

Docket Item # 8
BAR CASE # 2018-0285

BAR Meeting
July 11, 2018

ISSUE: Partial Demolition

APPLICANT: Ashland Hughes Properties, LLC (Frankie Hughes)

LOCATION: 916 Prince Street

ZONE: CL/Commercial

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish 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.



0 0.002 0.004 0.008 0.012 0.016 Miles



 **BAR #2018-00285**
916 Prince Street

I. ISSUE

The applicant is requesting a Permit to Demolish to remove approximately 120 square feet of the flat roof to construct an atrium on the third floor of the modern commercial building at 916 Prince Street. The atrium will not be visible from the public right-of-way and the design does not require a Certificate of Appropriateness.

II. HISTORY

The three-story masonry building at 916 Prince Street was approved by the Board on May 21, 1986. The late 20th century building first appears on the **1988** Sanborn Fire Insurance Map.

Previous Approvals:

BAR2013-00100 – administrative approval for a fence.

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 *Design Guidelines* state that any structure, either in whole or in part, in the historic district, regardless of visibility from the public way, requires approval of a Permit to Demolish. The proposed demolition is limited to a section of the flat roof (approximately 120 square feet) of a later 20th-century building, so there is no loss of historic fabric. The amount of demolition is limited to what is necessary to accommodate the atrium and the material being removed does not meet the preservation criteria for demolition/capsulation set forth in the Zoning Ordinance, being of later construction and easily reproduced. The design of the proposed atrium is not visible from a public way and requires no separate Certificate of Appropriateness. Staff supports the proposed demolition.

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 existing roof complies with zoning.

Code Administration

No comments received.

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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 No archaeology necessary for this project.

V. ATTACHMENTS

- 1 – Application for BAR 2018-0285: 916 Prince Street*
- 2 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 916 Prince Street

TAX MAP AND PARCEL: 074.01-07-02 ZONING: CL

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: Frankie Hughes (Ashland Hughes Properties LLC)

Address: 916 Prince Street 3rd floor

City: Alexandria State: VA Zip: 22314

Phone: (571) 429-5003 E-mail: Fhughes@ashlandhughes.com

Authorized Agent (if applicable): Attorney Architect _____

Name: STEPHEN W. KULINSKI Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Ashland Hughes Properties LLC

Address: 916 Prince Street 3rd floor

City: Alexandria State: VA Zip: 22314

Phone: (571) 429-5003 E-mail: Fhughes@ashlandhughes.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
 - doors
 - lighting
 - other roof
 - 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 maybe attached).*

Removing a section of flat roof to provide for an atrium in third floor.

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.

BAR Case # _____

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 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.

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 ten 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. Frankie Hughes (Ashland Hughes Properties LLC)	916 Prince Street 3 rd floor Alexandria, VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 916 Prince Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Frankie Hughes (Ashland Hughes Properties LLC)	916 Prince Street 3 rd floor Alexandria, VA 22314	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Frankie Hughes	None	Board of Architectural Review
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/11/18

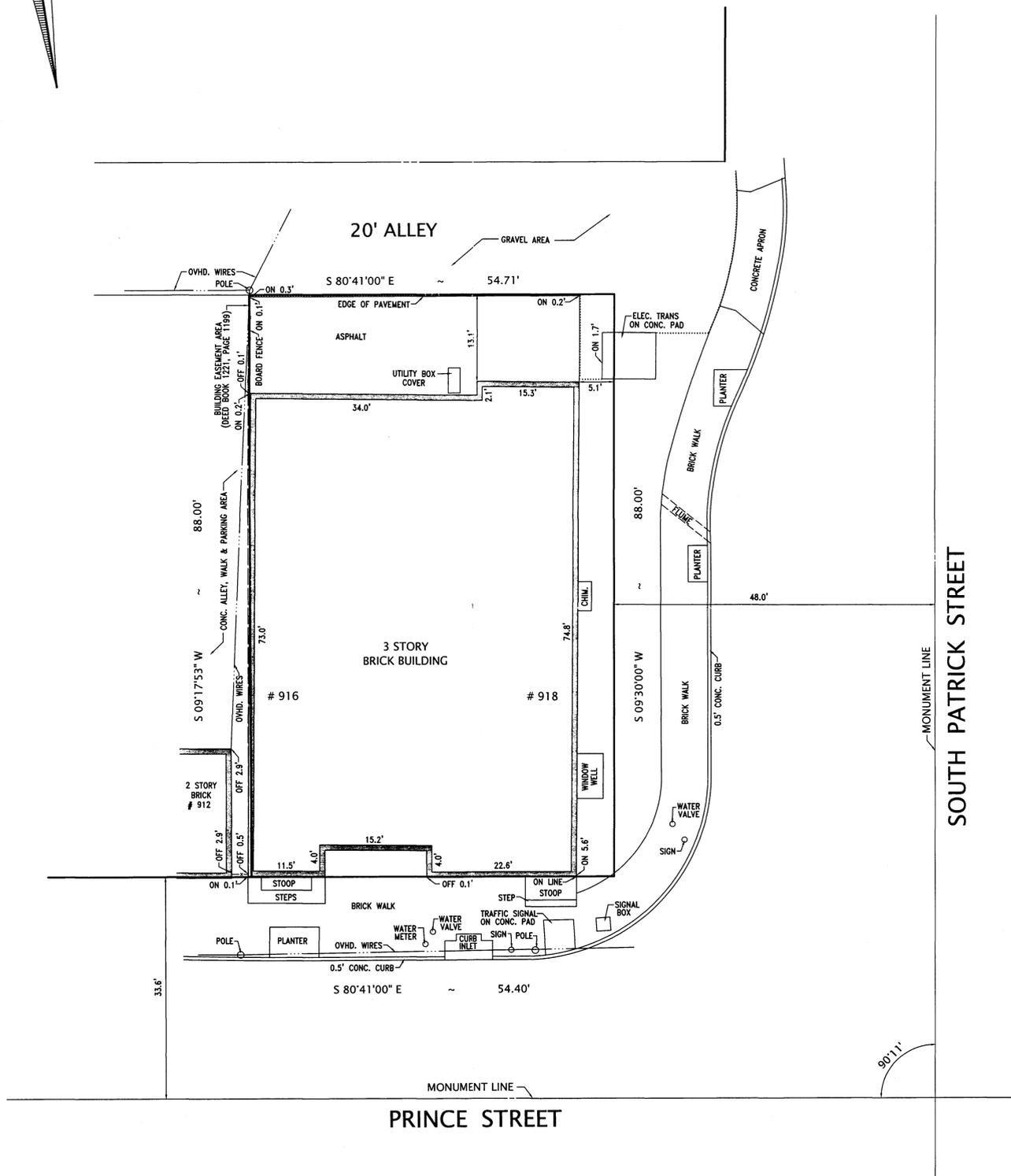
STEPHEN W. KULINSKI

Date

Printed Name



Signature



LEGAL DESCRIPTION

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY SIDE OF PRINCE STREET WITH THE EASTERLY SIDE OF SOUTH PATRICK STREET, SAID POINT BEING 33.57 FEET SOUTH OF THE MONUMENT LINE OF PRINCE STREET AND 48.00' EAST OF THE MONUMENT LINE OF SOUTH PATRICK STREET; THENCE DEPARTING SAID POINT AND RUNNING IN AN EASTERLY DIRECTION WITH THE SOUTHERLY SIDE OF PRINCE STREET, PARALLEL TO THE MONUMENT LINE OF PRINCE STREET, A DISTANCE OF 54.40' FEET TO A POINT, A CORNER COMMON TO THE PREMISE LOCATED AT 912 PRINCE STREET; THENCE DEPARTING SAID POINT AND THE SOUTHERLY SIDE OF PRINCE STREET AND RUNNING IN A SOUTHERLY DIRECTION WITH THE LINE OF THE PREMISE LOCATED AT 912 PRINCE STREET A DISTANCE OF 88 FEET TO A POINT ON THE NORTHERLY SIDE OF A 20 FOOT ALLEY, A CORNER COMMON TO THE PREMISE LOCATED AT 912 PRINCE STREET, SAID POINT BEING 54.71 FEET FROM THE EASTERLY SIDE OF SOUTH PATRICK STREET; THENCE DEPARTING SAID POINT AND RUNNING IN A WESTERLY DIRECTION WITH THE NORTHERLY SIDE OF SAID 20 FOOT ALLEY A DISTANCE OF 54.71 FEET TO A POINT ON THE EASTERLY SIDE OF SOUTH PATRICK STREET, SAID POINT BEING 48.00 FEET EAST OF THE MONUMENT LINE OF SOUTH PATRICK STREET; THENCE DEPARTING SAID POINT AND RUNNING IN A NORTHERLY DIRECTION WITH THE EASTERLY SIDE OF SOUTH PATRICK STREET, PARALLEL TO THE MONUMENT LINE OF SOUTH PATRICK STREET, A DISTANCE OF 88 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS, POWERS AND PRIVILEGES ARISING OUT OF THAT CERTAIN DEED OF EASEMENT AND PARTY WALL AGREEMENT DATED AUGUST 20, 1987, BY AND BETWEEN 916 PRINCE STREET LIMITED PARTNERSHIP, RALPH L. BRADLEY AND CASSANDRA M. BRADLEY, HIS WIFE, PETER F. NOSTRAND AND ROBERT F. SKRINSKI (THE "916 TRUSTEES"), RICHARD S. LAUGHTON AND WENDY R. SHARP (THE "BRADLEY TRUSTEES"), UNITED VIRGINIA BANK AND PERPETUAL SAVINGS BANK, F.S.B. FORMERLY KNOWN AS PERPETUAL AMERICAN BANK, F.S.B., WHICH IS RECORDED IN DEED BOOK 1221 AT PAGE 1199 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

NOTES

1. THE PROPERTY DELINEATED HEREON IS ON THE TAX MAP AS PARCELS 074.01-07-01 & 02 AND IS ZONED CL - COMMERCIAL LOW. THE PROPERTY IS WITHIN THE OLD AND HISTORIC ALEXANDRIA DISTRICT.
2. OWNER : WILLOW OAK LIMITED COMPANY
916 PRINCE STREET
ALEXANDRIA, VIRGINIA 22314
DEED BOOK 1699 AT PAGE 163
3. LAND AREA = 4,800 SQUARE FEET OR 0.1102 ACRES
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
6. THIS PROPERTY IS LOCATED IN ZONE X (NO FLOOD) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 515519 0005 D, EFFECTIVE DATE OF MAY 15, 1991.
7. ALL INSTRUMENT NUMBERS SHOWN HEREON REFER TO THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
8. MEASUREMENTS WERE MADE FROM THE CITY OF ALEXANDRIA SURVEY CONTROL MONUMENTS LOCATED AT THE INTERSECTIONS OF DUKE AND SOUTH ALFRED STREETS AND FRANKLIN AND SOUTH ALFRED STREETS.
9. THE BASIS OF BEARINGS IS THE CITY OF ALEXANDRIA NORTH.
10. TITLE COMMITMENT NO. 05-001210 BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.

SURVEYORS CERTIFICATE

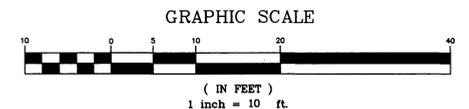
TO : HUGHES CAPITAL MANAGEMENT, INC., BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS AND COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 3, 4, 6, 7(A), 8, 9 AND 10 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.



Bryant L. Robinson
BRYANT L. ROBINSON, L.S.

ALTA/ACSM LAND TITLE SURVEY
ON THE PROPERTY LOCATED AT
916 - 918 PRINCE STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' MARCH 7, 2005

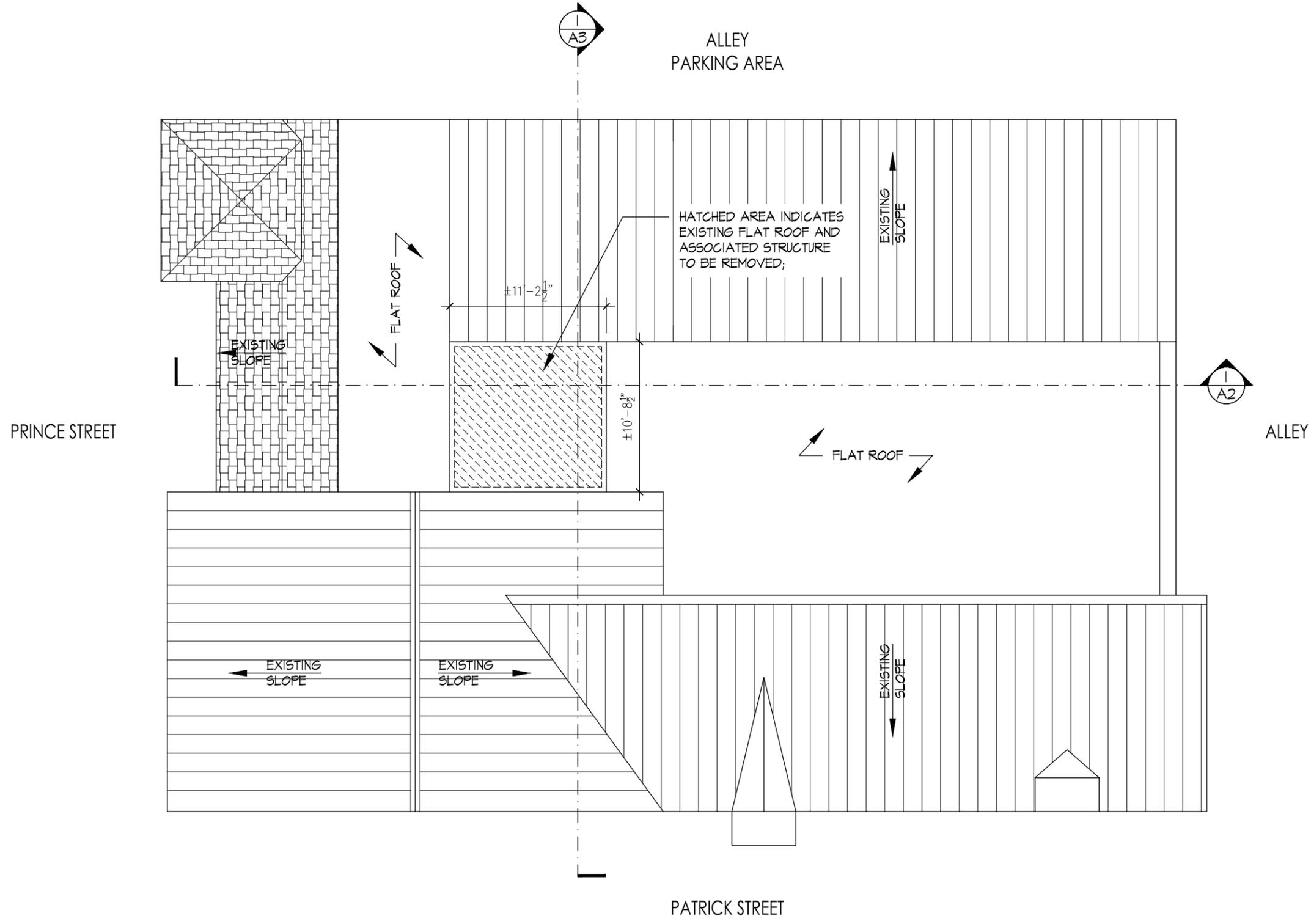


ALEXANDRIA SURVEYS INTERNATIONAL, LLC.
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
(703) 660-6615
FAX (703) 768-7764

LEGEND

- CHIM - CHIMNEY
- OVHD. - OVERHEAD
- ELEC. - ELECTRIC
- TRANS - TRANSFORMER
- CONC. - CONCRETE

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW
OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



1 ROOF DEMOLITION PLAN
 A1 SCALE: 1/8" = 1'-0"

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ASHLAND HUGHES RENOVATION

918 PRINCE STREET ALEXANDRIA, VA 22314

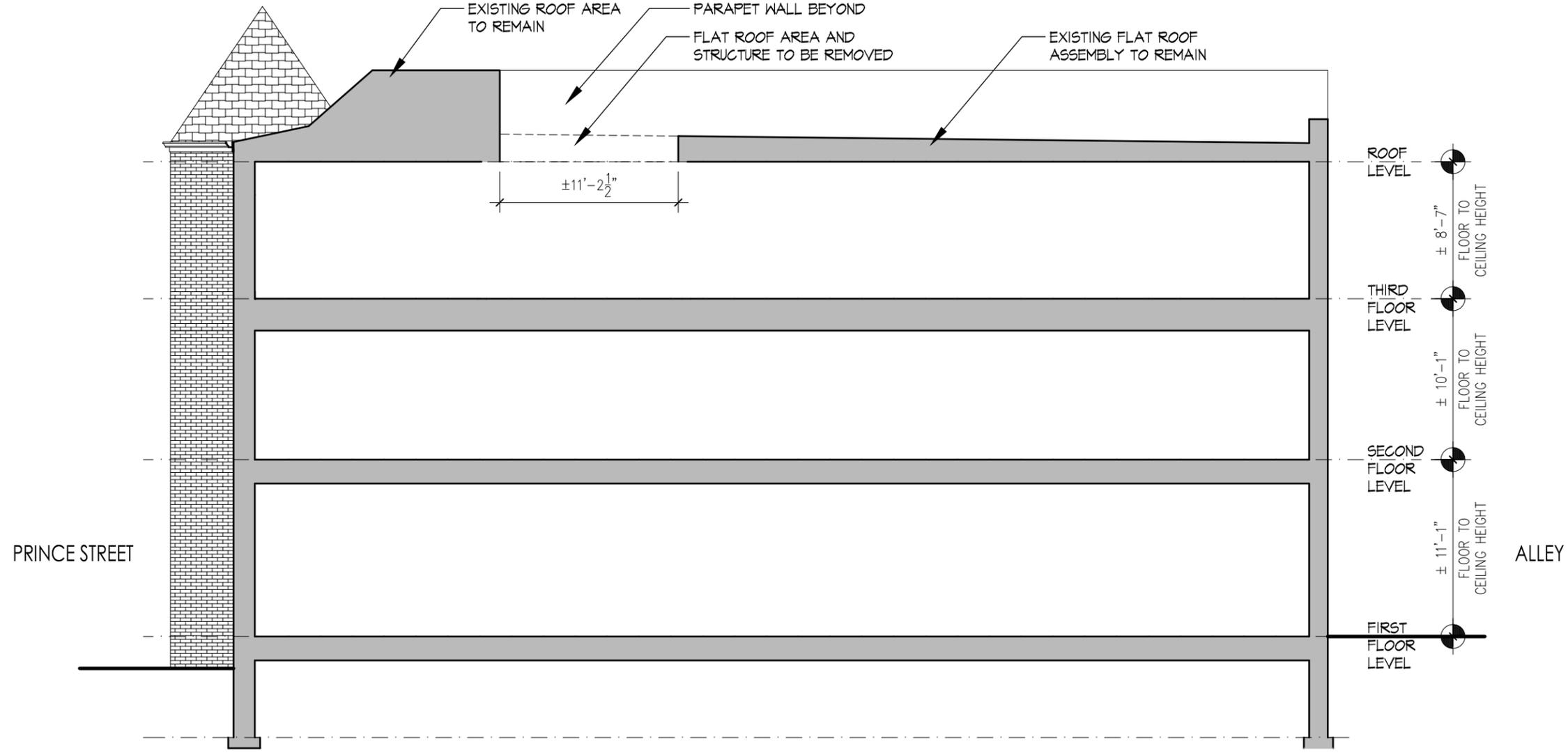
ROOF DEMOLITION PLAN

6/11/18



A1

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW
 OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



1 BUILDING SECTION
 A2 SCALE: 1/8" = 1'-0" 13

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ASHLAND HUGHES RENOVATION

918 PRINCE STREET ALEXANDRIA, VA 22314

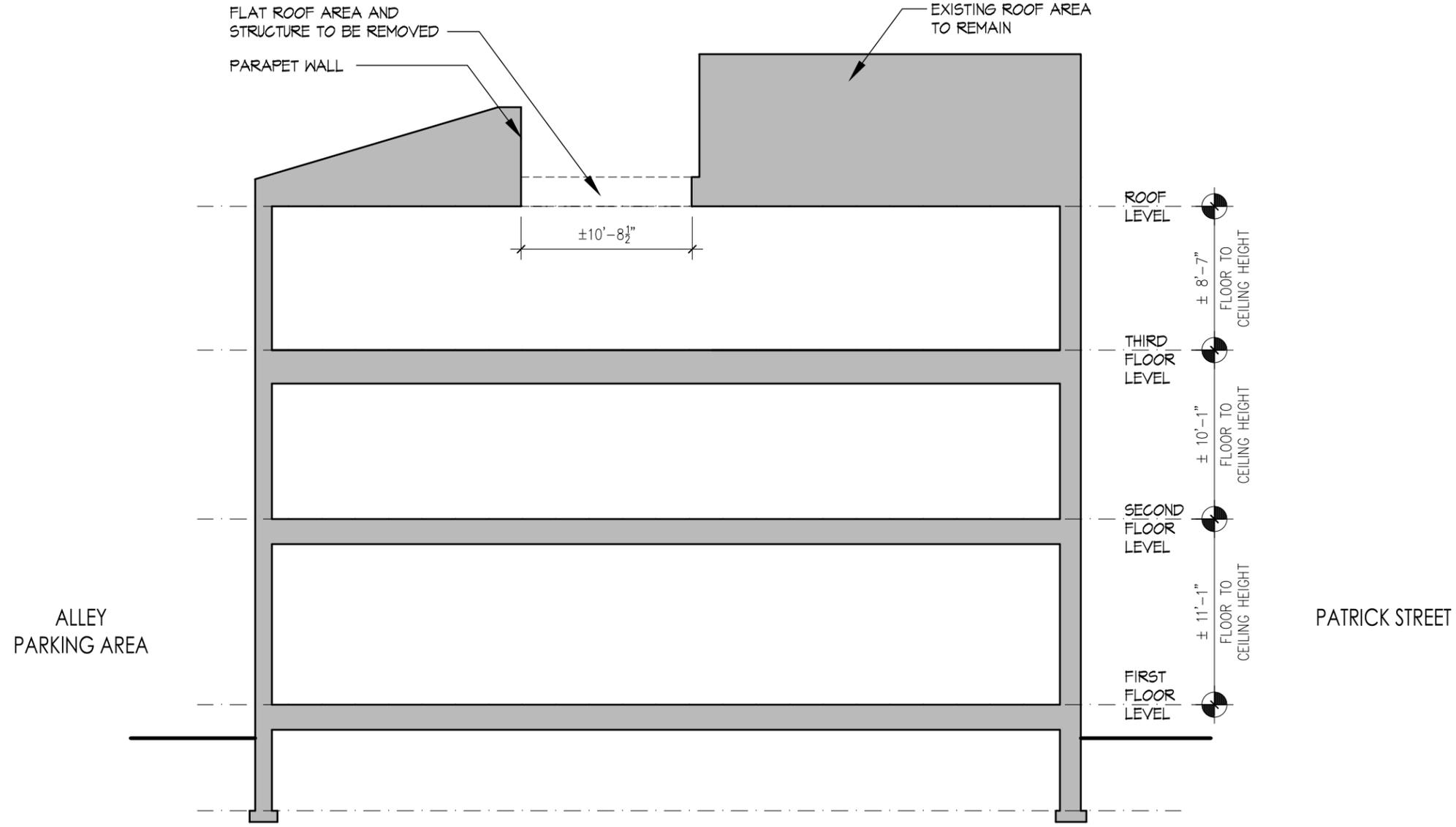
BUILDING SECTION

6/11/18

KULINSKI
 GROUP ARCHITECTS P.C.
 KULINSKIGROUP.COM | 703.836.7243

A2

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW
 OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



1 BUILDING SECTION
 A3 SCALE: 1/8" = 1'-0" 14

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ASHLAND HUGHES RENOVATION

918 PRINCE STREET ALEXANDRIA, VA 22314

BUILDIGN SECTION

6/11/18



A3



PRINCE STREET - SOUTHWEST VIEW



PRINCE STREET - SOUTH VIEW



PRINCE STREET - SOUTHEAST VIEW



PATRICK STREET - EAST VIEW



PATRICK STREET - NORTHEAST VIEW



ROOFTOP - NORTH VIEW



ROOFTOP - NORTHWEST VIEW



ROOFTOP - NORTH VIEW

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ASHLAND HUGHES RENOVATION

317 NORTH PATRICK STREET ALEXANDRIA, VA 22314

EXISTING CONDITIONS

6/11/18



A4