

# City of Alexandria, Virginia

## MEMORANDUM

**DATE:** JUNE 17, 2015

**TO:** OLD AND HISTORIC ALEXANDRIA DISTRICT  
BOARD OF ARCHITECTURAL REVIEW

**FROM:** HISTORIC PRESERVATION STAFF

**SUBJECT:** REVISED PLANS FOR 214 S. ALFRED STREET, BAR CASE #2015-00378 &  
#2015-00379

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**CASE BAR2014-00379, BOARD ACTION on December 17, 2015:** On a motion by Mr. Carlin, seconded by Mr. von Senden, the OHAD Board of Architectural Review voted to approve #2014-00378 for after-the-fact demolition of the garage, as amended. The motion carried 5-1-1, with Mr. Neale voting in opposition. Ms. Miller abstained.

### **CONDITIONS OF APPROVAL:**

The Board directed staff to enforce applicable fines from the Zoning Ordinance for demolition without a Permit to Demolish.

This case was combined with CASE BAR 2014-00379, below, for discussion purposes.

**CASE BAR2014-00378, BOARD ACTION on December 17, 2015:** On a motion by Mr. Carlin, seconded by Mr. von Senden, the OHAD Board of Architectural Review voted to defer #2014-00379 for further study of the appropriateness of demolition of the historic rear ell. The motion carried 6-0-1. Ms. Miller abstained.

### **SPEAKERS**

Stephanie Dimond, representing the applicant, gave an overview of the project, provided additional materials and responded to questions.

### **BOARD DISCUSSION**

Ms. Roberts inquired about the date of construction of the garage. The Sanborn maps indicate that it was constructed between 1921 and 1931. She supported restudy to review of the inherent quality of the existing brick on the rear ell and the benefit of keeping it.

Mr. Neale supported the application as designed.

Mr. von Senden supported a deferral for further study and to work through discrepancies represented by the applicant about the age and condition of the rear ell. He also proposed that a fine be applied for the after-the-fact demolition of the garage.

Mr. Carlin supported deferral and recommended that the ell be retained and a light-well be constructed using the existing ell.

Ms. Finnigan recommended retaining the ell as a character defining feature of the historic house and supported deferral for further study. She asked if it were possible to study how many historic rear ells remain in the historic district. Staff responded that this survey information was not readily available.

The Board made and approved two separate actions for these items. Mr. Carlin made a motion, seconded by Mr. von Senden, to defer #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.

Mr. Carlin then made a motion, seconded by Mr. von Senden, to approve #2014-00378 for after-the-fact demolition of the garage, as amended to direct staff to apply the administrative fine specified in the zoning ordinance for not obtaining a permit. The motion carried 5-1-1, with Mr. Neale voting in opposition. Ms. Miller abstained from both actions, as she missed a portion of the discussion.

## **REASON**

The Board found it appropriate to approve the after-the-fact demolition of the garage based on the compromised condition of the garage but recommended that staff fine the applicant as a deterrent to future applicants. The Board was concerned about the entire demolition of the historic rear ell and requested that the applicant restudy options and staff to review the condition of the rear ell.

## **GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.

## I. BACKGROUND

On December 17, 2014, the Old and Historic Alexandria District Board of Architectural Review (BAR) approved an after-the-fact demolition of a detached garage and deferred the applicant's request for a Permit to Demolish the entire rear ell and a Certificate of Appropriateness to build an addition. The Board received a resubmission and staff report for the February 18, 2015 hearing, but the applicant deferred the request prior to the hearing. Since that time, the applicant has restudied the rear addition and submitted a proposal that responds to the Board's comments to limit the demolition of the rear ell and preserve its legibility as an architectural artifact.

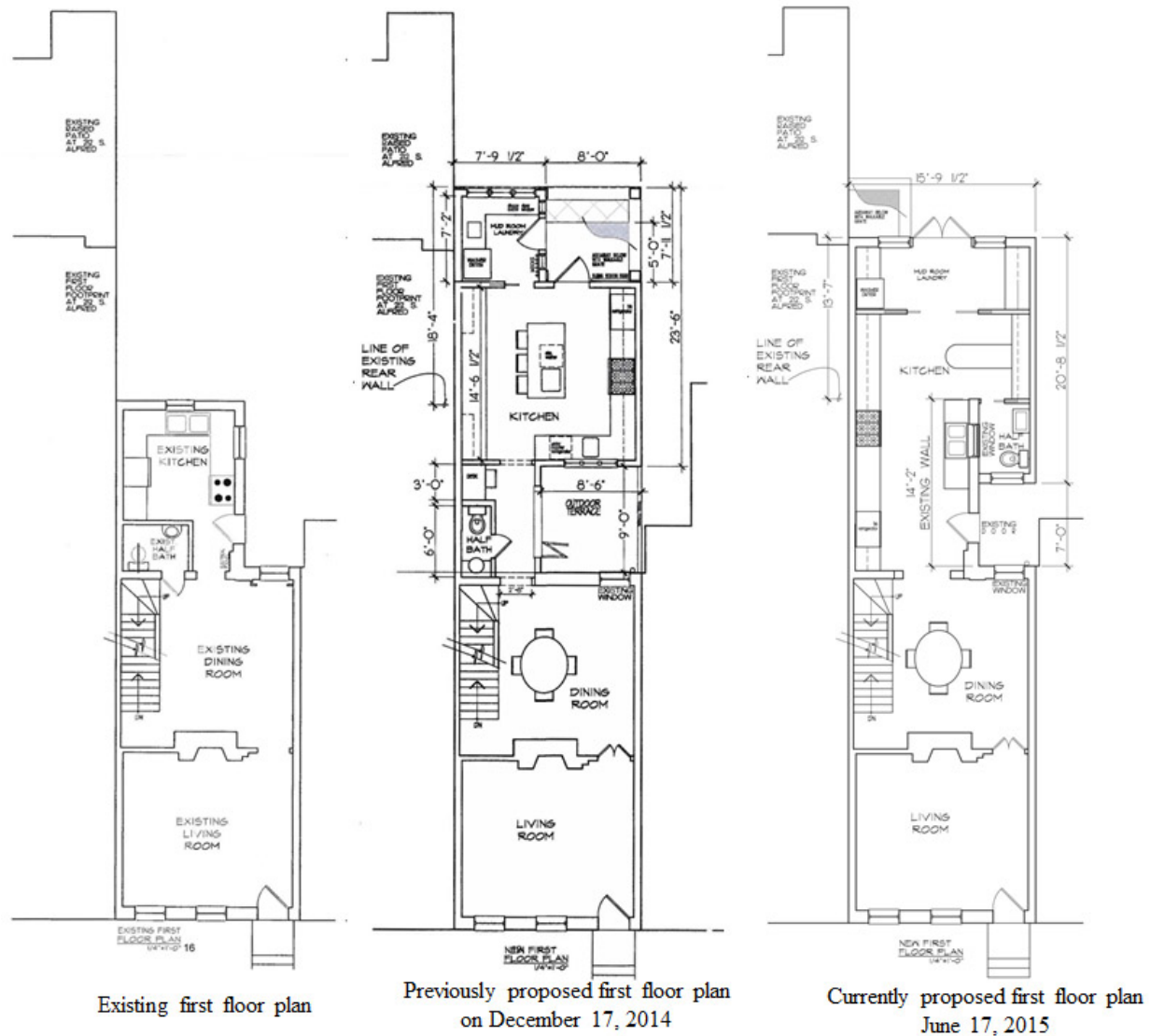


Figure 1: Comparison of the existing, previously deferred, and current first floor plans

## II. SUMMARY

The applicant requests approval of a Permit to Demolish the east (rear) wall of the rear ell and its roof, but to preserve the south wall of the ell, showcasing it as an interior feature. The applicant also requests approval of a Certificate of Appropriateness for a two-story rear addition of approximately 288 gross square feet and waiver of the rooftop screening requirement. The proposed two-story rear addition will capulate the existing south wall of the rear ell and contain a sloped roof. Although the applicant has not provided a roof plan, the plans do indicate that the existing roof and rafters of the rear ell will be replaced as part of the proposed renovations. Staff notes that the first floor of the rear wall will not be prominently visible due to the rear fence and distance from a public way.

## III. STAFF ANALYSIS

### Permit to Demolish

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

- (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 the applicant has successfully responded to the Board's concerns about the previous proposal to demolish the entire ell. The applicant has successfully incorporated an addition that requires the demolition of only the east (rear) wall and the roof of the historic ell, leaving the remaining two walls intact. The Board commonly permits the demolition/capsulation of the rear wall of a service ell in order to attach a new addition. Staff finds that the revised and limited scope of present demolition request fails to meet any of the criteria presented above and that a permit to demolish should be granted.

### Certificate of Appropriateness/Waiver of Rooftop Screening Requirement

Staff has no objection to the materials or design of the rear ell, as they are consistent with the Board's adopted policies and the Design Guidelines: the applicant proposes high quality materials, massing and volume that is compatible with the existing building and neighborhood,

and sufficient architectural detailing. The applicant has differentiated the new construction from the old through these aforementioned elements.

Lastly, staff finds that the Board should approve a waiver of rooftop mechanical screening at this location, consistent with similar approvals that the Board has granted in the past. Typically, screening is visually more obtrusive than the units themselves. Staff recommends that the proposed rooftop units be painted gray to match the sky and be placed in the least visible location on risers or platforms of the lowest height feasible.

#### **IV. STAFF RECOMMENDATION**

Staff recommends approval of the application, with the condition that the rooftop units be painted gray and placed in the least visible location, as determined by staff working with the applicant in the field.

#### **STAFF**

Mary Catherine Collins, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

#### **V. CITY DEPARTMENT COMMENTS**

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

#### **Zoning Comments**

Comments carried over from previous submission.

C-1 The applicant must maintain one parking space on the lot, the parking space must be at least 7' by 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**

No comments provided.

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

Comments dated November 5, 2014 from previous submission.

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)
- 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)

### **Alexandria Archaeology**

- F-1 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 19<sup>th</sup> century.
- \*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.

**VI. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR2014-00378 & 00379: 214 S. Alfred Street*

*3 – BAR Staff Report dated December 17, 2015*





## 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  $\div$  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	467.68	Basement**	467.68
First Floor	623.88	Stairways**	61.5
Second Floor	623.88	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	529.18
Total Gross *	1715.44		

B1. Existing Gross Floor Area \*  
1715.44 Sq. Ft.

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

B3. Existing Floor Area minus Exclusions  
1186.26 Sq. Ft.  
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	285.6	Basement**	285.6
First Floor	251.33	Stairways**	
Second Floor	251.33	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	285.6
Total Gross *	788.26		

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

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

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

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1688.92 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.

### F. Open Space Calculations

Existing Open Space	605.47
Required Open Space	552.3
Proposed Open Space	552.34

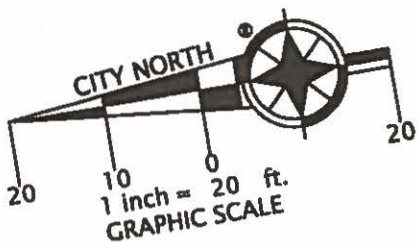
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature]

Date: 5.18.15

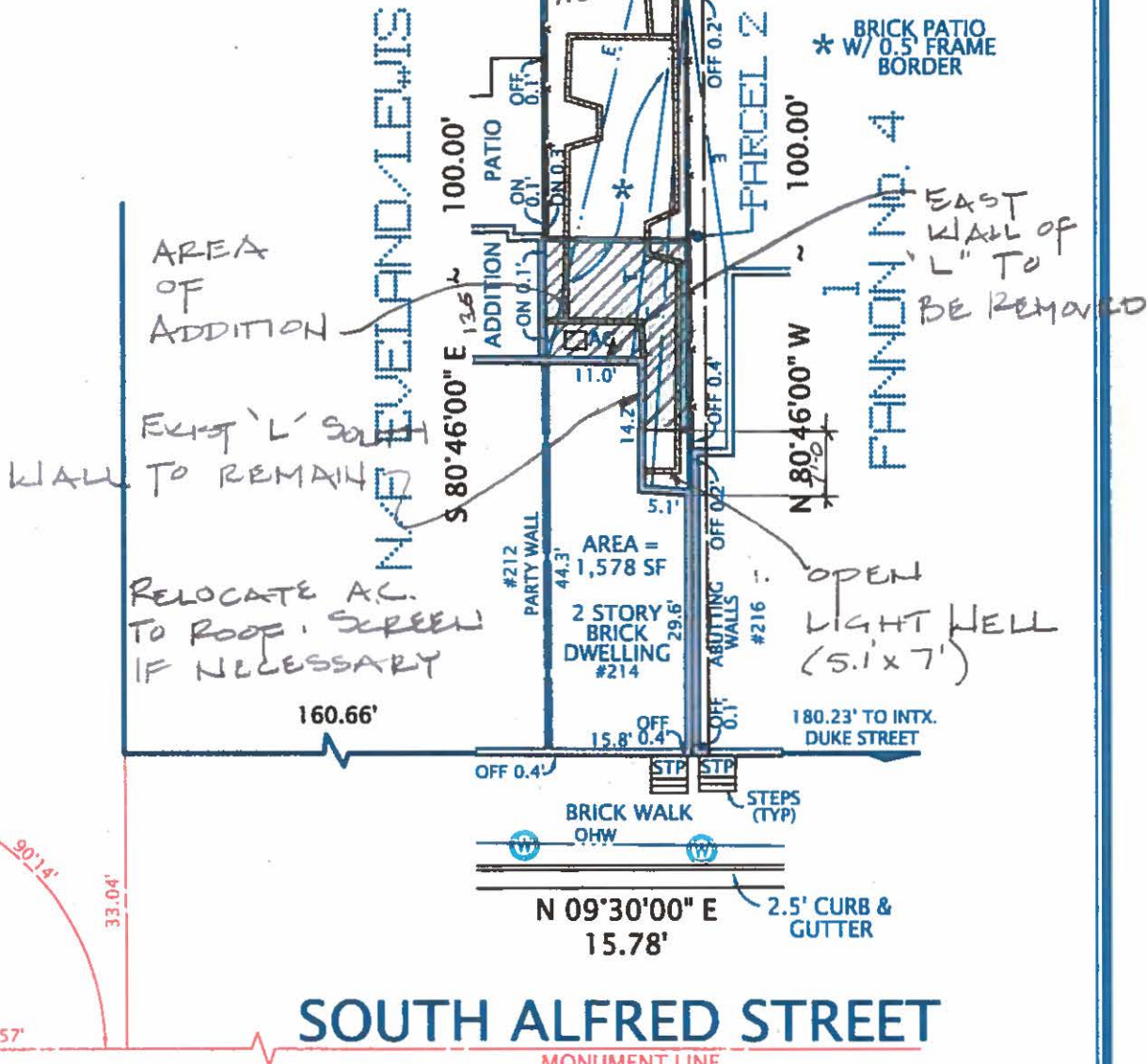


NOTE: FENCES ARE FRAME.



PRINCE STREET

MONUMENT LINE



LOUIS RESIDENCE

PLAT

SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT

#214 SOUTH ALFRED STREET

(INSTRUMENT #120019190)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

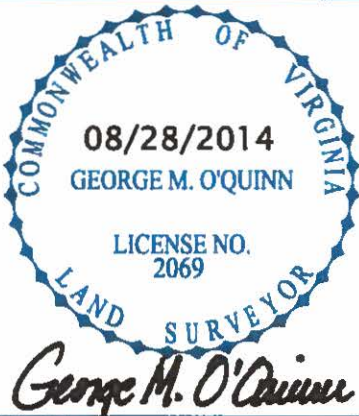
AUGUST 28, 2014

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

THIS PLAT IS SUBJECT TO  
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:

MICHAEL LOUIS



**DOMINION**

Surveyors  
Inc.®

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





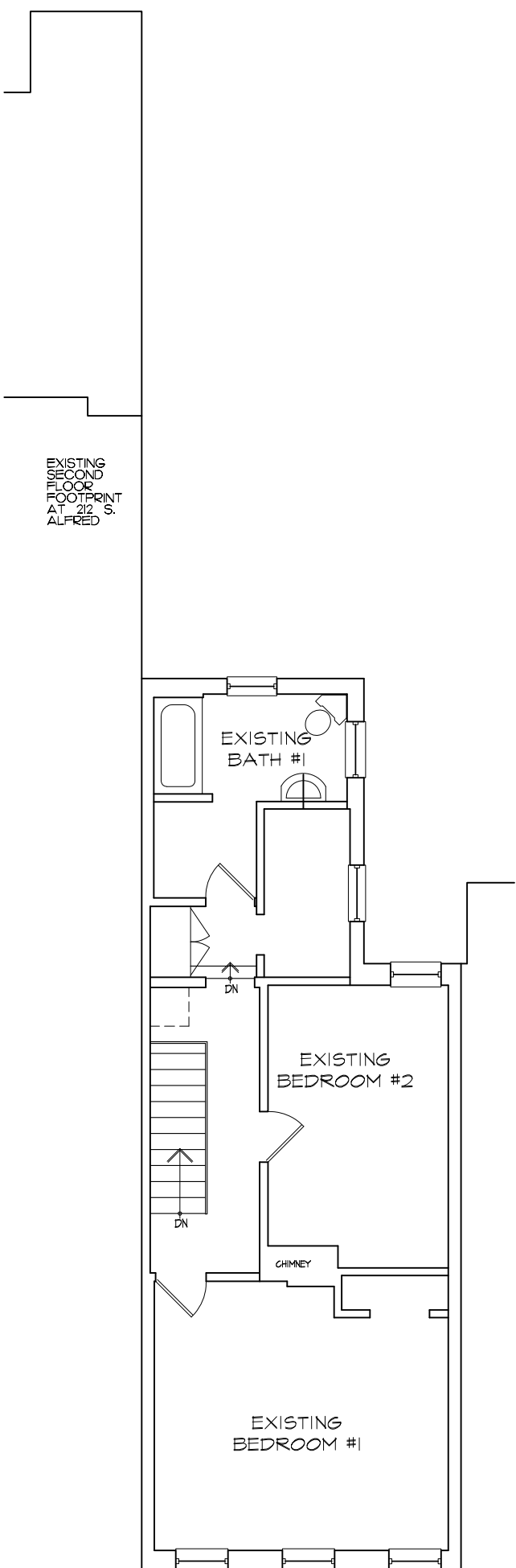
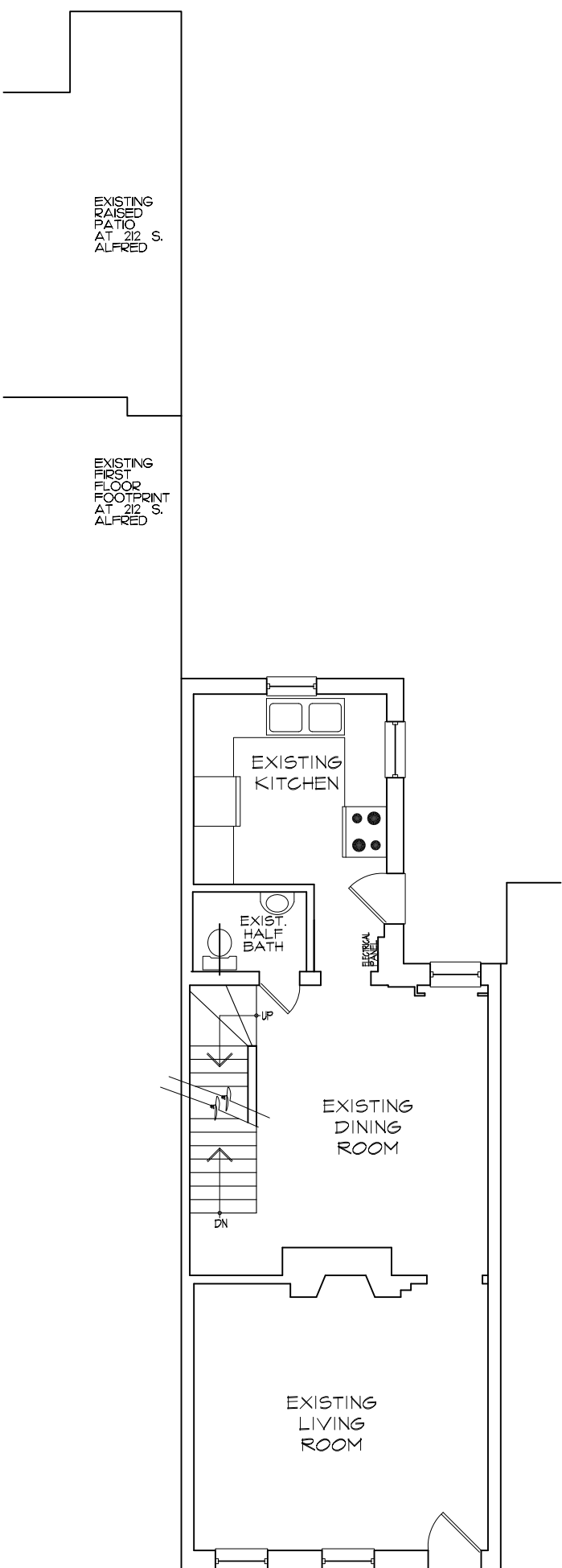
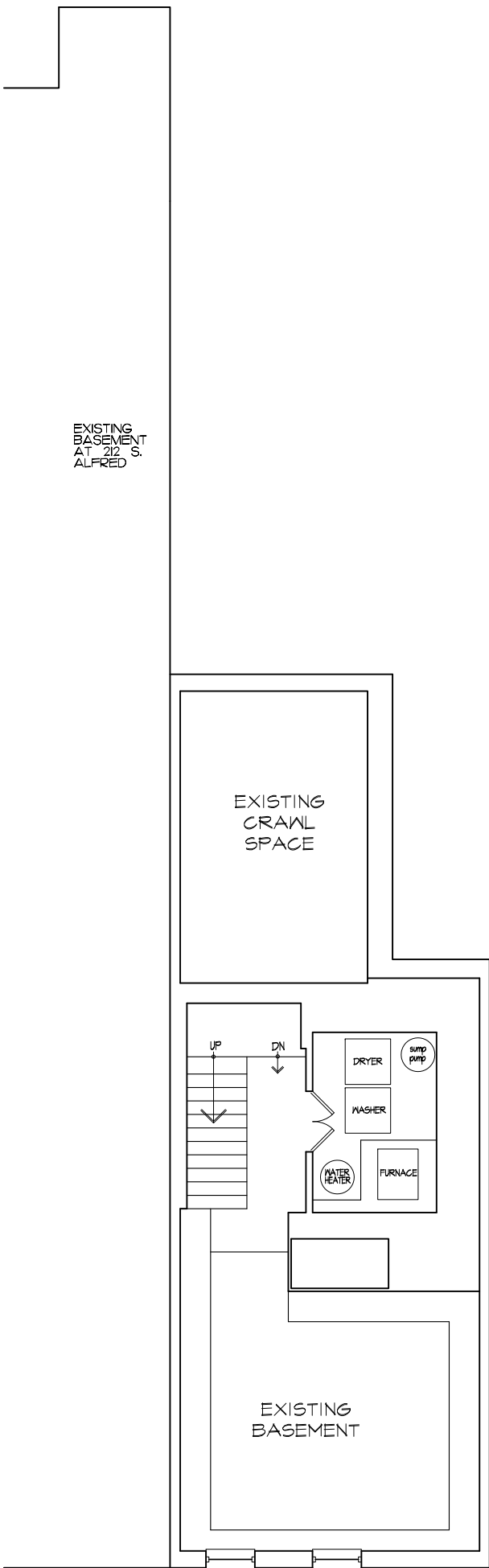
**Front Elevation**



**Rear Elevation**



**Side Elevation**



DIMOND & ADAMS  
DESIGN ARCHITECTURE  
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301  
TELEPHONE: 703.838.8437 FAX: 703.838.8437

L O U I S R E S I D E N C E  
214 SOUTH ALFRED STREET  
ALEXANDRIA, VIRGINIA

ISSUE DATE  
DESIGN  
04/25/14  
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05/18/15

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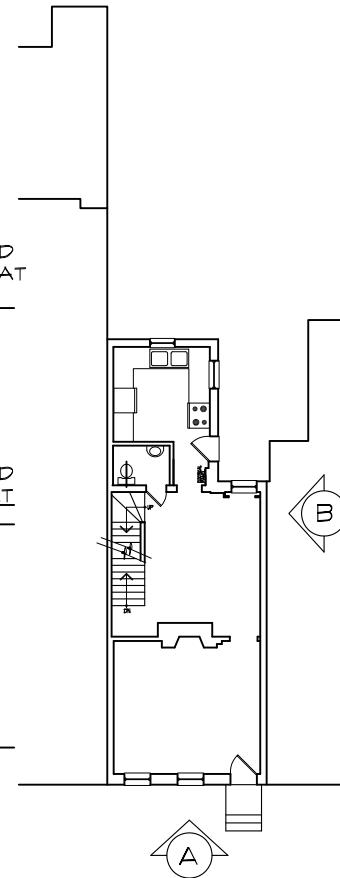
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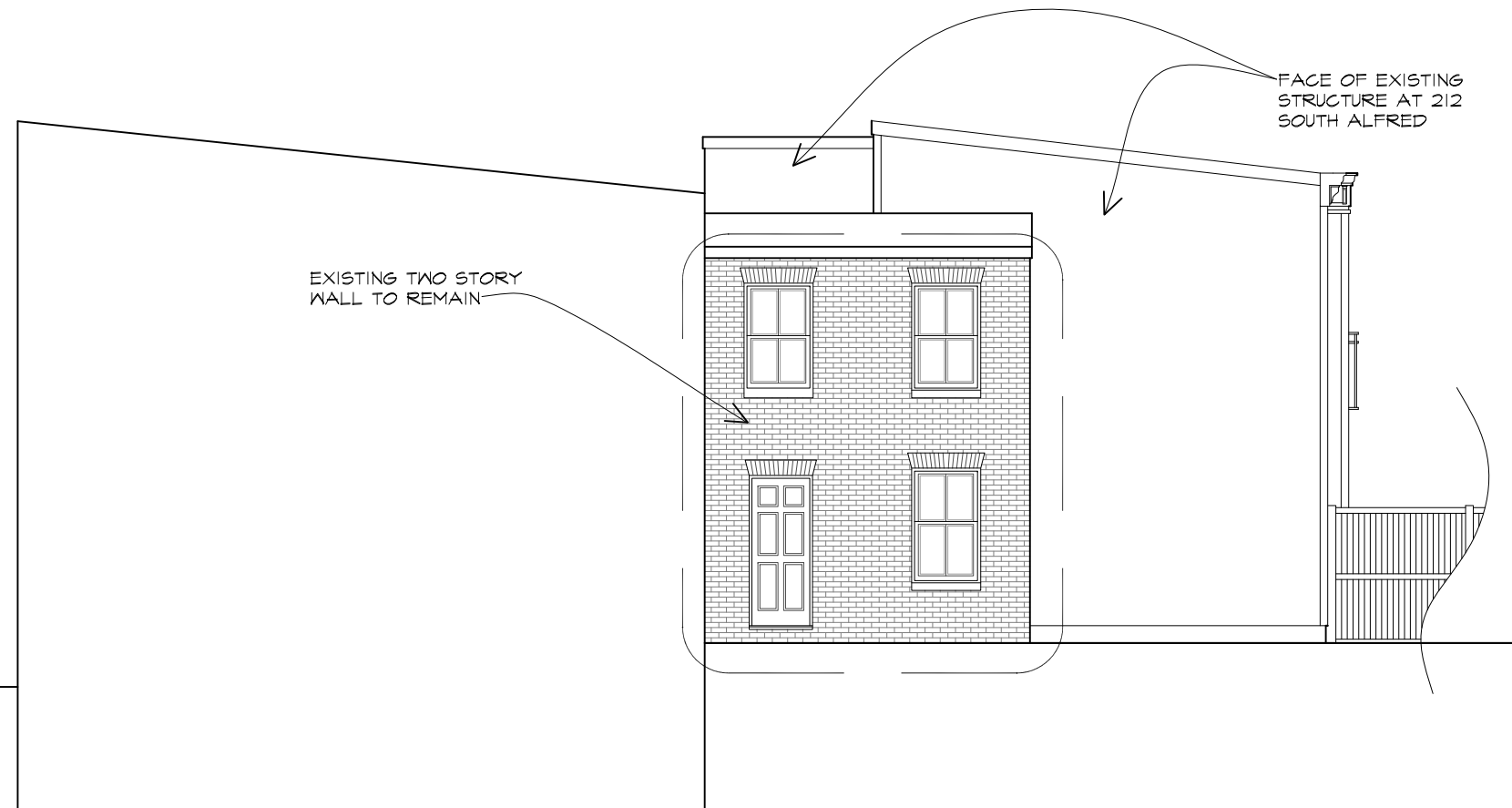
A EXISTING FRONT WEST ELEVATION  
1/4"=1'-0"

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



KEY PLAN

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



B EXISTING SIDE SOUTH ELEVATION  
13 1/4"=1'-0"

FACE OF EXISTING STRUCTURE AT 212 SOUTH ALFRED

DIMOND ADAMS  
DESIGN ARCHITECTURE  
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LOUIS RESIDENCE  
214 SOUTH ALFRED STREET  
ALEXANDRIA, VIRGINIA

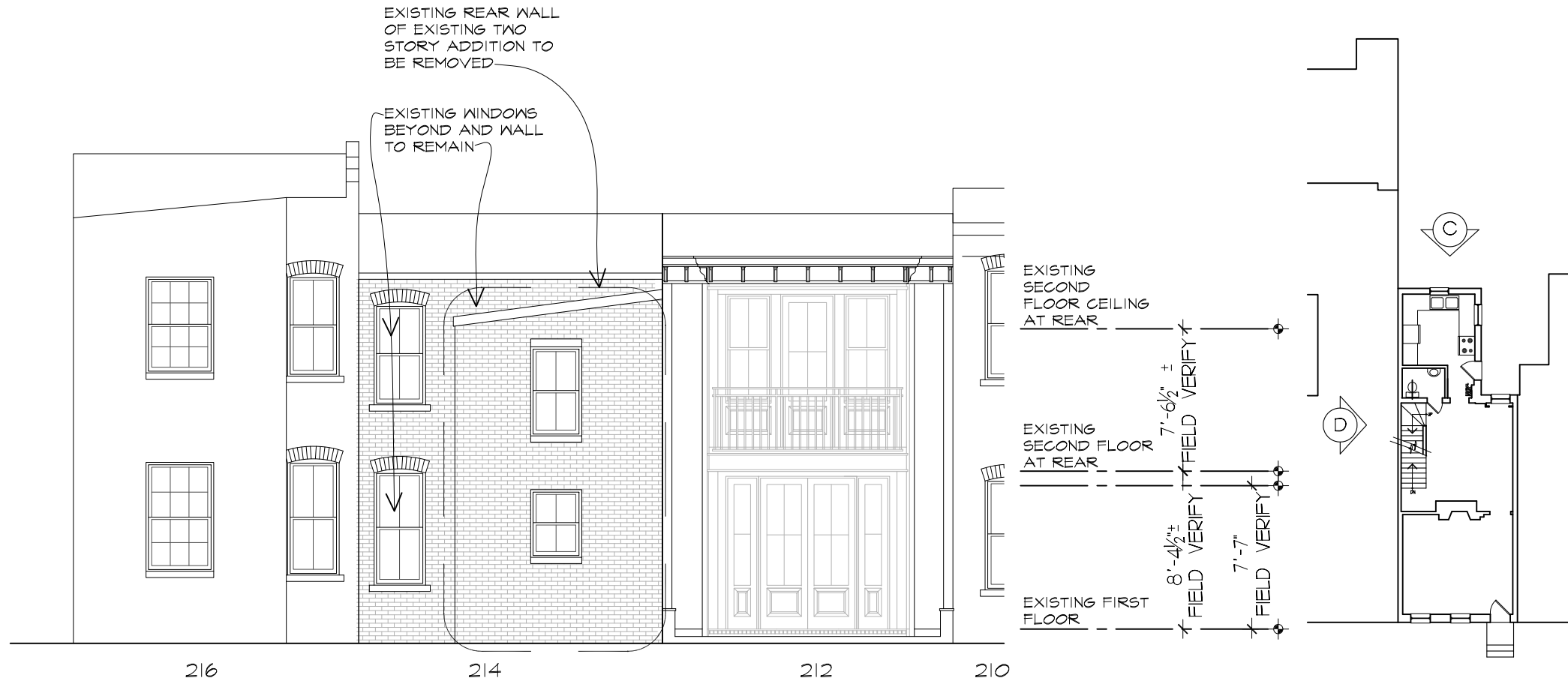
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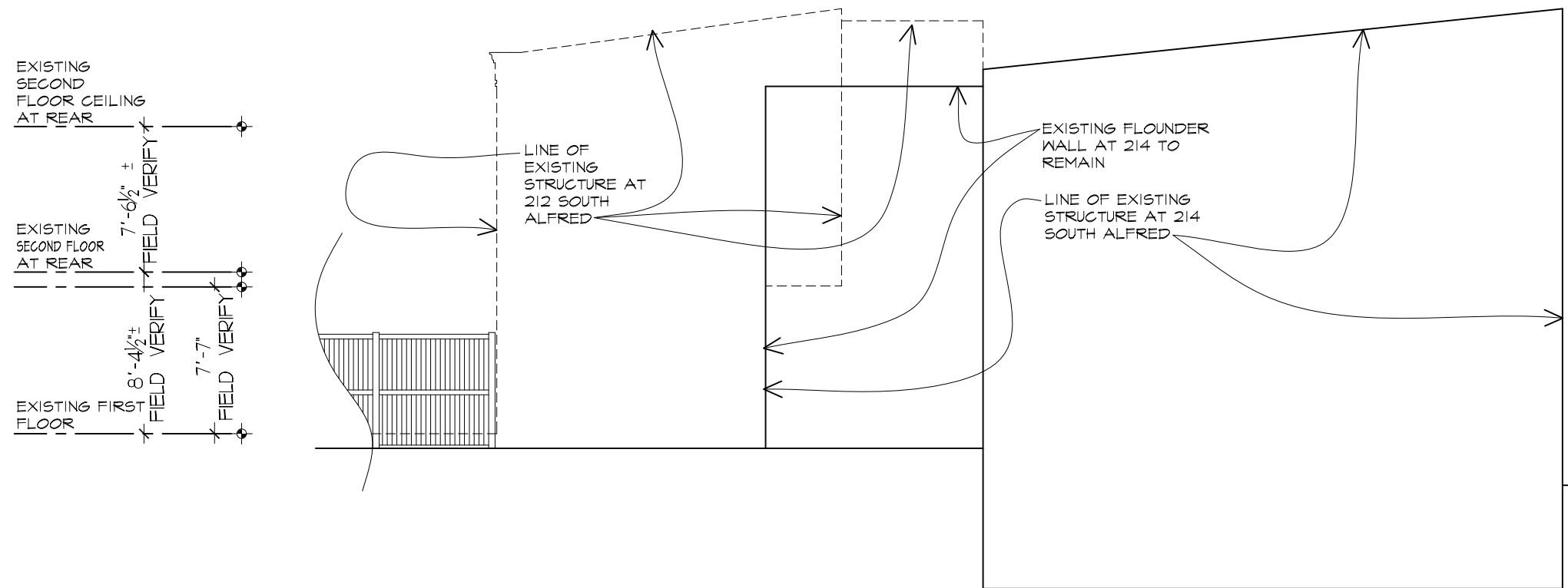
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SHEET NUMBER

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



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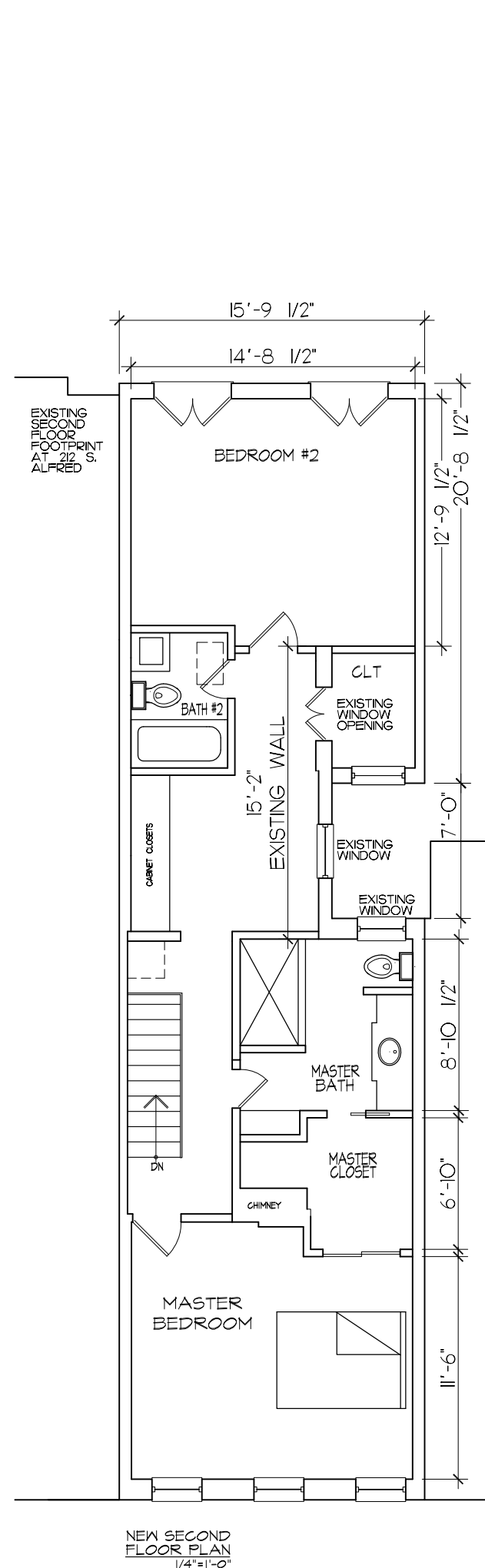
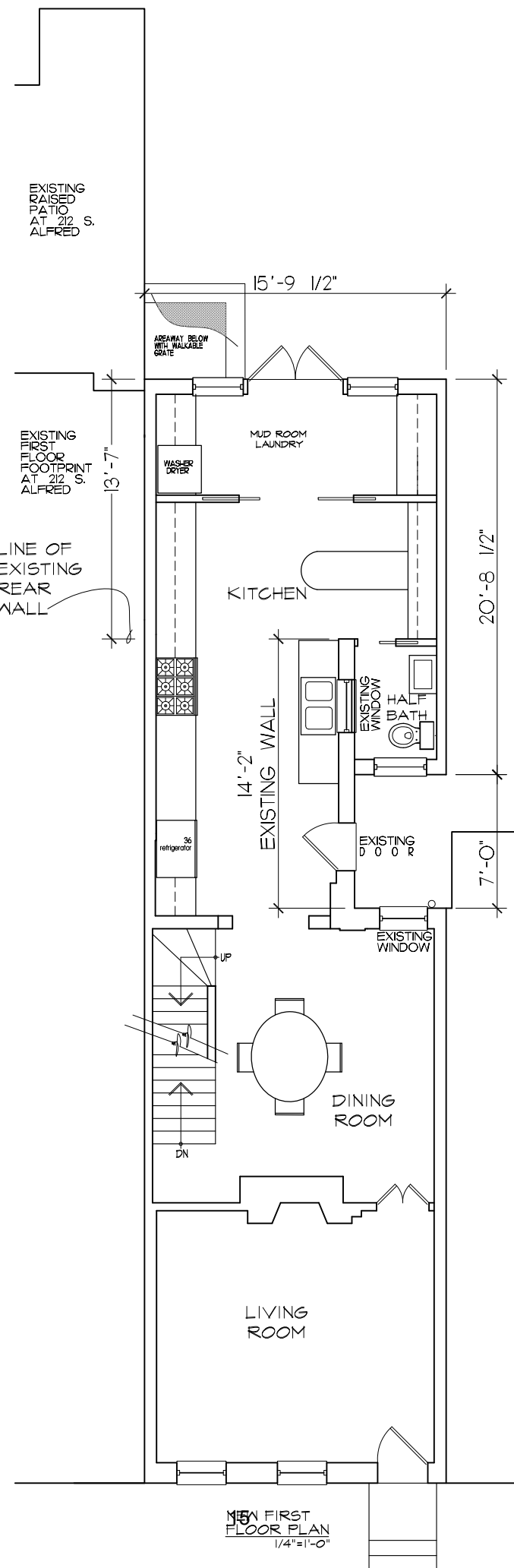
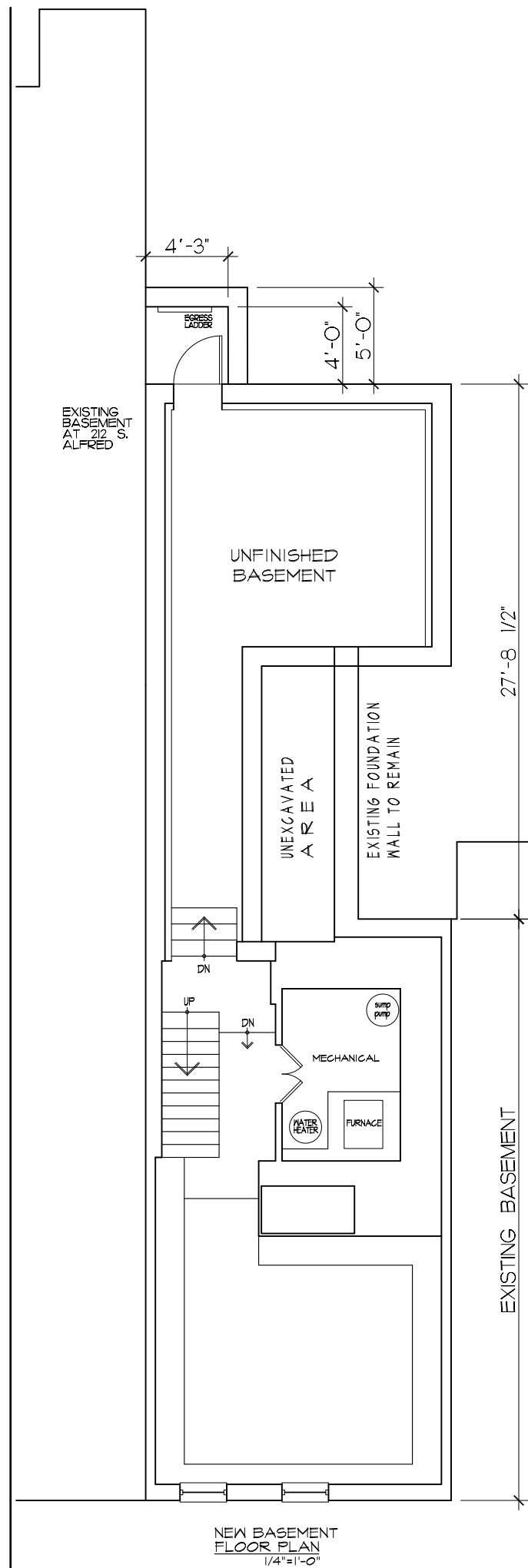
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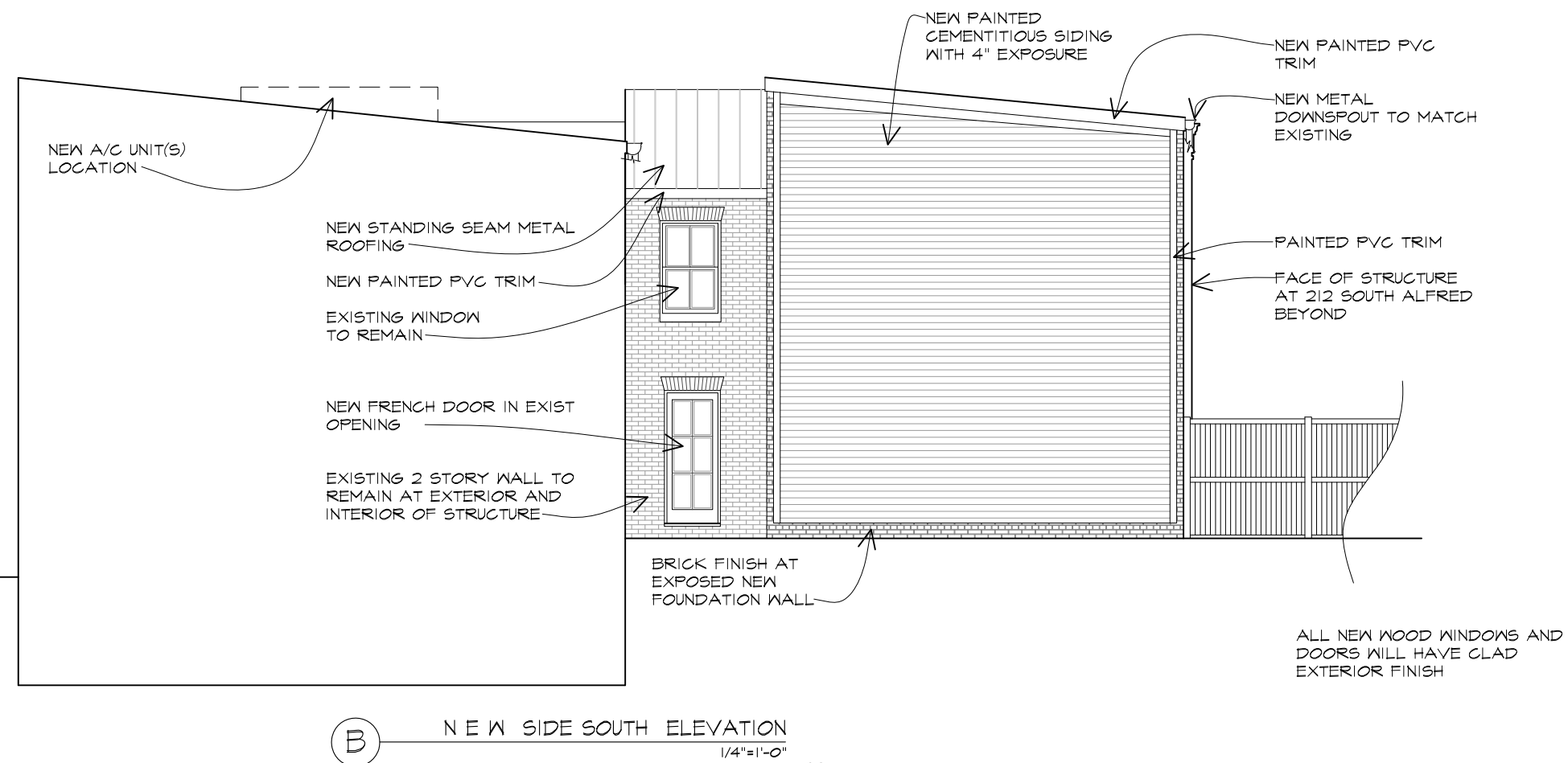
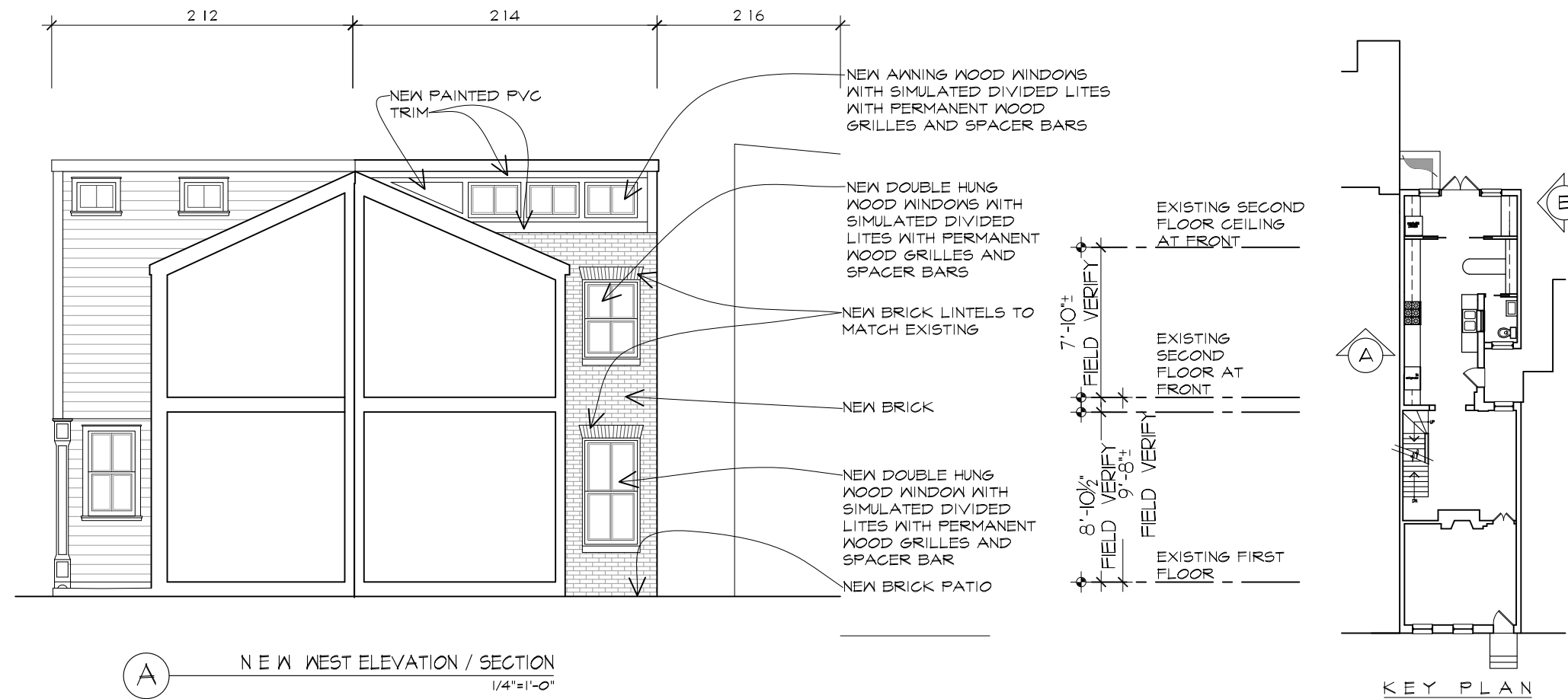
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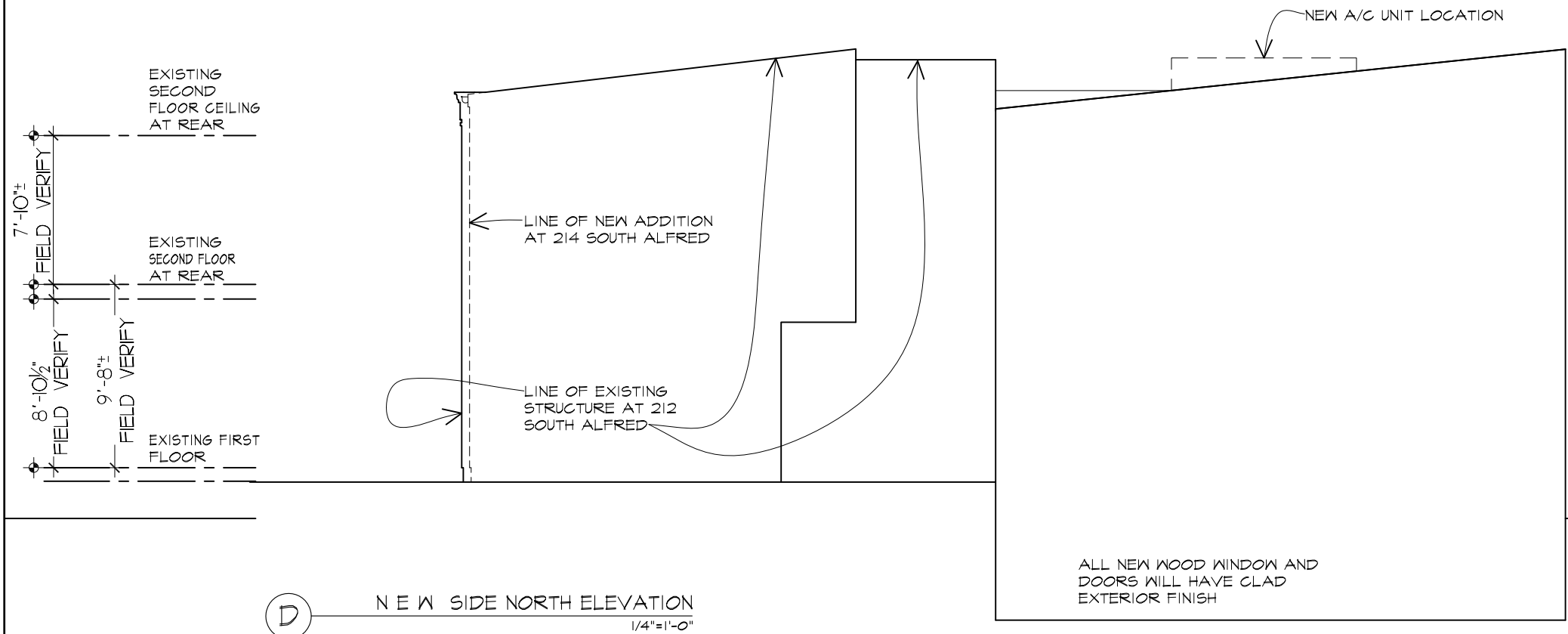
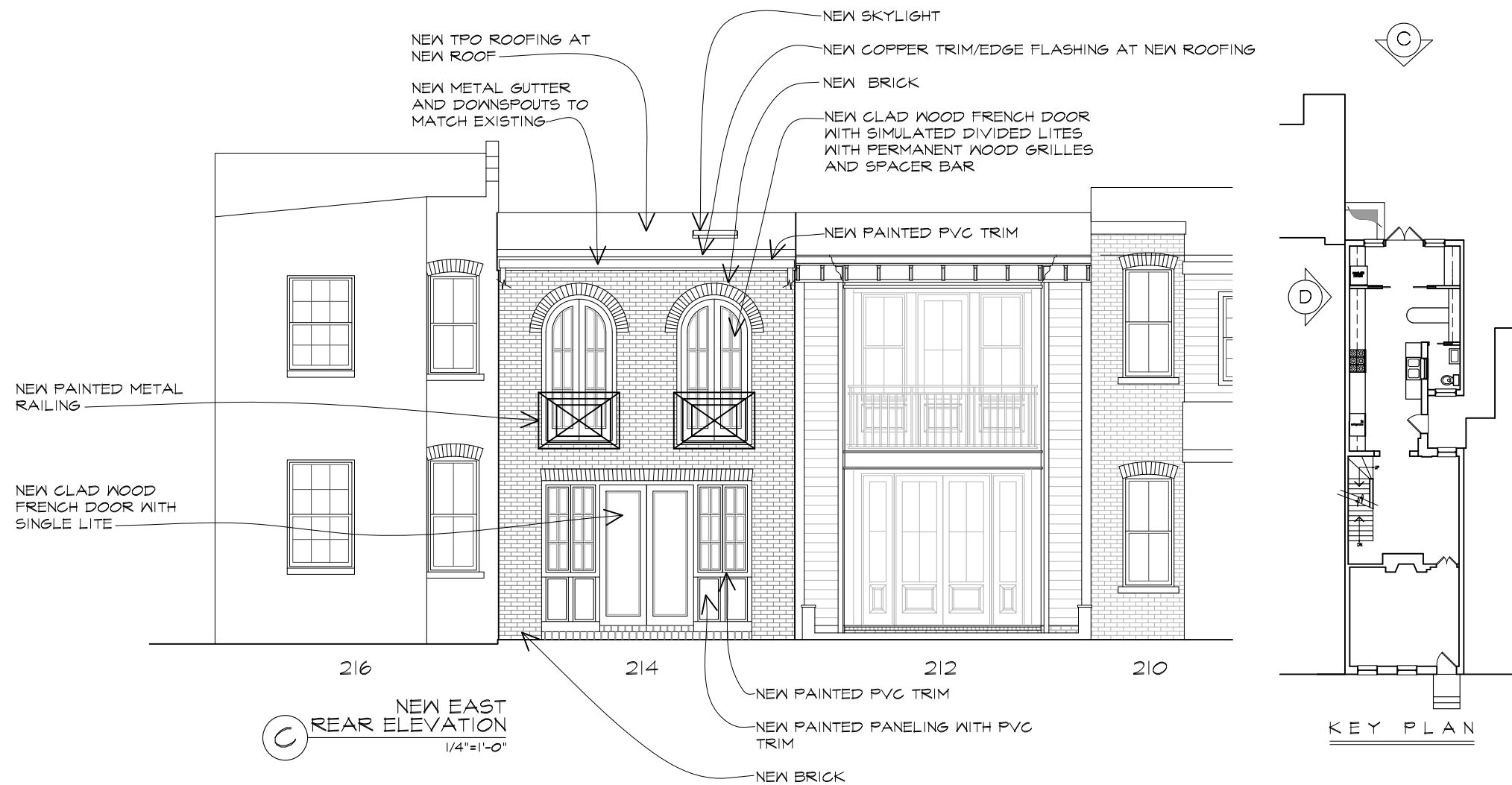
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ALEXANDRIA, VIRGINIA

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SHEET TITLE  
NEW  
ELEVATIONS

SHEET NUMBER

A-6

## ATTACHMENT #2

BAR Case # 2014-00378/00379ADDRESS 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: dimondadams@comcast.netAuthorized 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: dimondadams@comcast.net

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

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

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

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

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

New two story addition at rear of existing house. Half of South wall of existing "L" to be encapsulated and preserved; half to remain as exterior wall with existing openings. New roof framing and new roof over existing "L". East wall of "L" to be removed. The East wall of the "L" has had many alterations and exhibits very little original material. Therefore, demolition of this wall seems reasonable. Preserving the South wall but encapsulating it allows the use of the lot that is otherwise very limited by open space. The roof framing over the "L" must be replaced in order to achieve reasonable head height in this portion of the house. The low point is currently under six feet.

**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: We were involved in the renovation and addition of the sister house to this property and the brick at the existing rear addition is in poor shape (salmon brick). There are no spread footings beneath this rear portion of the house requiring reinforcement for an addition. The joists sit on grade and there is much deterioration to the existing rear addition. Therefore, there are no alternatives to demolition. However, by creating the interior terrace, we are encapsulating less of the intact front portion of the house and preserving the existing brick and fenestration of the main front block.

**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. DimondDate: 5.18.15



## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

	Name	Address	Percent of Ownership
1.	N/A		
2.	N/A		
3.	N/A		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 214 S. Alfred Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	Louis, Amy L Burnette	214 South Alfred Street Alexandria, VA 22314	100%
2.	Louis, Michael B.	214 South Alfred Street Alexandria, VA 22314	100%
3.			

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

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

**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.

5.18.15  
Date

Stephanie R. Dimond  
Printed Name

  
Signature

Docket Item # 3 & 4  
BAR CASE # 2014-0378 &  
2014-0379

BAR Meeting  
December 17, 2014

**ISSUE:** Partial Demolition/Capsulation and Addition

**APPLICANT:** Amy & Michael Louis by Stephanie Dimond

**LOCATION:** 214 South Alfred Street

**ZONE:** RM / Residential

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**BOARD ACTION on December 17, 2014:** On a motion by Mr. Carlin, seconded by Mr. von Senden, the OHAD Board of Architectural Review voted to **approve after-the-fact demolition of the garage, as amended and defer for further study of the appropriateness of demolition of the historic rear ell and new addition.** The motion carried 5-1-1, with Mr. Neale voting in opposition. Ms. Miller abstained.

**CONDITIONS OF APPROVAL:**

The Board directed staff to enforce applicable fines from the Zoning Ordinance for demolition without a Permit to Demolish.

**SPEAKERS**

Stephanie Dimond, representing the applicant, gave an overview of the project, provided additional materials and responded to questions.

**BOARD DISCUSSION**

Ms. Roberts inquired about the date of construction of the garage. The Sanborn maps indicate that it was constructed between 1921 and 1931. She supported restudy to review of the inherent quality of the existing brick on the rear ell and the benefit of keeping it.

Mr. Neale supported the application as designed.

Mr. von Senden supported a deferral for further study and to work through discrepancies represented by the applicant about the age and condition of the rear ell. He also proposed that a fine be applied for the after-the-fact demolition of the garage.

Mr. Carlin supported deferral and recommended that the ell be retained and a light-well be constructed using the existing ell.

Ms. Finnigan recommended retaining the ell as a character defining feature of the historic house and supported deferral for further study. She asked if it were possible to study how many

historic rear ells remain in the historic district. Staff responded that this survey information was not readily available.

The Board made and approved two separate actions for these items. Mr. Carlin made a motion, seconded by Mr. von Senden, to defer #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.

Mr. Carlin then made a motion, seconded by Mr. von Senden, to approve #2014-00378 for after-the-fact demolition of the garage, as amended to direct staff to apply the administrative fine specified in the zoning ordinance for not obtaining a permit. The motion carried 5-1-1, with Mr. Neale voting in opposition. Ms. Miller abstained from both actions, as she missed a portion of the discussion.

### **REASON**

The Board found it appropriate to approve the after-the-fact demolition of the garage based on the compromised condition of the garage but recommended that staff fine the applicant as a deterrent to future applicants. The Board was concerned about the entire demolition of the historic rear ell and requested that the applicant restudy options and staff to review the condition of the rear ell.

### **STAFF RECOMMENDATION**

1. Deferral of the Permit to Demolish/Capsulate and Certificate of Appropriateness for restudy of the proposed rear addition, and;
2. After-the-fact approval of the Permit to Demolish for the detached garage.

**\*\*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**



## **I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish/Capsulate to demolish the rear ell to accommodate a new two-story rear addition and to demolish a small area of the existing roof on the main block to build a skylight. The applicant also requests after-the-fact approval of a Permit to Demolish a one-car, detached, metal garage that was located at the rear of the property and demolished sometime between 2012 and 2014.

The proposed addition will measure approximately 23 feet 6 inches in depth by 15 feet 9.5 inches in width, spanning the width of the lot. There will be an interior courtyard, approximately 8.5 x 9 feet. The first floor of the rear (east) elevation will have the appearance of an enclosed porch with a set of three, two-over-two windows adjacent to a four light door with a sliding shutter door. The second story rear elevation will have three, two-over-two wood windows that comply with the *BAR Window Policy*. The proposed materials on the addition include fiber cement siding, PVC trim, wood windows, a clad door, and standing seam metal roofing. Staff notes that the material for the new sliding shutter door is not provided, but that it should be wood or a solid, millable and paintable composite, in compliance with BAR policies. A new rooftop HVAC unit will be installed on the existing rear ell and the applicant requests the Board approve a waiver of rooftop screening, even though it is likely to be minimally, if at all, visible.

No alterations are proposed to the front (west) elevation.

## **II. HISTORY:**

The two-story, three-bay brick townhouse located at 214 South Alfred Street was constructed as one of a pair of townhouses in the late **1870s**. The G. M. Hopkins *City Atlas of Alexandria* shows only the main block of the townhouse in 1877. The current configuration with each of the two townhouses having a two-story rear ell appears by 1885 according to Sanborn Fire Insurance Maps. The historic six-over-six windows on the rear ell were replaced using two-over-two clad windows in 1998 (BAR1998-00137). The previously existing garage was constructed between **1921 and 1941**.

On May 16, 2012, the Board approved a Permit to Demolish and a Certificate of Appropriateness for the construction of a rear addition (BAR2012-00113 and 2014-00114) at the adjacent property, 212 S Alfred Street. However, the Board only approved demolition of the rear wall and approximately one-quarter of the north wall. The Board also approved a Permit to Demolish for the similar one-car metal garage of the same vintage at this property.

## **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.

### 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):

- (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?

### *Rear Ell*

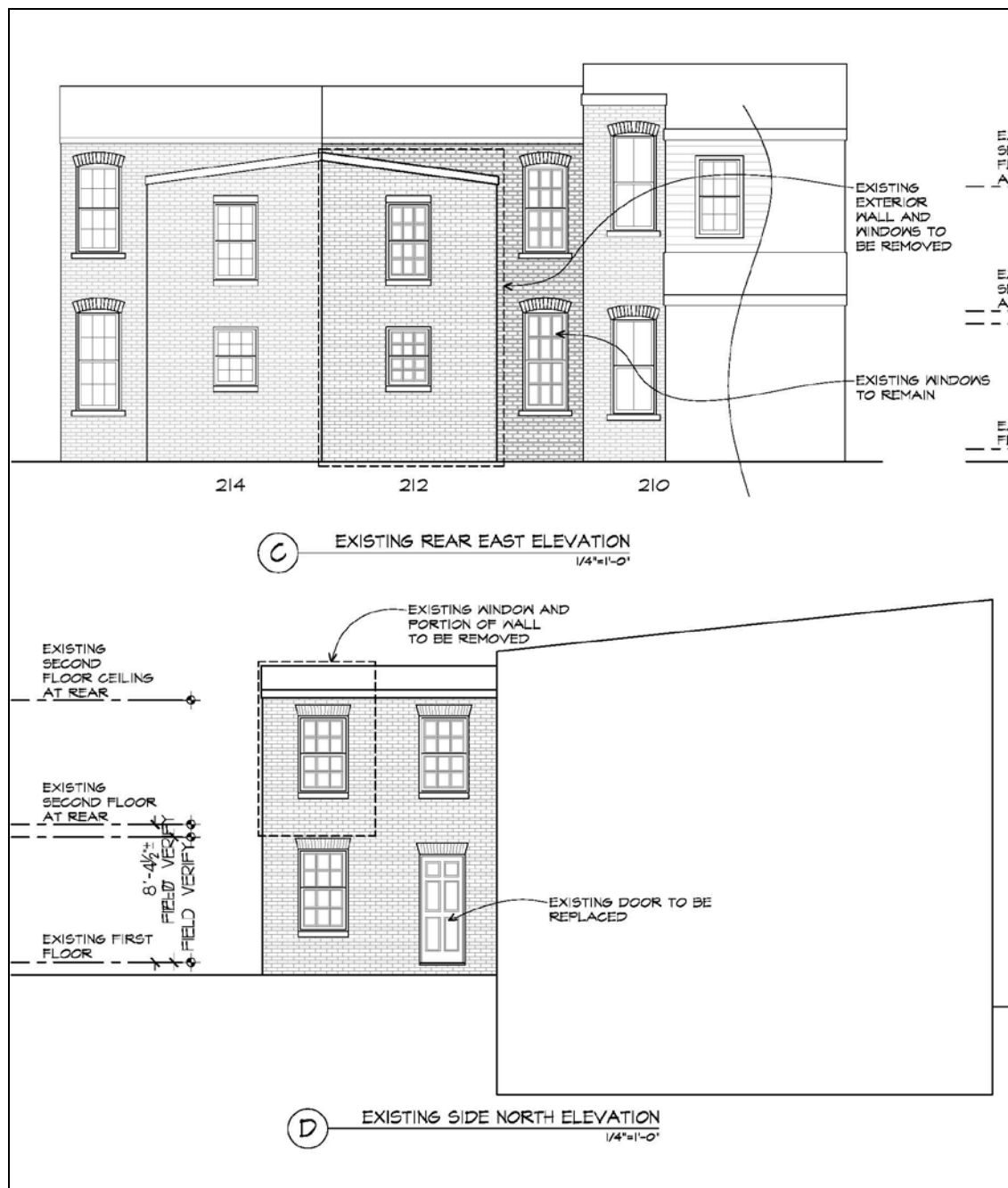
Typical of rear ells for this type of townhouse, the design is utilitarian in nature with low ceiling heights and no distinguishing architectural characteristics. However, it has been little altered over time – the windows have been replaced and one window opening partially bricked in, but it retains its historic footprint, masonry walls, and character.

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. However, staff is unaware of any documented cases where the Board has approved the complete demolition of an historic rear ell. Recent cases for 418 S Pitt Street (BAR2013-00077 & 00078), 713 S. Lee Street (BAR2011-00105 & 00106), and 212 S. Alfred Street (BAR2012-00113 & 00114) were approved for partial demolition of rear ells to allow for higher ceilings and additional floor area but a significant portion of wall area was preserved and incorporated into the design.

In the case of 214 S. Alfred Street, the brick house and its existing two-story brick rear ell date to at least 1885 and is largely intact. It retains its historic footprint and masonry, largely unaltered. Once these 19<sup>th</sup> century walls are removed and something built in its place, it would be very difficult to recreate the original design and craftsmanship (criteria 3). Staff reminds the Board that a feature's lack of visibility from a public way is not a consideration for demolition.

Additionally, the ell and its relationship to the main block, is integral to the legibility and understanding of this particular house form, typical to Alexandria. The wholesale demolition of the historic ell would destroy any physical evidence of the historic house form, building materials, and construction method (criteria 5). Staff recommends that the applicant retain and preserve, at a minimum, the majority of the south wall and as much of the remaining exterior

walls and materials as possible. Staff supports some demolition and capsulation to this feature 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 other half of this house next door at 212 S Alfred Street (see Figure 1, below).



**Figure 1:** Comparison of an image from BAR2012-00113 & 00114 for 212 S Alfred Street. The proposed addition incorporated the majority of one wall of the rear ell into the design.

#### *After-the-fact demolition of garage*

Staff finds that none of the above criteria are met and the demolition is consistent with other Board approvals, including the demolition of the formerly attached garage at 212 S Alfred Street that was demolished with Board approval in 2012. Staff laments the fact that the applicant



demolished the garage illegally, without Board approval, as this did not give staff the opportunity to assess the age, construction method, and materials. Detached garages such as this tell an important story of Alexandria's urban development and have been successfully adapted for contemporary reuse in several locations.

Photographs indicate the garage attached to the formerly existing garage at 212 S Alfred and clad with wood shingles. Unlike the garage at 212 S Alfred Street, this particular garage retained some character defining features, such as the side-hinged, wood doors, which are typical of early automobile garages. Based on staff's analysis of the former garage at 212 S Alfred, it is likely the garage in question was in a neglected condition and lacked integrity to warrant preservation of the structure. Lacking any evidence of historic or uncommon design that could be easily reproduced, staff has no objection to the approval of an after-the-fact approval for a Permit to Demolish.



**Figure 2:** Staff photo from January 2012 showing the formerly existing garages at 212-214 S Alfred Street (left) and detail of door hardware on garage at 214 S Alfred Street (right).



**Figure 3:** Visibility of 19<sup>th</sup> century rear ell from the private alley

### Addition

The proposed addition 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 architect 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.

Staff recommends that the Board defer the case for restudy, requesting an addition that will require significantly less demolition of the exterior walls of the existing ell, but recommends that the applicant maintain the proposed design direction for the addition. Staff recommends approval of the after-the-fact Permit to Demolish for the detached garage, for the reasons stated above.

### **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](mailto: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 19<sup>th</sup> century.

### **V. ATTACHMENTS**

~~1 Supplemental Materials~~

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