

ISSUE: Request for alterations to previously approved plans.

APPLICANT: Deyi Awadallah

LOCATION: Parker-Gray District
607 and 609 North Alfred Street

ZONE: RB/Residential Townhouse Zone

Note: The staff report and the discussion for the semi-detached twin dwellings proposed at 607 and 609 North Alfred Street were combined for convenience but the vote for each case address was taken separately.

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations with the following conditions:

1. On the east elevation, the three windows on the second-floor must remain; and,
2. The applicant must submit updated window specifications that comply with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts at time of permitting.

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 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.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for alterations to previously approved plans, at **607 and 609 North Alfred Street**. The proposed changes include the following:

1. Dormers on the west elevation;
2. Reconfiguration and enlargement of the windows on the west elevation;
3. Removal of the faux chimney;
4. Horizontal PVC band between the first and second-floor on west elevation;
5. Removal of one window on the second-floor on the east elevation.

The proposed exterior lights on the west elevation do not require approval per the *Parker-Gray Residential Reference Guide*.

II. HISTORY

The subject site was first mapped on the 1941 Sanborn Fire Insurance Map and has never been developed. SUP2019-00042 was approved for a parking reduction and for relief from other lot requirements.

Previous BAR Approvals

BAR2019-00366 & BAR2019-00368 – Certificate of Appropriateness for new construction.

III. ANALYSIS

Staff has no objection to the proposed alterations to previously approved plans. In staff's opinion, the proposed alterations to the previously approved plans are consistent with the broader recommendations contained in the *Design Guidelines* for new construction. The proposed new construction will remain compatible with other buildings or structures on the same block face and, the immediate surrounding area. The townhouses will remain as contextual background buildings and allow historic structures to maintain the primary visual importance.



Photo 1: Proposed changes to 607 and 609 N. Alfred St. (Façade)

On the east elevation, staff recommends that the three windows on the second-floor remain. The applicant proposed to remove one of the windows, however, the remaining windows are not centered or aligned with the first-floor windows. Additionally, the applicant must submit updated

window specifications that comply with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts at time of permitting.



Photo 2: Approved East Elevation



Photo 3: Proposed East Elevation

With the conditions above, staff recommends approval of the project. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Amirah Lane, 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 subject properties may be developed pursuant to approved GRD #2020-00016, SUP #2019-0042, BAR #2019-0366, and BAR #2019-0368.

F-1 The proposed changes to the first and second floor window and the proposed new dormer comply with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

1. Comply with all requirements of GRD2020-00016 (T&ES)
2. The Grading Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Grading Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

F-1 A review of historic maps indicates that the lot at 607 N. Alfred St. have remained vacant since the nineteenth century. The possibility exists that the vacant land was used by Civil War soldiers for tent camps. Although the property has a low probability to contain significant archaeological sites, out of an abundance of caution we ask the applicant to adhere to two conditions.

Archaeology Recommendations

- R-*1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-*2 The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

- 1 – Application for BAR 2020-00536 & 2020-00537: 607 & 609 North Alfred Street.*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 607 N. Alfred Street

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 054.04 ZONING: RB

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: Deyi Awadallah

Address: 3201 Magnolia Ave

City: Falls Church State: VA Zip: 22041

Phone: 703-501-5252 E-mail: dsaproperties@gmail.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Deyi Awadallah

Address: 3201 Magnolia Ave

City: Falls Church State: VA Zip: 22041

Phone: 703-501-5252 E-mail: dsaproperties@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.*
- | | | | |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Revisions to previously approved plans BAR2019-00366

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.

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.

- ☐ ☒ ^{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 revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: Devi Awadallah

Date: 6/12/2020

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 Deyi Awadallah	Magnolia Ave Falls Church 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 607 Alameda St. Alexandria VA (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 Deyi Awadallah	11 Magnolia Ave Falls Church	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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 Deyi Awadallah	NA	NA
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.

8/19/19

Date

Deyi Awadallah

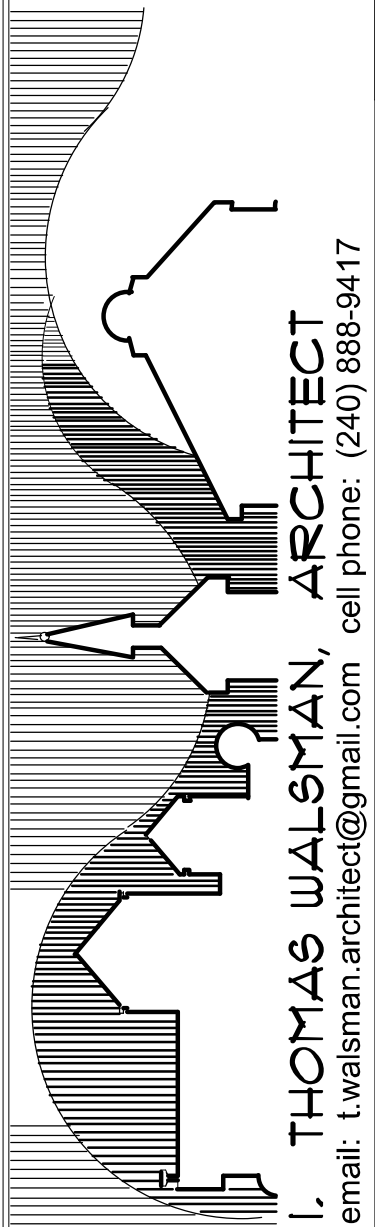
Printed Name

Signature

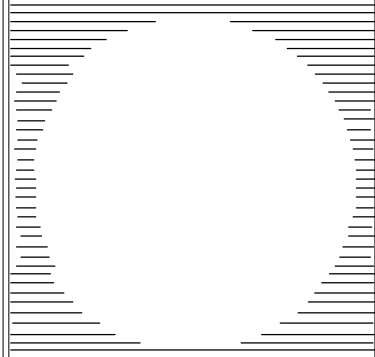


CHANGES TO THE FRONT ELEVATION

- 1. ADDED DORMERS ON THE ROOF
- 2. MADE THE FIRST FLOOR WINDOWS LONGER
- 3. ADDED A WINDOW ON THE SECOND FLOOR
- 4. REMOVED THE FAKE CHIMNEY
- 5. ADDED THE HORIZONTAL BAND
- 6. ADDED THE LIGHTS ON EACH SIDE OF THE FRONT DOORS



2 ABUTTING SINGLE FAMILY DWELLINGS FOR
DEYI AWADALLAH
607 AND 609 N. ALFRED ST., ALEXANDRIA, VA
NORTH AND PROPOSED NORTH ELEVATIONS



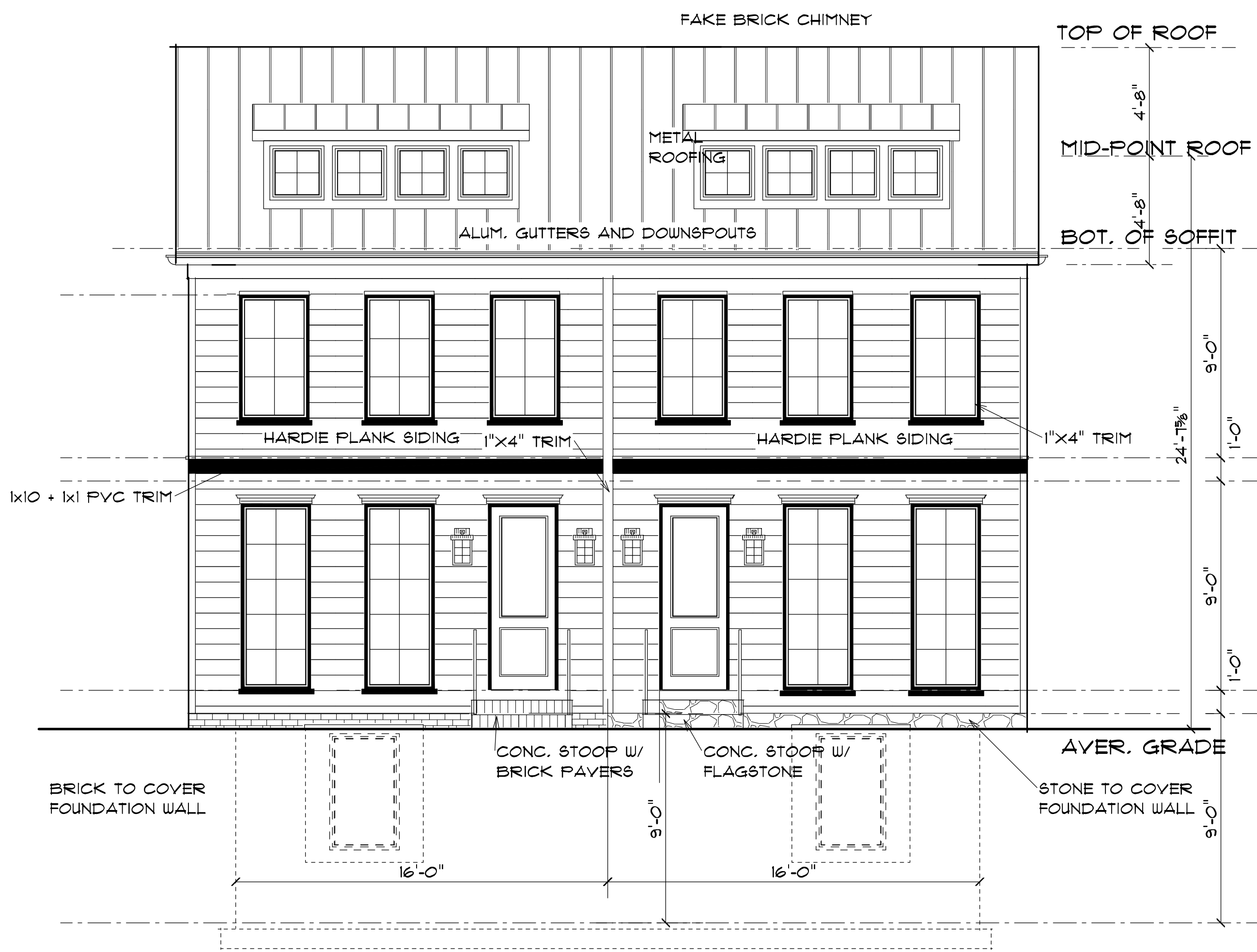
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A-4



ORIGINAL NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOWS ARE WOOD
TO MATCH ALEXANDRIA WINDOW POLICY



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOWS ARE WOOD
TO MATCH ALEXANDRIA WINDOW POLICY

CHANGES TO THE SOUTH ELEVATION

- 1. DELETED A WINDOW ON THE SECOND FLOOR
- 2. REMOVED THE FAKE CHIMNEY

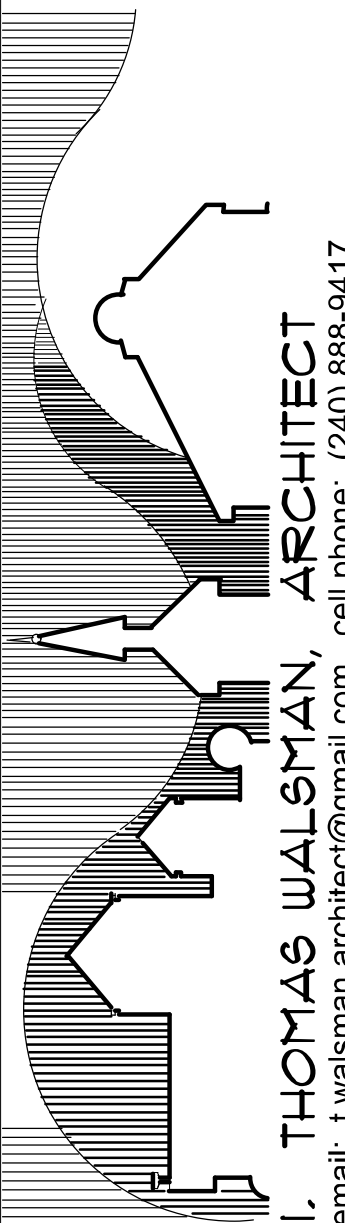


ORIGINAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2 ABUTTING SINGLE FAMILY DWELLINGS FOR
DEYI AWADALLAH
601 AND 609 N. ALFRED ST., ALEXANDRIA, VA
ORIGINAL AND MODIFIED SOUTH ELEVATIONS



L. THOMAS WALSMAN, ARCHITECT
email: t.walsman.architect@gmail.com cell phone: (240) 866-9417



ORIGINAL EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"

CHANGES TO THE EAST ELEVATION

1. ADD DORMER WINDOW ON THE FRONT ROOF
2. REMOVED THE FAKE CHIMNEY



EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"

2 ABUTTING SINGLE FAMILY DWELLINGS FOR
DEYI AWADALLAH
607 AND 609 N. ALFRED ST., ALEXANDRIA, VA
ORIGINAL AND MODIFIED EAST ELEVATIONS

L. THOMAS WALSMAN, ARCHITECT
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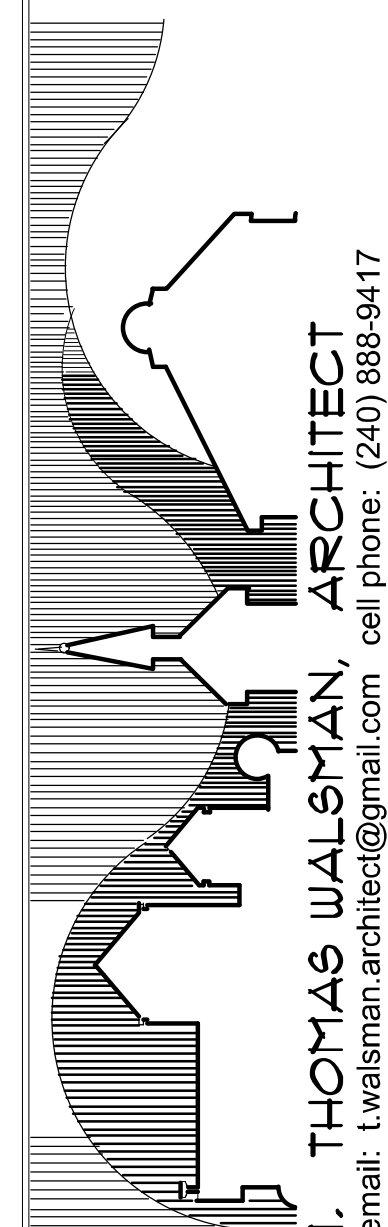
ORIGIONAL WEST SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

CHANGES TO THE WEST ELEVATION

1. ADD DORMER WINDOW ON THE FRONT ROOF
2. REMOVED THE FAKE CHIMNEY



WEST SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



T. THOMAS WALSMAN, ARCHITECT
 email: t.walsman.architect@gmail.com cell phone: (240) 888-9417

2 ABUTTING SINGLE FAMILY DWELLINGS FOR
 DEYI AWADALLAH
 607 AND 609 N. ALFRED ST., ALEXANDRIA, VA
 ORIGINAL AND MODIFIED WEST ELEVATIONS

REV 11-10-2020

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