

Docket Item # 2 & 3
BAR CASE # 2014-0378 &
2014-0379

BAR Meeting
March 18, 2015

ISSUE: Partial Demolition/Capsulation and Addition

APPLICANT: Amy & Michael Louis by Stephanie Dimond

LOCATION: 214 South Alfred Street

ZONE: RM / Residential

STAFF RECOMMENDATION

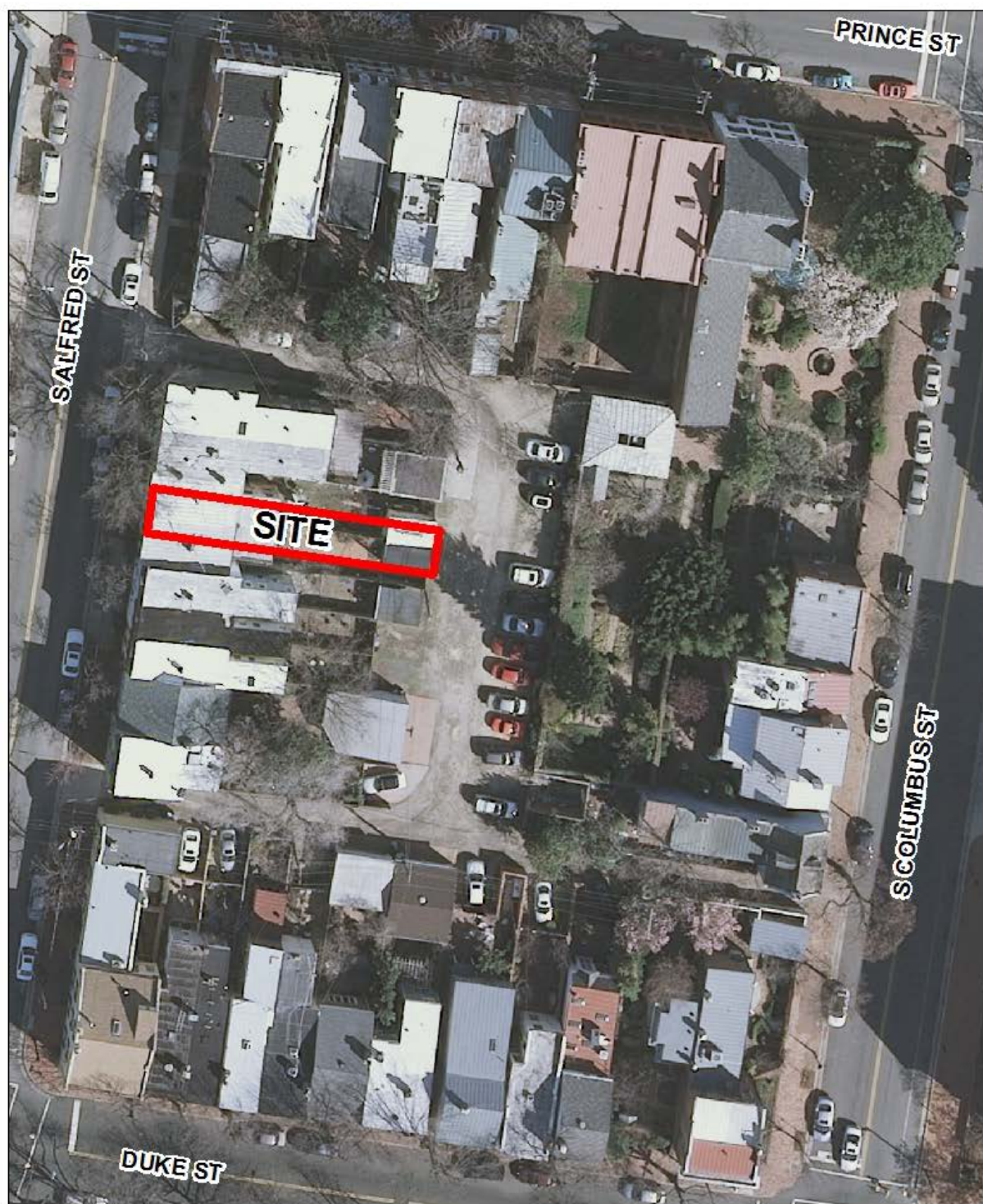
Staff recommends deferral of the Permit to Demolish/Capsulate and Certificate of Appropriateness for restudy of an alternative that:

1. At a minimum, the south wall and significant portions of the roof of the ell be retained, and;
2. The main block, ell, and proposed addition read as three distinct components to illustrate the evolution of the property.

****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.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.

****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.



BAR2014-00378 & BAR2014-00379



Note: In the interest of clarity and brevity, staff has coupled the reports for the Permit to Demolish/Capsulate (BAR 2014-0378) and the Certificate of Appropriateness (BAR 2014-0379).

I. ISSUE and UPDATE

The applicant is requesting approval of a Permit to Demolish/Capsulate and Certificate of Appropriateness to demolish the rear ell to build a new two-story rear addition. The applicant also requests approval to demolish a small area of the existing roof on the main block to build a skylight.

The applicant's proposal remains unchanged from the December 17, 2014 hearing at which, Mr. Carlin made a motion that was seconded by Mr. von Senden, to defer case #2014-00378 and 2014-00379 for further study of the appropriateness of demolition of the historic rear ell and of an appropriate addition that limited the amount of demolition. The motion carried 6-0-1, with Ms. Miller abstaining because she missed a portion of the discussion. The Board asked staff to visit the site and to report on the condition of the exterior walls of the ell.

Staff also notes that at the December 17th hearing, the Board approved after-the-fact demolition of the free-standing garage with the condition that the applicant pay the applicable violation fine of \$1,500 established by Section 11-207(B) of the zoning ordinance. The applicant has paid the fine in full.

II. HISTORY

The two-story, three-bay brick townhouse located at 214 South Alfred Street was constructed as one of a symmetrical pair of townhouses. A structure appears on the subject parcel on the 1877 Hopkins Map but both it and the present twin at 212 South Alfred have slightly different footprints. However, by the publication of the **1885** Sanborn Fire Insurance Map both 212 and 214 South Alfred are clearly shown in their present plan configuration, including two-story masonry rear ells.

It is difficult to confirm whether these rear ells were original extensions or constructed shortly thereafter, though what appears to be a butt joint in the brick between the ell and the main block of the house supports the latter theory. By the early 1900's a one-story kitchen, which is no longer extant, was added on to the east wall of the ell at 214 South Alfred. The historic six-over-six windows on the rear ell were replaced using two-over-two clad windows in 1998 (BAR1998-00137). The previous garage at the rear of the lot was constructed between **1921 and 1941**. An addition to the rear ell at 212 South Alfred Street was constructed last year based on plans by the designer of the addition now proposed at 214 South Alfred Street.

III. ANALYSIS

As noted by zoning staff, the applicant must maintain one parking space on the lot that is at least 7' x 16' (interior dimensions of the parking space). The parking space must be delineated from the open space on the lot by a fence, wall, curb, or similar means. The applicant must file a deed restriction that will require one parking space no smaller than 7' by 16' to remain on the lot prior to zoning approval of a building permit.

Pulman's Court, the alley/court at the rear of the property is private, according to the City Surveyor's office but the rear of the house is visible from South Columbus Street and, thus, the design of the addition is subject to BAR review.

Permit to Demolish/Capsulate

The applicant has not restudied design solutions that limit the amount of demolition, as requested by the Board at the last hearing because they believe the structural stability of the rear ell is compromised to the point that demolition is the most logical solution. The applicant has provided a structural engineer's assessment of the existing building conditions which outlines four primary categories of evidence for the structural instability of the historic ell. These include separation between the kitchen cabinets and south wall (Figure 5), a gap that has formed between the upstairs toilet and wall (Figure 4), deteriorated brick on the exterior south wall (Figure 3), and the fact the historic masonry bears directly on soil or a concrete footing set 17 inches below grade.

Since the last hearing, the owners have graciously allowed staff to meet twice on site with the designer to examine the conditions of structural failure in rear ell cited by the applicant. At one of these meetings, BAR member Wayne Neale was also present. From these site visits, staff has confirmed the movement of the interior fixtures (toilet and cabinets) relative to the southern masonry wall. However, in staff's experience this vertical displacement of the floor on the interior is more likely the result of rotting or sagging joists around plumbing fixtures than a result of movement of the exterior masonry wall, as the engineer's report suggests. In addition, the joists on the first floor have likely been in contact with soil, as the engineer reports the foundation is a mere 17" below grade and constant exposure to moisture combined with active and passive loads, could cause the joists to sag and as a result, the cabinets and toilet are moving down as the joists pull away from the wall. It is also possible that the wall has settled or is bowed out slightly, causing the same interior damage, though there is no evidence on the exterior of the south wall of settlement cracks at the present time.

Regardless, as has been noted in several cases recently, issues such as these are common in a home in Alexandria that is 130 years old and, in staff's opinion, are not sufficient justification for wholesale demolition. Staff does not disagree with the engineer's assessment that part of the structure has moved, however the problems described by the engineer above are completely repairable without sacrificing the historic ell's integrity. It is unfortunate that the homeowners find themselves in a situation where they must undertake expensive repairs, but in context with the extent of the proposed alterations for a new kitchen and bath addition, these repairs are minor. It is relatively easy to sister the floor joists and any future horizontal movement of the south wall can be arrested by the wall ties and star washers visible throughout Old Town. The depth of the space below the first floor joists below the ell can be excavated to prevent future rot and the applicant proposes to excavate a full basement in this area, anyway.

The deteriorated brick on the south elevation, in staff's opinion, is a pre-existing condition and active deterioration is not taking place. The engineer's report mentions Portland cement on the rear ell and staff confirmed that there are patches of brick that have been inappropriately repointed – likely due to previous water damage. Staff recommends that the Portland cement be removed, if possible without damaging the brick, and repointed with a historically appropriate lime and sand mortar.

The applicant's concern regarding the shallow footings is not an uncommon complaint from property owners in Old Town, as this was standard construction practice in the 19th century and is a structural condition that many homeowners have dealt with when renovating and building

additions to their homes. In recent Board memory, the applicant and engineer at 418 S Pitt Street voiced a similar complaint when requesting approval to demolish the entire ell at his property, citing the footings were too shallow and the ell structurally compromised to warrant preservation of significant portions of the rear ell. The Board did not approve complete demolition in this case, requiring preservation of the entirety of the north wall, but the roof and rear wall were demolished, allowing for additional head room and floor area (BAR case #2013-0077 & 78). Staff believes this type of solution is a viable compromise between the need for additional modern living space while allowing for the preservation of significant features that can show the construction evolution of our treasured townhomes.

Staff reminds the Board that a feature's lack of visibility from a public way is not a consideration for demolition. In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

Staff finds that criteria 3 and criteria 5 to demolish and capsulate generally are met and the Permit to Demolish should not be granted. The Board regularly approves the *partial* demolition/capsulation of rear ells or additions to allow for a rear addition when they are not of particularly old or unusual construction but almost never approves the complete demolition of an historic rear ell.

The existing ell at the subject property is historic and, at 130 years of age, is significantly old, but is not a particularly unique or elaborate design. It is constructed primarily with an eight-course common bond. It no longer retains historic windows, though the masonry openings on the south wall appear to be in their original locations with simple jack arches above the openings. There are no special embellishments or cornice. As noted previously, the first story of the east wall was largely rebuilt when that one story addition was removed and this is the least intact wall on the house. This ell is a typical, vernacular ell of the 19th century. Its primary importance to the historic district is not the unique quality of its materials, unusual design or craftsmanship, but its relationship to the main block, the attached twin, and overall pattern of city development and rowhouse form when houses lacked artificial light and air conditioning. The ell and its relationship to the main block is integral to the legibility and understanding of this house on both

the interior and the exterior. While the ell will be obscured from the rear by the proposed new addition, the wholesale demolition of the historic ell would destroy any physical evidence of the original house form, building materials, and construction method (criteria 5). At this point in time, staff does not know how many ells within the historic district retain their original footprint, but as the Board knows, these features are frequently altered over time and a significant portion have been enlarged to accommodate 21st century conventional living.

Some Board members in the past have posited that just because something is old does not mean that it should be preserved and, in some cases, staff agrees. However, preservation is about more than the age of the building material. As described above, the ubiquitous ell form was a necessary response to the need for light and ventilation in all rooms of an urban rowhouse prior to electricity. This ell is not elaborate in its design or materials and the structural system does not comply with the modern building code. It has suffered from a lack of maintenance in the past and needs some repairs, though none of are unusual for a house of this age in Old Town. However, if taken to an absurd extreme throughout the district, demolition of everything behind the front façade, or in this case behind the more high style primary building mass, ultimately turns the street into a theatrical stage set and prevents future occupants, residents, and visitors from experiencing the volumes of the rooms and the way light defines those spaces on both the interior and the exterior. Demolishing a shed roofed ell that distinguishes a historic townhome from a modern garage townhouse loses more than the brick itself. It is almost assuredly the most economical way to construct an addition, but it is not historic preservation.

In the present case, staff recommends that the applicant retain and preserve, at a minimum, the south wall and significant portions of the roof. Staff supports some demolition and capsulation of the previously altered east wall of the ell and supports a scheme that would result in three distinct components: the historic main block, the historic rear ell, and the new addition, as was approved at the subject property's twin, next door at 212 S Alfred Street, 418 S Pitt Street, and numerous other cases for rear additions.

Addition:

The applicant has proposed no changes to the design of the rear addition, therefore staff's comments from the previous staff report are copied below:

The proposed addition will be visible via a through-block view from S. Columbus Street for approximately half the year, when there are no leaves on the trees. In reviewing an addition, staff is always concerned about the compatibility with the building to which it will be attached, as well as to nearby buildings of historic merit. Staff finds the proposed scale of the rear addition compatible with the neighborhood – in fact the attached townhouse to the north has a rear addition that was recently designed by the same designer and the rear ells to the south are slightly larger in height than what is proposed here.

The proposed rear addition is relatively low in height and will share a cornice line with the neighbor to the north. The fenestration pattern and materials will help the addition read as contemporary, yet compatible, as the two-over-two windows reference the Italianate style of the existing townhouse. The proposed materials—fiber cement siding, solid-through-the-core PVC trim, and aluminum-clad wood doors, and wood windows — are all considered appropriate materials for new construction. Staff finds that the proposed architectural character of the addition generally meets the *BAR Design Guidelines* for residential new construction.

However, while staff recommends that the applicant maintain the proposed design direction for the addition, staff recommends that the Board defer the case for restudy and request an addition that will require significantly less demolition of the exterior walls and roof of the existing ell.



Figure 1: View of the east wall of 214 S Alfred St. The windows on the east elevation lack the jack arches of those on the south side of the ell and the modern brick infill on the lower level reflects an earlier addition.



Figure 2: 214 S Alfred St on the right and the larger, more decorative ell at 216 S Alfred on the left to the south, showing the rhythm and spacing of the rear ells showing how light and ventilation was provided to all rooms of an urban rowhouse prior to electricity.



Figure 3: Condition of the south wall, which staff recommends be preserved. The inappropriate mortar repairs were likely a response to water damage – perhaps caused by previously broken or missing gutters above or rising damp from below.



Figure 4: Weakened floor joists caused by previously leaking plumbing fixtures are likely causing the upstairs bathroom fixtures to sink, pulling the tile down and away from the wall.



Figure 5: Evidence of settlement that is likely the result of rotted floor joists in close proximity to the earth below shown where the kitchen counter is pulling away from the tiled backsplash.

STAFF

Mary Catherine Collins, 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 Comments

C-1 The applicant must maintain one parking space on the lot that is at least 7' x 16' (interior dimensions of the parking space). The parking space must be delineated from the open space on the lot by a fence, wall, curb, or similar means. The applicant must file a deed restriction that will require one parking space no smaller than 7' by 16' to remain on the lot prior to zoning approval of a building permit.

C-2 Proposed addition complies with zoning if condition C-1 is met.

Code Administration

C-1 Building permit is required to demolish and construct addition

C-2 Fire separation design will be required to be maintained for party wall on new addition. This information is required to be reflected on plans submitted to the permit center along with permit application.

F-1 The following comments are for ENC and BAR. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan Review division at Charles.cooper@alexandriava.gov or 703-746-4197.

Transportation and Environmental Services

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)
- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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 Previously reviewed under BAR1998-00137. (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)

Alexandria Archaeology

- R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
- R-4 Tax records indicate that there were free African American households in the alleys of this block in 1810, 1830 and 1850. The area therefore has the potential to yield archaeological resources that could provide insight into African American domestic activities in the early 19th century.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2014-00378 & 2014-00379: 214 S Alfred Street

D. Anthony Beale, LLC
8634 Tuttle Road
Springfield, VA 22152

Date: January 19, 2015

RE: 214 S. Alfred Street.

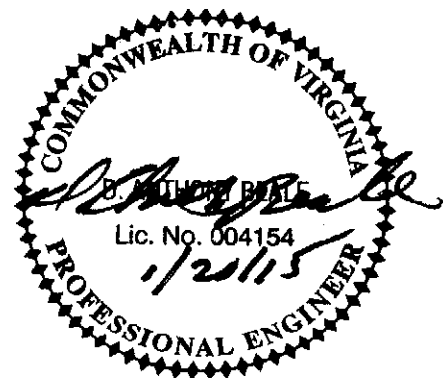
I visited the above referenced location on 1/14/15 to conduct a visual structural assessment relative to the two-story addition at the rear of the house. The lower level contains the kitchen with bedrooms above. There is evidence of foundation movement where the kitchen counter has pulled away from the right hand side wall (facing the house from the street) and a noticeable dip in the right rear corner of the bathroom above the rear wall and right side wall of the addition is constructed of several wythes of brick.

A test pit was dug at the right side rear corner, which revealed that portions of the brick wall were bearing directly on wet earth and that other areas were bearing on concrete footings 17" below grade, which is not code compliant.

The only location found which included a concrete footing, was the corner of the East and South walls. The East wall is generally understood to have been re-built, as it is composed of newer, glazed brick as compared to the South wall, which is comprised mostly of older, cruder brick types and includes many "Salmon" bricks. The top of this footing was at approximately 17" below grade, and the footing itself was approximately 8" thick. The concrete projected 1" further than the brick and appeared to follow the length of the East wall. Again, this footing dimension is not code compliant. It is not possible to determine the exact time frame when the East wall was repaired, and all the bricks replaced, but the wall includes steel lintels at the windows and does not have any brick arches above the openings.

The brick at the South wall was not supported by any concrete below the surface. The brick rested on the soil approximately 17" below grade. The soil itself was wet throughout the visible areas. The soil is soft and metal tools easily pierced the soil well below the level of the lowest bricks. The brick beneath grade has disintegrated at several locations and again, is comprised of lower temperature-fired "Salmon" brick. Much of the mortar at the bricks below grade was missing and the surfaces of many of these bricks had popped off. Most of the bricks above grade appear to have been repointed using a non-compatible Portland cement, with the earlier lime based mortar having been replaced. Mortar was not removed to determine the depth of the existing mortar. When scraped, the mortar remained in place while the brick surfaces disintegrated under slight pressure. The South wall is not tied into the main block of the house, but rather abuts it. This creates less structural support for the rear addition. However, it also means that any loss of the East wall will not greatly affect the main block of the house.

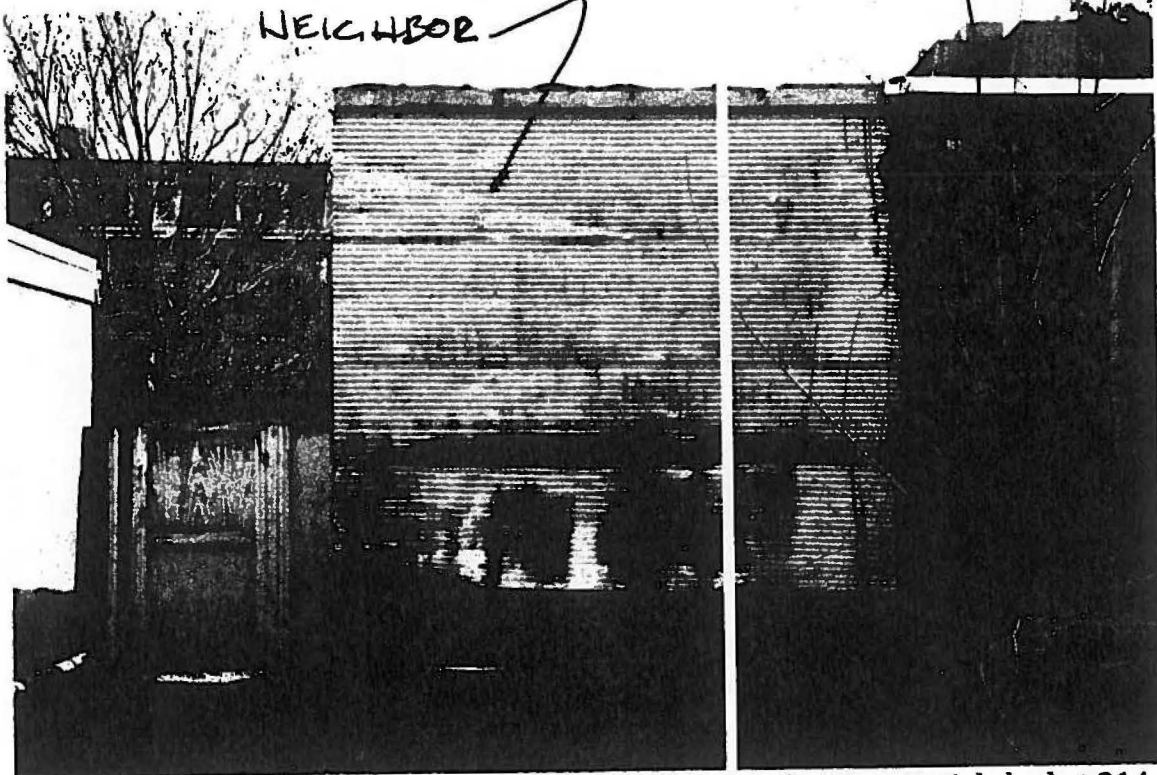
The remediation necessary would require concrete underpinning where no footing exists and again where the footing does not meet the required 24" minimum frost depth and made wide enough to distribute the weight of the wall. Also, all the Portland cement mortar needs to be removed and replaced with softer mortar compatible with Salmon brick. The Salmon bricks which show evidence of spalling should be replaced with intact, similarly sized brick. As the South wall is the primary bearing wall for the floor and roof joists, the disintegration of this wall is the most serious to the continued use of the building, and requires the greatest amount of work to make it structurally sound. The floor joists show signs of significant sag at both the first and second floors, indicating that they are no longer structurally sound due to the exterior wall movement and/or due to exposure to moisture at the first floor, where there is evidence that the joists sit directly on the soil. Because the South wall is not tied into the main block of the house, underpinning this wall becomes more precarious. Because this sort of work is extremely expensive and delicate in its undertaking, the cost benefit outweighs the work necessary, and it is my professional opinion this work would be cost prohibitive. It would far more economical to demolish and rebuild the brick walls, especially the South wall. It would be possible to save and re-use those bricks from the South wall that have not been damaged by weather and poor maintenance. Care would need to be taken to use correct mortar to prevent similar destruction as currently exists. During the repair, the floor joists will need to be supported and replaced as necessary once their current condition is determined.



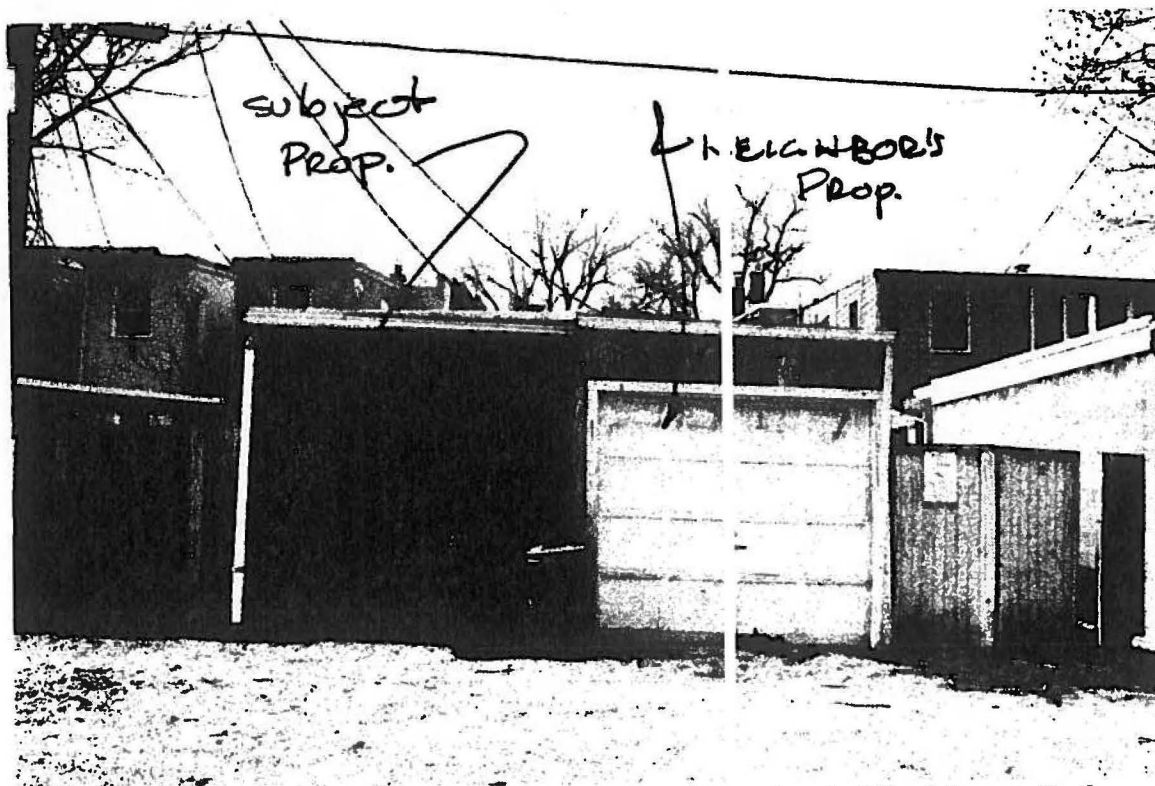
Louis - 214 South Alfred Street

NEIGHBOR

SUBJECT
Prop



Yard Elevation (West) of garage at 212 S. Alfred Street showing partial shed at 214 S. Alfred.



Rear Elevation (East) of structures at 214 and 212 South Alfred Street. Both demolished.

**B**

DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 214 S. ALFRED ST Zone RM
 A2. 1578 x 1.5 = 2367
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	470	Basement**	470
First Floor	629.5	Stairways**	61.5
Second Floor	629.5	Mechanical**	24
Third Floor		Demo'D	54
		Total Exclusions	585.5
Total Gross *	1729		

B1. Existing Gross Floor Area *
1729 Sq. Ft.
 B2. Allowable Floor Exclusions**
585.5 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1143.5 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	305.3	Basement**	305.3
First Floor	341.3	Stairways**	
Second Floor	341.3	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	305.3
Total Gross *	987.9		

C1. Proposed Gross Floor Area *
987.9 Sq. Ft.
 C2. Allowable Floor Exclusions**
305.3 Sq. Ft.
 C3. Proposed Floor Area minus
 Exclusions 682.6 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1825.6 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2367 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

E. Open Space Calculations

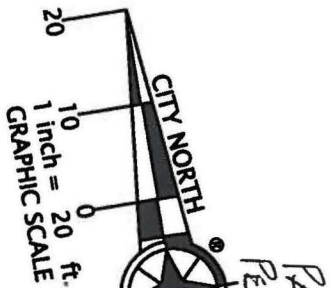
Existing Open Space	623.3
Required Open Space	552.3
Proposed Open Space	562.85

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

Signature: [Signature] Date: 11.17.14

13

NOTE: FENCES ARE FRAME.



COURT

PARKING AS
PER 212 S. ALFRED
+ AREA OF
DEVELOP
SHED

S 09°30'00" W
15.78'

NEEL MAS.
CURB TO
DELINEATE
PARKING

GRAVEL
GATE
CON 0.6'
POLE

14.25'
ON 0.4'

7.25'
ON 0.4'

OFF 0.4'

OFF 0.2'

OFF 0.4'

* BRICK PATIO
W/ 0.5' FRAME
BORDER

AREA
of RENOVATED
NEW
CONSTRUCTION

FANNON NO. 4

PARCEL 2

S 80°46'00" E ~ 100.00'

ADDITION ON 0.1' ON 0.1' OFF 0.1'

PATIO ON 0.1' ON 0.1' OFF 0.1'

WALK ON 0.4' ON 0.4' OFF 0.4'

18'-4" PART EXIST. REAR

N 80°46'00" W 100.00'

9'-0" OFF 0.5' OFF 0.4' OFF 0.4'

ABUTTING WALLS #216

180.23' TO INTX. DUKE STREET

15.8' 0.4' OFF 0.4'

BRICK WALK OHW

STPS STEPS (TYP)

2.5' CURB & CUTTER

N 09°30'00" E 15.78'

AREA = 1,578.55

44.3' 29.9' 2 STORY BRICK DWELLING #214

AREA = 1,578.55

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AREA = 1,578.55

PRINCE STREET

MONUMENT LINE

160.66'

N 09°30'00" E 15.78'

SOUTH ALFRED STREET

MONUMENT LINE

PLAT

SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT

#214 SOUTH ALFRED STREET

(INSTRUMENT #120019190)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' AUGUST 28, 2014

ORDERED BY:

MICHAEL LOUIS



George M. O'Quinn

DOMINION Surveyors Inc.

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

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

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

CASE NAME: LOUIS

#140825007

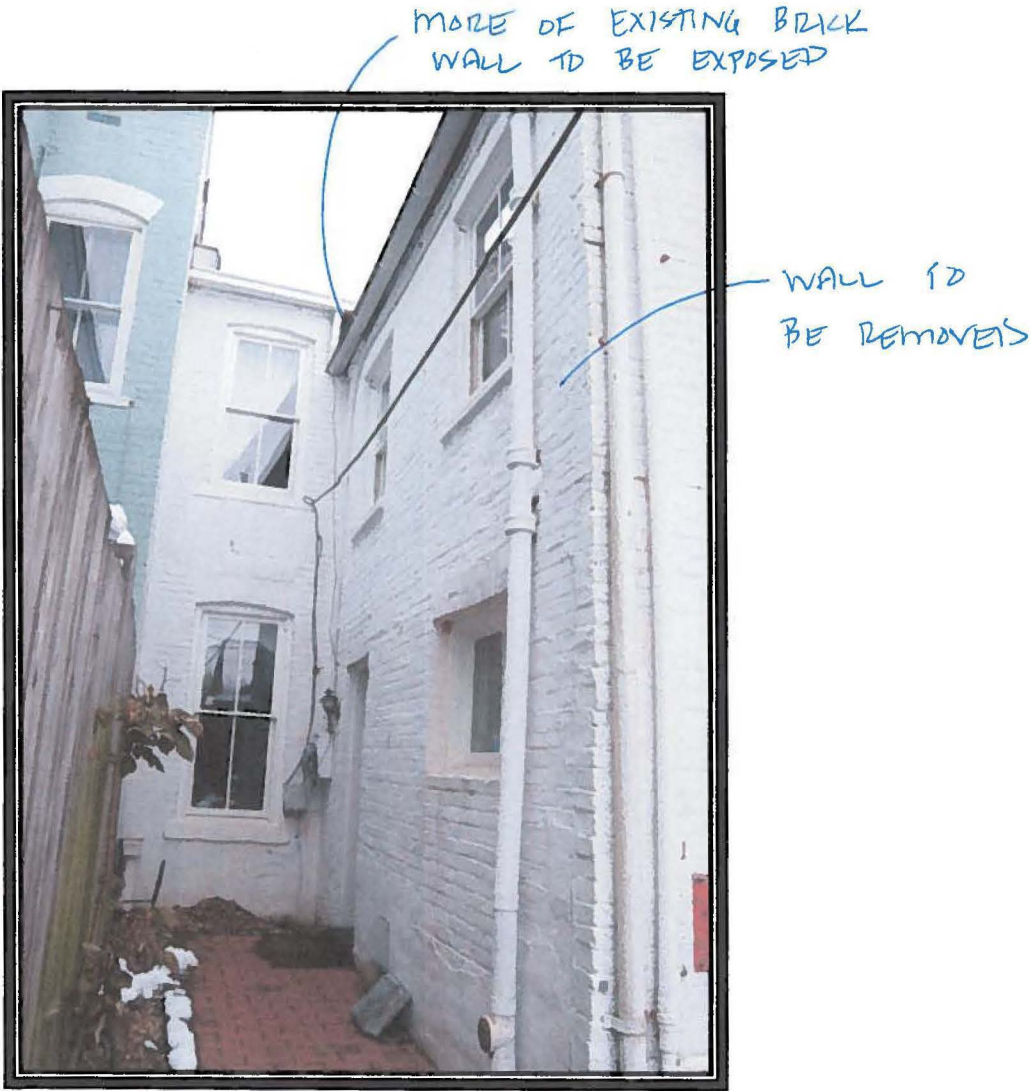
Louis – 214 South Alfred Street



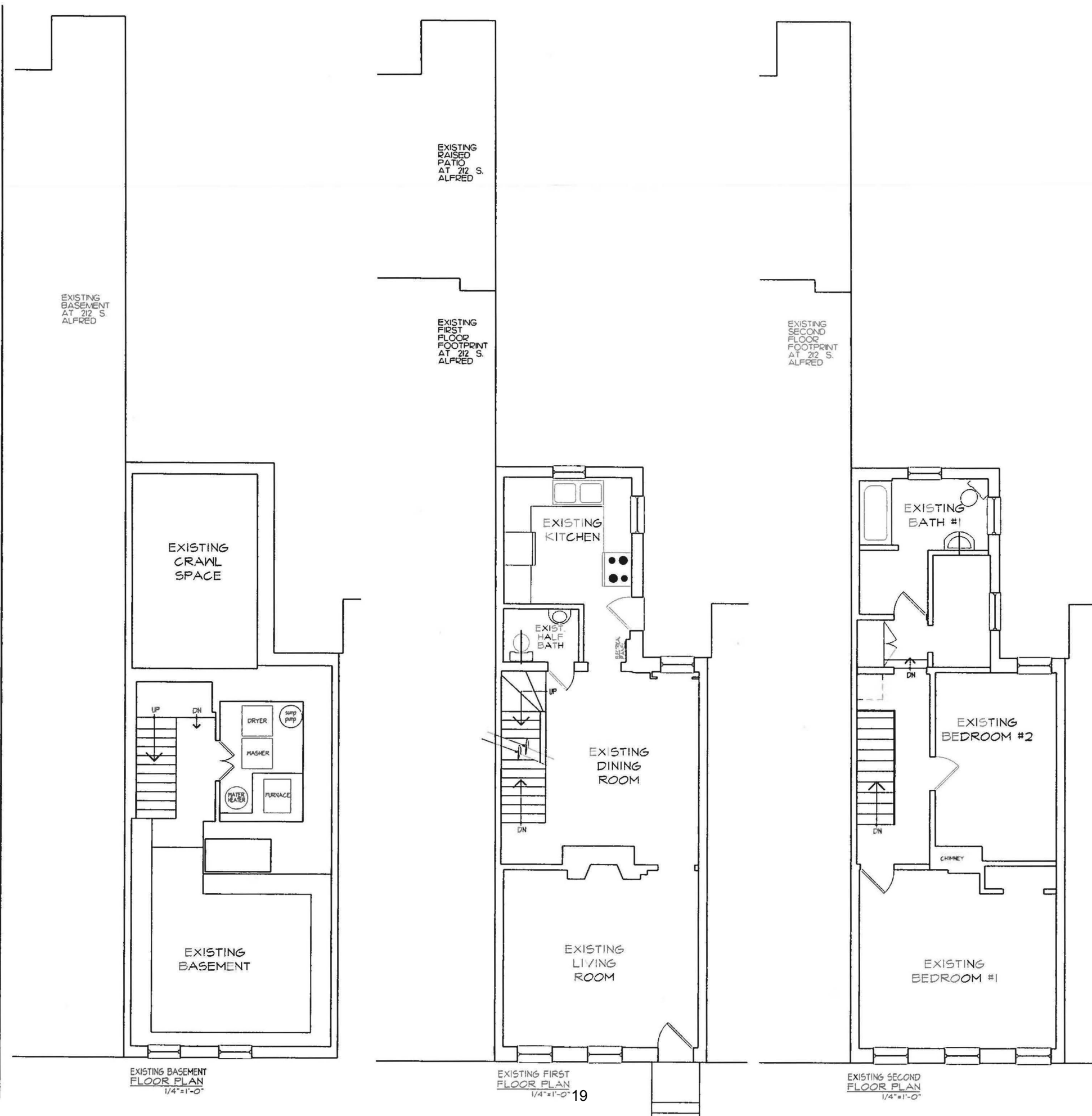
Front Elevation



Rear Elevation



Side Elevation



DIMOND ADAMS
DESIGN ARCHITECTURE
♦ 41 PLANDRIA, VIRGINIA 22061
TEL: 703/696-2525 FAX: 703/696-2525

LOUIS RESIDENCE
214 SOUTH ALFRED STREET
ALEXANDRIA, VIRGINIA

ISSUE DATE
DESIGN
04/25/14
05/19/14
06/02/14
06/27/14
09/11/14
09/17/14
10/06/14
10/21/14

B A R
11/03/14

SHEET TITLE
EXISTING
P L A N S

SHEET NUMBER

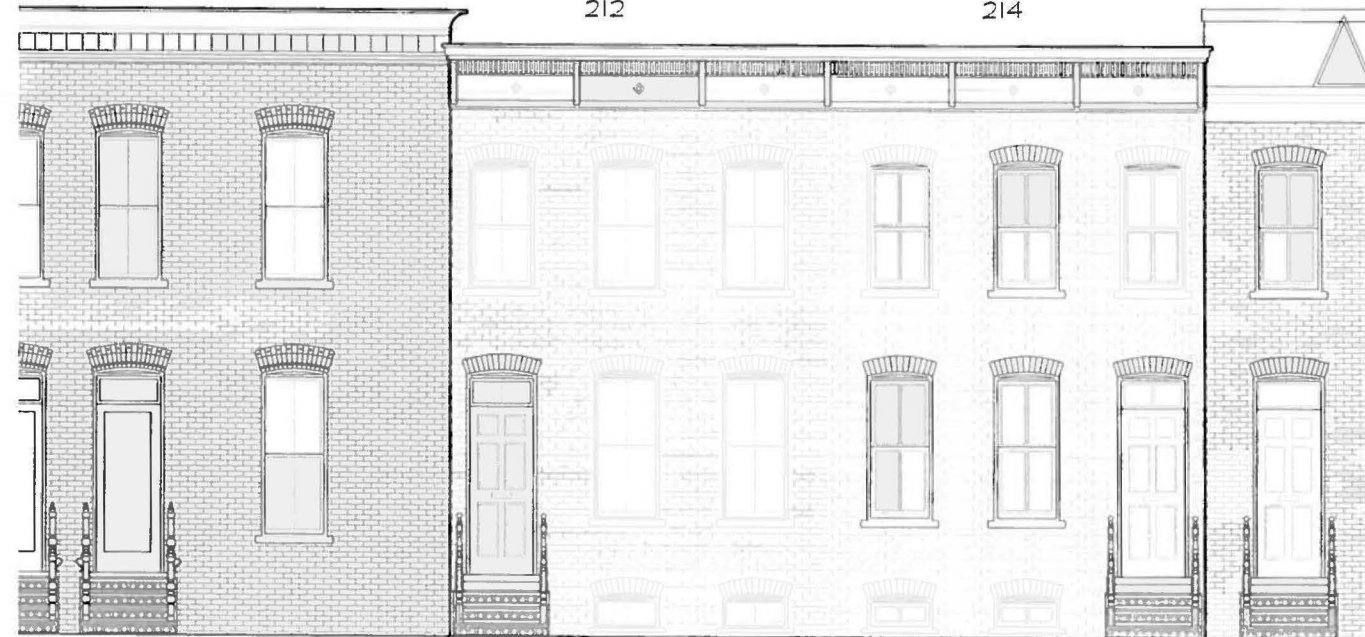
A-1

208 210

212

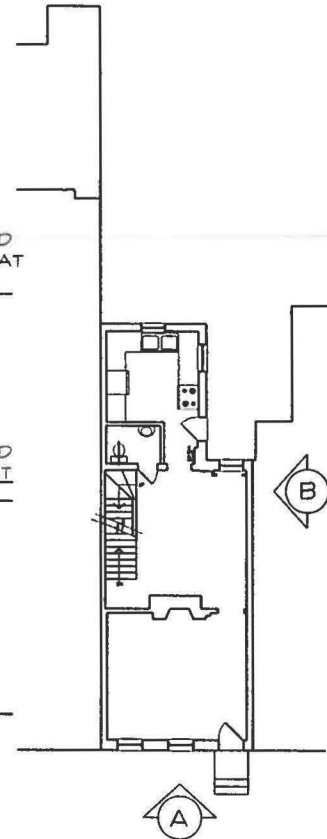
214

216



(A) EXISTING FRONT WEST ELEVATION
1/4"=1'-0"

EXISTING SECOND FLOOR CEILING AT FRONT
7'-10" FIELD VERIFY
EXISTING SECOND FLOOR AT FRONT
8'-10 1/2" FIELD VERIFY
EXISTING FIRST FLOOR
9'-6" FIELD VERIFY



KEY PLAN

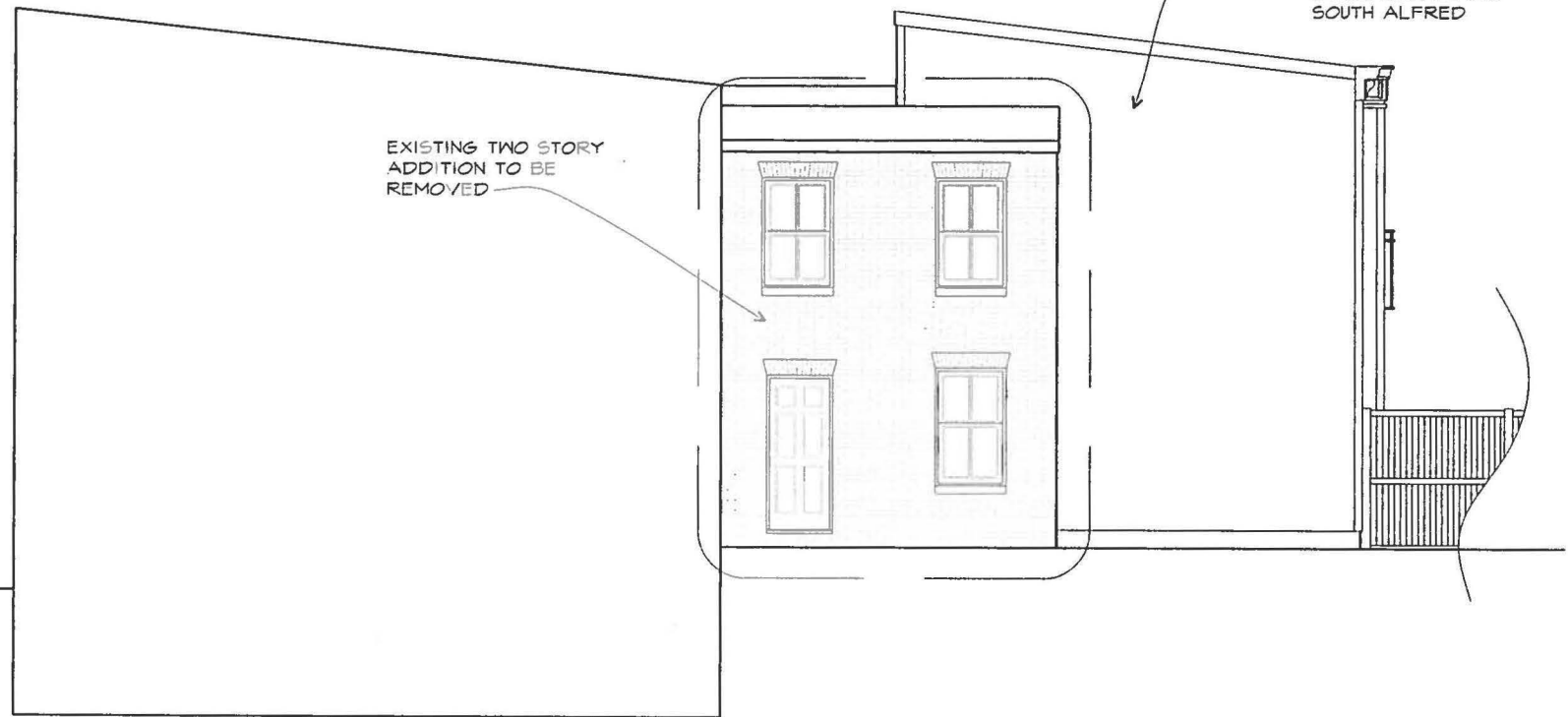
EXISTING SECOND FLOOR CEILING AT FRONT OF STRUCTURE

EXISTING SECOND FLOOR AT FRONT OF STRUCTURE

EXISTING FIRST FLOOR

EXISTING BASEMENT

7'-10" FIELD VERIFY
8'-10 1/2" FIELD VERIFY
9'-6" FIELD VERIFY



(B) EXISTING SIDE SOUTH ELEVATION
1/4"=1'-0"

FACE OF EXISTING STRUCTURE AT 212 SOUTH ALFRED

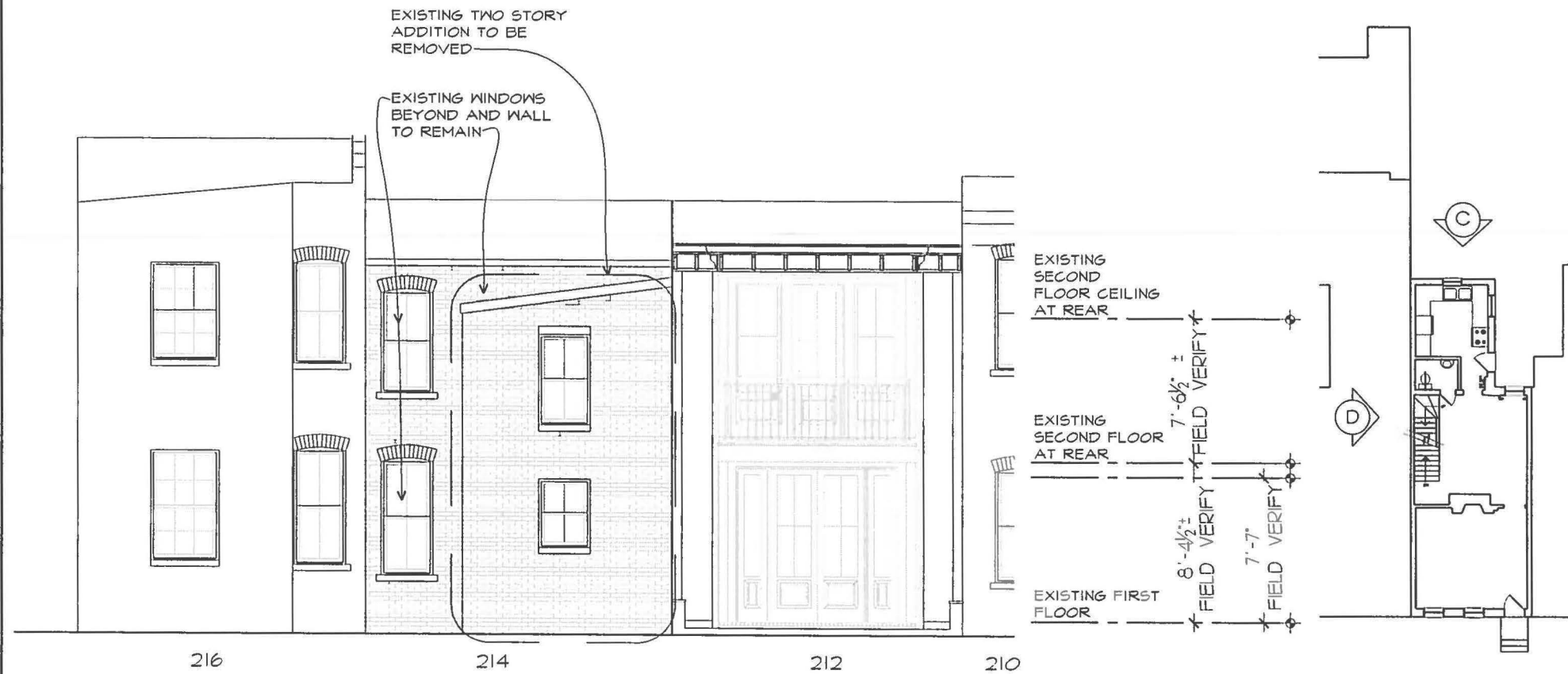
DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST KATIE STREET • ALEXANDRIA, VIRGINIA 22304
TEL: 703.551.1111 FAX: 703.551.1112

LOUIS RESIDENCE
214 SOUTH ALFRED STREET
ALEXANDRIA, VIRGINIA

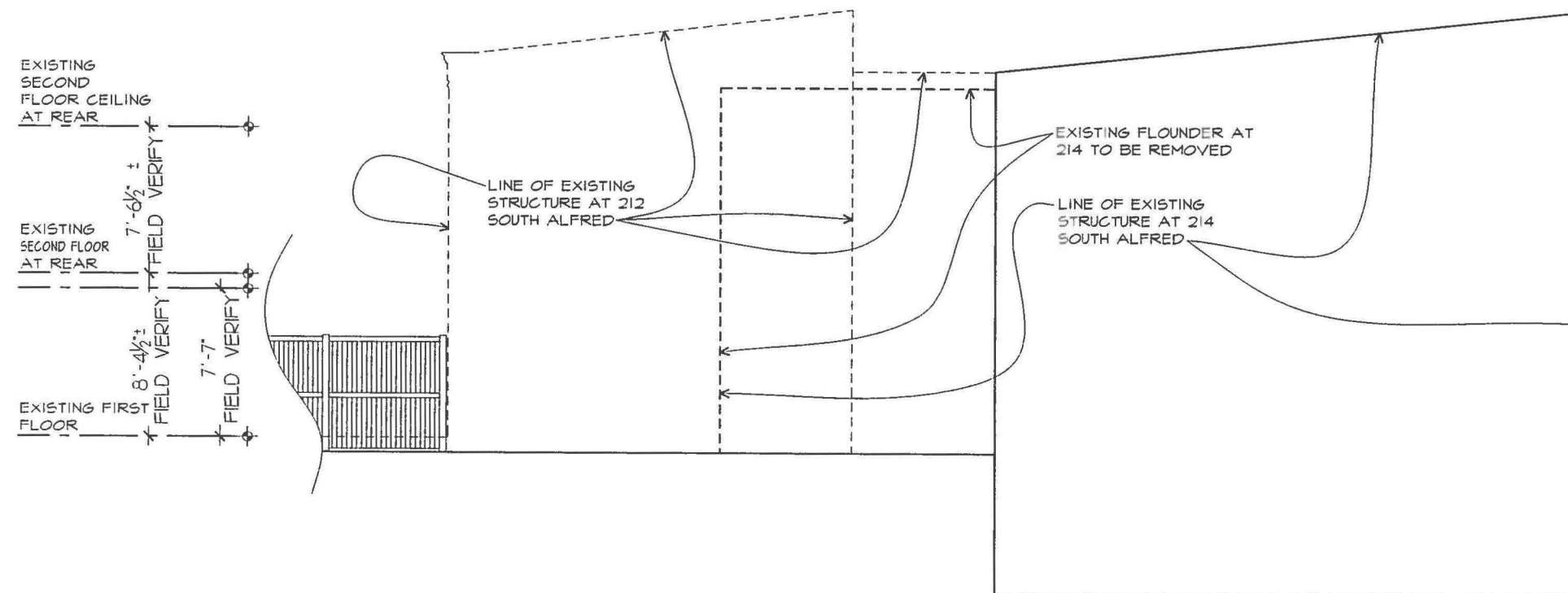
ISSUE DATE
DESIGN 04/25/14
05/19/14
06/02/14
06/27/14
09/11/14
09/17/14
10/06/14
10/21/14
B A R 11/03/14

SHEET TITLE
EXISTING ELEVATIONS

SHEET NUMBER
A-2



C EXISTING REAR EAST ELEVATION
1/4"=1'-0"



D EXISTING SIDE NORTH ELEVATION
1/4"=1'-0"

DIMOND ADAMS
DESIGN ARCHITECTURE
1000 N. MAIN STREET • ALEXANDRIA, VIRGINIA 22304
(703) 746-1100

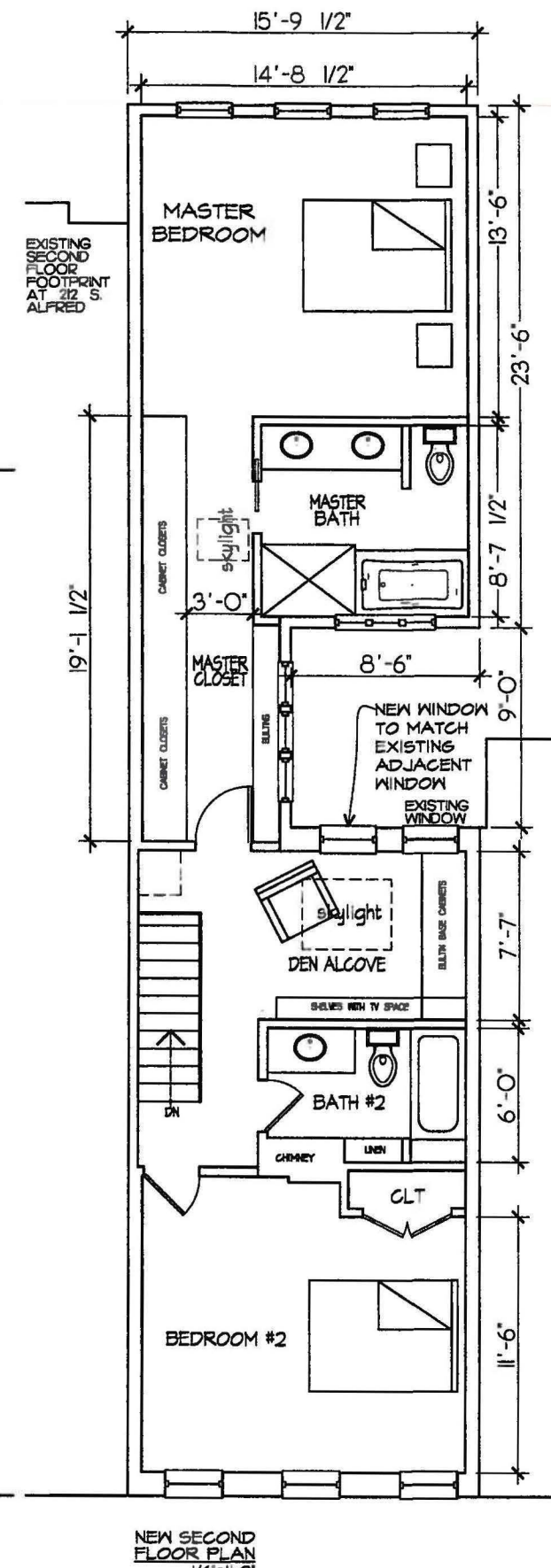
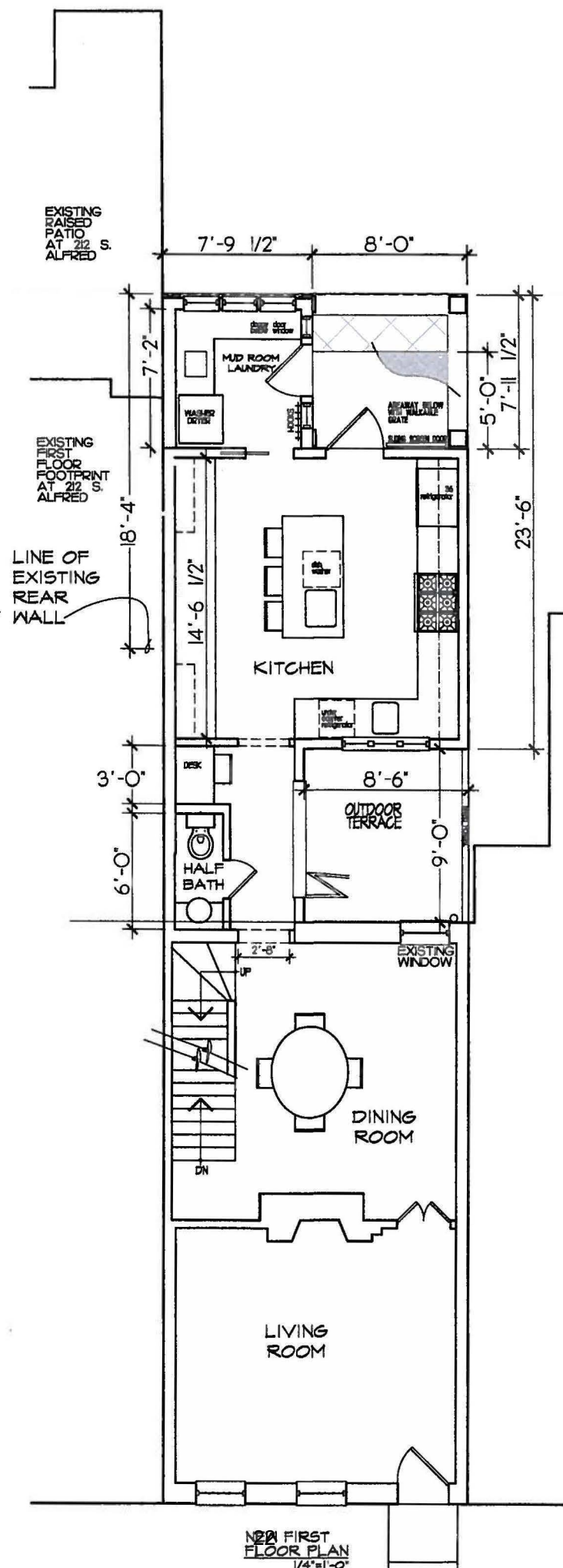
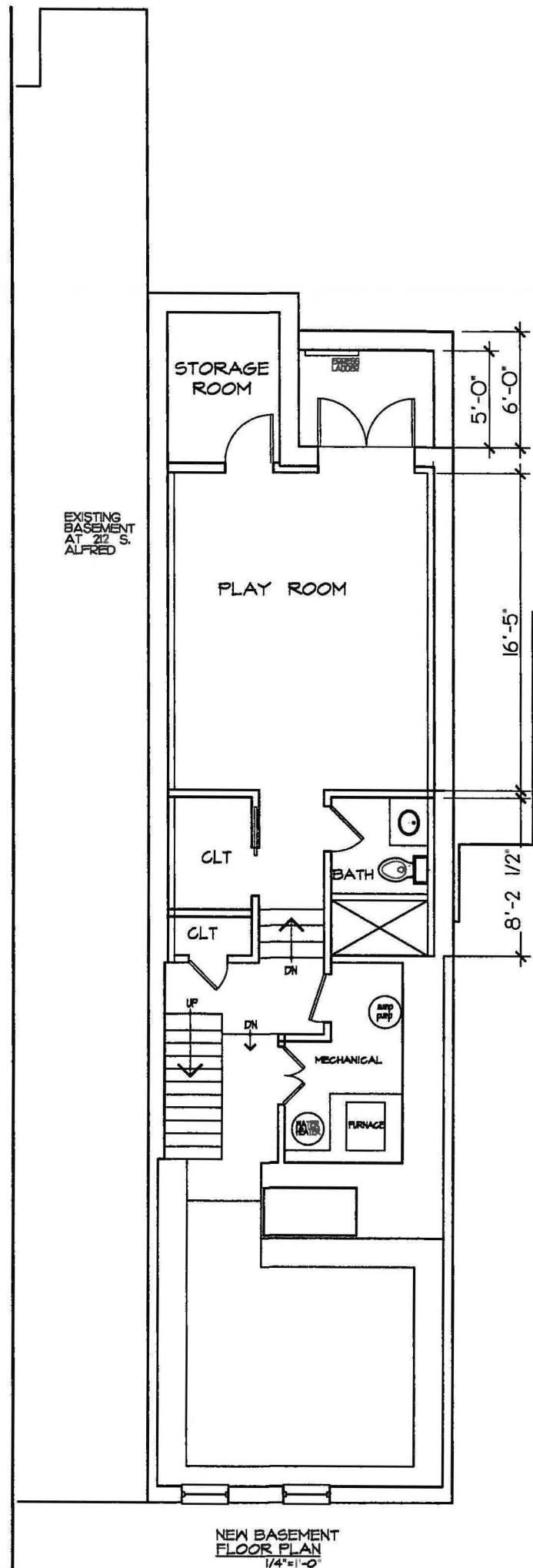
LOUIS RESIDENCE
214 SOUTH ALFRED STREET
ALEXANDRIA, VIRGINIA

ISSUE DATE
DESIGN
04/25/14
05/19/14
06/02/14
06/27/14
09/11/14
09/17/14
10/06/14
10/21/14
B A R
11/03/14

SHEET TITLE
EXISTING
ELEVATIONS

SHEET NUMBER

A-3



**DIMOND  ADAMS
DESIGN ARCHITECTURE**

6 WEST MAPLE STREET ♦ ALEXANDRIA VIRGINIA 22301
TELEPHONE 703 628 8477 FAX 703 628 8407

LOUIS RESIDENCE
214 SOUTH ALFRED STREET
ALEXANDRIA, VIRGINIA

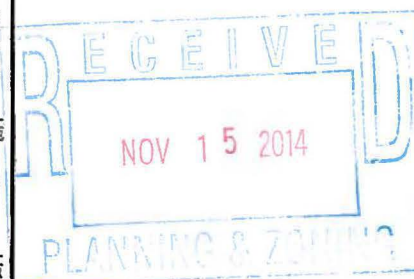
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DESIGN
04/25/14
05/19/14
06/02/14
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10/21/14

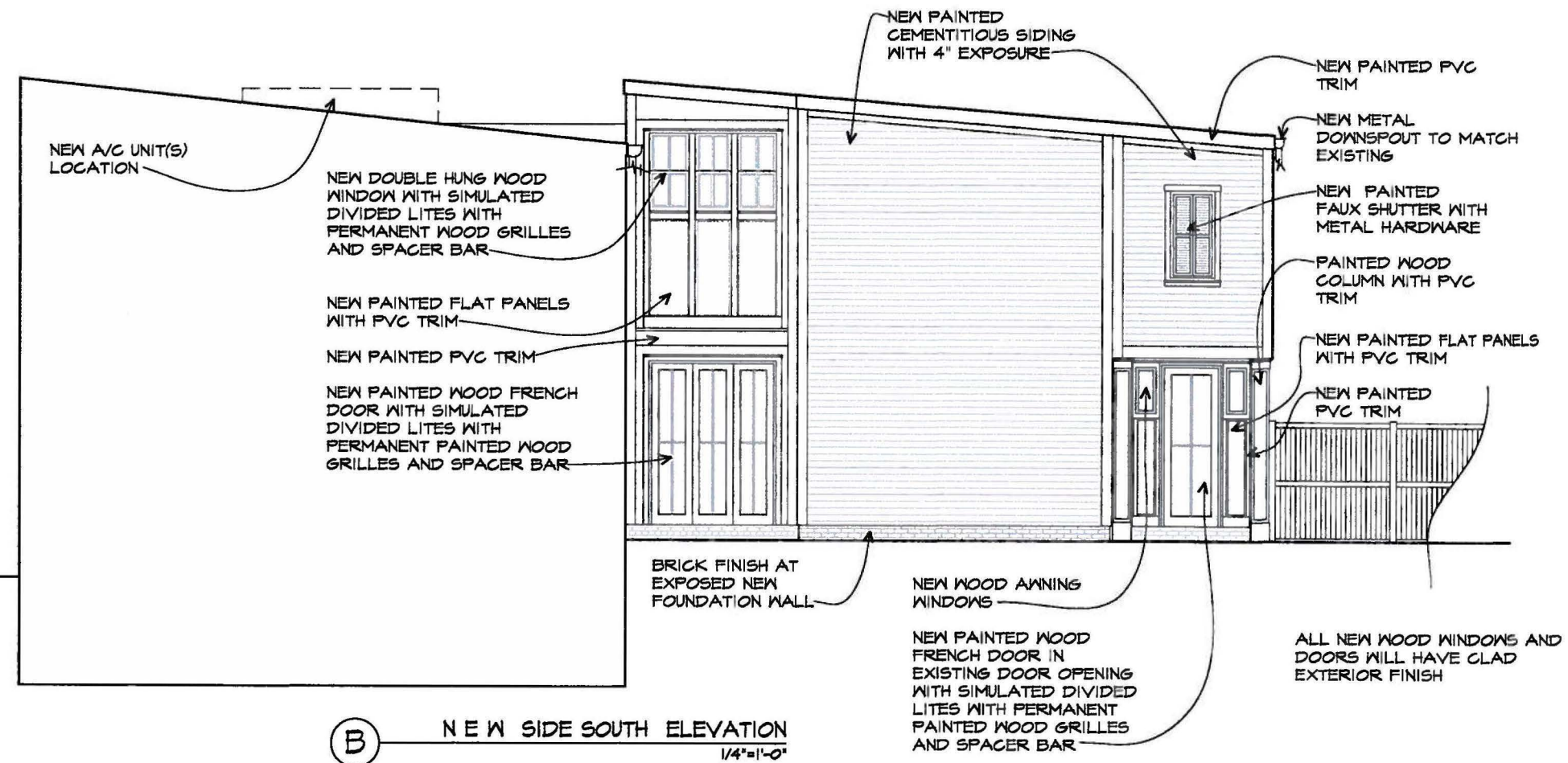
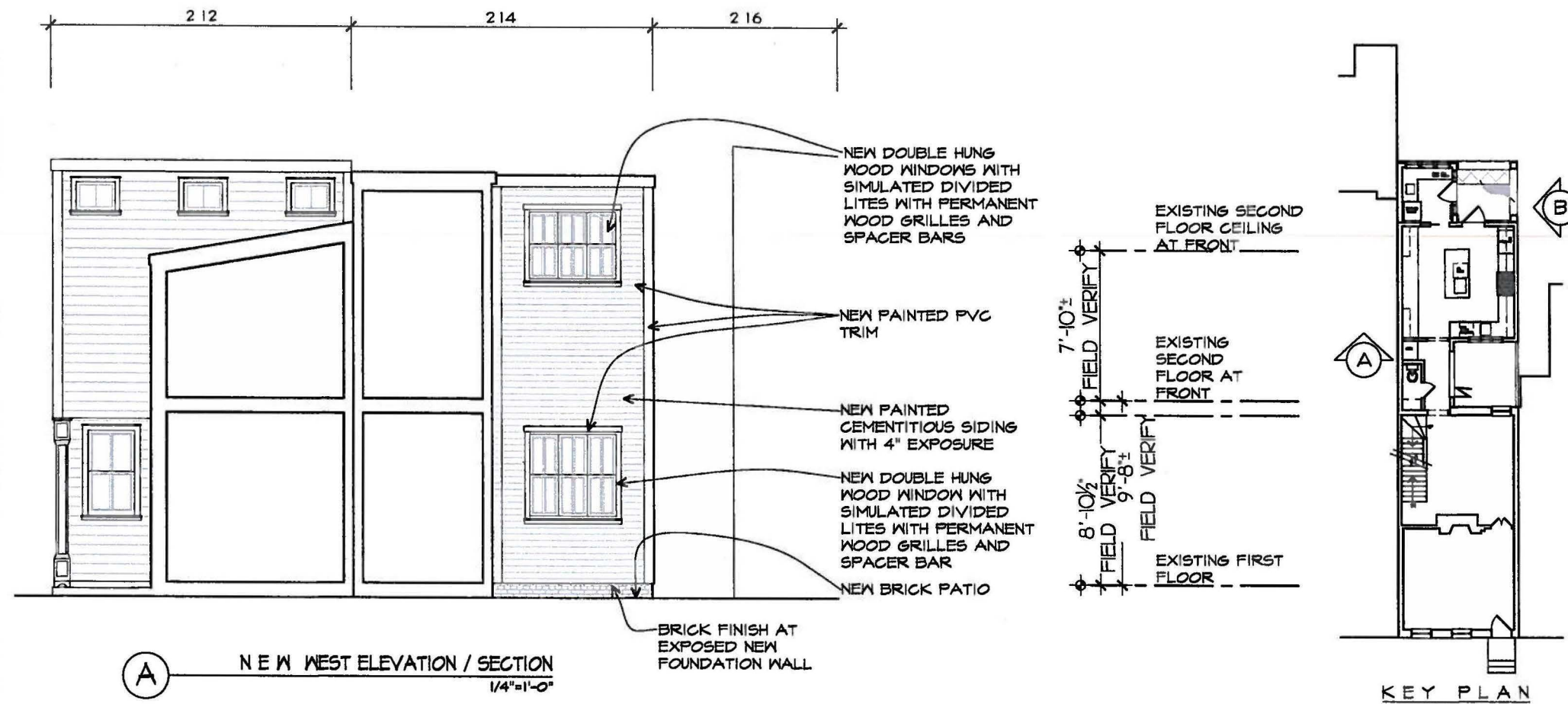
B A R
11/03/14
11/17/14

SHEET TITLE
N E W
P L A N S

SHEET NUMBER

A-4





DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
(703) 746-1000

LOUIS RESIDENCE
214 SOUTH ALFRED STREET
ALEXANDRIA, VIRGINIA

ISSUE DATE
DESIGN
04/25/14
05/19/14
06/02/14
06/27/14
09/11/14
09/17/14
10/06/14
10/21/14

B A R
11/03/14
11/17/14

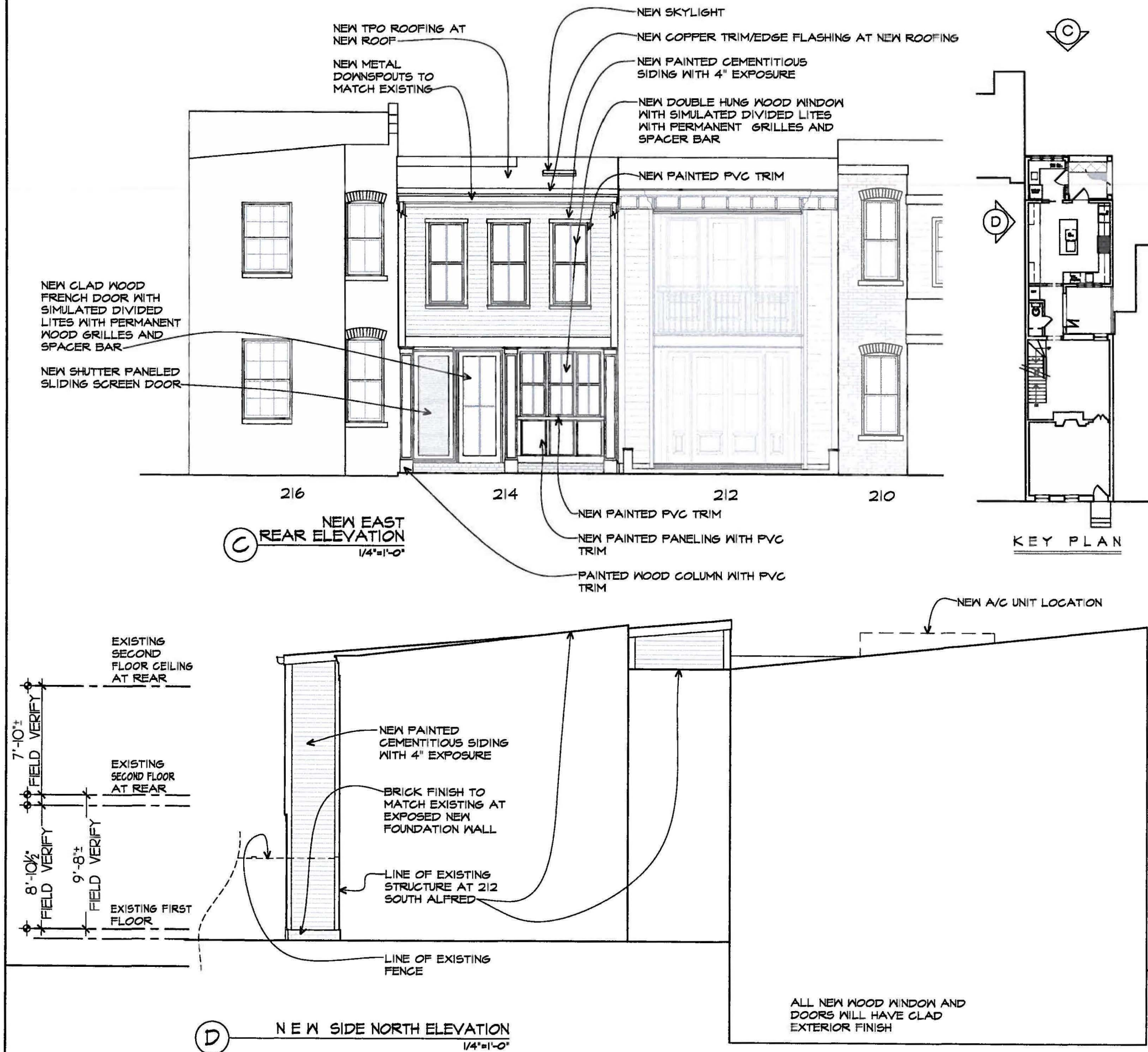
SHEET TITLE
NEW
ELEVATIONS

SHEET NUMBER

A-5

NOV 15 2014

PLANNING & ZONING



DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
TELEPHONE: 703.837.1177

LOUIS RESIDENCE
214 SOUTH ALFRED STREET
ALEXANDRIA, VIRGINIA

ISSUE DATE
DESIGN
04/25/14
05/19/14
06/02/14
06/27/14
09/11/14
09/17/14
10/06/14
10/21/14

B A R
11/03/14
11/17/14

SHEET TITLE
NEW
ELEVATIONS

SHEET NUMBER

A-6



BAR Case # 2014-0378/0379ADDRESS OF PROJECT: 214 S. Alfred Street, Alexandria, VA 22314TAX MAP AND PARCEL: 074.02-12-30 ZONING: RMAPPLICATION FOR: *(Please check all that apply)*☐ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: Louis, Amy L. Burnette OR Michael B.Address: 214 S. Alfred StreetCity: Alexandria State: VA Zip: 22314Phone: 949-836-1293 E-mail: Michael.louis@freysinetusa.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Stephanie R. Dimond, Dimond Adams Design Architecture Phone: 703-836-8437E-mail: dimondadams@comcast.net

Legal Property Owner:

Name: Louis, Amy L. Burnette OR Michael B.Address: 214 S. Alfred StreetCity: Alexandria State: VA Zip: 22314Phone: 949-836-1293 E-mail: Michael.louis@freysinetusa.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.
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> paint in unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

The applicant is asking for "after the fact" approval for demolition of a rear shed that suffered damage during the removal of the neighbor's garage. The roof had collapsed and the frame walls were falling in, which is why the applicant removed the shed. The area that had been inside the shed will remain open and become parking. It will not be considered in calculating new open space for an addition or any other use.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

* Note: There are no alternatives to demolition/encapsulation

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 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

N/A

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

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

N/A

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

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

N/A

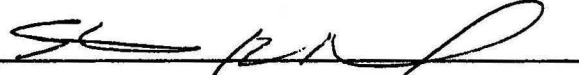
- ☐ ☒ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment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

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 12 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: Stephanie R. Dimond

Date: 11.19.14