

From: [Michael Stauber](#)
To: [Lia Niebauer](#)
Subject: [EXTERNAL]BAR #2020-00396
Date: Friday, January 15, 2021 12:22:55 AM

Board Members:

Again, as an adjacent property owner, resident of the Parker-Gray district for over 10 years, I implore you to stop the construction at 1413 Princess St. I just saw the most recent renderings for this property filed 12/18/2020, I'm not sure in what world the board could approve this as being historically consistent with the neighborhood, furthermore, see the close proximity to the neighboring house, well this will be what we are left with, where there was light, there will be darkness. There are windows on the side looking directly into the property, fire rated or not, how is this appropriate, will 1403 need fire rated windows as well, I do not see any opinion from the fire department.

You may recall a matter not too many years back in Del Ray involving a garage being built on the property line, it resulted in ordinance no. 5049.

https://www.washingtonpost.com/local/alexandria-moves-to-close-spite-garage-loop-hole/2017/01/25/5e0c1ef8-e326-11e6-a453-19ec4b3d09ba_story.html

That case involved not obstructing light and ventilation. I know it's not a garage, this is actually worse.

I want to remind you of the following and bolded those that I believe are the most relevant and have attached the zoning section for this neighborhood:

Alexandria, VA Zoning

Sec. 10-200 - Parker-Gray District.

10-201 - Purpose.

The City of Alexandria seeks, through the establishment of the Parker-Gray District, to protect community health and safety and to promote the education, prosperity and general welfare of the public through the identification, preservation, and enhancement of buildings, structures, settings, features and ways of life which characterize this nineteenth and early twentieth century residential neighborhood. To achieve these general purposes the City of Alexandria seeks to pursue the following specific purposes:

(A) To enrich the quality of life for city residents by protecting the architectural character and scale of the district;

(B) To maintain and improve property values by providing incentives for the upkeep and rehabilitation of older structures in a safe and healthful manner; by protecting against deterioration, destruction of, or encroachment upon such areas, structures and premises; and by encouraging desirable uses which will lead to their conservation and improvement;

(C) To educate residents and visitors about the Parker-Gray District's cultural and historic heritage;

(D) To promote local historic preservation efforts through the identification and protection of historic resources within the District;

(E) To encourage the nomination of historic properties to the National Register of Historic Places and the Virginia Landmarks Register;

(F) To assure that new structures, additions, landscaping, and related elements be in harmony with their historical and architectural setting and environs; and

(G) To safeguard the district's approaches and significant routes of tourist access by assuring that development in and along those transportation arteries be in keeping with the district's historical, cultural, and traditional setting.

10-205 - Matters to be considered in approving certificates and permits.

A. Certificate of appropriateness.

1. Scope of review. The board of architectural review or the city council on appeal shall limit its review to exterior features subject to public view and shall determine the compatibility of proposed construction, reconstruction, alteration, restoration of buildings or structures within the Parker-Gray District based upon **compatibility with other buildings or structures on the same block face**, the block face across the public street, or the immediate surrounding area within the district.
2. Standards. The board of architectural review, or the city council on appeal, shall consider the following in passing upon the appropriateness of proposals within the Parker-Gray District:
 - a. For new buildings and additions to existing buildings:
 1. Height of the roofline along the street or public way;
 2. **Scale and mass of the building on the site;**
 3. **Placement of the building on the site;**
 4. Material, texture and color;
 5. Architectural style where there is a predominant style on the block face;
 6. Architectural details, including signs, subject to public view from the public street or public way;
 7. Architectural classification based on age of building or structure; and
 8. Hierarchy of building elevation based on the location of the new construction on the front (street facing), side (non-street facing) or rear elevation.

Can you review the following and believe you are enriching the quality of life for us the neighbors who have been before you multiple times, are you protecting upon encroachments on existing buildings that lead to conservation and improvement. The answer is clearly no, by approving the building of 1413 you are violating the purposes of the historic designation of this community. This lot should remain without a structure and be a side yard to the builders other lot at 1415 Princess street, where he can build a slightly larger property and preserve the light and ventilation, otherwise my house on one side that has been around for about 100 years and the house on the other corner which is over 100 years old can maintain its value and identity in the neighborhood. Approving this is in violation of your duty to the city and its residents and the history of this city. I have watched this quaint historic city slowly turn into Ballston and/or Clarendon. If I wanted that feel I would have moved there, it is time to stop destroying what we have and preserve it and it starts with this lot! Lastly, I have concerns this builder will follow anything, based on the hearing back in November

where he was asking for forgiveness for not following the plans, I am concerned about my 100+ year old foundation and that of my neighbors that could sustain significant damage if construction were to begin, do you even check to see if there is adequate insurance or are we again left to fend for ourselves.

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From: [Michael Stauber](#)
To: [Lia Niebauer](#)
Subject: Re: [EXTERNAL]BAR #2020-00396
Date: Thursday, January 21, 2021 11:16:42 AM

Can you add these images to my submission.







Sent from mobile device [Outlook for iOS](#)
