

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Avenue Properties, LLC

**LOCATION:** Old and Historic Alexandria District  
120 South Payne Street

**ZONE:** CL/Commercial Low zone

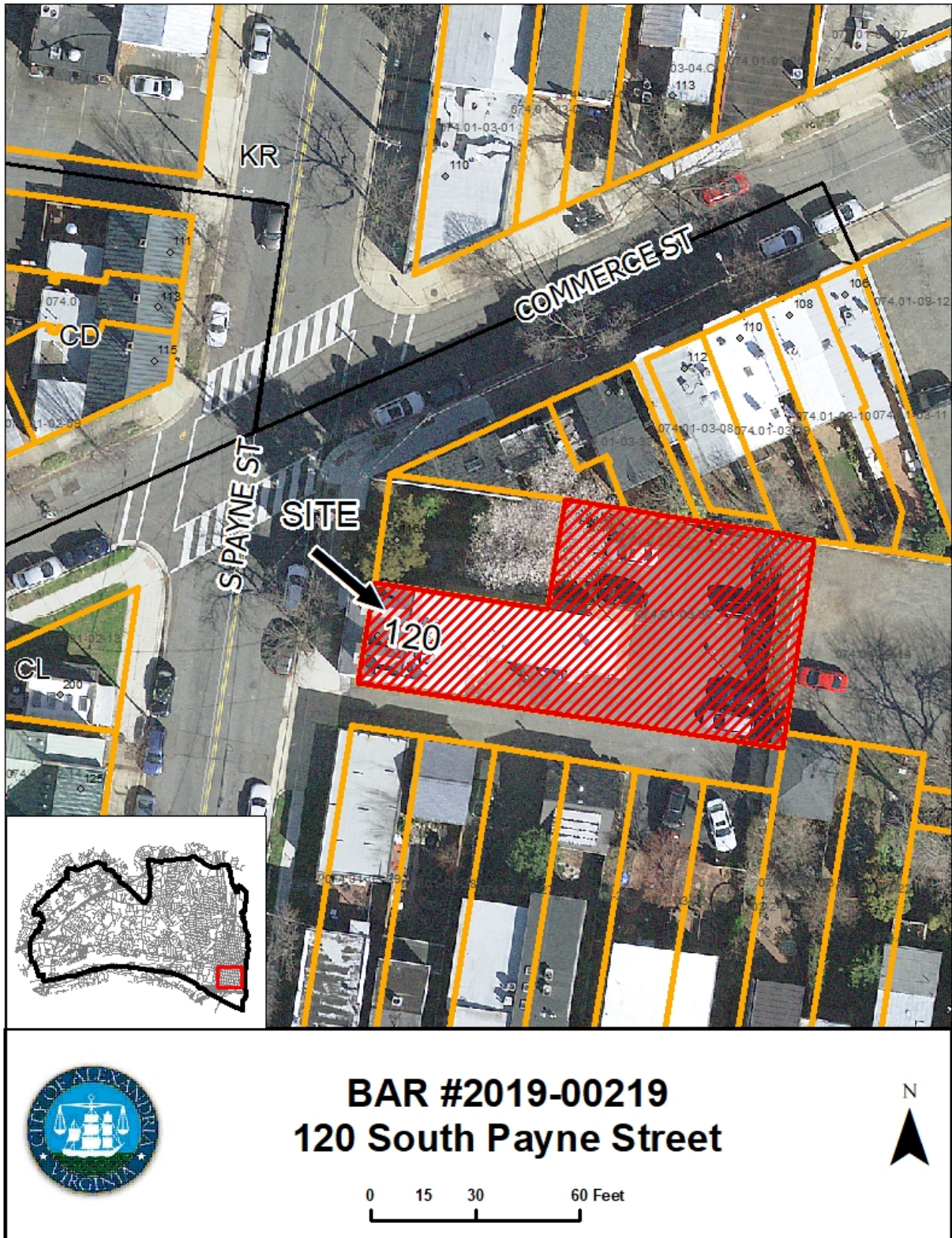
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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness with the condition that the new six-panel door material be wood, fiberglass or metal, provided it has a smooth finish.

**GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](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 Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
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. APPLICANT'S PROPOSAL**

The applicant is requesting a Certificate of Appropriateness to enlarge an existing door opening at 120 South Payne Street to accommodate a new ADA (American with Disabilities Act) compliant door. The new door will measure 36 inches wide and will have a transom above and will be constructed of the same material as the existing door, which is not identified. A landing and ramp will be also be constructed.

## **II. HISTORY**

The three-bay, two-and-a-half story brick dwelling was built between **1815** and **1817**. The building sits at the corner of South Payne Street and a public alley that runs adjacent to the south elevation.

According to *Ethelyn Cox's Historic Alexandria Virginia Street by Street*, the building at 120 South Payne Street was "Built by John Throop, who bought the lot in 1815. Advertised for sale at public auction in December 1817 as "that handsome and well finished brick dwelling house now in the occupation of John Throop."

### *Previous BAR Approvals*

BAR CASE #1998-00087 – Board approval for exterior alterations on 6/17/1998.

BAR CASE #2012-00084 – Administrative approval of window replacement on 4/2/2012.

## **III. ANALYSIS**

According to the *Design Guidelines*, "One of the biggest challenges facing historic buildings open to the public is making them accessible to persons with disabilities without destroying their historic or architectural character. This challenge was created, in part, by the Americans with Disabilities Act (ADA) which was passed by Congress in 1990. The Act significantly expanded accessibility requirements to include virtually all buildings which are open to the general public including historic structures." Furthermore, "Accessibility ramps and structures should not hide, obscure or cause the removal of historic architectural details."

Staff has no objection to the enlargement of the door opening and construction of the landing with ADA ramp since it is a minor modification that will be visible only from the adjacent alley on a secondary elevation. The applicant has noted that the replacement door will "match existing" but has not identified the door material. The Board's policy for administrative approval allows for the installation of "Fiberglass or metal doors, in the appropriate architectural style and detailing on buildings or portions of buildings constructed after 1934, and on non-street-facing elevations for buildings constructed before 1935" provided that the doors have a smooth finish. As such, staff has no objection to the installation of a fiberglass or metal door.

## **STAFF**

Marina Novaes, Historic Preservation Planner, Planning & Zoning  
Stephanie Sample, Acting Principal 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

The subject property consists of a developed parcel addressed as 120 South Payne Street, currently zoned CL and being used as a congregate living facility. The applicant is requesting alterations to widen door opening.

- F-1 The proposed door alterations comply with Zoning. No proposed change in FAR, height, or setbacks in application.

##### Code Administration

A building permit, plan review and inspections are required prior to the start of construction.

##### 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)
- F-1 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-2 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**

No archaeological oversight necessary for this undertaking.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2019-00219: 120 South Payne Street*



BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 120 S. Payne Street, Alexandria, Virginia 22314

TAX MAP AND PARCEL: 074.01-03-30 ZONING: CL

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: Friends of Guesthouse, Peter Lunt

Address: 1 East Luray Avenue

City: Alexandria State: VA Zip: 22301

Phone: 703-836-8437 E-mail: dimondadams@comcast.net

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

Name: Dimond Adams Design Architecture

Phone: 703-836-8437

E-mail: dimondadams@comcast.net

Legal Property Owner:

Name: Avenue Properties, LLC

Address: P.O. Box 2503 Street

City: Arlington State: VA Zip: 22202

Phone: 703-836-8437 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  
☐ doors  
☒ lighting  
☒ other Widen Masonry

☐ fence, gate or garden wall  
☐ windows  
☐ pergola/trellis

☐ HVAC equipment  
☐ siding  
☐ painting unpainted masonry

☐ shutters  
☐ shed
- ☐ ADDITION opening  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

Applicant is requesting to widen an existing masonry opening at the South side of the building at the far Eastern corner in order to accommodate an ADA compliant door. Existing masonry opening is 35" and required door is 36"; masonry opening would increase by 3". Existing height would remain. New door will match existing.

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**SUBMITTAL REQUIREMENTS:**

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

- ☐ ☒ ☒ ☒ ☐

☒ **N/A** Survey plat showing the extent of the proposed demolition/encapsulation.

☒ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.

☒ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.

☐ Description of the reason for demolition/encapsulation.

☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

\* Note: There are no alternatives to demolition/encapsulation

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

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

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

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

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

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



**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: \_\_\_\_\_

Printed Name: Stephanie R. Dimond

Date: 5.20.19

# 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. Friends of Guesthouse	1 East Luray Ave, Alexandria, VA 22301	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 120 S. Payne 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. Avenue Property, LLC	P.O. Box 2503 Arlington, VA 22202	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. Avenue Property,	N/A	N/A
2. LLC 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.

5.20.19

Stephanie R. Dimond

Date

Printed Name

Signature



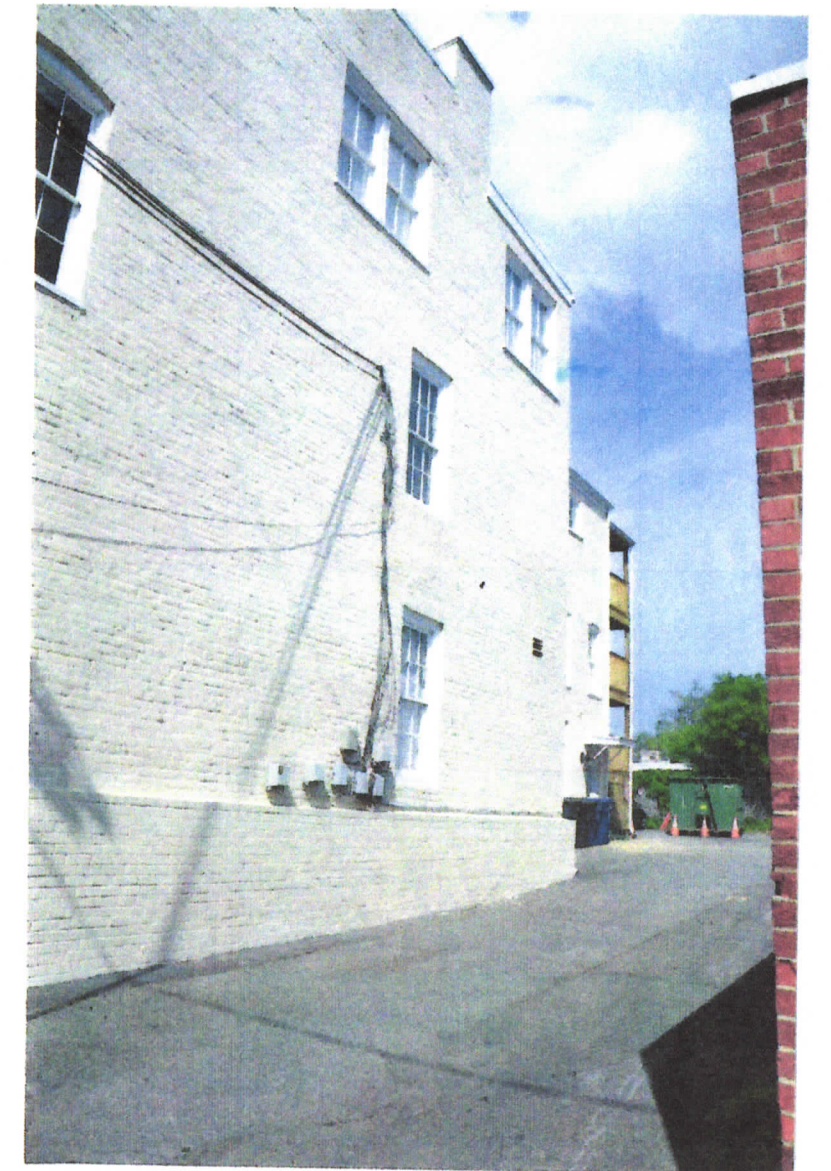
**Friends of Guesthouse  
120 S. Payne Street  
Alexandria, VA  
BAR Hearing June 19, 2019**



**South Elevation  
Close up of Rear Entry to be Widened**

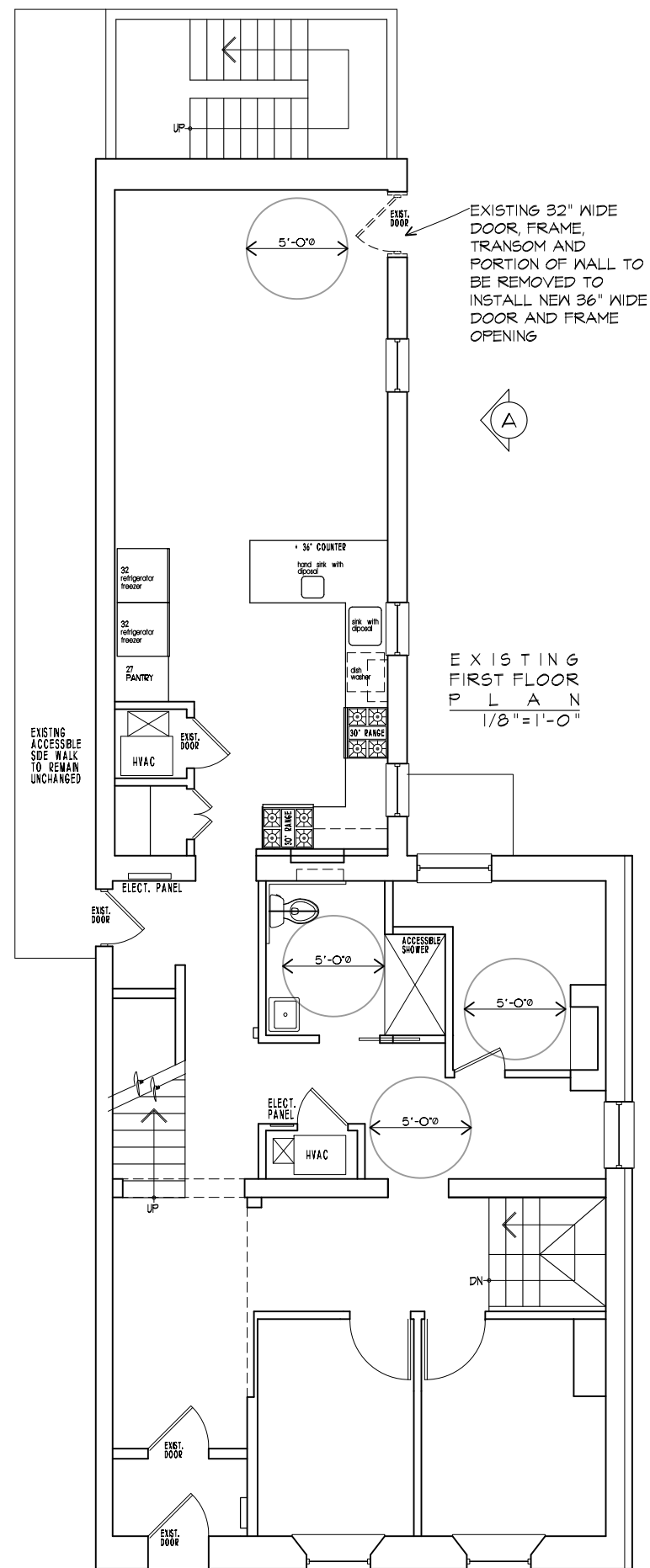


**South Elevation  
View of "El" with Existing Rear Entry**



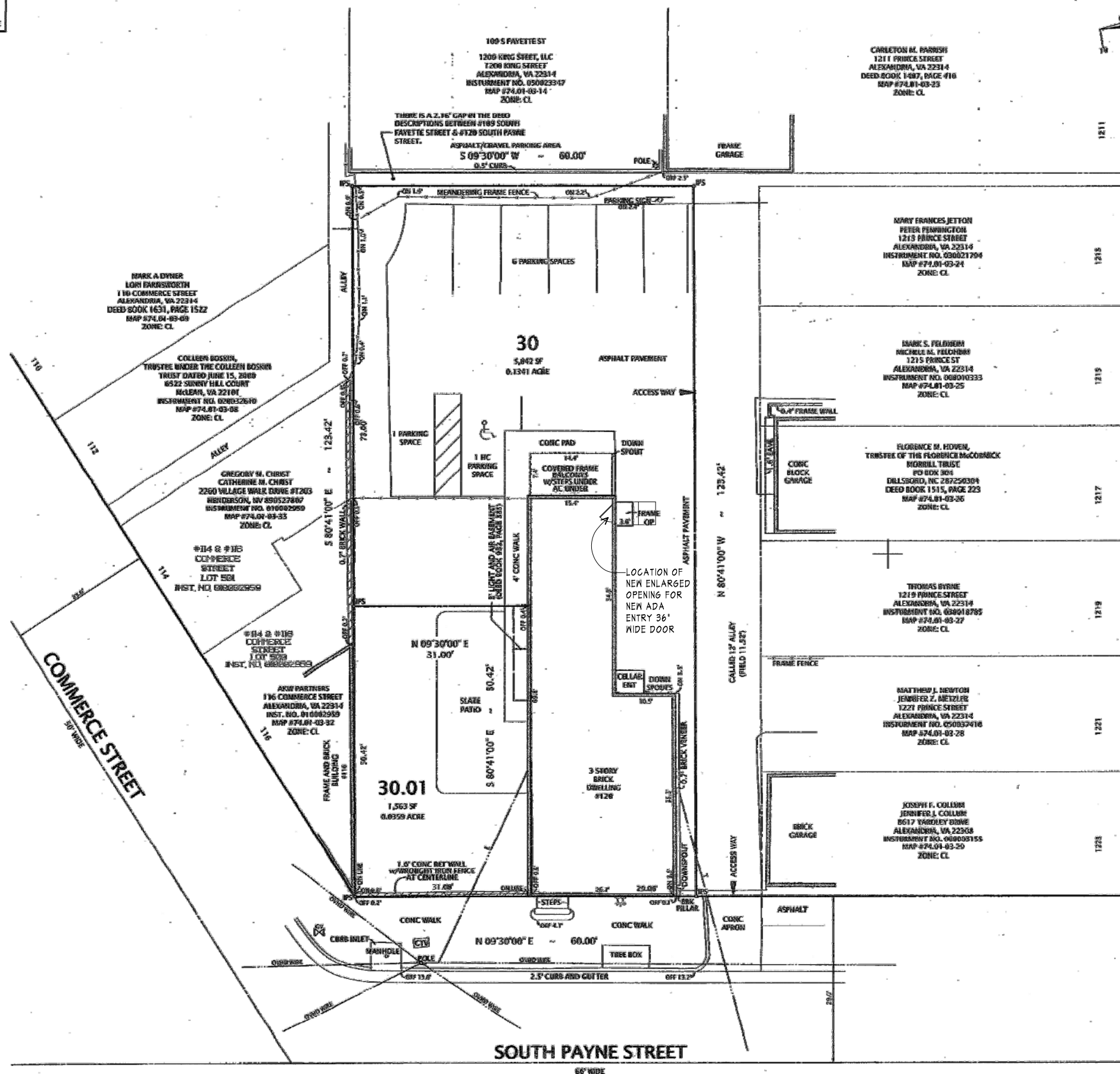
**South Elevation  
View from Payne Street**







ORTHOGRAPHIC OVERLAY  
NO SCALE



ADVANCE PRINT

ALTA/ACSM LAND TITLE SURVEY

ON

**LOT 30 AND LOT 30.01**

**BLOCK 3**  
**LOT 30**

(DEED BOOK 932, PAGE 365)  
 ALSO KNOWN AS #120 SOUTH PAYNE STREET  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1" = 20'      AUGUST 18, 2007



*George M. O'Quinn*  
GEORGE M. O'QUINN



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