


11
10-17-09

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 15, 2009

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: FAROLL HAMER, DIRECTOR 
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: SUPPLEMENTAL INFORMATION FOR BAR CASE 2009-0109 APPEAL

Please find attached additional information for your consideration for the Appeal of BAR Case 2009-0109 approving the Permit to Demolish for the former American Legion building at 224 North Fayette Street. The information includes the following:

1. Original BAR application materials.
2. Photographs submitted by applicant to staff on October 4, 2009 and which the applicant states were shared with the BAR at the July 22, 2009 public hearing.

These documents were inadvertently not included in the October 9th docket packets and requested by the applicant to be sent to you for consideration.

cc: Jackie Henderson, City Clerk and Clerk of Council

ADDRESS OF PROJECT: 224 N. Fayette Street

TAX MAP AND PARCEL: 64.03 03 42 ZONING: CRMU-M

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: William Cromley

Address: 421 N. Alfred St.

City: Alexandria State: VA Zip: 22314

Phone: (703) 973-2250 E-mail: wm.cromley@mindspring.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Same as above.

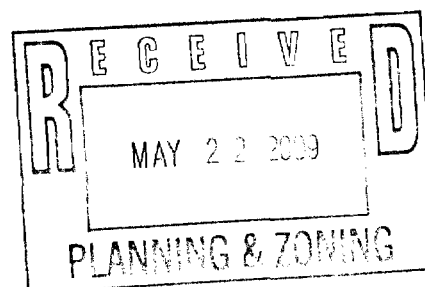
Address: _____

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.*
 - awning fence, gate or garden wall HVAC equipment shutters
 - doors windows siding shed
 - lighting pergola/trellis painting unpainted masonry
 - other _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Demolish existing structure.

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 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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.

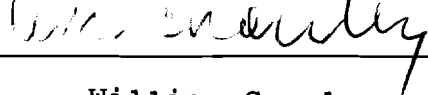
- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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 12 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: 
Printed Name: William Cromley
Date: 5/25/09

224 N. Fayette Street

Board of Architectural Review Application for Demolition

SUBMITTAL REQUIREMENTS

1) Survey plat showing the extent of the proposed demolition.

Attached.

2) Existing elevation drawings clearly showing all elements proposed for demolition.

Attached.

3) Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.

Attached.

4) Description of the reason for demolition.

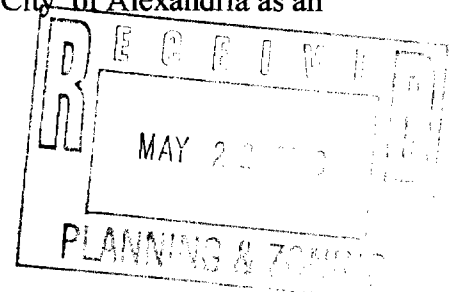
Structure is long past its useful life and has effectively been demolished by neglect by a lack of care and maintenance on the part of its two former owners, the City of Alexandria, and American Legion Post 129.

I intend to re-develop the property with a new structure that better conforms to the uses prescribed for the CRMU-M zone, utilizes cutting edge green building technologies, and meets the goals and objectives of the newly minted Braddock Road Metro Small Area Plan.

5) Description of alternatives to demolition and why such alternatives are not considered feasible.

There is no alternative to a substantial partial demolition: the entire skin of the building must be demolished to remove the original asbestos siding, a serious public health hazard. The roof and windows must also be demolished as they have deteriorated beyond repair. If retained, the building would be left with little or no original building materials.

In March of this year, the building was offered as a gift to the City of Alexandria as an alternative to demolition; the offer was rejected.



224 N. Fayette Street

Criteria for Demolition in the Parker-Gray District

1) Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?

No. The structure was built on a large parcel of land purchased by the City of Alexandria in 1944. It was constructed from a set of kit-like plans drawn up by the Virginia State Department of Education for utilitarian structures built throughout the state. The buildings, including several others built in Alexandria, were built for economy using the most basic building techniques and readily available building materials. The structure and grounds were used by the City school system as a nursery and playground from 1945 to 1949.

In 1950, the City leased the building to American Legion Post 129 but kept the adjacent playground for use as a city park. The City sold the building to Post 129 in 1987 with a right of first refusal to buy the building back should the Legion ever decide to sell it. The City declined to purchase the building when it was offered to them by the Legion in 2000, and at that time also released the Legion from their obligation to offer the City a first right of refusal for any future sale.

In 2009, the building was purchased by William Cromley who made a formal offer to the City Manager to give the building to the City and move it, at his expense, to the adjacent city park that it had once been a part of. After several weeks of consultations with the Department of Planning & Zoning and the Office of Historic Alexandria, the City declined to accept the building.

2) Is the building or structure of such interest that it could be made into an historic shrine?

No. There is nothing about the building's architecture or history that could reasonably elevate it to the status of an historic shrine.

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. The building is neither old nor of an uncommon design. Its original building materials are ordinary and were applied with no special skill. The original asbestos siding sheaths the exterior walls; the existing asphalt shingle roof, installed in 1960, replaced the original asphalt shingle roof.

4) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?

No. The site's history is one of a nursery & playground, and later as a meeting hall for an American Legion post. The City used the building for only five years before renting it out and later selling it. The City chose to subdivide the property and sell off the building in 1987; they chose not to buy it back when they had the opportunity in 2000; and they chose not to accept the building when it was offered to them as a gift in 2009. Clearly the City does not believe the building is worthy of "retention." Nor does it consider schools in general worthy of "retention." Since the establishment of Alexandria's two historic districts, the City has demolished seven school buildings in the Old Town and Parker-Gray neighborhoods. Another similar nursery building in the old Chinquapin Village was demolished to build T.C. Williams High School (of "Remember the Titans" fame, the 2000 movie about the school's football team that put Alexandria's black history on the national map), which was itself demolished in 2008 and replaced by a new building.

The Charles Houston Recreation Center and the James Bland public housing complex are two other recent examples of obsolete public buildings recently demolished or approved for demolition within the boundaries of the Parker-Gray Historic District.

The history of the building during its use by the American Legion, first as a tenant of the City, and later as an owner, is more checkered. American Legion Post 129 was established in 1939 for black veterans and named for William Thomas, the first black Alexandrian killed in World War I. Their first meeting hall at 1001 Pendleton Street, a USO building and later a recreation center, was sold by the City and demolished for development in 1978.

Post 129 moved to 224 N. Fayette Street in 1950. Memories by immediate neighbors of the Legion's tenure at the building are universally unfavorable. Raucous parties and their accompanying police calls for service were a weekend staple at the building for decades. Years of public nuisances—noise, trash, public urination—as well as more serious criminal activity, including at least one shooting, are a part of the public record, as well as being a deeply ingrained part of the neighborhood's collective memory.

The Legion sold the severely dilapidated building, under threat of foreclosure, in April 2008. It was re-sold to William Cromley in February 2009. William Thomas Post 129 has relocated to the 2600 block of Mt. Vernon Avenue, coincidentally, right across the street from another kit nursery at the intersection of Mt. Vernon and Commonwealth Avenues.

The adjacent city park, which was created as a part of the original nursery complex, has fared considerably better than the building that was separated from it by the City in 1950. The building itself, under both the City's and the Legion's ownership, has effectively been demolished by neglect. The park however, does effectively preserve the

history of the site and its original use as a stomping ground for toddlers. The original swing set and sandbox are long gone, but its use today as a playground is much the same as it was when it was first constructed.

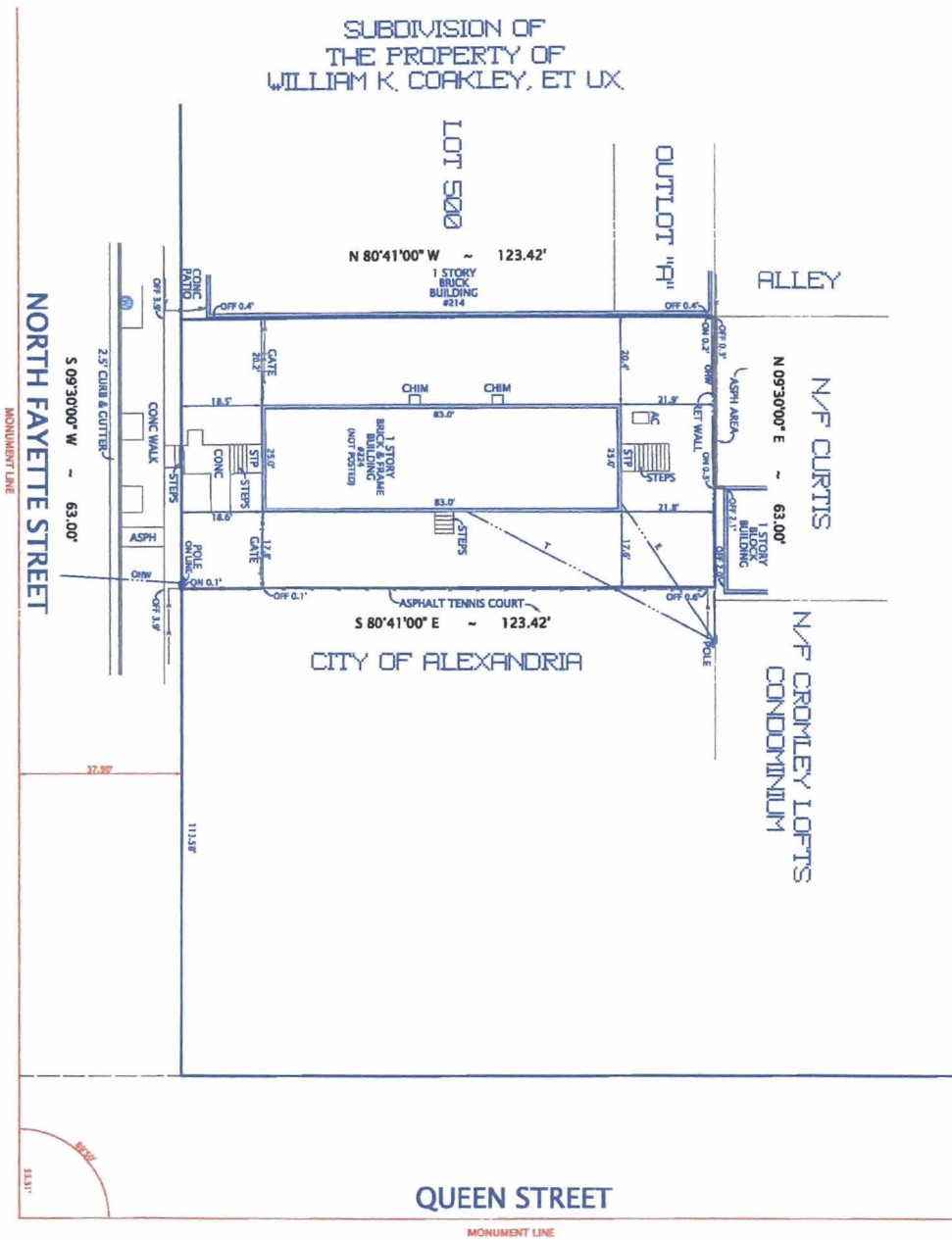
5) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest in the study of architecture and design, educating citizens in American culture and heritage and making the city a more attractive place to live?

No. To the contrary, the retention of this structure would depress real estate values, discourage business, and repel tourists. Retaining this structure would in no meaningful way encourage the study of American history or stimulate an interest in architecture and design, nor would its retention make the City a more attractive or desirable place to live.

6) Would the retention of the building or structure help maintain the scale and character of the neighborhood?

No. The structure is one story in height. The predominant scale of the neighborhood is two and three story structures.

NOTES: 1. FENCES ARE CHAIN LINK.
2. REMAINING WALLS ARE 0.7' BLOCK.



PLAT
SHOWING BUILDING LOCATION ON
THE PROPERTY LOCATED AT
#224 NORTH FAYETTE STREET
CITY OF ALEXANDRIA, VIRGINIA
(INST# 080005487)
SCALE: 1" = 20'
FEBRUARY 2, 2009

<p>1 HEREBY CERTIFY THAT THE PORTIONS OF ALL LOTS, AREAS AND INTERESTS SHOWN AND DIMENSIONS THEREON HAVE BEEN CAREFULLY EXAMINED BY A CERTIFIED SURVEYOR AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.</p> <p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.</p>	<p>02/02/2009 LICENSE NO. 2009 George H. Quinn</p>
<p>CASE NAME: BILL CROMLEY CENTER</p>	<p>DOMINION Surveyors Inc. 8808 H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 FAX: 703.759.5412</p>

CASE NAME: CENTER

#90136004





East (Front) Elevation,2009/05/14 08:35:02



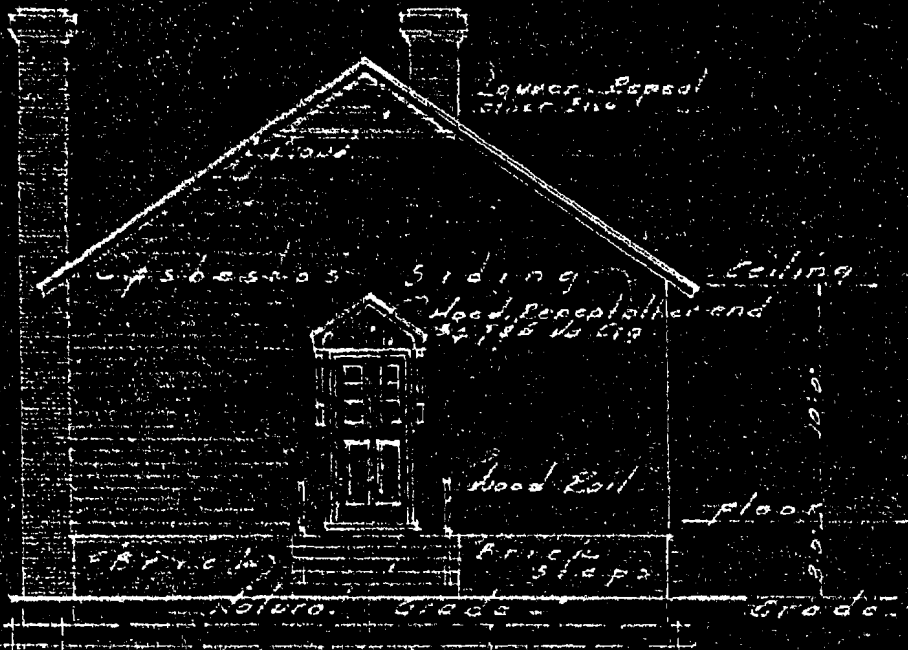
North (Park) Elevation,2009/05/14 08:36:21



South Elevation,2009/05/14 08:37:00



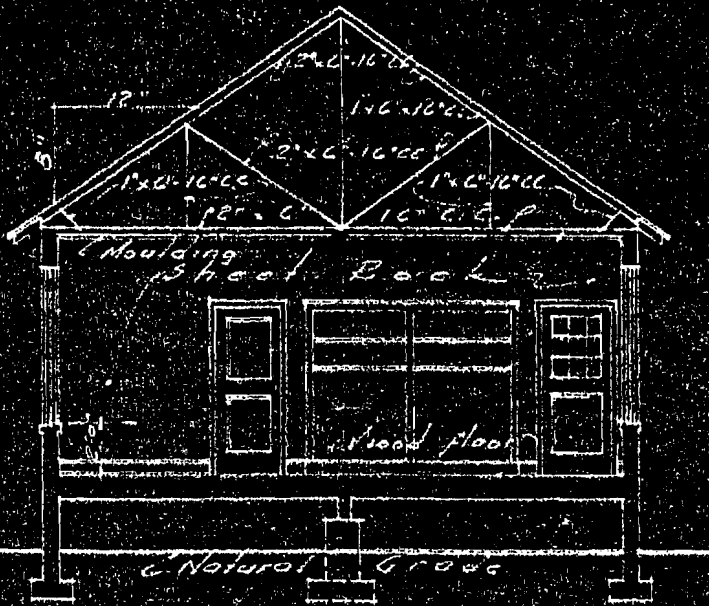
West (Rear) Elevation,2009/05/14 08:38:33



FRONT ELEVATION

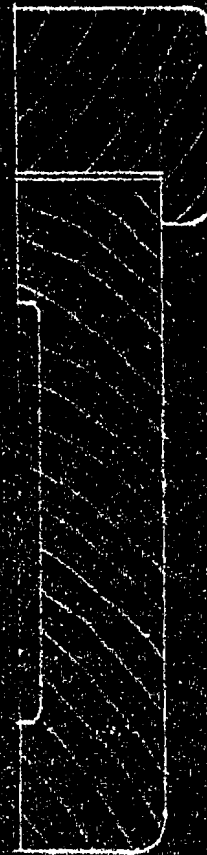
1/8" = 1'-0"

(Note: Rear Elevation Similar)



SECTION

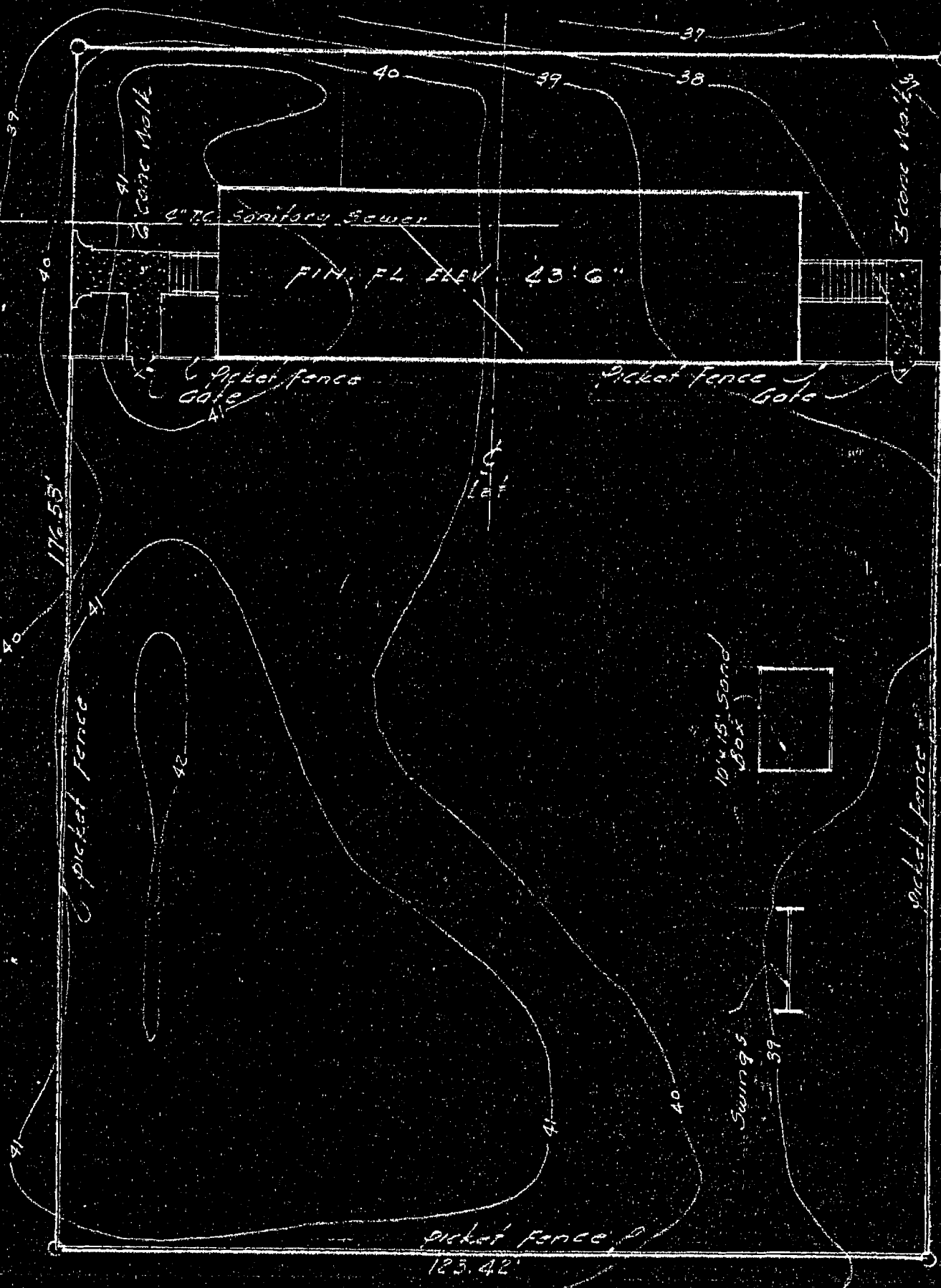
1/8" = 1'-0"



F.S. TRIM

F.S. BASE

To City Sewer



176.53'

Picket fence

6 Lane Walk

4" 70' Sanitary Sewer

FTH. FL. ELEV. 43' 6"

Picket fence gate

Picket fence gate

Lat

10' x 15' sand box

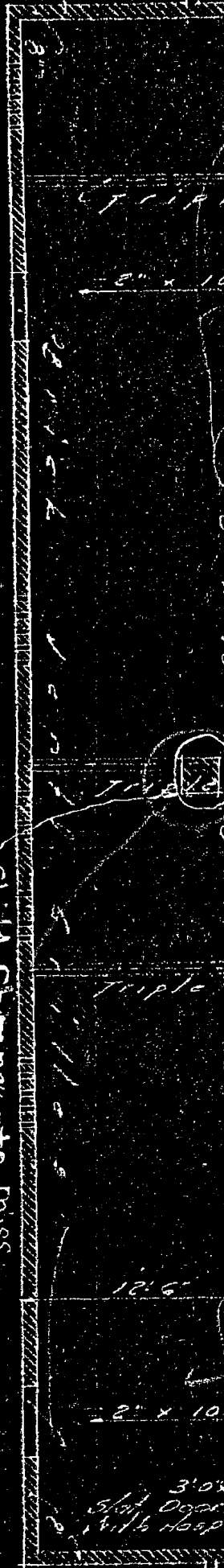
Swings

Picket fence

Picket fence 123.42'

Stair No. 2

3' 6"



FOUNDATION PLAN
 1/8" = 1'-0"
 Shift Chimney to miss
 6" x 10" beam

Asph 60/70 Shingles



RIGHT SIDE ELEVATION
 1/8" = 1'-0"

(NOTE: LEFT SIDE ELEVATION SIMILAR)



"Duncan"
<Dblair@landclark.com>
10/13/2009 10:35 AM

To <Faroll.Hamer@alexandriava.gov>,
<Stephen.Milone@alexandriava.gov>
cc "William Cromley" <wm.cromley@mindspring.com>,
<Mark.Jinks@alexandriava.gov>,
<Christopher.Spera@alexandriava.gov>
bcc

Subject 224 N. Fayette Street

Good Morning: Bill and I have completed the first review of the Staff Report and notice that several items contained in the record and presented as part of the application or at the public hearings; specifically, a copy of the original application and analysis of the Code Criteria and the Photographs of other Listed Contributing Structures submitted into the record. The materials need to be included as soon as possible.

Additionally, the Staff Report (p. 9) provides new information about the building on Mt. Vernon Ave, specifically that it was "constructed by Arlington County in 1922 for use as a County Health department and was for different uses, population, constructed twenty years apart. The report does not contain any back up. Could that information be provided as soon as possible?

Thanks.



Duncan Wardman Blair Esquire.vcf



807 & 809 Pendleton St., 2009/07/06 09:55:52



1122 Oronoco St., 2009/07/06 10:04:16



1108 Oronoco St., 2009/07/06 10:06:32



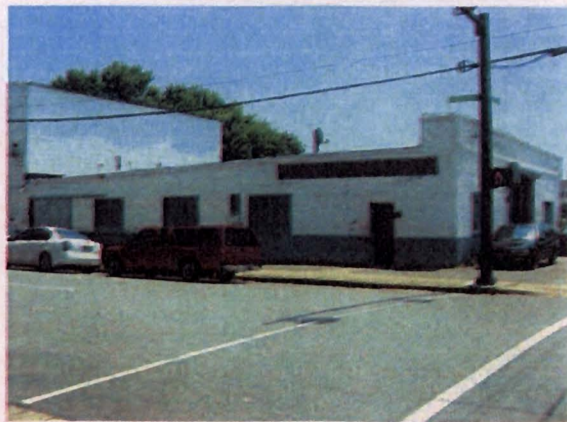
442 N. Henry St., 2009/07/06 10:07:21



400 N. Henry St., 2009/07/06 10:08:46



728 N. Henry St., 2009/07/06 13:40:15



727 N. Henry St., 2009/07/06 13:41:20



700 N. Henry St., 2009/07/06 13:43:37

Other "Contributing Buildings" in the Parker-Gray neighborhood listed in the Virginia Landmarks Register and in the proposed Uptown/Parker-Gray National Register Historic District.