

Docket Item # 5 & # 6
BAR CASE # 2018-00288
& #2018-00289

BAR Meeting
July 25, 2018

ISSUE: Permit to partially Demolish/Capsulate, Certificate of Appropriateness for alterations and Waiver of Fence Height

APPLICANT: Todd Catlin & Daniel Lee

LOCATION: 512 Queen Street

ZONE: RM/Residential

STAFF RECOMMENDATION

Approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness and Waiver of Fence Height, as submitted.

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.



I. ISSUE

The applicant is seeking a Permit to Demolish/Capsulate and Certificate of Appropriateness for an enlarged parking pad and new garden walls at 512 Queen Street.

The applicant intends to reconfigure the parking area by removing two existing walls, extending the parking area farther into the yard, and relocating the existing pedestrian gate. The applicant will then construct two new brick garden walls. The first will be 12 feet long and run from the relocated gate stepping up in height from 4 feet to 6 feet. At the back of the extended parking pad a new 6-foot brick tall wall will be constructed. The garden walls, and the extended parking pad paving, will be constructed using matching brick. The applicant will add additional landscaping – two trees at the entrance to the parking pad – and some shrubs.

II. HISTORY

The two-story brick single family residence at 512 Queen Street was constructed in **1965** and is set back from Queen Street by a 24' long, 14' wide brick driveway, which was approved by the BAR on January 13, 1965. In 1969 and 1980, the Board approved garden walls and a gate at the front of the lot facing Queen Street.

On May 21, 2008, the BAR approved a Permit to Demolish (BAR CASE # 2008-0066) to remove a portion of the garden to accommodate a larger tandem parking pad. The demolition was never undertaken.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No

(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No
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The proposed demolition is limited to mid-20th century features that are not historic or unique and staff recommends approval of the Permit to Demolish/Capsulate.

Certificate of Appropriateness

The house at 512 Queen Street is set back significantly from the property line and is one of a small number of houses that have parking in front of the house. Although a curb cut for a front-load driveway and parking pad is not permitted in the historic district today, it was not unusual in the mid-20th century when the subject property was constructed. The ordinance was changed in 1994 to prohibit access to parking on private property in the OHAD from other than an alley or interior court in order to prevent the visual disruption of automobiles the yards of historic structures. Over the years the Board has consistently supported changes to the parking area. In this case, the parking will be tandem which has less visual impact on the block-face than side-by-side parking. The applicant has noted that the existing pedestrian gate is not visible when a car is parked in the driveway and the new gate location will make the property more inviting to pedestrians. While the BAR does not review specific plant materials, the additional landscaping proposed by the applicant will also help to soften the hard edges of the parking area. For those reasons, staff recommends approval of the application, as submitted.

Waiver of Fence Height

As the Board is aware, the area from the front façade of a building to the front lot line is considered a required front yard, and fences cannot exceed 3 ½ feet and must be 50% open. Due to the unusual lot shape, the front yard measures over 90 feet deep and the proposed (as well as the existing) solid brick walls do not meet the allowable fence height. However, pursuant to City Zoning Ordinance § 7-202(C), the fence height may be waived or modified by the Board of Architectural Review where the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district. In the opinion of Staff, the proposed garden walls are architectural appropriate and consistent with the character of the district and this specific site.

STAFF

Stephanie Sample, 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

- F-1 The property currently has one parking space. The demolition of the wall will allow for a second parking space. The property currently has roughly 2,800 sq ft of open space and meets the open space requirement. The property will still have the same open space with the addition of the new space, as § 3-1106(B)(3) allows one space to be considered open space.
- C-1 Proposed demolition of existing wall complies with zoning.
- C-2 The height of the proposed fence exceeds the allowed 3 ½ feet and 50% open requirements for a front yard, however, pursuant to City Zoning Ordinance § 7-202(C), the fence height may be waived or modified by the board of architectural review where the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district.

Code Administration

- F-1 New 6 foot brick wall does not require a building permit.

Transportation and Environmental Services

- R-1. The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R-4. The fence must be completely contained on private property.
- F-1. Previously reviewed under [BAR2018-00066; BAR2018-00305] (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)
- F-3. 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)

- 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)
- C-6. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 Due to limited impact, no archaeological action or oversight is recommended for this project.

V. ATTACHMENTS

- 1 – Application for BAR2018-00288 and 2018-00299: 512 Queen Street*
- 2 – Supplemental Materials*

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ADDRESS OF PROJECT: 512 QUEEN STREETTAX MAP AND PARCEL: 064.04 PARCEL ZONING: SD1APPLICATION 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 8-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: TODD B. CATLIN & DANIEL W LEEAddress: 512 QUEEN STCity: ALEXANDRIA State: VA Zip: 22314Phone: 860 387 8078 E-mail: TBCATLIN@GMAIL.COMAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☐ Yes ☒ No Is there a 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.

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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).*

RECONFIGURE PARKING AREA. ADDITION OF BRICK WALLS, COLUMNS & NEW MATCHING BRICK PAVERS. FENCE HEIGHT VARIES FROM 4'0" TO 6'0" IN HEIGHT. REQUEST HEIGHT WAIVER.

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.

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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.

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. TODD B CATLIN	512 QUEEN ST	50%
2. DANIEL W LEE	512 QUEEN ST	50%
3.		

2. **Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 512 QUEEN ST (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. TODD B. CATLIN	512 QUEEN ST	50%
2. DANIEL W. LEE	512 QUEEN ST	50%
3.		

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

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

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

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

6/12/2018
Date

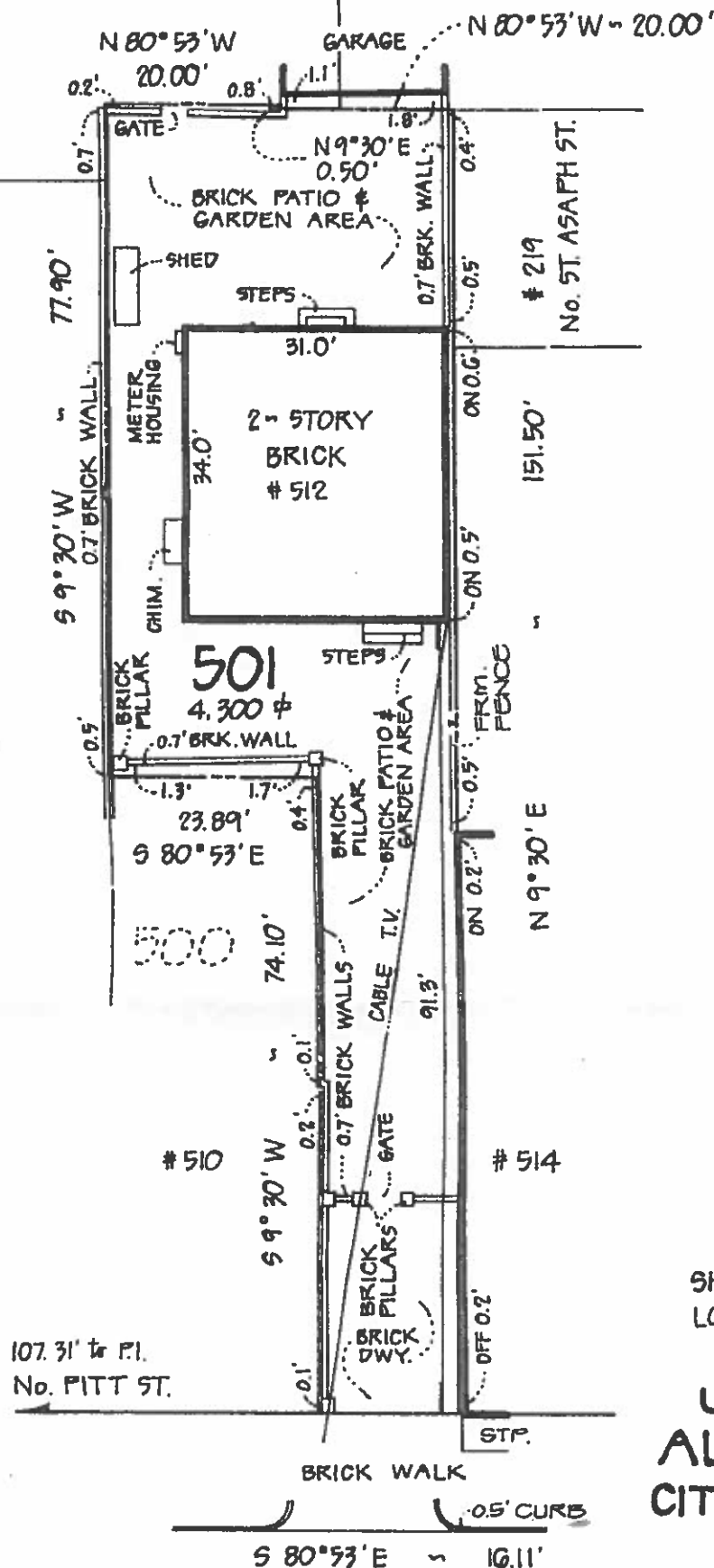
Printed Name

Signature

TODD B. CATLIN

DANIEL W. LEE

TELEPHONE #
ELECTRIC UNDER.



SHOWING HOUSE LOCATION ON
LOT 501, RESUBDIVISION OF THE
PROPERTY OF

JEFFERY H. &
ALICE F. MOORE
CITY OF ALEXANDRIA,
VIRGINIA

SCALE: 1" = 20'

MAY 11, 1993

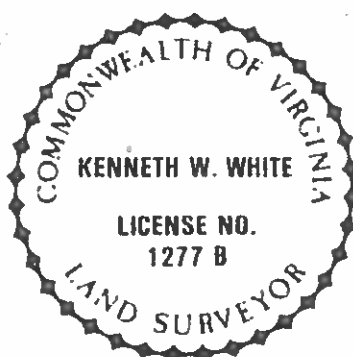
QUEEN STREET

33.08 to MON. LINE

TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

Kenneth W. White
KENNETH W. WHITE



ALLEN

ALEXANDRIA SURVEYS, INC.
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-660-6615
FAX 703-768-7764

512 Queen Street



Existing

512 Queen Street Looking South



512 Queen Street
Looking North to Street



512 Queen Street Existing wall to Match to West





NEW
LAGSTONE
WALKWAY

NEW BRICK
WALL TO
MATCH
EXISTING
OPPOSITE.
HEIGHT VARIES
FROM 4'0" TO
5'0".

SEE PHOTO OF
EXISTING.

EXISTING
PILLAR

NEW 17" SQ PILARS
TO MATCH EXISTING,
NEW 6'0" BRICK WALL
TO MATCH EXISTING

CLIMBING HYDRANGEA
+ NEW TREES TO
SOFTEN WALL

MATCH
EXISTING
BRICK
PAVERS

EXISTING
PILLAR

DEMOLISH

RELOCATE
EXISTING
GATE

EXISTING
BRICK
DRIVE

TODD CATLIN
DANIEL LEE
512 QUEEN
STREET
ALEXANDRIA, VA

REMOVE PAVERS.
ADD TREE +
GROUND COVER

REMOVE PAVERS.
ADD TREE +
GROUND COVER

1/5" = 1'0"

QUEEN STREET

Todd B Catlin & Daniel W. Lee
512 Queen Street
Alexandria, VA 22314

9 July 2018

Ms. Christina Kelley
Chair, Board of Architectural Review
Alexandria, VA 22314

Dear Madam Chair:

We thought it might be helpful to write a brief cover letter to indicate what we are trying to accomplish with our application to the Board of Architectural Review.

As you can see in our application, we currently have a parking space and curb cut off of Queen Street. When we purchased the house a year ago, off street parking and a house set well off the street were very appealing in Old Town.

Having owned the home for nearly a year now, we are hoping to make an alteration to the parking area to move the car space further from the street (to the south), so that the house, which is set quite far back, will have a sense of entrance. Currently, you walk around the parked car to access the property. It is both confusing and unattractive. As hard as it is to believe, people frequently "can't find the house"!

We are requesting that the BAR basically re-approve the plan that was approved for the previous owner in May 2008. However, we would like to make it a "finished project" by adding brick infrastructure, relocating the existing gate (which was to be removed in the previous approval) and adding plantings. Our purpose is to make the approach to the house from the street AND the appearance from the street much more attractive and in keeping with the historical nature of the street and neighborhood. We have selected materials that are in appropriate with the historic district. Although we know that cost is not a consideration of the board, we hope that the expense of doing so in brick to match the existing is appreciated.

Todd was in the art and interior design business for 25 years and has extensive experience renovating, improving and designing spaces such as this. We are both avid gardeners. Our interest in the historic district is considerable as is our desire is to improve the esthetics of our parking—for us and the neighborhood!

We hope that you will agree that this is a considerable improvement.

Thank you for your consideration.

Yours sincerely,



Todd B. Catlin



Daniel W. Lee