

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

**APPLICANT:** Matthew Newton & Jennifer Zakriski

**LOCATION:** Old and Historic Alexandria District  
1221 Prince Street

**ZONE:** CL/Commercial Low Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations. The applicant will consult with staff to ensure that the glazing in the proposed door and window complies with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts.

**GENERAL NOTES TO THE APPLICANT**

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2020-00220) and Certificate of Appropriateness (BAR #2020-00193) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct a deck above a first-floor addition at the rear/north elevation of 1221 Prince Street.

### Permit to Demolish/Capsulate

The demolition consists of removing approximately 26 square feet of exterior wall space on the second floor of the house in order to install a window and a door in that location. The window will measure approximately 36" x 40" and the door will be a 30" wide glass door similar to those on the first floor.

### Certificate of Appropriateness

The applicant proposes adding a deck measuring approximately 8 by 20 feet above the rear/north first-floor addition. The deck will be accessed from the second floor. No stairs will lead from the deck to the ground level.

### Site context

The north elevation abuts a public alley. The rear addition is slightly visible from South Payne Street. The deck will therefore be visible from both the public alley and South Payne Street.

## **II. HISTORY**

The two-story frame house at 1221 Prince Street maintains the same basic form as depicted on the 1885 Sanborn Fire Insurance map. The fact that it does not appear on the 1877 G.M. Hopkins "Atlas of Alexandria, Virginia" indicates that the house was most likely constructed between **1877 and 1885**. At some point in time, owners added a rear screen porch, which was enclosed in 1963 (building permit #20183).

### *Previous BAR Approvals*

In 2006, the BAR approved demolition of the 1963 rear addition and the construction of the existing addition on its exact footprint (BAR2006-0086 & BAR 2006-1114). The owners added a garage in 2009 (BAR2009-01015) and replaced a gate and a door in 2001 and 2017, respectively (BAR2011-00349 & BAR2017-00316).

## **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, encapsulating 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

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The area to be demolished is minimal; adding a window and door to this elevation will in fact enhance its appearance (see Figure 1).

#### Certificate of Appropriateness

The proposed 8' x 20' deck will be constructed on the roof of the 2006 one-story rear addition. According to the *Design Guidelines*, decks “should not hide, obscure or cause the removal of historic architectural details.” Figure 1 clearly indicates that nothing of historic value will be removed or obscured. The *Design Guidelines* further indicate that decks “should generally be painted the predominant color of the building or the color of the trimwork.” The Trex railings and balustrade will be white to match the existing trim. The brown Trex flooring will not be visible from any public right-of-way. Figures 2 and 3 show the deck’s visibility from public rights-of-way.





**Figure 1: North/rear elevation of 1221 Prince; deck will be placed above first-floor addition.**



**Figure 2: View of proposed deck from north alley**



**Figure 3: View of proposed deck from S. Payne**

The proposed deck will have a full-light door centered on the elevation, with a double-hung window positioned between the door and the east edge of the house. The window will be a Marvin Signature ultimate wood with Low-E glazing. The door will be Therma-Tru fiberglass clad wood. The applicant will ensure that the glazing in the door and window complies with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts.

Please note that the drawings of the existing rear elevation do not match photos of that elevation. The applicant has verified that the drawings are incorrect. The applicant does not intend to make any changes to the first floor of the north/rear addition. The applicant also noted that the proposed door on the second floor leading out to the deck will be a full-light door matching those on the first floor.

Staff recommends approval of the project with the condition that the applicant consult with staff to ensure that the glazing in the proposed door and window complies with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts

**STAFF**

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

C-1 The property received a variance (BZA2020-00013) from the Board of Zoning Appeals on September 14, 2020 to construct a roof deck and required railings in the required side yards.

F-1 The proposed roof deck and its required guardrails comply with zoning per BZA2020-00013.

**Code Administration**

C-1 A building permit and plan review 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 Previously reviewed under BAR2006-00086; BAR2006-00087; BAR2006-00114; BAR2009-00105; BAR2011-00349; BAR2017-00316; BZA2009-00003; BZA2020-00013 (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 Archaeological oversight will not be necessary for this undertaking.

**V. ATTACHMENTS**

- 1 – Application for BAR 2020-00193 & 2020-00220: 1221 Prince Street*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 1221 Prince StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 074.01-03-28ZONING: CLAPPLICATION 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: Matthew Newton & Jennifer ZakriskiAddress: 1221 Prince StreetCity: Alexandria State: VA Zip: 22314Phone: 703-994-6783 E-mail: asterlane6@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: Matthew Newton & Jennifer ZakriskiAddress: 1221 Prince StreetCity: Alexandria State: VA Zip: 22314Phone: 703-994-6783 E-mail: asterlane6@gmail.com

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

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



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

- ☐ NEW CONSTRUCTION  
☒ EXTERIOR ALTERATION: *Please check all that apply.*  

☐ awning  
☒ doors  
☐ lighting  
☐ other \_\_\_\_\_

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

☐ HVAC equipment  
☐ siding  
☐ painting unpainted masonry

☐ shutters  
☐ shed

☐ ADDITION  
☒ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

This a request to construct a deck approximately 8 by 20 feet on top of a previous first floor addition at the back of the house. The requested project will include cutting a window and a door into the back wall on the second story of the house for access to the deck. There will be no stairs down to the patio behind the house. The window will be a double hung window (approximately 36" wide and 40" high) matching the other windows in the house. The door will be a 30" wide full glass door similar in look to the patio doors on the first floor.

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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.

**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.

## Description of Requested Demolition/Encapsulation

19 April 2020

*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.*

The requested demolition consists of removing enough of the wall to install a door and window into the back wall on the second story of the house for access to the proposed deck. The double hung window will be approximately 36" wide and 40" high. The door will be a single 30" wide door. The combined area of the door and window exceeds 25 square feet.

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

- ☐ <sup>N/A</sup> ☒ 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.*

- ☐ <sup>N/A</sup> ☒ 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 or 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.*

- ☐ <sup>N/A</sup> ☒ 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 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: Matthew J. Newton

Printed Name: MATTHEW NEWTON

Date: May 6, 2020

**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 three 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. Matthew Newton	1221 Prince Street	100
2. Jennifer Zakriski	1221 Prince Street	100
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Matthew Newton	1221 Prince Street	100
2. Jennifer Zakriski	1221 Prince Street	100
3.		

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

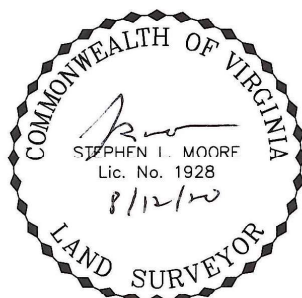
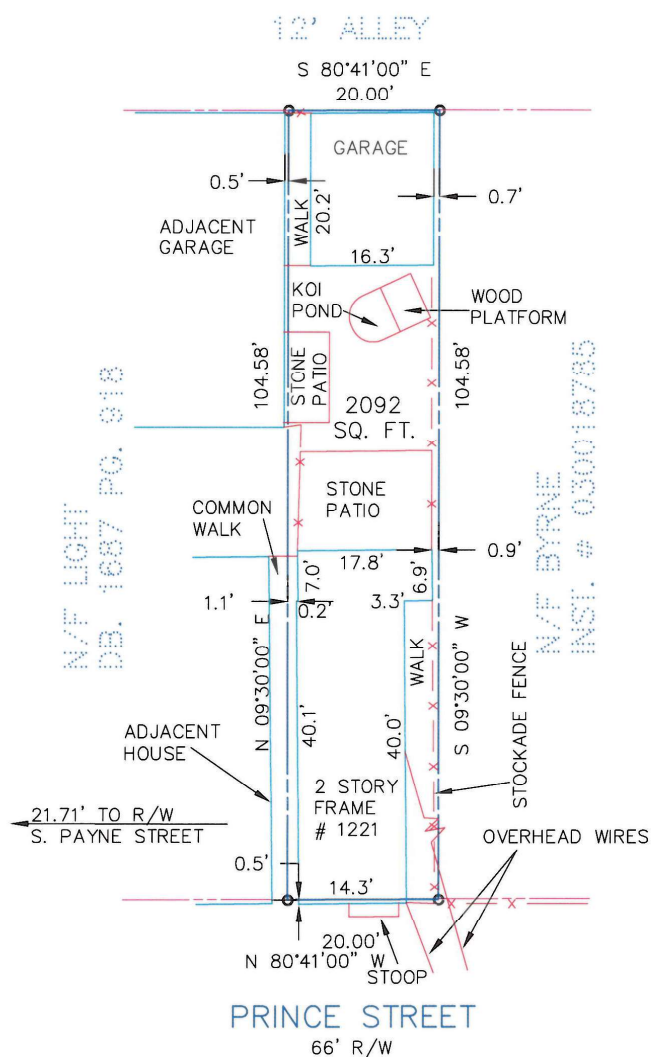
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Matthew Newton	N/A	
2. Jennifer Zakriski	N/A	
3.		

**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.

May 6, 2020      MATTHEW NEWTON      Matthew Newton  
 Date                      Printed Name                      Signature





HOUSE LOCATION SURVEY  
PROPERTY LOCATED AT  
**1221 PRINCE STREET**  
DEED BOOK 1687 PAGE 918

CITY OF ALEXANDRIA, VIRGINIA  
DATE: AUGUST 12, 2020 SCALE: 1" = 20'

LOCATION OF ALL EXISTING IMPROVEMENTS ON THIS PROPERTY HAS BEEN ESTABLISHED BY TRANSIT AND TAPE SURVEY AND UNLESS OTHERWISE NOTED THERE ARE NO ENCROACHMENTS EITHER WAY. THIS SURVEY HAS BEEN PREPARED WITHOUT A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN. FENCE LOCATIONS ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP. LOT CORNERS HAVE NOT BEEN STAKED UNLESS REQUESTED.

**FLOOD NOTE:** THIS PROPERTY LIES IN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARDS, AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 5155190041E DATED JUNE 16, 2011.

STEPHEN L. MOORE LAND SURVEYING, INC.  
15315 COLORADO AVENUE WOODBRIDGE, VA. 22191  
(571)210-7715 FAX: (571)298-4511 [www.SteveMooreLS.com](http://www.SteveMooreLS.com)

WORK #2020-066

5

3.5'

~~4'-0"~~

2ND FLOOR

~~16'-0"~~

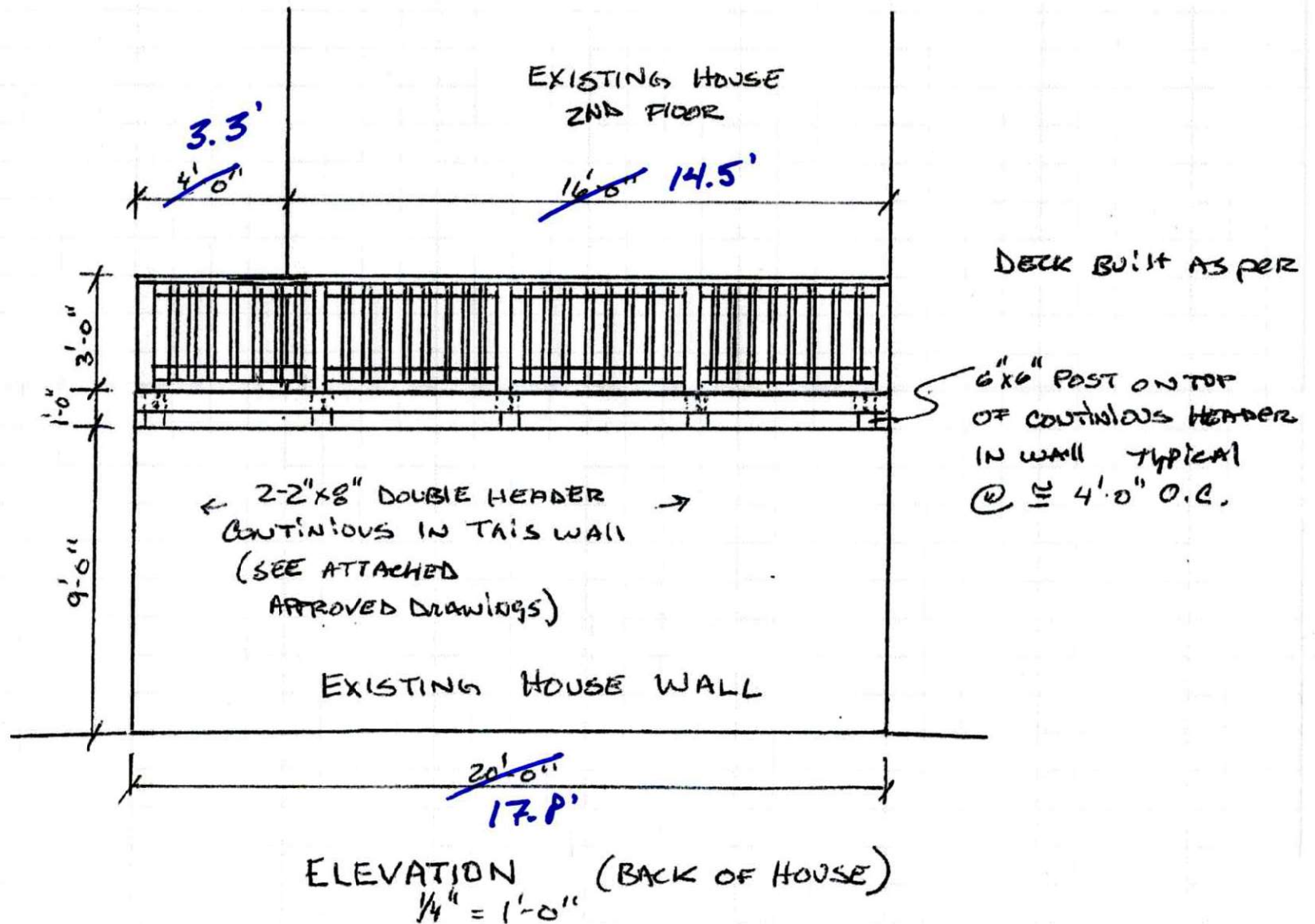
14.5'

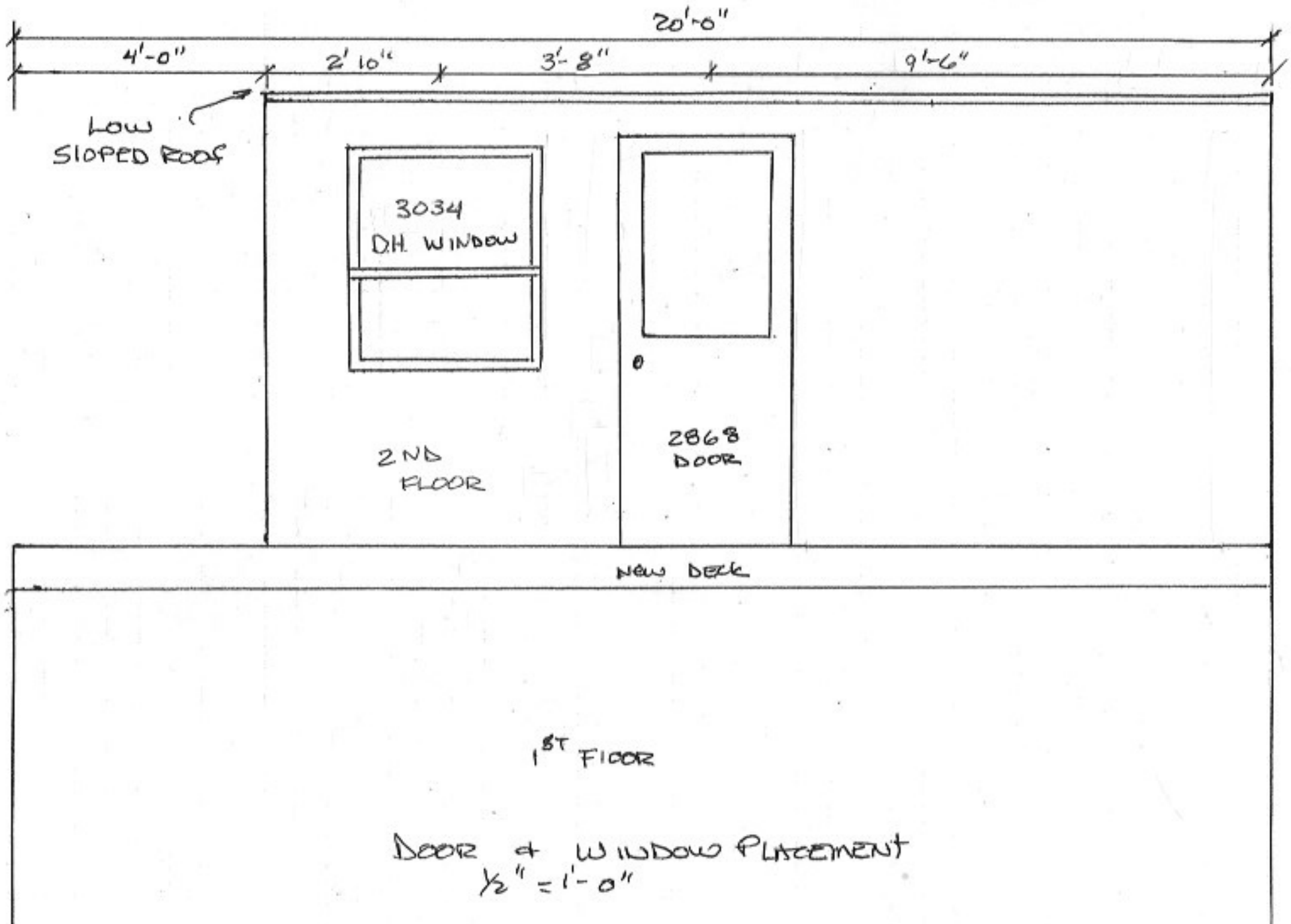


BACK OF HOUSE ELEVATION

$\frac{1}{2}" = 1'-0"$

④







③

EXISTING HOUSE

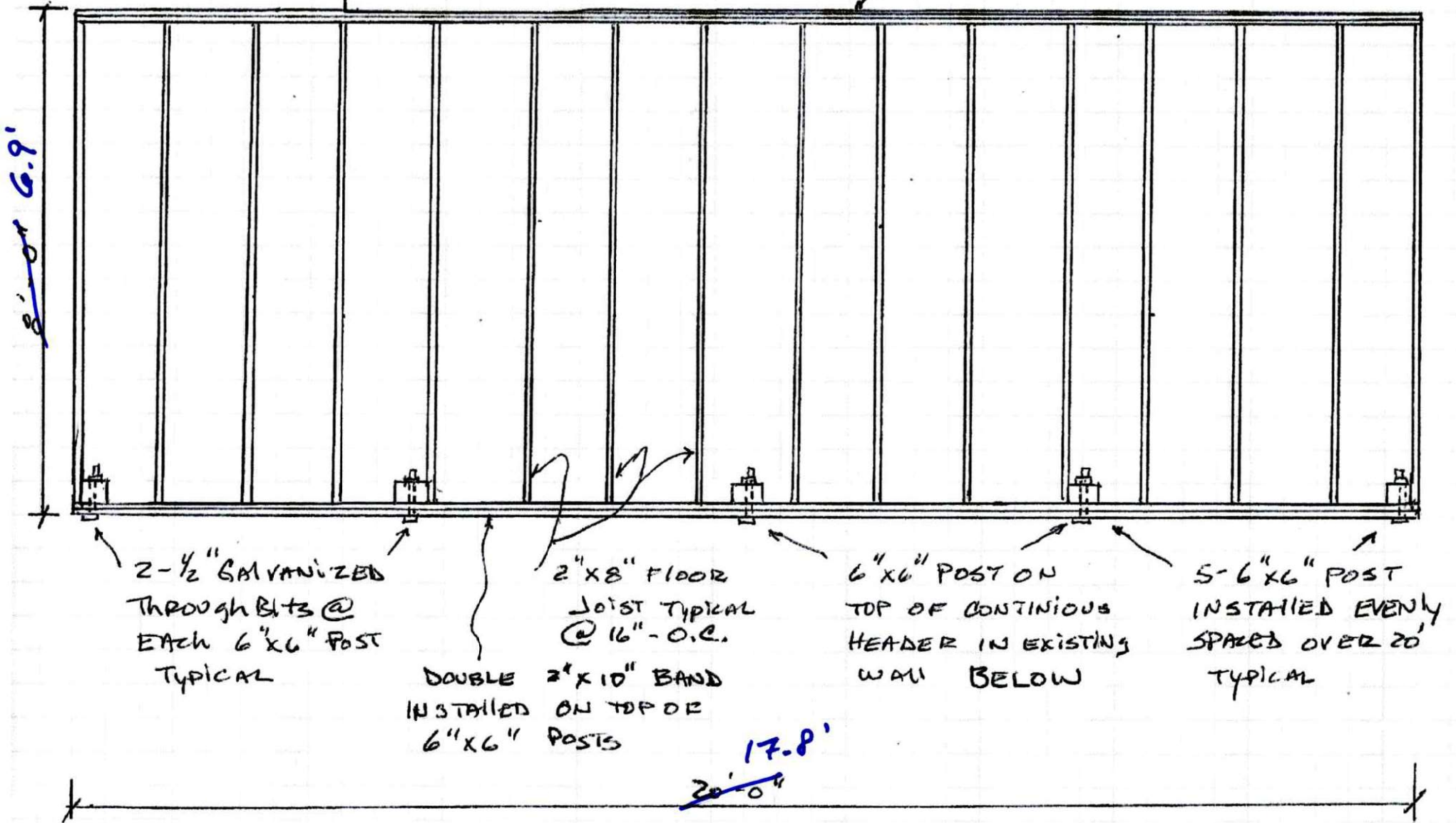
16'-0"

3.3'

4'-0"

8" CMU WALLS

BOLT 2-2"x12" BAND BOARDS TO BLOCK WALL



FLOOR PLAN

1/2" = 1'-0"



①

MATT + JEN Newton  
1221 Prince St.  
Alexandria, VA. 22314

~~20' 0"~~  
17.8'

6"x6" POST SITTING ON  
TOP OF FRAMED WALL.  
EVENLY SPACED ACROSS  
THE TOP OF THE WALL

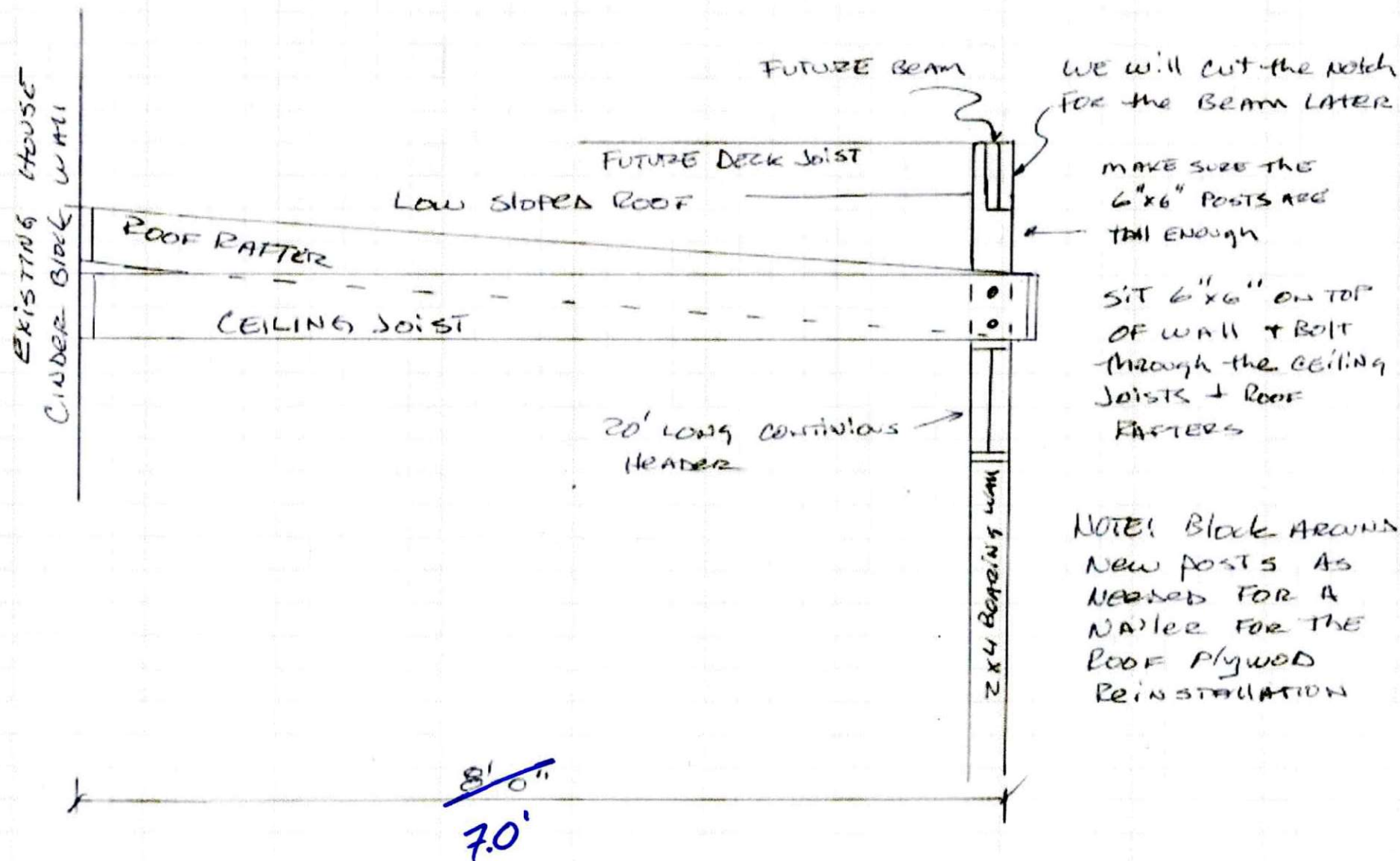
THE TOP OF THE 6"x6" POSTS  
ARE TO BE TALL ENOUGH  
TO CUT A SLOT TO INSTALL A  
2-2"x10" LEDGER/GIRDER BEAM  
FOR THE NEW FUTURE DECK  
TO ATTACH TO.

CINDER BLOCK WALL?

EXISTING HOUSE

②  
MATT + JEN NEWTON  
1221 PRINCE STREET  
ALEXANDRIA, VA. 22314  
703-994-6783

NOTE: REMOVE PLYWOOD AT THE  
BOTTOM OF THE ROOF TO INSTALL  
THE 6"x6" POST + TO ADD  
INSULATION IF NEEDED, REPLATE NEW  
PLYWOOD WHEN POSTS ARE FINISHED.









## Door and Window Description

05 May 2020

The proposed window is a double hung window (approximately 36" wide and 40" high) matching the other windows in the house. The pictures below are all-wood Marvin Signature™ Ultimate Wood Double Hung window. The names have changed but these are the brand and style of the windows we installed in the rest of the house in 2006.



The proposed door is a 30" wide full-glass door similar to the photo below which is a Therma-Tru fiberglass clad wood door. This will match the appearance of the French patio doors below on the first floor.



