

Docket Items # 6 & 7
BAR CASE # 2017-00110 &
2017-00111

BAR Meeting
July 5, 2017

ISSUE: Partial Demolition/Capsulation and Addition/Alterations

APPLICANT: Gregory Wilson & Kathleen Cummings

LOCATION: 130 Prince Street

ZONE: RM / Residential

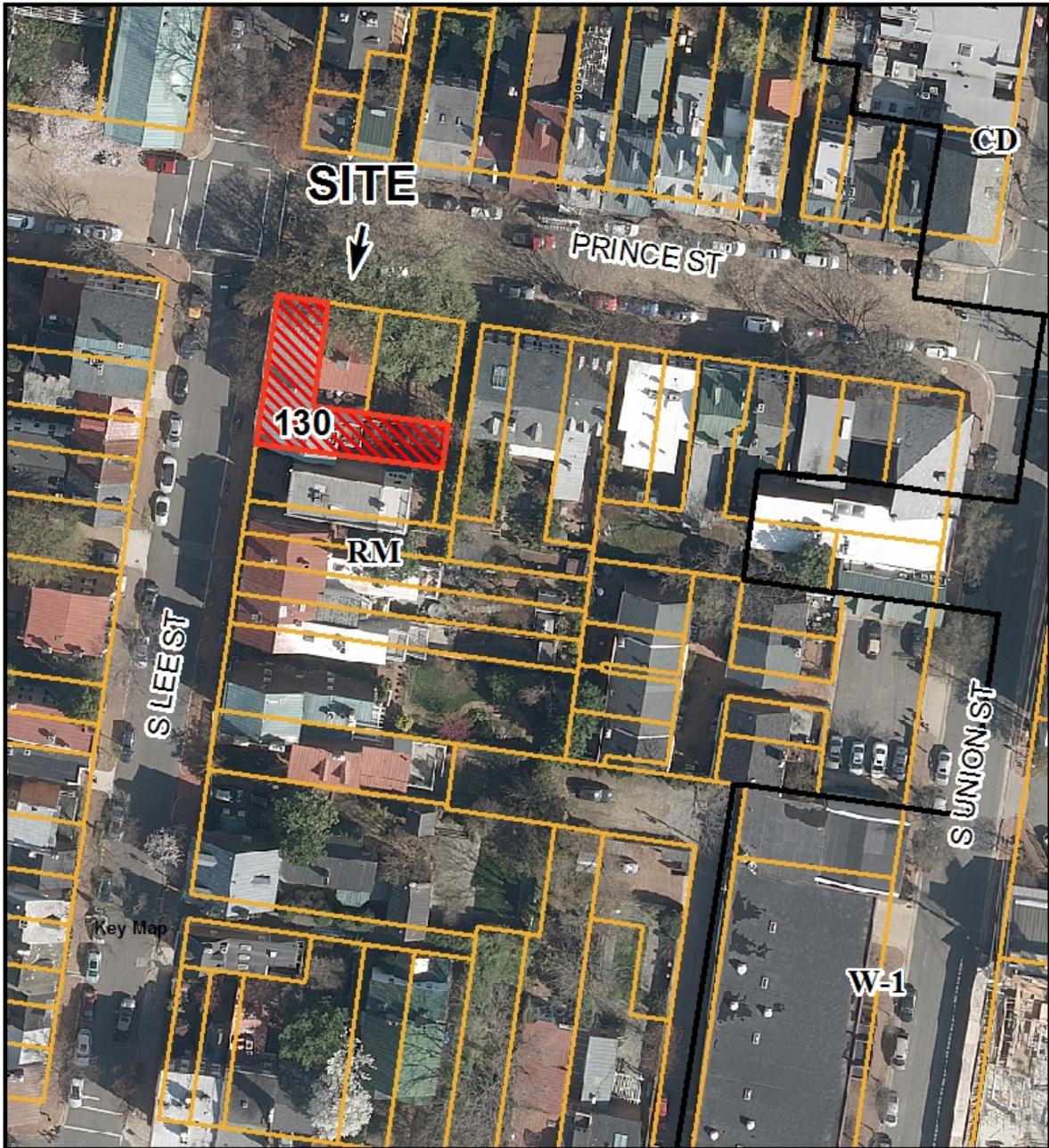
STAFF RECOMMENDATION

Staff recommends approval of the applications, as submitted, with the following conditions:

1. Include the following archaeology conditions 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 recommendations.
 - a. Inform Alexandria Archaeology (703-746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for City archaeologists can be arranged. There is no cost to the homeowner for this service.
 - b. 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 should cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - c. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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 #2017-00110 & 111
130 Prince Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2017-0110) and Certificate for Appropriateness (BAR #2017-0111) for clarity and brevity.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and Certificate of Appropriateness for a two-story rear porch addition, front dormer and alterations at 130 Prince Street.

Demolition/Capsulation

The applicant requests the following partial demolition and capsulation, all on the 1½ story frame element:

- Demolition of a portion of the front (west) elevation roof measuring approximately 9.5' by 4'
- Demolition of a one-story wood frame addition at rear of building
- Demolition of portions of rear elevation at the first and second story, including removal of screens, doors and two windows.
- Removal of masonry landing and steps at rear yard

Certificate of Appropriateness for an Additions and Alterations

- Shed dormer on front (west) elevation of the 1½ story frame element
- Two-story rear addition clad in stucco, with stone foundation and a flat roof, with a two-story open metal porch

The proposed materials include wood trim, simulated divided light windows and doors, a standing seam metal roof, stucco, metal trim, metal railings and porch details.

II. HISTORY

The subject property consists of three distinct frame elements that have been combined into a single dwelling over the years. Currently, the main block is a two-story frame element with both a hipped roof and steeply pitched shed roof with the current front entrance on Prince Street. To the south of this building is a 1½-story frame element, also with a gable roof. This secondary element was internally joined to the main block by circa 1900. A site visit and examination of interior details as well as the basement confirm that this small element likely dates to the late 19th century while the main block is earlier. The 1902 Sanborn Fire Insurance Map showed this element as one-story with a two-story block in rear, where a porch had been previously. This footprint is consistent through 1931, in which all elements are shown as frame construction.

In *Historic Alexandria Virginia, Street by Street*, Ethelyn Cox notes that the subject property “may date from ‘vendue-store’ of Philip Marsteller, who acquired the lot in **1787** for an annual ground rent. Owned by the Bank of Alexandria at the time of the January 1827 fire. In the 1833 partition of the estate of Mordecai Miller, the right to collect the ground rent on this lot, conveyed to Miller in 1797, was awarded to Samuel Miller, who also bought in the property at a tax sale in March 1841. In 1877 Samuel’s executors sold it, ‘with the buildings thereon,’ for \$800.”

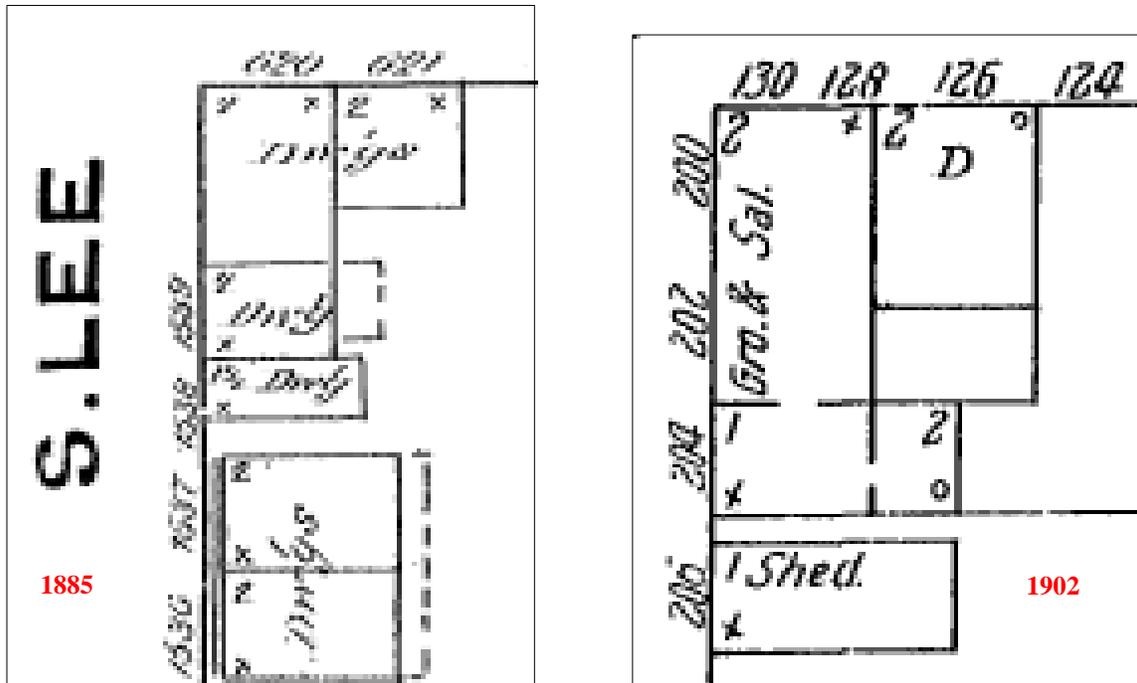


Figure 1. Sanborn Fire Insurance Maps from 1885 (left) and 1902 (right).

There are only two building permits associated with 130 Prince St and none for 204 S. Lee Street (the smaller element to the south). On September 21, 1951, an Alteration/Repair permit (#9898) was issued to owner Mr. Sameth, contractor J. East, for the replacement of siding at the rear of Lee Street, one side. The house was described as vacant, frame residence of “lumber,” two-stories with a flat roof. On December 21, 1978, the Arlington Roofing company applied for a repair permit (#34999) ostensibly to re-roof the house.

The BAR has approved a number of minor alterations over the years. In 1992, a new gate on S. Lee Street was approved at 130 Prince Street (92-6). In 2004, the BAR approved rooftop HVAC units and screening as well as entrance lights (BAR2004-00056). In 2005, the BAR approved the installation of a garden perimeter wall and fence for a pergola (BAR2005-00070).

On June 8, 2017, the Board of Zoning Appeals approved BZA application #2017-0018 for side yards set back relief which were necessary due to the irregular lot shape (L-shaped) which required certain side setbacks for the two side yards.

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, §10-105(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

The amount of demolition and capsulation is limited in scope and the majority of the demolition involves a later portion of the building. The one-story frame addition to be demolished does not appear on Sanborn Fire Insurance Maps until 1941. Staff has inspected the interior and exterior of this element and confirms that it is more similar to a mid-20th-century feature in contrast to the earlier period of construction of the other building elements. Additionally, the targeted areas of demolition on the rear (east) wall are minimal in scope and affect features that have been altered over the years. The most visible and historic element proposed for demolition is the nearly 35 square feet of roof area on the front of the 1½-story element. While this is certainly historic, this configuration likely dates to circa 1900 and is minimal in scope. Therefore, staff supports the proposed targeted amount of demolition.

Certificate of Appropriateness for an Addition and Alterations

Rear Porch Addition

Regarding residential additions, the BAR’s *Design Guidelines* state the Board’s preference for “contextual background buildings which allow historic structures to maintain the primary visual importance,” and for “designs that are respectful of the existing structure and...which echo the design elements of the existing structure.” This particular block has a range of building heights and setbacks as well as varying architectural styles. The proposed addition will be visible only from Prince Street through a vacant—but buildable—lot (Figure 1). Therefore, although it will

be visible over that property today, it likely will not be as visible in the future when that lot develops.



Figure 2. View from Prince Street looking southwest. Red arrow indicates element to be demolished and general location of addition.



Figure 3. 3-D model of proposed addition as viewed from Prince Street.

The massing of the proposed addition is similar in scale and size to what currently exists and represents a reconfiguration of the existing massing rather than a substantial enlargement. The addition of a two-story open porch or balcony on the rear minimizes the overall bulk and passing while adding visual texture. Rear porch additions in the historic districts are typically more classical in form and design featuring expansive multi-light window arrangements and pilasters, painted white. The applicant has opted for a different approach through the use of a metal porch system with a decorative railing system. The use of painted metal will also appear visually light. The applicant shared images with staff of other metal balconies throughout the historic district, several of which are included here. It should be noted that metal porches and balconies can be found on buildings from a range of time periods and including a variety of architectural styles.



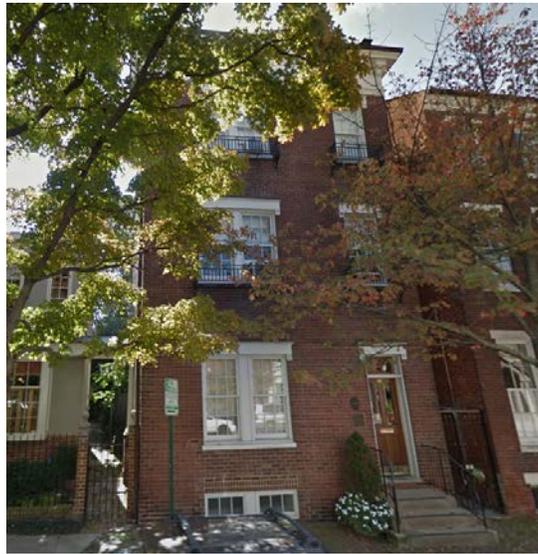


Figure 4. Examples of metal balconies and railings in historic district.

Staff supports this approach and believes that it will lighten the visual impact of the addition while also providing for an interesting background element. Staff finds that the painted metal trim fascia for the porch floors appear to be heavier compared to the other porch elements and suggests that the applicant could further refine this option. All of the proposed materials are high-quality and historically appropriate.

Shed Dormer

The Design Guidelines on Dormers state that “dormers are particularly visible elements of a roof and can have adverse impacts on a building if not properly designed and sited...dormers should not be too large for the structure. Additionally, “the style of the dormer should be appropriate to the architectural style of the existing structure.” The 1993 Design Guidelines also state “shed dormers are strongly discouraged” without further discussion. However, the BAR has generally approved shed dormers on the rear of buildings, where they are not prominently visible, but not the front slope of roofs because there are very few buildings in Old Town where they are stylistically appropriate. For this reason, and because of the amount of demolition of hand hewn rafters proposed, the BAR denied large shed dormers on the front and rear of the 18th century building at 115 N Fairfax Street last year.

Shed dormers were unable to be constructed until after roof materials were developed that could shed water from their low roof slope. This roofing material was not available until flat seam metal became widely available around the mid-19th century. While certainly shed dormers are not appropriate for every architectural style, and are more commonly associated with the early 20th century Arts and Crafts period buildings, if properly detailed and scaled to the existing building they can be attractive and appropriate alterations. Although at the time of writing of the Design Guidelines there may have been a strong current against such elements, as staff and the BARs have updated the Design Guidelines and policies over the years it is, perhaps, time to revisit this tenet as well.

Staff studied numerous dormer options with the applicant. On this shallow roof pitch (it covers the entire second floor), a shed dormer is the most discreet type of dormer addition for this

simple frame structure. Gabled, pedimented, round headed, eyebrow, hipped or any other shape would visually overwhelm this simple frame structure and compete with the historic character not only of this building but also this streetscape. For this reason, the BAR supported the use of a simple shed dormer, rather than a series of front gable dormers, on the north side of the rear ell at 703 S Lee last year.

The use of four-light awning windows are appropriate and compatible with the multi-light double-hung windows found on the building. The side (south) elevation best illustrates the minimal visual impact of the shed dormer and illustrates how it will be set back 12 feet from the property line and building face (Figure 4). This is in stark contrast to the majority of dormer applications that the BAR reviews on non-historic townhouses which regularly add a full finished floor to a townhouse and staff supports this modest dormer in this specific instance.

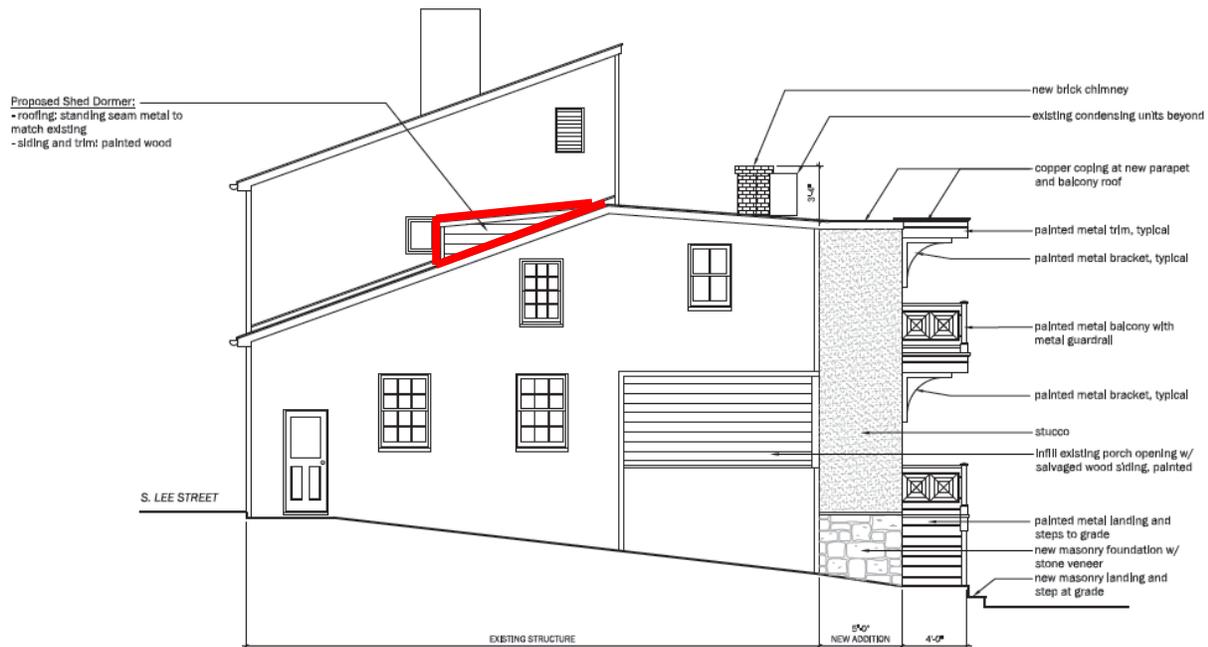


Figure 5. Side (south) elevation showing location of shed dormer set back from building face.

In summary, staff supports the request for a rear addition with two-story metal porch and a modest shed dormer, with the conditions noted above.

Staff recommends the application with the conditions noted above.

STAFF

Catherine K. Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

- F1 On February 13, 2003, BZA#2002-0068, a variance application to construct a carriage house in the required rear yard was withdrawn by the applicant.
- F2 There have been no variances or special exceptions previously granted for the subject property.
- F3 The subject property is one lot of record with 18.00 feet of frontage on South Saint Asaph Street and a depth of 113.42 feet. The lot area totals 2,041 square feet. The property abuts a 20.00 foot wide alley at the rear property line.
- F4 The existing house is currently a complying structure because it is a lot of record as of February 10, 1953. Any lot of record which is less than 25.00 feet wide does not require any side yard setbacks.
- C1 Proposed project complies with zoning.

Code Administration

- F-1 The following comments are for BAR review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles. Cooper@alexandriava.gov or 703-746-4197.
- C-1 A building permit, plan review and inspections are required for these alterations and addition. A certificate of occupancy permit and inspections will also be required prior to occupying this proposed dwelling unit.
- C-2 A Demolition permit and inspections are required prior to removing structure attached to existing dwelling.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC) and city policy.
- C-4 Chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet (3048 mm), but shall not be less than 3 feet above the highest point where the chimney passes through the roof.

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R3. 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)
- F1. 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)
- F2. 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)
- C1. 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)
- C2. 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)
- C3. 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)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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 The lot at 130 Prince St. has been actively occupied since Philip Marsteller acquired it in 1787. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in Alexandria during the late 18th and early 19th century.
- R-1 *The applicant/developer shall call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.

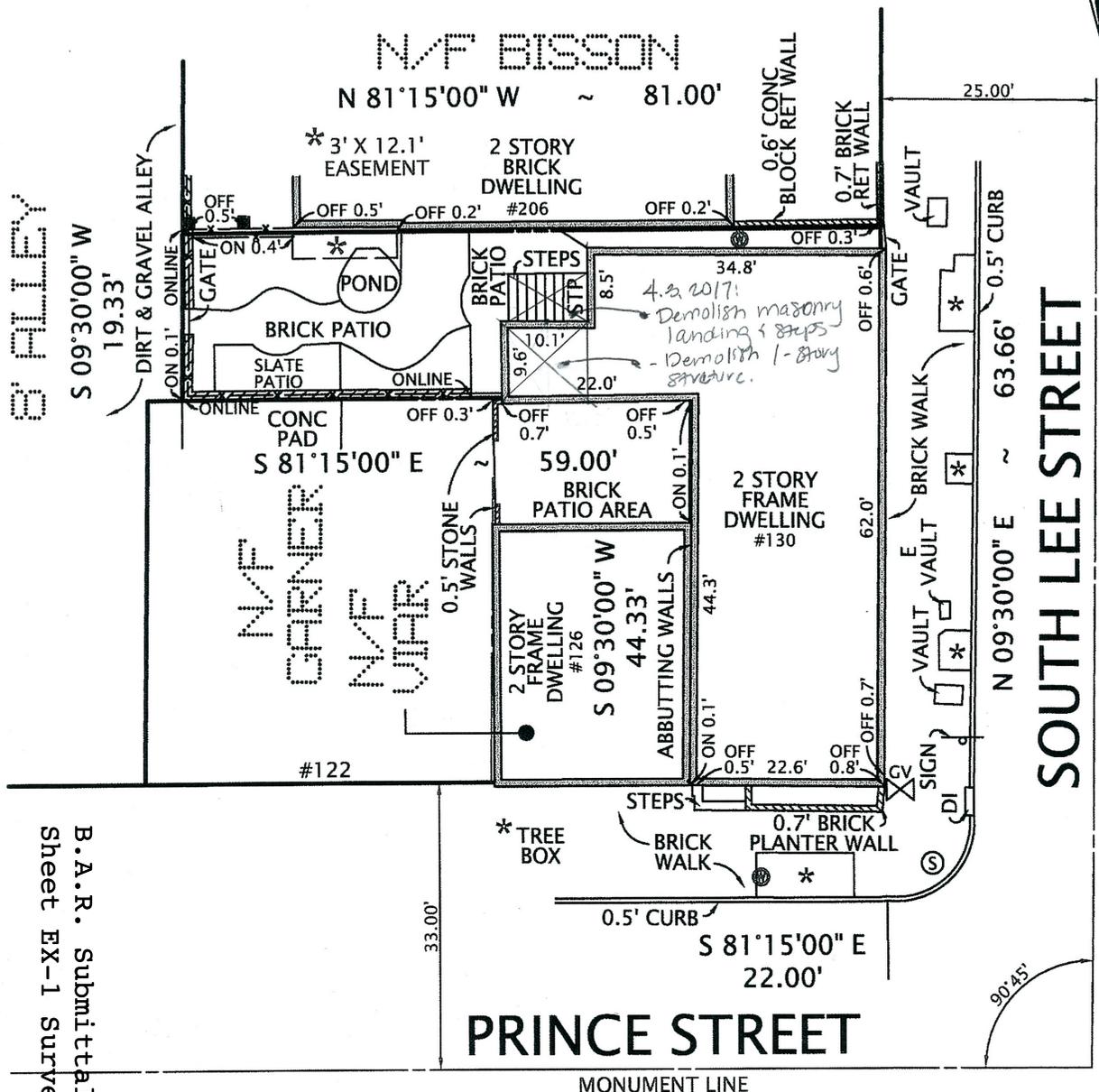
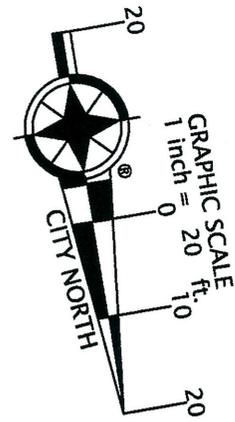
- R-2 *The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-3 *The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-4 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 – Supplemental Materials

2 – Application for BAR 2017-00110 & 2017-00111: 130 Prince Street

- NOTES: 1. FENCES ARE FRAME.
 2. UTILITIES ARE UNDERGROUND.
 3. PILLARS ARE 1.4' BRICK.
 4. RETAINING WALLS ARE 1.0' STONE UNLESS NOTED.
 5. AREA = 2,541 SF



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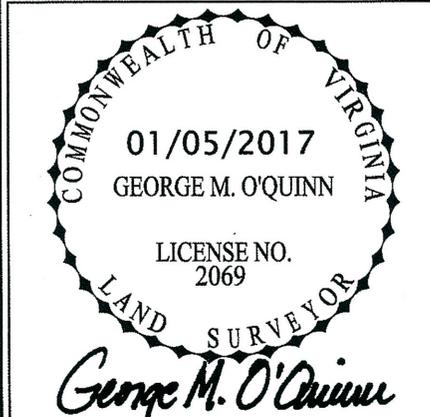
B.A.R. Submittal 4.3.2017
 Sheet EX-1 Survey - Proposed Demolition

Application Package
 BAR2017-00110 & 00111
 130 Prince Street
 4/3/2017

PLAT
 SHOWING HOUSE LOCATION ON
 THE PROPERTY LOCATED AT
#130 PRINCE STREET
 (INSTRUMENT #100008749)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' JANUARY 05, 2017

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

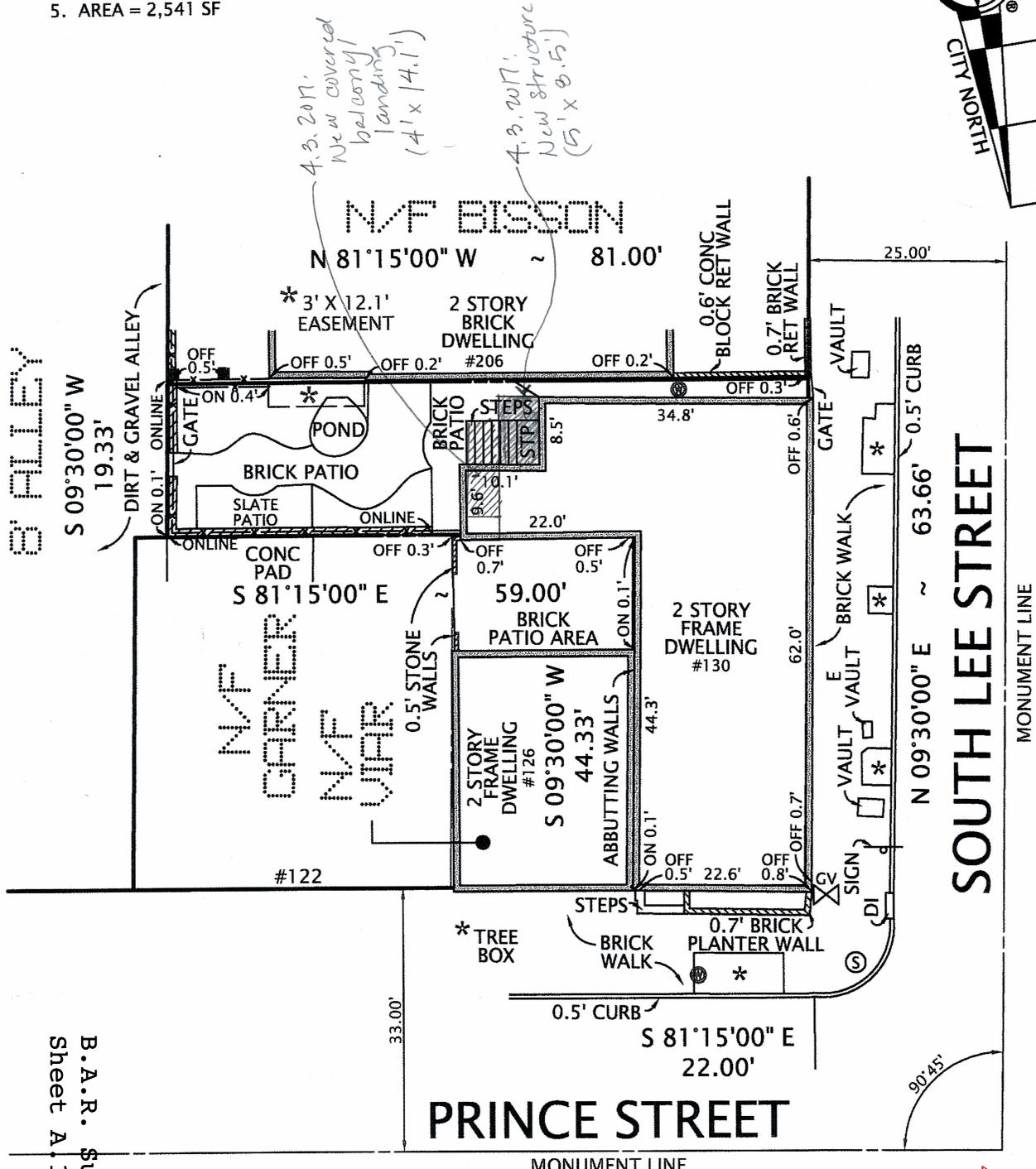
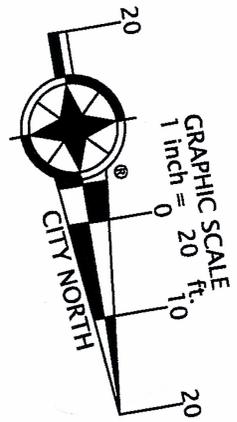
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 A TITLE REPORT WAS NOT FURNISHED.
 NO CORNER MARKERS SET.



CASE NAME:
 TRUSTEES OF MELMER FAMILY TRUST~
 WILSON/CUMMINGS
 SCOTT B. WEAVER, ATTORNEY AT LAW

DOMINION Surveyors Inc.®
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412

- NOTES: 1. FENCES ARE FRAME.
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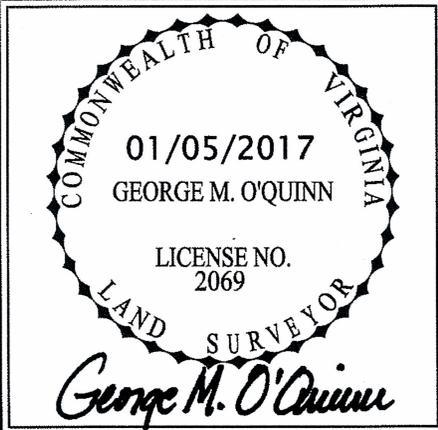
B.A.R. Submittal 4.3.2017
 Sheet A.1 Survey - Proposed

Application Package
 BAR2017-00110 & 00111
 130 Prince Street
 4/3/2017

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CASE NAME:
 TRUSTEES OF MELMER FAMILY TRUST~
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CUMMINGS-WILSON RESIDENCE

130 Prince Street Alexandria, Virginia

BOARD OF ARCHITECTURAL REVIEW
 ORIGINAL SUBMITTAL: APRIL 3, 2017



DRAWING INDEX	
C-1	Cover Sheet, Drawing Index
EX-1	Existing Site Survey
EX-2 - EX3	Existing Exterior Photos
EX-4 - EX8	Existing Elevations - Proposed Demolition
A-1	Proposed Site Survey
A-2	F.A.R. Worksheet
A-3	Proposed 3D Model Views
A-4 - A8	Proposed Elevations

Erin May, Architect
 703.836.6666 erin@erinmayarch.com

William Cromley Design / Development
 426 N. Columbus St. 703.973.2250
 Alexandria, VA 22314 wm.cromley@mindspring.com

COVER SHEET

Cummings-Wilson Residence
 130 Prince Street Alexandria, Virginia

Scale: 3/16" = 1'-0"
 Issue Set: B.A.R.
 Date: 4/3/2017

C-1



130 PRINCE STREET FROM CROSS STREETS (S. LEE & PRINCE)



S. LEE STREET ELEVATION - LOOKING NORTHEAST



S. LEE STREET ELEVATION - EXISTING ONE-STORY STRUCTURE

<p>Erin May, Architect 703.836.6666 erin@erinmayarch.com </p>	<p>William Cromley Design / Development 426 N. Columbus St. Alexandria, VA 22314 703.973.2250 wm.cromley@mindspring.com</p>	<p>EXISTING PHOTOS</p> <p>Cummings-Wilson Residence 130 Prince Street Alexandria, Virginia</p>	<p>Scale: $\frac{3}{16}'' = 1'-0''$ Issue Set: B.A.R. Date: 4/3/2017</p>	<p>EX-2</p>
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NORTH EAST ELEVATION FROM PRINCE STREET



EAST ELEVATION FROM ADJACENT PROPERTY



NORTH EAST ELEVATION FROM PRINCE STREET



REAR ELEVATION

<p>Erin May, Architect 703.836.6666 erin@erinmayarch.com </p>	<p>William Cromley Design / Development 426 N. Columbus St. Alexandria, VA 22314 703.973.2250 wm.cromley@mindspring.com</p>	<p>EXISTING PHOTOS</p> <p>Cummings-Wilson Residence 130 Prince Street Alexandria, Virginia</p>	<p>Scale: 3/16" = 1'-0" Issue Set: B.A.R. Date: 4/3/2017</p>	<p>EX-3</p>
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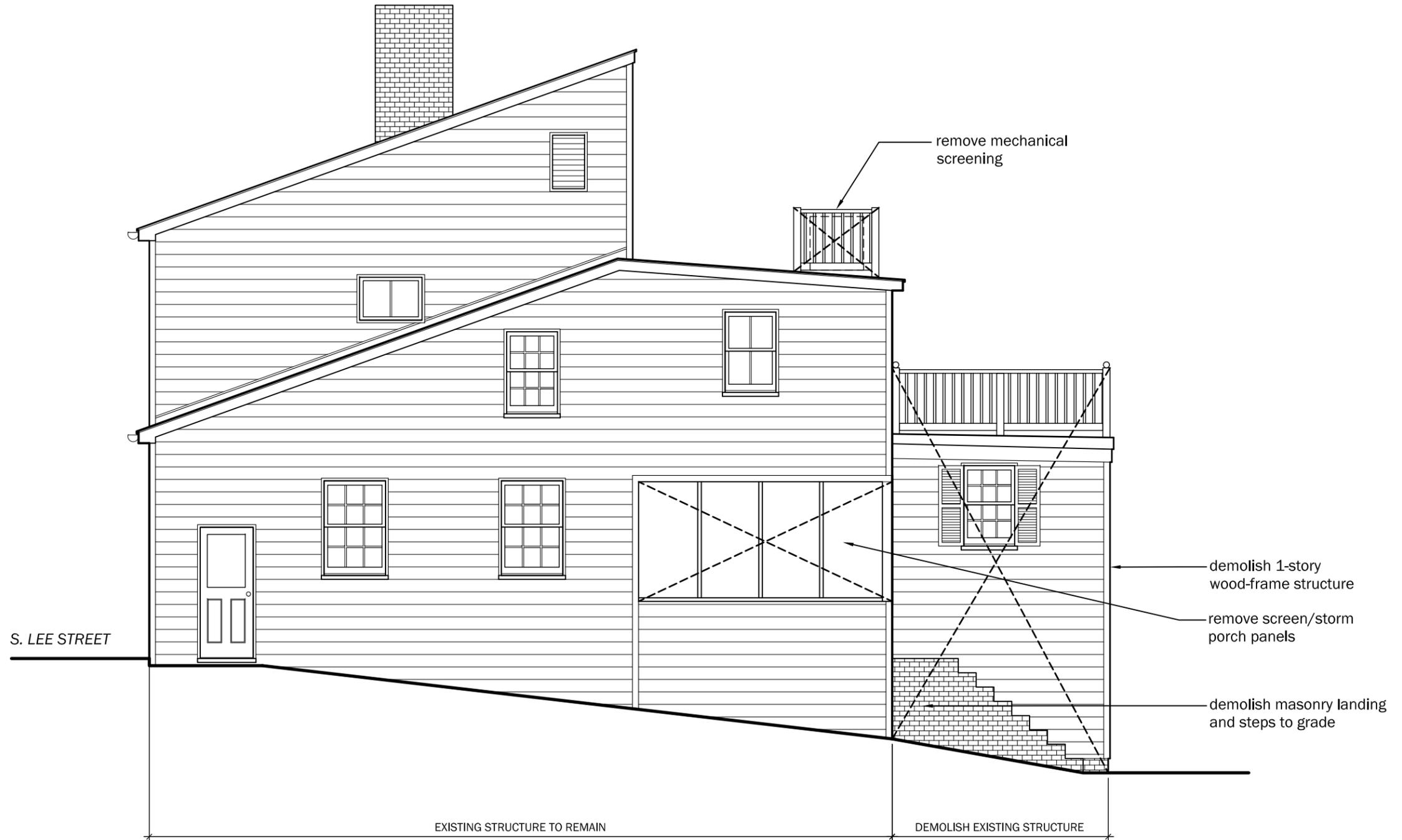
Erin May, Architect
 703.836.6666 erin@erinmayarch.com


William Cromley Design / Development
 426 N. Columbus St. 703.973.2250
 Alexandria, VA 22314 wm.cromley@mindspring.com

SIDE (WEST) ELEVATION EXISTING / DEMOLITION
 Cummings-Wilson Residence
 130 Prince Street Alexandria, Virginia

Scale: $\frac{3}{16}'' = 1'-0''$
 Issue Set: B.A.R.
 Date: 4/3/2017

EX-5



Erin May, Architect
 703.836.6666 erin@erinmayarch.com

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 Alexandria, VA 22314 wm.cromley@mindspring.com

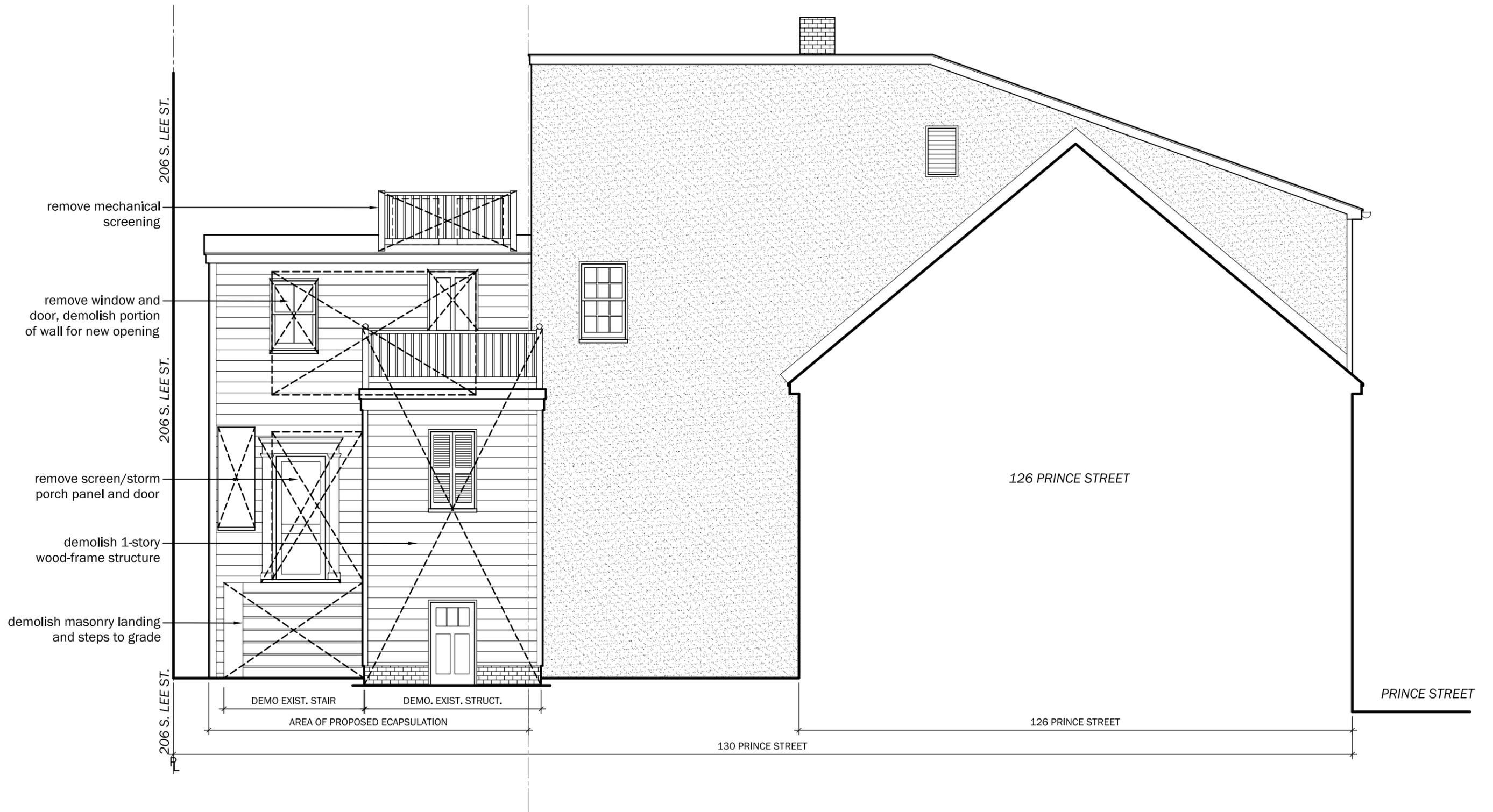
REAR (SOUTH) ELEVATION EXISTING / DEMOLITION

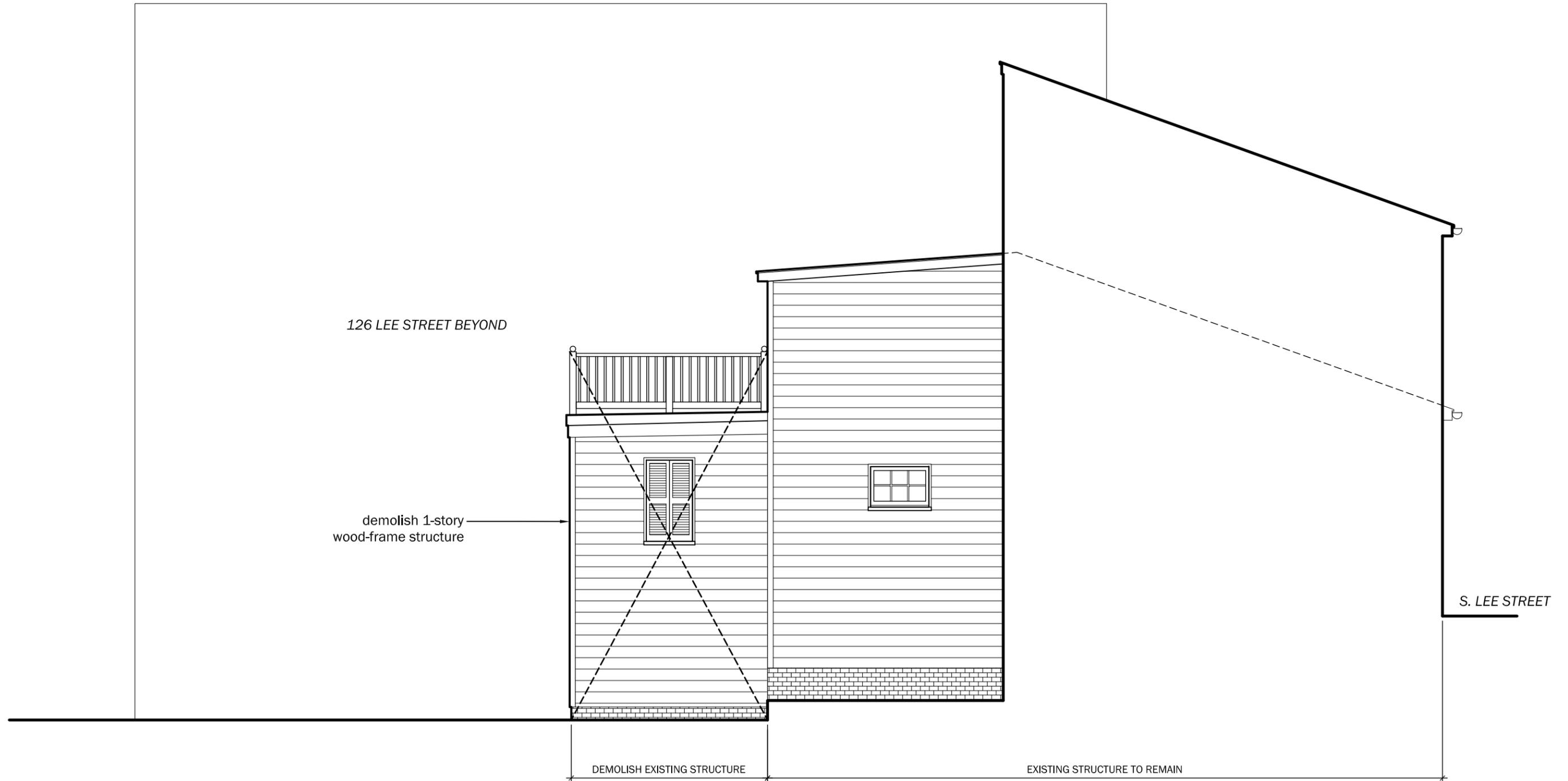
Cummings-Wilson Residence
 130 Prince Street Alexandria, Virginia

Scale: $\frac{3}{16}'' = 1'-0''$

Issue Set: B.A.R.
 Date: 4/3/2017

EX-6







NORTHEAST ELEVATION - VIEW FROM PRINCE STREET
 WITH PRIVACY 6' HIGH WOOD FENCE AT PROPERTY LINE



NORTHEAST ELEVATION - VIEW FROM PRINCE STREET
 WITHOUT PRIVACY 6' HIGH WOOD FENCE AT PROPERTY LINE

<p>Erin May, Architect 703.836.6666 erin@erinmayarch.com </p>	<p>William Cromley Design / Development 426 N. Columbus St. 703.973.2250 Alexandria, VA 22314 wm.cromley@mindspring.com</p>	<p>PROPOSED WORK - 3D MODEL VIEWS</p> <p>Cummings-Wilson Residence 130 Prince Street Alexandria, Virginia</p>	<p>Scale: 3/16" = 1'-0" Issue Set: B.A.R. Date: 4/3/2017</p>	<p>A-3</p>
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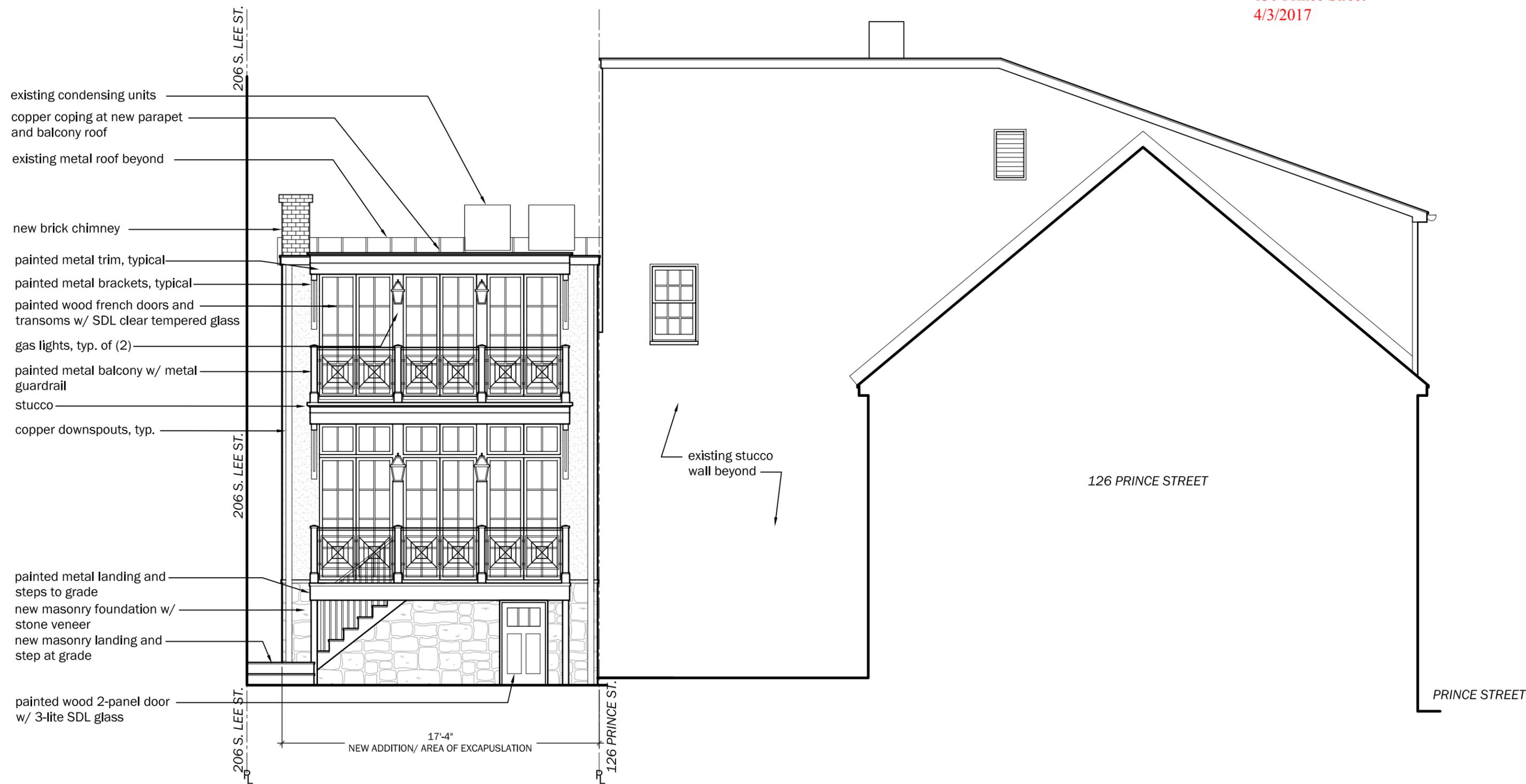


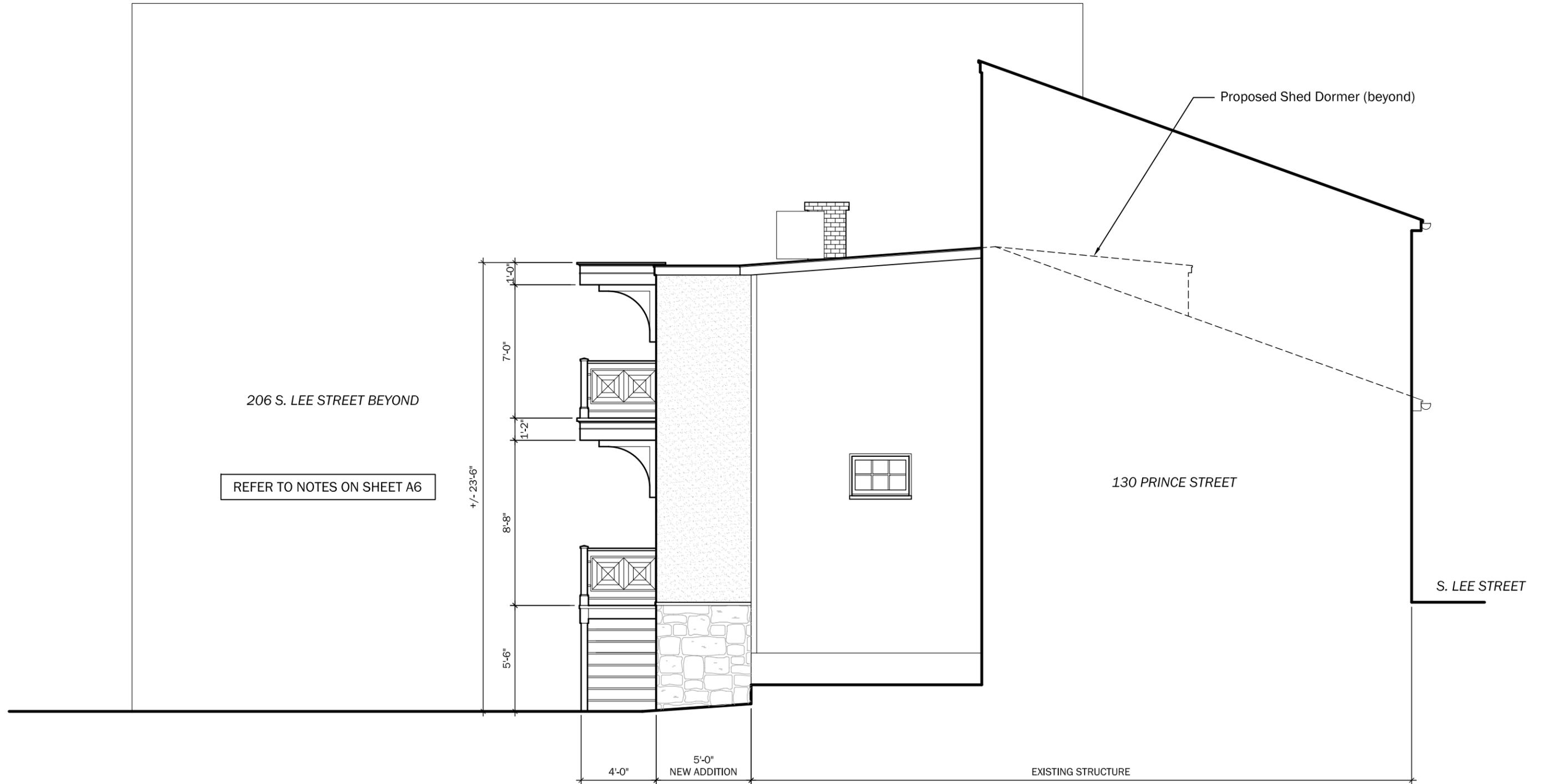
Proposed Shed Dormer:
 - roofing: standing seam metal to match existing
 - siding and trim: painted wood
 - windows: painted wood SDL awnings

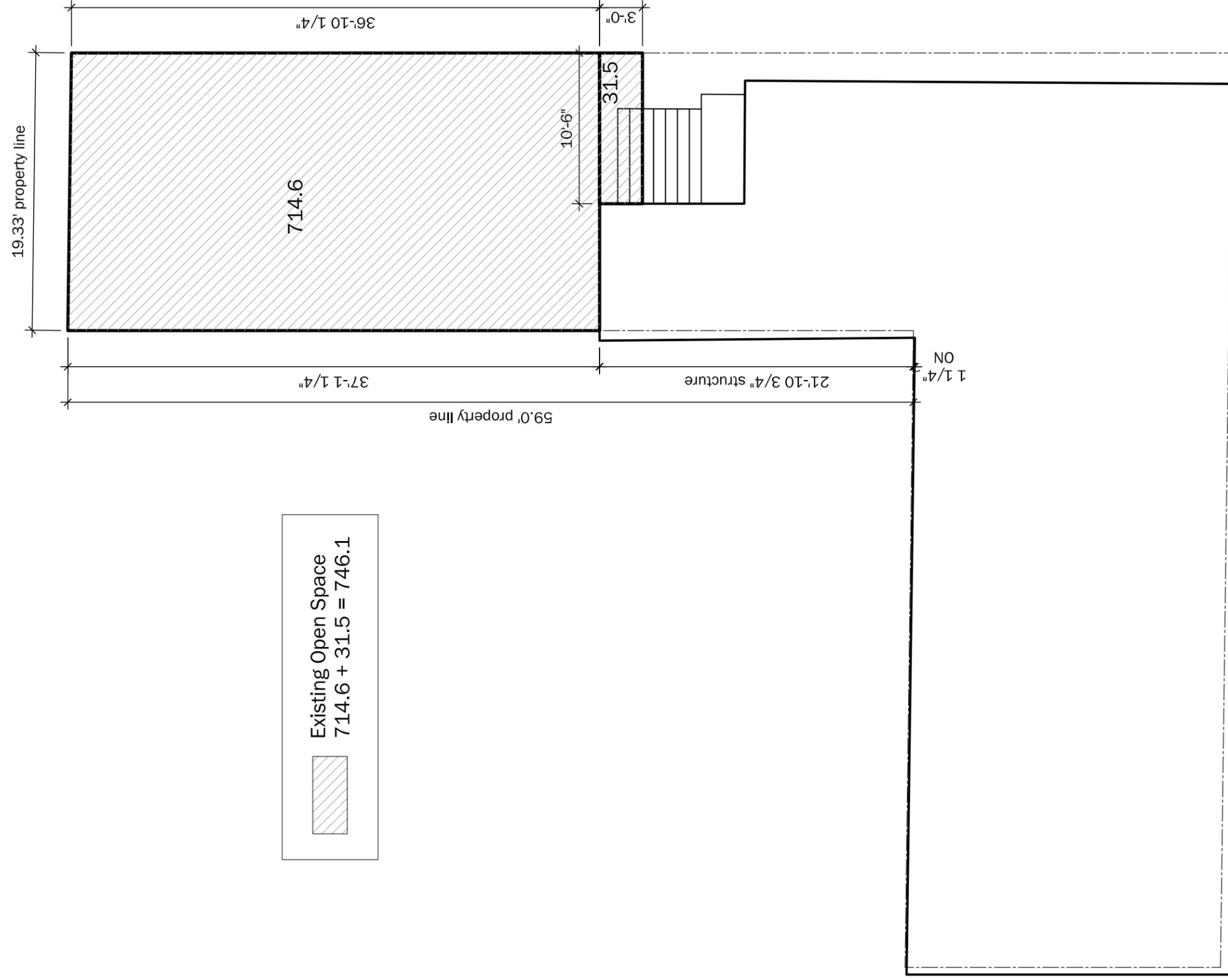
206 S. LEE STREET

PRINCE STREET

<p>Erin May, Architect 703.836.6666 erin@erinmayarch.com </p>	<p>William Cromley Design / Development 426 N. Columbus St. 703.973.2250 Alexandria, VA 22314 wm.cromley@mindspring.com</p>	<p>SIDE (WEST) ELEVATION - PROPOSED Cummings-Wilson Residence 130 Prince Street Alexandria, Virginia</p>	<p>Scale: 3/16" = 1'-0" Issue Set: B.A.R. Date: 4/3/2017</p>	<p>A-5</p>
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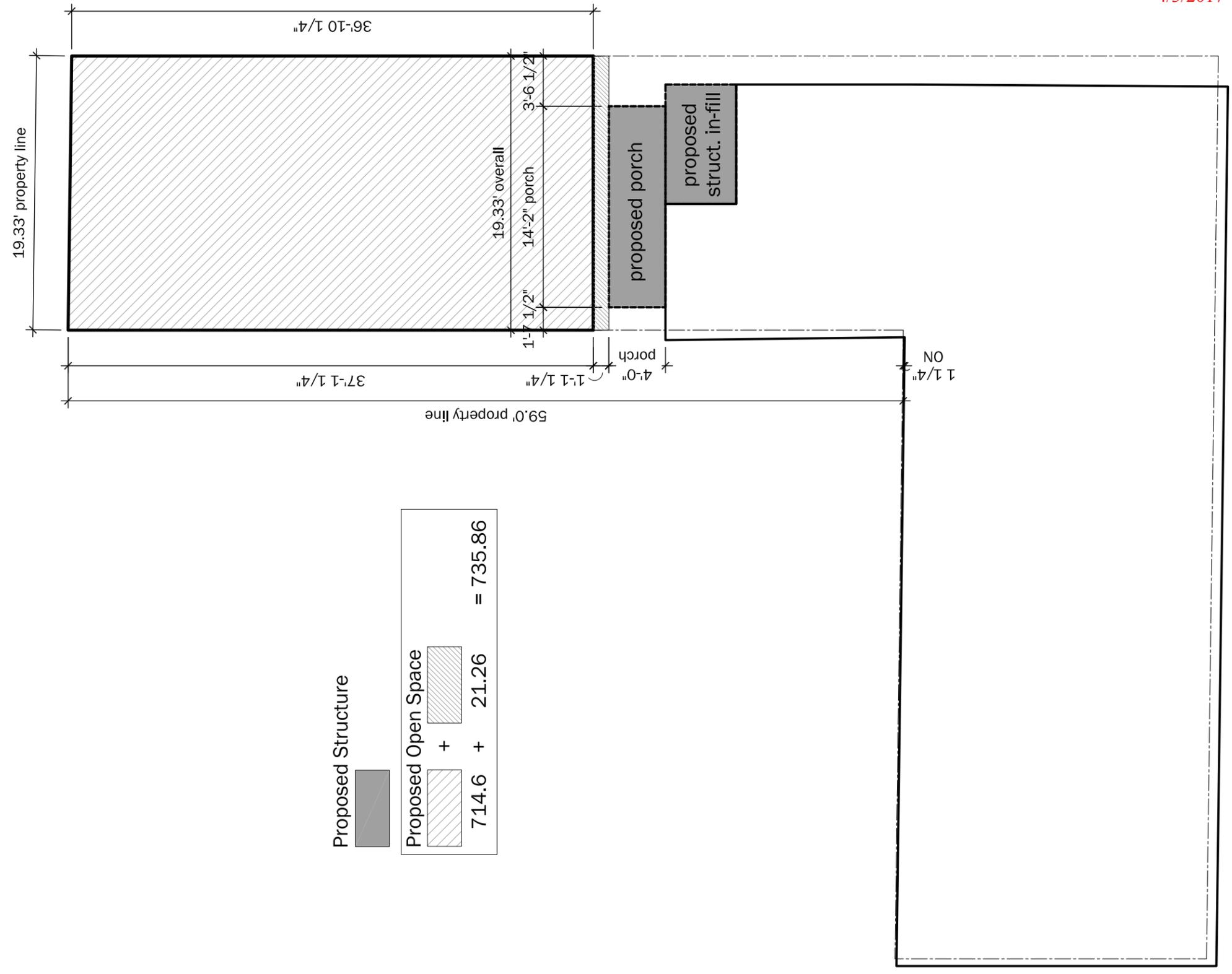




Existing Open Space
 $714.6 + 31.5 = 746.1$

Erin May, Architect 703.836.6666 erin@erimayarch.com 	William Cromley Design / Development 426 N. Columbus St. Alexandria, VA 22314 703.973.2250 wm.cromley@mindspring.com	EXISTING OPEN SPACE DIAGRAM Cummings-Wilson Residence 130 Prince Street Alexandria, Virginia	Scale: 1/8" = 1'-0" Issue Set: B.A.R. Date: 4/3/2017	OS-1

Application Package
 BAR2017-00110 & 00111
 130 Prince Street
 4/3/2017



Proposed Structure			
Proposed Open Space	+		
714.6	+	21.26	= 735.86



REVISED
6/26/2017

DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 130 Prince Street Zone RM

A2. $\frac{2541}{\text{Total Lot Area}} \times \frac{1.5}{\text{Floor Area Ratio Allowed by Zone}} = \frac{3811.5}{\text{Maximum Allowable Floor Area}}$

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1713.55	Basement**	1713.55
First Floor	1713.55	Stairways**	209
Second Floor	1713.55	Mechanical**	0
Third Floor	0	Other**	0
Porches/ Other	0	Total Exclusions	1922.55
Total Gross *	5140.65		

B1. Existing Gross Floor Area *
5140.65 Sq. Ft.
B2. Allowable Floor Exclusions**
1922.55 Sq. Ft.
B3. Existing Floor Area minus Exclusions
3218.1 Sq. Ft.
(subtract B2 from B1)

Stairways Breakdown:
1st Floor Front Foyer from door = 37 sf
1st Floor Front Stair = 49 sf
1st Floor Rear Stair = 40 sf
2nd Floor Front Stair = 49 sf
2nd Floor Rear Stair = 34 sf

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	43 infill	Stairways**	0
Second Floor	43 infill + 90	Mechanical**	0
Third Floor	0	Other**	0
Porches/ Other	46.86*2=93.72	Total Exclusions	
Total Gross *	269.72		

C1. Proposed Gross Floor Area *
269.72 Sq. Ft.
C2. Allowable Floor Exclusions**
0 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
269.72 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) $\frac{3487.82}{\text{Sq. Ft.}}$
D2. Total Floor Area Allowed by Zone (A2) $\frac{3811.5}{\text{Sq. Ft.}}$

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(D)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	714.6 + 31.5 (demo) =
Required Open Space	889.35
Proposed Open Space	714.6 (exist) + 34 = 748.6

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Wm. Crumley Date: 5/3/2017



PELLA[®]

Architect Series[®]

TRADITIONAL AND CONTEMPORARY
WOOD WINDOWS AND PATIO DOORS



Why Wood?

Pella® Architect Series® wood windows and patio doors give you more options when it comes to style, low-maintenance features and customization flexibility. Choose traditional or contemporary styles in beautiful wood species, glass options designed for your lifestyle and superb performance features – all backed by some of the best warranties in the industry.

TRADITIONAL



Protect your investment.

Advantage Plus protection system helps Pella's doors stand up to the elements and stay looking great longer. This system includes:

Low-maintenance exterior frame. Our durable low-maintenance aluminum exterior door frames feature our EnduraClad® finish that resists fading and provides years of protection.

Rot-resistant design. Pella's low sill is convenient and helps prevent water from entering the home.

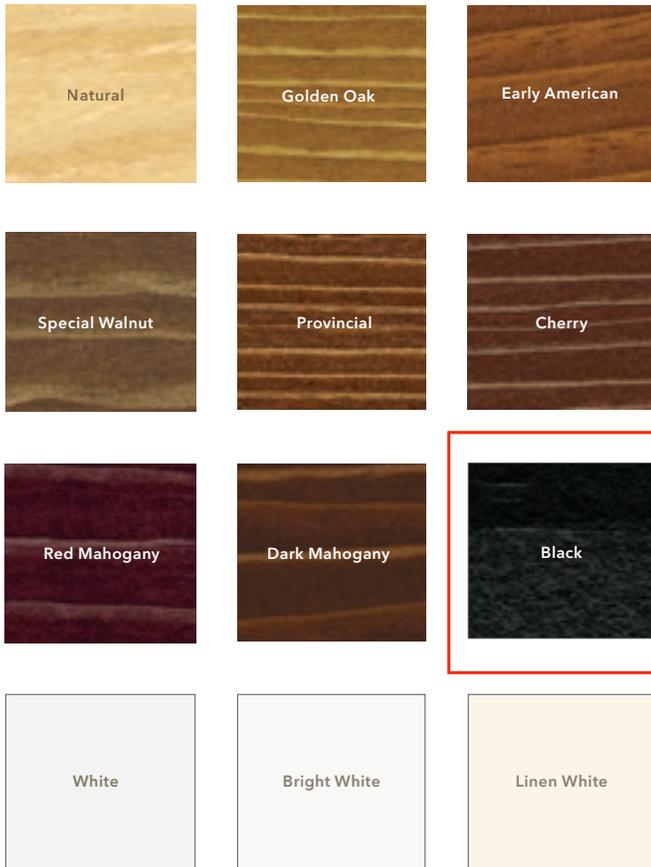
Exclusive PerformaSeal® technology. Featuring our exclusive weathertight seal technology, this provides exceptional energy efficiency and helps block out the damaging effects of extreme wind and rain.



Impeccably coordinated.

PREFINISHED PINE INTERIORS

Pella's factory finish on the wood interiors of your windows and patio doors gives you instant wow. Choose a stunning stained finish to match the color of other wood in your home or a painted White finish for a fresh, bright look. Also available primed and ready-to-paint.



WOOD TYPES

Your Architect Series® windows or patio doors can be made from your choice of today's most desirable woods – so they'll tastefully complement your home's other interior finishes.



~~ALUMINUM-CLAD EXTERIORS~~

Pella's low-maintenance EnduraClad® exterior finish resists fading, so your windows and patio doors stay looking great for years. Take this beauty and durability one step further with Pella EnduraClad Plus² protective finish that provides exceptional weatherability. Plus, Pella offers virtually unlimited custom color options for a unique look.



wood window and patio door DESIGN GUIDE

TRADITIONAL
CONTEMPORARY

GRILLES

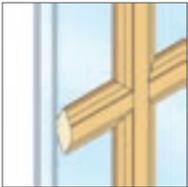
Choose the look of true divided light or grilles-between-the-glass that make cleaning the glass easier.



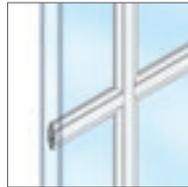
Ogee Integral Light Technology¹ Grilles
2", 1-1/4" or 7/8"



Square Integral Light Technology Grilles
7/8"



Roomsides Removable Grilles
2", 1-1/4", 3/4"



Aluminum Grilles-Between-the-Glass
3/4"



Optional interior grille colors with exterior color that matches the EnduraClad[®] color you choose.

ADDED PROTECTION

For additional window fall protection, our Window Opening Control Device (WOCD) is available with optional factory application.⁴ Allowing the window to only open a few inches, the WOCD sits discreetly on the window and is easy to operate.

¹ Available on a custom basis. For more information on wood type availability, contact your local Pella sales representative.

² EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

³ Only available with matching interior and exterior colors.

⁴ Factory-applied WOCD may not be available on all products. See your local Pella sales representative for availability.

GLASS

INSULSHIELD[®] LOW-E GLASS COLLECTION



Advanced Low-E insulating double-pane glass with argon ¹	•	•
AdvancedComfort Low-E insulating double-pane glass with argon ¹	•	•
NaturalSun Low-E insulating double-pane glass with argon ¹	•	•
SunDefense™ Low-E insulating double-pane glass with argon ¹	•	•
Low-E insulating triple-pane glass with argon or krypton ²	•	-

ADDITIONAL GLASS OPTIONS

HurricaneShield [®] products with impact-resistant glass ³	•	•
Laminated (non-impact-resistant) ³ , tinted ^{1,3} or obscure ^{1,3} glass also available on select products	•	•
STC-improved double-pane sound glass ²	•	•

¹ Optional high-altitude InsulShield Low-E glass is available with argon in select products.
² Available on select products only. See your local Pella sales representative for availability.
³ Available with Low-E insulating glass with argon on select products.

INTERIORS

WOOD TYPES

Mahogany, Douglas Fir, Pine, White Oak ¹ , Cherry ¹ , Red Oak ¹ , Maple ¹	•	•
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INTERIOR FINISHES

Unfinished	•	•
Primed, ready-to-paint (Pine)	•	•
Prefinished stain or paint (Pine)	•	•

* Available on a custom basis. For more information on wood type availability, contact your local Pella sales representative.

EXTERIORS

EXTERIOR FINISHES

Aluminum-clad with EnduraClad [®] protective finish	•	•
Aluminum-clad with EnduraClad Plus [®] protective finish	•	•
Primed, ready-to-finish (Mahogany or Pine)	•	•
Unfinished (Mahogany)	•	•

EXTERIOR TRIM

EnduraClad factory-applied trim	•	•
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LOW MAINTENANCE ENDURA CLAD EXTERIORS

27 standard colors	•	•
Virtually unlimited Custom colors	•	•

* EnduraClad Plus is not available in all colors. See your local Pella sales representative for availability.

HARDWARE

HARDWARE STYLE COLLECTIONS

Classic	•	-
Modern	-	•
Rustic	•	-
Essential	•	-

HARDWARE FINISHES*

Champagne, White, Brown, Matte Black, Bright Brass, Satin Nickel or Oil-Rubbed Bronze	•	•
Antique Brass	•	-
Distressed Bronze or Distressed Nickel	•	-
Polished Chrome or Polished Nickel	-	•

* Hardware finish availability may vary by style.

GRILLES

Integral Light Technology [®] grilles (wood roomside and EnduraClad or wood exterior with nonglare spacer between)	•	•
Aluminum grilles-between-the-glass	•	•
Roomsides removable grilles	•	•

SCREENS*

Vivid View [®] high-transparency screen (windows only)	•	•
InView™ flat screen	•	•
Rolscreen [®] soft-closing retractable screen (casement windows and sliding patio doors only)	•	-
Self-closing top-hung screen door (sliding patio doors only)	•	•

* ⚠ WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

(•) Full offering (-) Partial offering

Because we're always working to further refine our products and develop new ones, specifications may change without notice. Actual products may vary slightly from illustrations and photos. See your local Pella sales representative for specific details and options available.

Cypress Ridge®



Inspired by Italian and Provençal architecture, Cypress Ridge is designed to reflect the poetic harmony and enduring characteristics of age-old hilltop villages. A combination of irregularly shaped stones with colors ranging from sundrenched golds, earthy browns and faint olive green hues offset rust-colored accents to give each stone its own story to tell.

NATIONWIDE PROFILES ?



Catania



Santa Maria



French Quarter® on Corner Bracket



Standard Lantern Sizes

Height	Width	Depth
14"	9.25"	9.25"
18"	10.5"	10.5"
21"	11.5"	11.5"
24"	13.25"	13.25"
27"	14.5"	14.5"
*30"	17.5"	17.5"
*36"	21.5"	21.5"

ADDRESS OF PROJECT: 130 Prince Street

TAX MAP AND PARCEL: 075.01-11-01 ZONING: RM

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 Design / Development

Address: 426 N. Columbus Street

City: Alexandria State: VA Zip: 22314

Phone: 703.973.2250 E-mail: wm.cromley@mindspring.com

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

Name: Erin May, Architect Phone: 703.836.6666

E-mail: erin@erinmayarch.com

Legal Property Owner:

Name: Gregory B. Wilson & Kathleen M. Cummings

Address: 130 Prince Street

City: Alexandria State: VA Zip: 22314

Phone: (804) 399-5633 E-mail: gregwilson110@msn.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.*
 - awning fence, gate or garden wall HVAC equipment shutters
 - doors windows siding shed
 - lighting pergola/trellis painting unpainted masonry
 - other new shed dormer
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

At Rear Yard, demolish existing 1-story addition and masonry steps to grade. Add new 2-story wood-frame structure with balconies at each level and low-slope roof at 2nd story level.

- Roofing: membrane w/ parapet; copper at parapet cap and roof over 2nd story balcony.
- Siding: stucco with stone veneer foundation.
- Doors/Transoms - painted wood SDL w/ clear tempered glass.

At S. Lee St., add new shed dormer on the west elevation of the existing 1-1/2 story structure.

- Roofing: existing metal to remain; reuse or match metal roofing at new dormer.
- Siding: painted wood and trim. Windows - painted wood SDL w/ clear tempered glass.

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.*

- 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 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 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: William Cromley

Printed Name: William Cromley

Date: 4/3/2017

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. William Cromley	426 N. Columbus	0%
2. n/a		
3. n/a		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 130 Prince Street (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. Gregory Wilson & Kathleen Cummings	130 Prince Street	100%
2. n/a		
3. n/a		

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.

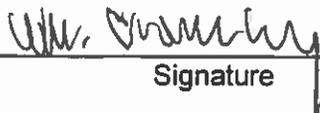
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. William Cromley n/a	n/a none	n/a
2. Gregory Wilson & Kathleen Cummings n/a	n/a none	n/a
3. n/a	n/a	n/a

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.

4/3/17
Date

William Cromley
Printed Name


Signature

Application Package
BAR2017-00110 & 00111
130 Prince Street
4/3/2017