

Docket Item #5
BAR #2018-0467

BAR Meeting
November 28, 2018

ISSUE: Partial Demolition

APPLICANT: 707 Prince Street, LLC

LOCATION: 707 Prince Street

ZONE: RM/Townhouse zone

STAFF RECOMMENDATION

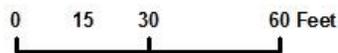
Staff recommends approval of the Permit to Demolish/Capsulate, as submitted.

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 #2018-00467
707 Prince Street



I. ISSUE

The applicant is requesting a Permit to Demolish/Capsulate to demolish the open, two-story wood porch on the north (rear) elevation at 707 Prince Street. The 120 square foot rear porch is a mid-20th century replacement of an early 20th century two story rear porch.

II. HISTORY

707 Prince Street is a two-story, three-bay brick rowhouse constructed by **1912**, according to Sanborn Fire Insurance Maps. The rowhouse was constructed as one in a row of three, all of which were altered in the mid-20th century. Between 1957 and 1983 the BAR approved 10 requests for alterations at the subject property, unfortunately including the removal of the front porch – a character defining feature of what was a Wardman-style townhouse.¹ The rear porch first appears on the 1921 Sanborn Fire Insurance Maps. From 1948 to 1976, the use of the property changed between residential and commercial several times. Since 1976, the property's use has been commercial.



Figure 1: Facade of 707 Prince Street.

The alley adjacent to the north property line, is a **private** alley, so the rear of this building is not visible from a public way.

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.

¹ Harry Wardman, a real estate developer during the early 20th century, constructed a large number of this style rowhouse throughout Washington, D.C., with a few found in Alexandria. While all three of these townhouses originally had one-story front porches, all have been removed in an effort to make them look more “colonial.”

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

Staff has no objection to the demolition of the rear two-story porch, as none of the criteria for demolition and capsulation are met and therefore the Permit to Demolish/Capsulate should be granted. The existing porch is a mid-20th century replacement and the only remaining aspect of the 1921 porch is the overall utilitarian form. Of this group of three rowhouses, a porch was only constructed on the rear of the subject property. The materials and details of the existing porch are not old and unusual or uncommon, do not represent a high degree of craftsmanship, and this structure could be reproduced easily. Additionally, the existing porch has elements that would not be consistent with the original 1921 design intent. For example, the mass-produced Victorian style decorative brackets are inappropriate to the 20th century and were applied to make the porch look older. Construction detailing is poor, even for a mid-20th century porch, and exacerbated the deterioration and the west column sits uncomfortably on top of a masonry screen wall.



Figure 2: Existing porch at 707 Prince St.

Within the historic district only a few open rear porches remain; the majority have been enclosed or demolished to accommodate larger rear additions. Given the limited quantity, it is essential to retain *historic* rear porches. An example of this is the restoration of the rear porch at 203 N. Columbus Street. In 2013, the Board required that the rear porch be retained and reconstructed on the proposed addition. In that instance, the porch was original to the late 19th-century construction of the townhouse, largely intact with Eastlake detailing (relatively unique in the historic district) and highly visible from Cameron Street across the street from Christ Church. With consideration to these unique historic features and elements, 203 N. Columbus Street met several of the criteria set forth in the Zoning Ordinance. By contrast, the rear porch on the subject property has no remaining historic material and none of the demolition criteria are met.

Retaining *historic* architectural features, such as porches, strengthens the integrity of the property and historic district. However, in this case, the existing porch is poorly constructed with detailing and material that does not represent its original condition and staff has no physical or archival information to determine the character or details of the original porch. Staff would hypothetically support a conjectural, period reconstruction of the front porch at 707 Prince, as this was a character defining feature at this highly visible location across the street from the City's Lyceum history museum and adjacent to two landmark historic houses. A porch on a similar Wardman style townhouse was recreated several years ago at 1409 King (BAR 2013-00101) and it significantly improved the character of the rowhouse and the block-face. However, reconstructing the rear porch at the rear of 707 Prince, which is not visible to the public, does not have the same benefit. Reconstruction of a mid-20th century rear porch neither preserves historic material nor enhances the setting of the historic district.

Therefore, staff recommends approval of the Permit to Demolish/Capsulate as submitted.

STAFF

Amirah Lane, 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

C-1 Proposed demolition of rear balcony complies with zoning.

Code Administration

C-1 A Building permit is required prior to the demolition of the exterior deck.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

C-4 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

No archaeology is necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2018-0467: 707 Prince Street

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other Removal of rear, exterior balcony
 - 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).*

This application is for approval to demolish/remove a rotting wooden balcony that is affixed to the rear of 707 Prince Street. The balcony is attached to the rear of the structure in the alleyway and it is not visible from the public right of way. The balcony is non-functional in that it is only accessible by a window. In the history of our family's ownership of the building since the 1970s it has never been used.

The current structural state of the balcony poses a danger to the tenants of the building and those who use the alleyway to access their buildings. The foundational posts are cracked and rotting and the railing is coming apart from its supports. Even minimal accidental contact by a vehicle could cause the entire balcony structure to come down.

Due to the non-functioning nature of the balcony, historical lack of use, and non-visibility from the public right of way, alternatives to demolition or removal of the balcony, such as replacement or repair, are not feasible

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: 

Printed Name: Mark Stokes

Date: 10/17/18

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. Stafford Stokes	132 Old Drive, Chesapeake, VA 23322	33 1/3 percent owner/member of 707 Prince Street, LLC
2. Julia Stokes	1901 N. Harvard Street, Arlington, VA 22201	33 1/3 percent owner/member of 707 Prince Street, LLC
3. William Stokes	6709 W. 81st Street, Overland, KS 66204	33 1/3 percent owner/member of 707 Prince Street, LLC

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 707 Prince Street, Alexandria, VA 22314 (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. Stafford Stokes	132 Old Drive, Chesapeake, VA 23322	33 1/3 percent owner/member of 707 Prince Street, LLC
2. Julia Stokes	1901 N. Harvard Street, Arlington, VA 22201	33 1/3 percent owner/member of 707 Prince Street, LLC
3. William Stokes	6709 W. 81st Street, Overland, KS 66204	33 1/3 percent owner/member of 707 Prince Street, LLC

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. Stafford Stokes	none	none
2. Julia Stokes	none	none
3. William Stokes	none	none

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.

10/17/18

Mark Stokes

Date

Printed Name

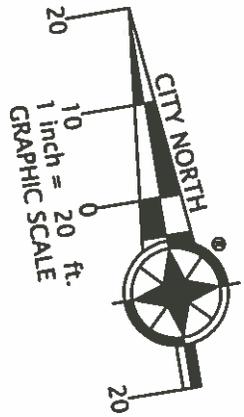


Signature

NOTES: 1. WALLS ARE 0.8' BRICK UNLESS NOTED. 2. ELEVATIONS ARE BASED ON NAVD. 1988 DATUM.

3. UTILITIES ARE UNDERGROUND.

4. ELEVATIONS
- REAR BALCONY = 53.2
 - FRONT BALCONY = 53.3
 - EAVE = 63.6
 - ROOF = 72.0



N/F JEMAL'S I15
S. WASHINGTON, LLC

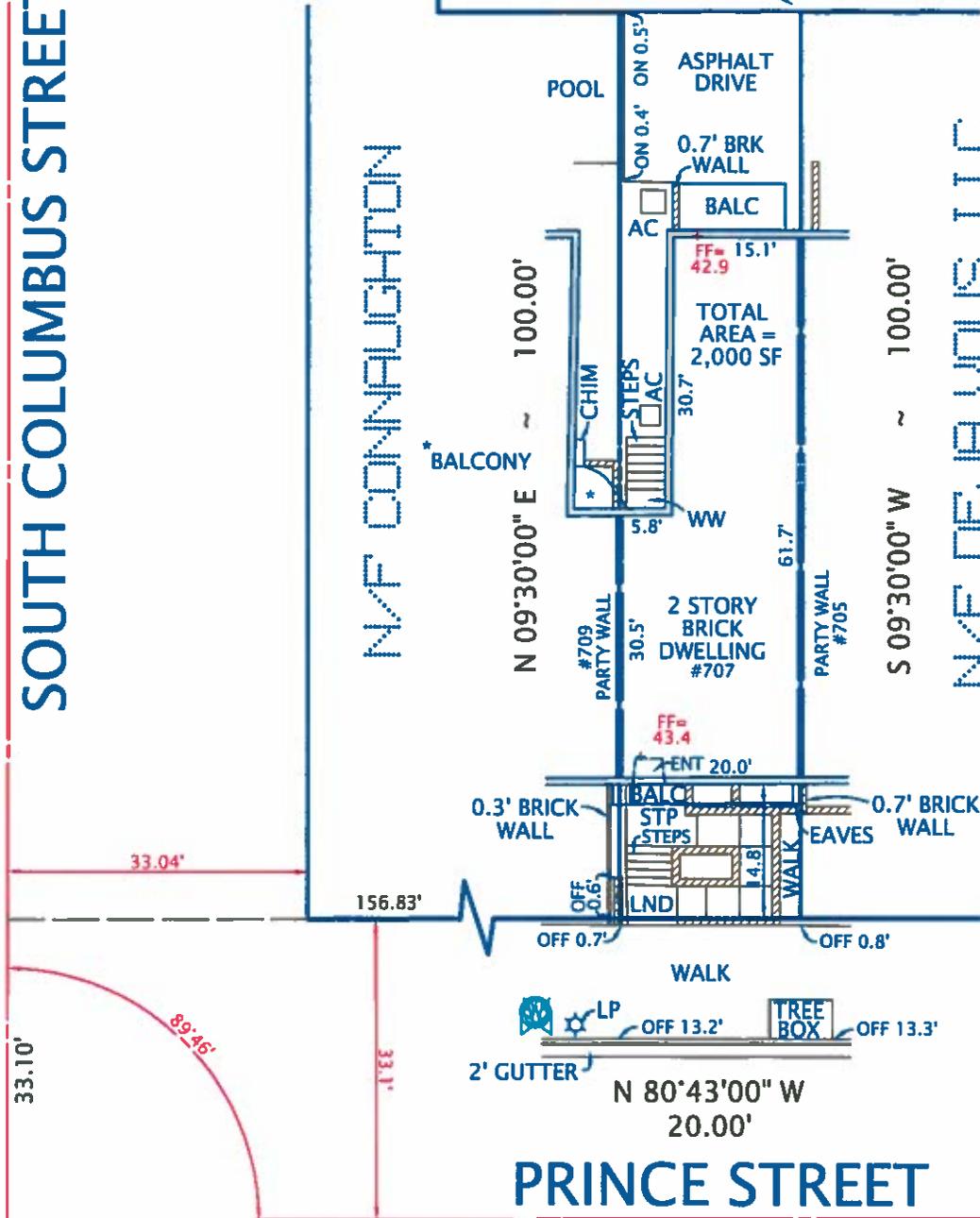
S 80°43'00" E
20.00'

10' ALLEY
ASPHALT

MONUMENT LINE
SOUTH COLUMBUS STREET

N/F CONNAUGHTON

N/F DEJA VOLS, LLC



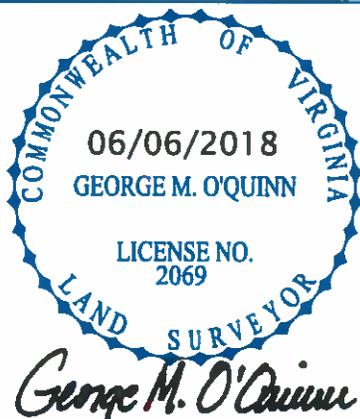
PRINCE STREET

MONUMENT LINE

PLAT
SHOWING BUILDING LOCATION ON
THE PROPERTY LOCATED AT
#707 PRINCE STREET
(INSTRUMENT NO. 160001948)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JUNE 6, 2018

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:

707 PRINCE STREET LLC
AND JUD STOKES



8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412









