

BAR Meeting
December 21, 2016

ISSUE: Partial demolition/capsulation and Addition/Alterations

APPLICANT: Jill and Ken Rieth

LOCATION: 319 Queen Street

ZONE: RM / Residential

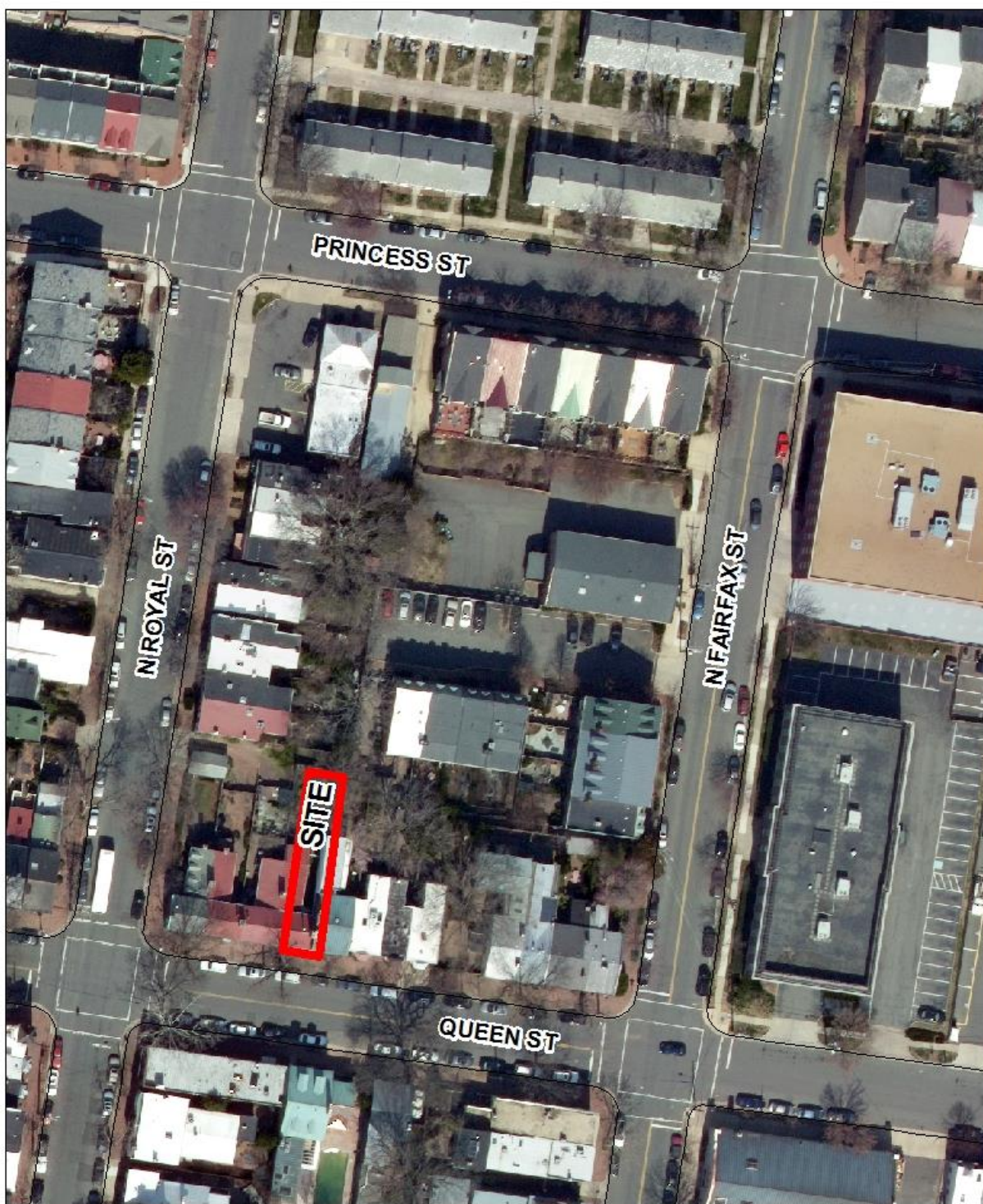
STAFF RECOMMENDATION

Staff recommends approval of a Permit to Demolish specified portions of the ell and to capsule the entire ell, and for a Certificate of Appropriateness for alterations and additions, and a Waiver of Rooftop Mechanical Screening with the following conditions:

1. Record a legal instrument, prior to release of a building permit, requiring approval by a qualified preservation organization to alter the remaining capsulated historic roof framing, decking and the brick walls of the ell and the north wall of the main block of the house in the future.
2. All materials must be in conformance with the BAR's adopted policies.
3. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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.
 - b. The applicant/developer shall not allow any metal detection or other artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

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 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.



BAR2016-00394 & 00395



Note: Staff coupled the applications for a Permit to Demolish (BAR #2016-0396) and Certificate for Appropriateness (BAR #2016-0397) for clarity and brevity.

1. UPDATE, December 21, 2016

This case contains three separate but interrelated actions:

- 1. Demolition of portions of the rear ell.*
- 2. Capsulation of the historic rear ell.*
- 3. Construction of a rear and side addition.*

Demolition of portions of the rear ell

The applicant has revised the proposal based on comments made at the December 7, 2016 BAR hearing. At that hearing, the BAR expressed considerable concern with the amount of demolition proposed on the rear ell, finding that the early 19th-century rear ell met at least two of the criteria to consider when evaluating a Permit to Demolish. Since that time, the applicant has met with staff and presented a revised proposal that significantly limits the amount of demolition proposed on the east wall of the rear ell. Additionally, the proposed demolition of the hand hewn roof rafters is now limited to an area above two existing windows. The applicant continues to propose enclosing the entire roof of the rear ell but will retain the entire roof framing system (rafters, collar ties and sheathing) for approximately half of the rear ell roof and only the rafters and collar ties for the remaining section. Staff inspection in the field of a limited area of roof decking indicated that some of it may be in poor condition, so staff supports the small amount of demolition now proposed for the ell. In addition to vastly increasing the amount of preserved historic fabric and the form of the rear ell over the previous proposal, this proposal will also create an engaging new space where the historic shed roof former will be expressed in the rafters within a larger open volume. The BAR did not appear to have any objections to demolition of the existing 20th century rear addition.

Capsulation of the historic rear ell

The consensus of BAR at the previous hearing was that capsulation of the rear ell was architecturally appropriate but could only be supported if the owner provided a preservation easement to ensure that this historic fabric was protected in the future. The BAR has never specified a particular easement holding organization and simply required that they be a recognized preservation organization legally allowed to hold easements. There are many properties with façade, interior and open space easements in Old Town and easement holding organizations in Alexandria include: The Alexandria Historical Restoration and Preservation Commission, the Historic Alexandria Foundation, the Virginia Department of Historic Resources, the Trust for Architectural Easements, and others.

Staff supports the proposed revisions that significantly reduce the amount of demolition to the historic rear ell. Staff recommends approval of the Permit to Demolish/Capsulate, subject to some legal instrument that would require approval by a qualified preservation organization to alter the remaining historic roof framing, decking and brick walls of the ell in the future.

Construction of a rear and side addition

The design of the two story rear addition and infill are unchanged from the previous application. Staff continues to support a Certificate of Appropriateness for the alterations and addition, with

the conditions noted above regarding capsulation. The addition is well designed and is only, approximately, eight feet longer than the existing two story ell. The infill the east side of the ell is not visible from a public way and its design (essentially a flat roof) is not subject to BAR review. The addition is a reasonable size that is in scale with the historic house and is smaller than other additions on this same block.

The previous staff report of December 7, 2016 has been edited below to respond to the revised application materials.

II. ISSUE

The applicant is requesting a Permit to Demolish for portions of the east wall (including the area below two windows on the first floor and second floor, an area between a door and window on the first floor, and two small roof areas above existing windows) and capsulation of the remaining east wall and the entire ell roof. The applicant continues to propose enclosing the entire roof of the rear ell but will retain the entire roof framing system (rafters and sheathing) for approximately half of the rear ell roof and only the rafters for the remaining section. Demolition of an existing two-story enclosed porch on the rear is also proposed.

The design of the proposed addition remains unchanged. The applicant also requests a Certificate of Appropriateness for a two-story rear addition that will include the narrow open space between the rear ell and the neighbor's abutting wall to the east. The proposed addition will have a footprint of approximately 17' in depth by 18'- 8" in width and will capsulate the entire rear ell. The addition has a formal classical design with engaged pilasters, paneling and extensive glazing on the north elevation, with a design approach similar to an enclosed porch or conservatory. A portion of the west elevation on the property line will be a brick wall and a portion will include closed shutters to visually continue the sunporch motif of the north elevation. There will be a simple pergola on the rear elevation at the first floor. The applicant is also requesting a waiver of the rooftop HVAC screening requirement and plans to locate a rooftop condenser on the new roof behind the front gable where it should not be visible.

The proposal also includes a request for rehabilitation of the front elevation including: cleaning brick and repointing; and replacing the front door, transom and windows.

III. HISTORY

319 Queen Street is located at the northeast corner of Queen and North Royal streets and is part of row of four two-story brick rowhouses built by James McGuire (1772-1850) and Presley Barker in **1818** as part of a speculative venture, according to Ethelyn Cox in *Historic Alexandria, Virginia: Street by Street*. McGuire worked as a house joiner in the early 19th century and as a lumber merchant. He was the first commander of the Friendship Fire Company and a prominent Masonic lodge member. He became Superintendent of Police in the early 19th century and was subsequently appointed Surveyor for the District of Columbia and Inspector of Revenue for the Port of Alexandria by President Jackson. According to Penny Morrill in *Who Built Alexandria* he was "one of Alexandria's prominent citizens." (p.30)

The existing two-story addition at the north end of the rear ell was constructed circa **1959**, according to building permit research (Building Permit #15660, 12/10/59), and includes a

masonry first story and enclosed porch second story. The rear alley ownership is *private* according to the City Surveyor.

IV. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Move, Remove, Capsulate or Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B). Because there are several different features proposed for demolition or capsulation in this proposal, the applicability of the criteria to each of these features is discussed separately below.

Criteria	Description	
(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?	

Demolition of the 1959 addition

Staff has no objection to the proposed demolition of the mid-20th-century two-story rear addition, as it is undistinguished later construction. None of the criteria above would apply.

Demolition of specific portions of the 1818 rear ell

As noted previously, the shed roofed rear ell is representative of this building form and retains a high-level of historic integrity, including many original elements and materials such as the saw-tooth brick cornice and the entire roof framing system. Staff was originally concerned about the totality of proposed demolition in the first proposal. The applicant's revised proposal significantly limits the amount of demolition. The more limited demolition allows the rear ell, both in material and form, to continue to convey its original form, material and craftsmanship and retains its historic integrity. Staff believes that none of the criteria above apply to the small amount of demolition now proposed.

Capsulation of the 1818 rear ell and north wall of the main block

As the majority of the existing ell is not visible from a public way today, capsulation will not reduce the amount that is visible in the future and the current proposal to remove only a small part of the roof sheathing and to retain the majority of the brick walls will still permit future historians and architects to be able to study this particular house from the interior.

However, in the past, when the BAR has been concerned about the extent of capsulation of a historic wall, the BAR has required that a preservation easement be placed on the area to-be-capsulated in order to ensure that it would be preserved with those materials and in that form once enclosed. At the December 7th hearing, several BAR members agreed with staff that demolition criteria 1 & 3 would apply in this case if there was no easement to protect the ell in the future, and there was no consensus among the BAR members for capsulation without a preservation easement on the walls and roof of the ell.

As an example in other similar cases, the BAR's approval of partial demolition/capsulation of a late 18th/early 19th-century rear ell at 215 Prince Street in 2013 was conditioned upon obtaining a preservation easement on the masonry walls to be capsulated, after the applicant had worked with staff to minimize the demolition of these walls. In 2014, the BAR deferred action on a request to demolish the majority of an 1885 rear ell at 214 South Alfred Street due to its relationship with the historic block, its representation of building construction in the city and its high level of historic integrity. After significant restudy, the applicant returned with a proposal to minimize the proposed demolition of the rear ell which the BAR approved in June 2015. Most recently, in the fall of 2016, the BAR was comfortable with the limited demolition proposed at 609 Cameron Street for a one-story sun room off the main block and historic rear ell. In all of these instances, the direction from both staff and the BAR has been that demolition of the rear ell should be limited to what was absolutely necessary and should allow the rear ell form to clearly be legible, even if just for the daily visibility on the interior by owners and their guests and for future students, historians and architects.

In this case, the applicant met several times in the field with staff and originally proposed demolishing the entire ell. While the applicant has already made significant changes to the plan as a result of previous staff comments, staff still cannot support the amount of demolition of this early 19th-century ell, of which there have been some alterations over time though it remains largely intact. It is true that the rooms of the rear ell are small by today's standards which often feature open concept plans but this area has been used for living for almost 200 years and the addition of a hallway where the side yard currently is will allow furniture to be placed much more efficiently while still preserving the historic volume of the rooms, and therefore the understanding of the evolution of the house.

In summary, the applicant has appropriately addressed the concerns identified by staff and the BAR at the previous hearing and has significantly limited the proposed demolition, so that the demolition does not meet the criteria in the table above. However, staff believes that criteria numbers 1 and 3 would be applicable to capsulation of the historic walls and roof features of the ell and north wall of the main block without an easement preserving these features in the future. Staff, therefore, recommends that the applicant offer a legal instrument to a qualified preservation organization that would require approval of the preservation organization to alter these features in the future as a condition of the permit to capsulate.

Certificate of Appropriateness for an Addition

Regarding residential additions, the *Design Guidelines* state the Board's preference for "contextual background buildings which allow historic structures to maintain the primary visual importance," and for "designs that are respectful of the existing structure and...which echo the design elements of the existing structure." However, the *Guidelines* also note that "new and

untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.” Furthermore, “It is not the intention of the Boards to dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of [modern times] while being compatible with the historic character of the districts.”

The proposed addition will be plainly visible from North Royal Street. The BAR regularly approves rear additions that are visible from a public way which is why the *Guidelines* encourage such modern elements to be contextual, compatible and good design. Being visible from a public street does not in itself make an addition inappropriate. The *Guidelines* also encourage that new construction and additions be differentiated from the historic. This differentiation can be achieved in many ways.

Staff generally supports the design of the proposed rear addition and finds it to be in scale with this historic dwelling and, based on a review of the air photo included in this report, smaller than several other additions on this same block. While the addition extends approximately 17 feet from the rear ell, staff notes that over half of that length (8.9 feet) is occupied by the current two story enclosed rear porch addition to be demolished. Therefore, the proposed addition will extend approximately 8 feet more than what currently exists. However, the proposed addition will extend the full width of the lot, in contrast to the existing rear ell and rear addition which currently are set back 7.7’ feet from the east property line. There is a substantial blank wall belonging to 317 Queen on the property line to the east that is painted white and is fully visible from North Royal Street. The proposed addition will be approximately in line with the three-story portion of the end of the existing structure abutting to the east, though lower in height than the neighbor’s wall on that side.

The proposed addition will read as an enclosed porch or conservatory with engaged pilasters. This is an appropriate and not uncommon design approach for rear additions in the historic district, as such a design vocabulary allows the addition to be differentiated from the historic building while functioning as a compatible element that recalls historic sleeping porches. The pyramidal roof on the main part of the rear addition is somewhat unusual for a rear addition and in the historic district in general, but staff notes that due to its low slope and the limited visibility, the roof form will be barely perceptible from most perspectives. The only element of the design that may need some refinement is the west elevation where the engaged pilasters meet with the brick wall, although there appears to be an eight inch offset to receive the architectural trim. This component can be fully refined as part of the building permit submission. Carrying the enclosed porch design around to this side breaks down the scale and massing of the addition and provides architectural interest.

The portion of the addition to the east of the rear ell will not be visible from any public way. The rooftop HVAC condenser unit will be located so as to be minimally, if at all, visible from a public way and therefore staff supports approval of the waiver of the rooftop screening requirement.

Certificate of Appropriateness for Alterations

The proposal also includes a request to replace the existing windows, door and transom on the front elevation. None of these elements are original and appear to all date from the middle of the 20th century. Therefore, staff notes that replacement windows, a door and transom are appropriate. All replacement windows must be in conformance with the BAR's adopted Window Policy. Staff will confirm compliance of the replacement door and windows, new roof and repointing as part of the permit approval process.

Standards to Consider for a Certificate of Appropriateness

When the Old and Historic Alexandria District was established in 1946, it was not created to freeze Old Town Alexandria in time as how Colonial Williamsburg is often described. Rather, the creation of the district was to protect and preserve the historic buildings and setting while accommodating growth and change. The BAR's charge is first to identify and "protect historic and cultural resources" and second to ensure that additions, alterations and new construction are compatible with nearby buildings of historic merit. The first charge is discussed in the Permit to Demolish/Capsulate analysis above. The second charge is more subjective and varies case by case, recognizing that what may be appropriate in one block may not be appropriate in another block. Since then, the BAR's *Standards* and criteria in the zoning ordinance, as well as the BAR's adopted policies and *Design Guidelines*, all used through the years have a basis in recognizing that the historic fabric of Old Town may be modified, altered and expanded to allow the historic buildings to continue to be used and cherished. The BAR's role in the intervening years has always been to strike a balance between preservation of the historic fabric and character and compatible growth and change in a living city.

The BAR's finding in this case must determine whether what is proposed will have an adverse "...impact upon the historic setting, streetscape or environs." As an example, where a rear addition is mid-block and is not visible from a public way, it may only be reviewed by the BAR for the impact of any necessary demolition or capsulation. Where it is a corner property, the effect of an addition on the character of the streetscape is much higher and the addition is subject to a higher level of scrutiny. The present case is mid-block but the proposed rear addition is still plainly visible from North Royal Street and, as noted above, it abuts a much larger ell to the east, so the application of the criteria may be more subjective, which is why there exists a Board of seven members rather than a single individual when determining appropriateness.

As a reminder, the BAR's determination for a Certificate of Appropriateness must consider the *Standards* listed in Section 10-105 of the zoning ordinance. For reference, staff has included the *Standards* with a brief discussion with respect to this case. It should be noted that the BAR must "consider" the elements and features identified below but that there is not a "yes" or "no" response, as the BAR typically finds with the criteria for a Permit to Demolish.

(a) Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures;

The height of the proposed addition is similar to the existing rear addition and adjacent structures. The massing and scale, as visible from a public way, are consistent with other rear additions and will not overwhelm the historic building.

(b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;

The proposal includes rehabilitation of the historic façade on Queen Street to repoint with historically accurate mortar, clean the brick and replace non-historic windows and a door. The proposed addition has a high-level of architectural detail without being overly ornate. Staff's recommendation to limit the demolition will result in the retention of distinguishing original materials and qualities of the rear ell.

(c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;

The proposed addition is adequate in its relationship to the existing building, provided the demolition is limited as recommended above. The addition will not be visible from Queen Street and will have no impact on the intact collection of 19th-century historic façades on Queen Street. The addition is larger than the existing rear addition but will not be overbearing, particularly with respect to the house to the east.

(d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;

The proposed design indicates that high-quality materials will be used.

(e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;

The design approach is an appropriate response for how new construction can be differentiated from historic buildings while using a compatible and contextual vocabulary.

(f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway;

Not applicable.

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

The proposed addition will not have a negative impact on the character of this historic block.

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

Not applicable.

(i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway; and

The proposal retains and rehabilitates the front of the early 19th-century townhouse and the proposed addition will be a background element from North Royal Street due to its mid-block location.

(j) The extent to which such preservation and protection will promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live.

The historic district is multi-faceted and attracts a range of people for different reasons. While the proposed addition may not attract visitors, it will certainly not detract a range of people from visiting the historic district.

In summary, staff supports a Certificate of Appropriateness for the alterations and addition, with the conditions noted in the sections above regarding capsulation.

STAFF

Catherine K. Miliaras, Principal 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

C-1 Revised plans and FAR calculations comply with zoning.

C-2 Applicant must comply with the required 700 square feet of open space. Area under eaves will count against open space. Open space will be confirmed at the time of building permit submission and prior to the issuance of the certificate of occupancy. As proposed the addition complies with the open space requirement.

C-3 Applicant is proposing a rear pergola. Pergola must be at least 80% open or it will count towards FAR and against open space.

Code Administration (copied from 12/7/2016 report)

C-1 A Building Permit, plan review and inspections are required for this application to demolish rear of structure and alterations prior to the start of construction.

Transportation and Environmental Services (copied from 12/7/2016 report)

R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F1. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C3. Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

- C6. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology (copied from 12/7/2016 report)

- F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was built by James McGuire in 1818. Some aspects of the project will have minimal effect on archaeological resources, but the construction of an addition could expose archaeological resources that could provide insight into domestic activities in nineteenth-century Alexandria.
- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheet piling and Shoring) so that on-site contractors are aware of the requirements:
- a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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.
 - b. The applicant/developer shall not allow any metal detection or other artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

VI. ATTACHMENTS

- 1 – Revised Supplemental Materials
- 2 – Application for BAR 2016-0396 and 2016-0397: 319 Queen Street
- 3 – Staff report and materials from 12/7/2016



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 319 Queen Street Zone RM

A2. $\frac{2,000}{\text{Total Lot Area}} \times \frac{1.5}{\text{Floor Area Ratio Allowed by Zone}} = \frac{3,000}{\text{Maximum Allowable Floor Area}}$

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	362	Basement**	362
First Floor	924.24	Stairways**	17.4+27.6=45
Second Floor	924.24	Mechanical**	n/a
Third Floor	n/a	Other**	n/a
Porches/ Other	n/a	Total Exclusions	407
Total Gross *	2210.48		

B1. Existing Gross Floor Area *
2210.48 Sq. Ft.

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

B3. Existing Floor Area minus Exclusions
1803.48 Sq. Ft.
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	355.74+162=517.74	Stairways**	0
Second Floor	355.74+162=517.74	Mechanical**	(2 elevs) 20 each = 40
Third Floor	n/a	Other**	65 (closet <7'-6" clg. ht.)
Porches/ Other	n/a	Total Exclusions	70
Total Gross *	1035.48		

C1. Proposed Gross Floor Area *
1035.48 Sq. Ft.

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

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,733.96 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 3,000 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	862
Required Open Space	700
Proposed Open Space	700

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

Signature: Evin 2. May

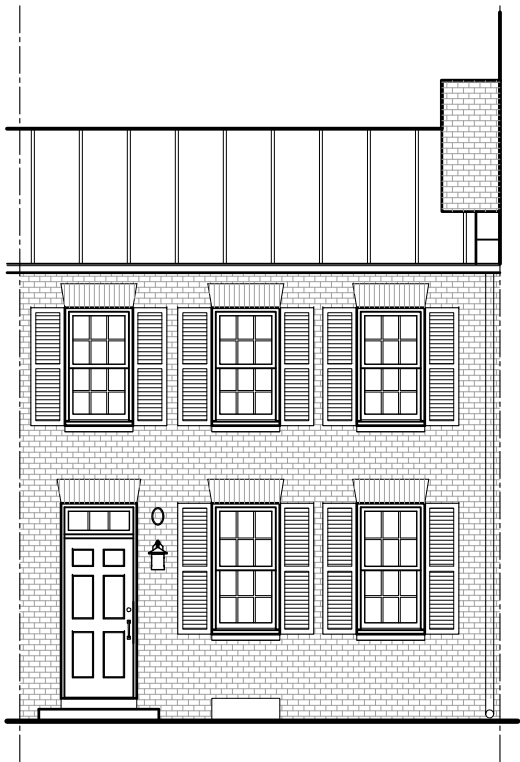
Date: 12/15/2016

RIETH RESIDENCE

319 QUEEN STREET ALEXANDRIA, VIRGINIA

BOARD OF ARCHITECTURAL REVIEW

RESUBMITTAL: DECEMBER 12, 2016



Applications & Materials

BAR2016-00397

319 Queen Street

12/13/2016

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First Floor - Proposed Plan
- A-2

Second Floor - Proposed Plan
- A-3

Front (South) and Rear (North)
- Proposed Elevation
- A-4

Side (West) Side - Proposed Elevation
- A-5

NOT USED
- A-6

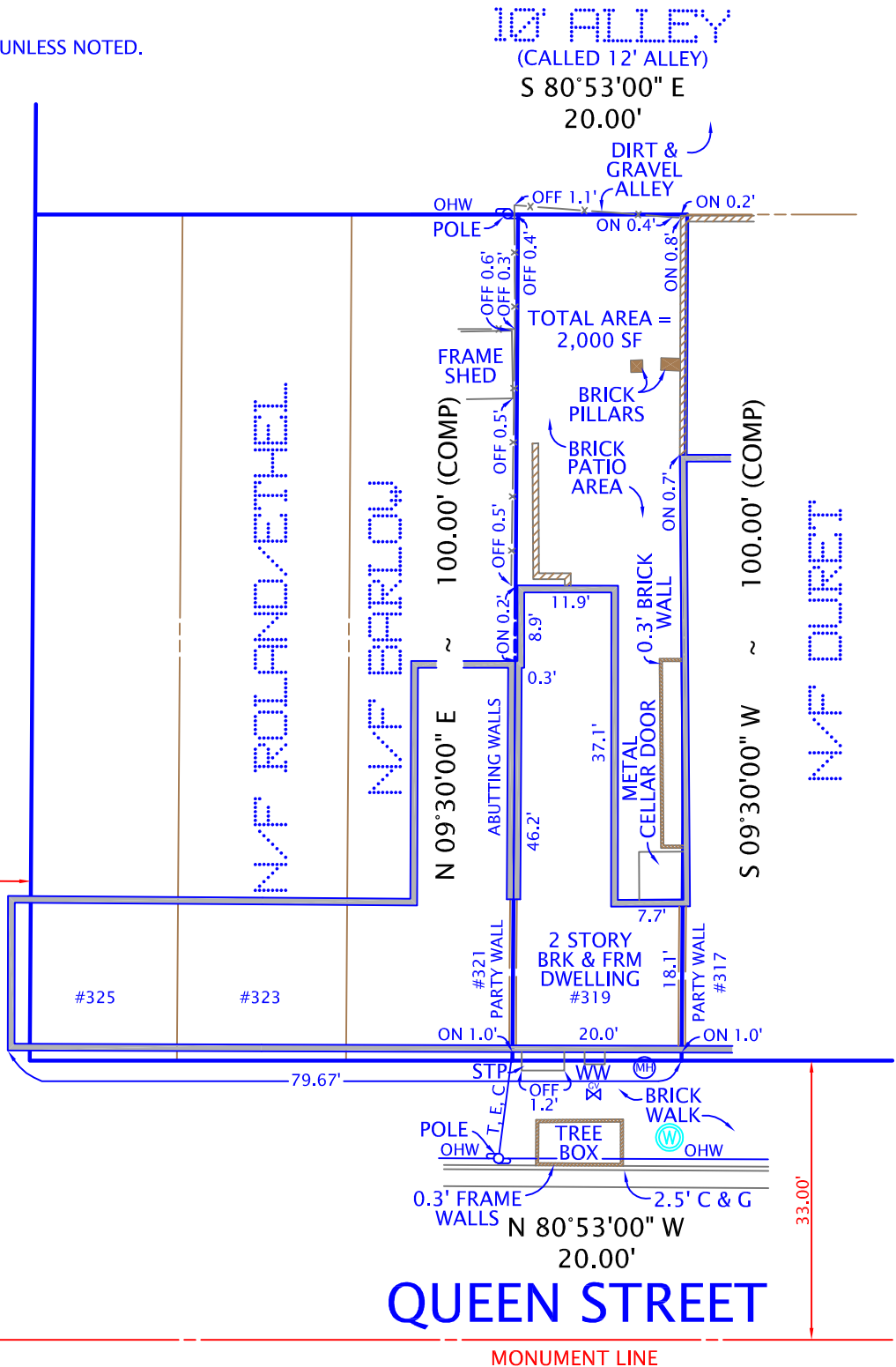
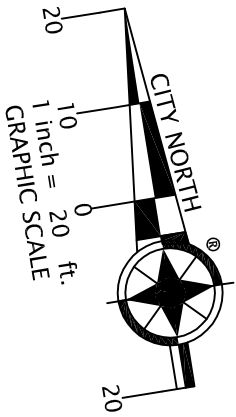
NOT USED
- A-7

Sections thru Existing Rear Flounder
w/ Proposed Side Yard In-fill

NOTES: 1. FENCES ARE FRAME.
2. WALLS ARE 0.7' BRICK UNLESS NOTED.

NORTH ROYAL STREET

MONUMENT LINE



MONUMENT LINE

Applications & Materials

BAR2016-00397

319 Queen Street

12/13/2016

PLAT

SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT

#319 QUEEN STREET

(DEED BOOK 641, PAGE 183)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

SEPTEMBER 08, 2016

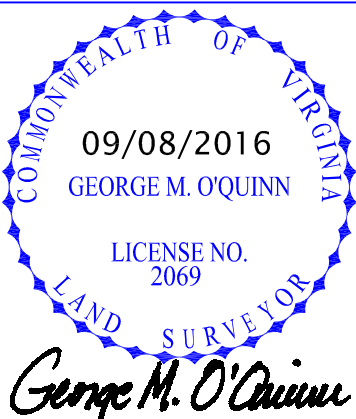
NOVEMBER 21, 2016 (REVISED)

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.



CASE NAME:

CONLEY ~ RIETH, TRUSTEE

SCOTT B. WEAVER, ATTORNEY AT LAW

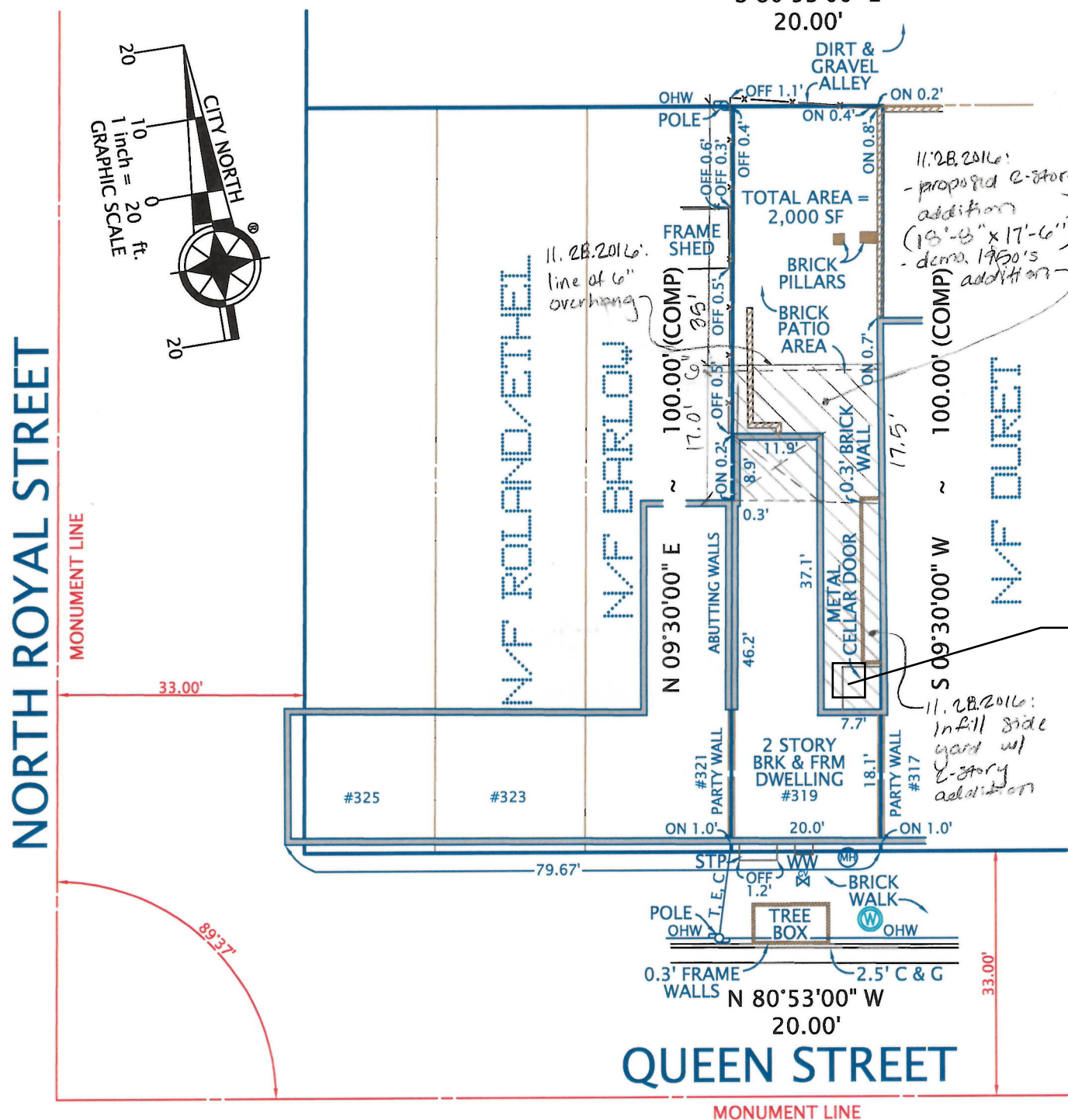


DOMINION

Surveyors
Inc.®

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

NOTES: 1. FENCES ARE FRAME.
2. WALLS ARE 0.7' BRICK UNLESS NOTED.



12.1.2016:
locate new condensing
unit on new low-slope
roof w/ ptd. wood screen

PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#319 QUEEN STREET

(DEED BOOK 641, PAGE 183)

CITY OF ALEXANDRIA, VIRGINIA

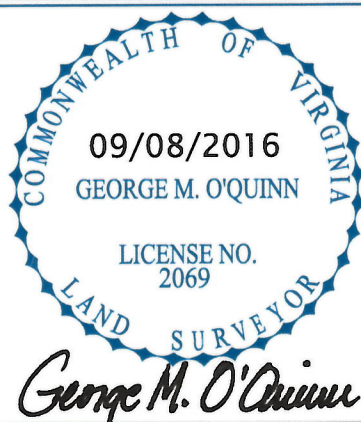
SCALE: 1" = 20' SEPTEMBER 08, 2016
NOVEMBER 21, 2016 (REVISED)

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.



CASE NAME:

CONLEY ~ RIETH, TRUSTEE

SCOTT B. WEAVER, ATTORNEY AT LAW

 **DOMINION** Surveyors
Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: RIETH, TRUSTEE

#160907002

Applications & Materials
BAR2016-00397
319 Queen Street
12/13/2016



front elevation from west



front elevation from east



front elevation from across street

Applications & Materials
BAR2016-00397
319 Queen Street
12/13/2016

circa 1950s
structure to be
demolished;
refer to images on
sheet C-5



view from rear alley at N. Royal St.

adjacent structure
at 317 Queen St.

adjacent structure
at 321 Queen St.


circa 1950s
structure to be
demolished;
refer to images on
sheet C-5



close-up view from rear alley at N. Royal St.

shared masonry
chimney to remain

adjacent structure
at 321 Queen St.

Erin May, Architect		William Cromley Design / Development		EXISTING PHOTOS		Scale: 3/16" = 1'-0"	C-4
703.836.6666	erin@erinmayarch.com	426 N. Columbus St.	Alexandria, VA 22314	Rieth Residence		Issue Set: B.A.R.	
		319 Queen Street Alexandria, Virginia				Date: 11/7/2016	



rear circa 1950s structure (demolish)



rear flounder (encapsulate) w/
circa 1950's structure (demolish)




rear house and flounder
walls to be encapsulated



rear house and flounder (encapsulate)
w/ circa 1950s structure (demolish)

circa 1950s
structure to be
demolished

Applications & Materials
BAR2016-00397
319 Queen Street
12/13/2016

Erin May, Architect		William Cromley Design / Development		EXISTING PHOTOS		Scale: 3/16" = 1'-0"	C-5
703.836.6666	erin@erinmayarch.com	426 N. Columbus St.	Alexandria, VA 22314	Rieth Residence		Issue Set: B.A.R.	
		319 Queen Street Alexandria, Virginia				Date: 11/7/2016	



flounder wall to be encapsulated



masonry detail at flounder wall




masonry detail at rear wall of main structure



masonry detail at flounder wall

Applications & Materials
BAR2016-00397
319 Queen Street
12/13/2016

<p>Erin May, Architect</p> <p>703.836.6666 erin@erinmayarch.com</p> 	<p>William Cromley Design / Development</p> <p>426 N. Columbus St. Alexandria, VA 22314</p>	<p>EXISTING PHOTOS</p> <p>Rieth Residence</p> <p>319 Queen Street Alexandria, Virginia</p>	<p>Scale: 3/16" = 1'-0"</p> <p>Issue Set: B.A.R. Date: 11/7/2016</p>	<p>C-6</p>
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adjacent structure at 317 Queen St.



adjacent structure at 317 Queen St.




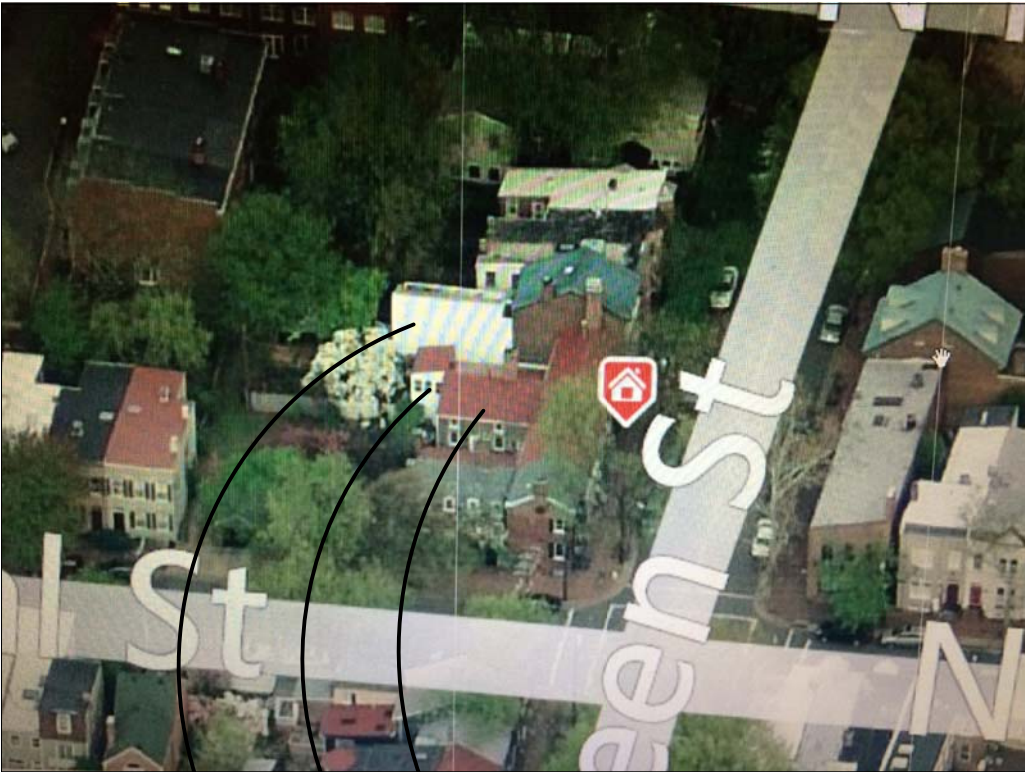
adjacent structure at 317 Queen St.



adjacent structure at 317 Queen St.

Applications & Materials
BAR2016-00397
319 Queen Street
12/13/2016

<div>Erin May, Architect</div> <div>703.836.6666 erin@erinmayarch.com</div> <div></div>	<div>William Cromley Design / Development</div> <div>426 N. Columbus St. Alexandria, VA 22314</div>	<div>EXISTING PHOTOS</div> <div>Rieth Residence</div> <div>319 Queen Street Alexandria, Virginia</div>	<div>Scale: 3/16" = 1'-0"</div> <div>Issue Set: B.A.R.</div> <div>Date: 11/7/2016</div>	<div>C-7</div>
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aerial view looking east/northeast

321 Queen Street, adjacent rear addition


existing 1950s addition - proposed to be demolished

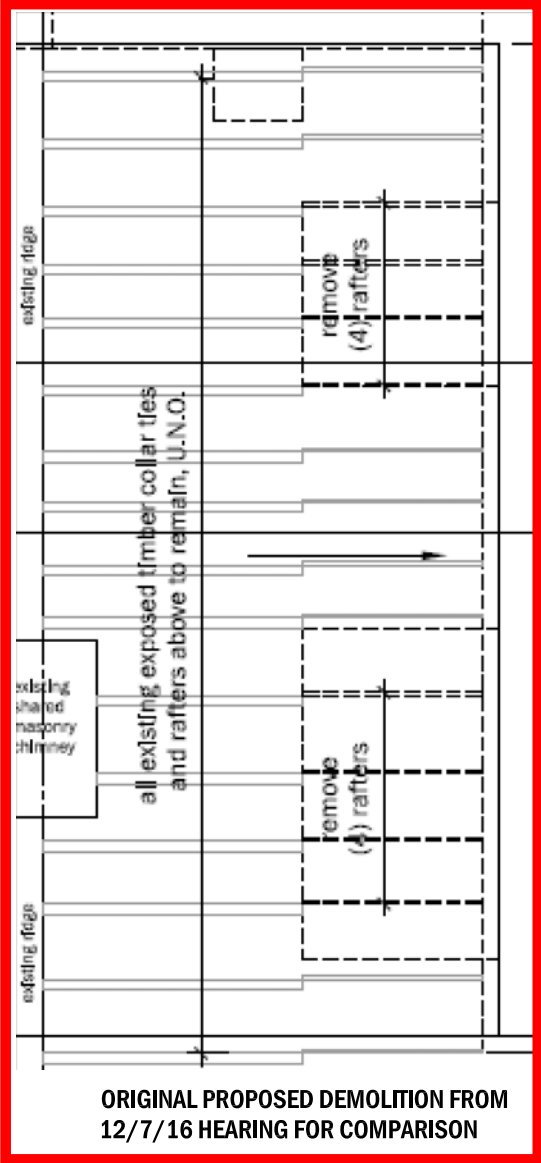
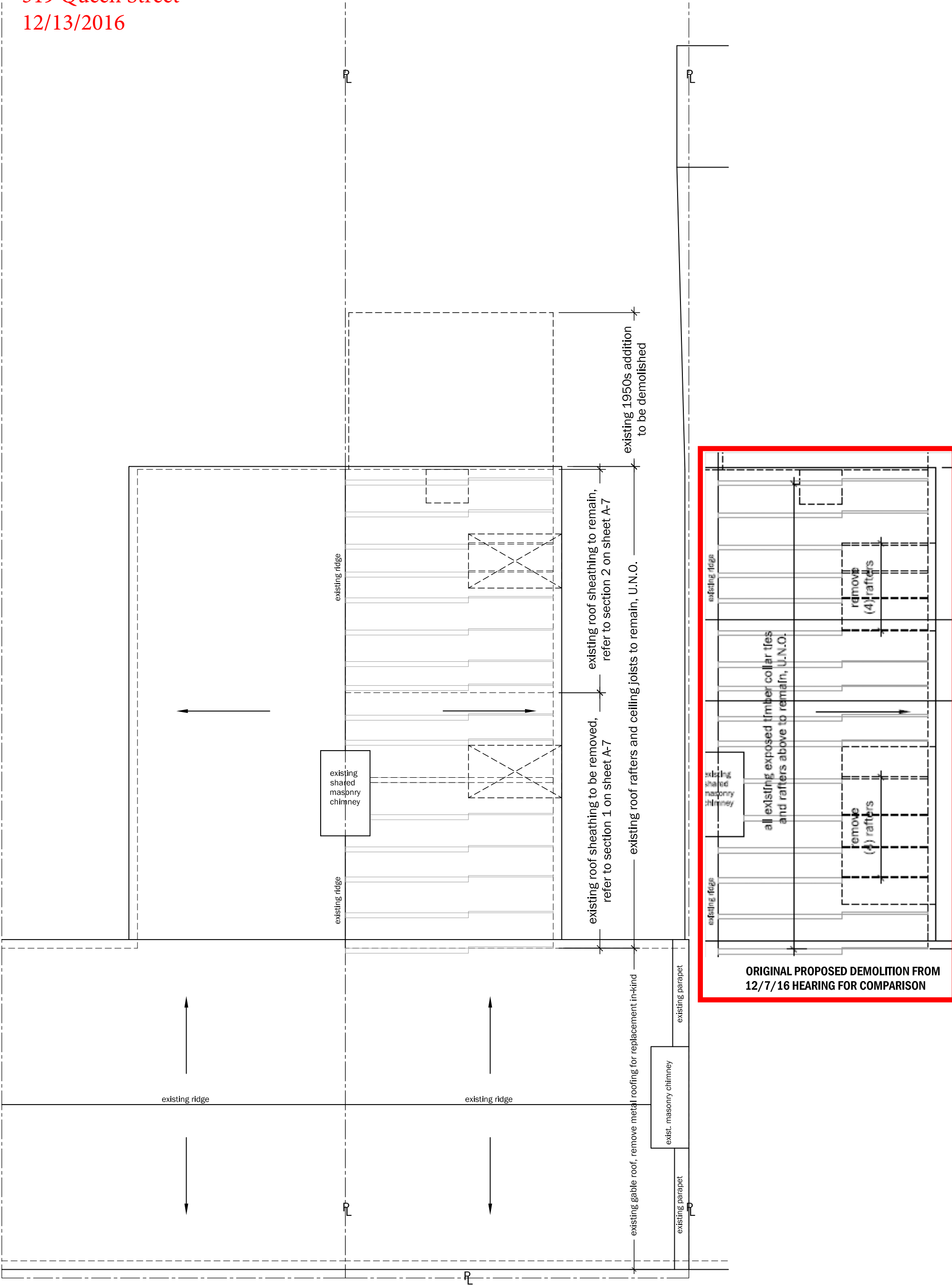
317 Queen Street, existing rear addition

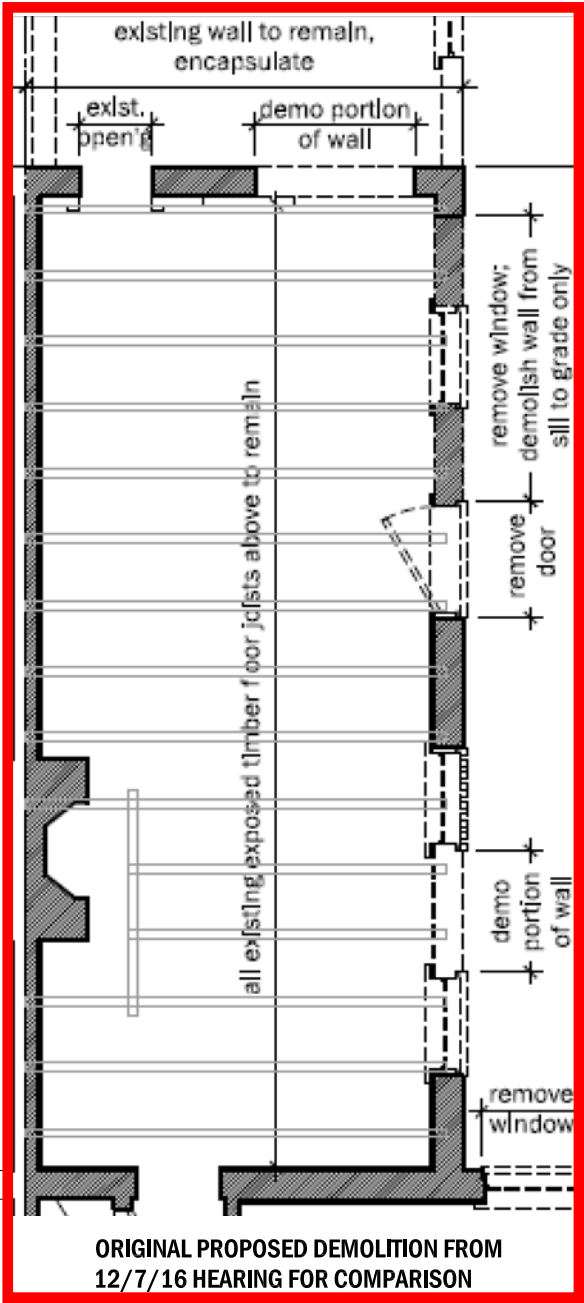
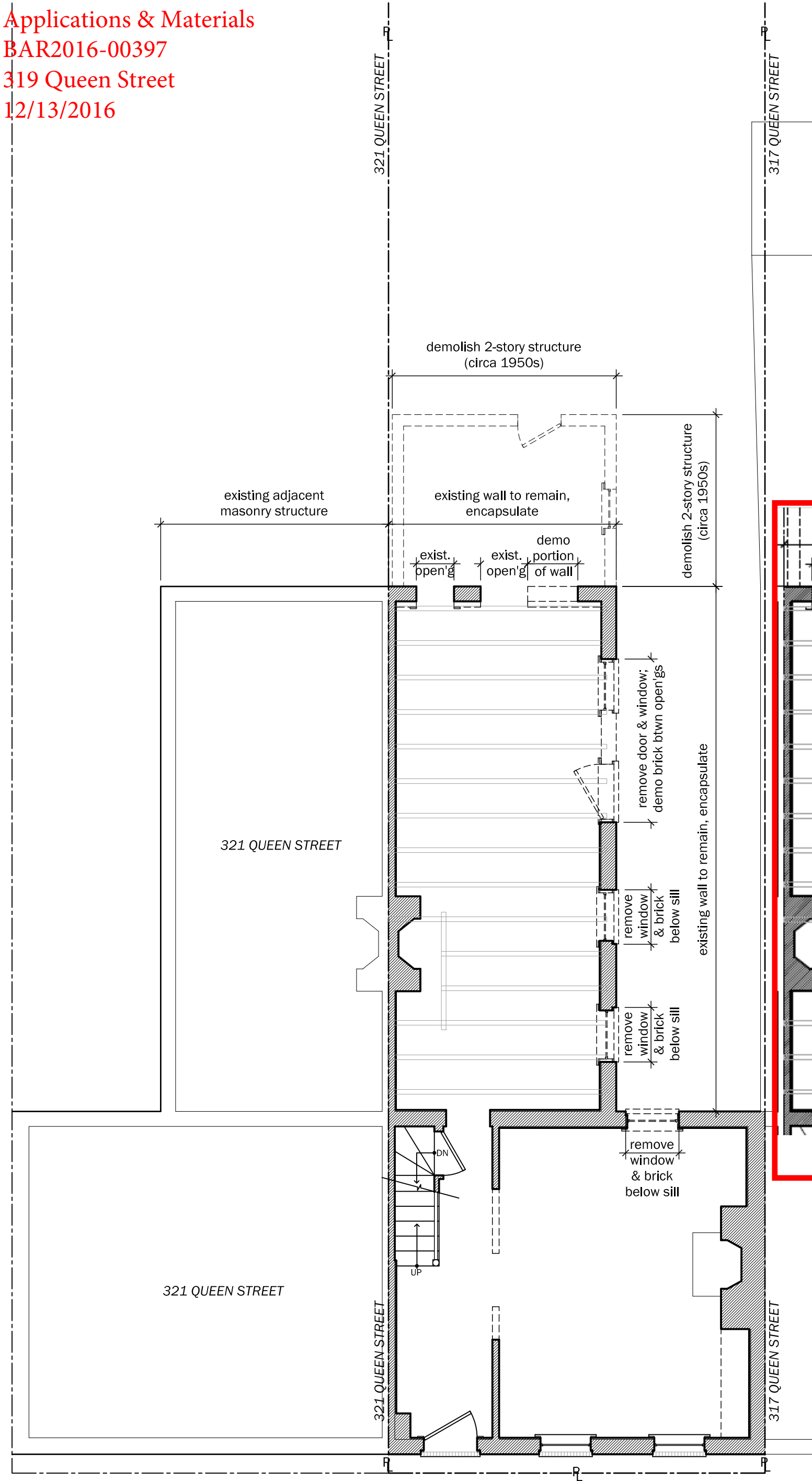


view from N. Royal Street

Applications & Materials
BAR2016-00397
319 Queen Street
12/13/2016

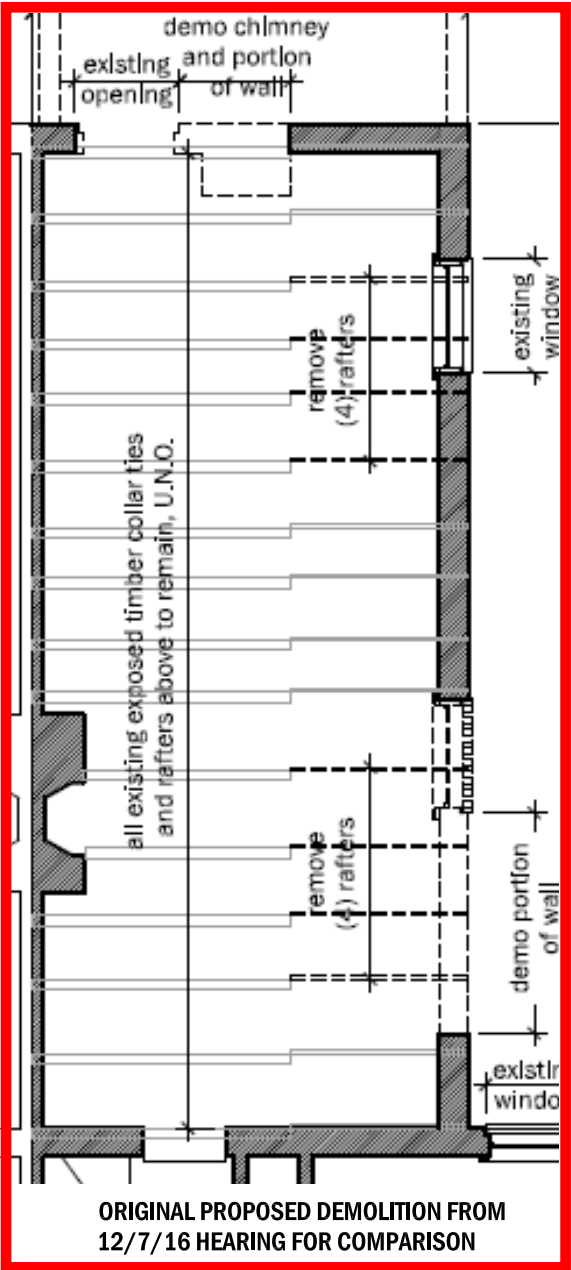
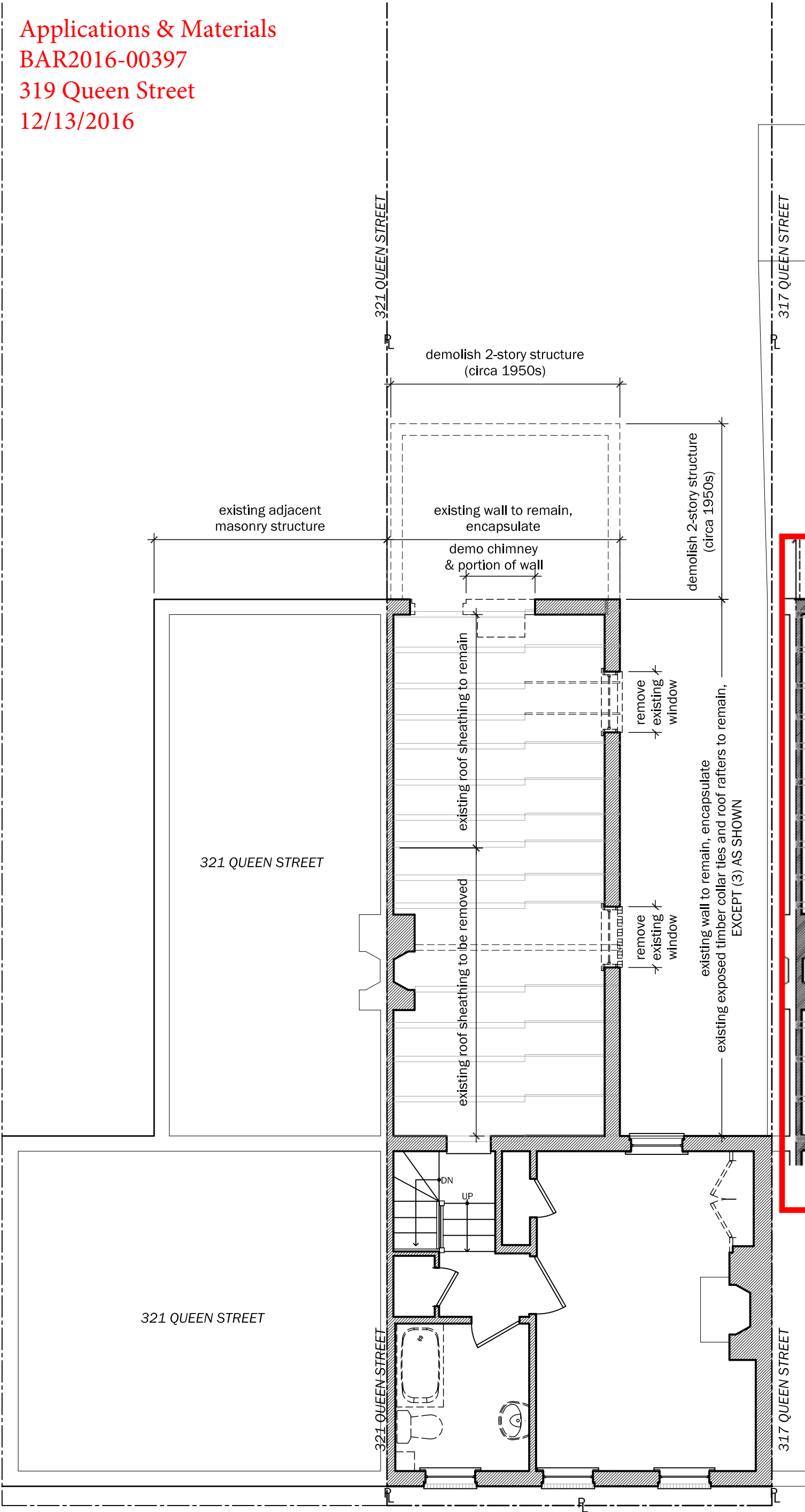
Erin May, Architect		William Cromley Design / Development		EXISTING PHOTOS		Scale: 3/16" = 1'-0"	C-8
703.836.6666	erin@erinmayarch.com	426 N. Columbus St.	Alexandria, VA 22314	Rieth Residence		Issue Set: B.A.R. final resubmittal	
		319 Queen Street Alexandria, Virginia		Date: 12/1/2016			





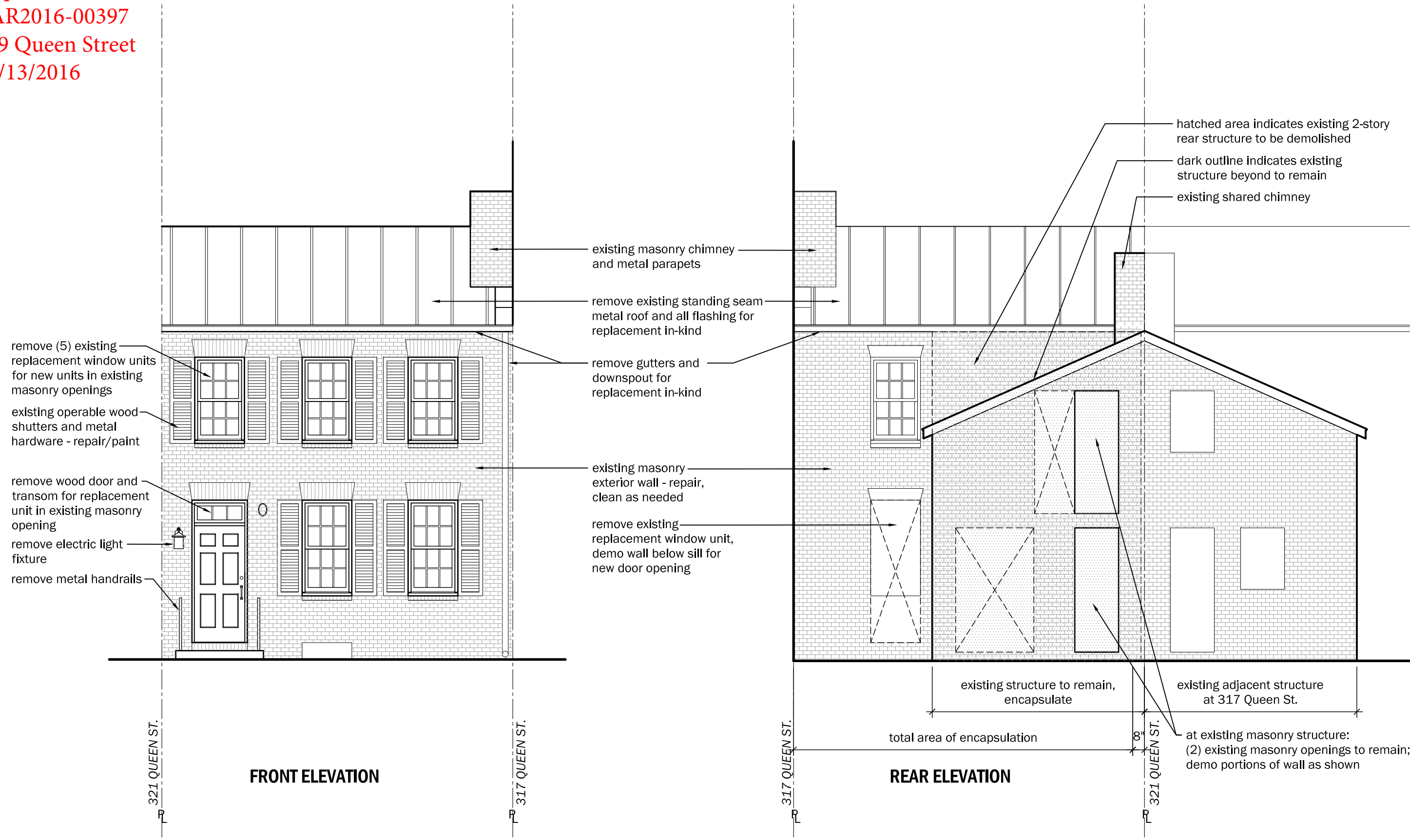
SHADED WALL INDICATES EXISTING WALL TO REMAIN

DASHED WALL INDICATES EXISTING WALL TO BE DEMOLISHED

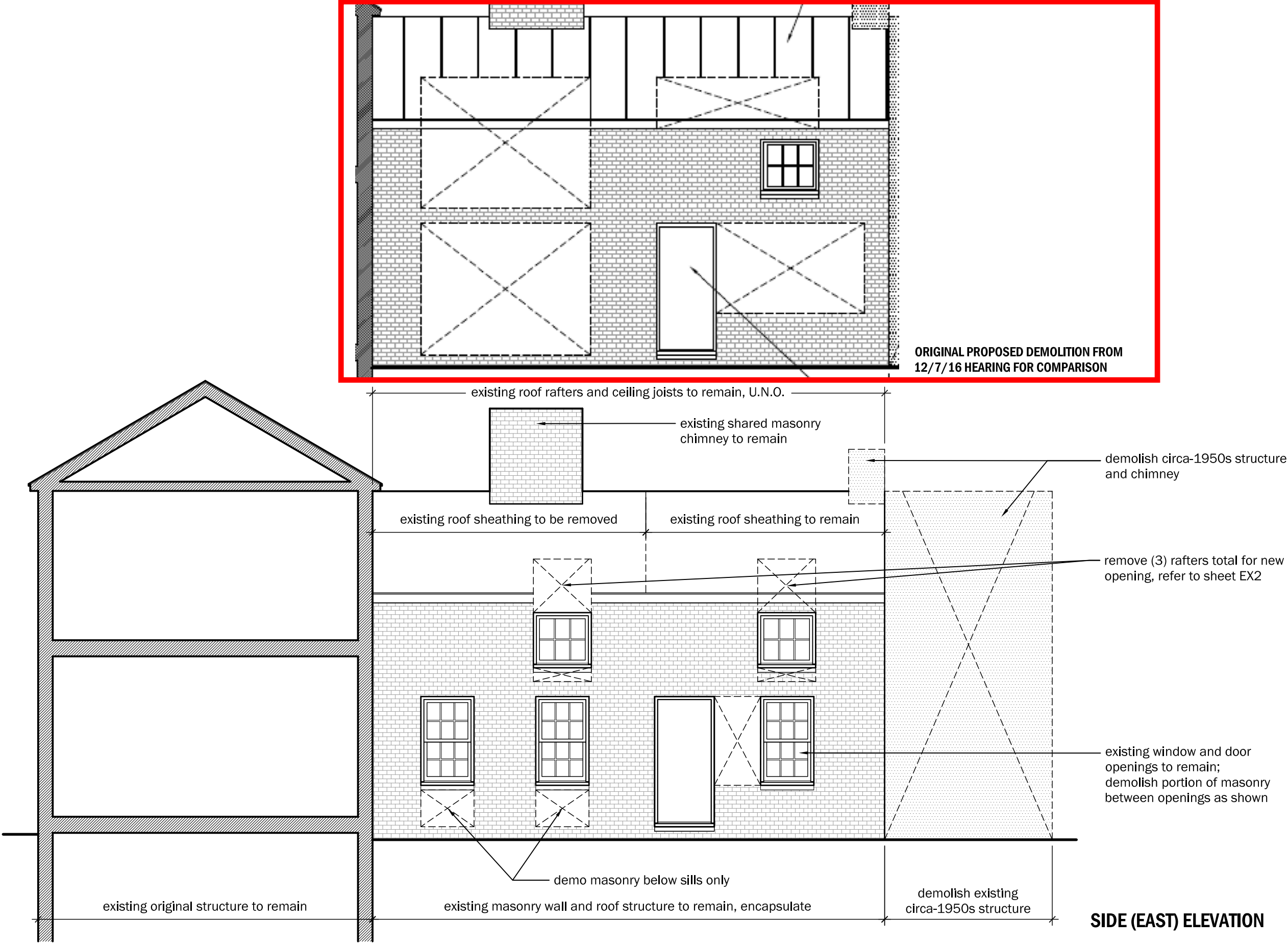


SHADED WALL INDICATES
EXISTING WALL TO REMAIN

DASHED WALL INDICATES EXISTING
WALL TO BE DEMOLISHED

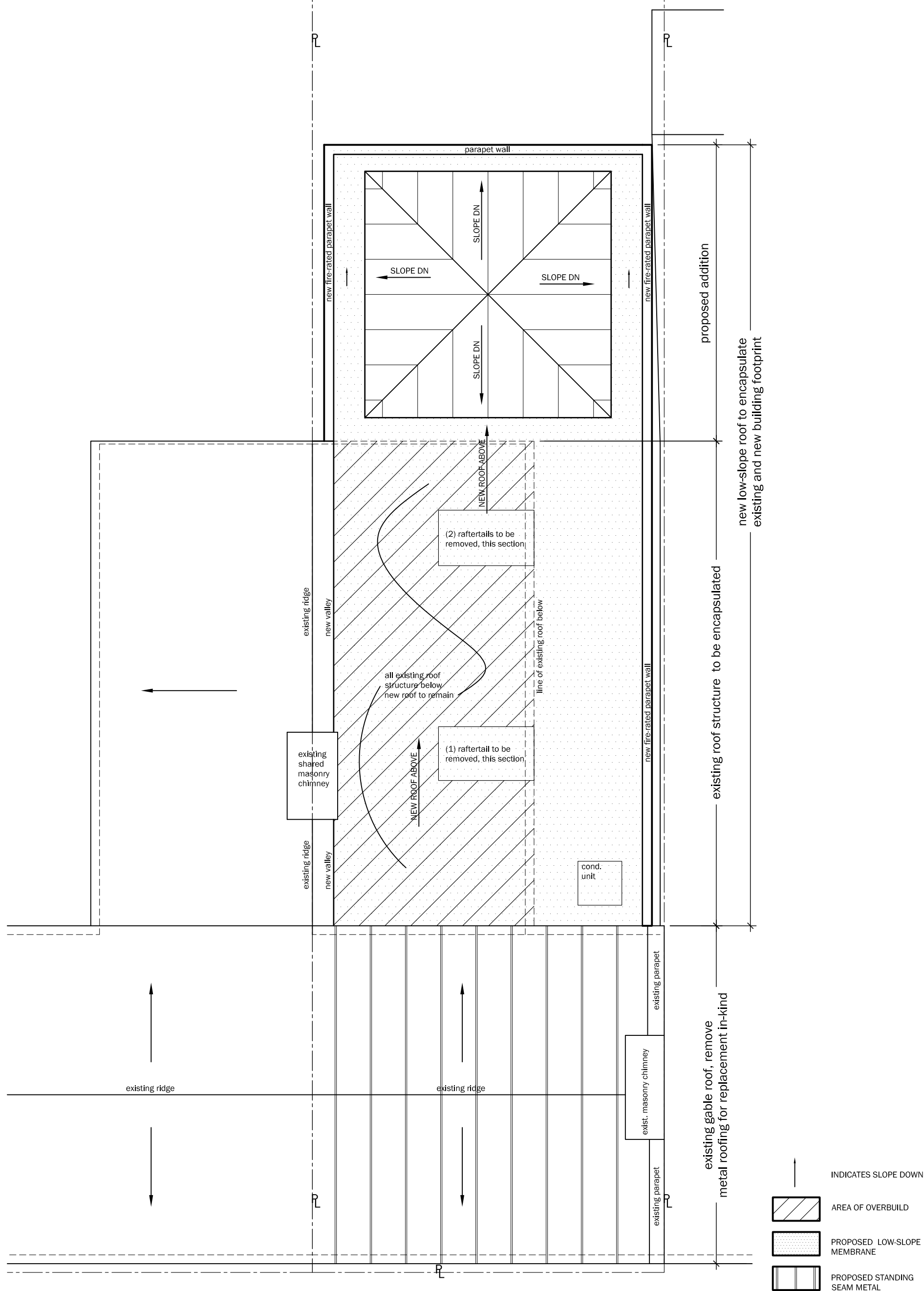



Applications & Materials
BAR2016-00397
319 Queen Street
12/13/2016



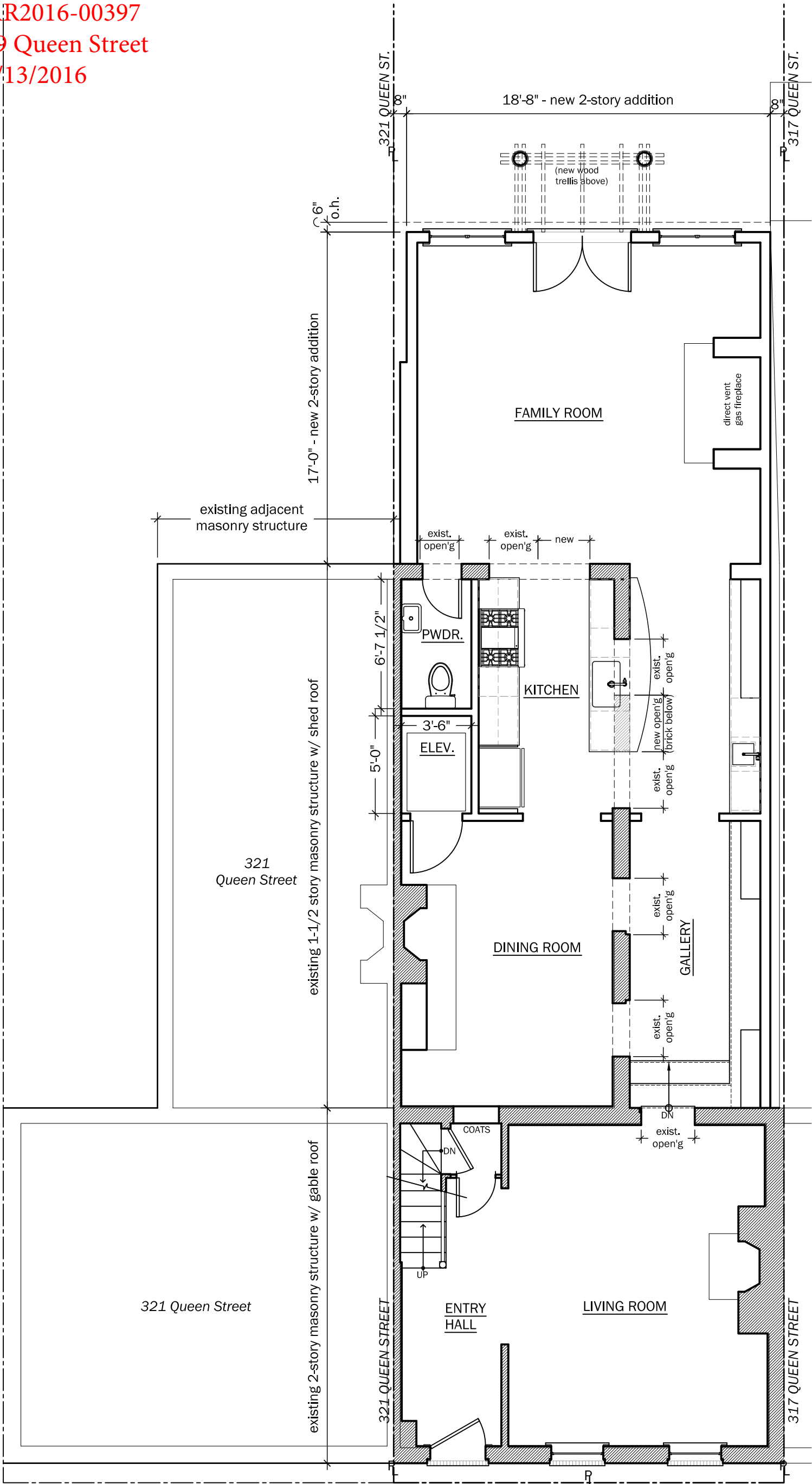
Erin May, Architect	William Cromley Design / Development	ELEVATION - EXISTING/DEMOLITION	Scale: 3/16" = 1'-0"	EX-4
703.836.6666 erin@erinmayarch.com	426 N. Columbus St. Alexandria, VA 22314	Rieth Residence	Issue Set: B.A.R.	
		319 Queen Street Alexandria, Virginia	Date: 12/12/2016	

Applications & Materials
BAR2016-00397
319 Queen Street
12/13/2016



Erin May, Architect	William Cromley Design / Development	ROOF PLAN - PROPOSED	Scale: 3/16" = 1'-0"	A-0
703.836.6666 erin@erinmayarch.com 	426 N. Columbus St. Alexandria, VA 22314	Rieth Residence 329 Queen Street Alexandria, Virginia	Issue Set: B.A.R. Date: 12/12/2016	

Applications & Materials
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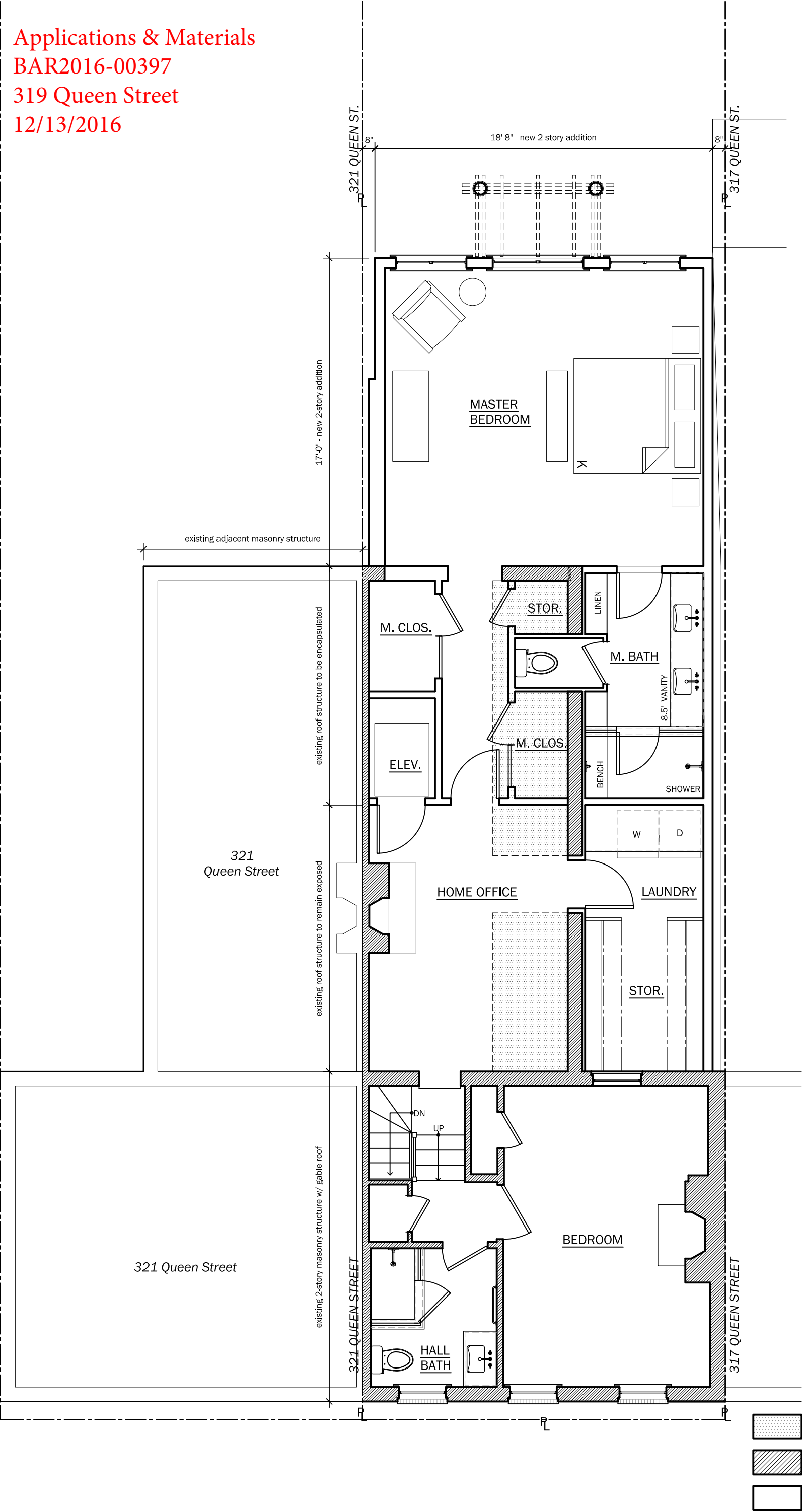



SHADED WALL INDICATES
EXISTING WALL TO REMAIN

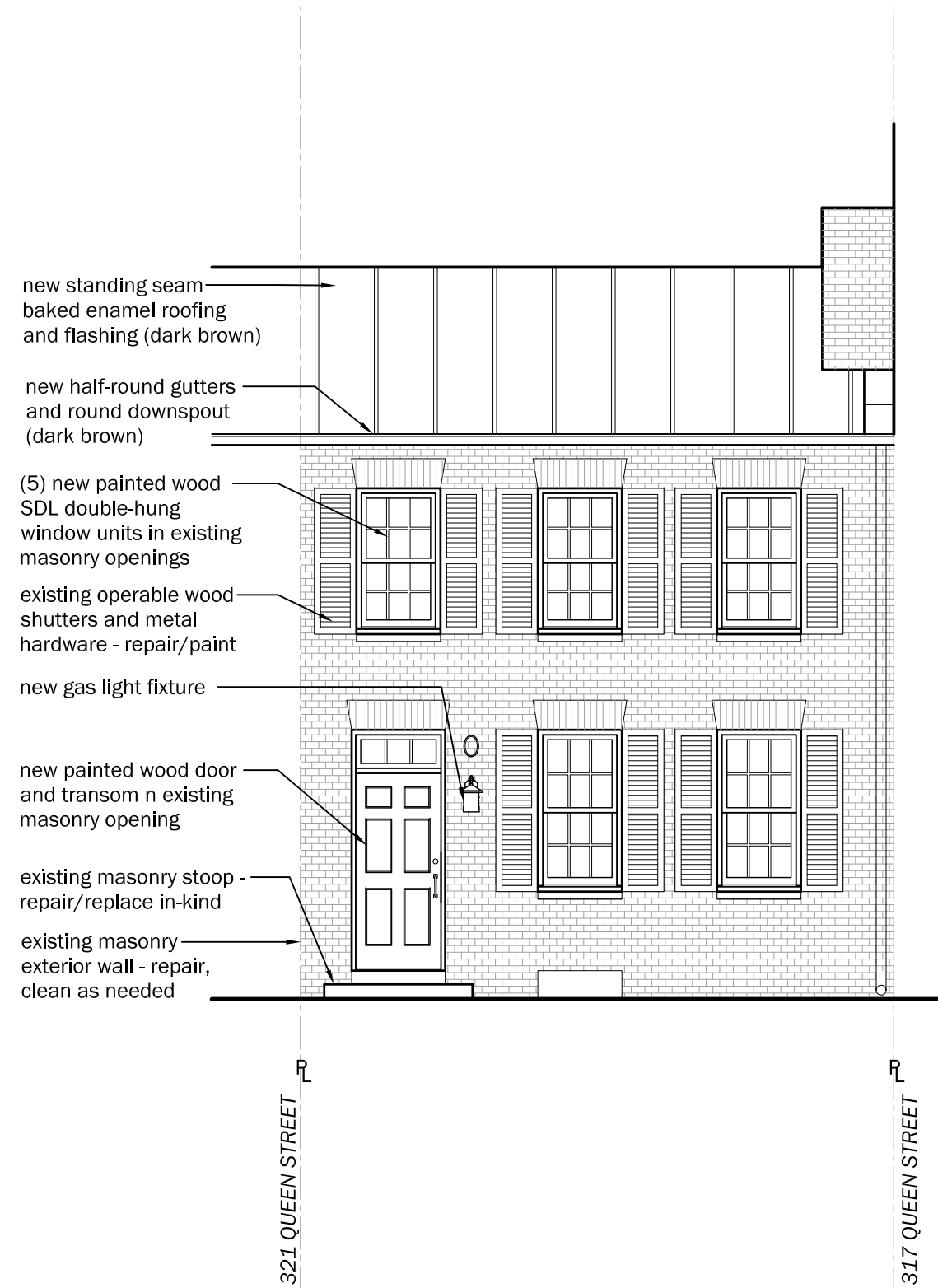
UNSHADED WALL INDICATES
NEW WALL

Erin May, Architect	William Cromley Design / Development	FIRST FLOOR PLAN - PROPOSED	Scale: 3/16" = 1'-0"	A-1
703.836.6666 erin@erinmayarch.com	426 N. Columbus St. Alexandria, VA 22314	Rieth Residence 319 Queen Street Alexandria, Virginia	Issue Set: B.A.R. Date: 12/12/2016	

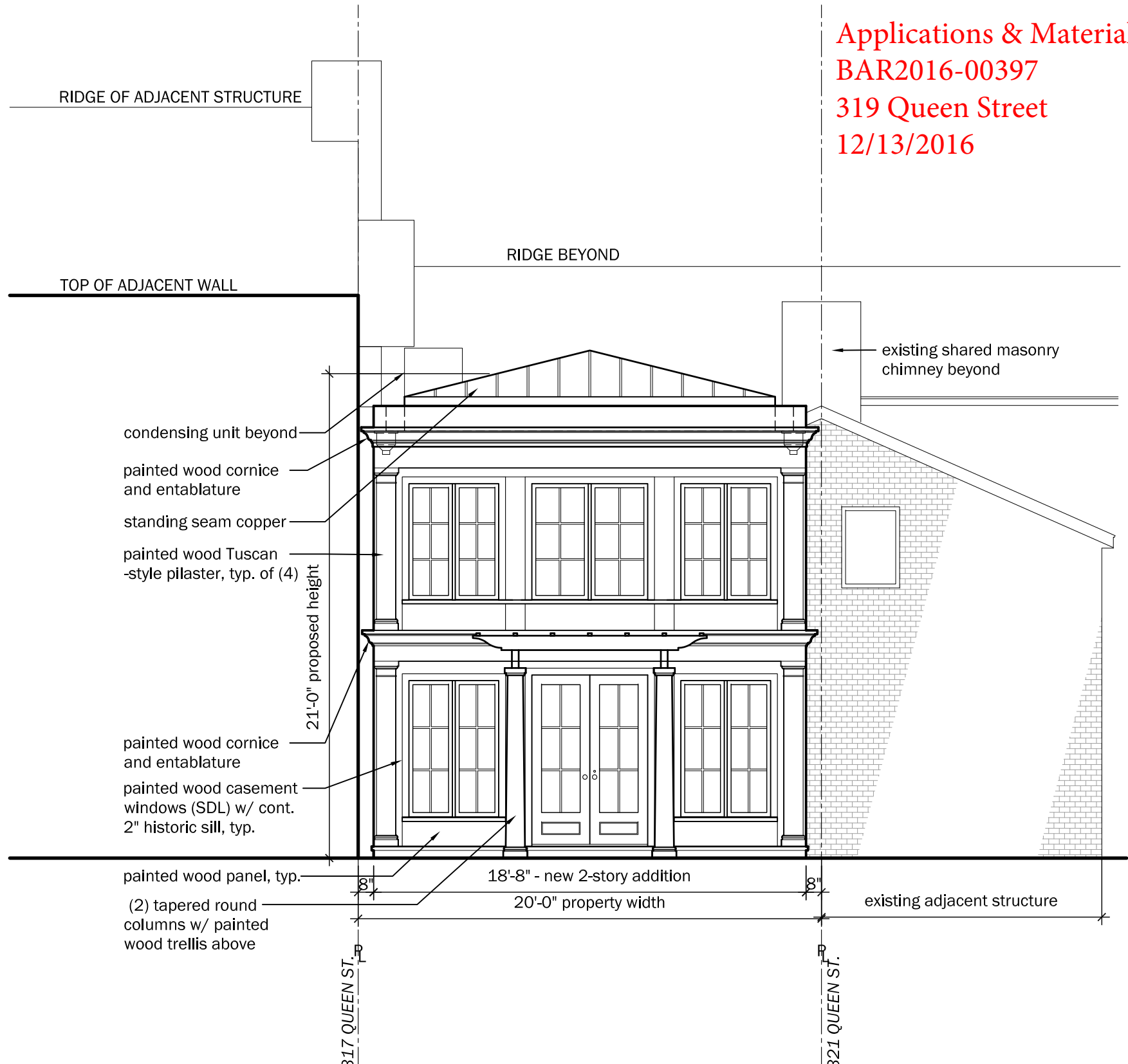
Applications & Materials
BAR2016-00397
319 Queen Street
12/13/2016



Erin May, Architect	William Cromley Design / Development	SECOND FLOOR PLAN - PROPOSED	Scale: 3/16" = 1'-0" N	A-2
703.836.6666 erin@erinmayarch.com	426 N. Columbus St. Alexandria, VA 22314	Rieth Residence 319 Queen Street Alexandria, Virginia	Issue Set: B.A.R. Date: 12/12/2016	
				

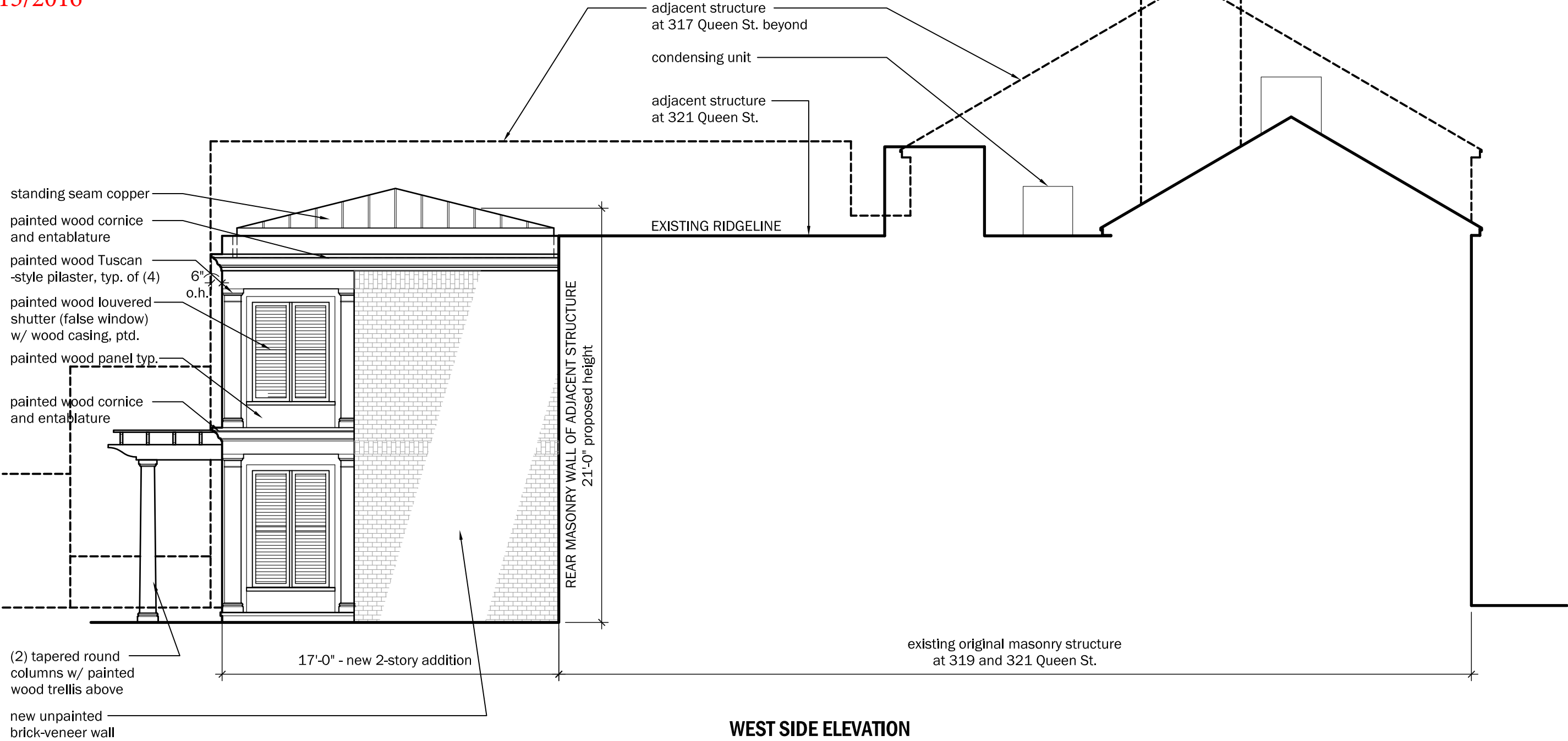


FRONT ELEVATION

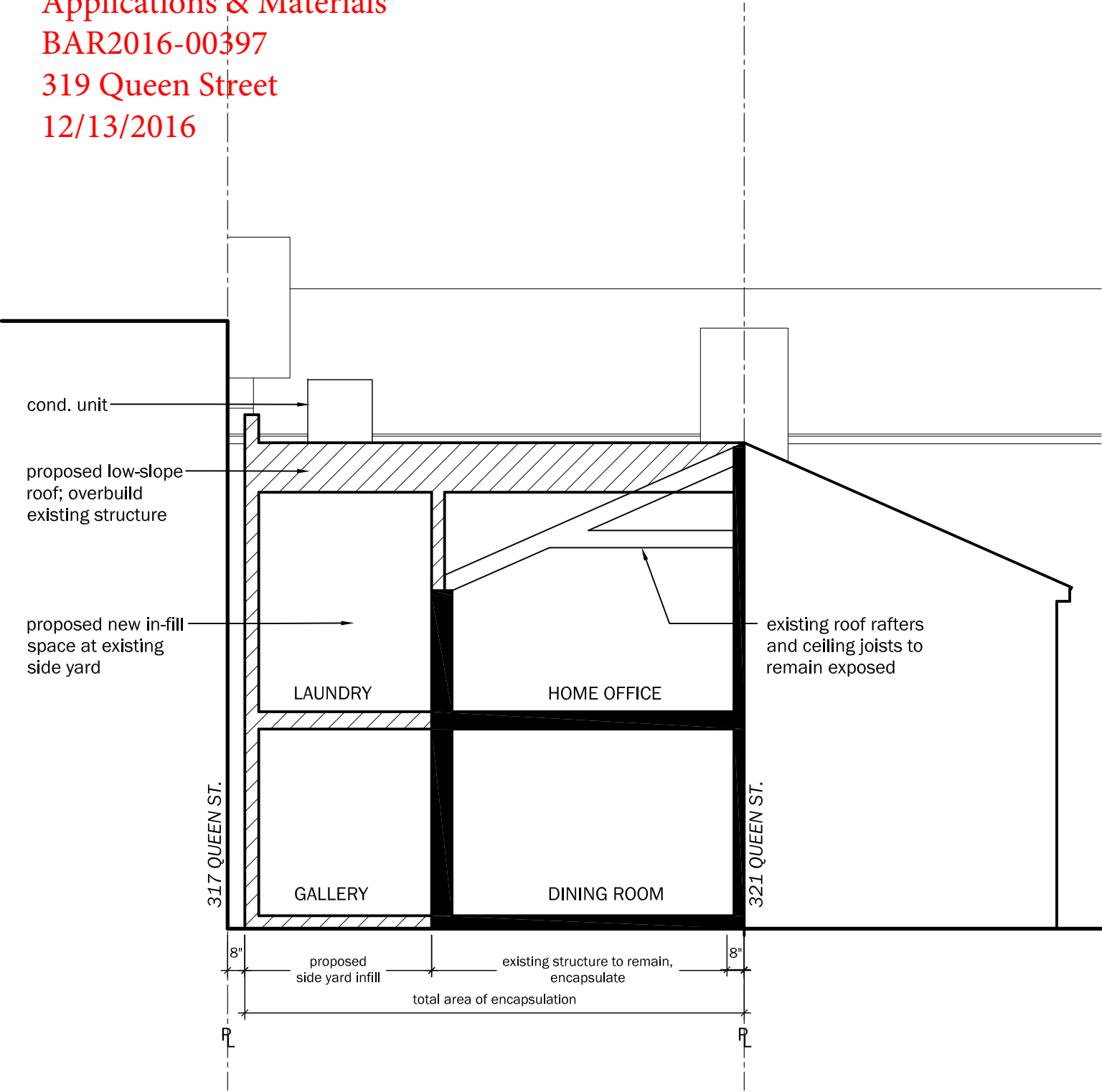


REAR ELEVATION

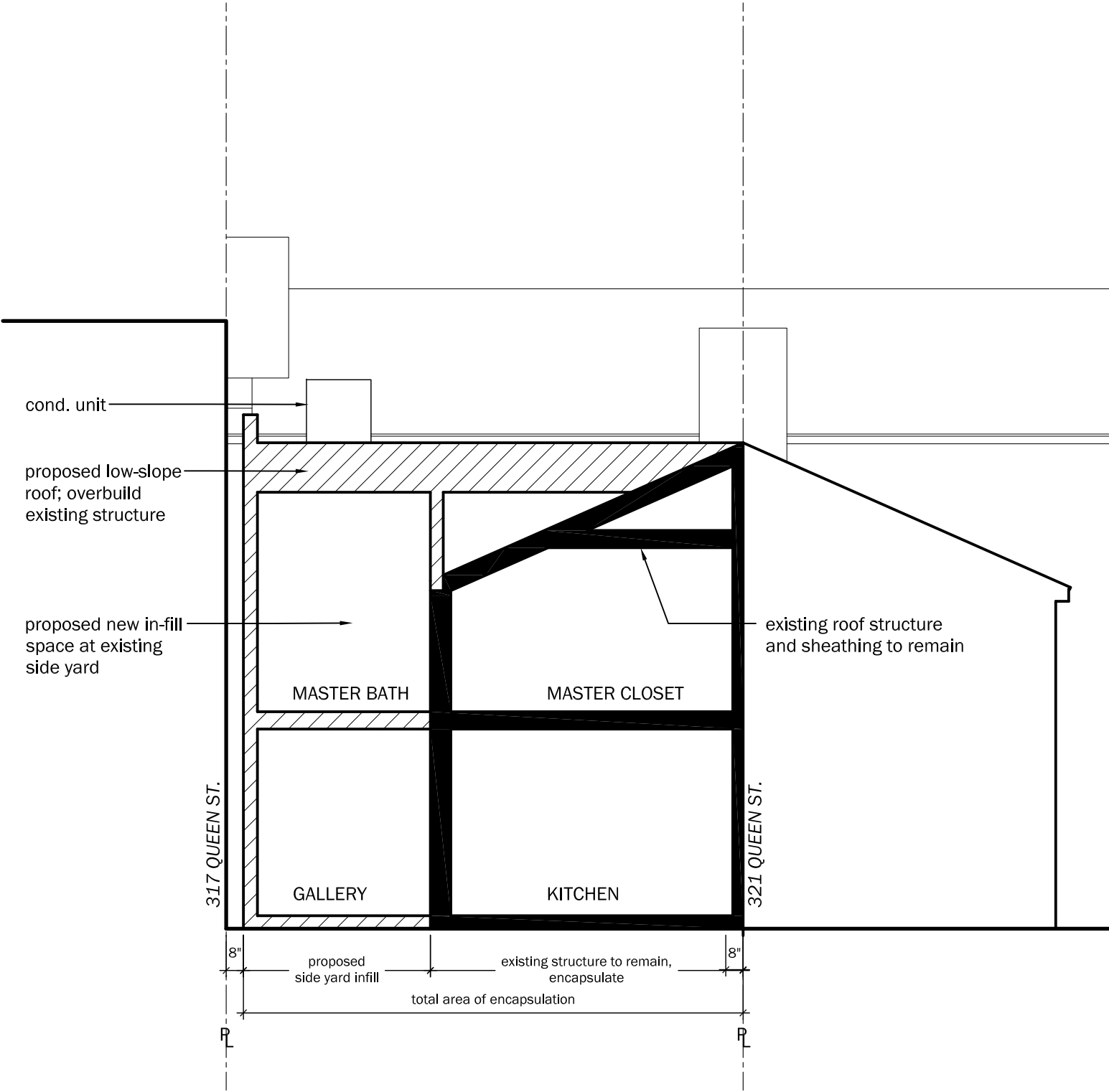
Applications & Materials
BAR2016-00397
319 Queen Street
12/13/2016



Erin May, Architect 703.836.6666 erin@erinmayarch.com 	William Cromley Design / Development 426 N. Columbus St. Alexandria, VA 22314	ELEVATIONS - PROPOSED Rieth Residence 319 Queen Street Alexandria, Virginia	Scale: 3/16" = 1'-0" Issue Set: B.A.R. Date: 12/12/2016	A-4
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1. SECTION THRU ROOF WITHOUT EXISTING SHEATHING



2 SECTION THRU ROOF WITH EXISTING SHEATHING

INDICATES PROPOSED STRUCTURE
INDICATES EXISTING STRUCTURE

ADDRESS OF PROJECT: 319 Queen Street

TAX MAP AND PARCEL: 065.03-02-20

ZONING: RM

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

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

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

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

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

Name: Jill and Ken Rieth

Address: 319 Queen Street

City: Alexandria

State: VA

Zip: 22314

Phone: _____

E-mail: kenrieth@gmail.com

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

Name: Erin May

Phone: 703.836.6666

E-mail: erin@erinmayarch.com

Legal Property Owner:

Name: Kenneth Rieth

Address: 319 Queen Street

City: Alexandria

State: VA

Zip: 22314

Phone: _____

E-mail: _____

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

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

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

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

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

Replace existing windows, front door and metal roofing at front of house.
 New 2-story infill and rear addition at east side and rear of house.

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.

Application & Materials
 BAR2016-00396 & 00397
 319 Queen Street
 11/7/2016

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- 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 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:Signature: Erin L. MayPrinted Name: Erin L. MayDate: 11/4/2016

Application & Materials
BAR2016-00396 & 00397
319 Queen Street
11/7/2016

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. Kenneth Rieth	319 Queen Street Alexandria VA	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 319 Queen 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. Kenneth Rieth	319 Queen Street Alexandria, VA	100%
2.		
3.		

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

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

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

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

11/4/2016

Date

Erin L. May

Printed Name

Erin L. May

Signature