

BAR #2023-00052 & BAR2023-00069  
One Hundred Year Old Building  
City Council  
May 13, 2023

**ISSUE:** Appeal of a decision of the Board of Architectural Review approving a Certificate of Appropriateness and Permit to Demolish for a One Hundred Year Old Building

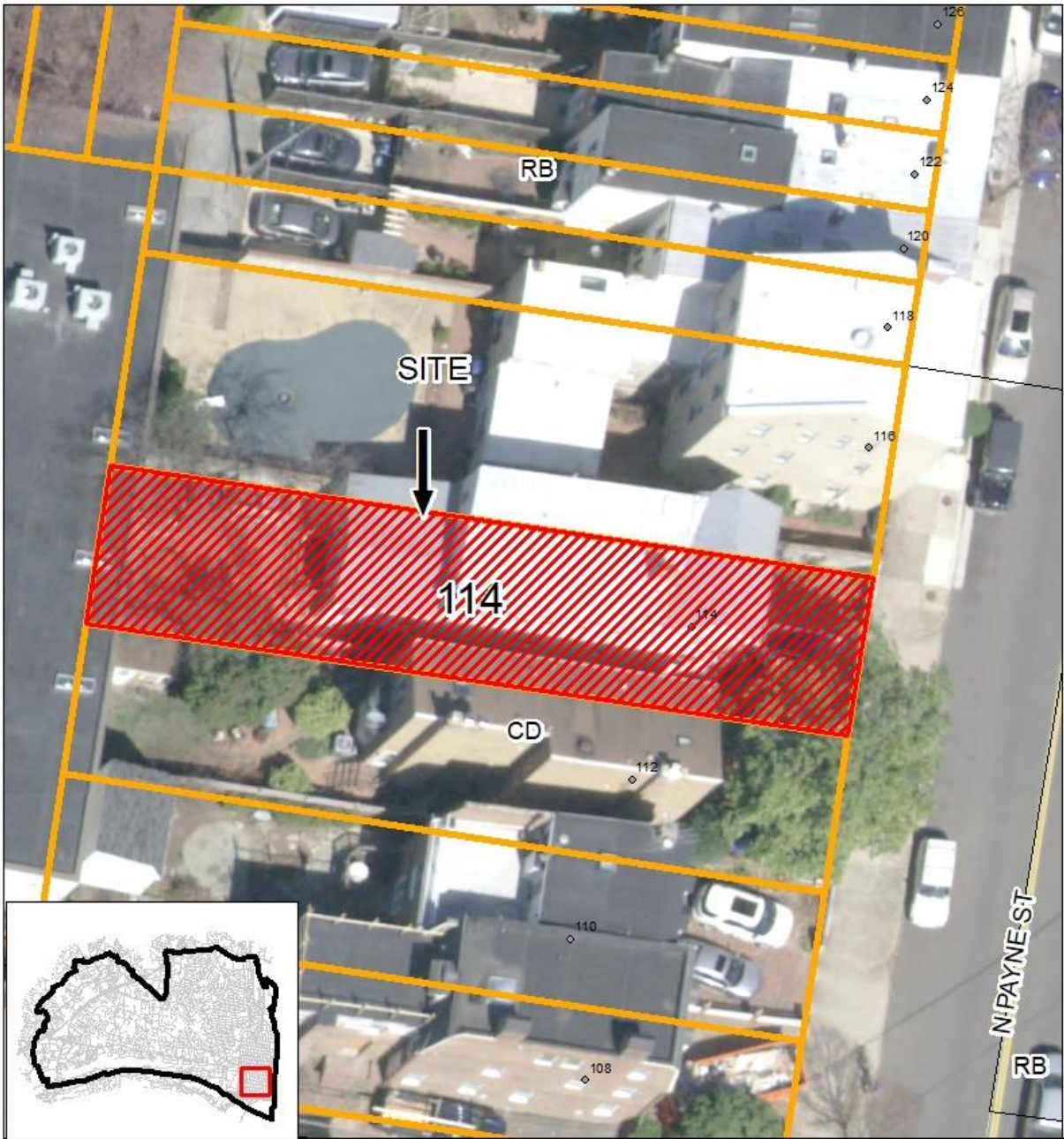
**APPLICANT:** Larry and Sue Barkell

**APPELLANT:** Stephen Milone on behalf of petitioners

**LOCATION:** 114 North Payne Street

**ZONE:** CD/Commercial Downtown Zone

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**BAR #2023-00052 & BAR #2023-00069**  
**114 N Payne Street**



0 10 20 40 Feet

## **I. ISSUE**

The March 2, 2023 unanimous decision of the Board of Architectural Review to approve a Permit to Demolish and Certificate of Appropriateness at 114 North Payne Street has been appealed by 33 community members. The approved proposal includes a rear/west addition, the removal of a metal and masonry fence on the street-facing east elevation, replacing existing aluminum siding on the front/east elevation with fiber cement siding, replacing window trim, constructing a front door overhang, adding brackets and molding to the cornice, and resurfacing the driveway and front walk with permeable pavers and a flagstone walk.

The appeal states:

“Appeal the decision of the BAR to approve by a vote of 4 – 0 demolition and alterations at 114 N. Payne Street to install inappropriate modern cementitious siding on this historic 19<sup>th</sup> century dwelling, and to demolish a masonry and iron fence along the front property line and remove front yard landscaping and brick paving for one existing parking space and install concrete pavers covering the front yard and expanding the parking in the front yard to two vehicle parking spaces adjacent to the public sidewalk.”

The Board discussion of the Permit to Demolish (BAR2023-00069) and Certificate of Appropriateness (BAR2023-00052) can be found below and in the attached staff report.

## **II. HISTORY**

### Site History:

This is a two-story, three bay frame house with a steep pitched side gable standing seam metal roof. According to Richard Bierce’s history of this property in the One Hundred Year Old Buildings file, John House, a carpenter, built this house in **1875** as fulfillment of a condition of the purchase of the property. It is therefore categorized as an Early building. Deed Book 8, page 67, dated 23 September 1874, describes the transfer of the property from U.M. Monroe to John R. House. This instrument is not a deed of transfer but is identified as an “Agreement.” Monroe was awarded part of the Thomas estate, which was associated with the house next door at 116 North Payne, in a September 1874 court ruling. Monroe then proposed to “...sell the said lot of ground to the John R. House...provided that the said John R. House shall erect a dwelling or building... (whose value shall be) not less than three hundred dollars...within six months from the date of this agreement.” Bierce’s report describes the house as “...a rare example of a Gothic Revival cottage of which few were built in Alexandria.”<sup>1</sup> City Council added this property to the One Hundred Year Old Building List via Ordinance 2358 on April 24, 1979.

The house has obviously been heavily altered since Mr. Bierce wrote the nomination in September of 1978. See Figures 1 & 2. On 11/8/72, Permit #29591 approved the installation of aluminum siding with aluminum foil insulation over existing “britex” siding, which had been approved in 1941 via Permit #4269. Permit #34909, issued 11/14/78 to “repair entire building,” included major alterations to the interior of the house. Staff could not find a definitive date as to when the

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<sup>1</sup> Bierce, Richard. 100-Year-Old-Building nomination, 9/20/1978.

conversion of the Gothic Revival building to a neo-Federal building took place, but it may have been in May of 1979, when a rear deck was added under Permit #35352. An unlabeled page of a building permit includes the following alterations: roof to be modified by removing gable at front, all windows to be replaced with 6/6 units, shutters to be installed on all windows, replace all gutters and downspouts. This page also includes construction of a rear deck, which would suggest that these changes were made at the same time. Although these changes took place after City Council listed the building on the One Hundred Year Old Building list, there was no BAR review of those changes.

In 2005, the BAR approved the construction of a rear/west one-story addition (BAR2005-00187 & BAR 2003-00188). Then in 2018 staff administratively approved an electric vehicle outlet (BAR2018-00255) and in 2019 staff administratively approved the installation of a masonry wall topped with an iron picket fence at the front/east boundary, (BAR2019-00369). The removal of this 2019 fence is part of the appeal.



Figure 1: 114 N. Payne in 1978



Figure 2: 114 N. Payne today

### III. DISCUSSION

Section 10-309(A)(2) of the Zoning Ordinance states that “the appeal procedures set forth in section 10-107(A)(2) shall be applicable to any appeal from the decision of the board granting a certificate of appropriateness in conjunction with, or a permit to move, remove, capsulate or demolish in whole or in part, a building or structure over 100 years old listed for preservation as prescribed by section 10-304.” Section 10-107(A)(2) outlines the appeal process, which the appellant has fulfilled by filing a petition signed by a minimum of 25 real estate owners within 14 days of the BAR decision. Accordingly, the City Clerk scheduled this public hearing.

#### Certificate of Appropriateness

In considering a Certificate of Appropriateness, the Board, and City Council on appeal, shall consider the following applicable criteria set forth in Zoning Ordinance Section 10-105(A)(2) and set out in **bold** below. It should be noted that the City Council’s consideration of the Zoning Ordinance criteria on appeal is independent of the Board’s decision. While City Council may

review and consider the Board's previous action, City Council will separately make its own decision based on an evaluation of the previously submitted material and any new material presented at the hearing. Following is the staff analysis of each the Zoning Ordinance criteria.

**(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. The approved rear addition entails adding a second floor with a balcony to an existing 2006 addition. The west elevation and the existing footprint of the first floor will be retained. The south elevation of the addition will have a standing seam metal roof with a slope matching that of the existing roof, and two wood clad awning windows which will open from the bottom. The proposed addition will therefore blend seamlessly into the 2006 addition and will nicely complement the original house. It will be minimally visible from North Payne 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;**

As noted in the History section above, this house has undergone numerous changes and no longer retains its original materials or distinguishing qualities. The architectural character of the building changed from a neo-Gothic design to a neo-Federal design. The alterations approved by the BAR on March 2 are historically appropriate and will upgrade the appearance of the house. The applicant's design includes high quality materials and details comparable in quality to those found at the historic house without being overly stylized or introducing a higher style. The existing windows will remain and will receive new wood window trim. The cornice will be modified with new wood structural brackets and dentil molding. A new entry overhang above the front door will provide architecturally appropriate protection for the door. The current inappropriate aluminum siding dates to 1972 and while fiber cement cannot be approved administratively, it is a durable siding material that resembles wood siding when viewed from a distance. The wood siding beneath the aluminum and bricktex is unsalvageable and cannot be reinstated. The 20<sup>th</sup> century brick pavers are neither historic nor original, nor is the masonry and iron fence constructed in 2019 at the front/east property line.

**(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 and site, as well as the larger context. As discussed in (a) above, the approved rear addition will be minimally visible from the streetscape and will have no adverse impact on this block. It will blend seamlessly into the 2006 addition and nicely complement the original house. As discussed in further depth in section (e) below, 114 North Payne is the only property of the four with parking areas that does not have a fully paved front yard.

**(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 *Design Guidelines* recommend that buildings in the Old and Historic District built prior to 1932 have wood siding. One Hundred Year Old Buildings must follow the OHAD guidelines. In this particular case, the Board approved fiber cement siding instead of requiring wood. The Board found the proposed fiber cement siding to be appropriate and an improvement over the current aluminum siding. Staff notes that due to the distance from the house to the sidewalk, the average passersby will not know that the siding is not wood. While the existing aluminum siding has an 8-inch exposure, i.e. the visible height of each panel, and the proposed siding will have a 4-inch exposure, a 4-inch exposure is historically appropriate for a building of this age. Early buildings with 4-inch exposures are scattered throughout the historic districts. For example, the 300 block of South Lee contains at least four houses with such siding: 309, 315, 318, and 323. The approved changes to the cornice, replacement window trim, and the addition of a door overhang harmonize with the building's existing neo-Federal design. It also brings the building more in line with the adjacent existing structures, creating a more harmonious streetscape.

The proposed permeable pavers and Pennsylvania flagstone walk are high quality and are as historically appropriate as the existing brick pavers. This paving will harmonize with the adjacent properties. See section (e) and Figure 3 below for further details.

**(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;**

This block of North Payne Street contains four residential driveways/parking areas: 108, 110, 112, and 114 North Payne. Of those four, 114 North Payne is the only property that does not have a fully paved front yard. See Figure 3. By expanding the paved area as proposed by the applicant, the property will relate more closely to its immediate surroundings than it currently does, although the applicant does intend to retain a strip of lawn between the parking area and the walkway. The existing shrubbery in front of the house will also be retained. The curb cut will not be expanded. 110 and 112 North Payne have brick paving; 108 North Payne has half brick and half concrete. The *Design Guidelines* state that "Care should be taken in selecting materials that are appropriate and compatible with the prevailing use of paving materials on the blockface." The approved permeable pavers with a herringbone pattern and the flagstone walkway for 114 North Payne will appear similar to, but not identical to, the neighboring brick and will harmonize with the immediate surroundings. As per the *Design Guidelines*, the Board reviewed the pavers in this case because the BAR "...will review all hard surface paving materials in excess of 150 square feet which are or may be used for parking on private property." By enlarging the existing paved area, the parking area will meet the 150 square feet paving threshold which triggers a for BAR review.



**Figure 3: L to R 108, 110, 112, 114, 116 N. Payne. Note parking areas in 108, 110, 112.**

As for the siding, this house is the single building of fourteen on the west side of North Payne that is not of brick construction. Of the 28 buildings facing this block of North Payne Street, twenty-three are brick and five, including this house, are not. 114 North Payne therefore already does not have similar features to its immediate surroundings. As noted above, 114 North Payne sits 22.6 feet back from the sidewalk and the average pedestrian would not know that the cladding is fiber cement, not wood. The proposed front door overhang and dentil molding are very similar to those same details at 108 and 112 North Payne. The approved addition is not visible from a public right of way, and the replacement window trim is stylistically appropriate for this building and its surroundings.

**(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. The property is not located along Washington Street, the George Washington Memorial Parkway.

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

This property does not contribute to any specific historic place or area of historic interest in the City. The applicant proposes historically appropriate alterations and a harmonious addition which will continue to preserve and protect general citywide historic places and areas of historic interest.

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

Not applicable. The property is not located along Washington Street, the George Washington Memorial Parkway.

**(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**

Any time that an owner makes historically appropriate alterations to a historic building, residents and visitors alike benefit by such thoughtful proposals. By following historic preservation guidelines and seeking BAR approval, projects such as this encourage other property owners to follow protocol, ensuring that these buildings will continue to be enjoyed for many years into the future. This building is not located on Washington Street, the George Washington Memorial Parkway.

**(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 age of the dwelling, quality of the architecture, and physical presence on the street combined with other historic buildings of the same era increase property values and make Alexandria a unique and desirable place to visit and to live. The proposed alterations and addition will not have an adverse effect on the real estate value or ability to stimulate the interest of historians, architects, or artists in this particular structure or diminish the desirability and quality of life of neighboring homes. This property is not a business, shop, restaurant, or educational facility that would attract visitors and/or businesses and employers. It does not have architectural or historic significance that would merit study in American history, architecture, or design, nor does it make the City a more attractive and desirable place to live.

Permit to Demolish

Board consideration of a Permit to Demolish under the Zoning Ordinance is independent of any proposed alterations and must be considered on its own merits. While it is often combined in staff reports or during Board discussion for convenience, it is a separate action by the Board. In considering a Permit to Demolish, the Board, and City Council on appeal, shall consider the following criteria set forth in Zoning Ordinance § 10-105(B) and set out in **bold** below. It should be noted that the City Council's consideration of the Zoning Ordinance criteria on appeal is independent of the Board's decision. While City Council may review and consider the Board's previous action, City Council will separately make its own decision based on an evaluation of the previously submitted material and any new material presented at the hearing.

To make a decision related to a Permit to Demolish, the City Council must "consider any or all of the following criteria (below) in determining whether or not to grant a permit to move, remove, cap, or demolish in whole or in part a building or structure within the Old and Historic Alexandria District." Following is the staff analysis of each the Zoning Ordinance criteria.



**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?**

This house is of a typical architectural style of many buildings “renovated” in the mid- to late-twentieth century to convert their original design to an inappropriate neo-Federal or neo-Colonial design. The preservation of these later inauthentic design elements resulting from the conversion would not serve a public interest. Demolishing a wall constructed in 2019 and replacing late twentieth century brick pavers does not rise to the level of architectural or historical importance and the proposed demolition would not 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 shrine?**

This criterion requires that the property be a place of pilgrimage associated with a person of extraordinary significance, such as George Washington’s Mount Vernon or Thomas Jefferson’s Monticello or a historic event such as General Braddock’s conference at Carlyle House, which planted the seeds for the American Revolution. Iconic buildings such as the George Washington Masonic Memorial and Gadsby’s Tavern are the types of buildings in Alexandria that could be associated with historic shrines, museums, and visitor destinations. The elements of this house proposed to be demolished are not related to historic figures or events and thus would not be conducive to consider this property as a historic shrine.

**3. Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?**

No. Buildings, aluminum siding, masonry walls with iron pickets, and brick paving like this are found all over the nation and can easily be reproduced.

**4. Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?**

Not applicable. The property is not located along Washington Street, 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?**

No. This property does not have architectural or cultural significance that would warrant retaining its existing features. It does not contribute to a historic place 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?**

No. Visit Alexandria and other tourist sites do not include this block in their extensive materials on places to visit and explore in the City. This property is not a business, shop, restaurant, or educational facility that would attract visitors and/or businesses and employers. It does not have architectural or historic significance that would merit study in American history, architecture, or design, nor does it make the City a more attractive and desirable place to live.

#### Other Issues

Staff notes that replacing the siding on this house is not considered demolition. It is considered a replacement and is therefore normally administratively approved by staff. The siding replacement was included in this application to simplify and streamline the process, which is very common with BAR cases. Instead of submitting two separate applications, one full hearing and one administrative, the applicant only submits the full hearing application. As noted in section (b) above, the siding beneath the bricktex and aluminum cannot be retained and repaired.

Staff supports the approval of the Permit to Demolish as set forth above and based on the decision by the Board of Architectural Review.

#### **IV. BOARD ACTION March 2, 2023**

**BOARD ACTION:** On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural voted to approve BAR #2023-00052 and BAR #2023-00069. The motion carried on a vote of 4-0.

#### **REASON**

The Board, as expressed by Mr. Scott, appreciated that this proposal is not a modification of the original building; instead, it is an alteration of the current version of the original building.

#### **SPEAKERS**

John Savage, project architect, gave a presentation and was available to answer questions. In his presentation, he noted that a driving force of the design was the retention of the historic standing seam metal roof.

#### **DISCUSSION**

Mr. Scott asked if the new detail over the door could be a different, non-pyramidal, shape that would not conflict with any future attempt to return the house to its original Gothic appearance. Mr. Savage explained that the current elevation is completely different from the original, and that the new entry hood adds relief to the façade, gives prominence to the entrance, and offers weather protection.

Ms. Sennott noted that the new design is an improvement and that it blends well into the neighborhood. However, she was conflicted that the current and proposed design differ greatly from the original. Ms. del Ninno pointed out that the staff report explains that the building had been changed significantly, so this change actually seems minor.

Mr. Lyons had no issues with the design and felt it was an improvement to the property.

Mr. Scott was mindful of the fact that this is not a modification of the original building; it is a modification of the current version of the original building. He felt the design was beautiful, although he wished the building could be restored to its original appearance. He appreciated that the owner wants to retain the historic standing seam metal roof.

**V. STANDARD OF REVIEW ON APPEAL TO CITY COUNCIL**

Upon appeal, City Council must determine whether to affirm, reverse or modify, in whole or in part, the unanimous decision of the BAR. The City Council's review is not a determination regarding whether the BAR's decision was correct or incorrect but whether the Certificate of Appropriateness and Permit to Demolish should be granted based upon City Council's review of the standards in Zoning Ordinance Section 10-304 and Section 10-305. While City Council may review and consider the BAR's previous actions, City Council must make its own decision based on its evaluation of the material presented.

**VI. RECOMMENDATION**

Staff recommends that City Council **affirm** the unanimous decision of the Board to approve the Permit to Demolish and Certificate of Appropriateness.

**STAFF**

Karl Moritz, Director, Department of Planning & Zoning  
Tony LaColla, Land Use Services Division Chief  
William Conkey, Historic Preservation Architect  
Susan Hellman, Principal Planner, Planning & Zoning

**VII. ATTACHMENTS**

Attachment A: BAR staff report with BAR actions from the March 2, 2023 hearing  
Attachment B: BAR staff report with BAR actions from the September 18, 2019 hearing (fence)  
Attachment C: Board of Architectural Review Design Guidelines  
Attachment D: BAR Policies for Administrative Approval  
Attachment E: Zoning Ordinance 10-105 and 10-107  
Attachment F: Zoning Ordinance 10-305 and 10-309  
Attachment G: City Ordinance 2358, April 24, 1979, listing 114 N. Payne as a 100 Year Old Building (page 97)  
Attachment H: Appeal application  
Attachment I: Letter of support

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and addition

**APPLICANT:** Larry and Sue Barkell

**LOCATION:** 114 North Payne Street

**ZONE:** CD/Commercial Downtown Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and addition with the following conditions:

- \*1. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- \*2. The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology,
3. The statements in archaeology conditions above marked with an asterisk "\*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
4. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

## Attachment A

### **BAR#2023-00052 100YOB**

Request for alterations and addition at 114 N Payne Street  
Applicant: Larry and Sue Barkell

### **BAR#2023-00069 100YOB**

Request for partial demolition/encapsulation at 114 N Payne Street  
Applicant: Larry and Sue Barkell

**BOARD ACTION:** On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural voted to approve BAR #2023-00052 and BAR #2023-00069. The motion carried on a vote of 4-0.

### **REASON**

The Board, as expressed by Mr. Scott, appreciated that this proposal is not a modification of the original building; instead, it is an alteration of the current version of the original building.

### **SPEAKERS**

John Savage, project architect, gave a presentation and was available to answer questions. In his presentation, he noted that a driving force of the design was the retention of the historic standing seam metal roof.

### **DISCUSSION**

Mr. Scott asked if the new detail over the door could be a different, non-pyramidal, shape that would not conflict with any future attempt to return the house to its original Gothic appearance. Mr. Savage explained that the current elevation is completely different from the original, and that the new entry hood adds relief to the façade, gives prominence to the entrance, and offers weather protection.

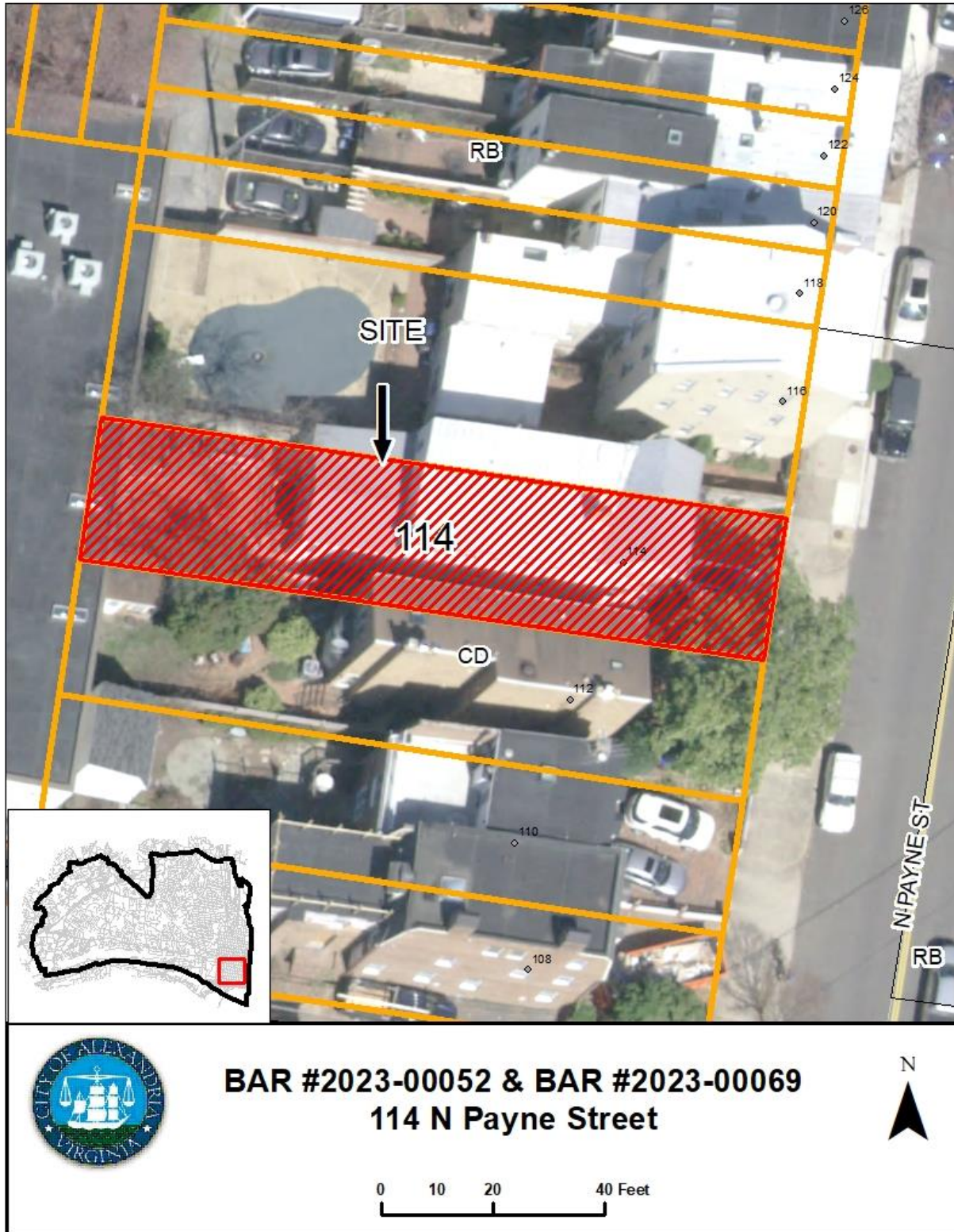
Ms. Sennott noted that the new design is an improvement and that it blends well into the neighborhood. However, she was conflicted that the current and proposed design differ greatly from the original. Ms. del Ninno pointed out that the staff report explains that the building had been changed significantly, so this change actually seems minor.

Mr. Lyons had no issues with the design and felt it was an improvement to the property.

Mr. Scott was mindful of the fact that this is not a modification of the original building; it is a modification of the current version of the original building. He felt the design was beautiful, although he wished the building could be restored to its original appearance. He appreciated that the owner wants to retain the historic standing seam metal roof.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2023-00069) and Certificate of Appropriateness (BAR #2023-00052) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to add a second-floor rear/west addition to an existing one-story addition, as well as alterations, at 114 North Payne Street.

### Permit to Demolish/Capsulate

Approximately 187 square feet of the existing rear addition, which dates to 2006, will be encapsulated, as well as its roof, approximately 338 square feet. The metal and masonry fence on the east elevation will be removed.

### Certificate of Appropriateness

#### *Addition*

The two-story addition will be clad in fiber cement siding and a standing seam metal roof which will match the roof on the main block of the house. Two metal clad wood windows will be installed on the second floor of the addition's south elevation. The west elevation of the existing 2006 addition will be retained.

#### *Alterations*

The applicant proposes replacing existing aluminum siding on the front/east elevation with fiber cement siding with a 4" profile. Window trim will be replaced, and a new overhang constructed above the front door. Wood structural brackets and dentil molding will be added to the existing cornice. The driveway and front walk will be resurfaced with permeable pavers and a flagstone walk, respectively.

## **II. HISTORY**

This is a two-story, three bay frame house with a steep pitched side gable standing seam metal roof. According to Richard Bierce's history of this property in the One Hundred Year Old Buildings file, John House, a carpenter, built this house in **1875** as fulfillment of a condition of the purchase of the property. Deed Book 8, page 67, dated 23 September 1874, describes the transfer of the property from U.M. Monroe to John R. House. This instrument is not a deed of transfer but is identified as an "Agreement." Monroe was awarded part of the Thomas estate, which was associated with the house next door at 116 North Payne, in a September 1874 court ruling. Monroe then proposed to "...sell the said lot of ground to the John R. House...provided that the said John R. House shall erect a dwelling or building... (whose value shall be) not less than three hundred dollars...within six months from the date of this agreement." Bierce's report describes the house as "...a rare example of a Gothic Revival cottage of which few were built in Alexandria."<sup>1</sup> The house has obviously been heavily altered since the report was written in September of 1978. See

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<sup>1</sup> Bierce, Richard. 100-Year-Old-Building nomination, 9/20/1978.



Figures 1 & 2. Permit #34909, issued 11/14/78 to “repair entire building,” with “roof to be modified by removing gable at front” and to add shutters led to this conversion of the Gothic Revival building to a neo-Federal building. A few years earlier, on 11/8/72, Permit #29591 approved the installation of aluminum siding over existing “britex” siding.



Figure 1: 114 N. Payne in 1978



Figure 2: 114 N. Payne today

#### *Previous BAR Approvals*

- 9/18/2019, BAR2019-00369 Approval to install a masonry wall topped with an iron picket fence at the front/east boundary of the property.
- 5/24/2018, BAR2018-00255 Administrative approval to install a new outlet for an electric vehicle.
- 12/7/2005, BAR2005-00187 & BAR2005-00188 Approval to construct a rear/west one-story addition.

### **III. ANALYSIS**

#### Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), explain, which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility. Although this property is not within the Old and Historic Alexandria District, One Hundred Year Old Buildings must comply with Old and Historic Alexandria District policies and guidelines. In terms of demolition and encapsulation, Zoning Ordinance section 10-305(C) states: “The matters that the board of architectural review or the city council on appeal shall consider in determining whether a permit to move, remove, capsulate or demolish in whole

or in part should be issued shall be those guidelines established in the ordinance listing the building or structure for preservation and the criteria set forth in section 10-105(B).”

Standard	Description of Standard	Standard Met?
(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?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve 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

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building.

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The select portions of the building proposed for demolition are not themselves of unusual or uncommon design. The masonry wall topped with an iron picket fence dates to 2019 and is neither historically nor architecturally significant. As noted above, the building has changed significantly since its listing as a One Hundred Year Old Building and little, if any, remains of historic building materials.

Certificate of Appropriateness

*Addition*

The *Design Guidelines* state that “Respectful additions make use of the design vocabulary of the existing historic structure.” The applicant proposes adding a second floor with a balcony to an existing 2006 addition measuring 16’ deep by 20.7’ wide. The west elevation and the existing footprint of the first floor will be retained. The south elevation of the addition will have a standing seam metal roof with a slope matching that of the existing roof, and two wood clad awning windows which will open from the bottom. The proposed addition will therefore blend seamlessly into the 2006 addition and will nicely complement the original house. It will be minimally visible from North Payne Street. See Figure 3. Staff notes that the proposed doors and windows comply with BAR *Design Guidelines*.



Figure 3: Southeast corner of house with existing one-story addition circled

### *Alterations*

The proposed alterations are fairly minor and will upgrade the appearance of the house. The existing windows will remain and will receive new wood window trim. The cornice will be modified with new wood structural brackets and dentil molding. A new entry overhang above the front door, constructed of wood with a HardiePlank tympanum, will provide architecturally appropriate protection for the door. See Figure 4. The permeable pavers for the driveway and flagstone for the front walk will be an improvement to the current materials. Additionally, replacing aluminum siding installed in 1972 with HardiePlank represents a great improvement to the exterior envelope.

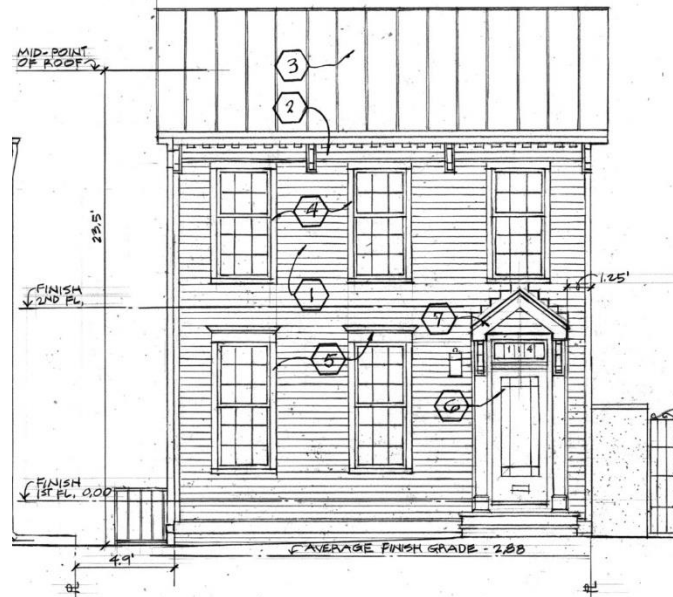


Figure 4: Proposed east elevation

Staff therefore recommends approval of the project, noting the recommendations of Alexandria Archaeology.

**STAFF**

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

**III. CITY DEPARTMENT COMMENTS**

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

**Zoning**

- C-1 Proposed partial demolition and construction of the two-story addition complies with zoning.
- F-1 Property was granted variances from SEC. 4-506 (B) to have two reduced side yard setback on 12/12/2022.

**Code Administration**

C-1 Building permit is required for review.

**Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 Current review for demolition BAR2023-00069. (T&ES)
- F-2 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

- F-1 The G.M. Hopkins Insurance map shows that a house was present on this property by 1877, and definitely by 1891. Therefore, there is the potential for archaeological resources to be present that could provide insight into residential life in post-Civil War Alexandria.
- \*R-1. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

- \*R-2. The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology,
- R-3. The statements in archaeology conditions above marked with an asterisk “\*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

*1 – Application Materials*

*2 – Supplemental Materials, including BAR flagstone and BAR paver*



# APPLICATION BOARD OF ARCHITECTURAL REVIEW

Jan. 31

March 16

**Filing Fees Paid**

**Date of Submission**

**Board of Architectural Review Hearing Date**

Applicants must send written notice of public hearings by regular mail to all abutting property owners at least 10 days prior to the Board of Architectural Review hearing, and not more than 30 days prior to the hearing.

Send notices by first-class U.S. mail between the dates of

Feb. 14

and

March 6

ADDRESS OF PROJECT: 114 N. Payne St.

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

TAX MAP AND PARCEL: 064 03-10-33 ZONING: CD

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: Larry and Sue Barkell

Address: 8171 Brookville Road

City: Plymouth State: MI Zip: 48170

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

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

Name: Savage & Associates

Phone: (703)462-3994

E-mail: savage.arch2@netzero.net

**Legal Property Owner:**

Name: Larry and Sue Barkell

Address: 8171 Brookville Road

City: Plymouth State: MI Zip: 48170

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

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

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



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

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

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

Changes to the front elevation, removal of a low masonry wall in the front yard and the addition of a second floor bedroom over an existing one story structure at the rear of the building. See attached "B.A.R. Project Summary".

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**SUBMITTAL REQUIREMENTS:**

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

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

**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.

**B.A.R. PROJECT SUMMARY**

Removal of the existing metal fence and masonry that faces North Payne Street. Existing metal fence and masonry that defines the south property line will remain. The existing curb and gutter that faces this property will remain intact. Existing aluminum siding with an eight-inch lap on the front façade will be removed and replaced with fiber cement siding with a four-inch lap. Existing windows will remain with new window trim. A front entrance overhang will be constructed. Structural brackets and dentil molding will be added to the existing cornice. The existing structure will receive a second-floor addition over an existing one-story rear section. The sides of the addition are marginally visible because of its location on the lot and the presence of existing structures at 112 North Payne Street and 116 North Payne Street that restricts the view to the proposed addition. The rear addition is not visible from the public right-of-way. The proposed addition will have fiber cement siding matching the lap installed on a one-story addition that was constructed in 2006. Two metal clad wood awning windows will be installed on the second-floor south elevation of the addition. The north elevation of the proposed addition will be close to the north property line and will not have any windows. The second-floor addition will have a standing seam metal roof with a slope matching that of the existing standing seam metal roof.

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

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

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

- N/A Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
- Square feet of existing signs to remain: \_\_\_\_\_.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

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

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

**APPLICANT OR AUTHORIZED AGENT:**Signature: John B. SavagePrinted Name: John SavageDate: Jan. 31, 2023



# Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

### A. Property Information

A1. 114 North Payne Street  
Street Address

CD ▼  
Zone

A2. 3,137.00 x 1.50 = 4,705.50  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement	775.97	Basement**	775.97
First Floor	1,360.38	Stairways**	62.73
Second Floor	1,048.19	Mechanical**	0.00
Third Floor	0.00	Attic less than 7***	288.40
Attic	288.40	Porches**	0.00
Porches	18.17	Balcony/Deck**	0.00
Balcony/Deck	32.80	Lavatory***	0.00
Lavatory***		Other**	0.00
Other**		Other**	0.00

B1. 3,523.91 Sq. Ft.  
Existing Gross Floor Area\*

B2. 1,127.10 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 2,396.81 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 3,523.91      B2. **Total Exclusions** 1,127.10

### C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement	0.00	Basement**	0.00
First Floor	0.00	Stairways**	0.00
Second Floor	325.22	Mechanical**	0.00
Third Floor	0.00	Attic less than 7***	0.00
Attic	0.00	Porches**	0.00
Porches	32.80	Balcony/Deck**	0.00
Balcony/Deck	78.40	Lavatory***	0.00
Lavatory***	0.00	Other**	0.00
Other		Other**	0.00

C1. 436.42 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 0.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 436.42 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. **Total Gross** 436.42      C2. **Total Exclusions** 0.00

### D. Total Floor Area

D1. 2,833.23 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 4,705.50 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

### E. Open Space

E1. 1,117.51 Sq. Ft.  
Existing Open Space

E2. 1,097.95 Sq. Ft.  
Required Open Space

E3. 1,101.92 Sq. Ft.  
Proposed Open Space

### Notes

\*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: John B. Swager

Date: OCTOBER 20, 2022



# Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

### A. Property Information

A1. 114 North Payne Street  
Street Address CD

A2. 3,137.00 x 1.50 = 4,705.50  
Total Lot Area Floor Area Ratio Allowed by Zone Zone   
Maximum Allowable Floor Area

### B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>
Basement 775.97	Basement** 775.97
First Floor 1,360.38	Stairways** 62.73
Second Floor 1,048.19	Mechanical** 0.00
Third Floor 0.00	Attic less than 7*** 288.40
Attic 288.40	Porches** 0.00
Porches 18.17	Balcony/Deck** 0.00
Balcony/Deck 32.80	Lavatory*** 0.00
Lavatory**	Other** 0.00
Other**	Other** 0.00

B1.  Sq. Ft.  
Existing Gross Floor Area\*

B2.  Sq. Ft.  
Allowable Floor Exclusions\*\*

B3.  Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

#### Comments for Existing Gross Floor Area

B1. Total Gross  B2. Total Exclusions

### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>
Basement 0.00	Basement** 0.00
First Floor 0.00	Stairways** 0.00
Second Floor 325.22	Mechanical** 0.00
Third Floor 0.00	Attic less than 7*** 0.00
Attic 0.00	Porches** 0.00
Porches 32.80	Balcony/Deck** 0.00
Balcony/Deck 78.40	Lavatory*** 0.00
Lavatory*** 0.00	Other** 0.00
Other	Other** 0.00

C1.  Sq. Ft.  
Proposed Gross Floor Area\*

C2.  Sq. Ft.  
Allowable Floor Exclusions\*\*

C3.  Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. Total Gross  C2. Total Exclusions

### Notes

\*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

### D. Total Floor Area

D1.  Sq. Ft.  
Total Floor Area (add B3 and C3)

D2.  Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

### E. Open Space

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

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

Signature: John B. Swartz

Date: OCTOBER 20, 2022



EXIST. FACADE TO BE  
ENCAPSULATED 187 SQ. FT.

ROOF TO BE DEMOLISHED  
338 SQ. FT.

EXIST. FACADE TO REMAIN

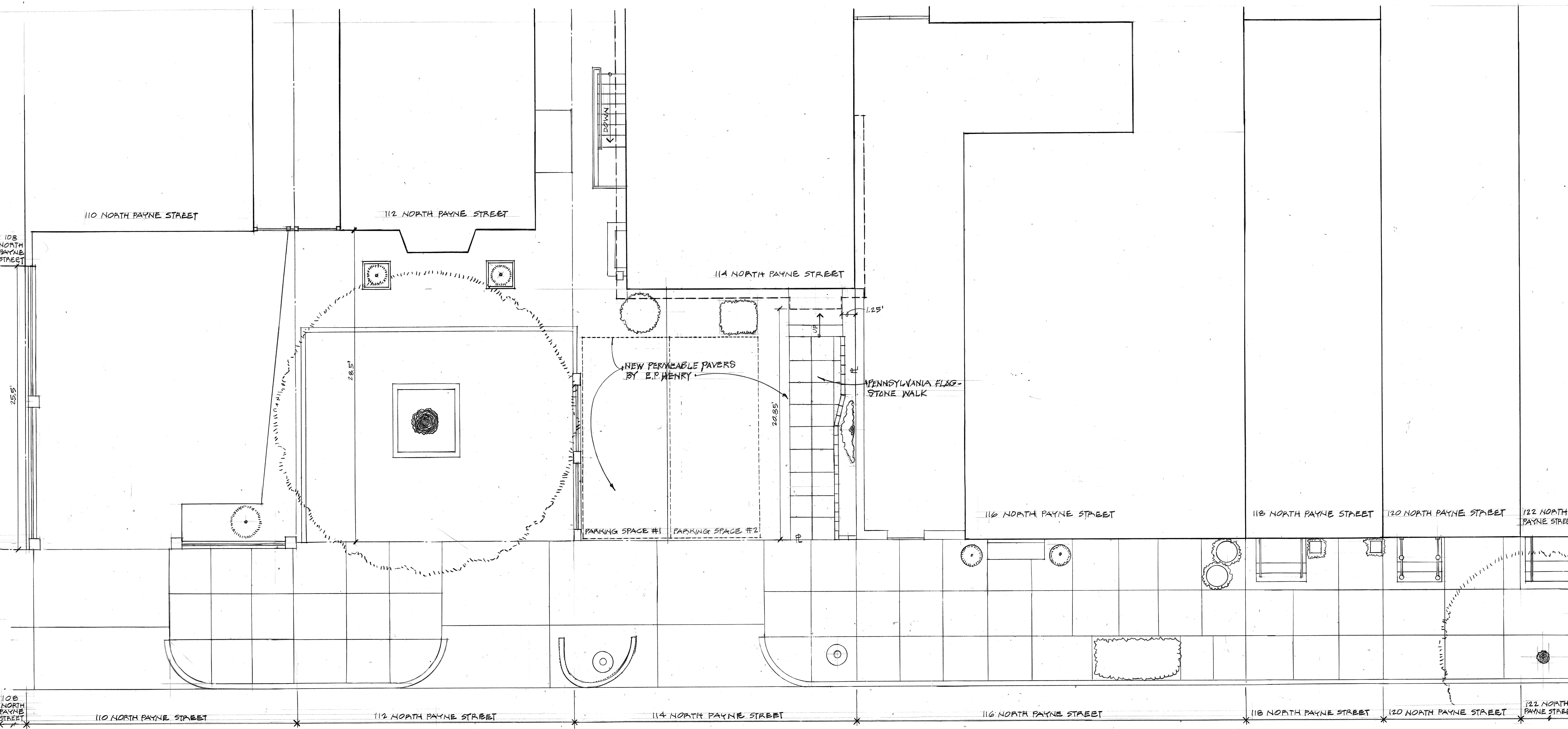
EXIST. REAR ELEVATION

SCALE 1/4" = 1'-0"

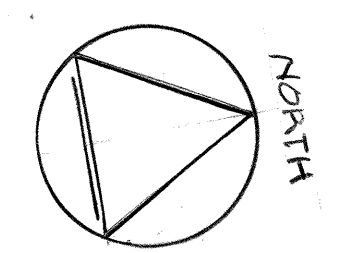
114 N. PAYNE ST.

SAVAGE & ASSOCIATES

2/9/23



PLAN AT STREET LEVEL  
1/4" = 1'-0"



SAVAGE & ASSOCIATES, P.C.  
 218 NORTH LEE STREET SUITE 204-A  
 ALEXANDRIA, VIRGINIA 22314  
 TEL: (703) 683-6410 MOBILE: (703) 462-3994  
 E-MAIL: SAVAGE.ARCH2@NETZERO.NET

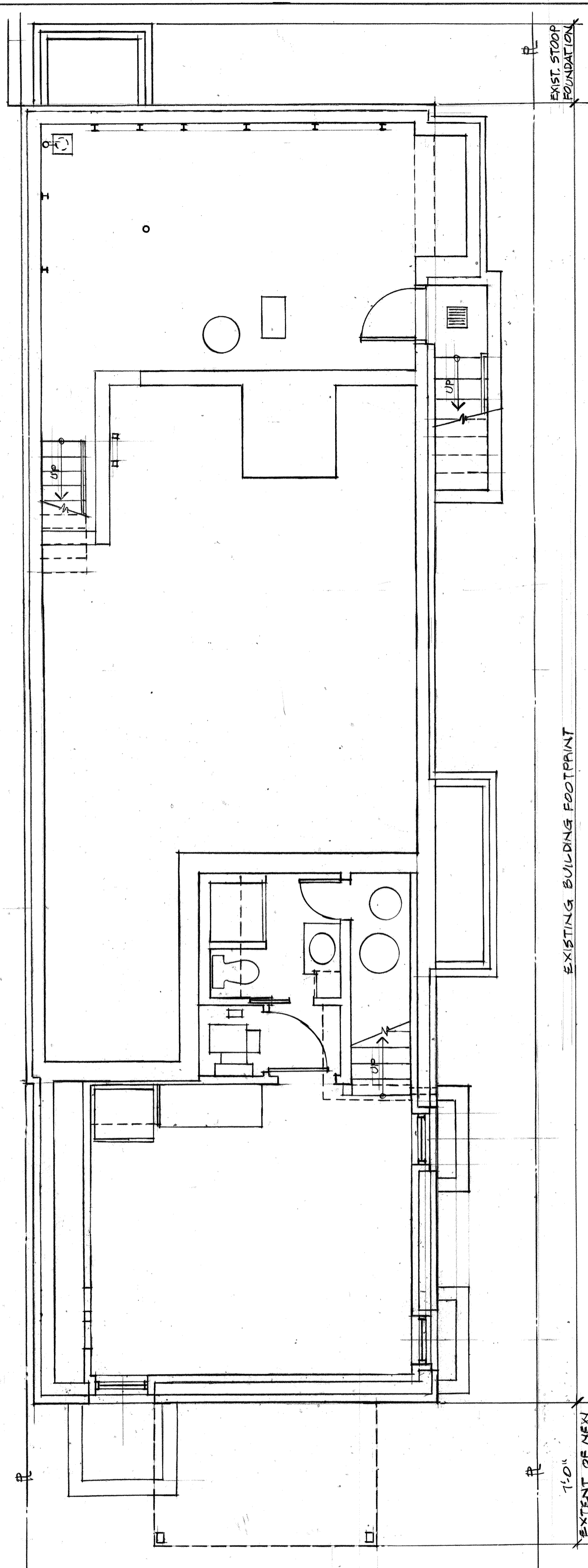
SUBMITTALS:  
 10/13/22: BOARD OF ZONING APPEALS SUBMISSION  
 10/20/22: BOARD OF ZONING APPEALS RESUBMISSION  
 1/31/23: B.A.R. SUBMISSION

PLAN AT STREET LEVEL

PROPOSED ADDITION & ALTERATIONS TO  
 114 NORTH PAYNE STREET  
 ALEXANDRIA, VIRGINIA 22314

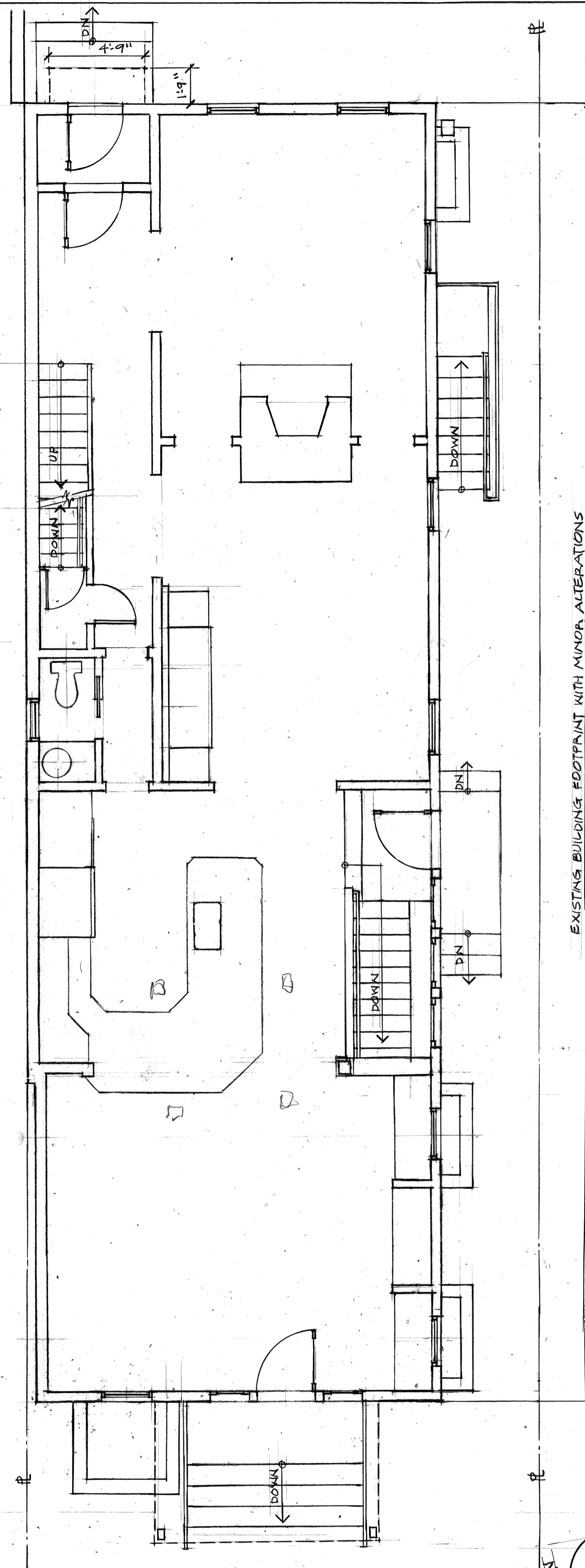
DRAWING  
 A-1  
 DWG. 1 OF 4  
 DATE:  
 10/20/22



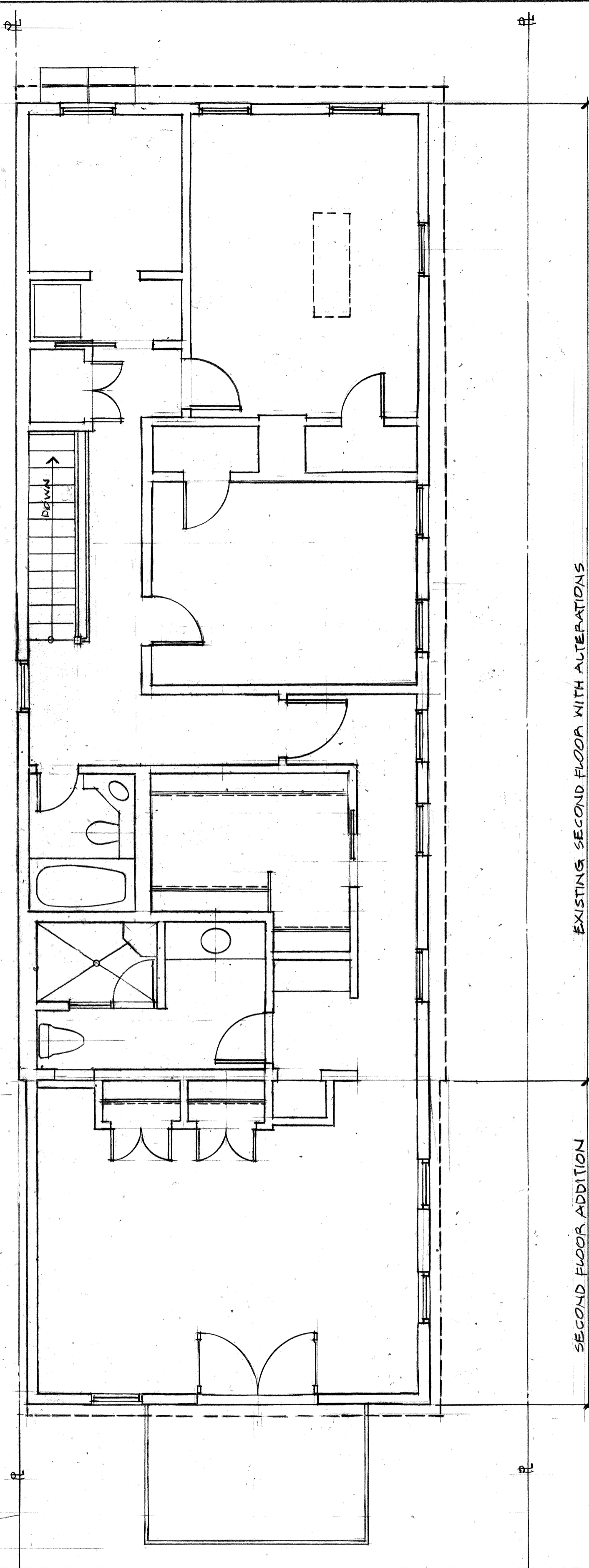
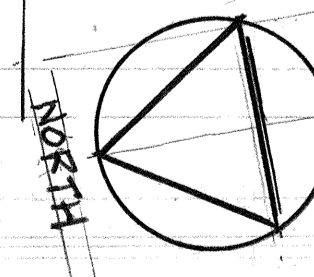


**BASEMENT PLAN**  
1/4" = 1'-0"

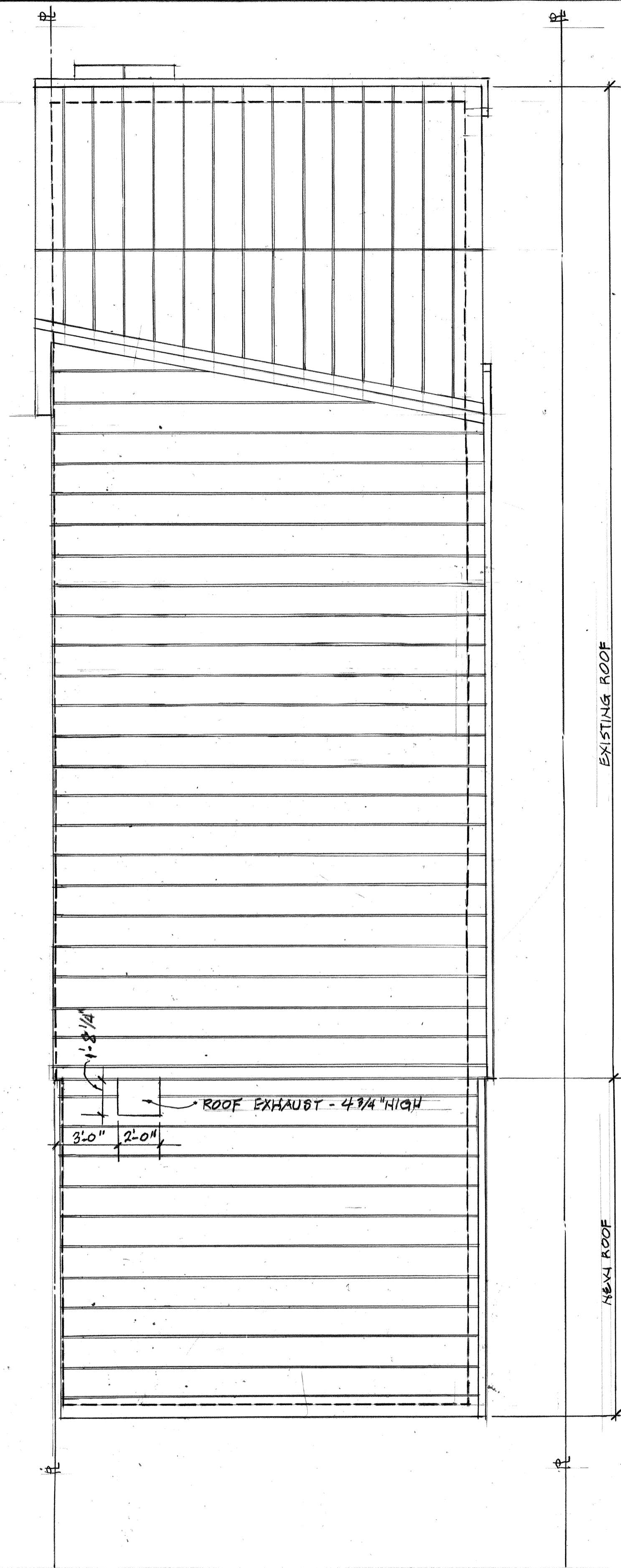
NOTE: FINISH FLOOR OF ALL USABLE BASEMENT SPACES EXCEEDS 4'-0" TO ADJACENT EXTERIOR GRADE  
AVERAGE FINISH GRADE IS -2.00



**FIRST FLOOR PLAN**  
1/4" = 1'-0"



**SECOND FLOOR PLAN**  
1/4" = 1'-0"



**ROOF PLAN**  
1/4" = 1'-0"

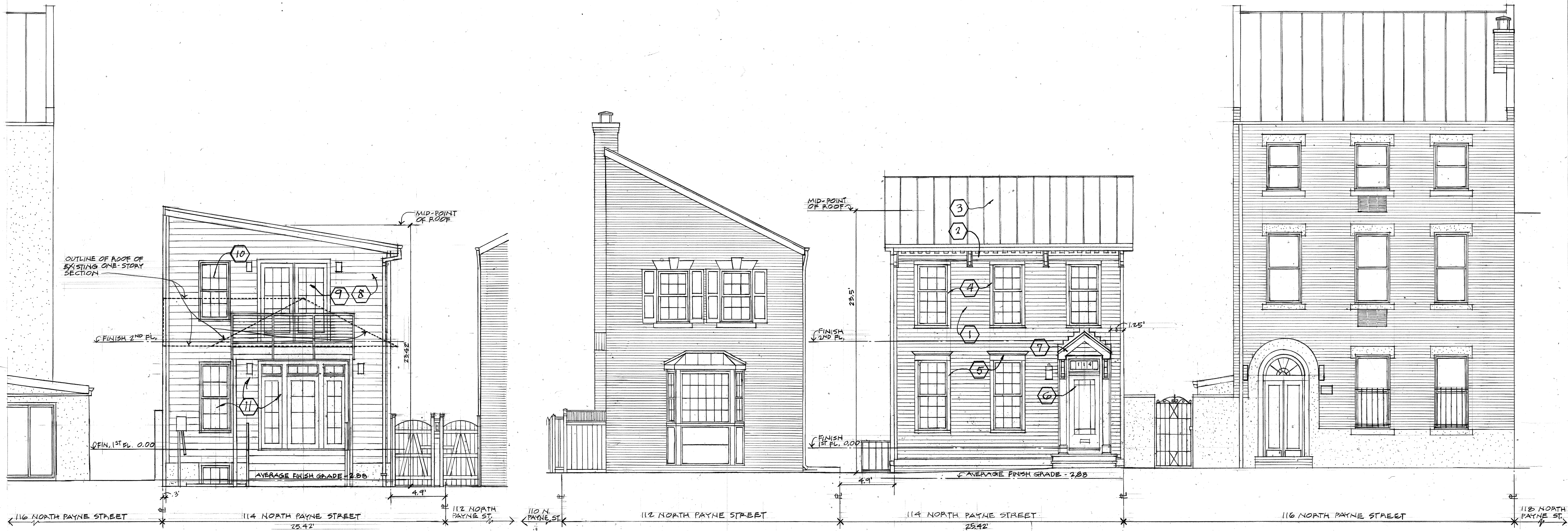
SAVAGE & ASSOCIATES, P.C.  
218 NORTH LEE STREET SUITE 204-A  
ALEXANDRIA, VIRGINIA 22314  
TEL: (703) 683-6410 MOBILE: (703) 462-3994  
E-MAIL: SAVAGE\_ARCH2@NETZERO.NET

SUBMITTALS:  
10/12/22: BOARD OF ZONING APPEALS SUBMISSION  
10/20/22: BOARD OF ZONING APPEALS RESUBMISSION  
1/31/23: B.A.R. SUBMISSION

BASEMENT PLAN  
FIRST FLOOR PLAN  
SECOND FLOOR PLAN  
ROOF PLAN

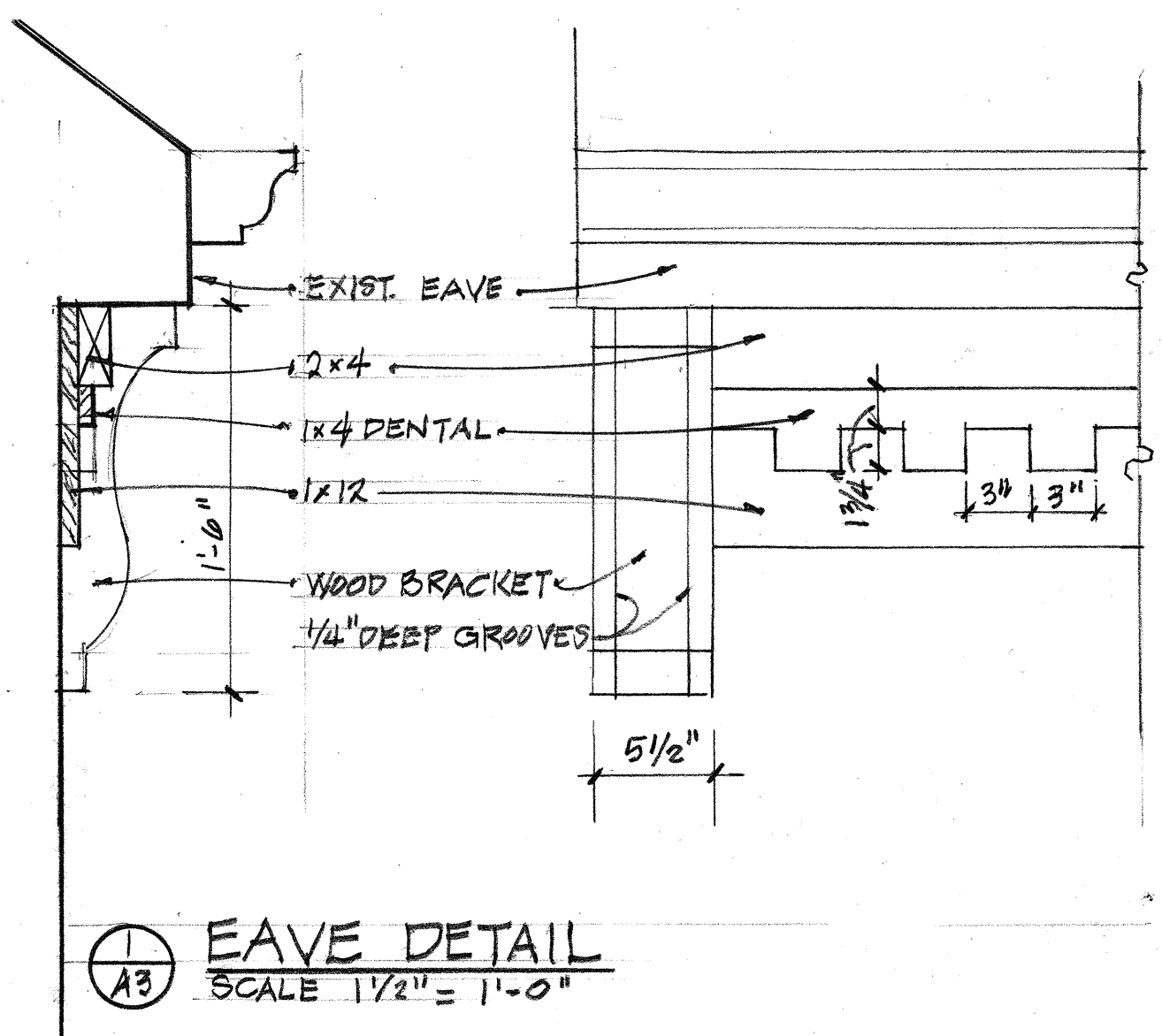
PROPOSED ADDITIONS & ALTERATIONS TO  
114 NORTH PAYNE STREET  
ALEXANDRIA, VIRGINIA 22314

DRAWING  
A-2  
DWG. 2 OF 4  
DATE:  
10/20/22

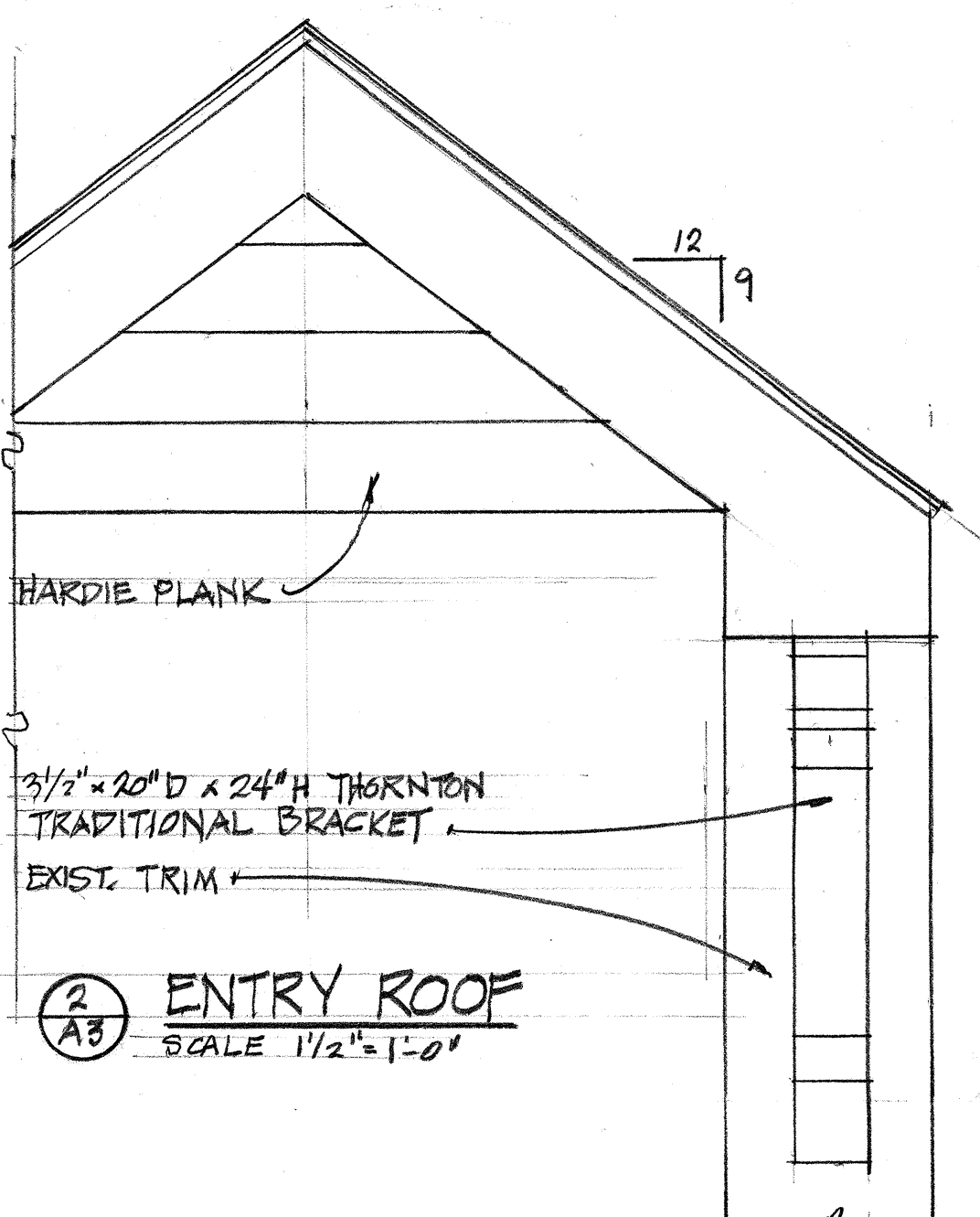


**WEST ELEVATION (REAR ELEVATION)**  
1/4" = 1'-0"

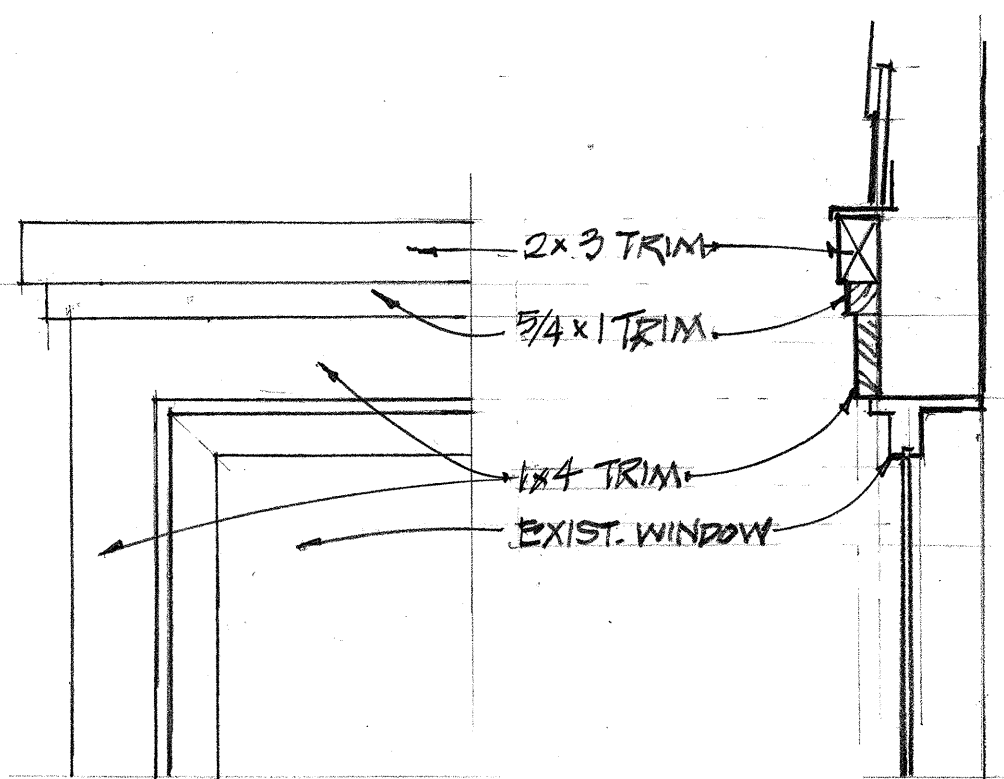
**EAST ELEVATION (NORTH PAYNE STREET ELEVATION)**  
1/4" = 1'-0"



**1 EAVE DETAIL**  
A3 SCALE 1/2" = 1'-0"



**2 ENTRY ROOF**  
A3 SCALE 1/2" = 1'-0"



**3 1ST FLOOR WINDOW TRIM**  
A3 SCALE 1/2" = 1'-0"

- Notes**
- 1 Remove existing siding and install Hardiplank smooth siding with 4 inch exposure and painted to match the existing gray color.
  - 2 Wood dental molding and wood brackets. See Detail 1/A3.
  - 3 Existing metal roof.
  - 4 New 3-1/2 inch window trim jambs and heads on existing second floor windows.
  - 5 New 3-1/2 inch window trim jambs and 6-3/4 inch heads on existing first floor windows. See Detail 3/A3.
  - 6 Existing door, transom and trim.
  - 7 New roof feature. See Detail 2/A3
  - 8 New Hardiplank smooth siding with 8 inch exposure. Paint to match existing siding.
  - 9 36 in. x 80 in. French doors "Pinnacle" white clad by Windsor Windows and Doors.
  - 10 36 in. x 60 double hung window white clad "Pinnacle" by Windsor Windows and Doors.
  - 11 Existing doors, window and siding.

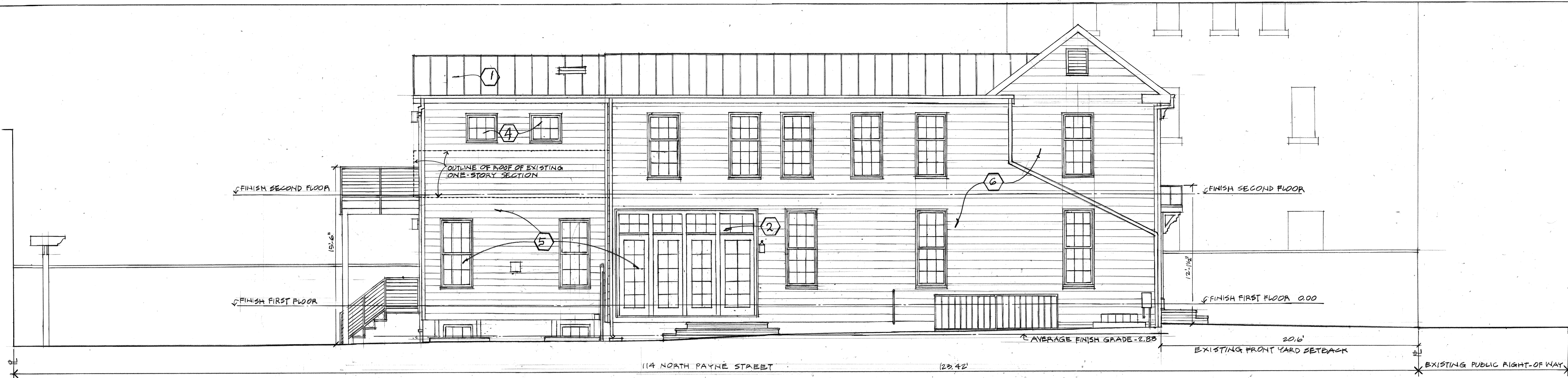
SAVAGE & ASSOCIATES, P.C.  
218 NORTH LEE STREET SUITE 204-A  
ALEXANDRIA, VIRGINIA 22314  
TEL: (703) 683-6410 MOBILE: (703) 683-6410  
E-MAIL: SAVAGE.ARCH2@NETZERO.NET

SUBMITTALS:  
10/13/22: BOARD OF ZONING APPEALS SUBMISSION  
10/20/22: BOARD OF ZONING APPEALS RESUBMISSION  
1/31/23: B.A.R. SUBMISSION

WEST ELEVATION  
EAST ELEVATION

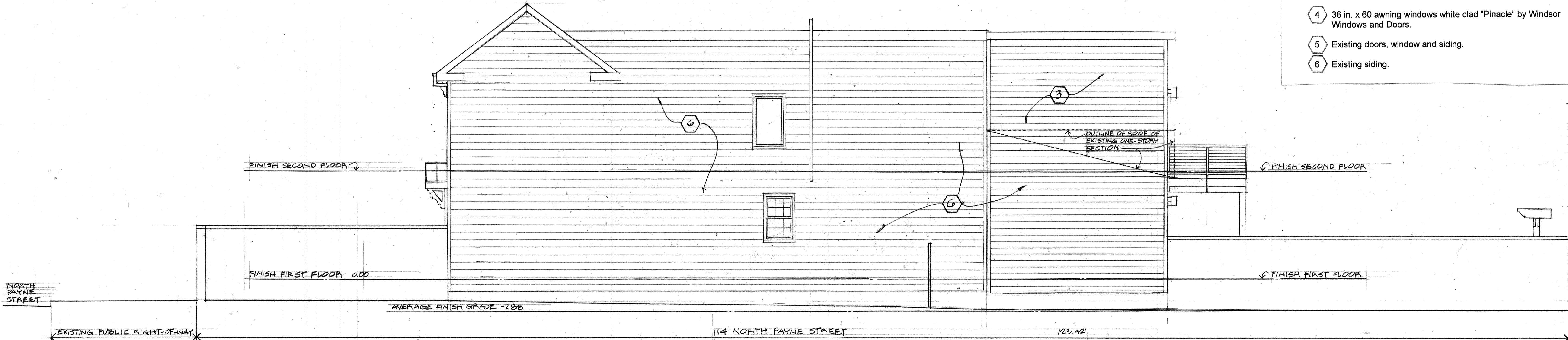
PROPOSED ADDITION & ALTERATIONS TO  
114 NORTH PAYNE STREET  
ALEXANDRIA, VIRGINIA 22314

DRAWING  
A-3  
DWG. 3 OF 4  
DATE:  
10/20/22



**SOUTH ELEVATION (LEFT SIDE ELEVATION)**  
1/4" = 1'-0"

- Notes**
- 1 New metal roof to match existing metal roof.
  - 2 Existing door, transom and trim.
  - 3 New Hardiplank smooth siding with 8 inch exposure. Paint to match existing siding.
  - 4 36 in. x 60 awning windows white clad "Pinacle" by Windsor Windows and Doors.
  - 5 Existing doors, window and siding.
  - 6 Existing siding.



**NORTH ELEVATION (RIGHT SIDE ELEVATION)**  
1/4" = 1'-0"

SAVAGE & ASSOCIATES, P.C.  
218 NORTH LEE STREET SUITE 204-A  
ALEXANDRIA, VIRGINIA 22314  
TEL: (703) 682-6410 MOBILE: (703) 462-3994  
E-MAIL: SAVAGE.ARCH2@NETZERO.NET

SUBMITTALS:  
10/13/22: BOARD OF ZONING APPEALS SUBMISSION  
10/20/22: BOARD OF ZONING APPEALS RESUBMISSION  
1/31/23: BAR SUBMISSION

SOUTH ELEVATION  
NORTH ELEVATION

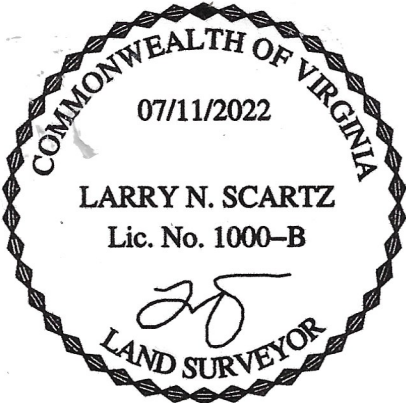
PROPOSED ADDITION & ALTERATIONS TO  
114 NORTH PAYNE STREET  
ALEXANDRIA, VIRGINIA 22314

DRAWING  
A-4  
DWG. 4 OF 4  
DATE  
10/20/22

COPYRIGHT SCARTZ SURVEYS - THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED. THIS SURVEY WAS PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN VIRGINIA CODE SECTION 54.1-407.

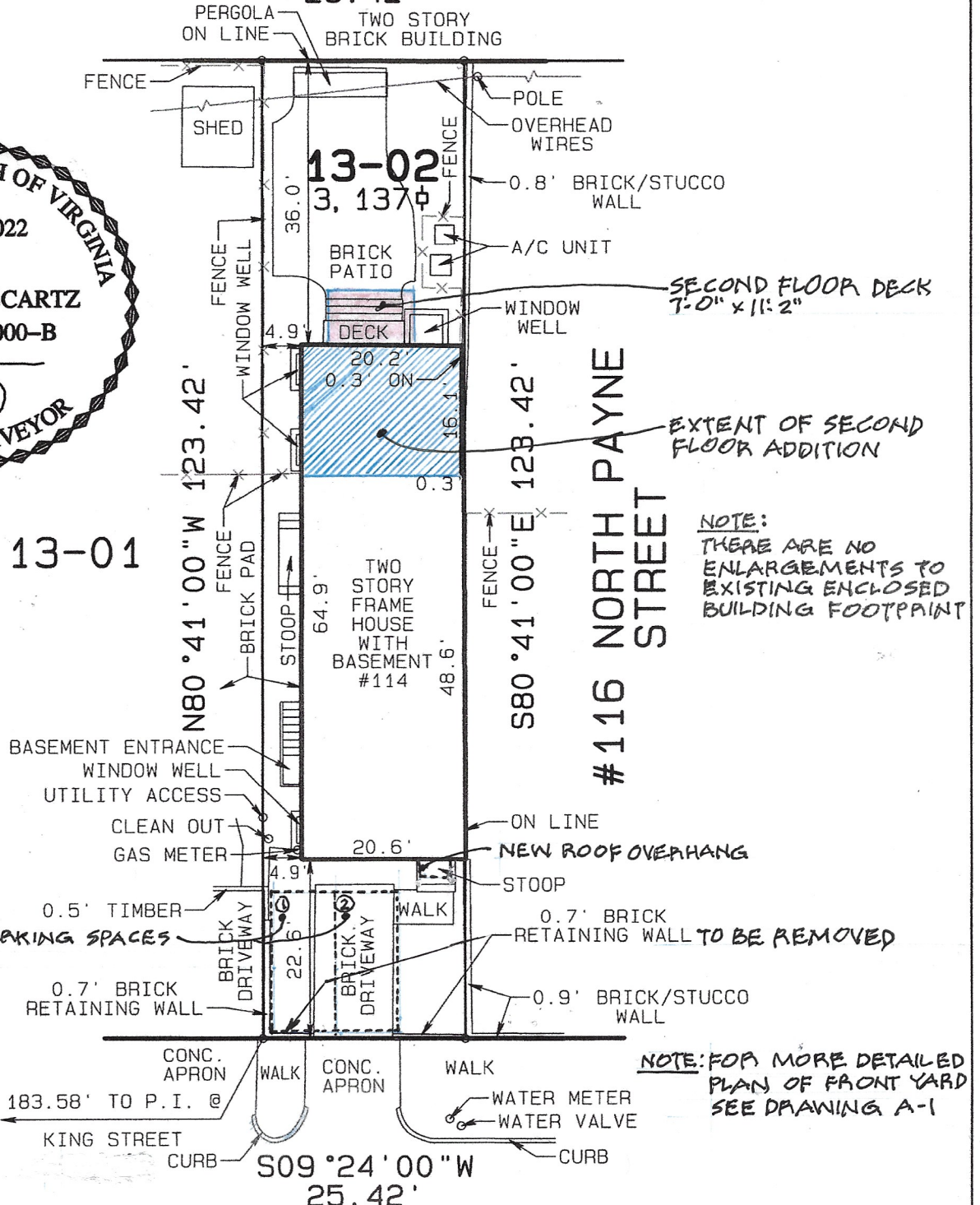
# 107 NORTH WEST STREET LLC

N09°24'00"E  
25.42'



13-01

13-02  
3, 137<sup>±</sup>



## NORTH PAYNE STREET

### PHYSICAL IMPROVEMENTS SURVEY

LOT 13-02

# MCSHANE No.2

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' DATE: JULY 11, 2022

CASE NAME: KENNY

JOHN SAVAGE

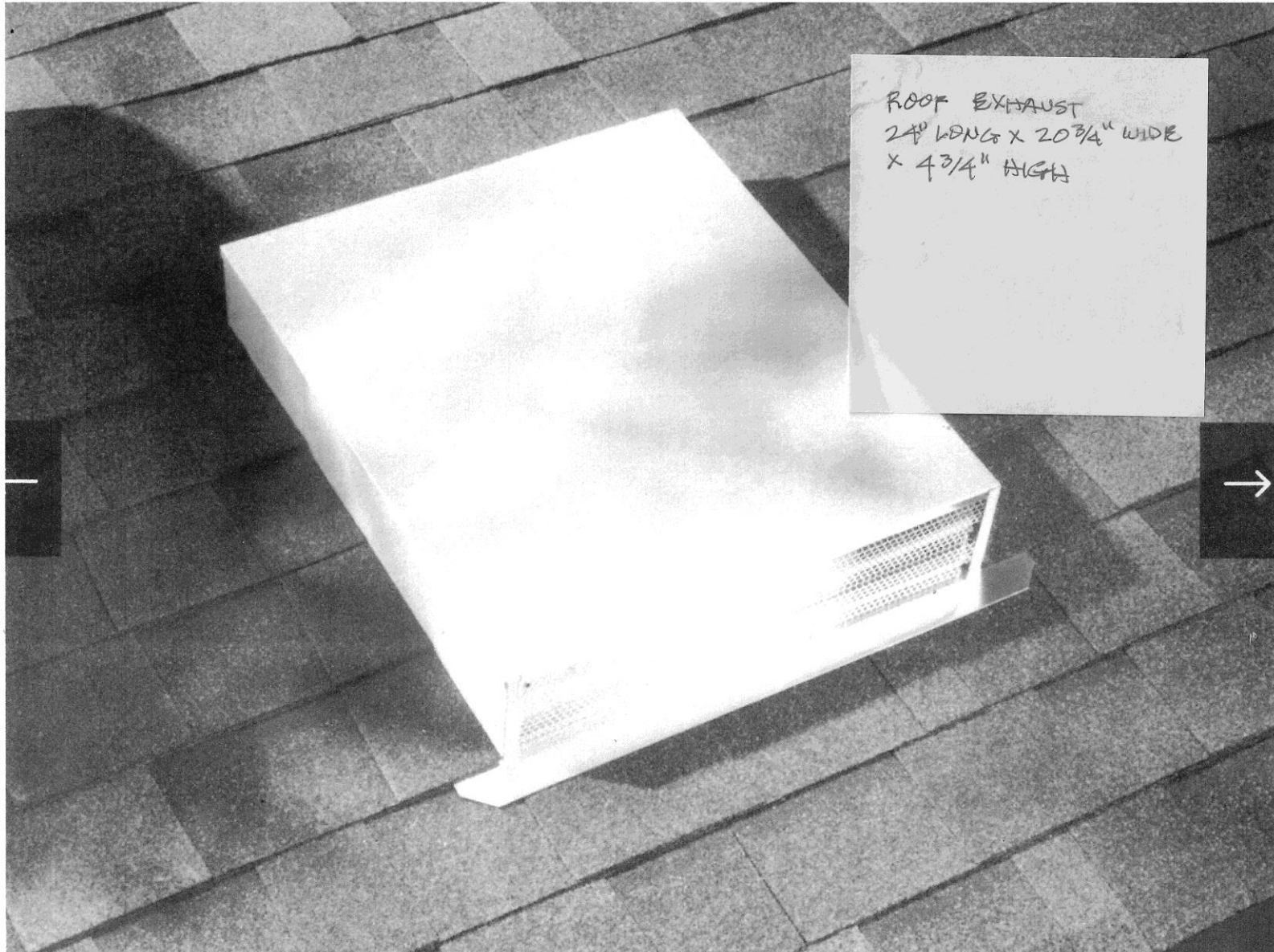
NO TITLE REPORT FURNISHED.  
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.  
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.

## SCARTZ SURVEYS

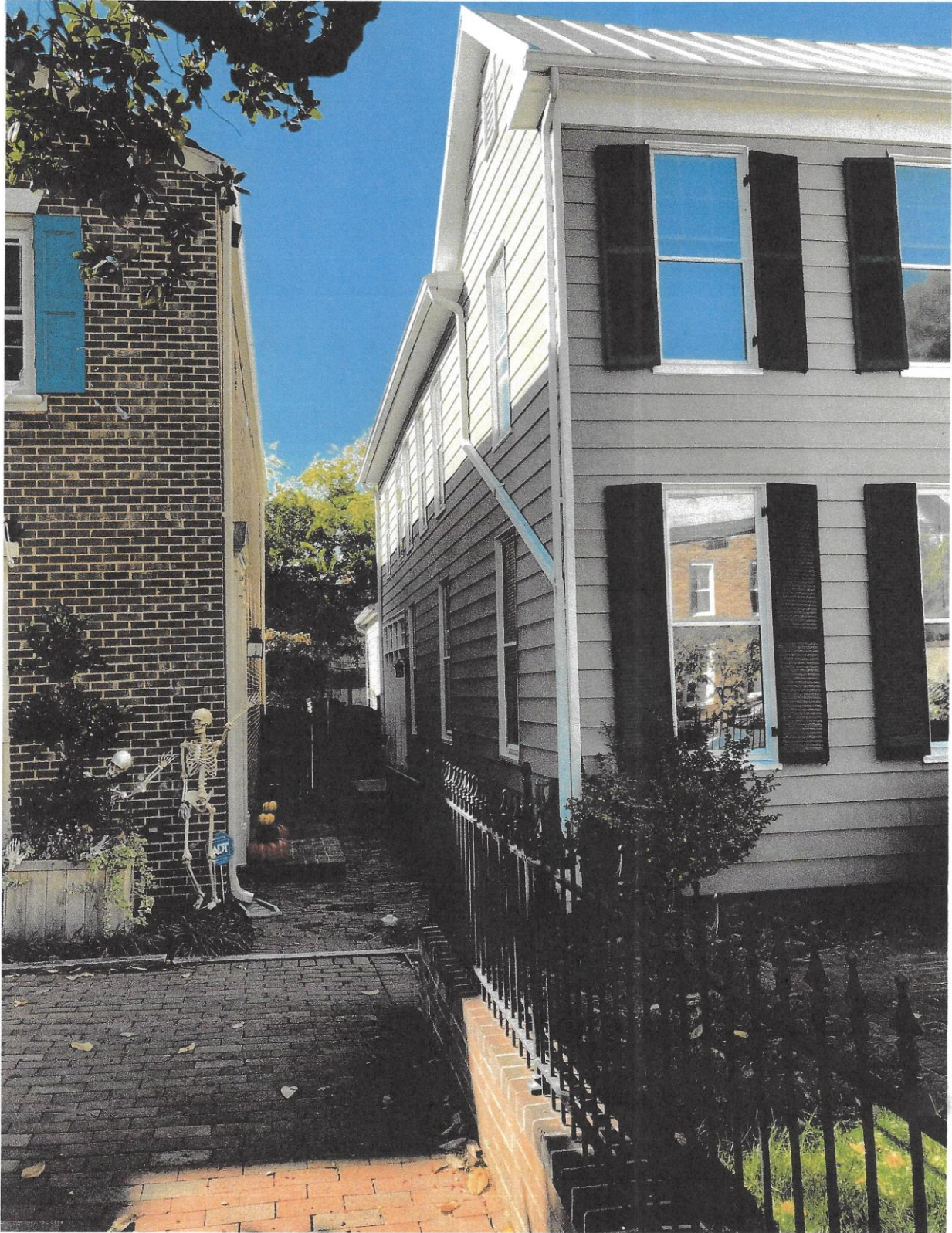
LARRY N. SCARTZ LOCAL (703) 494-4181  
CERTIFIED LAND SURVEYOR FAX (703) 494-3330  
WOODBIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM







Attachment A



114 N. PAYNE ST.  
E.P. HENRY CO.

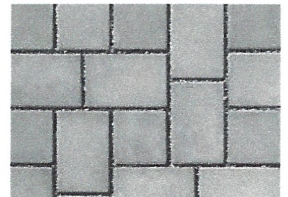


ECO Cobble 6x9 Dakota Blend 90° Herringbone Pattern

ENLARGED SWATCHES  
ON PAGE 81



Dakota Blend



Pewter Blend

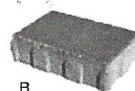
**Permeable Interlocking Paving Systems (PICPs)**

- Allow rainwater to recharge into the soil
- Qualify as a Best Management Practice (BMP) for stormwater management.
- Earn points towards LEED® certification.

EP Henry recommends consulting a professional engineer for permeable pavement applications.



A



B

All units are 2 3/8" thick.\*

\*Available in 3 3/8" thickness by special order

	A	B
SIZE (WxL)	6 1/4" x 6 1/4"	6 1/4" x 9 7/16"
PCS PER SF	3.7	2.4
SF PER CUBE	94.5	102
PCS PER CUBE	350	250
SF PER BAND	13.5	20.4
LBS PER CUBE	2,500	2,800





Search ... Search

Your One Stop Stone Shop  
Family Owned & Operated Since 1937

114 N. PAYNE ST.

Home Library Products Contact Us

Home Products Natural Stone Flagstone Page 2

# Flagstone

Sort by

Default s v

Availability

Any v

Brand ^

- PA Stone
- EasternRidge
- IndianRidge
- Marmiro



PA Rustic Thermal Cut Flagstone

THIS IS THE  
COLOR BUT WE  
ARE PROPOSING  
24" x 24" STONES

Hi! Need help?

Contact Us

**ISSUE:** Certificate of Appropriateness for Alterations and Waiver of Fence Height

**APPLICANT:** Kathleen & Joseph Kenny

**LOCATION:** 100-Year-Old Building  
114 North Payne Street

**ZONE:** CD/Commercial Downtown Zone

---

**BOARD ACTION: Approved as Amended, 5-0**

On a motion by Ms. Irwin and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00369, as amended. The motion carried on a vote of 5-0.

**CONDITION**

1. The masonry base of the wall must no more than eight courses of brick with 3/8” mortar joints; must be in the same footprint as the existing fence at the front property line; and the overall fence height of the wall and fence may not exceed 52” above grade, not including finials.
2. Staff may approve the design of new permeable parking paving, so long as the material is equal to or better than the quality of the existing masonry paving.

**REASON**

The Board found that the height of the masonry wall should be slightly lower than the proposed height but agreed that the overall fence height is in harmony with other fences on the street and in the neighborhood and that a front yard fence height waiver was appropriate in this location.

**SPEAKERS**

Mr. Joseph Kenny, the property owner was available to answer questions.

**DISCUSSION**

Ms. Irwin had made digital sketches of the fence with the proposed masonry wall height of 22” and staff’s recommended height of 8” for visualization and found that the recommended 8” high would not be enough to make a design statement. She therefore suggested that the height be somewhere between the applicant’s proposal and staff’s recommendation.

Mr. Cox explained that a masonry base for an iron fence is typically only taller than an 8” curb when it is used as a retaining wall and that is not the case here.

Ms. Roberts noted that she is familiar with the street since she used to live in the same block. In her opinion, the setback of the houses contributed to the openness of this block and that the

proposed masonry wall and overall fence height is acceptable in this particular location, as there are other similar fences in the same block. She felt that the fence would blend well and that the proposed masonry wall height would not interfere with the open character of the overall fence.

Mr. Adams commented that the central location of the parking pad was visually prominent and asked if the building had a commercial use previously. The applicant confirmed this.

Mr. Adams suggested that the fence be offset to focus on the pedestrian entrance to the dwelling, even though the curb cut is centralized. Mr. Kenny replied saying that he did not want to make that many changes, and that he only wanted to enclose his property with a better fence.

Mr. Spencer suggested a masonry base height of eight courses of brick, matching the example the applicant referenced at 1317 King. The Board agreed and noted that the mortar joints should be approximately 3/8" thick and that the total height of the fence should not exceed 52".

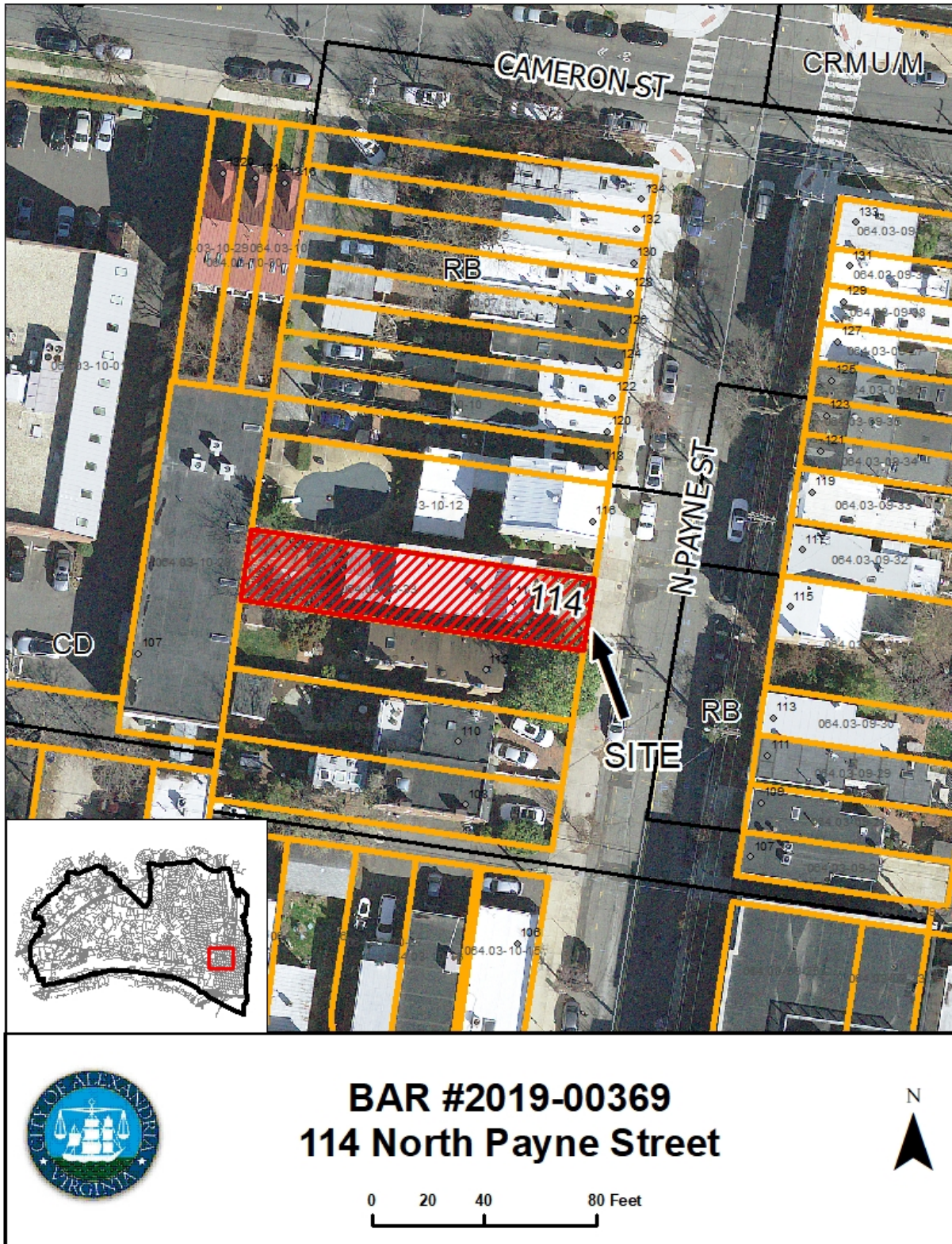
### **STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness with the condition that the masonry wall portion be limited to eight inches in height and that the overall fence be 50% open.

Staff recommends approval of the Waiver of Fence Height to permit a fifty-two inch tall fence.

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

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
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 Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 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.



I. APPLICANT'S PROPOSAL

The applicant is requesting a Certificate of Appropriateness to install a masonry wall topped with an iron picket fence and finials, at 114 North Payne Street. The applicant is also requesting a Waiver of Fence Height.

#### Certificate of Appropriateness

The project proposes to remove an existing fifty-four-inch-high wood picket fence at the front property line and a wood fence on the east and south property lines to build an approximately thirty foot long, twenty-two inch high masonry wall topped by a twenty-six inch high iron picket fence with four inch tall finials. The total height of the fence will be fifty-two inches.

#### Waiver of Fence Height

The proposed fence at the front property line will require a waiver of fence height, since it will be approximately ten inches above the maximum height allowed in a front yard.

## II. HISTORY

The three-bay, two-story, side gable roof, wood frame building, when surveyed in 1978 for listing on the 100-Year-Old Buildings list, was described as a rare example of a Victorian, Gothic Revival style cottage (Figure 1). John House built the dwelling in **1875** as fulfillment of a condition to purchase the property. A court ruling of September 1874 awarded part of the Thomas estate (property at 116 North Payne Street) to John R. House provided that he build a house within six months of the agreement.<sup>1</sup> The house has been substantially altered since its original construction date in a Colonial Revival style by removal of the central front gable and 2/2 windows (Figure 2).



Figure 1: 114 N Payne, 1978



Figure 2: 114 N Payne, 2019

#### *Previous BAR Approvals*

BAR#2005-00187-00188 – Board approval for a Permit for Demolition/Capsulation and Certificate of Appropriateness for alterations and addition

BAR#2013-00443 – Administrative approval for window replacement

<sup>1</sup> Bierce, Richard. 100-Year-Old Building nomination, 9/20/1978.

BAR#2018-00255 – Administrative approval for the installation of an exterior outlet to charge electric cars.

### III. ANALYSIS

#### Certificate of Appropriateness

The BAR's *Design Guidelines* require that "fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround." In addition, the Alexandria zoning ordinance states that fences in required front yards must be 50% open and cannot exceed 3'- 6" in height. The proposed fence with a tall masonry base does not comply with these requirements. Fences in required rear and side yards can be open or closed but cannot exceed 6' in height.

Staff was unable to locate any approvals for the existing fences. The existing fence in the front yard is approximately fifty-three inches high. It was likely constructed before this structure was included on the City's 100 Year Old Building list in 1978 and before the present fence height regulations were adopted in 1992.

Staff finds that the architectural character of the iron picket fence with finials proposed along the front lot line is historically appropriate for this late 19<sup>th</sup>-century, frame vernacular house, but finds that the proposed masonry base is too tall for fences common to the period in Old Town. Cast iron fences on a tall masonry base were found on high-style masonry homes in Old Town during the Greek Revival period in the mid-19<sup>th</sup> century but it is very rare for even these brick bases to be taller than necessary to act as a retaining wall for the yard behind (Figure 3).



**Figure 3: 805 Prince cast iron fence with masonry base**

Late-19<sup>th</sup> century fences were typically either wood pickets or were mass produced vertical iron pickets or "wicket and spear" style fences that were approximately 36" to 48" tall with no masonry base (Figures 4 & 5).



Figure 4: 517 S Washington: iron picket fence



Figure 5: 412 S Fairfax: 4' tall iron picket fence

Therefore, based on compatibility typical historic iron fences found in Old Town, staff supports a low brick curb of approximately 8" in height with the remainder of the fence being an open iron picket fence.

#### Waiver of Fence Height

Staff does not object to the proposed fifty-two inch overall height of the new fence. While 10" taller than now permitted in the zoning ordinance, it is similar in height to other fences in the immediate area (Figure 6). Other properties on North Payne Street also have fences with tall masonry bases and iron pickets, but they are neither within a historic district nor included on the 100-Year-Old Building list. However, they do contribute to the streetscape and the visual effect and feeling of the block. The property is not located on a corner lot, so the fence will not interfere with the vision clearance requirement of the zoning ordinance. Thus, staff recommends approval of the Waiver of Fence Height.



Figure 6: similar fence heights on the 100 block of North Payne

**STAFF**

Marina Novaes, Historic Preservation 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**

- F-1 Applicant proposes to construct a 50” tall fence with 22” as a solid wall and 28” as an open iron fence system within the front yard.
- F-2 Zoning Ordinance requires any fence forward of the front building wall to be no higher than 3 feet 6 inches and shall be 50% transparent.
- C-1 The Board of Architectural review has the ability to waive the fence height and transparency requirements of Section 7-202(A)(1) to allow for an increased fence height and one with opacity less than 50%.

**Code Administration**

- F-1 No building permit required for new fence.



## Attachment B

### **Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

## Attachment B

- C-7 An encroachment request will be required for projections into the public right of way. (T&ES)
- C-8 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

**Please submit Insurance Certificate:**

**City of Alexandria**

**T&ES**

**Attn: Heather Diez**

**301 King Street, Room 4130**

**Alexandria, VA 22314**

### **Alexandria Archaeology**

- F-1 No archaeological oversight necessary for this project.

## **V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2019-00369: 114 North Payne Street*

ADDRESS OF PROJECT: 114 N. Payne St. Alexandria VA 22314

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

TAX MAP AND PARCEL: See Plat: Attachment One + One B ZONING: Commercial/Residential

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  
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: Kathleen and Joseph Kenny

Address: 114 N. Payne St.

City: Alexandria State: VA Zip: 22314

Phone: 7036263040 E-mail: jkennyprk@gmail.com

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

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

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

Legal Property Owner:

Name: Kathleen and Joseph Kenny

Address: 114 N. Payne St.

City: Alexandria State: VA Zip: 22314

Phone: 7036263040 E-mail: jkennyprk@gmail.com

- 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 Front white wood fence and dying bushes (on East and South boundary) with similar scale low brick wall and solid iron fence system.  
See Attachment A*

**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.*

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

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 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.

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

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

- <sup>N/A</sup> Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
- Square feet of existing signs to remain: \_\_\_\_\_.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.


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

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

- I 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:   
 Printed Name: Joseph William Kenny  
 Date: August 19, 2019

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Kathleen and Joseph Kenny	114 N. Payne St. 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 \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.


Name	Address	Percent of Ownership
1. Kathleen and Joseph Kenny	114 N. Payne St. 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. NA		
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.

Aug. 19/2019      Joseph William Kenny        
 Date                      Printed Name                      Signature

**ATTACHMENT : A**

**114 N. Payne St.  
Alexandria, VA 22314**

**Request for BAR ~~Administrative~~ Approval : To replace 1970s white fence and dying bushes with low masonry wall and solid iron fence system to be located completely on 114 N. Payne St. property.**

**Masonry wall will be about 22 inches high and approx. 8 inches wide running about 30' in combined length. A solid iron fence system will be installed on top of the masonry (22" masonry + 26" fence equals about 48" - 52" total height).**

**Material for solid iron fence system will be sourced from King Metals. The pickets will be 1/2" solid rounds with finials 45-s07-12 ( see attachment B). We will have four end posts ,one turn post which will be solid one inch rounds #25 ( plus one mid- support post on 15' run on south property border). Topping these posts will be King Metals post cap 45-657-XS ( to be one inch higher than finials - pineapple, see attachment C). Pickets will be about 4" apart.**

**After BAR approval and Ms Utilities survey, two separate footers will be installed:**

**the first one running south and being approx. 9 feet long, 2 feet wide, and 2 feet deep reinforced with #2 rebar. The second being approx. 6 feet 2 inches long, 2 feet wide, and 2 feet deep, and will have an approx. 90 degree turn and will continue for 15 feet reinforced with #2 rebar for new brick wall.**

**After construction of low masonry wall, fence system will be installed. Final metal fabrication and install of iron fence system can be done after measuring off completed masonry wall. And then holes are drilled in masonry for install of iron fence system.**



294

CAST IRON FINIALS

SAM

SPEARS, FINIALS & POST CAPS



FITS OVER  
1/2"

45-20-F12  
: 4-13/16" - 3-1/16"  
Base - 1-1/8"  
\*.70 lbs  
60 per box/42 lbs



FITS OVER  
1/2"

45-S07-12  
: 4-3/4" - 1-3/8"  
Base - 1-1/4"  
\*.45 lbs  
80 Per Box / 36 lbs



FITS OVER  
1/2"

45-832  
: 4-3/8" - 1-9/16"  
Base - 1" \* .3 lbs  
80 per box/24 lbs



45-848  
: 7-7/8" - 4-1/2"  
Base \* 1-1/2"  
\* 2 lbs 20 pe



FITS  
1"

45-865  
: 4-3/4" - 2-5/8"  
Base - 1-1/8" \* .5 lbs  
40 per box/20 lbs



45-245-12  
: 4-3/4" - 2"  
Base - 1" \* .40 lbs  
100 per box/40 lbs



45-265-12  
: 4-1/4" - 1"  
Base - 1-3/16" \* .45 lbs  
100 per box/45 lbs

ALSO IN ALUMINUM!



45-655-A  
: 6" - 3-3/8"  
Base - 1" \* 1.85 lbs  
15 per box/27.75 lbs

114 NORTH PAYNE ST. Alexandria VA

ATTACHMENT B



SOLID BASE

57



FITS OVER

12



FITS OVER

302

CAST IRON PINEAPPLES

SAME

SPEARS, FINIALS & POST CAPS

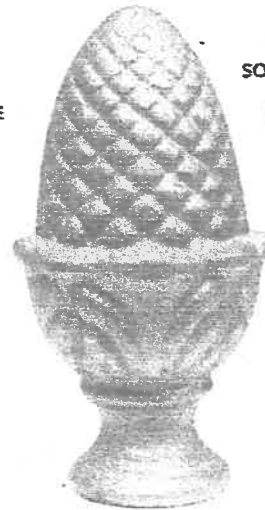
KÖENIG  
EISEN



45-657-XS  
1 2-1/4" x 1-1/4"  
Base  $\varnothing$  1-1/8" \* .45 lbs  
100 per box/45 lbs



45-657-X  
1 3-1/2"  $\varnothing$  1-7/8"  
Base  $\varnothing$  1-3/4" \* 1.5 lbs  
20 per box/30 lbs



45-657-S  
1 5-1/4" x 2-1/2"  
Base  $\varnothing$  1-3/4" \* 3 lbs  
15 per box/45 lbs



45-657-L  
Solid 4" rot. cap  
Base  $\varnothing$  4" \* 15

114 NORTH PAYNE ST. Alexandria VA

ATTACHMENT C



45-657  
1 4-1/4" x 2-1/4"  
Base  $\varnothing$  1-3/4" \* 1.6 lbs  
16 per box/25.6 lbs

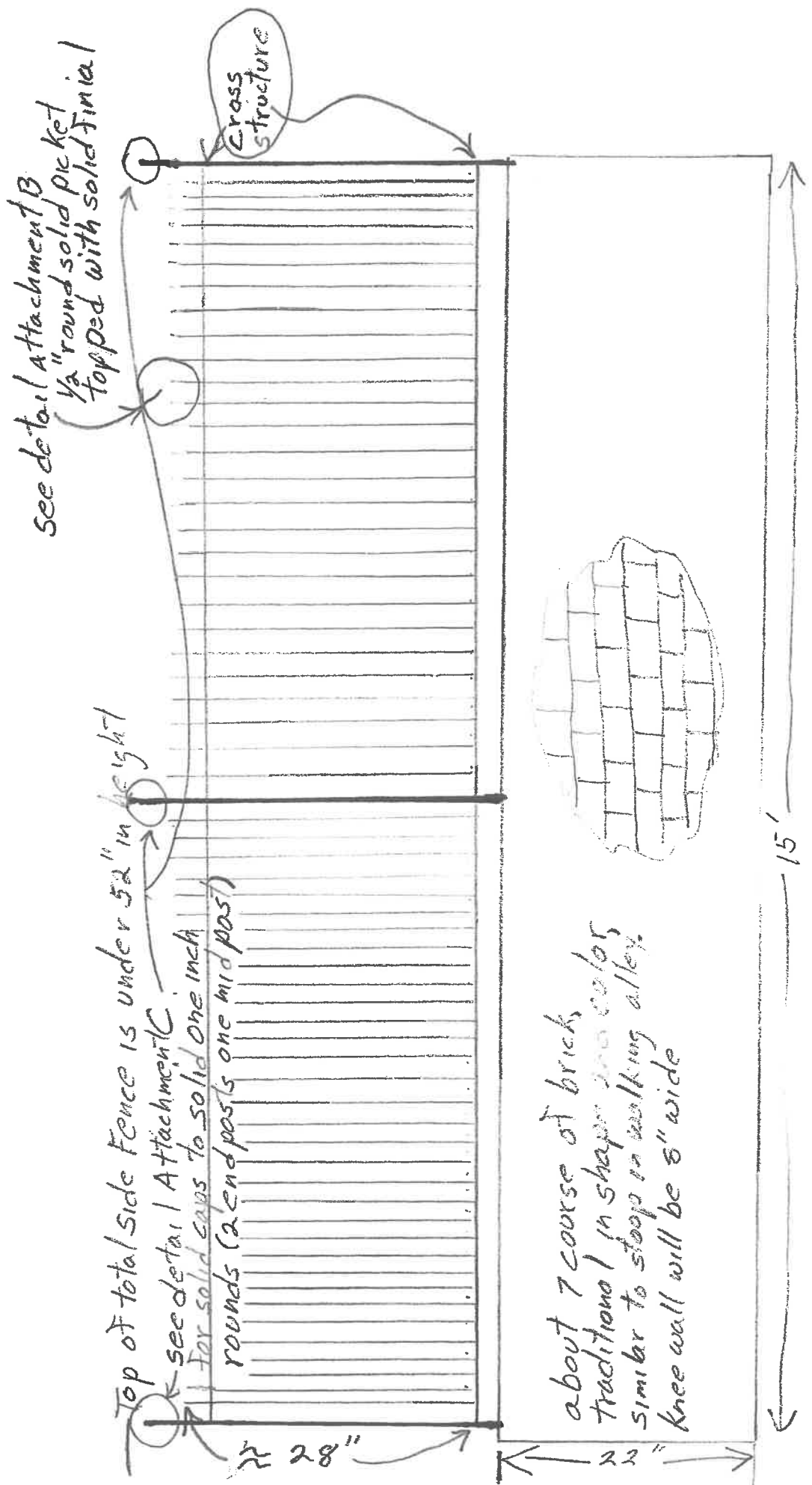


45-248  
1 3-3/8"  $\varnothing$  1-7/8"  
Base  $\varnothing$  1-5/8" \* 1.38 lbs  
10 per box/13.8 lbs



SOLID BASE  
2-1/8"

114 N. Payne St.  
Sketch of Side Fence, starts at SE corner (see Attachment One & One B+),  
and proceeds 15' along southern boundary line (all within 114 N. Payne plot,  
then turns North to replace existing 1970s white picket fence.





**114 N. Payne St.**

**West view of project (replace 1970s white fence with low masonry wall and solid iron fence system).**

**Attachment B**



**114 N. Payne St.**

**South view from project (replace dying bushes with low masonry wall and solid iron fence system). Runs west less than 15' from sidewalk next to property line located by R. C. Fields 07/2019. All located on 114 N. Payne St property.**

13-01

N/F LA RUE  
VAN METER JR.

\*  
2 STORY  
ADDITION  
UNDER  
CONSTRUCTION

MONUMENT LINE

KING STREET

N 80°41'00" W ~ 123.42'

S 80°41'00" E ~ 123.42'

183.58° TO KING STREET

PICKET FENCE

0.41' OVERLAP  
PER DEED  
DESCRIPTIONS

APR

APR

WALK

0.5' CURB

S 09°24'00" W  
25.42'

NORTH PAYNE STREET

MONUMENT LINE

ATTACHMENT ONE

114 N. Payne

# PLAT

SHOWING PHYSICAL IMPROVEMENT SURVEY

LOT 13-02

# McSHANE NO. 2 CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

DATE: AUGUST 31, 2006

SALES REF. ID: 020029020

PLAT SUBJECT TO  
RESTRICTIONS OF RECORD.

TITLE REPORT NOT FURNISHED,  
THUS ALL EASEMENTS MAY NOT  
BE SHOWN.

CASE NAME: JAY KENNY

**RCF** FIELDS, JR. & ASSOCIATES  
A PROFESSIONAL CORPORATION

LAND SURVEYING . . . SITE PLANNING . . . SUBDIVISION DESIGN  
730 S. WASHINGTON STREET ALEXANDRIA, VIRGINIA 22314  
TEL. (703) 549-8422 FAX (703) 549-8452



I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS  
HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS  
OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

17

NOTE: NO CORNER MARKERS SET.  
LOT AREA = 3,137 S.F.

TAX ASSESSMENT # 064.03-10-33  
UTILITIES UNDER.

N/F ANDREWS-- N 09°24'00" E ~ 25.42'  
STEPHENSON  
PARTENERSHIP III

1 STORY BLDG.  
BLOCK

0.41' OVERLAP  
PER DEED  
DESCRIPTIONS

0.2' OVHD. WIRES

13-02



N/F LA RUE  
VAN MEIER JR.

\*  
2 STORY  
ADDITION  
UNDER  
CONSTRUCTION

ATTACHMENT One B  
114 N. Payne St.

KING STREET

N 80°41'00" W ~ 23.42'

S 80°41'00" E ~ 123.42'

MONUMENT LINE

183.58' TO KING STREET

DRIVE

WALKWAY

TWO STORY ALUM.  
#114

DRIVE

WALK

APR

DRIVE

WALK

APR

0.5' CURB

S 09°24'00" W  
25.42'

NORTH PAYNE STREET

MONUMENT LINE

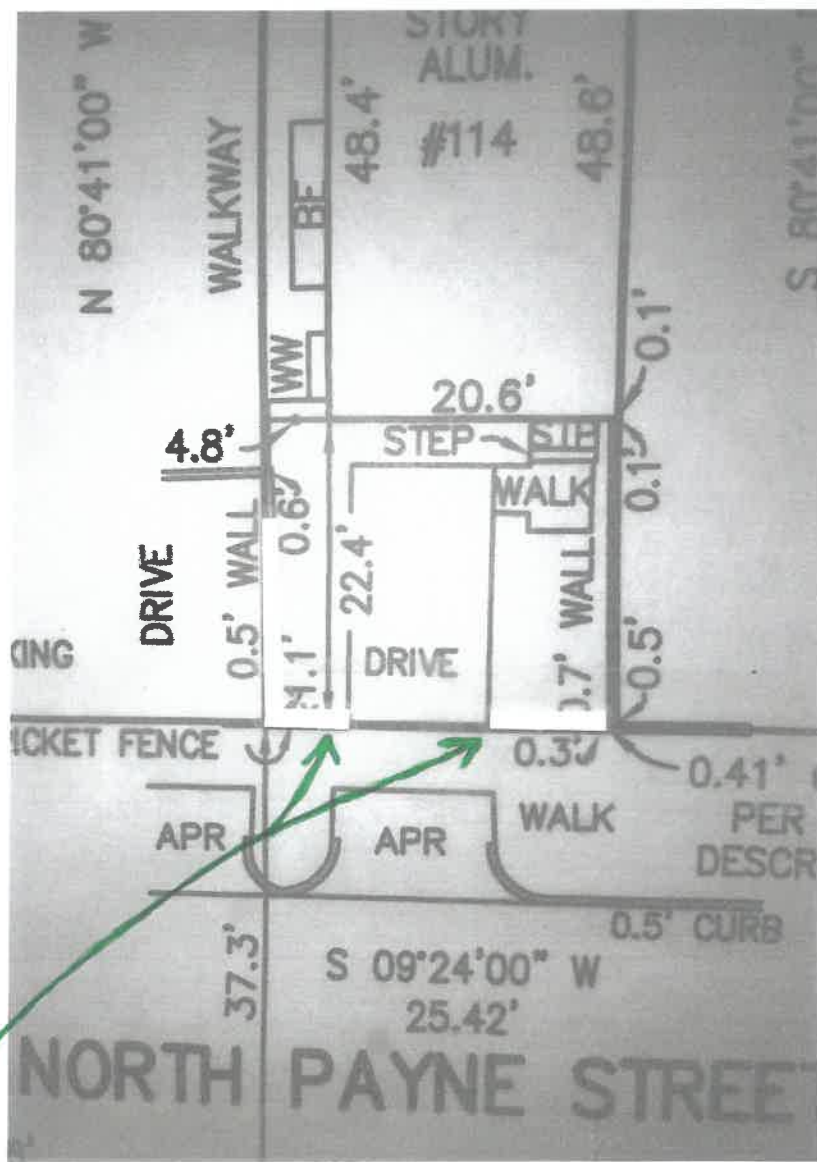
216.58'

90°11'

PLAT

SHOWING PHYSICAL IMPROVEMENT SURVEY

LOT 13-02

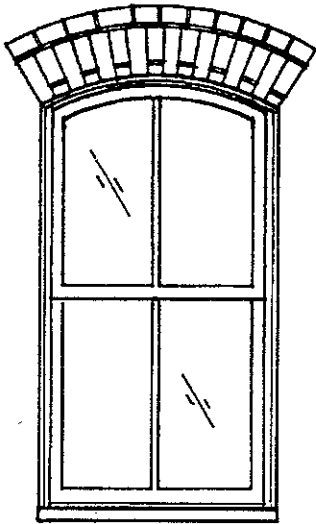


114 NORTH PAYNE ST. Alexandria VA

**ATTACHMENT One C**

**Location and linear dimensions of new wall & iron fence system (replaces existing picket fence and bushes).**





**DESIGN GUIDELINES**  
FOR THE  
**OLD AND HISTORIC**  
**ALEXANDRIA DISTRICT**  
AND THE  
**PARKER-GRAY DISTRICT**

City of Alexandria, Virginia  
Department of Planning and Community Development

### Materials

The materials to be used for the parking structure must be specified and delineated on the drawings. Actual samples may be provided, if appropriate.

### Color

The proposed color of the structure must be indicated and an actual color sample provided.

## DRIVEWAYS, SIDEWALKS AND PAVING

Paving materials for garden yard areas, driveways and sidewalks (whether public or private) are important elements in the overall visual composition of the historic districts. Care should be taken in selecting materials that are appropriate and compatible with the prevailing use of paving materials on the blockface.

The Zoning Ordinance permits the Boards to review at-grade materials, however, except as provided below, they generally do not review or approve alterations or projects that are not above grade except in conjunction with a construction project otherwise subject to review. The Boards have become increasingly concerned about inappropriate and excessive paving of open space within the historic districts and inappropriate at-grade materials which detract from the historic character of the districts. Therefore, the Boards have adopted the policy that they will review all hard surface paving materials in excess of 150 square feet which are or may be used for parking on private property. For example, the Boards consider placing asphalt over brick pavers to be inappropriate.

The Boards have also gone on record as fully supporting the on-going work of the City to use historically appropriate paving materials such as brick for sidewalks throughout the historic districts. The Boards have also expressed concern on a number of occasions that historic street and paving elements such as cobblestones and granite and slate curbstones should be preserved and remain *in situ*.

## CURB CUTS

In many sections of the historic districts, individual driveways in the front of residential properties are not desirable because the automobiles parked in the front yards create a visual intrusion and disrupt the scale, rhythm and unity of the architecture. Any new or enlarged driveway in the historic districts requires the approval of a curb cut by the Department of Transportation and Environmental Services. However, because of the severe parking problem in the Old and Historic Alexandria District, there is a ban on the creation of new curb cuts if an on-street parking space is to be removed. No such ban exists in the Parker-Gray District.

The creation of a driveway or parking area usually involves the erection of a gate and wall or fence to delineate the parking area or driveway. These above-grade structures do require the review and approval of a certificate of appropriateness by the Boards of Architectural Review and must comply with the provisions of the Zoning Ordinance (See § 7-202(A)&(B)). On corner lots, the wall, fence or gate must also comply with the vision clearance setback (42") of the Zoning Ordinance. This requirement may be waived by the Boards of Architectural Review upon application.

## RELATED SECTIONS

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Accessibility for Persons with Disabilities  
Lighting  
Signs  
Street Furniture  
Walls, Fences and Gates

NOTE: Illustrations are provided for information only. Applications for certificates of appropriateness are reviewed and approved on a case-by-case basis.

ADOPTED BY THE BOARDS OF  
ARCHITECTURAL REVIEW, 5/25/93

# CHAPTER 5

## ADDITIONS - RESIDENTIAL

### INTRODUCTION

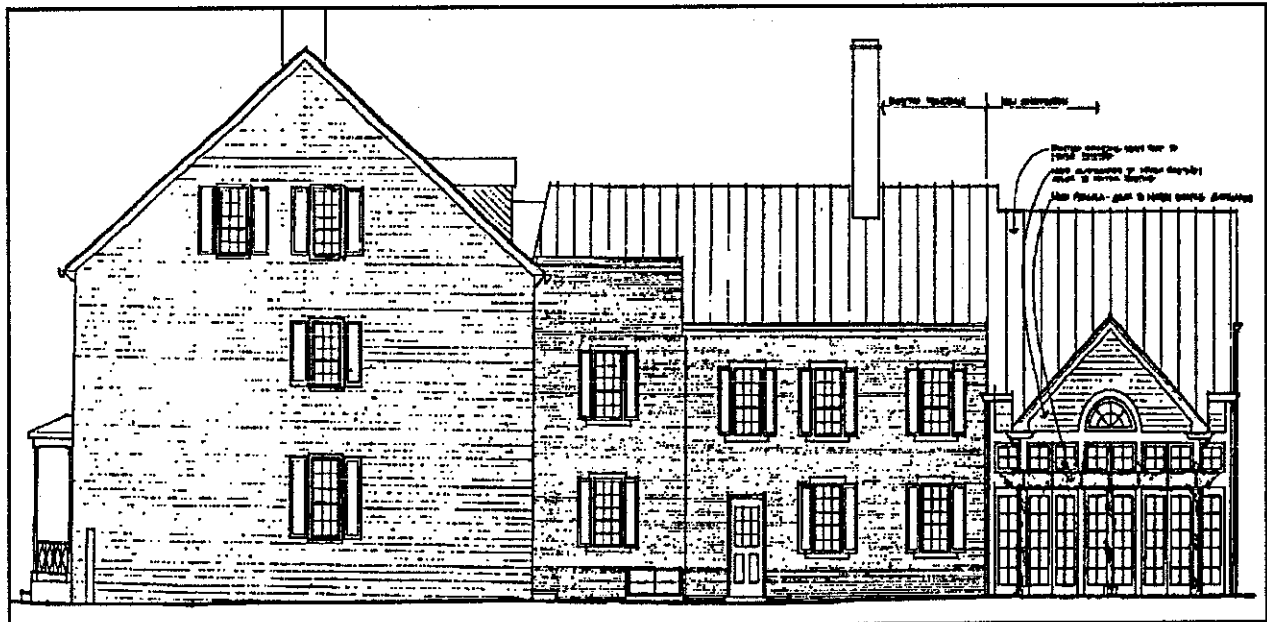
The construction of additions to residential buildings that are visible from a public way require the review and approval of a certificate of appropriateness by the Boards of Architectural Review.

The character of the historic districts is primarily defined by its residential structures. Such structures range in age from before the founding of the city in 1749 to the present day. Expansion of the housing stock within the historic districts is continual and since the founding of the Board of Architectural Review in 1946, the approval of the design of new residential buildings and additions has been one of the primary concerns. These guidelines are intended to provide information to property owners about the

Boards' philosophy for the design of additions to existing residential buildings.

These guidelines apply to additions to existing residential buildings that lie outside of the waterfront area or which do not front on Washington Street. Residential additions in those areas must meet additional requirements which are set forth in the Guidelines for Washington Street and the Guidelines for the Waterfront. The waterfront area is defined in the Zoning Ordinance as Height District #3, Potomac River, whose boundaries are east of Union Street to the River and extend from Pendleton Street south to the Woodrow Wilson Bridge (§6-400 of the Zoning Ordinance).

The guidelines should be viewed as a distillation of previously accepted design approaches in the historic districts. The guidelines should not be viewed as a device that dictates a specific design response nor should the guidelines be viewed as prohibiting a particular design approach. There may be better ways to meet some design objectives that have not been reviewed by the Boards in the past. New and untried approaches to common design problems are encouraged and should not be rejected out of



*Rear addition to a ca. 1786 residence maintains the general house form, but makes use of traditional materials in a contemporary style.*

SOURCE: 212 South Fairfax Street, BAR Case #91-206, Bowie Gridley Architects

hand simply because they appear to be outside the common practices outlined in the guidelines.

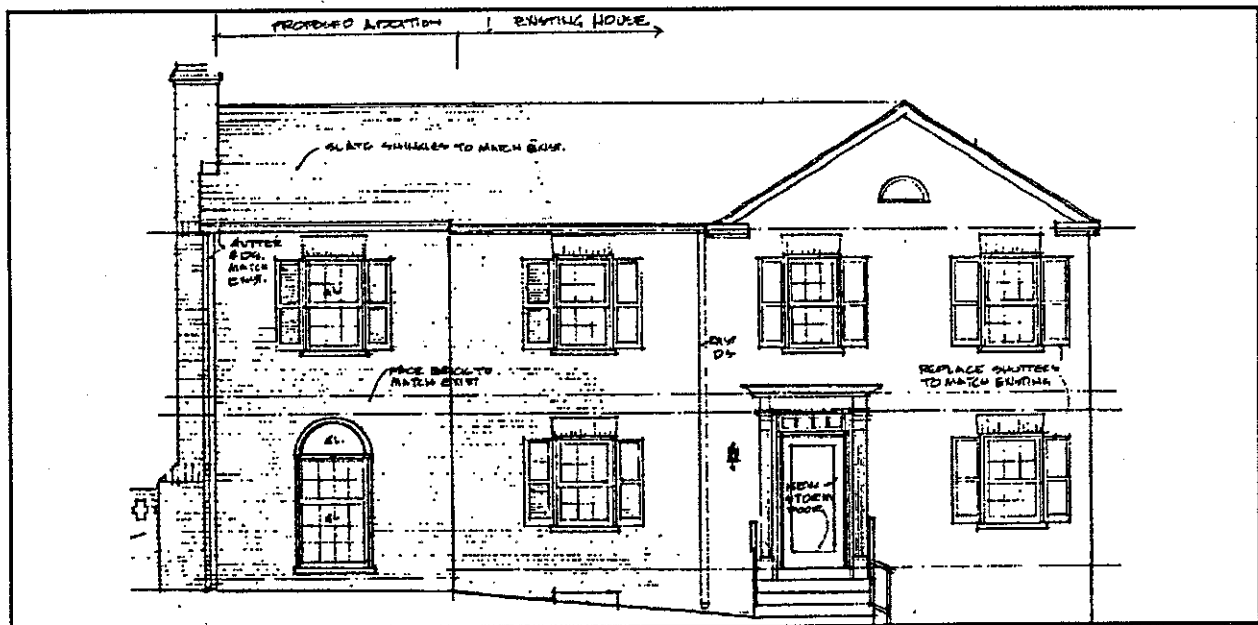
As a general rule, the stylistic characteristics of additions to residential buildings should reflect the historical architectural styles found within the historic districts. Because of the long history and diversity of architectural styles in Alexandria, the Boards do not consider this a limiting factor. It is the strong preference of the Boards that architectural elements of particular styles not be mixed and matched on the same addition. For example, Victorian windows and surrounds should not be combined with a Federal style cornice on an addition.

Architectural styles in Alexandria have been more conservative than in other parts of the country. The approvals of the Boards have reflected this since the establishment of the historic districts. As a general rule, the Boards favor contextual background buildings which allow historic structures to maintain the primary visual importance. Singular buildings in the latest architectural vocabulary are generally discouraged.

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-20th century while being compatible with the historic character of the districts. This balancing act will clearly be different in different sections of the historic districts. For example, the design approach for residential additions for late-18th and early-19th century buildings on Royal Street will be different than for 20th century urban rowhouses 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.

These guidelines should be used in conjunction with the guidelines for specific architectural elements contained in Chapter 2. For example, that chapter contains information on such topics as window and door treatments, siding and chimneys and flues which must be appropriately combined to create a building that is compatible with the architecture in the districts.

While the mandate of the Boards is for the review of those portions of a property visi-



*Rear addition for a townhouse in Yates Garden uses the same design vocabulary as found on the main structure.*

SOURCE: 723 South Royal Street, BAR Case #91-77, Dennis Roach, designer

ble from a public way, in certain instances it may be necessary to review portions of a project which may not be readily visible from a public way where such portions effect the scale, mass or design of those portions visible from a public way.

It is the policy of the Boards not to review conceptual design plans. The Boards strongly prefer to review complete design submissions. In order to ensure that applications will meet this requirement, applicants are encouraged to meet with B.A.R. Staff as early as possible during the design development stage to review proposals and zoning requirements.

### REQUIREMENTS

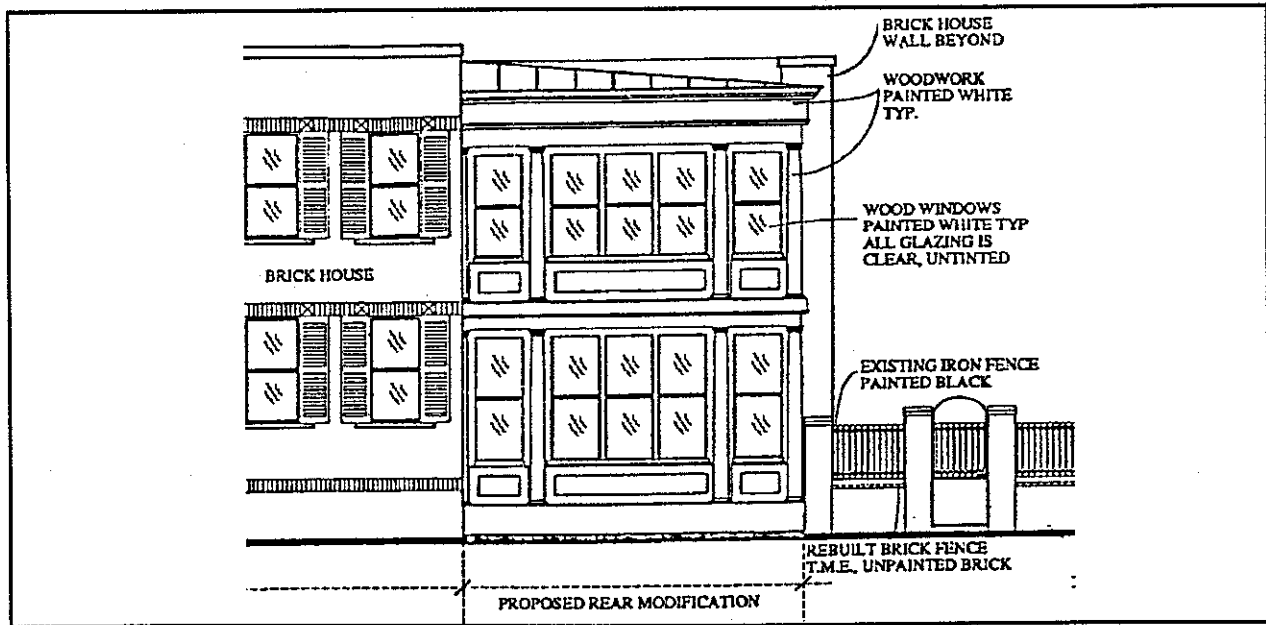
- All applications for additions to existing residential structures must comply with the requirements of the zoning regulations prior to consideration by the Boards of Architectural Review. The specific requirements may be obtained from the Zoning Administrator (703/838-4688).
- Side, rear and front yard requirements  
Additions must be removed a certain num-

ber of feet from a property line regardless of the location of the existing building. This setback will depend upon the specific zone.

- Open space requirements  
A certain amount of land must be maintained as open space to ensure adequate light and air, absorb water runoff and help prevent the spread of fire. The amount of open space required varies by zone. Driveways and parking areas cannot be used to satisfy the open space requirement.

As a general rule, land under a covering such as a canopy, roof, eave, or deck may not be counted as part of the required open space.

- Vision clearance  
There is a general City requirement that buildings on corner lots must maintain a vision clearance at the corner for purposes of transportation safety. In such instances, structures may be no higher than 42" (3' 6") above the curb. There is also a general policy to maintain the average front building line in the historic districts. Therefore, the Zoning Ordinance gives the Boards of Architectural Review the power to waive this requirement as well as other yard require-



*Rear two story addition uses compatible traditional materials in a contemporary manner to create a differentiation with the existing 20th century residence.*

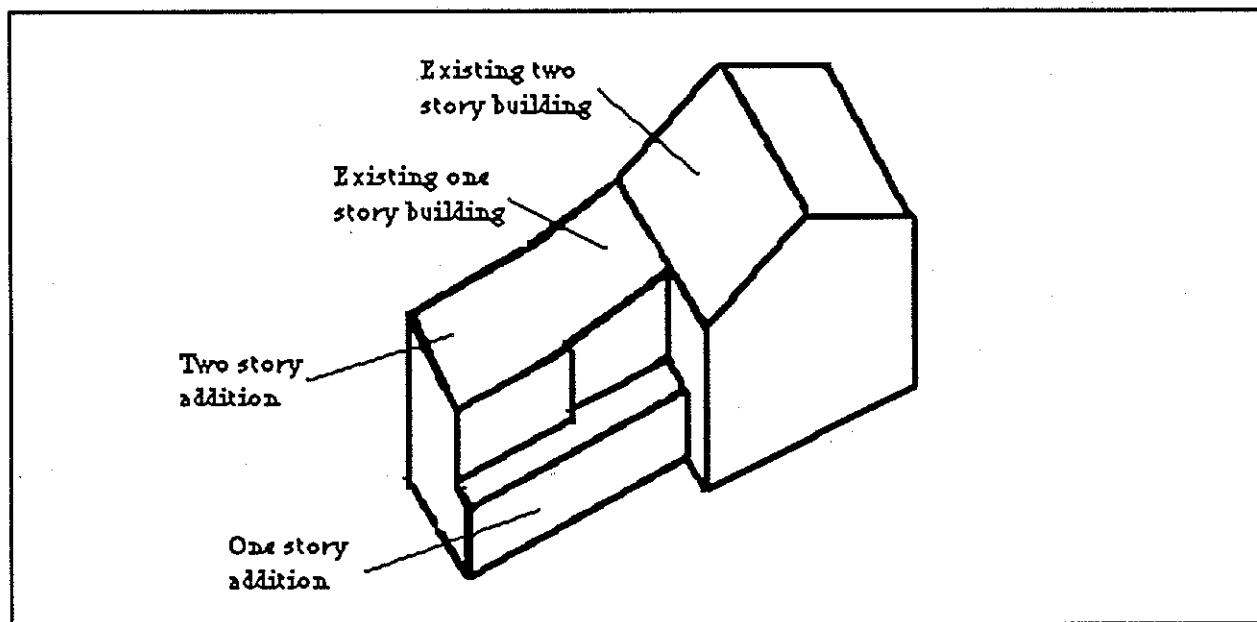
SOURCE: 230 South Fairfax Street, BAR Case #89-115, Robert Holland, architect

ments in the vision clearance area where the maintenance of the building line is important to the character of the blockface.

- Generally speaking, building height for residential construction is limited to 35 feet but may be increased in certain zones to 45 feet with approval of a Special Use Permit by City Council.
- The addition cannot result in the total building exceeding the current Floor Area Ratio (F.A.R.) of the applicable zone.
- Additions to multi-family residential structures which exceed one-third of the gross floor area of the existing structure or 3,000 square feet require the approval of a Site Plan by the Planning Commission (See §11-400 of the Zoning Ordinance). Information on Site Plan requirements may be obtained from the Site Plan Coordinator, Department of Transportation and Environmental Services, Room 4130, City Hall (Telephone: 703/838-4318).
- Additions to residential buildings which require the approval of a Site Plan must comply with the provisions of the Alexandria Archaeological Protection Procedure

(§11-411 of the Zoning Ordinance). The specific requirements may be obtained from the City Archaeologist, Alexandria Archaeology, 105 North Union Street, 3rd Floor. (Telephone: 703/838-4399).

- Construction of all additions to residential buildings must meet the requirements of the Virginia Uniform Statewide Building Code (USBC) and require the issuance of a building permit by Code Enforcement.
- Penetration of a wall located closer than 3' to the interior property line for purposes of installing a window or a vent opening is not permitted (USBC).
- Additions to residential buildings must conform to the requirements of the applicable small area chapter of the Master Plan. In the Old and Historic Alexandria District, the Small Area Plan chapters include Old Town, Old Town North, Northeast and Potomac Yard/Potomac Greens. In the Parker-Gray District, the Small Area Plan chapters are Braddock Road Metro Station and North-east.
- Tree removal for construction of additions to residential buildings requires prior



*Isometric drawing showing massing of proposed rear addition.*

SOURCE: 318 North Alfred Street, BAR Case #92-67, John Savage, Architect, P.C. (re-drawn)

approval of the City Arborist.

- Construction of additions to residential buildings on lots which involve ground disturbance of 2,500 square feet or more of land area must comply with the requirements of the Chesapeake Bay Protection Ordinance.

**GUIDELINES**

- Applicants should consult Chapter 2, Building Alterations, regarding guidelines for specific elements of a proposed addition. For example, Chapter 2 provides information on compatible window treatments, paint colors and building materials.

• Style

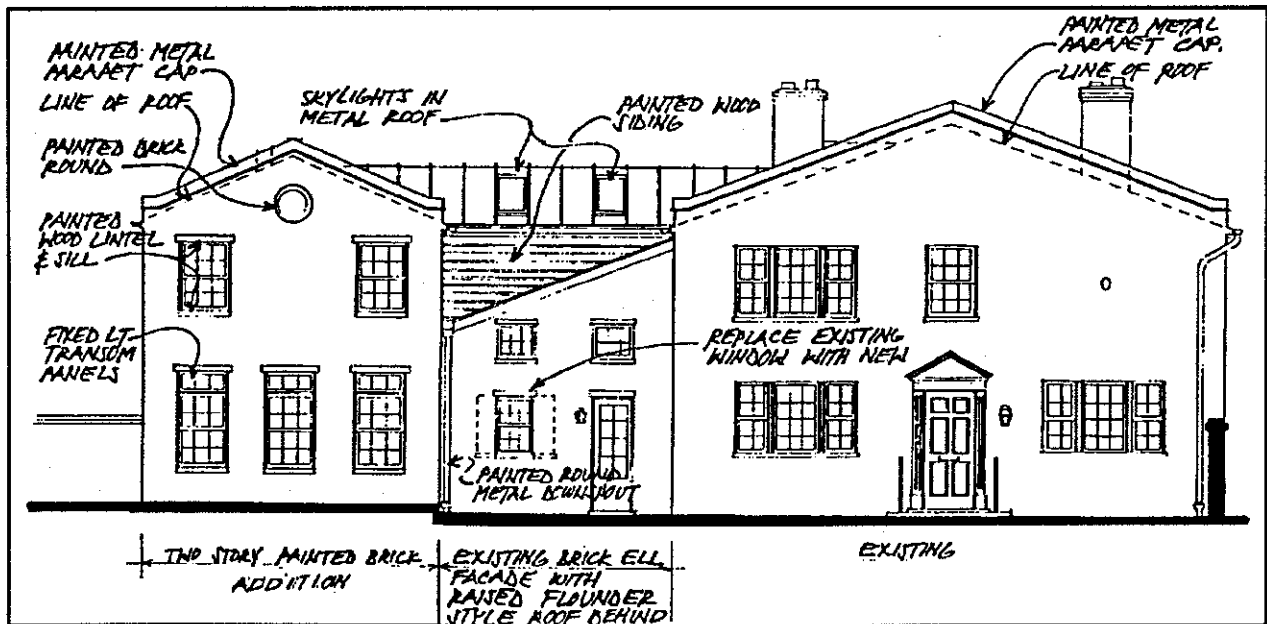
No single architectural style is mandated. The design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent buildings. The Boards generally prefer addition designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.

Respectful additions make use of the design vocabulary of the existing historic structure. For example, an academic or high-style design solution for an addition to a vernacular historic building is often inappropriate. Imitative additions, likewise, make extensive use of the architectural characteristics of the original building.

Another approach to a design for a residential addition is one which creates a distinct yet compatible contrast with the original building through the use of differing materials, colors and the abstraction of the principal design elements of the original building.

• Differentiation

An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past. To create a differentiation between the existing building and an addition, different traditional materials can be utilized. For example, a wood addition would be appropriate for an existing brick residential structure. In addition, changes in the same building material can be used to create differentiation. For example, a slight



Rear ell addition is sited to retain the roofline and footprint of an existing historic structure.

SOURCE: 307 Queen Street, BAR Case #92-147, Burns & Associates, Architects

change in the brick color or size could differentiate an addition from an existing building. Offsetting the footprint of the addition to break the wall plane of the existing building can also be used as a means of creating a differentiation between the old and the new.

• Height

The height of an existing building can be increased with an addition.

- *Single family houses*

The majority of single family houses in the historic districts are 2 or 3 stories in height. Additions to increase the height should reflect this traditional pattern. Therefore, additions to single family houses should add no more than one floor to the roofline of an existing structure and then only if the significant architectural character of the house and blockface are preserved.

- *Multi-family structures*

Multi-family structures such as apartment buildings often exceed the prevailing height of single family houses. Additions which increase the height of such structures should not adversely impact the light and air of nearby residential properties.

• Massing

Building massing is the enclosed volume which constitutes a building's exterior form. In the historic districts, residential additions should reflect the building massing prevailing along the blockface. For example, uneven massing should be avoided along a blockface which has buildings of uniform massing.

• Form

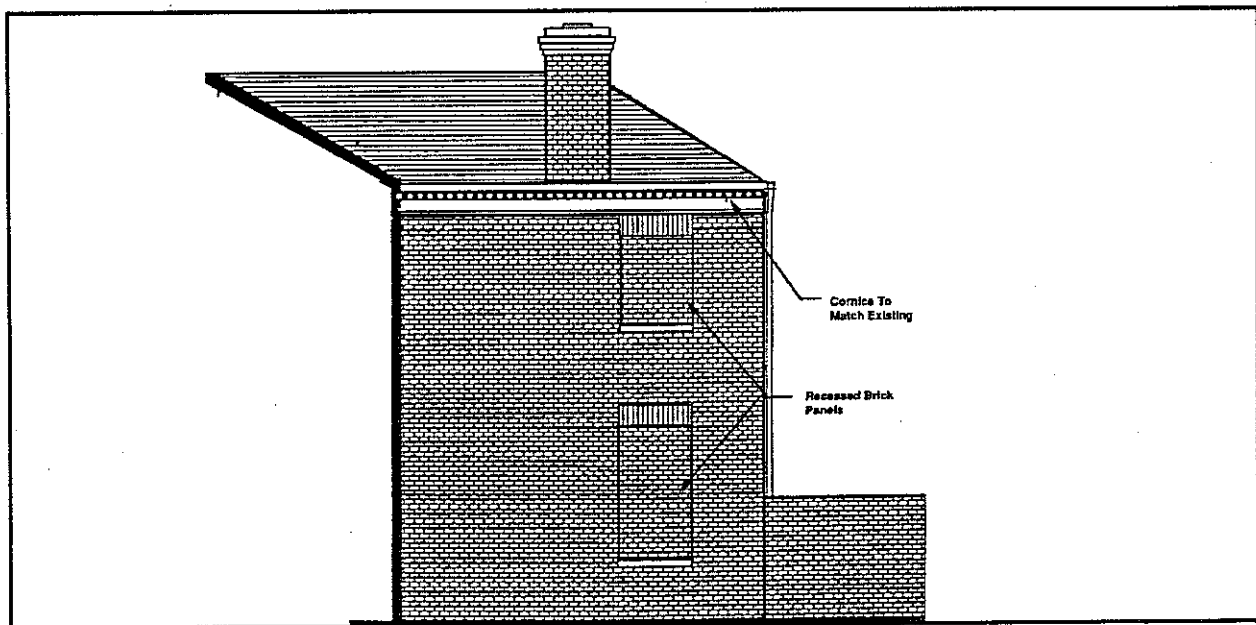
Form expresses the prevailing shape of a residential building. Generally, additions to residential structures should not overwhelm the existing structure or neighboring buildings. The existing form of a residential building should generally be retained in the expression of the addition.

• Siting

Front, side and rear yard setbacks should reflect the prevailing pattern in the immediate vicinity of the proposed addition.

• Fenestration

The fenestration pattern, i.e. the relationship of solid to void, such as windows, doors, and walls, should be compatible with the fenestration pattern on the existing structure. In certain instances, a change in the fenestration



*False windows provide visual relief of the apparent mass of the side elevation of an addition.*  
SOURCE: 407 Franklin Street, BAR Case #90-238, The Vincent Carlin Company, architects



tration may be used to create a differentiation between the old and the new.

• Roof

In general, the roof form should reflect the roof forms expressed along the blockface. The roof form for buildings on corner lots should generally reflect the roof forms found on the adjacent corner buildings. For example, additions with a flounder roof shape may be considered appropriate for existing residential structures with gable roof forms where such changes in roof form occur along the blockface. However, additions to 20th century flat roofed buildings may make use of a different form to create visual variety and interest.

Roofing materials should reflect the traditional use of wood, metal and slate in the historic districts. Additional information is provided in the Roofing section of Chapter 2, Building Alterations.

• Spacing Between Buildings

In most sections of the districts, the rhythm of existing spacing between buildings along the blockface should be maintained.

• Building Orientation

The principal architectural facade should face the street. The front entrance to residential buildings should generally not be changed by an addition and should be readily apparent from the public street. The existing rhythm and scale of the streetscape should not be altered by an addition. For example, existing doorways that face the street should not be removed or reoriented.

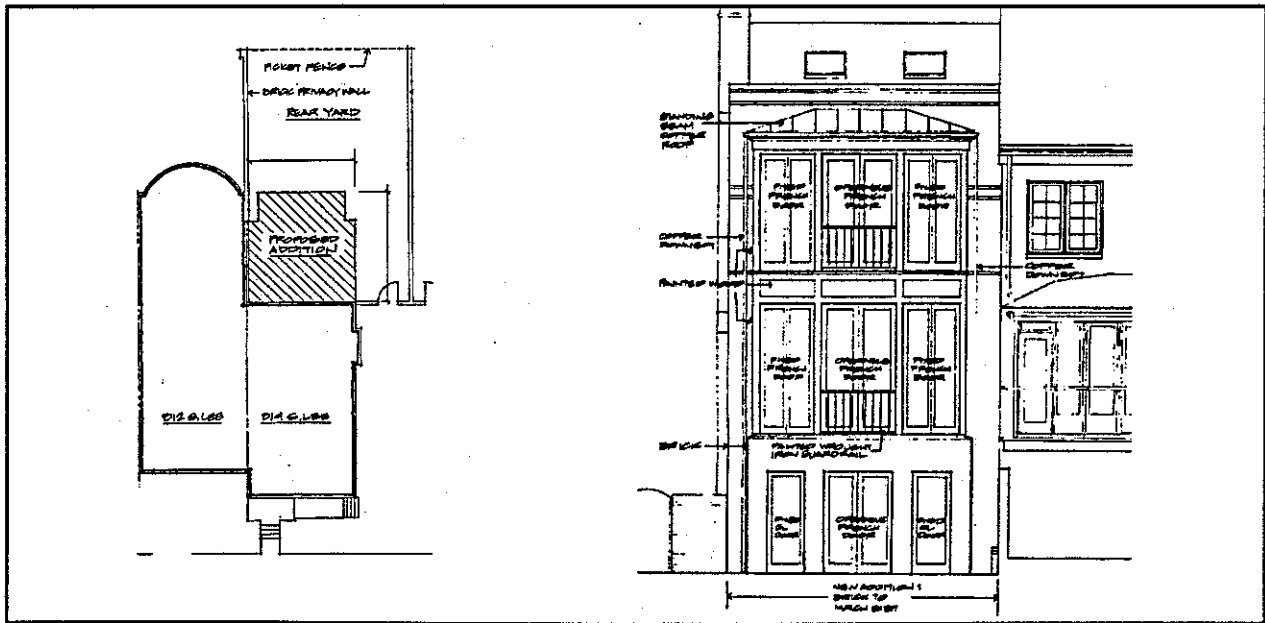
• Materials

The predominant building materials for residential buildings in the historic districts are wood and brick. In addition, there are a number of stone buildings. The choice of building materials for residential additions should reflect these traditional materials.

• Architectural Detailing

Architectural detailing such as cornices, lintels, arches, and chimneys should express the traditional quality and quantity of architectural detailing found on historic structures throughout the districts.

Side and rear walls which face open areas should be designed with as much attention to detail as the primary facade. It is the general preference of the Boards that surface ar-



Plan and elevation for a three story rear addition.

SOURCE: 814 South Lee Street, BAR Case #92-21, Cole & Denny, Architects

tication be provided on otherwise unrelieved side walls to visually break-up apparent massing through such means as the articulation of false windows, pilasters and changes in brick patterns.

• Utilities

While the Boards are cognizant of 20th century infrastructure requirements, such items as electrical meters and transformers, and HVAC equipment should be visually and acoustically screened from public view.

• Color

The color proposed for residential additions should be compatible with that in use on historic buildings in the districts. The B.A.R. Staff has developed a *Color Chart of Historically Accurate Paint Colors in the Old and Historic Alexandria District and the Parker-Gray District* which can be consulted to help determine appropriate colors which reflect the historic heritage of the City.

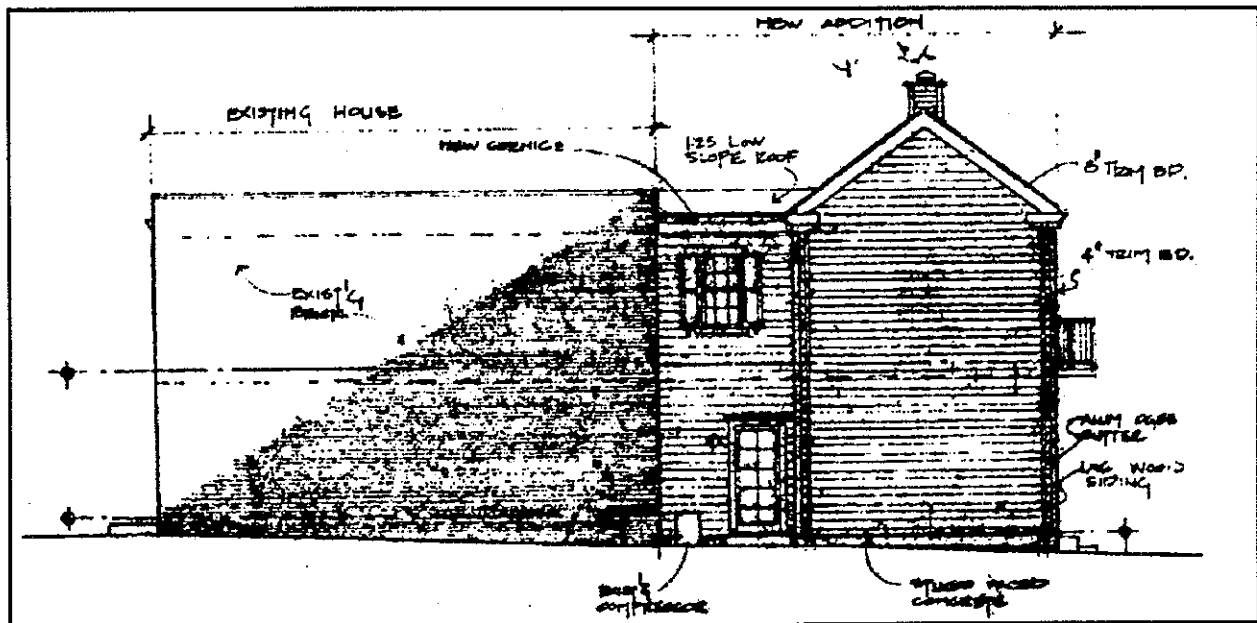
**APPLICATION REQUIREMENTS**

In order to properly evaluate the appropriateness of a design for a residential addition, the Boards of Architectural Review require that an accurate depiction of the design and its relationship to the immediately surrounding area be presented. Sketches are not acceptable. Most designs for construction of additions to buildings presented to the Boards of Architectural Review are prepared by design professionals, such as architects and engineers; however, a professionally prepared submission is not mandatory. Applicants, however, should be aware that drawings sealed by an architect or engineer licensed in Virginia may be required by the Code Enforcement Bureau prior to the issuance of a building permit.

**All applications for approval of residential additions must contain the following information:**

**Alexandria Business License**

Proof of a valid Alexandria Business License is required at the time of application for contractors, subcontractors, architects and designers.



*Rear two story addition to a 1950s brick rowhouse.*  
SOURCE: 620 South Pitt Street, BAR Case #91-35, Jan Noble, architect

**Photograph of Existing Conditions**

Clear photographs of the site and surrounding properties are required for reference.

**Plot Plan/Site Plan**

A plot or site plan accurately showing the location and dimensions of the addition including property lines, accessory structures, fences and gradelines is required. A roof plan showing water drainage and location of mechanical units should also be indicated.

**Drawings**

Drawings accurately representing all elevations of changes to the proposed structure indicating materials and overall dimensions, including height, are required. In addition, a drawing showing the contextual relationship of the proposed structure to existing adjacent buildings is required. The location of such ancillary items as HVAC units, heat pumps, roof guards, utility meters and risers should be noted on the drawings. The drawings should have a minimum scale of 3/32" = 1', however, larger scale drawings may be required. At least one set must meet the maximum permit size of 24" x 36". Additional copies of the required drawings may be reduced if they are clearly legible.

**Floor Area Ratio and Open Space Calculations**

Applicants must provide accurate F.A.R. and open space calculations for the new addition. Forms for these calculations are available at the time of application.

**Materials**

The materials to be used for the structure must be specified and delineated on the drawings. Actual samples may be provided, if appropriate.

**Color**

The proposed color of the structure and trim-work must be indicated and actual color samples provided.

**RELATED SECTIONS**

- Guide to the B.A.R. Process
- Use of the Design Guidelines
- History of the physical development of the historic districts
- Chapter 2 - Building Alterations
  - Accessibility for Persons with Disabilities
  - Accessory Structures
  - Awnings
  - Chimneys & Flues

**ARCHAEOLOGICAL CONSIDERATIONS**

The construction of additions to residential buildings creates ground disturbing activities which may affect archaeological resources. With its rich history, the City of Alexandria is particularly concerned about its archaeological heritage. Archaeological resources in the historic districts are great in number and highly diverse in materials. They often consist of ceramic and glass fragments in the backyards of historic properties; however, archaeological resources are also brick-lined shafts in yards and basements; brick kilns; foundations, footings, postholes and builders trenches of non-extant buildings; landscape features such as walkways and gardens; and even American Indian artifacts which pre-date colonial Alexandria. Often these clues to the City's past appear to be unimportant debris, yet when the artifacts and building remains are excavated and recorded systematically, they provide the only knowledge of lost Alexandria.

Every application to the B.A.R. which potentially involves ground disturbance is reviewed by the City Archaeologist

to determine whether significant archaeological resources may still survive on the property. Therefore, the potential for additional requirements to protect archaeological resources exists with any project that involves ground disturbing activities.

The applicant can speed along the archaeological review process by requesting a Preliminary Archaeological Assessment from Alexandria Archaeology at the earliest date. Call (703) 838-4399, Tuesday through Saturday. Alexandria Archaeology is located on the third floor of the Torpedo Factory Art Center.

**• RESIDENTIAL ZONES**

In residential zones, the application for construction of additions is reviewed by City archaeologists. In most cases, the applicant is required to notify Alexandria Archaeology before ground disturbance, so that a City archaeologist may monitor this work and record significant finds. However, when a property has a high potential for containing significant archaeological resources, a City archaeologist may request permission to excavate test samples in the affected area before the project begins.

## Attachment D

# BAR POLICIES FOR ADMINISTRATIVE APPROVAL IN THE OLD AND HISTORIC ALEXANDRIA DISTRICT<sup>1</sup> AND IN THE PARKER-GRAY DISTRICT FOR COMMERCIAL USES

Adopted 3/2/2011; Amended 12/7/2022

### **THE BAR PROCESS**

The primary purpose of the BAR is to preserve historic material, which in many cases can be retained and repaired, rather than replaced.

There are three different levels of BAR approval in the historic districts:

- No BAR approval
- BAR staff administrative approval (as outlined in the attached table)
- BAR approval at a public hearing

Please contact BAR staff to determine what type of approval your project requires. BAR staff can be reached at [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) or 703-746-3833.

All work must comply with the [Zoning Ordinance](#). Zoning staff can be reached at [pczoning@alexandriava.gov](mailto:pczoning@alexandriava.gov) or 703-746-4333.

### **I. No BAR Approval**

The items listed below do not require BAR approval:

- Alterations not visible from a public right of way.
- Demolition or capsulation of less than 25 square feet, regardless of visibility.
- Art (as defined in the zoning ordinance)
- At-grade paving not used for alleys, drives or parking
- Removable chimney caps
- Door hardware, mailboxes and house numbers
- Play equipment (not including playhouses)
- Plant materials
- Retaining walls under 2 feet in height
- Storm windows
- Unornamented storm doors; those with scrollwork etc. must go to the BAR.
- Small dish antennas less than 2 feet in diameter on non-street-facing elevations
- Security cameras measuring less than one cubic foot each
- Security light fixtures (no more than two) on each non-street-facing elevation
- Portable planters, as defined in the City Code

<sup>1</sup> For residential projects in the Parker-Gray District, refer to the [Residential Reference Guide](#) and adopted Design Guideline chapters instead of this policy.

## Attachment D

- Free Little Libraries
- Seasonal holiday decorations
- Below-grade features, such as basement stairs and window wells on private property
- Roof drainage elements such as snow guards, gutters and downspouts

### II. **BAR Staff Administrative Approval**

1. The policies in the attached table identify the alterations and/or repairs that may be administratively approved by BAR staff and are also used by the BAR when evaluating requests at a public hearing.
2. BAR staff must visit the subject property to determine whether the proposed alteration is visible from a public right-of-way and whether it is eligible for administrative approval. **Any proposal to remove historic material that staff believes can be reasonably repaired and preserved will not be approved administratively.** A link to the BAR administrative approval application may be found [here](#).
3. Historically appropriate repair and in-kind replacement of materials, such as repointing and siding repair, requires a written finding by staff that it is in compliance with the criteria found in Zoning Ordinance section 10-109 or 10-209. There is no fee associated with a repair, but the standard [BAR administrative approval application](#) form must be completed for tracking purposes.
4. Administrative approvals must comply with all City codes and ordinances and may require separate approval of permits from other City departments. It is recommended that the applicant obtain BAR administrative approval prior to applying for a building permit to avoid possible delays at the [Permit Center](#).
5. These policies may be amended by the BAR at any time but will be reviewed and updated at least every five years.

### III. **BAR Approval at a Public Hearing**

Proposed projects not in compliance with these adopted policies, or not architecturally compatible or historically appropriate in the opinion of staff, require review and approval of a Certificate of Appropriateness by the BAR at a public hearing. The City's historic preservation website [www.alexandriava.gov/preservation](http://www.alexandriava.gov/preservation) has links to the BAR application.

Please contact BAR staff with any questions or for help completing the BAR application at [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) or 703-746-3833.

**BAR POLICIES FOR ADMINISTRATIVE APPROVAL**

The following alterations can be approved administratively by BAR staff. If not specifically listed below, the alteration may require approval by the BAR at a public hearing or may not require BAR approval (see list on page 1). For help, contact BAR staff at [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) or 703-746-3833.

<p><b>Accessibility structures (residential)</b></p>	<p>Removable ramps/lifts which are not located on a permanent foundation, provided that they do not permanently alter the building and are constructed of wood, metal or a millable, solid-through-the-core, paintable composite material.</p>
<p><b>Antennas</b></p>	<p>Replacement or new co-located antennas meeting the original BAR conditions and the following criteria:</p> <ul style="list-style-type: none"> <li>• Penthouse Wall mount: may not project above the wall on which they are mounted and must be painted to match the adjacent wall surface</li> <li>• Flat Roof mount: must be on a freestanding tripod set back a minimum of 10 feet from the building face</li> </ul> <p><b>Small cell:</b> Replacement or new co-located small cell facilities and required equipment meeting the following criteria:</p> <ul style="list-style-type: none"> <li>• Complies with the Telecommunications Facility Franchise Agreement approved pole designs and materials.</li> <li>• Painted, coated with film, or otherwise shrouded with a color matching the utility pole.</li> <li>• Not located within the KR (King Street Urban Retail) zone or the Waterfront Small Area Plan boundary.</li> </ul>
<p><b>Awnings</b></p>	<p>Retractable wall mounted awnings (without legs or supports), provided that they are located on non-street-facing elevations and are retracted when not in use. Sun sails located in rear or side yards that are not permanent and may be removed when not in use. Those that are permanently attached to the building require Board approval.</p>

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<p><b>Doors (pedestrian)</b></p>	<p>Wood doors on buildings or portions of buildings constructed before 1932 on street-facing elevations. If historically and architecturally appropriate, may include glass panels (must comply with the window performance specifications for glass).</p> <p>Fiberglass or metal doors, in the appropriate architectural style and detailing on buildings or portions of buildings constructed after 1931, and on non-street-facing elevations for buildings constructed before 1932, meeting the following criteria:</p> <ul style="list-style-type: none"> <li>• Must have a smooth finish</li> <li>• If glass panels are architecturally appropriate, the glass must comply with these specifications: <a href="https://media.alexandriava.gov/docs-archives/planning/info/2021windowperformancespecifications.pdf">https://media.alexandriava.gov/docs-archives/planning/info/2021windowperformancespecifications.pdf</a></li> </ul>
<p><b>Doors (garage)</b></p>	<p>Original side-hinged or side-sliding wood doors on historic garages must be repaired or replaced in the original material and style.</p> <p>Garages constructed after 1931 may have overhead sectional doors and may use a pressed steel or composite material, provided they have a smooth finish.</p> <p>Glazing on garage doors must be stylistically appropriate.</p>
<p><b>Electric Vehicle Charging Stations</b></p>	<p>EV charging stations, provided the following criteria are met:</p> <ul style="list-style-type: none"> <li>• Minimally visible and located in the side or rear yard.</li> <li>• Cannot exceed 48 inches to operable handle.</li> <li>• All conduits should be painted to match the adjacent structure.</li> <li>• The number of charging stations cannot exceed the number of allowed parking spaces.</li> </ul> <p>All EV charging stations must be located completely on the subject property and comply with zoning setback requirements. A scaled survey plat with the location of the proposed charging station must be submitted with the application.</p>
<p><b>Fences and gates</b></p>	<p>New and replacement rear and side yard fences up to 6 feet in height and constructed of wood, metal or masonry.</p> <p>New and replacement front yard fences (3 ½ feet in height and 50 percent open) provided they are historically appropriate in design and constructed of wood, metal or masonry.</p> <p>BAR approval of a waiver is required for any fence located in a vision clearance area or if a fence exceeds the height limitations noted above.</p>

**Attachment D**

<b>HVAC</b>	Minimally visible ground mounted condenser units in side and rear yards. If a unit is visible, screening is required unless it is waived by the BAR at a public hearing.
<b>Lighting</b>	New and replacement light fixtures that are architecturally and historically appropriate.
<b>Masonry repointing</b>	Paint removal and repointing must protect existing masonry and new mortar must match the historic mortar color, composition, texture, and profile.
<b>Roof Replacement</b>	<p>For buildings with historic roofs beyond repair or those with previously replaced roofs, replacement materials should match the original in design, color, texture, and other visual qualities. The work should utilize the same materials and installation method to the maximum extent possible. For example:</p> <ul style="list-style-type: none"> <li>• Original slate or tile roofing must be replaced with the same material, style, color, and shape.</li> <li>• Original metal roofing must be replaced with the same style metal roofing (standing seam, flat seam, or stamped shingle). Pre-formed and pre-finished standing seam metal may replace field installed standing seam if the seams and metal pan are the same sizes. Solid copper may replace painted standing seam metal roofing.</li> <li>• Original composition roofing may be replaced with architectural grade composition roofing or any other stylistically appropriate roofing material. Three-tab composition shingles are not appropriate except where evidence confirms it was the original roofing material.</li> <li>• Original synthetic slate roofs can be replaced with real slate, synthetic slate, or architectural grade composition shingles.</li> <li>• Original wood shingle roofs that had been replaced with standing seam metal roof in the past can be replaced with standing seam metal or wood shingles.</li> </ul> <p>Where the original roof material is missing and cannot be determined from documentary, physical, or pictorial evidence, roofing historically appropriate to the age of the structure must be utilized.</p>
<b>Sheds and accessory structures</b>	A shed or small accessory building limited to 65square feet and 8 feet maximum height, provided it is not located on a permanent foundation and may be easily removed.
<b>Shutters</b>	<p>Shutters, provided the following criteria are met:</p> <ul style="list-style-type: none"> <li>• They are historically and architecturally appropriate, sized to fit the opening and operable</li> <li>• They are constructed of wood or a solid-through-the-core, millable composite material with a smooth finish</li> </ul>



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<p><b>Siding and trim</b></p>	<p>For buildings or additions constructed prior to 1932, the applicant must, working with staff, undertake the following steps:</p> <ul style="list-style-type: none"> <li>• To determine if multiple layers of siding exist, remove at least one test patch a minimum size of 2 feet by 2 feet on each elevation in order to reveal the first layer of siding.</li> <li>• BAR staff must visit the site to determine whether any extant historic siding can be retained and be reasonably repaired and patched.</li> <li>• If staff finds that the existing historic siding is beyond reasonable repair, new siding must match the profile, exposure and design of the original. If historic siding is not present, historically appropriate wood siding must be used.</li> </ul> <p>Buildings and additions constructed after 1931 may use fiber cement (e.g. HardiePlank) or composite (e.g. Boral) siding and trim with an architecturally appropriate profile, provided it has a smooth finish.</p> <p>Composite trim in certain limited locations on buildings constructed before 1932, such as the fascia board behind gutters or a water table, where wood trim is consistently exposed to moisture.</p>
<p><b>Solar Panels</b></p>	<p>Solar panels, provided the following criteria are met:</p> <ul style="list-style-type: none"> <li>• Mounted directly to the roof slope.</li> <li>• Located on later buildings (constructed after 1932).</li> <li>• If the roof will be replaced, an architecturally compatible and appropriate color replacement material should be used so that the solar panels visually blend-in with the roof.</li> </ul> <p>It is recommended that the roofing material be replaced prior to installation, so that the solar panels do not have to be removed and reinstalled a short time later.</p>
<p><b>Stoops, steps and railings</b></p>	<p>New stoops, provided that they are constructed with historically appropriate materials and design.</p> <p>New handrails if they are visually minimal, not installed by drilling into historic stone steps, and guardrails required by the building code, provided they are constructed in a historically appropriate style.</p>
<p><b>Utilities</b></p>	<p>Electrical utility meters on non-street-facing elevations, provided they are painted to match the adjacent wall surface. For gas meters, see the Board’s adopted policy for Administrative Approval of Gas Meters:  <a href="https://www.alexandriava.gov/sites/default/files/2022-10/BAR-Admin-Gas-Meter-Policy.pdf">https://www.alexandriava.gov/sites/default/files/2022-10/BAR-Admin-Gas-Meter-Policy.pdf</a></p>
<p><b>Vents</b></p>	<p>Vents measuring less than one cubic foot, provided that the color matches the adjacent surface.</p>

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<p><b>Window replacement</b></p>	<p>Buildings or portions of buildings constructed before 1932 with previously replaced windows (not having wood-pegged mortise and tenon sash joinery or cylinder “wavy” glass), or historic windows too deteriorated to repair, as determined by staff:</p> <ul style="list-style-type: none"> <li>• Historically appropriate multi-light sash must be single-glazed wood windows on street facing elevations (energy panels may be used). On non-street-facing elevations, wood windows may be double-glazed (insulated).</li> <li>• Historically appropriate one-over-one and two-over-two windows may be replaced with double-glazed wood windows on any elevation.</li> <li>• Original window frames and trim must be preserved and repaired.</li> </ul> <p>On buildings or portions of buildings constructed after 1931, modern window materials, such as aluminum-clad wood, wood composite or fiberglass (no hollow vinyl), as well as double-glazing, may be used. Aluminum clad and fiberglass windows may generally replace steel sash windows on any building when using the same light configuration and operation.</p> <p>The material, form and design of windows on new construction, and replacement windows permitted on existing buildings pursuant to the <i>BAR’s Policies for Administrative Approval for Windows</i>, must comply with the specifications below.</p> <ol style="list-style-type: none"> <li>1. Replacement windows approved on Early buildings must be full frame replacements, or sash kits installed in the existing frame, rather than insert or pocket style replacements. Fiberglass windows, where permitted, may be insert - type windows only if they minimally obscure existing historic fabric and closely replicate historic window details such as muntin (grids), jamb, and trim profiles.</li> <li>2. The dimensions and proportions of the window rails, stiles, muntins, frame, sill and exterior trim must match historically appropriate window proportions. Exterior trim on Early buildings may not be mitered at the corners.</li> <li>3. Where permitted, multi-light insulated glass windows must have permanently fixed muntins on both the interior and exterior of the glass, with spacer bars between the glass. These are typically referred to as Simulated Divided Light (SDL) windows.</li> <li>4. Muntins must be sized appropriately and paintable. Muntins that approximate historic putty profiles are preferred.</li> <li>5. Generally, glazing must be clear, non-reflective and without tint. Where</li> </ol>
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	<p>double glazing is permitted, Low-E (low emissivity) glass is encouraged for energy conservation. Low-E 272 glass meets these requirements.</p> <ol style="list-style-type: none"><li>6. The vinyl weatherstrip portion of wood window jambs should be minimally visible.</li><li>7. The applicant must submit complete window manufacturer technical specification sheets, or “cut sheets,” to BAR staff to confirm compliance with these specifications. All window replacements in the historic districts, except sash kits, also require a building permit from Code Administration.</li></ol>
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### **10-105 - Matters to be considered in approving certificates and permits.**

#### *A) Certificate of appropriateness.*

(1) *Scope of review.* The 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, when appropriate, with the memorial character of the George Washington Memorial Parkway, including the Washington Street portion thereof, if the building or structure faces such highway; 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.

(2) *Standards.* Subject to the provisions of [section 10-105\(A\)\(1\)](#) above, the board of architectural review or the 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;
- (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;
- (c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;

(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;

(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;

(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;

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

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

(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

(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.

*(3) Additional standards—Washington Street.*

(a) In addition to the standards set forth in [section 10-105\(A\)\(2\)](#), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:

(1) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.

(i) Elements of design consistent with historic buildings which are found on the street shall be emphasized.

(ii) New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.

(iii) The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.

(iv) The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.

(v) New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.

(vi) Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project, the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.

(vii) The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.

(viii) New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.

(2) Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material,

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articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.

(3) Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.

(4) Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.

(5) Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.

(b) No fewer than 45 days prior to filing an application for a certificate of appropriateness, an applicant who proposes construction which is subject to this [section 10-105\(A\)\(3\)](#), shall meet with the director to discuss the application of these standards to the proposed development; provided, that this requirement for a preapplication conference shall apply only to the construction of 10,000 or more square feet of gross building area, including but not limited to the area in any above-ground parking structure.

(c) No application for a certificate of appropriateness which is subject to this [section 10-105\(A\)\(3\)](#) shall be approved by the board of architectural review, unless it makes a written finding that the proposed construction complies with the standards in [section 10-105\(A\)\(3\)\(a\)](#).

(d) The director may appeal to city council a decision of the board of architectural review granting or denying an application for a certificate of appropriateness subject to this [section 10-105\(A\)\(3\)](#), which right of appeal shall be in addition to any other appeal provided by law.

(e) The standards set out in [section 10-105\(A\)\(3\)\(a\)](#) shall also apply in any proceedings before any other governmental or advisory board, commission or agency of the city relating to the use, development or redevelopment of land, buildings or structures within the area subject to this [section 10-105\(A\)\(3\)](#).

(f) To the extent that any other provisions of this ordinance are inconsistent with the provisions of this [section 10-105\(A\)\(3\)](#), the provisions of this section shall be controlling.

(g) The director shall adopt regulations and guidelines pertaining to the submission, review and approval or disapproval of applications subject to this [section 10-105\(A\)\(3\)](#).

(h) Any building or addition to an existing building which fails to comply with the provisions of this paragraph shall be presumed to be incompatible with the historic district and Washington Street standards, and the applicant shall have the burden of overcoming such presumption by clear and convincing evidence.

(i) The applicant for a special use permit for an increase in density above that permitted by right shall have the burden of proving that the proposed building or addition to an existing building provides clearly demonstrable benefits to the historic character of Washington Street, and, by virtue of the project's uses, architecture and site layout and design, materially advances the pedestrian-friendly environment along Washington Street.

(4) *Additional standards—Potomac River Vicinity.* Within the Potomac River Vicinity Height District, in addition to the provisions of [section 10-105\(A\)\(2\)](#), the following standards and guidelines, to the extent relevant in each individual case, shall apply in considering an application for a certificate of appropriateness by the board of architectural review, or by the city council on appeal, for any building in excess of 30 feet in height when such height has been authorized by a special use permit.

(a) The degree to which facades of a proposed building or buildings are generally in alignment with the existing street edges and express the 20- to 30-foot bay width typically found within the historic district. Techniques to express such typical bay width should include changes in materials; articulation of the wall surfaces; changes in fenestration patterns; varying roof heights; and physical breaks within the massing. Large expanses of unbroken or repetitive facades are disfavored.

(b) The degree to which building materials characteristic of buildings having architectural merit within the historic district are utilized. The texture, tone and color of such materials should display a level of variety, quality and richness at least equal to that found abundantly in the historic setting. The use of synthetic or imitative materials is disfavored.

(c) The degree to which new construction reflects the traditional fenestration patterns found within the historic district. Traditional solid-void relationships (i.e., masonry bearing wall by a veneer system) should be used in building facades which are directly related to historic streetscapes.



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(d) The degree to which new construction on the waterfront reflects the existing or traditional building character suitable to the waterfront. "High style" or highly ornamented buildings are disfavored. Also disfavored are metal warehouses and nondescript warehouse-type structures.

(e) To the extent that any provisions of [section 10-105\(A\)\(2\)](#) are inconsistent with the provisions of this [section 10-105\(A\)\(4\)](#), the provisions of this section shall be controlling.

(B) *Permit to move, remove, capsule or demolish in whole or in part buildings or structures.* The board of architectural review or the city council on appeal shall consider any or all of the following criteria in determining whether or not to grant a permit to move, remove, capsule or demolish in whole or in part a building or structure within the Old and Historic Alexandria District.

(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 an historic shrine?

(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?

(7) In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?

## Attachment E

### 10-107 - Appeals from board of architectural review.

#### (A) Appeal to city council.

(1) Whenever the board of architectural review shall disapprove an application for a certificate of appropriateness or an application for a permit to move, remove, capulate or demolish in whole or in part, the applicant for such certificate or for such permit shall have the right to appeal to and be heard before the city council; provided, that the applicant files with the clerk of the city council, on or before 14 days after the decision of the board of architectural review, a notice in writing of the applicant's intention to appeal. Upon receipt of such notice, the clerk of the city council shall schedule a public hearing before the city council to be held within 75 days after the receipt by the clerk of such notice, but no such hearing shall be had unless and until notice pursuant to [section 11-302\(A\)](#) has been given. Each such notice of appeal shall be accompanied by the fee prescribed pursuant to [section 11-104](#).

(2) Whenever the board of architectural review shall approve an application for a certificate of appropriateness or an application for a permit to move, remove, capulate or demolish in whole or in part, opponents to the granting of such certificate or of such permit shall have the right to appeal to and be heard before the city council; provided, that there is filed with the clerk of the city council, on or before 14 days after the decision of the board of architectural review, a petition in writing signed by the city manager or at least 25 persons owning real estate within the Old and Historic Alexandria District indicating their intention to appeal and the basis for the appeal. Upon receipt of such notice, the clerk of the city council shall schedule a public hearing before the city council at a time not less than 30 days after the receipt by the clerk of such notice, but no such hearing shall be had unless and until notice pursuant to [section 11-302\(A\)](#) has been given. Each such notice of appeal shall be accompanied by the fee prescribed pursuant to [section 11-104](#).

(3) On any such appeal, the decision of the board of architectural review appealed from shall be stayed pending the outcome of the appeal before the council. The council shall conduct a full and impartial public hearing on the matter before rendering any decision. The same standards shall be applied by the council as are established for the board of architectural review. The council may affirm, reverse or modify the decision of the board, in whole or in part. The decision of the council, subject to the provisions of [section 10-107\(B\)](#), shall be final.

(B) *Appeal from city council to court.* Any applicant or any of the petitioners aforesaid aggrieved by a final decision of the city council shall have the right to appeal such

decision to the circuit court for a review; provided, such appeal is filed within a period of 30 days after the rendering of the final decision by the city council. Such appeal shall be taken by filing a petition, at law, to review the decision of council, and the filing of such petition shall stay the council's decision pending the outcome of the appeal to the court. Findings of fact by the council shall be conclusive on the court in any such appeal. The court may reverse or modify the decision of the council, in whole or in part, if it finds upon review that the decision of the council is contrary to law or that its decision is arbitrary and constitutes an abuse of discretion, or it may affirm the decision of council.

### **10-305 - Permit for moving, removing, capsulating or demolition in whole or in part required.**

(A) No building or structure subject to the provisions of this [section 10-300](#) shall be moved, removed, capsulated or demolished in whole or in part without first obtaining a permit approved by the board of architectural review or the city council on appeal, and the board or the city council may refuse such permit for any building or structure of such architectural or historic interest, the removal of which, in the opinion of the board or the city council on appeal, would be detrimental to the public interest of the city.

(B) Applications for permits to move, remove, capsulate or demolish in whole or in part shall be made to the director.

(C) The matters that the board of architectural review or the city council on appeal shall consider in determining whether a permit to move, remove, capsulate or demolish in whole or in part should be issued shall be those guidelines established in the ordinance listing the building or structure for preservation and the criteria set forth in [section 10-105](#)(B).

### **10-309 - Appeals.**

*(A) Appeal to city council.*

(1) Whenever the board of architectural review shall disapprove an application for a certificate of appropriateness as prescribed by [section 10-304](#), or

## Attachment F

whenever the board shall disapprove an application for a permit to move, remove, capsulate or demolish in whole or in part a building or structure listed for preservation as prescribed by [section 10-305](#), the applicant for such certificate or for such permit shall have the right to appeal as specified in [section 10-107\(A\)\(1\)](#).

(2) Whenever the board of architectural review shall approve an application for a certificate of appropriateness as prescribed by [section 10-304](#), or whenever the board shall approve an application for a permit to move, remove, capsulate or demolish in whole or in part a building or structure as prescribed by [section 10-305](#), opponents to the granting of such certificate or of such permit shall have the right to appeal and be heard before the city council; provided, that there is filed with the clerk of the city council on or before 14 days after the decision of the board a petition in writing signed by the city manager or at least 25 persons owning real estate within the City of Alexandria indicating their intention to appeal. Except as provided in this [section 10-309](#), the appeal procedures set forth in [section 10-107\(A\)\(2\)](#) shall be applicable to any appeal from the decision of the board granting a certificate of appropriateness in conjunction with, or a permit to move, remove, capsulate or demolish in whole or in part, a building or structure over 100 years old listed for preservation as prescribed by [section 10-304\(D\)](#).

(B) *Appeal from city council to court.* Any applicant or any of the parties to an appeal as specified in [section 10-309\(A\)](#) aggrieved by a final decision of the city council shall have the right of appeal to the circuit court for review as provided for in [section 10-107\(B\)](#).

ORDINANCE NO. 2358

AN ORDINANCE to adopt a list of buildings and structures in the city outside of the Old and Historic Alexandria District which are over one hundred years old and of historical or architectural interest and to designate such buildings and structures for preservation and protection in accordance with the provisions of Article XIV-A, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended; and to amend Section 42-98.18 of said Code by listing this ordinance in said section; which Chapter 42 relates to ZONING, which Article XIV-A relates to PRESERVATION OF CERTAIN BUILDINGS AND STRUCTURES OVER ONE HUNDRED YEARS OLD OUTSIDE OF THE OLD AND HISTORIC ALEXANDRIA DISTRICT and which Section 42-98.18 thereof relates to LISTING ORDINANCES.

WHEREAS, Article XIV-A, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, provides for the preservation of certain buildings and structures over one hundred years old outside of the Old and Historic Alexandria District; and

WHEREAS, a list of certain buildings and structures has been submitted to and approved by the planning commission at a duly advertised public hearing; and

WHEREAS, the city council has determined that the buildings and structures on said list are over one hundred years old and of historical or architectural interest; and

WHEREAS, the city council is of the opinion that it is in the best interest of the city to adopt a listing ordinance to preserve and protect the buildings and structures on said list; therefore

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the buildings and structures compiled, described and listed in Exhibit A, attached hereto and made a part hereof, be and the same hereby are adopted as buildings and structures in the city outside of the Old and Historic Alexandria District which are over one hundred years old and of historical or architectural interest.

Section 2. That the buildings and structures on the list adopted in Section 1 above be and the same hereby are designated for preservation and protection in accordance with the provisions of Article XIV-A, Chapter 42 of the Code of the City of Alexandria, Virginia, 1963, as amended.

Section 3. That this ordinance be and the same hereby is listed in Section 42-98.18 of this Code.

Section 4. That the city clerk shall transmit a certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria for recordation among the land records.

Section 5. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of

## Attachment G

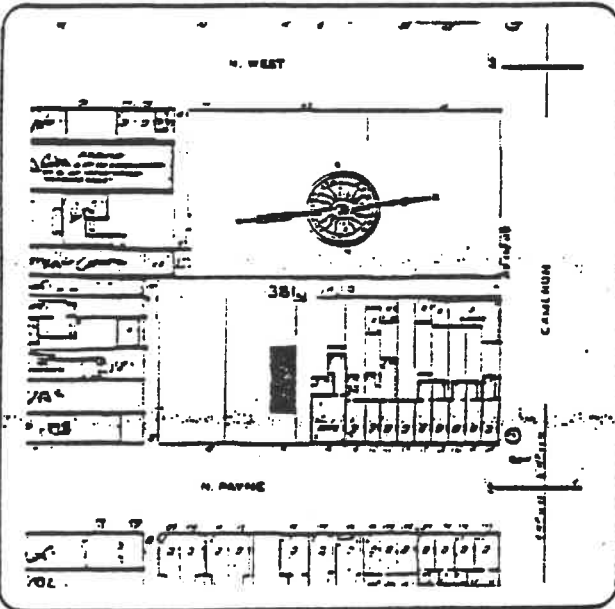
publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

FRANK E. MANN  
Mayor

Introduction:	April 10, 1979	Public Hearing:	April 21, 1979
First Reading:	April 10, 1979	Second Reading:	April 24, 1979
Publication:	April 13, 1979	Final Passage:	April 24, 1979

\* \* \* \* \*

ADDRESS: 114 N. Payne Street ASSESSMENT MAP: 064.03  
 OWNER: James J. McShane Jr. or Zelm G. McShane BLOCK-LOT: 10/13



CITY OF ALEXANDRIA  
 ORDINANCE No. **2180**

REGISTER OF 100 YEAR OLD BUILDINGS  
 LOCATED OUTSIDE THE HISTORIC DISTRICT

**DETERMINATION OF AGE:**

- MAP REFERENCE
- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

**COMPLIANCE WITH LISTING CRITERIA:**

- 1. Is it entered upon the National Register of Historic Places as called for by the United States Congress in the Historic Sites Act of 1935 and the Historic Preservation Act of 1966?
- 2. Is it entered upon the Virginia Landmarks Register pursuant to Section 10-138 of the Code of Va.?
- 3. Does it exemplify or reflect the architectural, cultural, political, economic, social or military history of the nation, state, or community?
- 4. Is it associated with persons of national, state, or local prominence or with events of national, state, or local historical significance?
- 5. Is it a good example of local or regional architectural design or exemplify local craftsmanship, making it valuable for a study of a period, style or method of construction?
- 6. Is it the work of a nationally recognized architect or can it be attributed to a local architect or builder of local prominence?
- 7. Does it foster civic pride in the city's past or enhance the city's attractiveness to visitors?

Code of the City of Alexandria: Sec. 42-98.2

Built in 1875 by John House, a carpenter, as fulfillment of a condition of purchase of the property, the original front portion of the house is a rare example of a Gothic Revival cottage of which few were built in Alexandria. None of the original decorative trim survives.

DOCUMENTATION:

Hopkins, G.M. City Atlas of Alexandria, Virginia. Philadelphia: Hopkins. 1877. p. 22.

Identified as "Jno. House"

Chataigne, J.H. Alexandria City Directory. Alexandria. 1876-77. p. 89.

"House, John R. Carpenter, N. Payne nr King."

Deed Books:

70/210 9 Feb. 1920 Olive G. House Wright, daughter of John House, to Abner Howes

8/67 23 Sept. 1874 U. M. Monroe to John R. House.  
This instrument is not a deed of transfer but is identified as an "Agreement". Monroe was awarded part of the Thomas estate (property associated with house at 116 N. Payne) in a court ruling of September 1874 and he then proposed to "sell the said lot of ground to the said John R. House...provided that thte said John R. House shall erect a dwelling or building...(whose value shall be) not less than three hundred dollars...within six months from the date of this agreement."

RE- 114 N. Payne Street

PREPARED BY: C. Richard Bierce  
DATE: 9/21/78

C. Richard Bierce  
Chief, Historic Resources Div.





RECORD OF APPEAL

FROM A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW

Date Appeal Filed With City Clerk: March 16, 2023

B.A.R. Case #: BAR #2023-00052 and BAR #2023-00069

Address of Project: 114 N. Payne Street

Appellant is: (Check One)

B.A.R. Applicant

Other party. State Relationship Stephen Milone and 24 or more additional owners of real estate in Alexandria \_\_\_\_\_

Address of Appellant: 907 Prince Street and per attached petition(s)

Alexandria, VA 22314

Telephone Number: 703-986-8536

State Basis of Appeal: Appeal the decision of the BAR to approve by a vote of 4-0 demolition and alterations at 114 N. Payne Street to install inappropriate modern cemetitious siding on this historic 19th century dwelling, and to demolish a masonry and iron fence along the front property line and remove front yard landscaping and brick paving for one existing parking space and install concrete pavers covering the front yard and expanding the parking in the front yard to two vehicle parking spaces adjacent to the public sidewalk

Attach additional sheets , if necessary

A Board of Architectural Review decision may be appealed to City Council either by the B.A.R. applicant or by 25 or more owners of real estate within the effected district who oppose the decision of the Board of Architectural Review. Sample petition on rear.

All appeals must be filed with the City Clerk on or before 14 days after the decision of the B.A.R.

All appeals require a <sup>\$200.00</sup>~~\$150.00~~ filing fee.

If an appeal is filed, the decision of the Board of Architectural Review is stayed pending the City Council decision on the matter. The decision of City Council is final subject to the provisions of Sections 10-107, 10-207 or 10-309 of the Zoning Ordinance.

Stephen A. Milone  
Signature of the Appellant

Downloaded from COA website 3/15/2023 gm



**RECORD OF APPEAL**

**FROM A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW**

Date Appeal Filed With City Clerk: \_\_\_\_\_

B.A.R. Case #: \_\_\_\_\_

Address of Project: \_\_\_\_\_

Appellant is: (Check One)

B.A.R. Applicant

Other party. State Relationship \_\_\_\_\_

Address of Appellant: \_\_\_\_\_

\_\_\_\_\_

Telephone Number: \_\_\_\_\_

State Basis of Appeal: \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

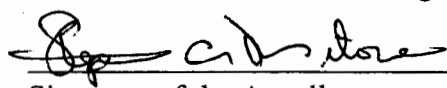
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If an appeal is filed, the decision of the Board of Architectural Review is stayed pending the City Council decision on the matter. The decision of City Council is final subject to the provisions of Sections 10-107, 10-207 or 10-309 of the Zoning Ordinance.

  
\_\_\_\_\_  
Signature of the Appellant

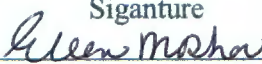
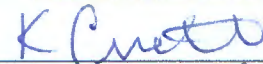
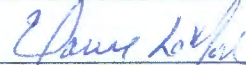
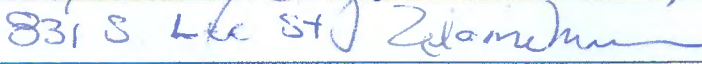

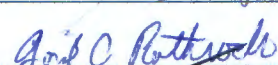
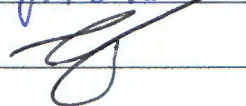
Attachment H

We the undersigned owners of real estate within the Old and Historic Alexandria District/ Parker-Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 2023-052 & 069 regarding the property at 114 N. Payne Street (street address)

- | Name                             | Signature                 | Owner of Real Property At:         |
|----------------------------------|---------------------------|------------------------------------|
| 1. Yvonne Wright Callahan        | <i>Y. Callahan</i>        | 735 S. Lee St.                     |
| 2. Elizabeth C. McCall           | <i>E. C. McCall</i>       | 537 S. Fairfax                     |
| 3. Shirley Gustafson             | <i>Shirley Gustafson</i>  | 539 S. Fairfax St.                 |
| 4. Anne Fozz                     | <i>Anne Fozz</i>          | 306 Gibbon St.                     |
| 5. John Mullen                   | <i>John Mullen</i>        | 213 W. Lakes St.                   |
| 6. Geneva C. Mullen              | <i>Geneva C. Mullen</i>   | 213 Wilkes St.                     |
| 7. Michaela Siren                | <i>Michaela Siren</i>     | 736 S. Lee St.                     |
| 8. Jennifer Bright               | <i>Jennifer Bright</i>    | 734 S. Lee St. Alexandria VA       |
| 9. Christopher Rusan             | <i>Christopher Rusan</i>  | 711 S. Lee St. Alexandria VA 22314 |
| 10. KATHY SEIFERT                | <i>Kathy Seifert</i>      | 730 S. LEE ST. 22314               |
| 11. Miriam W. Olinger            | <i>Miriam W. Olinger</i>  | 100 Prince St 22314                |
| 12. David Olinger                | <i>David Olinger</i>      | 100 Prince St. 22314               |
| 13. Jaye Smith                   | <i>Jaye Smith</i>         | 200 Duke 22314                     |
| 14. Caroline Reekrebed           | <i>Caroline Reekrebed</i> | 313 S. Lee                         |
| 15. W.D. Schuyk                  | <i>William Schuyk</i>     | 505 Wolf St                        |
| 16. <del>William A. Potter</del> | <del>W.A. Potter</del>    | 310 Shee                           |
| 17. <del>A. Cox</del>            | <del>A. Cox</del>         | 311 N. ALFRED                      |
| 18. E Kay Cowson                 | <i>E. Kay Cowson</i>      | 209 Alfred N Street                |
| 19. <i>William A. Potter</i>     | <i>William A. Potter</i>  | "                                  |
| 20.                              |                           |                                    |
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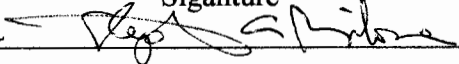
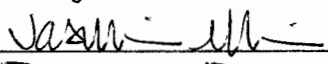
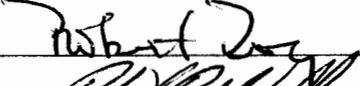

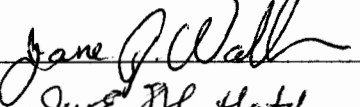
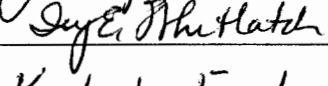
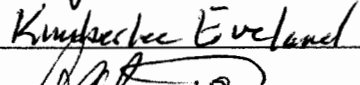
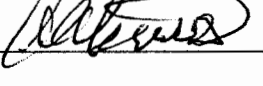
Attachment H

We the undersigned owners of real estate within the Old and Historic Alexandria District/ Parker-Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 2023-052 & 069 regarding the property at 114 N. Payne Street (street address)

- |     | Name              | Siganture  | Owner of Real Property At:          |
|-----|-------------------|--|-------------------------------------|
| 1.  | Ellen Mosher      |   | 324 N. St. Asaph St, Alex, VA 22314 |
| 2.  | Kate Cinelli      |   | 731 S Lee St 22314                  |
| 3.  | ELAINE LAMONTAGNE |   | 407 S FAIRFAX 22314                 |
| 4.  | Elaine Mammen     |  | 831 S Lee St                        |
| 5.  | CHARLES L. TOZZO  |   | 209 Duke St. 22314                  |
| 6.  | Gail C Rothrock   |   | 209 Duke Street 22314               |
| 7.  | TRAVIS LUDWIG     |   | 731 S. Lee St 22314                 |
| 8.  |                   |  |                                     |
| 9.  |                   |  |                                     |
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Attachment H

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	Name	Siganture	Owner of Real Property At:
1.	Stephens Milora		907 Prince St
2.	Jasmine Milora		907 Prince Street
3.	Robert Jay		400 Prince
4.	Robert Wallace		1113 Prince Street
5.	Jane J Wallace		1113 Prince Street
6.	Jay Whitlatch		1117 Prince St.
7.	Kimberlee Evland		212 S. Alfred St
8.	ANDREW A LEWIS		212 S ALFRED ST
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April 27, 2023

To the Old Town Alexandria Architectural Review Board:

Our house at 114 North Payne in Old Town Alexandria was built in 1870. It has had several exterior modifications. Our goal is to bring back the charm and original look and feel of this home. The Aluminum Siding that covers the home is not the original surface material and was likely used to give it an updated look as was the masonry and iron fence in the front of the property. We are excited to use a material that will provide durability and architectural historic charm that was present in the 1870s. We want visitors and residents of Old Town to walk and drive by to admire our house, as much as we will, as a charming, historic, and notable part of the community.

Larry and I have always been old souls, have been attracted to antiques, houses with history, architectural simplicity, and character. We have lived in our Midwest home for 17 years and want to move closer to our daughter and son-in-law. He is in the Air-Force, and they live in North Beach, Maryland. We love the look and feel of Alexandria and cannot wait to be a part of this historic community. We love the history, walkability, and the fact that we will be able to walk on the same paths as many of our country's founders.

Please see the picture of our 1860 Michigan Farmhouse. Our home was the main farmhouse in the area and currently is on 12 acres. We have worked to maintain the architectural integrity of our current home to have the feel of a 19-century home with modern conveniences. Our parents were born and raised in Michigan, we were born and raised in Michigan, raised our two girls in Michigan and are very family oriented, leading to our desire to move to Old Town. Our house on North Payne will provide us with the comfort and history we crave.

We love the history in Alexandria and cannot wait to be a part of the community.

Please let us know if you have questions.

Susan and Larry Barkell

