

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Anne Altizer

**LOCATION:** Old and Historic District  
119 Wolfe Street

**ZONE:** RM / Townhouse Zone

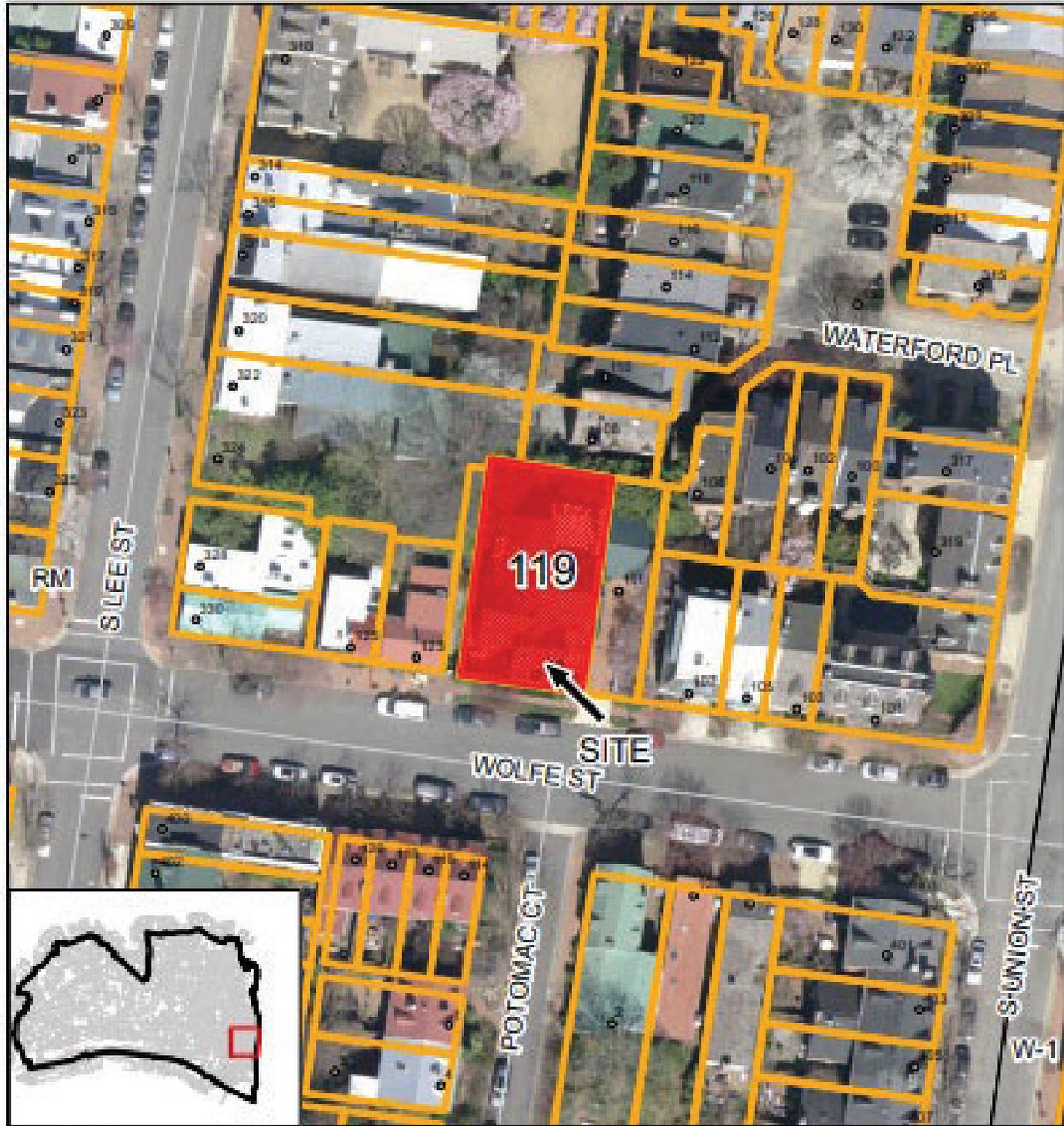
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**STAFF RECOMMENDATION**

Staff recommends **approval** of the Certificate of Appropriateness for alterations, as submitted.

**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, 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.



**BAR#2025-00507 OHAD**  
**119 Wolfe Street**



## I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for alterations to replace an exterior door on the south elevation with a window and replace an exterior door at the front entry porch (east elevation).

### Site context

The subject property is a detached single-family home. It is bound by a private alley to the west and by private development to the north and east. The proposed alterations will be visible from Wolfe Street.

## II. HISTORY

A structure first appears on this plot on the 1896 Sanborn Fire Insurance map, as a 2-story dwelling with a slate or tin roof. No structure exists on the 1891 Sanborn map, so it is likely that this original structure was constructed sometime between **1891** and **1896**. In the mid-1980s, a developer proposed razing the building and constructing a new one. The Board approved the demolition of the building, with the developer agreeing to retain a portion of the front of the house and incorporate it into the new building (Figure 1). The developer applied to demolish the remaining portion in 1988, but this request was denied by the Board. A new house was subsequently constructed on the site of the original one in **1988**, with only a small portion of the original façade remaining.



Figure 1a (left): 119 Wolfe Street in 1982 (photo from Alexandria Special Collections Library).  
Figure 1b (right): 119 Wolfe Street partially demolished, undated (photo from Alexandria Special Collections Library).

### Previous BAR Approvals

July 8, 1954  
January 9, 1963  
BAR-86-105  
BAR-86-199  
BAR-88-35  
BAR2025-00503

Alterations  
Construct brick wall  
Alterations and addition  
Alterations and addition  
Demolish the remainder of the house (denied)  
Replace gates and gas lanterns

### III. ANALYSIS

The applicant requests a Certificate of Appropriateness for alterations to replace an exterior door on the south elevation with a window and replace an exterior door at the front entry porch (east elevation). The existing and proposed elevations can be seen in Figures 2 and 3 below.



Figure 2. Existing door on south elevation (left) and proposed conversion to window (right)



Figure 3. Existing main entry door on east elevation (left) and proposed replacement door (right)

Notably, although the subject property may contain portions of an original Early building, all areas of proposed work will take place on the modern portion of the structure, which dates from 1988. Thus, no historic features will be removed or altered as part of the proposed work.

According to the *Design Guidelines*, infilling or removing a door, or creating a new window opening, both require Board approval. Because the amount of wall area affected is less than 25 square feet, a Permit to Demolish is not required. Additionally, the replacement of the door at the main entry porch on the east elevation with a new painted wood door would be eligible for administrative approval if submitted as a standalone application, as the door is not historic and is also minimally visible. The door to be converted into a double-hung window is located on the south elevation facing Wolfe Street. However, its visibility is mostly blocked by a brick wall and gate. Only the top portion of the window would be visible above the wall, and the existing door trim would be reused for the window. As the door to be removed is not historic, staff has no concerns about its removal. The proposed window would be a Lepage XL series wood window, which is historically appropriate for the building. In the opinion of staff, neither the conversion of the door to a window, nor the replacement of the main entry door, would detract from the historic integrity of the building, which has already undergone significant demolition and alteration throughout the years.

Therefore, staff recommends **approval** of the Certificate of Appropriateness for alterations, as submitted.

#### **STAFF**

Brendan Harris, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

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

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

#### **Zoning**

C-1 Proposed exterior door and window replacement will comply with Zoning.

#### **Code Administration**

C-1 A building permit is required.

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

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 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 adjacent to 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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-4 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 No archaeology comments.

**V. ATTACHMENTS**

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

BAR CASE# \_\_\_\_\_

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 119 Wolfe Street Alexandria, VA 22314

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

TAX MAP AND PARCEL: LOT 45, MAP 075.03 ZONING: RM

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: Anne Altizer

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

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

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

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

Name: Derek Binsted

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

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

Legal Property Owner:

Name: Same

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

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

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

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

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

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

Remove exterior door on left side of front elevation and replace with doublehung window  
 Remove and replace exterior door leaf at front entry porch.

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**SUBMITTAL REQUIREMENTS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

Printed Name: Derek Binsted

Date: 11-7-25

**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. The Stephen Browning Altizer Revocable Trust	[REDACTED]	50%
2. The Anne Baker Altizer Revocable Trust		50%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 119 Wolfe St, Alexandria, VA 22314 (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. The Stephen Browning Altizer Revocable Trust	[REDACTED]	50%
2. The Anne Baker Altizer Revocable Trust		50%
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.

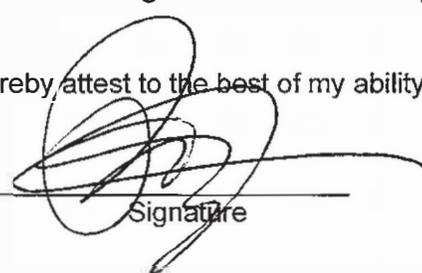
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

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

11-10-2025  
Date

Stephen B. Altizer  
Printed Name

  
 Signature







View Of Existing Entry Porch & Door



View of Door to be Removed



View From Wolfe Street 3



View From Wolfe Street



View From Wolfe Street

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW  
WASHINGTON DC 20016  
202.666.6863  
WWW.THOMSONCOOKE.COM



Altizer Residence  
119 Wolfe St, Alexandria VA 22314  
PERMIT SET

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**Architect Attestation:** I, Neal Thomson, am responsible for determining that the architectural designs included in this application (Altizer Residence - 119 Wolfe Street) are in compliance with all laws and regulations of the District of Columbia. I have personally prepared, or directly supervised the development of, the architectural designs included in this application.

Existing Photos

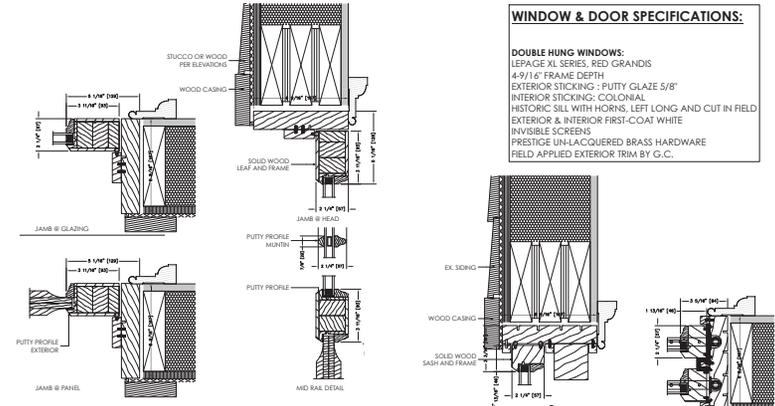
08-22-2025	Existing Plans
09-24-2025	Preliminary Pricing Set
09-29-2025	Preliminary Pricing Set REV
11-7-2025	BAR REVIEW SET

0002

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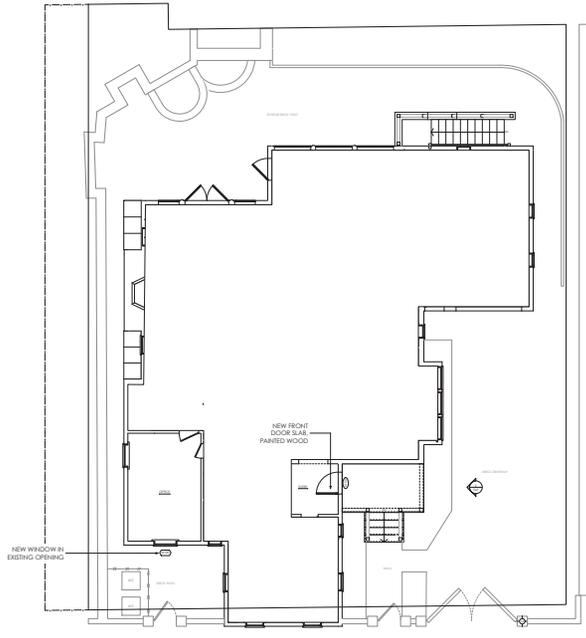
Window Schedule								
ID	Qty	Units	Model/Size	Type	Manuf.	Lites	Location	Note
W100	1		3'x6'-0"	Double Hung		3Wx2H	Office	

Exterior Door Schedule									
ID	Qty	Type	Manufacturer	Model/Size	Lites	Transom		Location	Note
						Height	Lites		
D100	1	Glazed/Paneled		3'x6'-8"	3Wx3H			Front Door	

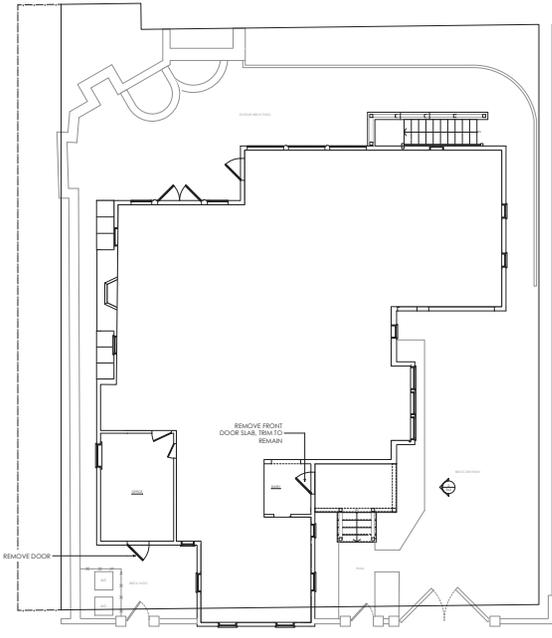


Door Details  
3\"/>

Window Details  
3\"/>



2 Proposed 1st Floor Plan  
1/8\"/>



1 Existing First Floor Plan  
1/8\"/>

**GENERAL NOTES:**

- UNLESS INDICATED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING.
- VERIFY ALL EXTERIOR RISER AND TREAD DIMENSIONS IN THE FIELD.
- ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE HARDWIRED TO SPECIFIED CIRCUIT, INTERCONNECTED & PROVIDED WITH BATTERY BACKUP.
- PROVIDE CARBON MONOXIDE ALARMS PER K31.3.
- ALL STAIRS HANDRAILS AND GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R311 AND R312 OF THE 2018 IBC.
- SEE FRAMING PLANS FOR COORDINATION OF POST REQUIREMENTS.
- ALL INTERIOR PARTITIONS NOT DIMENSIONED SHALL BE 3 1/2\"/>
- ALL ANGLES ARE 90 AND OR 45 UNLESS NOTED OTHERWISE.
- REFER TO EXTERIOR ELEVATIONS & DOOR/WINDOW SCHEDULE FOR WINDOW HEAD HEIGHTS.
- ALL DOOR DIMENSIONS GIVEN IN FEET AND INCHES.
- ALL INTERIOR DOORS & CASING OPENINGS THAT ARE NOT DIMENSIONED TO CENTER LINE SHALL BE CENTERED IN THE WALL OR FIELD MIN. DISTANCE FROM CORNER FOR COMPLETE CASING, UNLESS NOTED OTHERWISE.

**WALL TYPES:**

TYPICAL INTERIOR WALL: 2x4 or 2x6 STUDS 16\"/>

LEGEND:

- EXISTING WALLS
- PROPOSED WALLS



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Altizer Residence  
119 Walle St Alexandria VA 22314  
PERMIT SET

Architect Attestation: I, Neal Thomson, am responsible for determining that the architectural designs included in this application (Altizer Residence - 119 Walle Street) are in compliance with all laws and regulations of the District of Columbia. I have personally prepared, or directly supervised the development of, the architectural designs included in this application.

Existing & Proposed Plans	
08-22-2025	Existing Plans
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11-7-2025	BAR REVIEW SET

A100

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**3 Existing Right Elevation**  
1/4" = 1'-0"



**2 Existing Front Elevation**  
1/4" = 1'-0"



**4 Right Elevation**  
1/4" = 1'-0"



**1 Proposed Front Elevation**  
1/4" = 1'-0"

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119 Walle St Alexandria VA 22314

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Elevations

08-22-2025	Existing Plans
09-24-2025	Preliminary Pricing Set
09-29-2025	Preliminary Pricing Set REV
11-7-2025	BAR REVIEW SET

**A200**

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View Of Existing Entry Porch & Door



View of Door to be Removed



View From Wolfe Street 3



View From Wolfe Street



View From Wolfe Street

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