

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

APPLICANT: Donald D. Devers

LOCATION: Parker-Gray District
1215 and 1215 ½ Queen Street

ZONE: RB/Residential Townhouse Zone

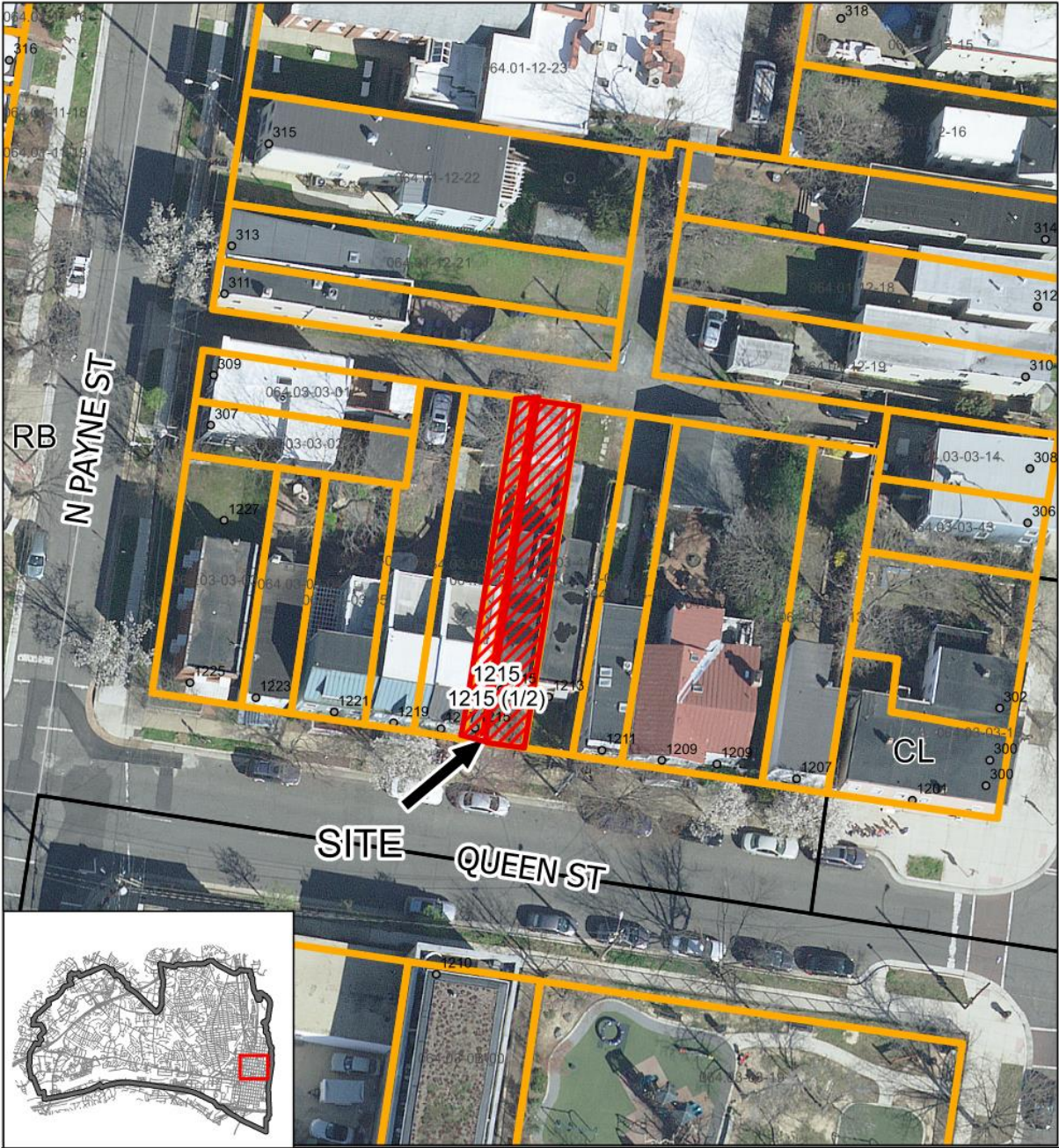
STAFF RECOMMENDATION

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

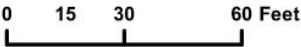
1. The proposed door surround should not be removed for the proposed design;
2. The proposed drainage be relocated to the rear elevation, and,
3. The replace door on the south (façade) should be a four-panel door without a transom;

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.



BAR #2021-00121 & BAR #2021-00123
1215 and 1215 1/2 Queen Street



Note: Staff coupled the applications for a Permit to Demolish (BAR2020-00121) and Certificate of Appropriateness (BAR2020-00123) 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 for an addition and alterations, at 1215 and 1215 ½ Queen Street. The permit to demolish includes the encapsulation of portions of the north and east elevations, and the complete demolition of the free-standing garage. The proposed two-story addition will be approximately 97 square feet and located on the north elevation. The proposed alterations are as follows:

1. Remove the awnings from the second-story windows on the south elevation
2. Replace the six-over-six windows on the north and south elevations with two-over-two wood-clad casement windows
3. Remove the existing chimney
4. Replace the existing roof with a standing seam roof
5. Replace existing doors on north and south elevation
6. Install a new door hood on the south elevation
7. Replace existing front yard chain link fence with a wood fence
8. Drainage features
9. Install a new wood rear yard fence

The following alterations were included in the application but do not require Board approval as stated in the Parker-Gary Residential Reference Guide: painting the existing painted masonry wall(north elevation), adding slate pavers to the existing stoop, and installing exterior light fixtures. The application also includes undergrounding utilities which is not under the Board's purview.

Site context

The alley to the north, behind the subject property, is public.

II. HISTORY

The two-bay, two story townhouse at 1215 Queen Street. consists of a masonry main block and a two-story masonry ell. The one-story garage (1215 ½ Queen Street) on the rear property line consists of a masonry block with a low sloping roof. Before the construction of the current property, a townhouse was located on the front property line from 1902 to 1941, based on Sanborn map research. Between 1942 and 1958 only a freestanding garage was located on the rear property line. The subject property was constructed **after 1958**, however, a copy of the building permit could not be located to confirm the construction date.

Previous BAR Approvals

No previous approvals.

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, §10-205(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

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 20th century concrete block shed was constructed between 1921 and 1936 based on Sanborn map research and City permits. The garage and the portions of the ell that will be demolished are not of unusual or uncommon design and could be reproduced easily.

Certificate of Appropriateness

The *Design Guidelines* state that “An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the

architectural and historic importance of an existing building by creating a false sense of the past.” The proposed addition expands the existing ell east to the property line. The addition will be visible from the alley to the north but distinguishable by its 7” smooth fiber cement siding and 6” trim, accomplishing the *Design Guidelines* goal that the addition not “obscure or dilute” the historic structure.

The *Design Guidelines* state that “windows are a principal character defining feature of a building and serve both functional and aesthetic purposes.” The proposed replacement windows will be two-over-two wood-clad casement windows. Staff supports the change in configuration and operation because the vernacular mid-20th century building has characteristics of the Italianate style with its flat roof and door surround. Additionally, the subject property is located 14’-9” from the front property line; if the property was located 15’ from the front property line the proposed alterations could have been approved administratively per the Parker-Gary Residential Reference Guide.

The applicant also proposes to replace the existing six-panel doors and to add a triangular door hood over the existing door surround. Staff has no objection to the proposed door on the north elevation, as it will be minimally visible from the public alley and does not require Board review as stated in the Parker-Gary Residential Reference Guide. The door on the south elevation, should a four-panel wood door and the door hood should not be installed on the façade because these architectural features are not compatible with the Italianate features on the property. The remaining proposed alterations comply with the Parker-Gary Residential Reference Guide and could be approved at the staff level. Staff recommends that the proposed drainage be relocated to the rear elevation instead of the façade, as the proposed drainage negatively impacts the architectural features on the façade.

The Staff has no objections to the proposed demolition, addition and alterations at 1215 and 1215 ½ Queen Street and with the conditions above, recommends approval of the project.

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 New fence in front yard may not exceed four feet in height and must be 50% open.
- C-2 New fence in rear yard may not exceed six feet in height.
- C-3 The property is deficient in open space, however, the proposed location for the new addition is located in an area that does not count as usable open space and therefore will comply with zoning.

- F-1 The proposed rear addition, alterations, demolition, new air conditioning unit, and new fence comply with zoning.

Code Administration

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 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 will be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*