

ISSUE: Certificate of Appropriateness for after-the-fact alterations

APPLICANT: Mary Ritley-White and TJ White

LOCATION: Old and Historic Alexandria District
720 South Alfred Street

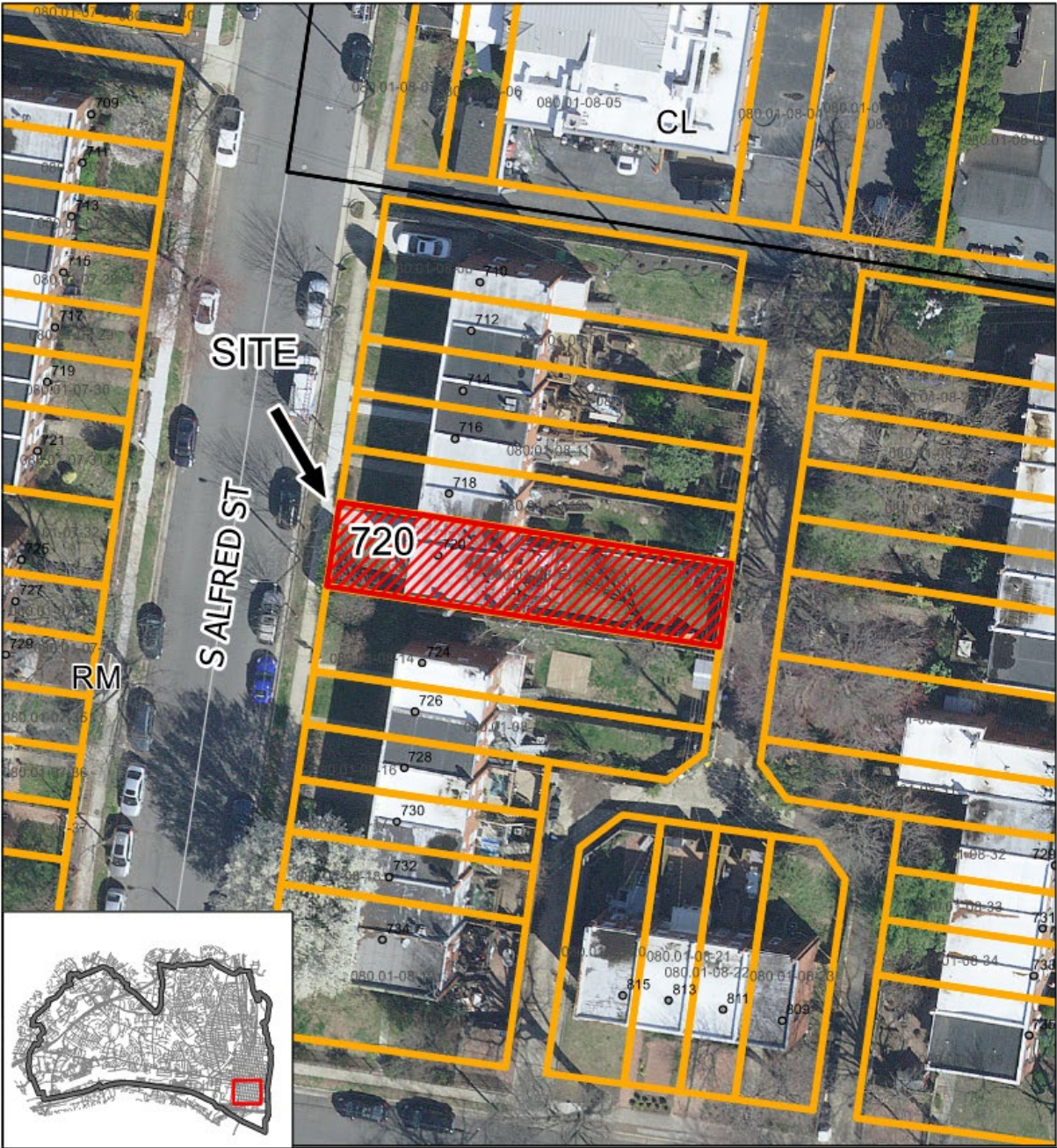
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations, as submitted, with the recommendation that when replacing the front door in the future, the replacement be a six-panel door to match the original.

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 #2021-00088
720 South Alfred St



I. APPLICANT'S PROPOSAL

The applicant requests an after-the-fact Certificate of Appropriateness for the replacement of the entrance door on the west/primary elevation.

Certificate of Appropriateness

The applicant requests approval for the after-the-fact replacement of the six-panel entrance door with a Craftsman style door on the primary/west elevation.

Site context

The subject property is located on the middle of the east side of the 700 block of South Alfred Street. There is a public alley running behind the property.

II. HISTORY

720 South Alfred Street is a two story, two bay attached rowhouse constructed in 1941/42; it is therefore considered a LATE building. The brick clad concrete block rowhouses with steel casement windows were built in a minimalist modern style as part of the Patrick Henry Homes development, consisting of approximately 53 homes on the 700 block of South Patrick, South Alfred, and South Columbus, and the 800 and 900 blocks of Jefferson Street. The "new brick homes" were advertised for sale in the *Alexandria Gazette* on June 16, 1942 and were part of a massive expansion of Alexandria's housing stock in the years leading up to and during World War II.

Like many early 20th century housing developments in Alexandria, Patrick Henry Homes was developed as the result of a severe housing crunch. Population in the region expanded significantly, and a housing shortage led to an increase in residential construction, even in the middle of World War II. According to a December 1939 article in the *Alexandria Gazette*, the city's population had increased to 36,000 from a 1930 total of 24,000, yet between 1934 and 1939 less than 2,000 homes had been built.¹ In the 1940s, therefore, developers built mass-produced homes rapidly and economically, to provide housing for as many people as possible in the shortest time possible. One indicator of how inexpensively these were built is the fact that these buildings are constructed of cinder block; the brick is a veneer only.

Previous BAR Approvals

No previous BAR approvals.

III. ANALYSIS

Today, the houses appear much as they did when constructed, although nearly all have had the original steel casement windows and doors replaced. The lack of overall architectural ornament and detailing, taken with the simple appearance, was an intentional architectural characteristic to express the modernity of the buildings. Of course, it also served to lower the costs of construction; as noted above, such economies were essential to the effort to provide as much affordable housing as possible as quickly as possible. These simple rowhouses feature little architectural detailing and

¹ "Statistics Released by Mrs. Harper," *Alexandria Gazette*, 14 December 1939.

serve as background buildings to the more historic structures in the city. The Colonial Revival style doorways are the only decorative element on the Patrick Henry Homes; the developer utilized this element to inexpensively blend the community in with the older parts of the city. Simple homes like these are scattered throughout both historic districts, generally on the fringes of the city.

Certificate of Appropriateness

The *Design Guidelines* state that “Exterior doors and storm doors constitute prominent visual details of the main façade of a building. In addition to the door itself, details surrounding the doorway are also important visual elements of a building. Such detailing includes door frames, glass, molding, pediments, hoods and hardware. Exterior doors and surrounding details should complement the architecture of the structure and not detract from it.”

In addition, “A large number of architectural styles are represented in the buildings in the historic districts and each style incorporates distinctive doorways and surrounding architectural elements. Care should be taken that the character defining features of these doorways are maintained.”

The subject building was built in a minimalist modern style, and the rowhouses in this neighborhood have Colonial Revival style doorways as their only decorative feature. As the original permit drawing indicates in Figure 1 below, the rowhouses originally had a variety of Colonial Revival door surrounds with six-panel doors. 720 South Alfred is the southernmost townhouse with the doorway highlighted.

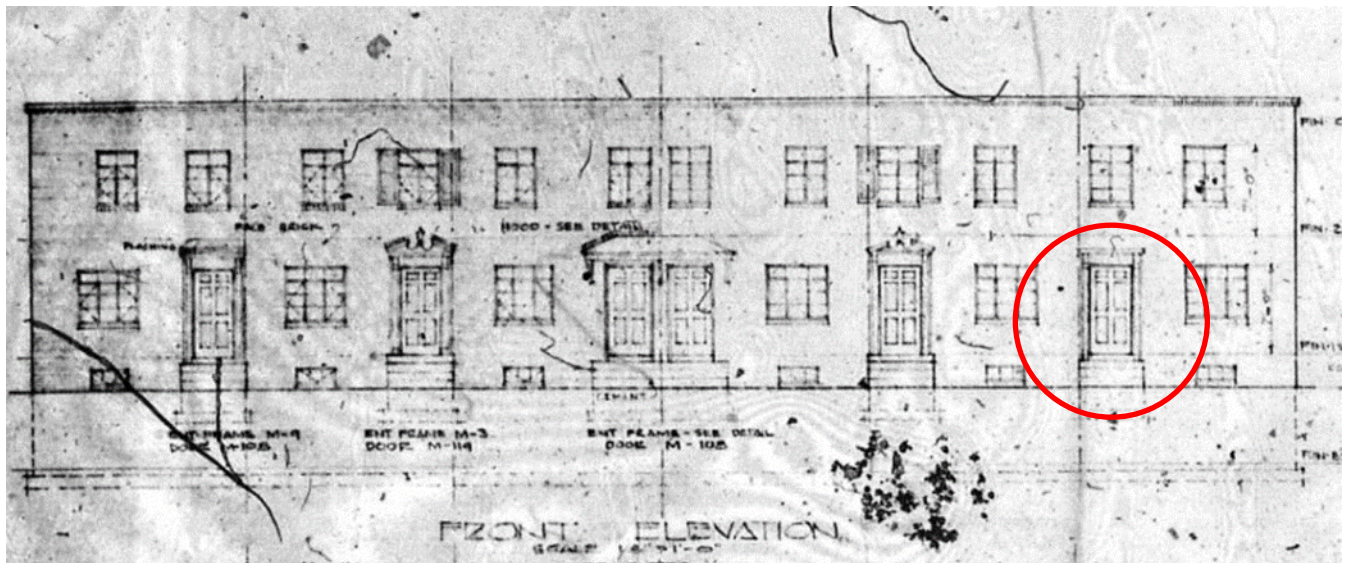


Figure 1- Patrick Henry Homes, Block 2, front elevation. Permit #3335

The property owner replaced the six-panel door with a Craftsman style door which does not closely relate to the Colonial Revival surround (Figure 2) at some point between 2018 and 2020 without the required BAR approval. However, the small degree of architectural embellishment in the original design lends itself to some variation. The new door is visually distinguishable, contributing to a degree of variety and diversity in the architectural harmony of the block. The wide variety of window configurations and doors currently in place in this block dilute the original

design motif. While the existing door does not match the original in configuration and is not consistent with the architectural style of the building, the current variety of stylistic features present in this block, limit the overall effect of this door on the variation from the original architectural expression.



Figure 2 - Existing Craftsman style door

Staff finds that due to the already diluted consistent architectural style in this block, this door does not represent a significant effect on either this building or the overall blockface. Staff recommends approval, as submitted, with the condition that any future door replacement be six-panel to match the original design.

STAFF

Marina Novaes, 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

No comments received

Code Administration

Code has no comments

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)
- 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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 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 No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials
- 2 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 720 S. Alfred St.DISTRICT: Old & Historic Alexandria Parker - Gray 100 Year Old Building

TAX MAP AND PARCEL: _____ ZONING: _____

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: Mary Rittley-White + TJ WhiteAddress: 720 S. Alfred StreetCity: Alexandria State: VA Zip: 22314Phone: 2021033986 E-mail: mritley@gmail.comAuthorized Agent (if applicable): Attorney Architect _____Name: N/A Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- 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.
 - siding
 - 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).

Replace old unsafe door with new door.

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.

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 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects facing Washington Street. Check N/A if an item in this section does not apply to your project.

- 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.

- 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.

- 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 resubmit) must be accompanied by the BAR Supplemental form and 3 sets of 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: Marylotte White
Printed Name: Mary Rittley-White
Date: 2/25/21

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.	N/A Mary Ritter White	720 S. Alfred St.	100%
2.		St. Alexandria, VA 22314	
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 720 S. Alfred St. (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.	N/A Mary Ritter White	720 S. Alfred St.	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.	N/A Mary Ritter White	N/A	N/A
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.

~~2/25/21~~ 4/6/21 Mary Ritter White MR White
 Date Printed Name Signature

Previous Door



New Door

