

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

APPLICANT: The Federal City Group

LOCATION: Old and Historic Alexandria District
320 North Alfred Street

ZONE: RB/Residential Townhouse Zone

STAFF RECOMMENDATION

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

1. The applicant uses wood replacement windows and doors to comply with the BAR’s Design Guidelines and Policies. The applicant should provide updated specifications with the building permit, and;
2. All replacement siding on the west elevation and infill siding on the north elevation must be wood. The new siding must match the profile, exposure, and design of the existing siding.

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 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 (BAR2023-00520) and Certificate of Appropriateness (BAR2023-00521) 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 for alterations, at 320 North Alfred Street. Partial demolition is proposed on the west (119 ft²) and north (24 ft²) elevations. A total of 143 ft² wall area is being removed. The proposed demolition will include two rear doors, three rear windows and a small portion of the siding. The alterations include a new sliding door and two vinyl-clad windows on the rear elevation. The areas around the new windows and door opening will be patched/ repaired.

Site context

Only a small portion of the proposed alterations to the rear elevation will be visible from the right-of-way.

II. HISTORY

The two-bay, two story Italianate style frame house, was constructed between **1885 and 1891** according to Sanborn map research. Early building permit research indicates that Mable Bolden received a building permit for the property in 1926. This could have been for a rear addition. Building permits also show the windows and doors were replaced in 1961(#17665). Lastly, a building permit was issued on December 29, 1982, for the use of Masonite siding.

Previous BAR Approvals

BAR2021-00575 – Administrative approval for a roof replacement.

BAR2020-00222 – Administrative approval for siding repair/replacement.

BAR2014-00120 – Administrative approval for in-kind wood window and trim replacement.

BAR2006-00106 – The Board approved the in-kind replacement of wood windows and removal of Masonite siding and repair of historic wood siding underneath.

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), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

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 portions of the wall area proposed for demolition/capsulation. 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 areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated. The total amount of demolition is 143 ft² and the siding on the rear elevation has been previously replaced.

Certificate of Appropriateness

Staff has no objection to the proposed alterations. The *Design Guidelines* state that windows and doors are principal character defining features of a building and serve both functional and aesthetic purposes. The new windows and door size, location and style are appropriate for this early building. Since the rear elevation will be visible, staff recommends that the applicant use wood replacement windows and doors to comply with the BAR’s *Design Guidelines and Policies*. The proposed vinyl-clad materials do not comply. The use of a composite trim in limited areas, such as proposed around the windows, complies with the BAR’s Administrative Policy. The applicant should provide updated specifications with the building permit.

The *Design Guidelines* also consider siding a principal character defining elements of a building. Since both elevations are visible on this early building, the replacement siding should be wood and must match the profile, exposure, and design of the existing siding on the north elevation. With the conditions noted above, staff recommend approval of the project.

STAFF

Amirah Lane, 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 demolition of two rear doors, three existing windows, two side windows, and removal of siding will comply with zoning.

Code Administration

A building permit is required.

Transportation and Environmental Services

- R1. 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)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F1. 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)
- F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C3. Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

F-1 No Archaeology comments.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2023-00520 & BAR2023-00521: 320 North Alfred Street

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ **ZONING:** _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Authorized Agent *(if applicable):* Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

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).*

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.

- ^{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 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.

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: *Stephen Kulinski*

Printed Name: _____

Date: _____

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.		
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.		
2.		
3.		

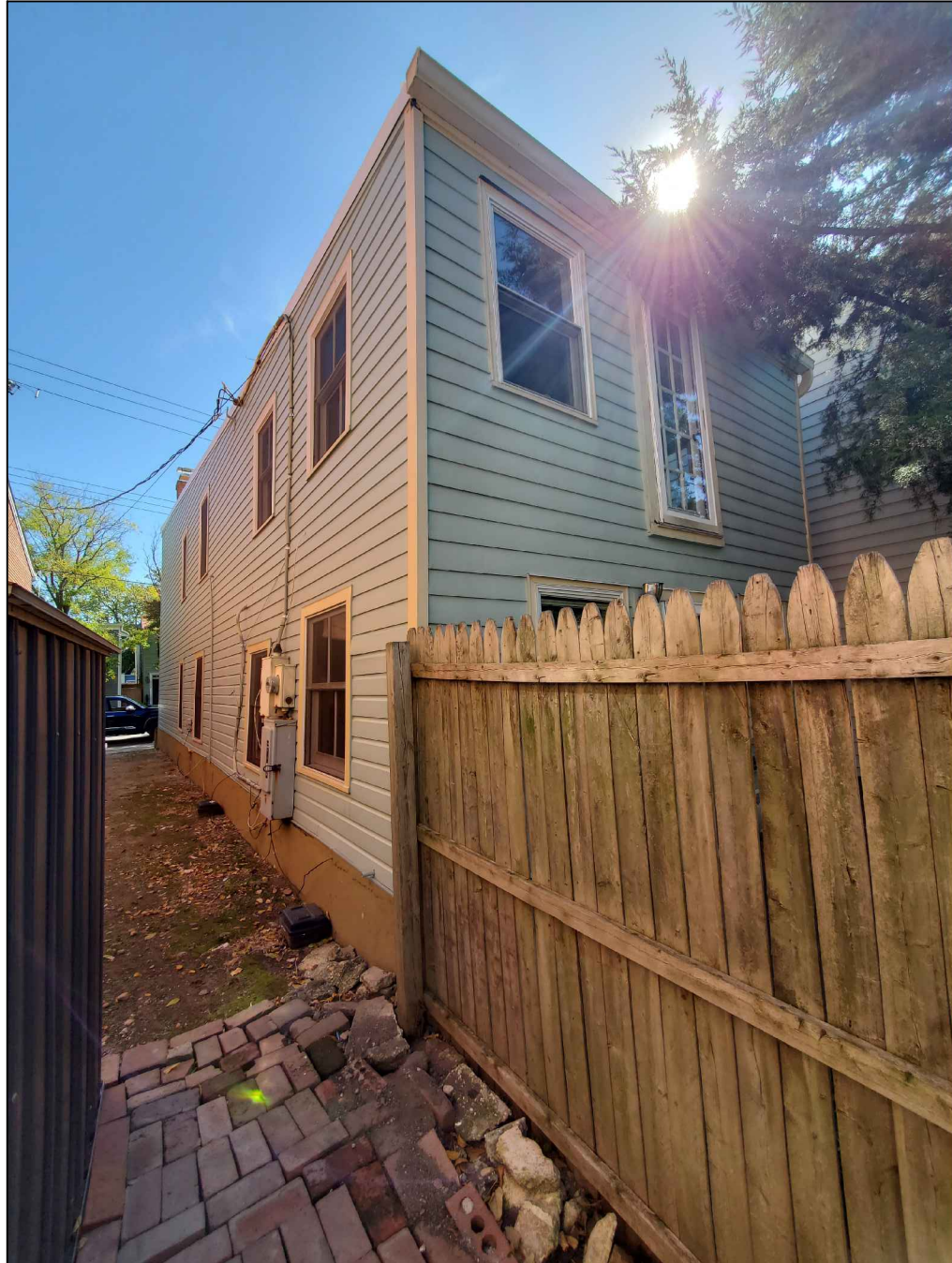
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of 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.		
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.

_____ _____ Stephen Kulinski
 Date Printed Name Signature



REAR + SIDE IMAGE "A"
NORTH + WEST ELEVATION, ORIGINAL



REAR IMAGE "B"
WEST ELEVATION, ORIGINAL

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REAR IMAGE "C"

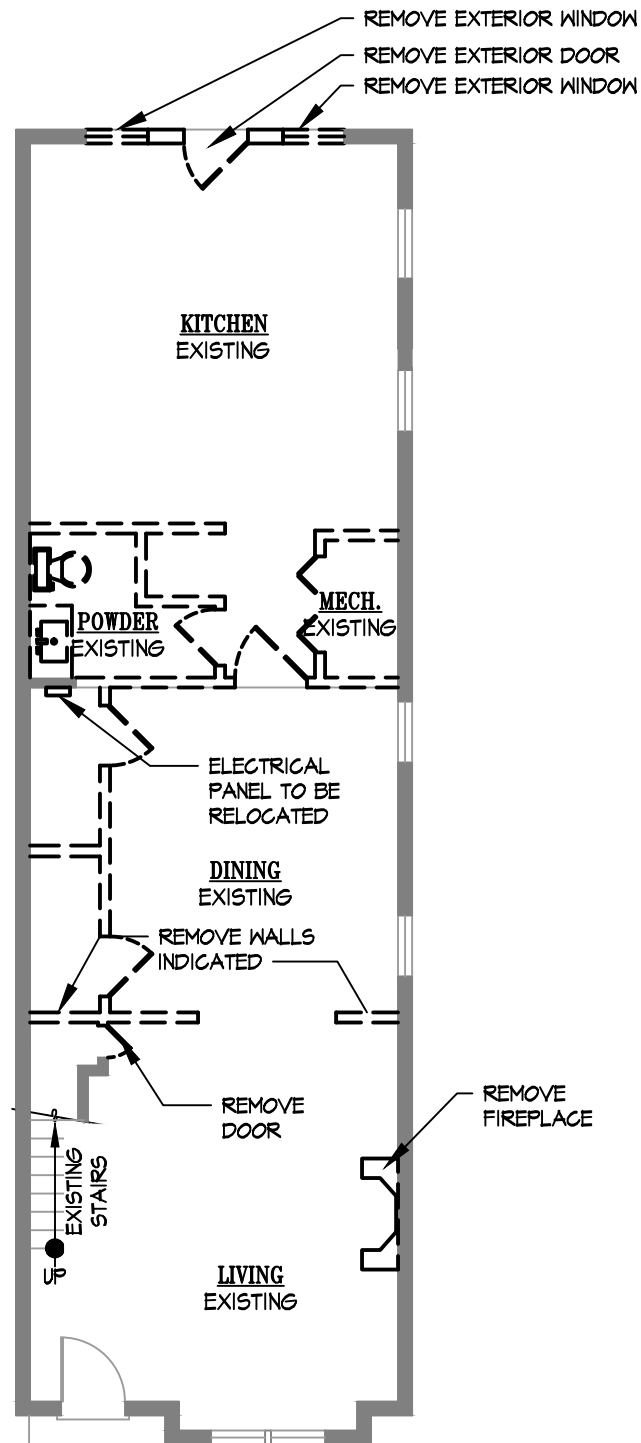
WEST ELEVATION, STRUCTURAL REMEDIATION



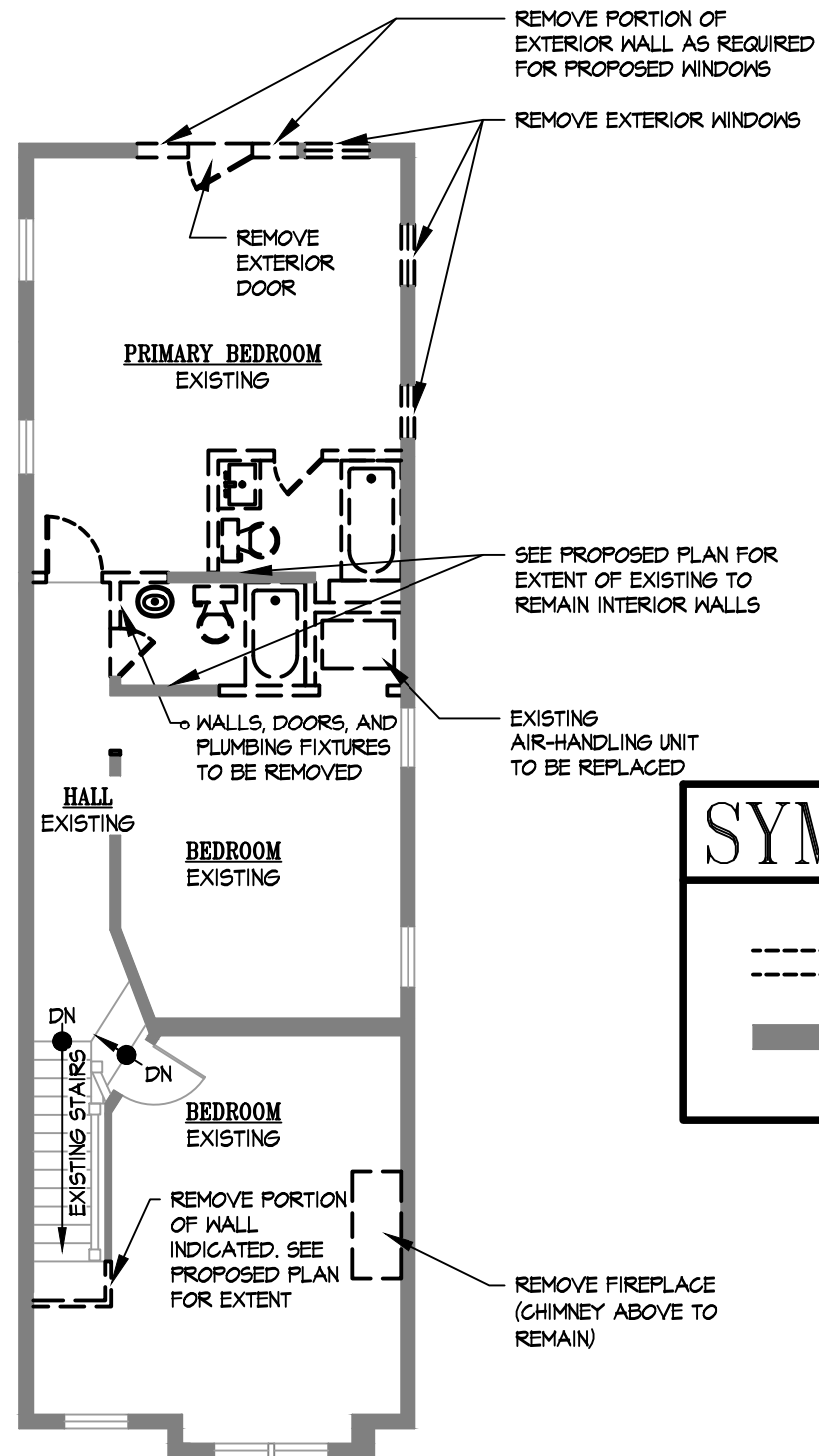
REAR IMAGE "D"

WEST ELEVATION, STRUCTURAL REMEDIATION

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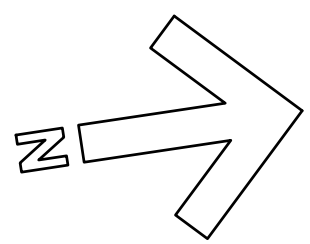


1 DEMO FIRST FLOOR PLAN
 A3 SCALE: 1/8" = 1'-0"



2 DEMO SECOND FLOOR PLAN
 A3 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
-----	EXISTING CONSTRUCTION TO BE REMOVED
-----	EXISTING FULL HEIGHT WALL TO REMAIN



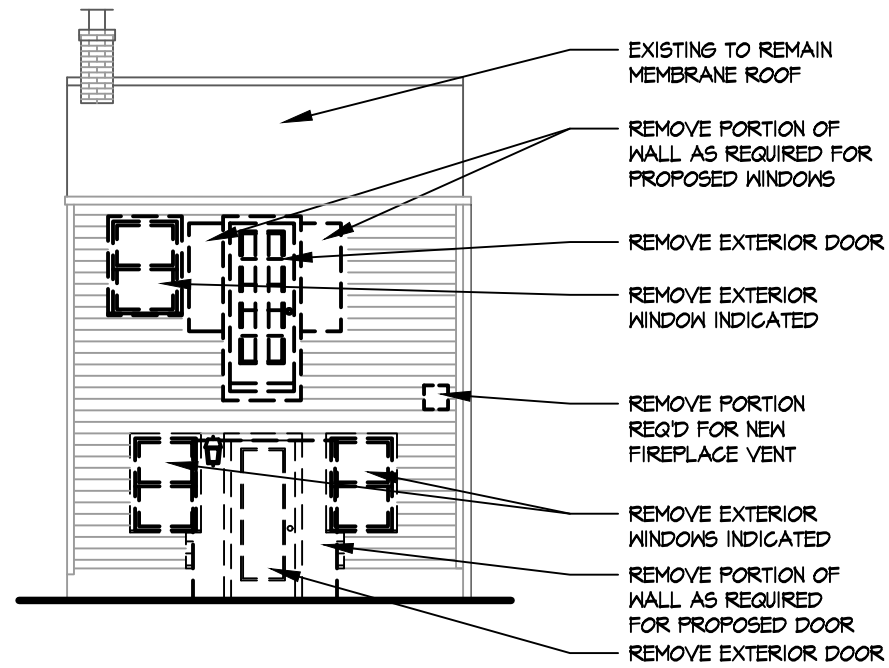
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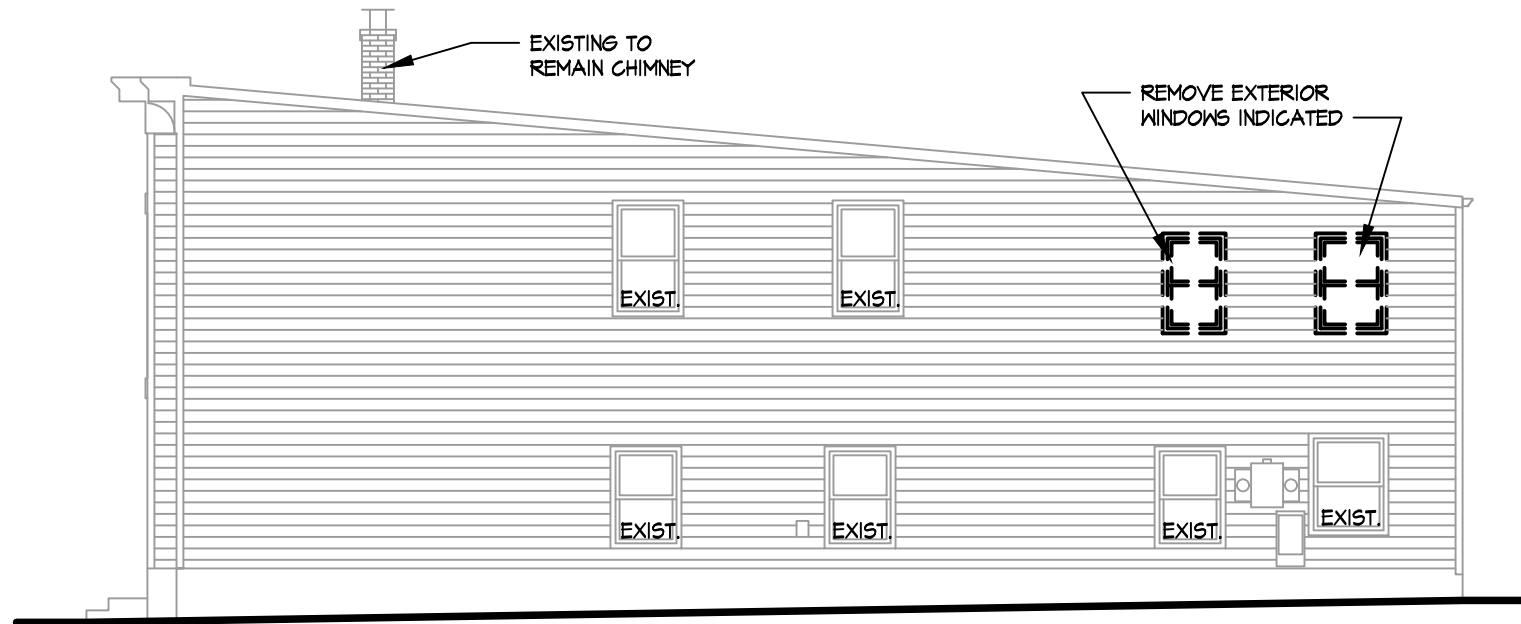
320 N. ALFRED STREET
 320 N. ALFRED STREET ALEXANDRIA, VA 22314

DEMOLITION PLANS 12/04/2023

A3

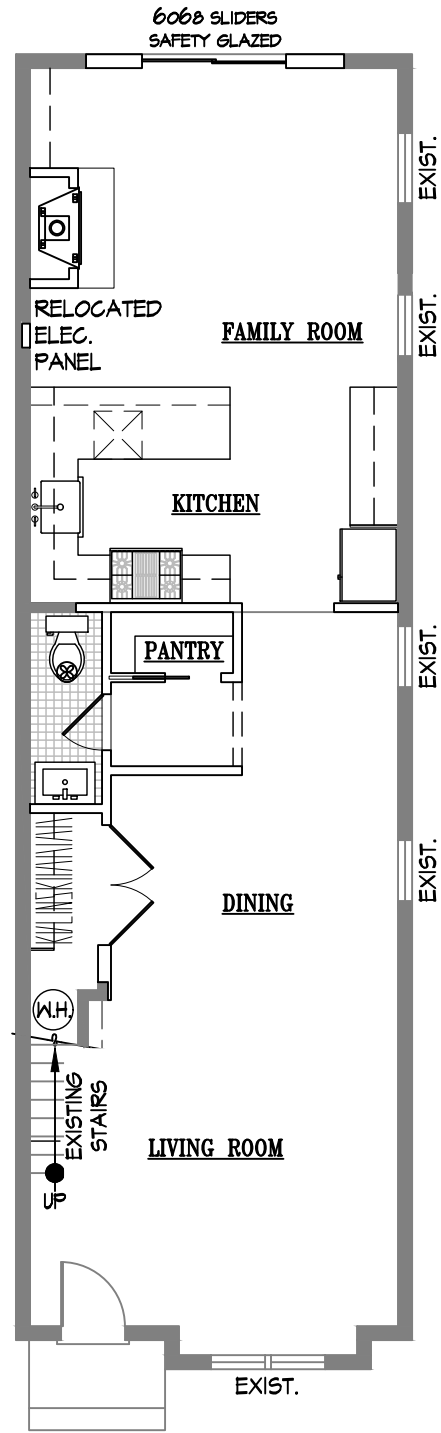


1 DEMO REAR ELEVATION
 A4 SCALE: 1/8" = 1'-0"

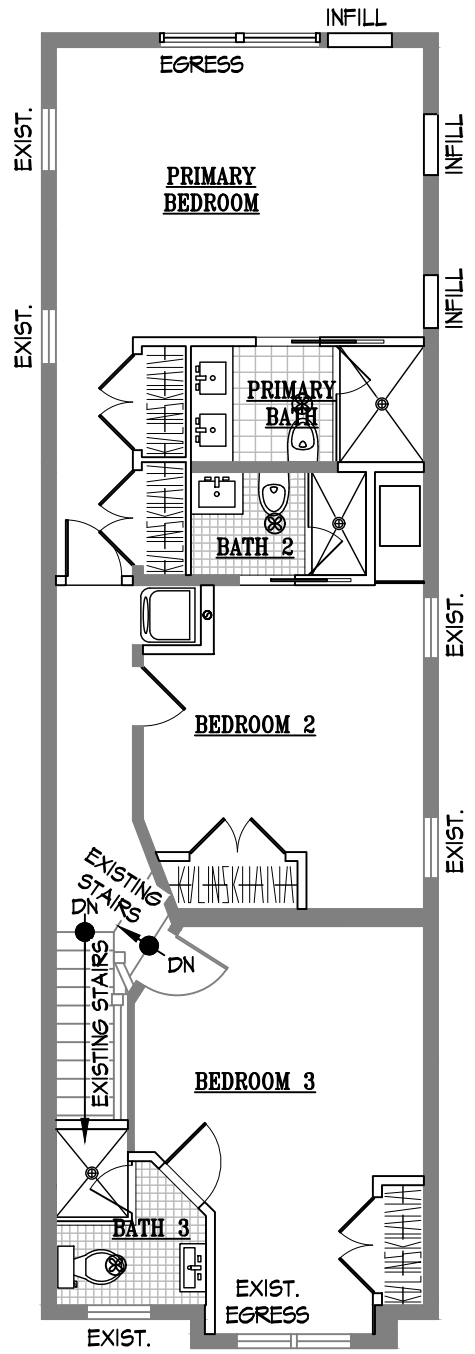


2 DEMO RIGHT ELEVATION
 A4 SCALE: 1/8" = 1'-0"

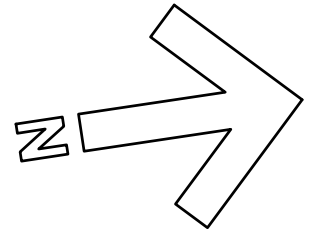
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1 PROPOSED FIRST FLOOR PLAN
 A5 SCALE: 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
 A5 SCALE: 1/8" = 1'-0"



SYMBOLS LIST	
	NEW FULL-HEIGHT 2x4 STUD WALL
	EXISTING FULL HEIGHT WALL TO REMAIN

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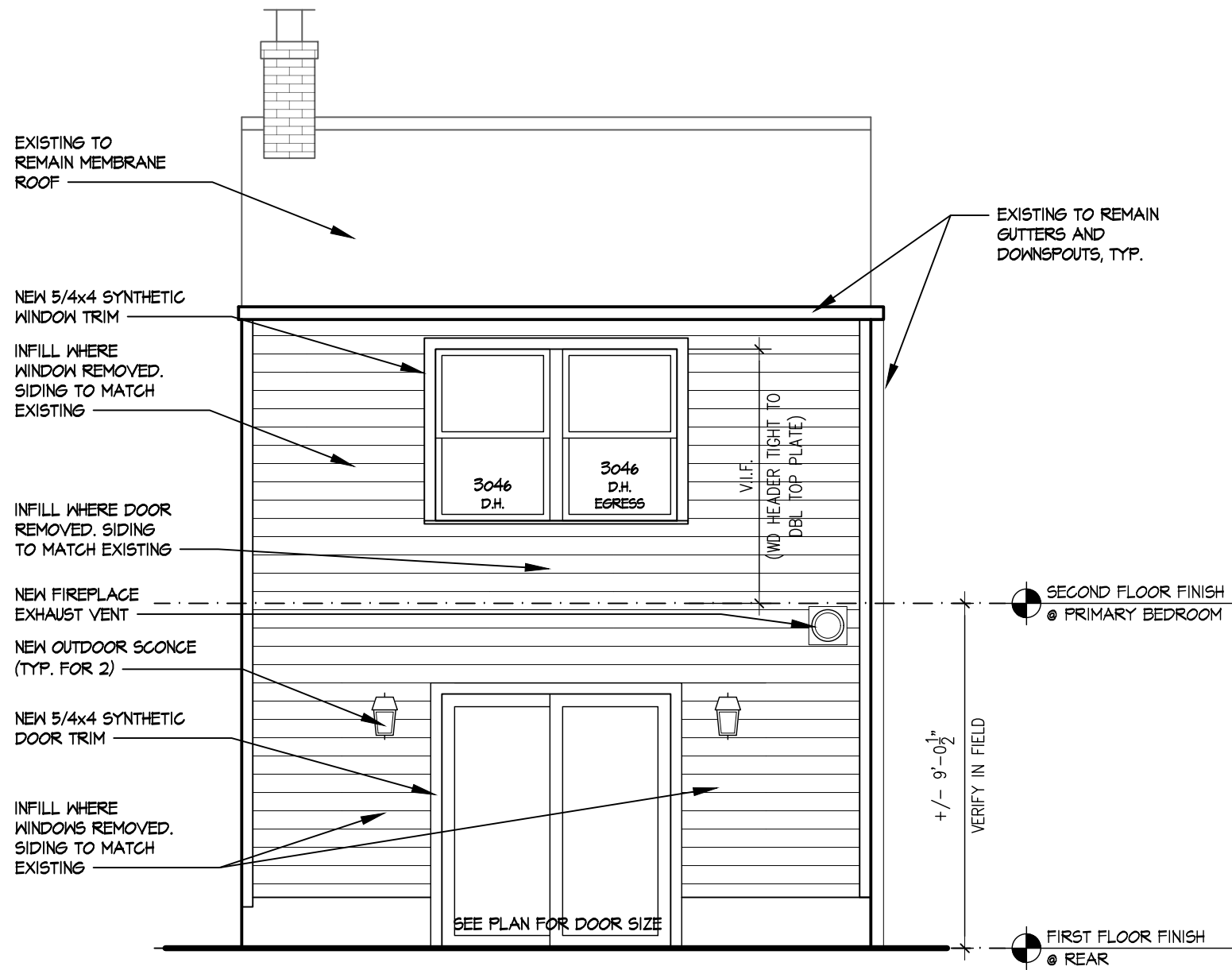


320 N. ALFRED STREET
 320 N. ALFRED STREET ALEXANDRIA, VA 22314

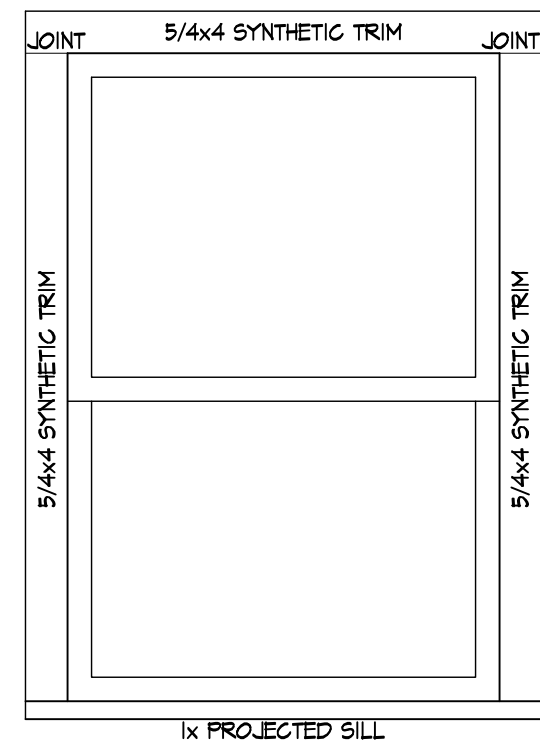
PROPOSED PLANS

12/04/2023

A5



1 PROPOSED REAR ELEVATION
 A6 SCALE: 1/4" = 1'-0"



2 EXTERIOR TRIM DETAIL
 A6 SCALE: 3/4" = 1'-0"

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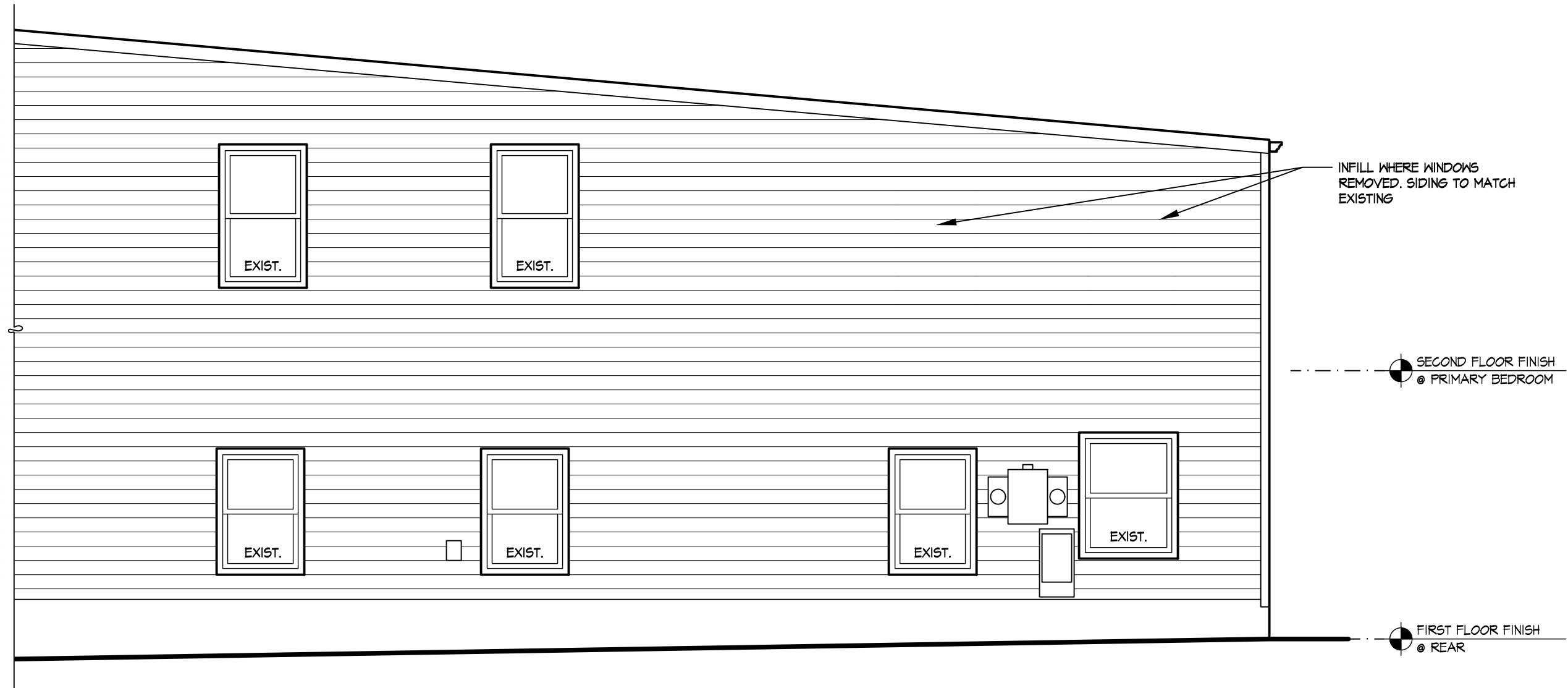


320 N. ALFRED STREET
 320 N. ALFRED STREET ALEXANDRIA, VA 22314

PROPOSED REAR ELEVATION

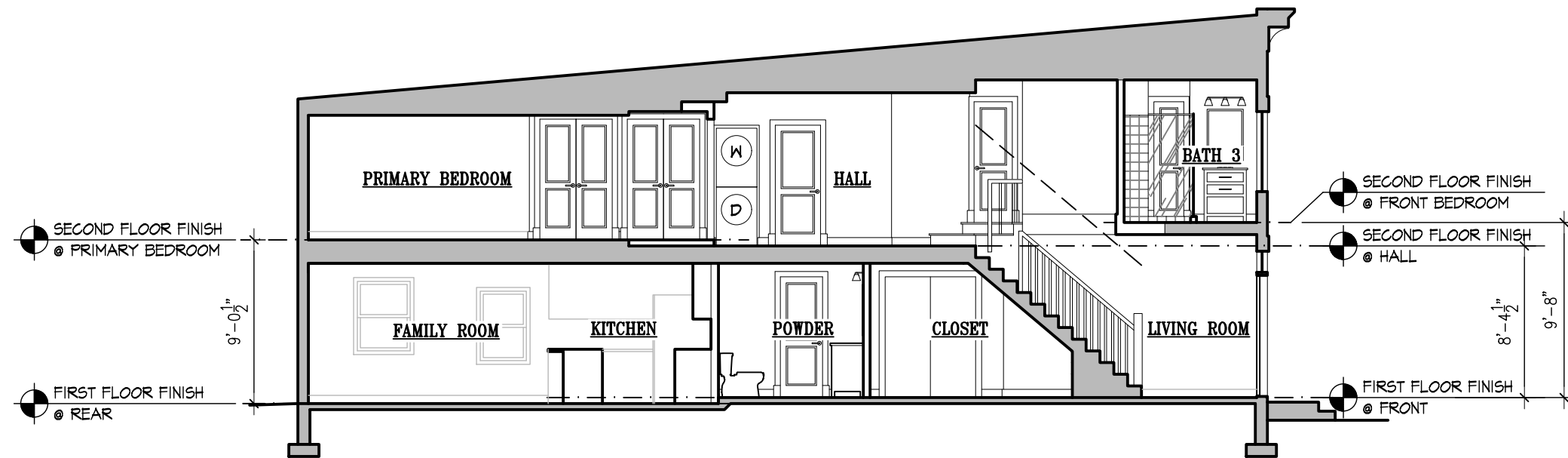
12/04/2023

A6



1 PROPOSED RIGHT ELEVATION
 A7 SCALE: 1/4" = 1'-0"

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1 PROPOSED BUILDING SECTION
 A8 SCALE: 1/8" = 1'-0"

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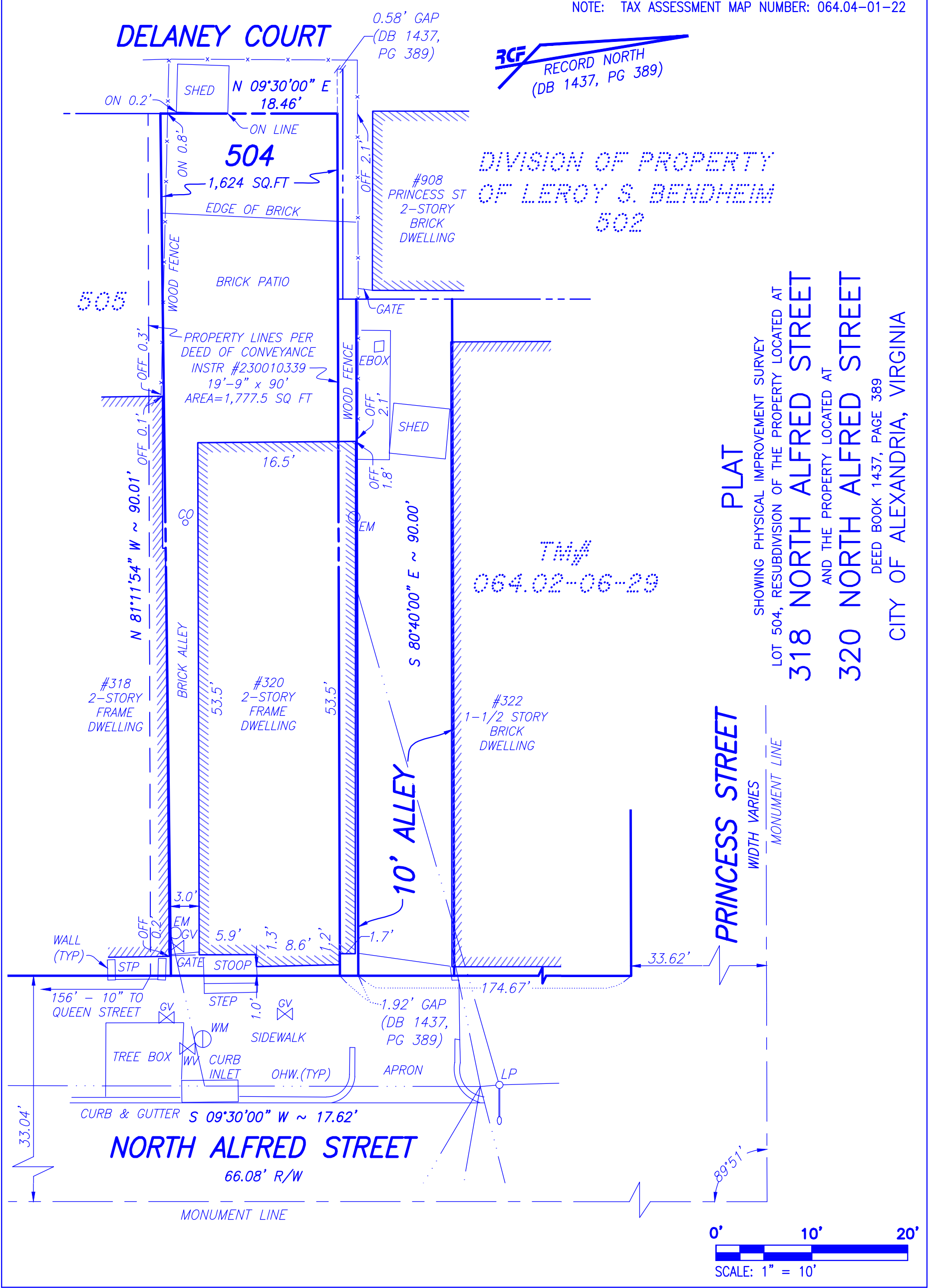
DELANEY COURT

RCF
RECORD NORTH
(DB 1437, PG 389)

DIVISION OF PROPERTY
OF LEROY S. BENDHEIM
502

PLAT
SHOWING PHYSICAL IMPROVEMENT SURVEY
LOT 504, RESUBDIVISION OF THE PROPERTY LOCATED AT
318 NORTH ALFRED STREET
AND THE PROPERTY LOCATED AT
320 NORTH ALFRED STREET
DEED BOOK 1437, PAGE 389
CITY OF ALEXANDRIA, VIRGINIA

TM#
064.02-06-29



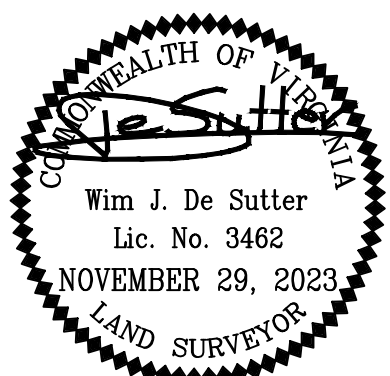
SCALE: 1" = 10'
DATE: NOVEMBER 29, 2023

NOTES:
INSTR #230010339
PLAT SUBJECT TO RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.

OWNER: ALABAMA AVE LLC
CLIENT: SCOTT MITCHELL

RCF **FIELDS**
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220 www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422

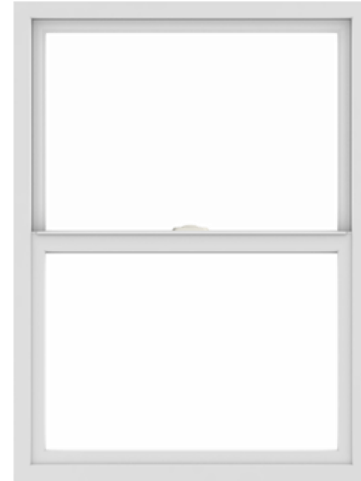


I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER 18VAC10-20-380 OF THE VIRGINIA CODE. NO PROPERTY CORNERS WERE SET.

320 N. Alfred Street – Old and Historic District

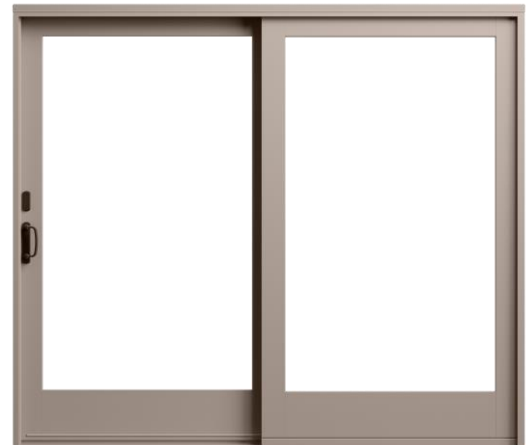
Windows:

Manufacturer:	Andersen 400 Series
Material:	Vinyl-clad wood exterior
Lite Pattern:	1 Over 1
Exterior Finish:	White (match existing)
Window Size:	See rear elevation
Glazing:	Insulated, Low-E



Doors:

Manufacturer:	Andersen 400 Series Frenchwood
Material:	Vinyl-clad wood exterior
Exterior Finish:	White (match existing)
Door Size:	6'-0" W x 6'-8" H slider
Glazing:	Insulated, Low-E



Outdoor Wall Sconce:

Manufacturer: Z-Lite Waterdown T20-BK
w/ E26 bulb

Material: Aluminum and Glass

Color: Black

Size: 6" W x 11.75" H

