		<b>SECOND FLOOR PLAN - PROPOSED</b> <b>Rieth Residence</b> 319 Queen Street Alexandria, Virginia	Issue Set: B.A.R. final resubmittal Date: 12/1/2016	

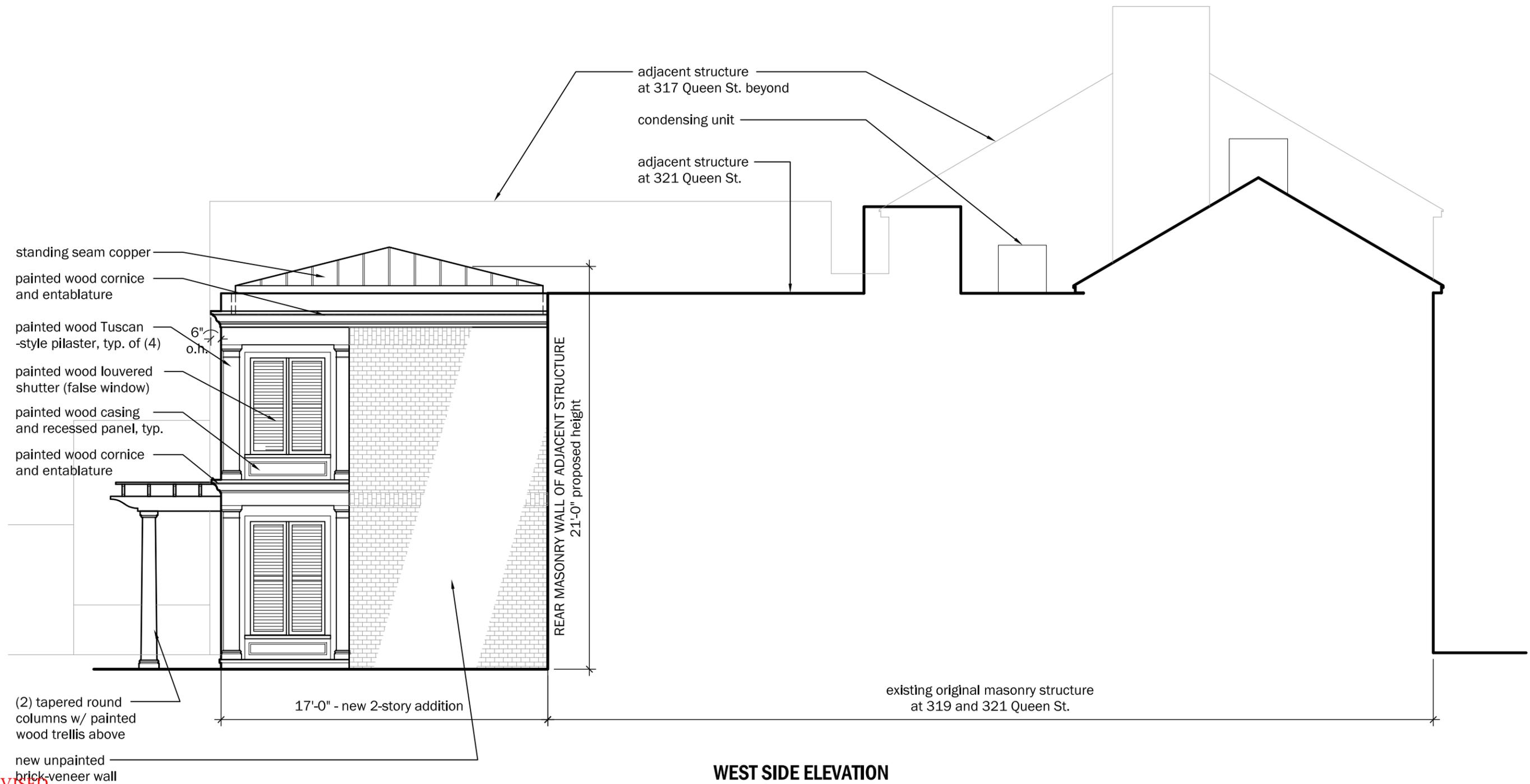


**FRONT ELEVATION**



**REAR ELEVATION**

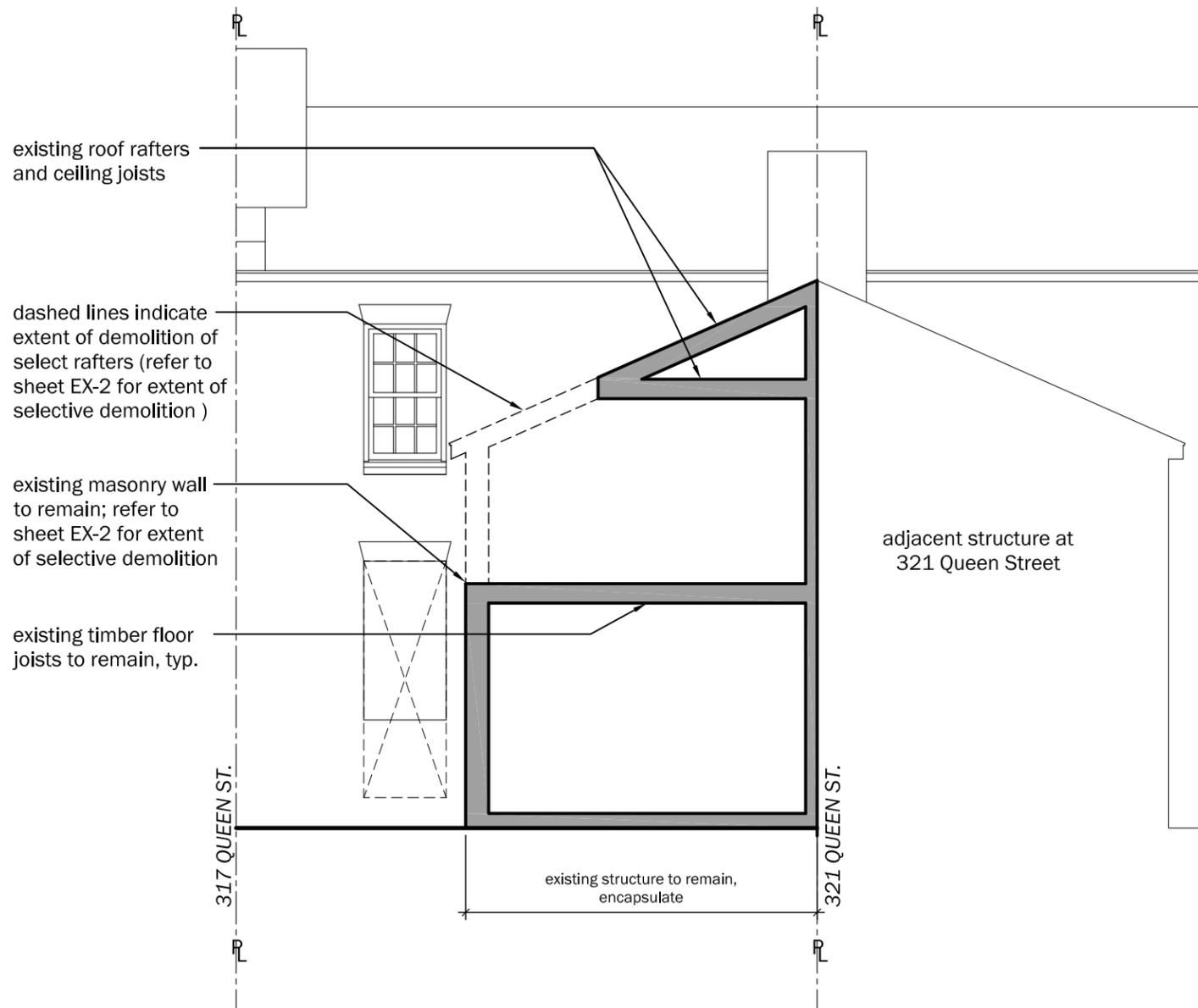
REVISED  
 Application & Materials  
 BAR2016-00396 & 00397  
 319 Queen Street  
 12/1/2016



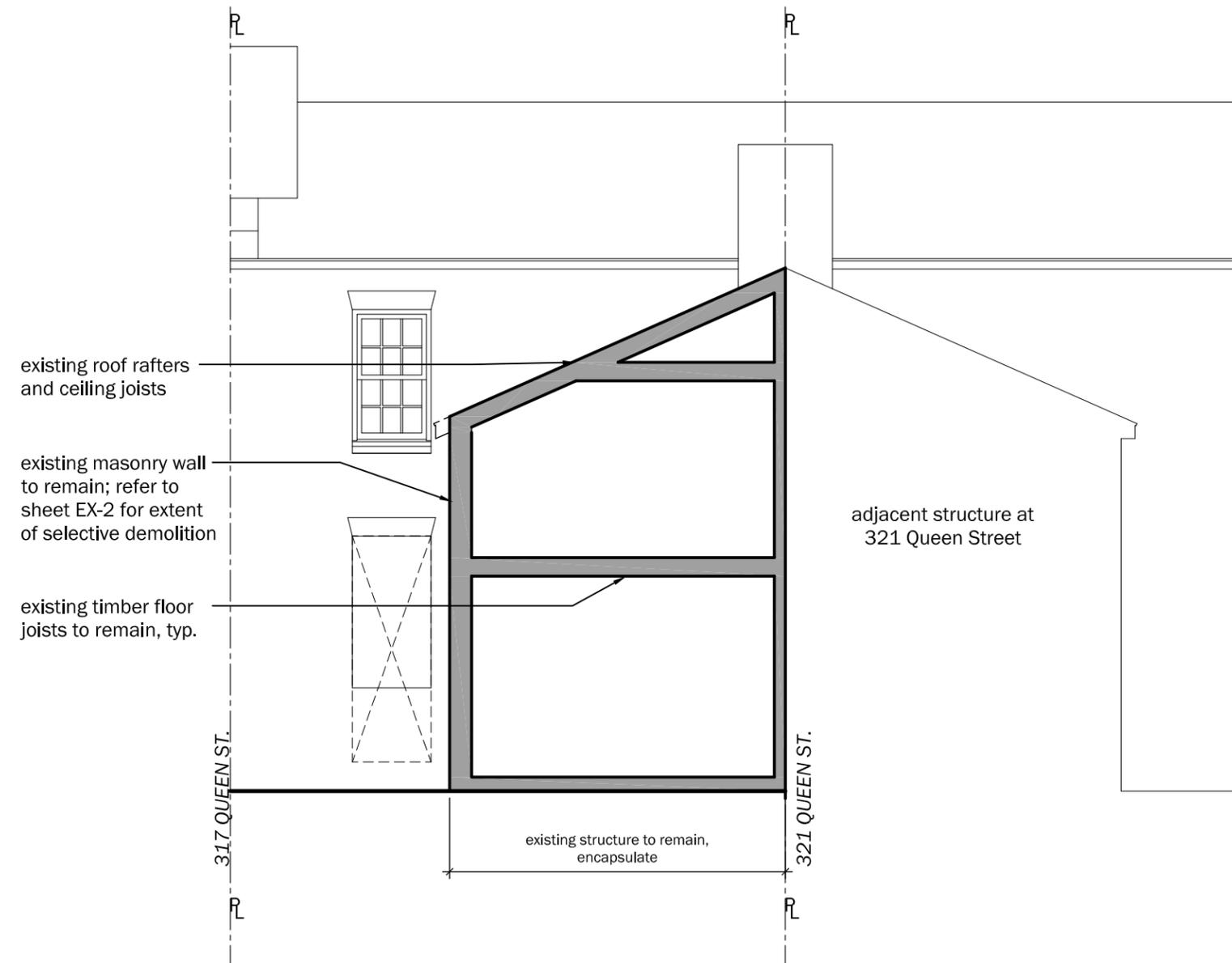
**WEST SIDE ELEVATION**

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 Application & Materials  
 BAR2016-00396 & 00397  
 319 Queen Street  
 12/1/2016

<p>Erin May, Architect          703.836.6666 erin@erinmayarch.com</p> 	<p>William Cromley Design / Development          426 N. Columbus St. Alexandria, VA 22314</p>	<p><b>ELEVATIONS - PROPOSED</b>  <b>Rieth Residence</b>          319 Queen Street Alexandria, Virginia</p>	<p>Scale: 3/16" = 1'-0"          Issue Set: B.A.R. final resubmittal          Date: 12/1/2016</p>	<p><b>A-4</b></p>
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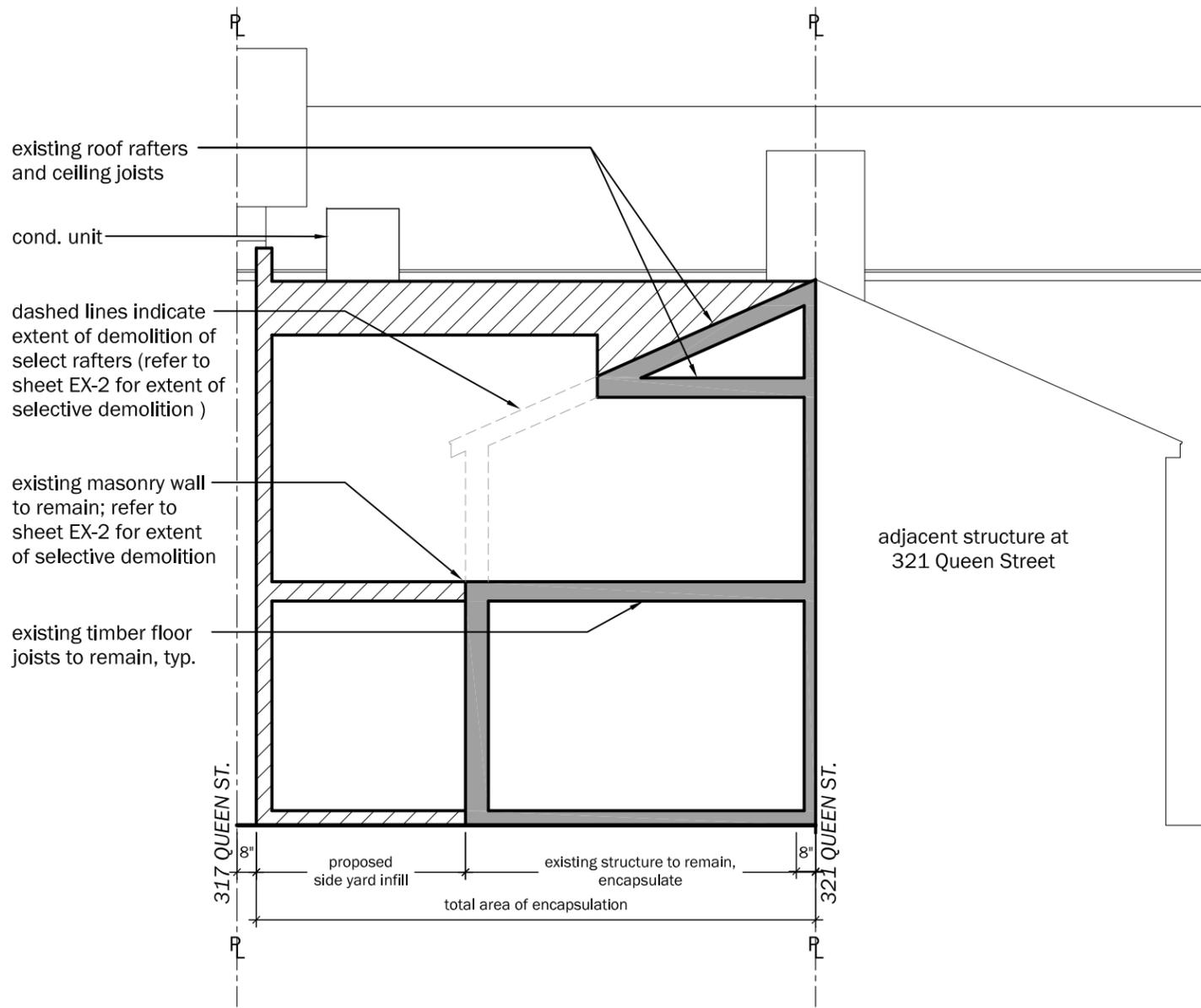
**1. EXISTING FLOUNDER  
SHOWING SELECTIVE DEMOLITION AT (2) AREAS**



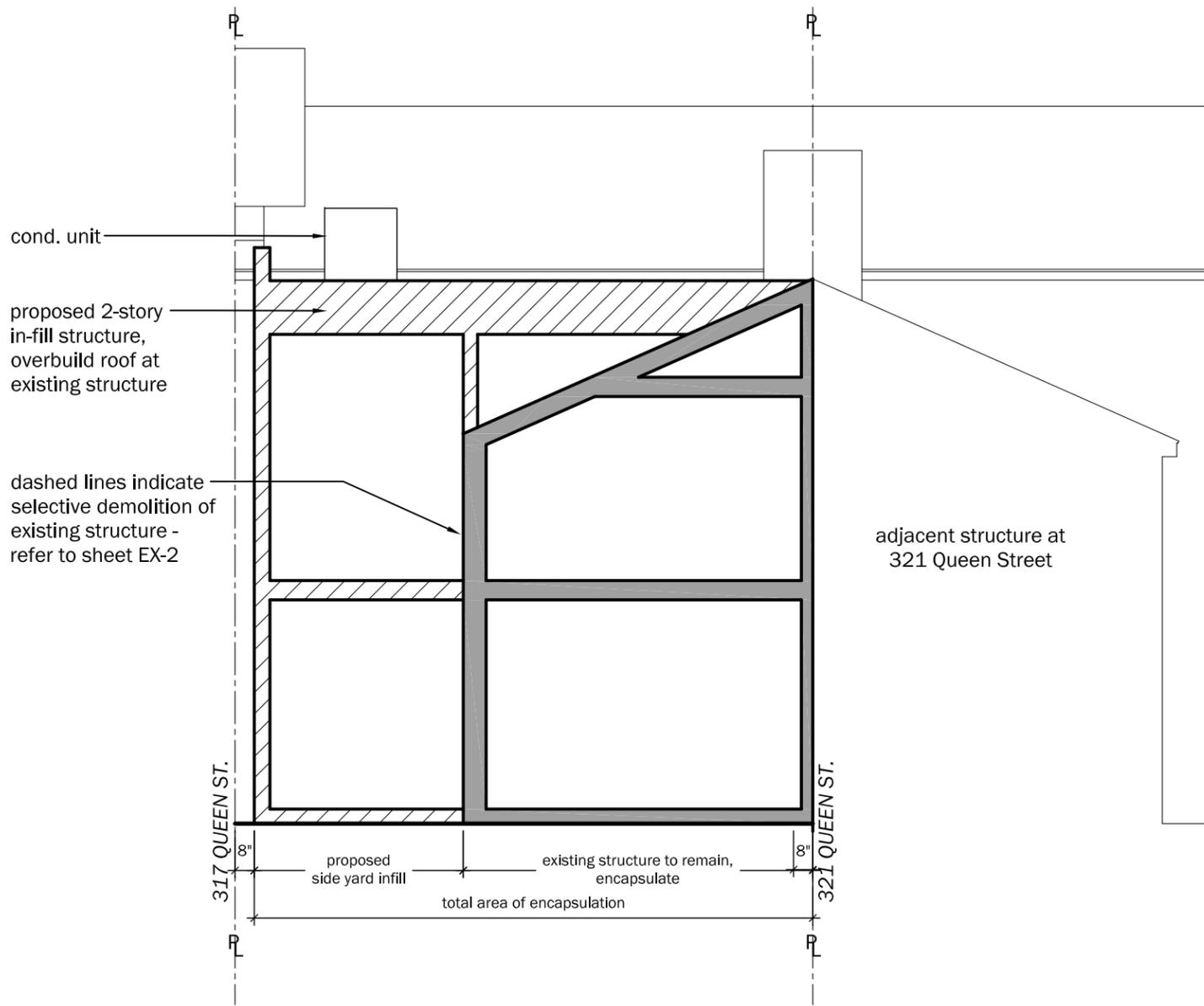
**2. EXISTING FLOUNDER  
SHOWING EXISTING STRUCTURE TO REMAIN**

**REVISED**  
Application & Materials  
BAR2016-00396 & 00397 319  
Queen Street  
12/1/2016

 INDICATES PROPOSED STRUCTURE  
 INDICATES EXISTING STRUCTURE



**1. EXISTING FLOUNDER  
SHOWING PROPOSED WORK AT (2) AREAS**



**2. EXISTING FLOUNDER  
SHOWING PROPOSED WORK AT EXISTING STRUCTURE TO REMAIN**

**REVISED**  
Application & Materials  
BAR2016-00396 & 00397  
319 Queen Street  
12/1/2016

 INDICATES PROPOSED STRUCTURE  
 INDICATES EXISTING STRUCTURE

ADDRESS OF PROJECT: 319 Queen Street

TAX MAP AND PARCEL: 065.03-02-20 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: Jill and Ken Rieth

Address: 319 Queen Street

City: Alexandria State: VA Zip: 22314

Phone: \_\_\_\_\_ E-mail: kenrieth@gmail.com

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

Name: Erin May Phone: 703.836.6666

E-mail: erin@erinmayarch.com

Legal Property Owner:

Name: Kenneth Rieth

Address: 319 Queen Street

City: Alexandria State: VA Zip: 22314

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

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

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

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other \_\_\_\_\_
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Replace existing windows, front door and metal roofing at front of house.  
 New 2-story infill and rear addition at east side and rear of 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.

Application & Materials  
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 319 Queen Street  
 11/7/2016

**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 3 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.

Application & Materials  
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 319 Queen Street  
 11/7/2016

**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 3 sets of revised materials.

---

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: Erin L. May

Printed Name: Erin L. May

Date: 11/4/2016

Application & Materials  
 BAR2016-00396 & 00397  
 319 Queen Street  
 11/7/2016

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Kenneth Rieth	319 Queen Street Alexandria VA	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 319 Queen Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Kenneth Rieth	319 Queen Street Alexandria, VA	100%
2.		
3.		

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

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

11/4/2016

Date

Erin L. May

Printed Name

*Erin L. May*

Signature