

BAR Meeting
February 17, 2016

ISSUE: Permit to Demolish/Capsulate and Certificate of Appropriateness
(alterations and addition)

APPLICANT: Wesley Callender & Patricia Davis

LOCATION: 1209 Prince Street

ZONE: CL/Commercial Low

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and the Certificate of Appropriateness with the conditions that:

1. The applicant work with staff to determine whether historic siding exists under the beaded wood siding, and whether it can be reasonably retained and repaired. If no historic siding exists, work with Staff to identify the appropriate wood siding to be installed.
2. The shutters on the front façade may be constructed of a composite material.
3. The trim on the front façade be wood.
4. The siding on the rear elevation of the new addition be HardiPlank siding and not HardieShingle siding.
5. The statements in the archaeology conditions below shall appear in the General Notes of all construction documents 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:
 - a. 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.
 - b. The applicant/developer shall not allow any metal detection or artifact collection to 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, 703-838-4360 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.



BAR2015-00402 & BAR2015-00403



Note: Staff coupled the applications for a Permit to Demolish (BAR #2015-0402) and Certificate for Appropriateness (BAR #2015-0403) for clarity and brevity.

I. ISSUE

The applicant is requesting approval a Permit to Demolish/Capsulate, as well as a Certificate of Appropriateness, in order to construct a rear addition and to make alterations to the front façade at 1209 Prince Street.

Demolition/Capsulation

- Approximately 19 square feet of wall area on the north elevation of the main block, which is not visible from the public right-of-way, will be demolished for new windows.
- Portions of the east elevation of the ell will be demolished for the installation of a window and door on the first floor, and two windows on the second floor.
- The northernmost 8' of the east elevation will be capsulated for the new addition.
- The entire rear wall of the existing house will be capsulated for the new addition.
- All of the existing sheds on the property, including the three sheds on the east elevation of the ell and the free standing shed in the rear yard, will be demolished.

Addition

- The proposed two-and-a-half story addition will contain approximately 712 square feet and project 7.5' to 12' beyond the existing house, and approximately 2' beyond the adjoining neighbor's house (1211 Prince Street house).
- The footprint of the addition will project no more than the existing house on the east, maintaining the 2.5' setback from the property line.
- The existing ell between the historic main block and the new addition will be enlarged to 17.5' in length, allowing for three ground mounted HVAC condensers. On the first floor of this east elevation there will be a door (six-light over a panel) and six-over-one window, while the second floor will have two, six-over-one windows. The third floor of the east elevation will have a hipped roof component with a double-hung window, and the smaller shed dormer feature will have a single multi-light casement window.
- The rear (north) elevation will have two-story projecting bay with a quatrefoil motif in the spandrel panels. There will be a six-light paneled door on the first floor below a casement window with a pendentive sill trim on the second floor. On the third floor a through-the-cornice dormer will contain a pair of windows. The rear elevation cornices will have widely spaced dentils.
- Roof materials on the new addition will consist of both standing seam metal and synthetic slate, and copper over the two story projecting bay.
- Windows on the east and north elevations will be 6/1 or 4/1 sash. All of the simulated divided light (SDL) wood windows will be manufactured by Marvin and will have interior spacer bars and 5/8" muntins.

- The addition will be clad with smooth HardiePlank siding on the east elevation and HardieShingle siding on the north elevation.
- The trim material will be either wood or AZEK, a millable and paintable composite material.
- Given the location of the existing chimney on the east elevation of the house, as well as the setback of the adjacent house at 1207 Prince, the addition will be only minimally visible from Prince Street. The north elevation of the addition will be the most visible as it can be seen from Commerce and King Streets over the existing parking lots.

Alterations

- The existing six-over-six wood windows on the front, south, elevation will be replaced with two-over-two wood windows (Marvin, SDL, 1 1/8" muntins).
- Operable, paneled shutters will be installed at each window on the front façade (material not specified).
- The existing six panel wood door will be replaced with a four panel wood door, with upper arched panels.
- New window and door trim will be installed (material not specified).
- The existing concrete stoop and railing will be replaced with a new cast iron stoop and railing by Steptoe & Wife (Kensington style).
- A copper wall sconce will be installed adjacent to the front door (Lanternland).
- The existing low sloped metal roof will be replaced with a new metal standing seam roof with two skylights, which will not be visible.
- All of the 1970s era beaded wood siding on the existing house will be replaced with smooth HardiePlank clapboard siding.
- Although not visible from the public right-of-way, three new windows will be installed on the north elevation of the main block of the house.

Site Improvements

- The existing wood fence on the east and west property lines will be replaced with a new 6' flush board unpainted cedar fence with a horizontal cap.
- A new 6' brick garden wall with a paneled wood gate will be constructed between the parking area and the rear yard.

II. HISTORY

The two-story, three-bay frame house at 1209 Prince Street was likely constructed in the **early 1880s**, as it is shown on the first Sanborn Fire Insurance Map in 1885. There have been only minor changes to the building footprint over the years, including the enclosure of the one-story rear porch sometime after **1958**.

There have been no recent BAR cases related to the subject property. However, the Board reviewed alterations to the property on three previous occasions:

6/21/1972: Siding replacement and alterations to the windows and doors
8/16/1972: Construction of a chimney
8/6/1980: New front door

On February 11, 2016, the Board of Zoning Appeals approved a Special Exception to allow for the construction of the proposed addition in a required side yard.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

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 house?	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,	No

	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?	
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Staff has no objection to the proposed demolition/capsulation to allow for the construction of a rear addition. Although the form of the house has changed very little since its construction, there was a one story rear addition and significant changes to the siding and fenestration in the 1970s in what was likely an attempt to make the house appear older than it was by adding Colonial-style multi-pane windows and doors and changing the siding profile. The area proposed for demolition/capsulation is limited in scope and is not of such old and unusual or uncommon design, texture and material that it could be easily reproduced. Staff recommends approval of the request for a Permit to Demolish/Capsulate.

Certificate of Appropriateness for an Addition

Regarding residential additions, the *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." Staff supports the proposed addition, finding the scale and mass appropriate for the structure. Although portions of the addition are taller than the existing house, the additional height will not be visible from Prince Street. The addition is well designed and detailed, although the style of the rear elevation has elements of the Gothic Revival style and is more decorative than the vernacular Italianate style front façade. Given that both elevations cannot be seen at once, Staff supports a higher style for the rear elevation. Applicants are encouraged to differentiate new construction from historic property and using a different architectural style (or different materials and/or fenestration) is one such way to achieve this goal, though the use of 6/1 and 4/1 windows from the Arts and Crafts period is somewhat unusual.

The materials proposed on the addition are a combination of materials found historically in Old Town (wood windows, metal roofing), and modern materials (fiber cement siding and AZEK trim). Staff has no objection to the use of these materials, but suggests that the use of HardieShingle may not be the most successful approach or background canvas for the well-detailed rear elevation. Staff has seen examples of the HardiShingle and found it to be a poor representation of historic shingles. Instead, Staff suggests that the applicant consider continuing the fiber cement clapboard siding from the east elevation to the rear.

Certificate of Appropriateness for Alterations

Staff is very pleased that the proposed alterations to the front façade will return it to its original Italianate style. Currently, the only feature which remains from its first construction period is the decorative cornice. The BAR-approved alterations in the 1970s effectively "Colonialized" the façade, a practice not uncommon around the Bicentennial in 1976. Although the trim

materials and the shutter material have not been specified, Staff supports the use of wood for the trim and a composite material for the shutters, consistent with the Board's existing policies and guidelines. However, Staff does not support the use of a synthetic siding on the historic block of the house, and this is strongly discouraged in the *Design Guidelines*. As the Board is aware, since the publication of the *Design Guidelines* in 1992, the Board has adopted policies relating to fiber cement siding, limiting its installation to new construction or buildings constructed after 1975, when the product became commercially available. Given the significant alterations to the house it's unlikely that the original siding was preserved under the 1970s beaded wood siding, though it is feasible that there may be some areas of original siding to at least discover what the profile was. Working with staff, the applicant should preserve as much as possible of any historic siding identified in the field with staff, matching it where necessary on the front and east elevations, where it is most visible. If no historic siding exists, Staff will work with the applicant to determine the most historically appropriate new wood siding for the front block of the house.

Staff recommends approval of the addition with the conditions noted above.

STAFF

Stephanie Sample, 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 Comments

- C-1 Open space complies with the CL zone requirement of 40 percent..
- C-2 Applicant has applied for a special exception to permit a side yard addition to align with the east side building wall. Approval to locate the addition and the HVAC units in the required east side yard is scheduled for the February 11, 2016 BZA hearing. Staff is recommending approval of the special exception. (*The special exception was approved by the BZA on 2/11/16)

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. (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 Management & 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. According to deed records, Ellen Meade occupied a house on the property beginning in 1831, and remained associated with the property until her death in 1874. An 1877 map depicts the lot as vacant. The lot passed through the ownership of a host of people in the late nineteenth and into the twentieth century, often combined with the house at 1211 Prince St. Given the use of the lot is documented to prior to the Civil War, the property made have significant evidence of Alexandria in the pre-Civil War years.

- *R-1. 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-2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3. 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 2015-0402 & 2015-0403: 1209 Prince Street



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

A. Property Information

A1. Street Address 1209 Prince St. Zone CL
 A2. 2440 s.f. x .75 = 1830 s.f.
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	231 s.f.	Basement**	231
First Floor	700	Stairways** rebuilt 1st & 2nd	218
Second Floor	635	Mechanical**	-
Third Floor	-	Other**	-
Porches/ Other	-	Total Exclusions	449
Total Gross *	1566		

B1. Existing Gross Floor Area *
1566 Sq. Ft.
 B2. Allowable Floor Exclusions**
449 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1117 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	626 s.f.	Basement**	626
First Floor	157	Stairways** e 5' x 13.8	41
Second Floor	222	Mechanical**	-
Third Floor	374	Other**	-
Porches/ Other	-	Total Exclusions	667
Total Gross *	1379		

C1. Proposed Gross Floor Area *
1379 Sq. Ft.
 C2. Allowable Floor Exclusions**
667 Sq. Ft.
 C3. Proposed Floor Area minus
 Exclusions 712 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1829 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1830 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(B)) 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	1198 s.f.	47%
Required Open Space	976 s.f.	40%
Proposed Open Space	1015 s.f.	41.6%

subtracted 2 parking spaces 10.0' x 18.5' ea.
 from O.S. 4370 sq ft

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

Signature: S. M. Brown

Date: 11/24/15



Marvin Wood Double-Hung Windows - Painted
 w/ 1 1/8" SDL muntins for 2 over 2's } w/ spacer bars
 w/ 5/8" SDL muntins for 6 over 1's
 (beveled profile @ exterior)

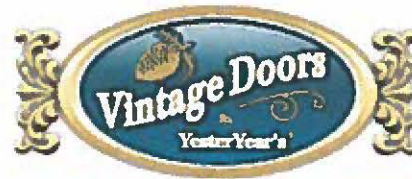


No window has become as much a part of the American experience as the classic double hung window. Now Marvin® Ultimate Double Hung Windows have added advanced engineering to that rich, classic style, with far easier operation, convenience and options than ever before.

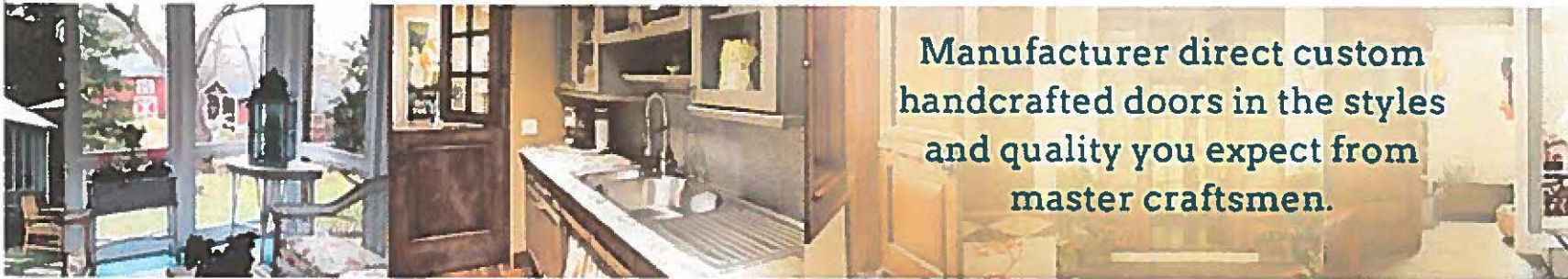
APPLICATION MATERIALS
 BAR2015-00402/00403
 1209 Prince St
 12/21/2015

1209 Prince -
 Cut Sheets

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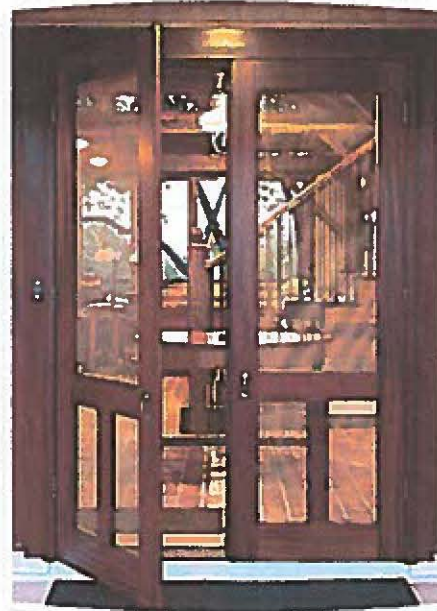
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Three Season Porch Panels

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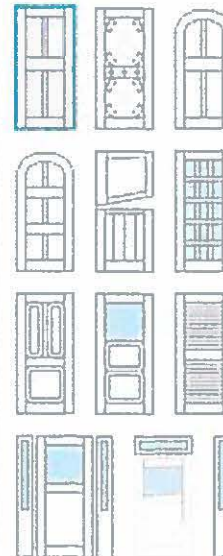
Interior & Exterior Doors

- [Solid Wood Doors](#)
- [Glass Panel Doors](#)



Styles

Mouse-over to view

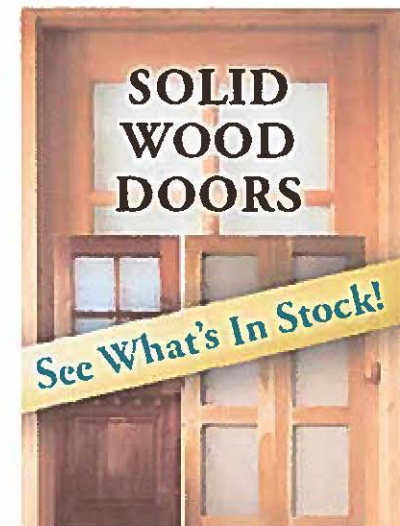


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Fixed skylights

Curb mounted - FCM



Fixed curb mounted No Leak Skylight - FCM



Accessory tray is required for blind installation.

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- A sunscreen accessory tray for standard site-built curbs allows for installation of VELUX Pick&Click™ blinds

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Make size (W-in. x L-in.)	Width 18 1/2-in. To 50 1/2-in.
Height 18 1/2-in. To 72-in.	Now delivered in 12 days or less
Height 72 1/2-in. To 76 1/2-in.	Now delivered in 20 days or less

We require maximum skylight clearance dimensions in 1/2-in. increments (0, 1/4, 1/2, 3/4) for width and height.
Note: Custom size flashing kits and custom size blinds are not available.
Note: Some specialty glass options require longer lead times.

Please call for pricing and availability: 1-800-888-3589

size to be verified

Model FCM	1430	1446	2222	2230	2234	2246	2270	3030	3046	3434	3446	4646
Outside curb (W-in. x H-in.)	17 1/2 x 33 1/2	17 1/2 x 49 1/2	25 1/2 x 25 1/2	25 1/2 x 33 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	25 1/2 x 73 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2	37 1/2 x 37 1/2	37 1/2 x 49 1/2	49 1/2 x 49 1/2

22 veluxusa.com whyskylights.com

Please reference the price list for a full description of all sizes and glass options.

APPLICATION MATERIALS

BAR2015-00402/00403

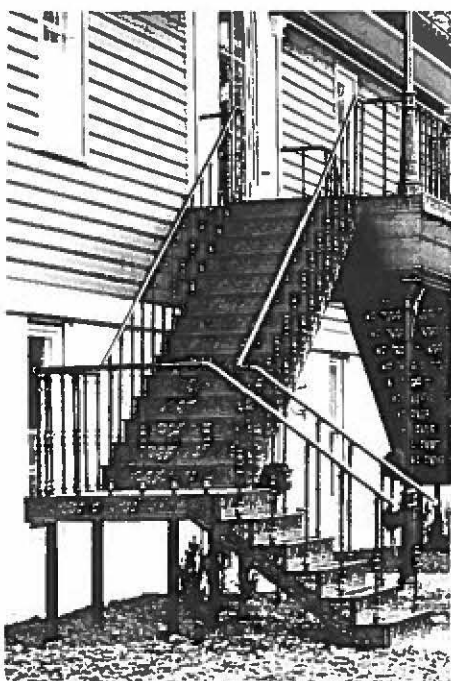
1209 Prince St

12/21/2015



The Kensington straight staircase holds a unique place in the world of historic building products. Its design is inspired by modular cast iron stairs dating from the mid-1800s. Cast iron was considered to be the wonder metal for construction materials; it became the product of choice for quality, durability and design capabilities. The modular cast iron component design of the Kensington consists of one tread, one riser panel and a left and right side panel. These parts are bolted together during assembly to create the staircase. Steel channels are required to support the bolted components and are put in place prior to assembly. The Steptoe Kensington staircase has been improved with new patterns to reflect our sales experience since its introduction in 1982. The standard width tread has been increased to a 48" (1220 mm) module. Alternative widths, larger and smaller, can be achieved through custom fabrication. In addition to the extended width of the new Kensington, Steptoe has revised the rise and run of the Kensington to 7" (178 mm) and 11" (275 mm). These dimensions are consistent with most current national and municipal building codes.

The final improvement to the Kensington is a re-designed tread surface. The relief design now reflects the pattern found on the riser and side panels (see illustration below). This provides for a cohesive overall decorative look. Handrails, newel posts and landings are designed and sold separately to complete this versatile staircase. (See Staircase Options page 9). The Kensington staircase is ideal for both indoor and outdoor installations. An ideal use for this cast iron staircase is garden steps, where the Kensington can be integrated into the decorative ironwork of the project. Whether for public buildings, commercial renovations or private residences, the Kensington adapts well to any project.



APPLICATION MATERIALS

BAR2015-00402/00403

1209 Prince St

12/21/2015

A note about building codes:

Codes vary across the country. Consult your local authority. Steptoe & Wife Antiques Ltd. guarantees the Steptoe staircase for materials only; there is no representation or warranty other than for the quality of the materials supplied. We are not responsible for incorrect or inappropriate installation.

SPECIFICATIONS

Width: 4' (1220 mm); can be increased or decreased (custom charges apply).

Rise: 7" (178 mm). **Run:** 11" (275 mm).

Weight: 120 lbs. (54.5 kgs.) per complete riser (includes tread, riser, 2 side panels).

Standard Steel Channel: 6" (152 mm) width.

Finish: Satin powder coated black.

Optional zinc powder primer is available for exterior applications, for an additional charge.

Instructions: All hardware and complete assembly instructions are provided with each staircase kit.

OPTIONAL PARTS

A selection of stock and custom components (balusters, handrail, newel post) is available to complete and customize the Kensington installation. Refer to Steptoe's price sheet for a more comprehensive listing of these optional parts.

Landings: Custom cast aluminum or steel plate landings can be made to each job's specifications. Alternatively, a local carpenter or metal fabricator can prepare the landing from a wide range of materials.

Custom designs can be fabricated in our factory. Steptoe welcomes your drawings and suggestions.



@ Garden wall —

Old Carolina Brick Company

GENUINE HANDMADE BRICK



Brick type

#201 Loundontowne
- verify

w/ lime mortar
- verify

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APPLICATION MATERIALS
BAR2015-00402/00403
1209 Prince St
12/21/2015

Elizabeth Sconce Style Wall Mount Copper Lantern



Elizabeth Wall Sconce Copper Lantern Item#: LL-372-WA

- Copper or Brass
- 1 Standard Size
- 7 Standard Finishes
- 4 Styles Of Glass
- Custom Options
- Free Shipping
- Lifetime Warranty

The Elizabeth Sconce Style Wall Mount Copper Lantern, shown in Verdi Green with Clear Glass, is a classic colonial lantern made by hand in America from high quality brass or copper and is designed to last for decades. Available in your choice of seven unique all-natural finishes and four classic styles of glass, this versatile lantern works well with traditional and colonial styles homes as well as cabins and lake homes.

Finish & Glass Options:



Antique Brass



Antique Copper



Chemical Rust



Dark Brass



Dark Copper



Raw Copper



Verdi Green



Clear Glass



Seeded Glass



Water Glass



White Glass

Size	Width	Height	Depth	Sockets	Item#
Medium	6"	17.5"	5"	1-60W Candelabra Base	LL-372-WA-M

LANTERNLAND
737 W. 2ND AVE
SUITE 100
MESA, AZ

APPLICATION MATERIALS
BAR2015-00402/00403
1209 Prince St
12/21/2015

INFO@LANTERNLAND.COM
WWW.LANTERNLAND.COM
TOLL FREE: (855) 454-5200
CAL: (480) 962-1999



@ rear garden- east & west P's

TRADITIONAL

A fence that features multiple boards per section for a more defined look.

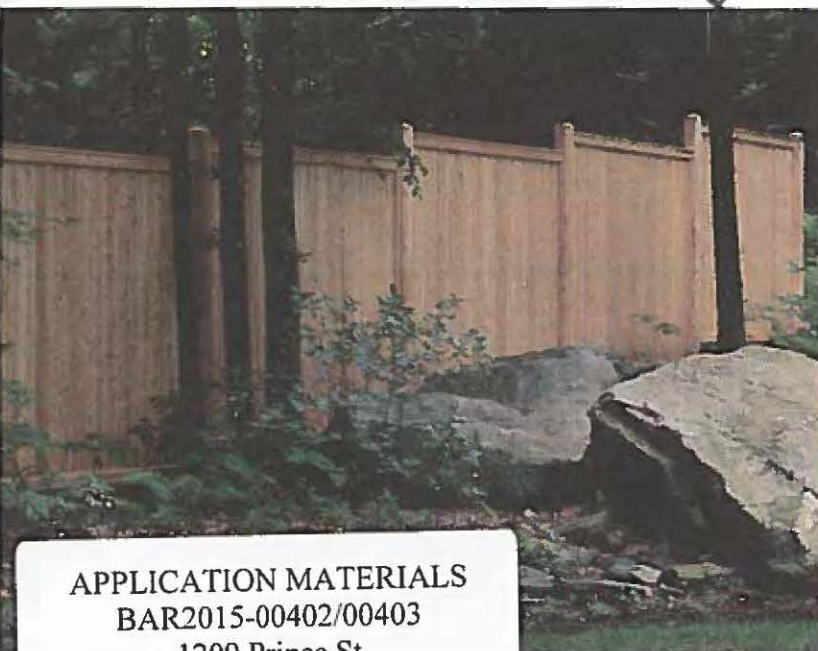


A. The 18" Yorktown Topper adds light and design quality to our 4 1/2' Traditional Board fence and matching 4 1/2' wide gate.

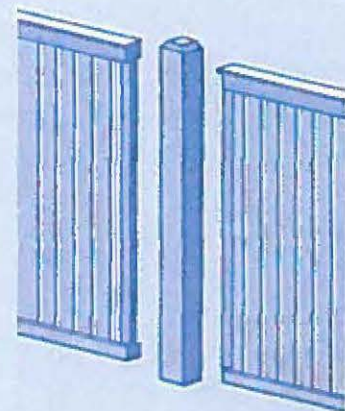
B. A superbly hand crafted radius section is the feature of this fence. It is subtly used in combination with our Chestnut Hill.

C. This board fence is graced by a scalloped Highland Topper with a curved rail and Colonial Caps. The Lantern Post is a Williamsburg.

D. 8' high Traditional screen with bevel top posts. It is stepped to follow the flow of the landscape. - Cedar-unpainted

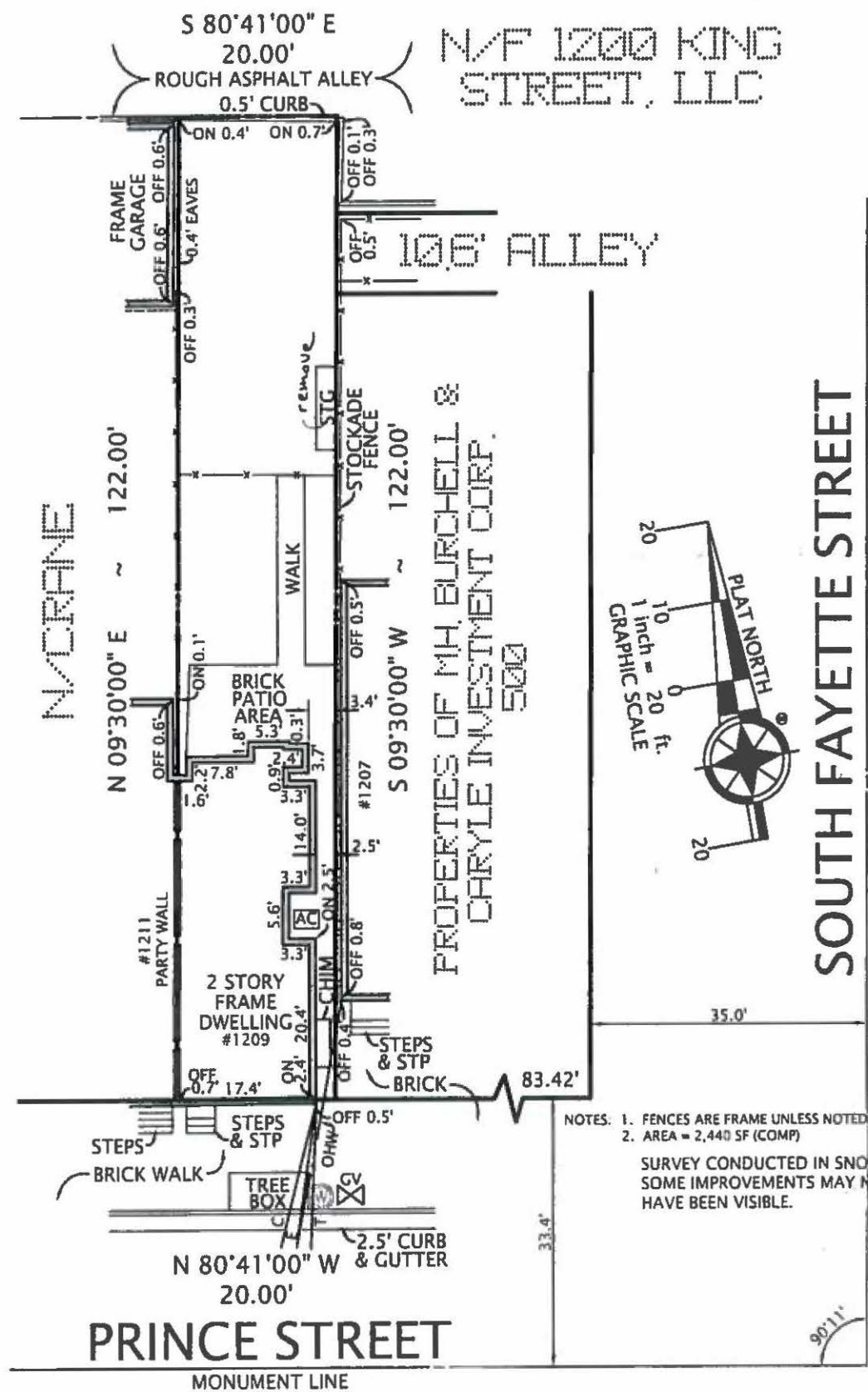


APPLICATION MATERIALS
BAR2015-00402/00403
1209 Prince St
12/21/2015



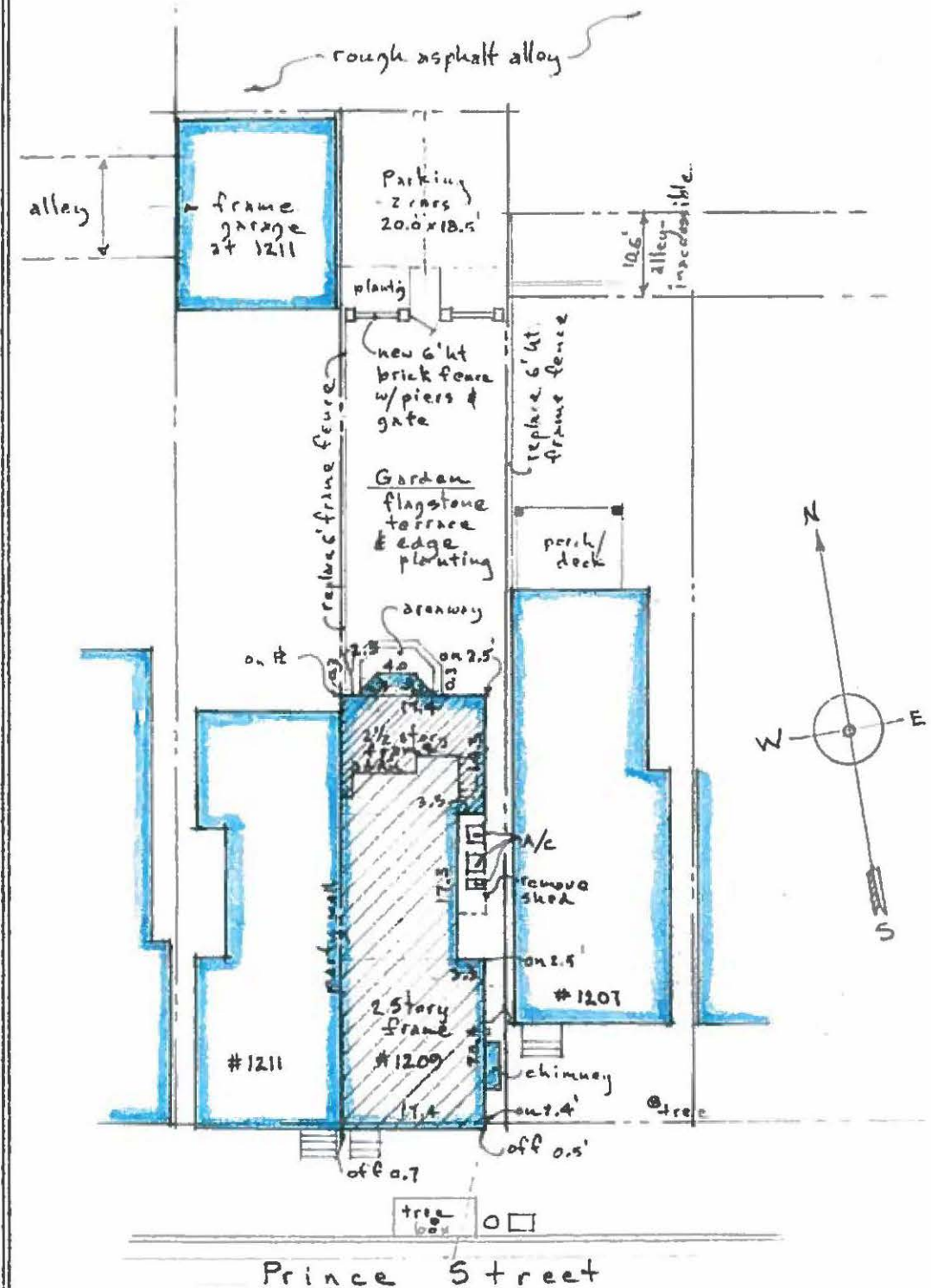
4', 4 1/2', 5', 6', 8' high.

Smooth 5 1/2" square bevel top posts with square edges. Smooth 3 3/4" wide "V" groove board with ship-lap joinery. Routed rails. "Sandwich" design at top and bottom. Smooth 4 1/4" flat cap. Similar look front and back. End cleat installation.



PLAT
SHOWING HOUSE LOCATION ON
OF THE PROPERTY LOCATED AT
1209 PRINCE STREET
(INSTRUMENT NO. 120025321)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DECEMBER 10, 2013
NOVEMBER 23, 2015 (REVISED)

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.	COMMISSIONER OF LAND SURVEY 12/10/2013 GEORGE M. O'QUINN LICENSE NO. 2009 <i>George M. O'Quinn</i>	ORDERED BY: CALLENDER/DAVIS ADAMS ASSOCIATES DOMINION Surveyors Inc. 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412
	ROBERT BENTLEY ADAMS & ASSOCIATES, P.C. 405 South Washington Street Alexandria, Virginia 22314 Tel. 703 549 0650 © Fax. 703 549 3125 ARCHITECTURE PLANNING INTERIORS	



PROPOSED SITE PLAN
1" = 20'

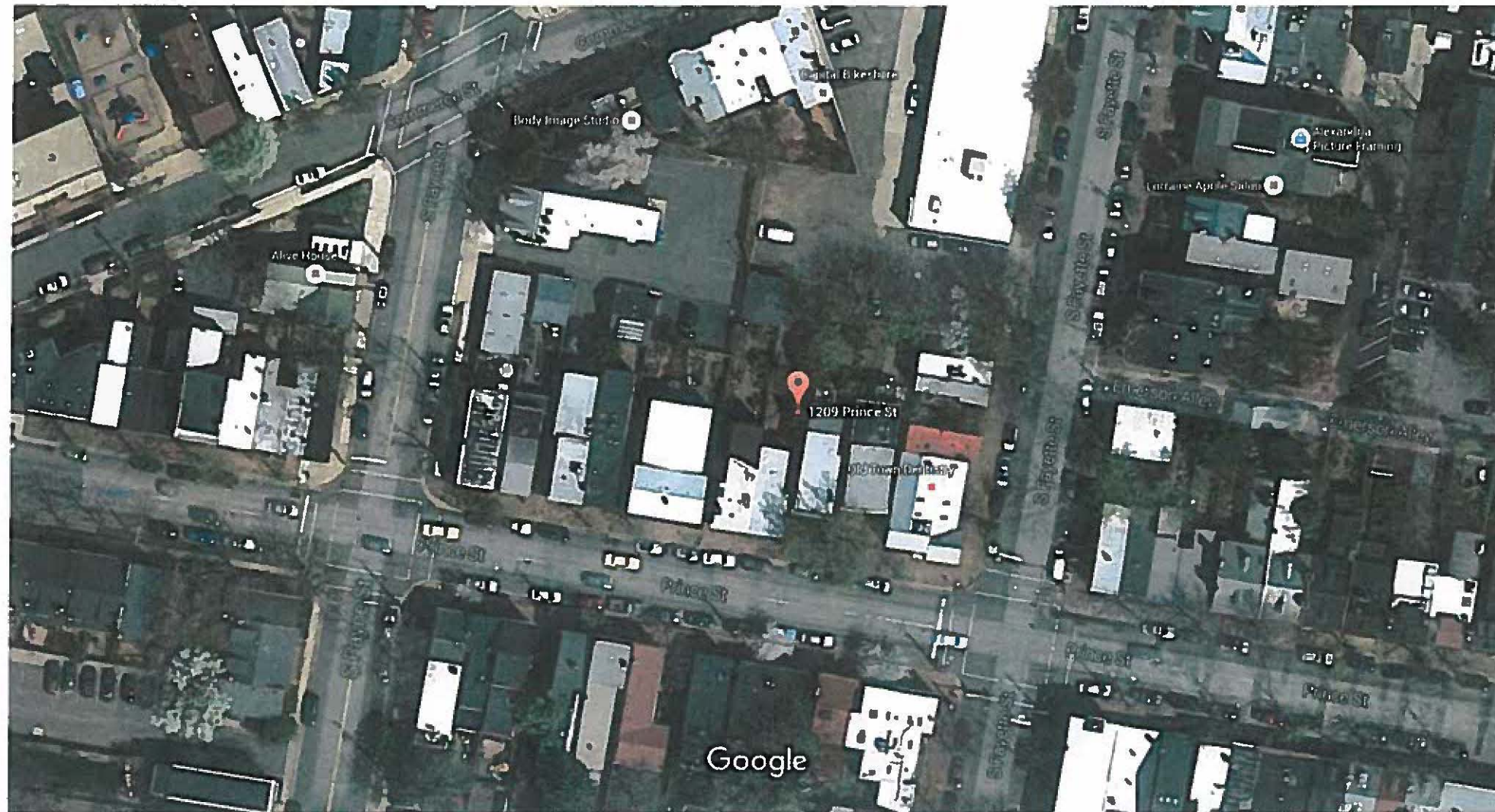
APPLICATION MATERIALS
BAR2015-00402/00403
1209 Prince St
12/21/2015

Additions & Alterations
Callender Residence
1209 Prince Street
Alexandria, Virginia

Date:
21 Dec. 2015
B.A.R. Set

Sheet:
1
of 18

Google Maps 1209 Prince St



Imagery ©2015 Google, Map data ©2015 Google 50 ft

APPLICATION MATERIALS
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1209 Prince St
12/21/2015

Additions & Alterations
Callender Residence
1209 Prince Street
Alexandria, Virginia

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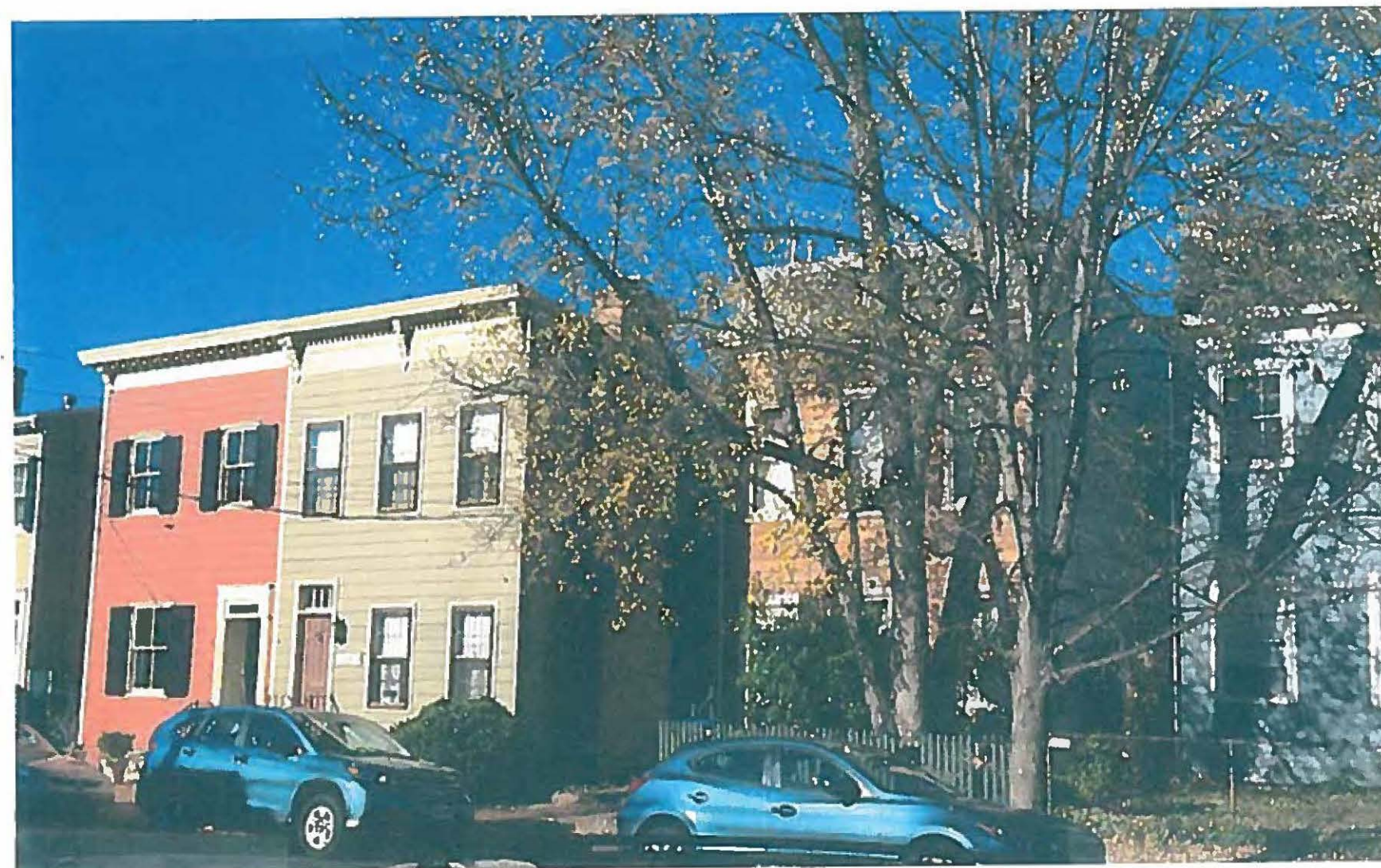
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ADAMS ARCHITECTURE PLANNING INTERIORS



YARD BETWEEN 1209 & 1207 PRINCE ST
NOTE ORIGINAL CORNICE AT 1209 PRINCE ST. -
WINDOWS ALTERED & CHIMNEY ADDED C. 1971

APPLICATION MATERIALS
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1209 Prince St
12/21/2015



1209 PRINCE STREET

SOUTH ELEVATION OF SUBJECT PROPERTY W/ 1211 PRINCE STREET TO WEST
& 1207 PRINCE STREET TO EAST



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Additions & Alterations
Callender Residence
1209 Prince Street
Alexandria, Virginia

Date:
21 Dec. 2015

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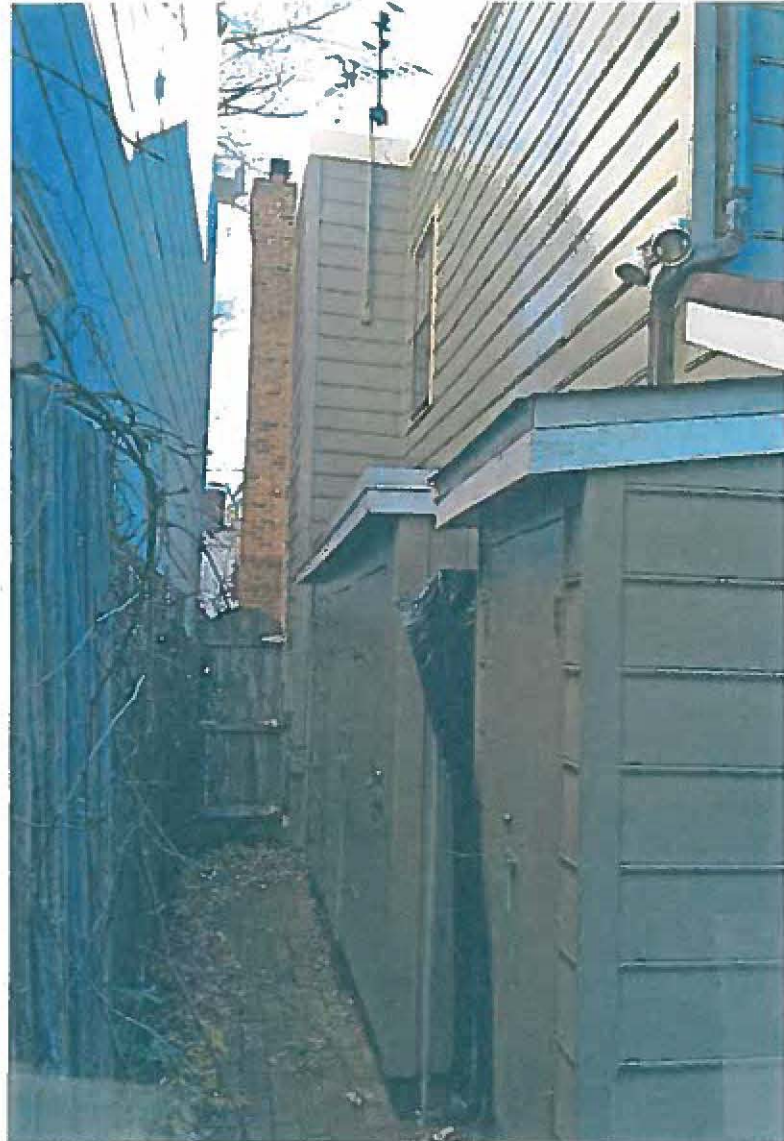
3



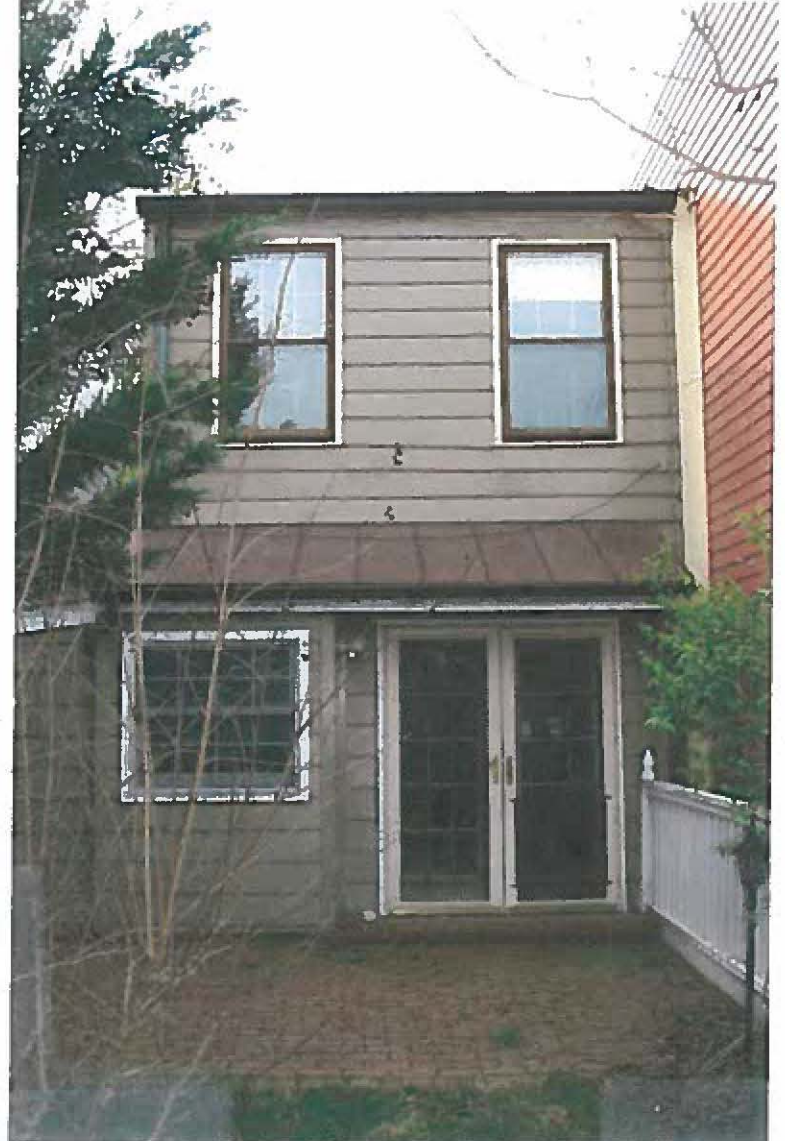
NORTH ELEVATION - 1209 & 1211 PRINCE ST.
WOOD FENCE TO BE REPLACED W/ 6'-0" BRICK FENCE W/ GATES



NORTH ELEVATION FROM PARKING
W/ GARAGE @ 1211 PRINCE ST.



EAST ELEVATION
GATE TO BE REPLACED, SHED TO BE
REMOVED, & ADDITION CONSTRUCTED
NEAR END OF ELL



NORTH ELEVATION

APPLICATION MATERIALS
BAR2015-00402/00403
1209 Prince St
12/21/2015



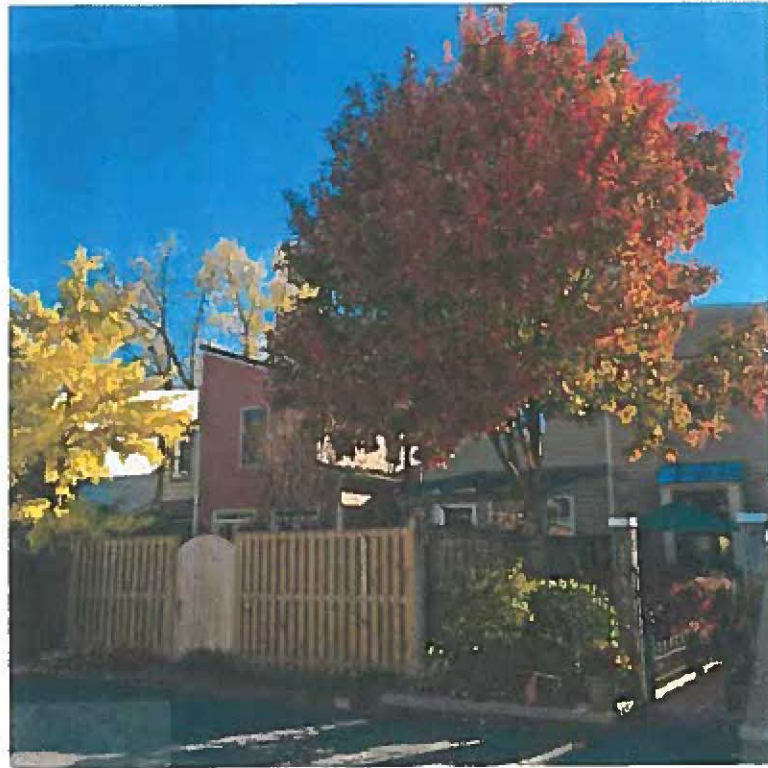
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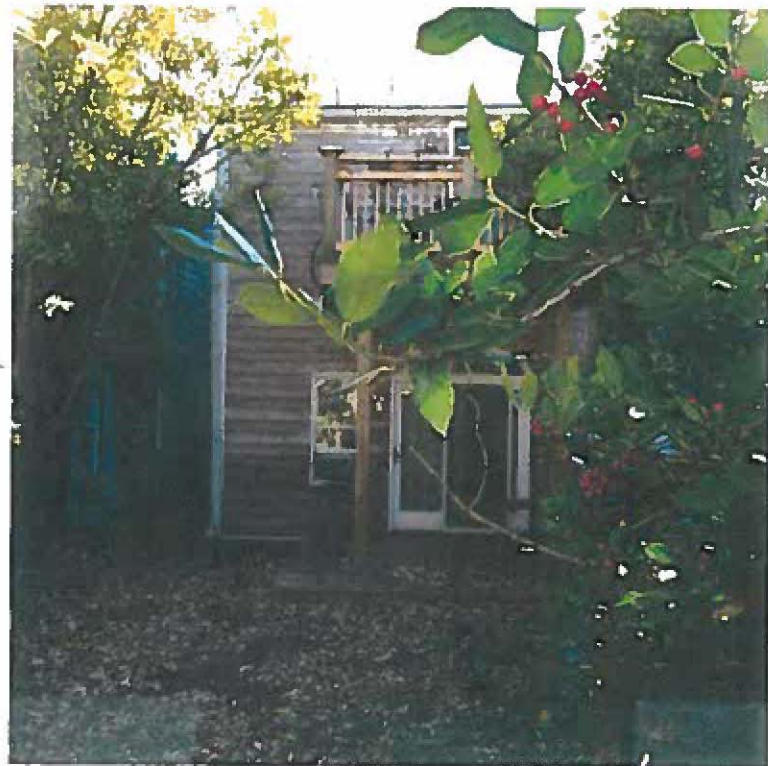
Additions & Alterations
Callender Residence
1209 Prince Street
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21 Dec. 2015

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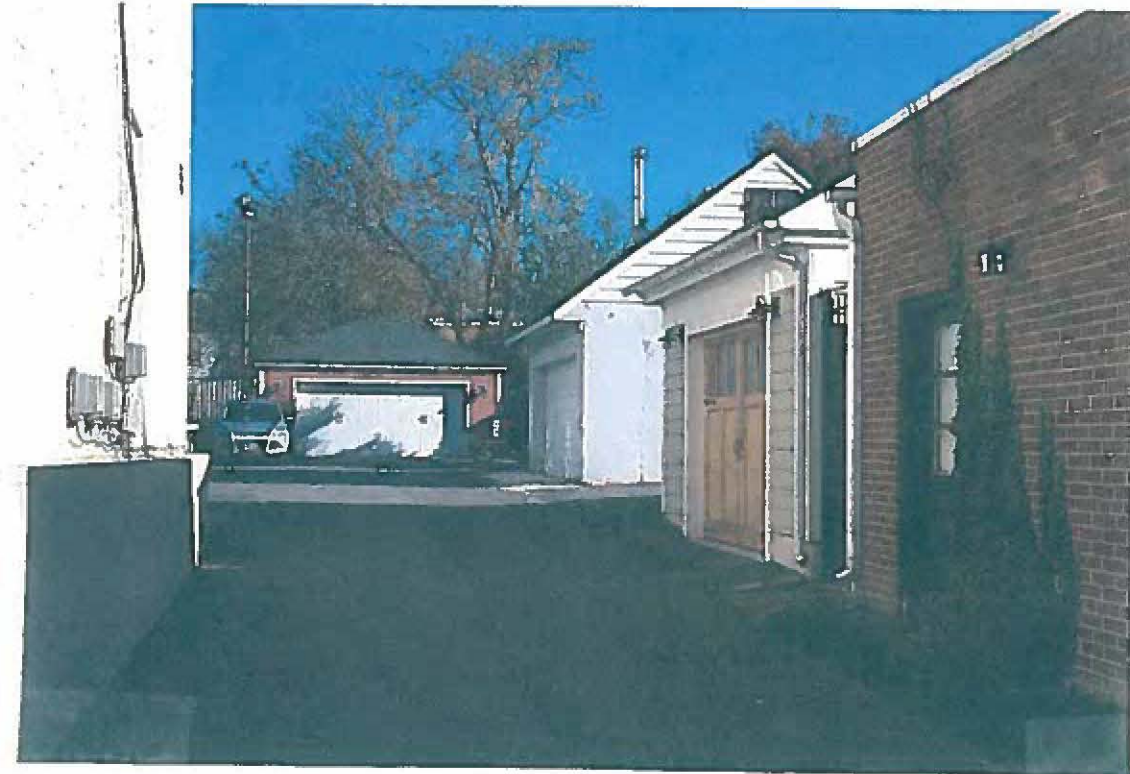
NORTH ELEVATION of 1209-1215 PRINCE ST.



NORTH ELEVATION of 1207 PRINCE ST.



WEST ELEVATION of JJ's ORIENTAL RUG GALLERY
 LOOKING TOWARD COMMERCE ST.



ALLEY FROM S. PAYNE ST. TO RUG SHOP PARKING
 W/ WEST ELEVATION OF 1211 PRINCE ST GARAGE



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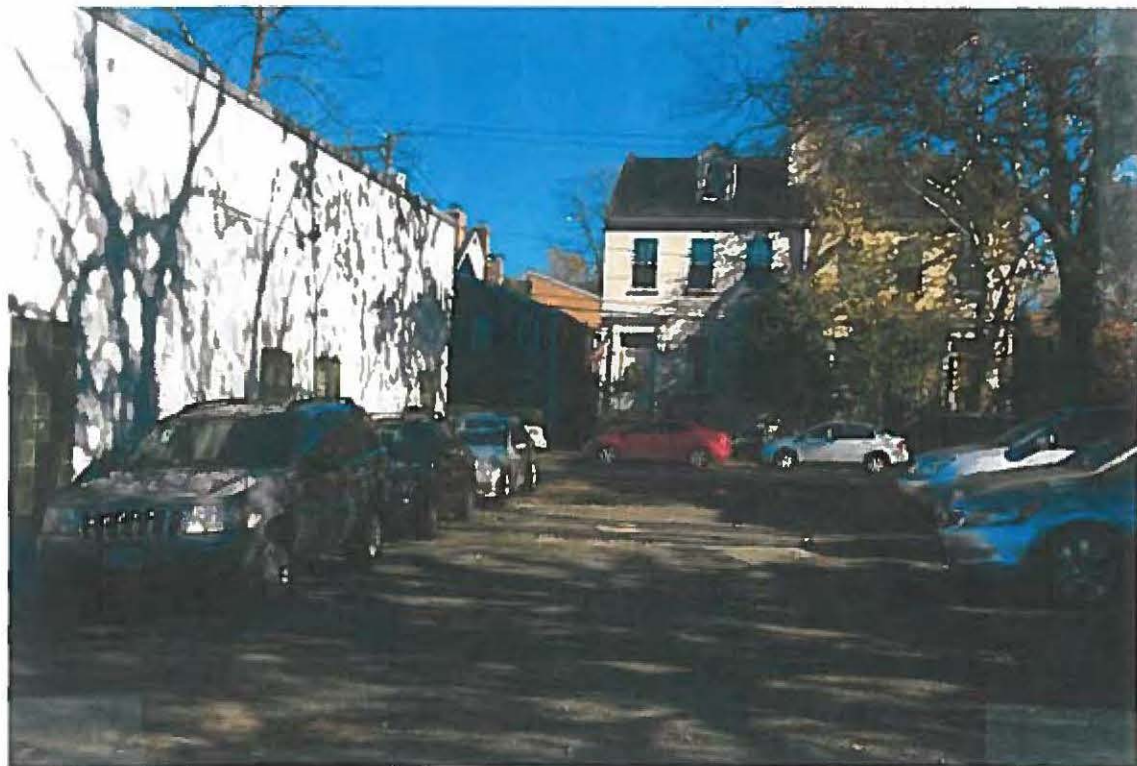
ADAMS ARCHITECTURE PLANNING INTERIORS

Additions & Alterations
Callender Residence
 1209 Prince Street
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 21 Dec. 2015

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SOUTH ELEVATION OF RUG SHOP LOOKING EAST
TO S. FAYETTE ST.



WEST ELEVATION OF RUG SHOP LOOKING SOUTH
TO PARKING & SUBJECT PROPERTY



EAST ELEVATION OF BUILDINGS ON S. FAYETTE ST.
WITHIN CL ZONE



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Additions & Alterations
Callender Residence
1209 Prince Street
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APPLICATION MATERIALS
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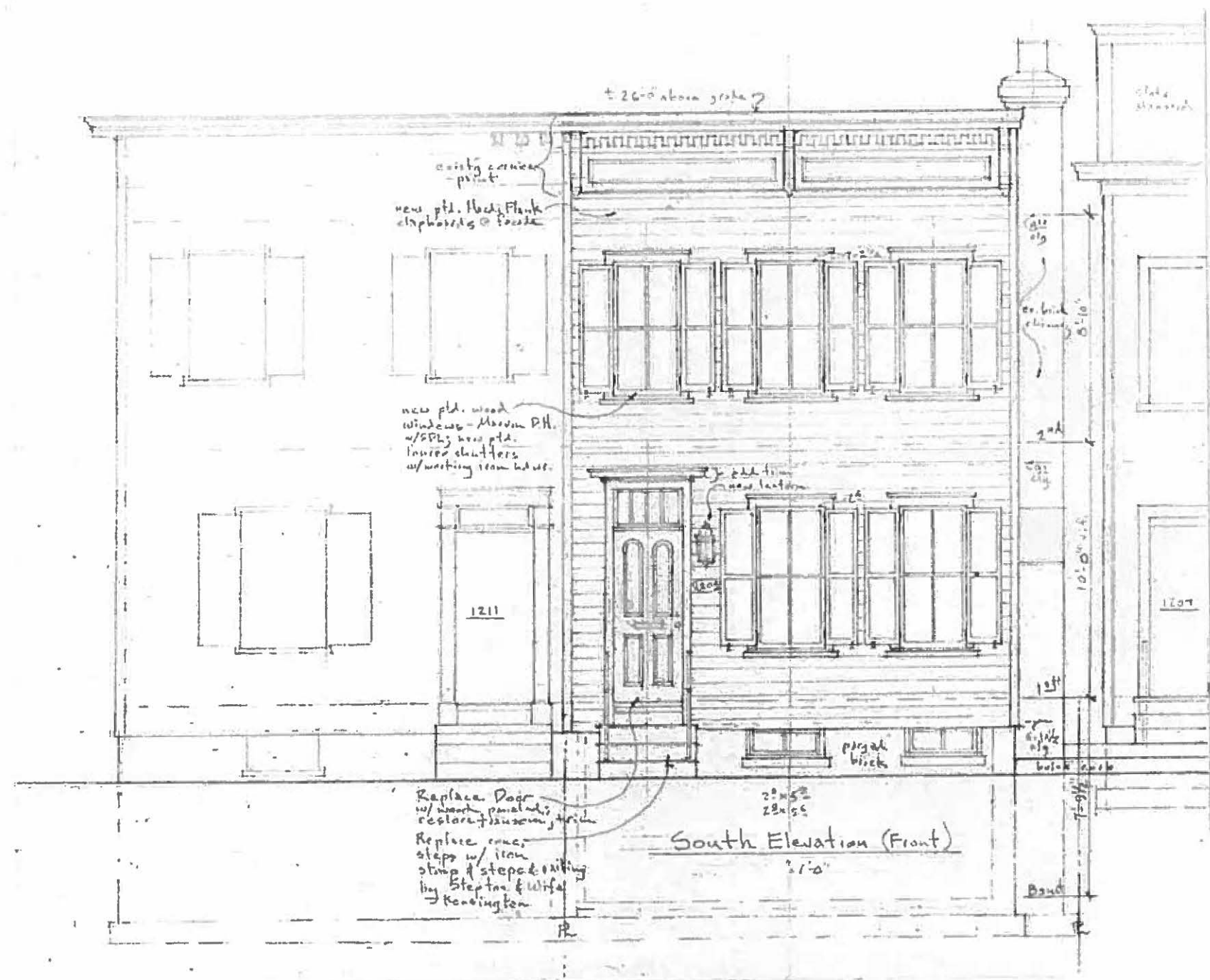


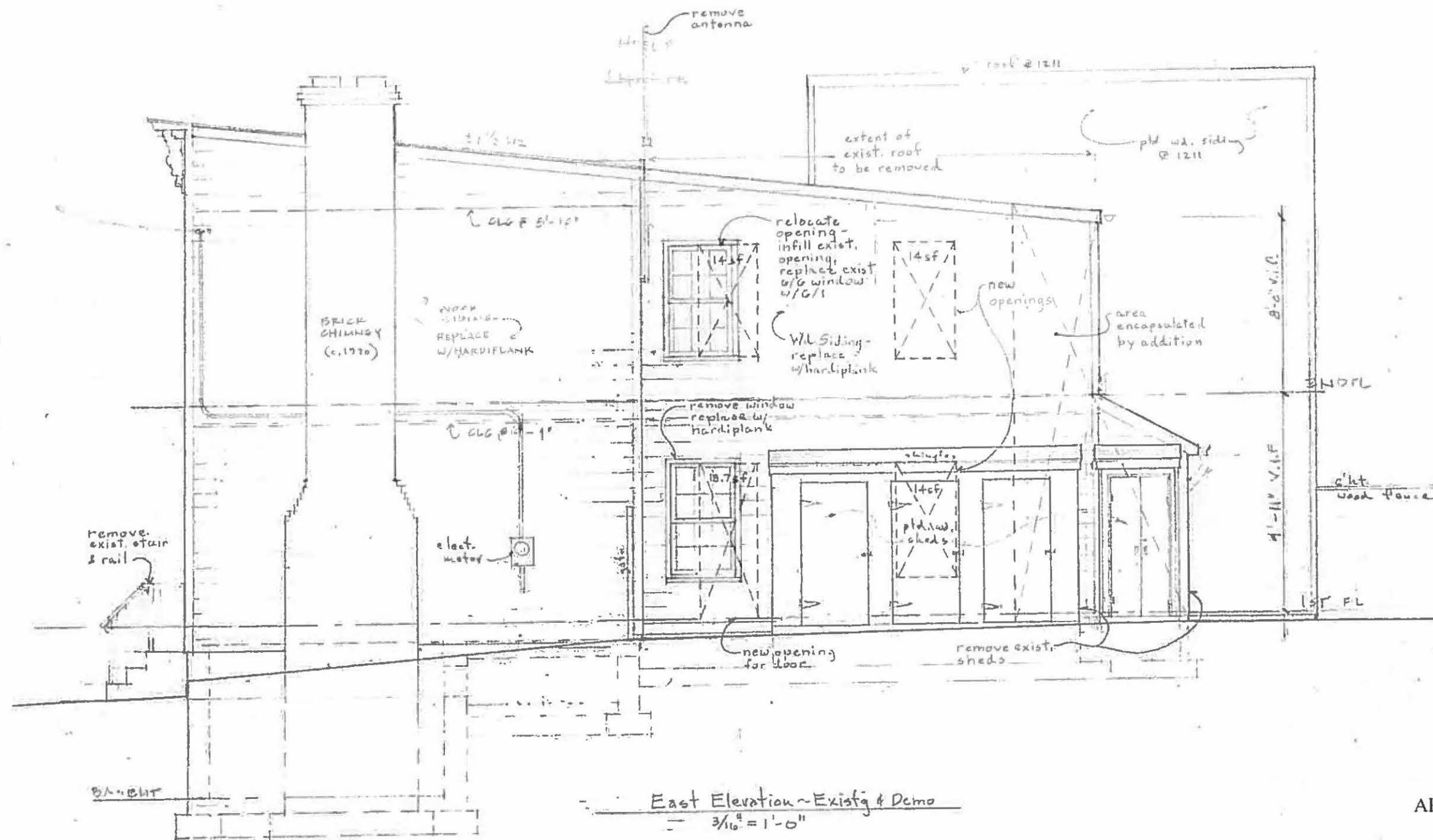
Additions & Alterations
Callender Residence
 1209 Prince Street
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 21 Dec. 2015

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East Elevation - Existing & Demo
 $\frac{3}{16}'' = 1'-0''$

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 1209 Prince St
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Callender Residence
 1209 Prince Street
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East Elevation
3/16"-1"=1"

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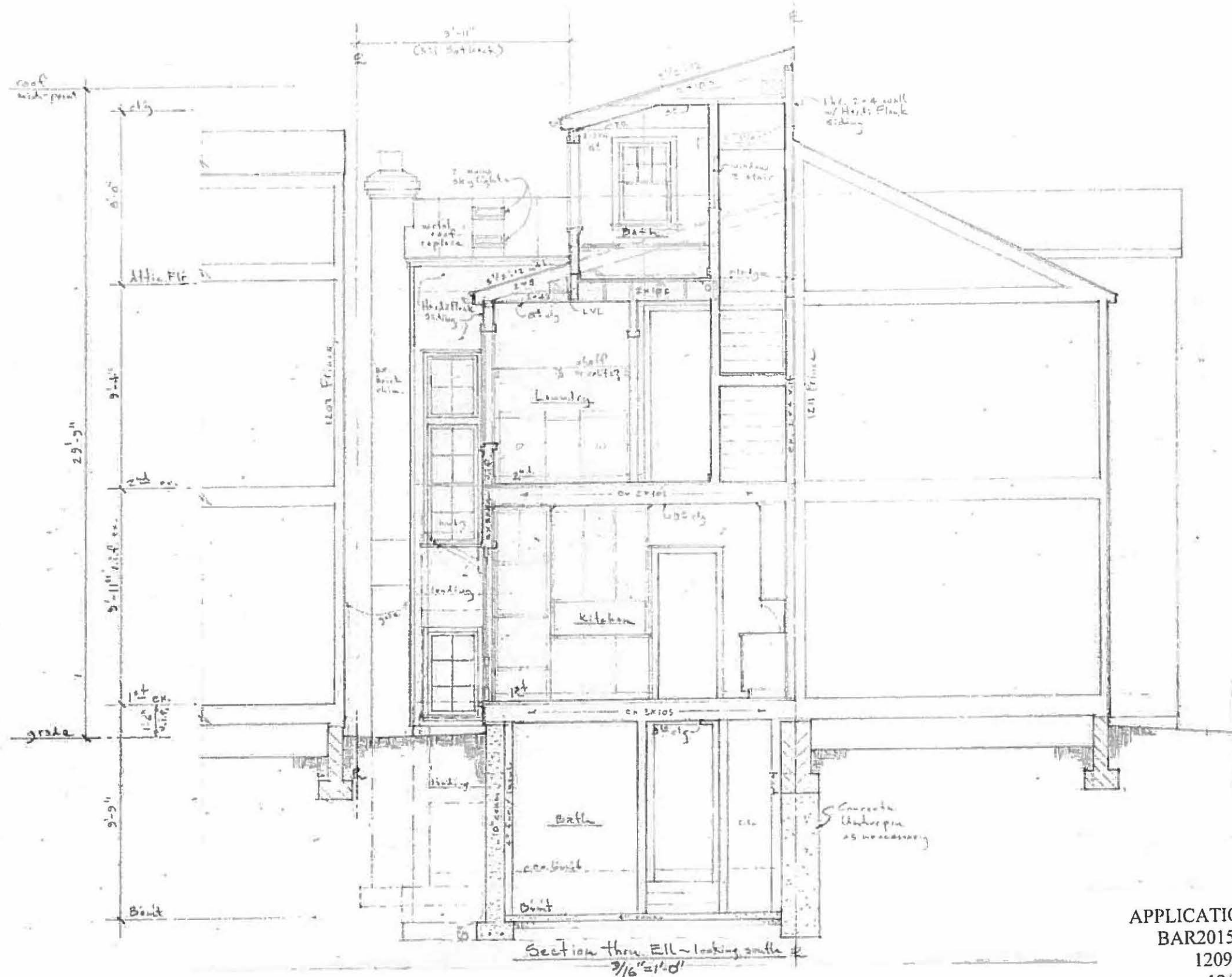


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Additions & Alterations
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ADAMS ARCHITECTURE PLANNING INTERIORS

APPLICATION MATERIALS
 BAR2015-00402/00403
 1209 Prince St
 12/21/2015



North Elevation
3/16/10

APPLICATION MATERIALS
BAR2015-00402/00403
1209 Prince St
12/21/2015

Additions & Alterations
Callender Residence
1209 Prince Street
Alexandria, Virginia

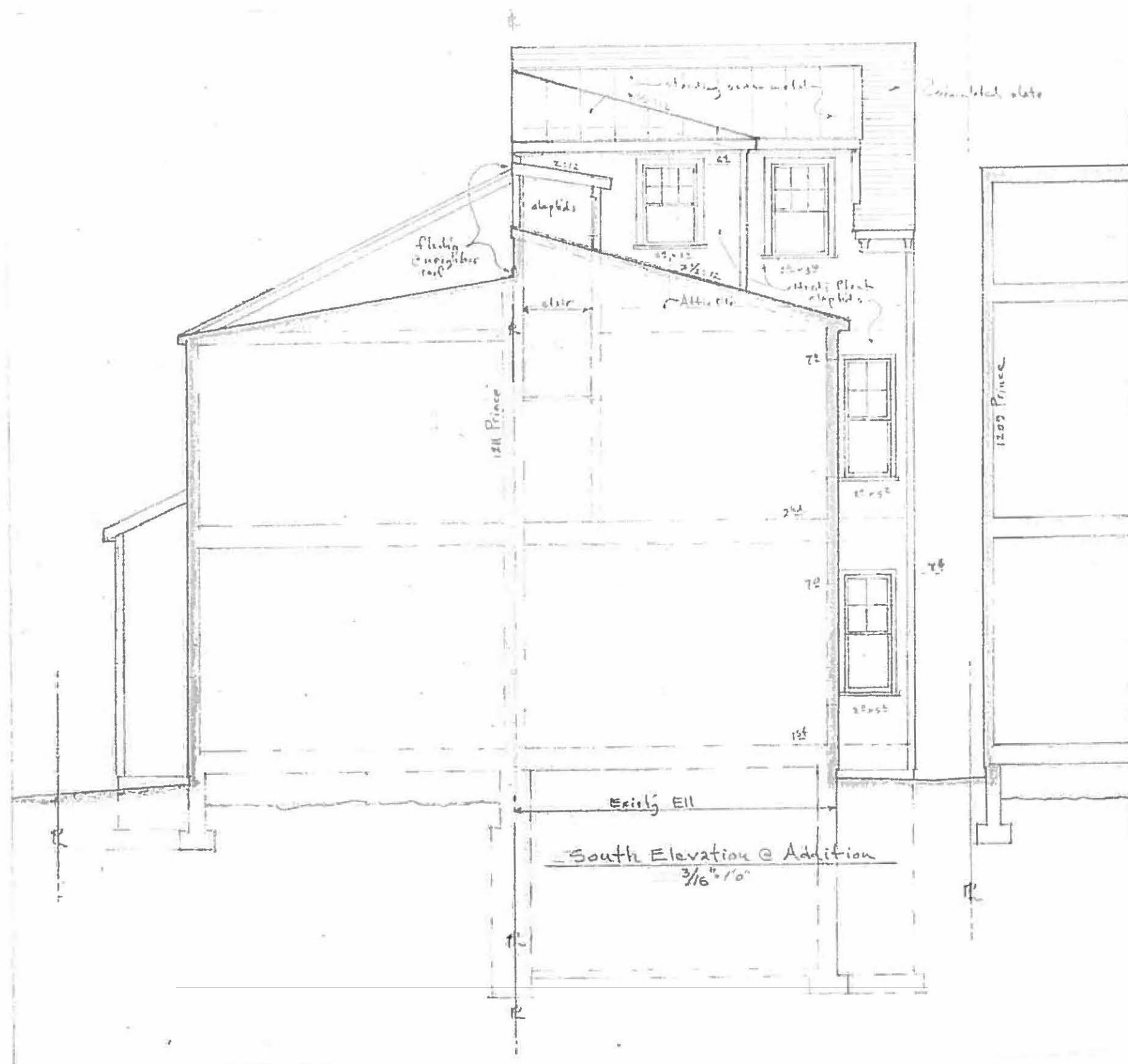
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12



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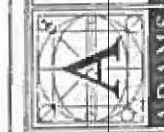


Additions & Alterations
Callender Residence
 1209 Prince Street
 Alexandria, Virginia

Date:
 21 Dec. 2015

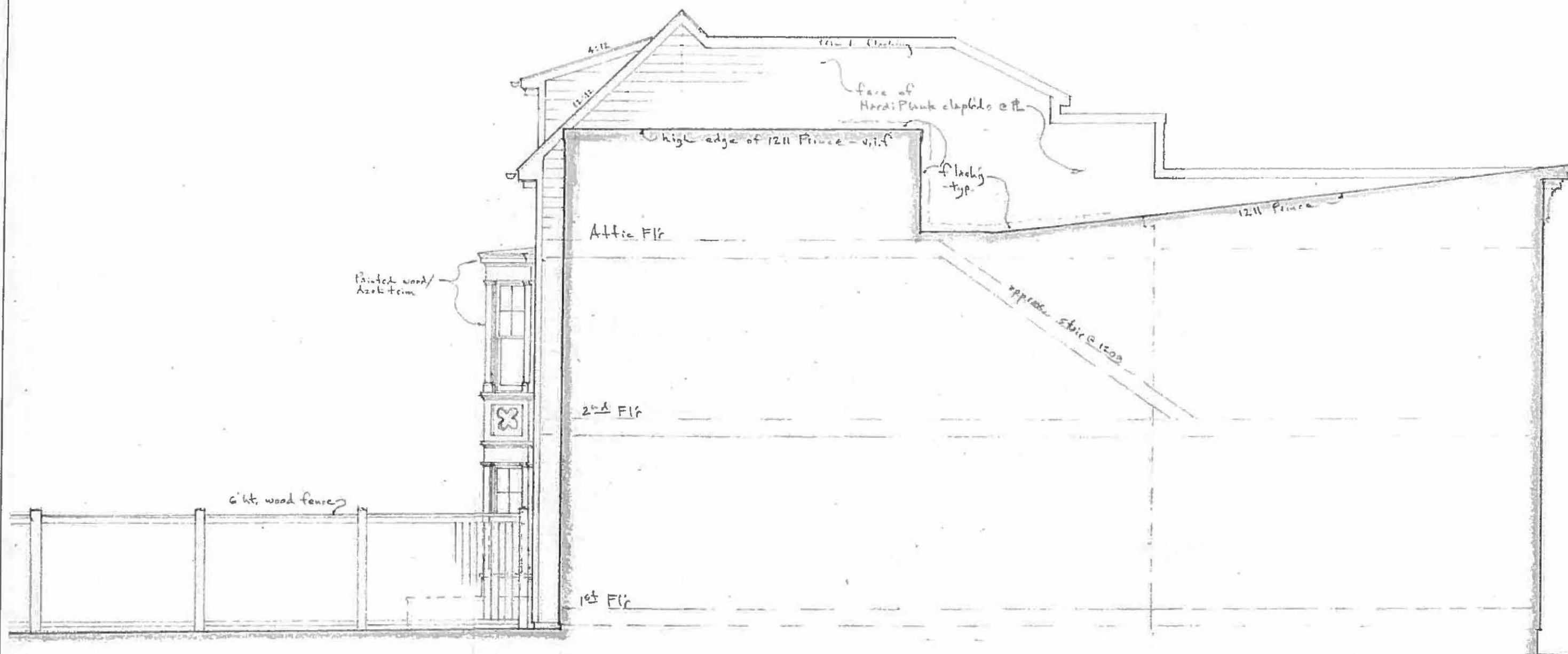
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ADAMS ARCHITECTURE PLANNING INTERIORS



West Elevation
3/16" = 1'-0"

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BAR2015-00402/00403
1209 Prince St
12/21/2015

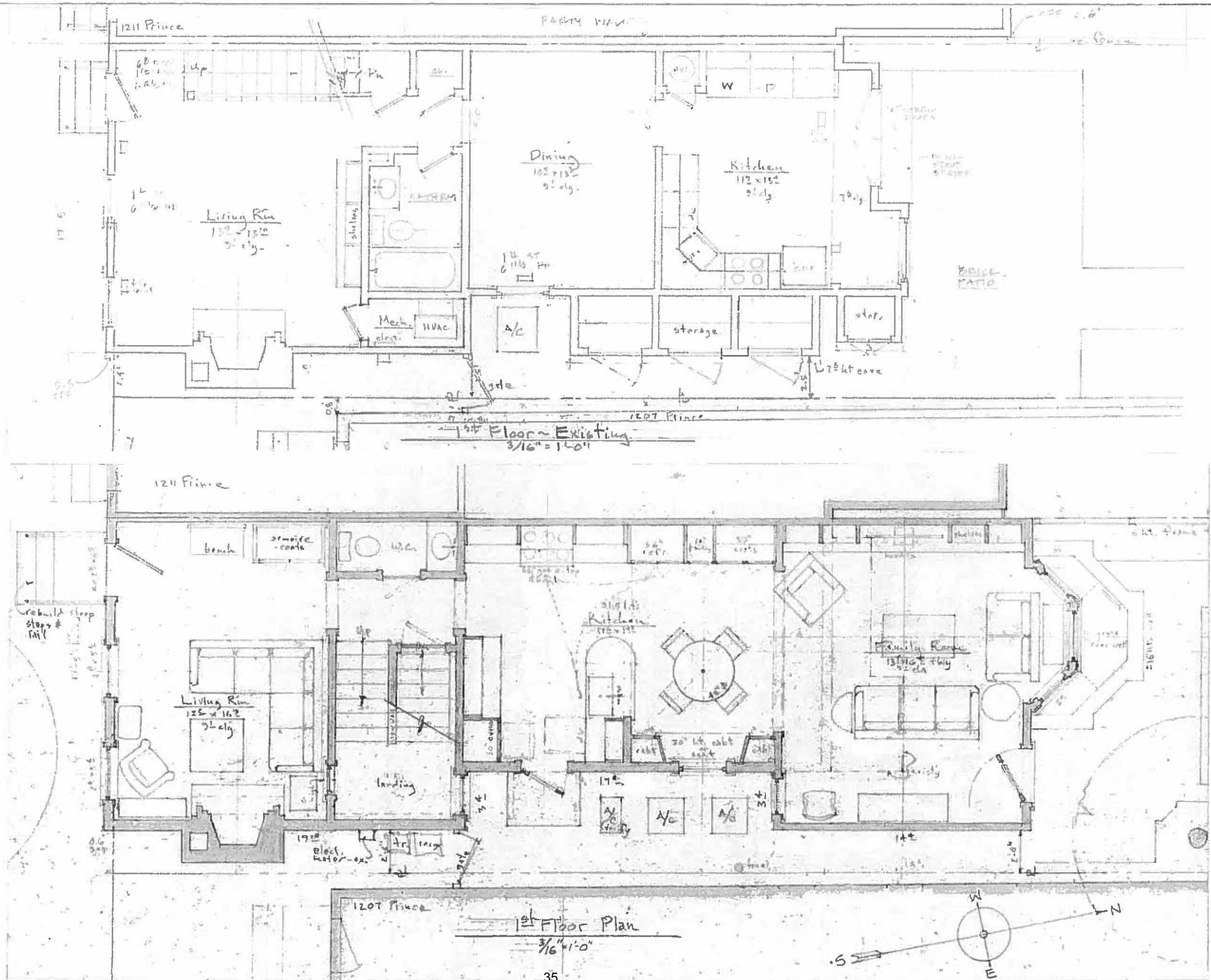
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ADAMS ARCHITECTURE PLANNING INTERIORS

Additions & Alterations
Callender Residence
1209 Prince Street
Alexandria, Virginia

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21 Dec. 2015

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Additions & Alterations
Callender Residence
1209 Prince Street
Alexandria, Virginia

Date:
21 Dec. 2015

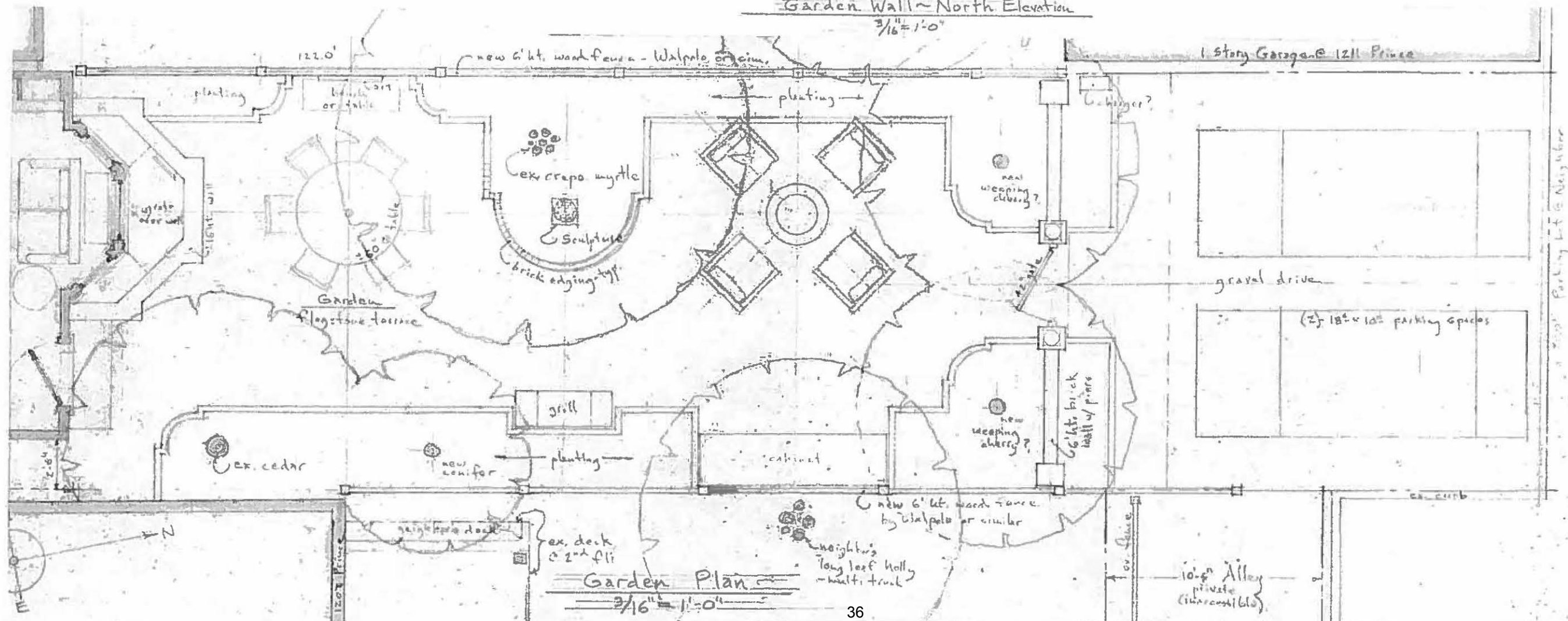
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ADAMS ARCHITECTURE PLANNING INTERIORS

APPLICATION MATERIALS
 BAR2015-00402/00403
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INTERIORS

PLANNING

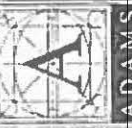
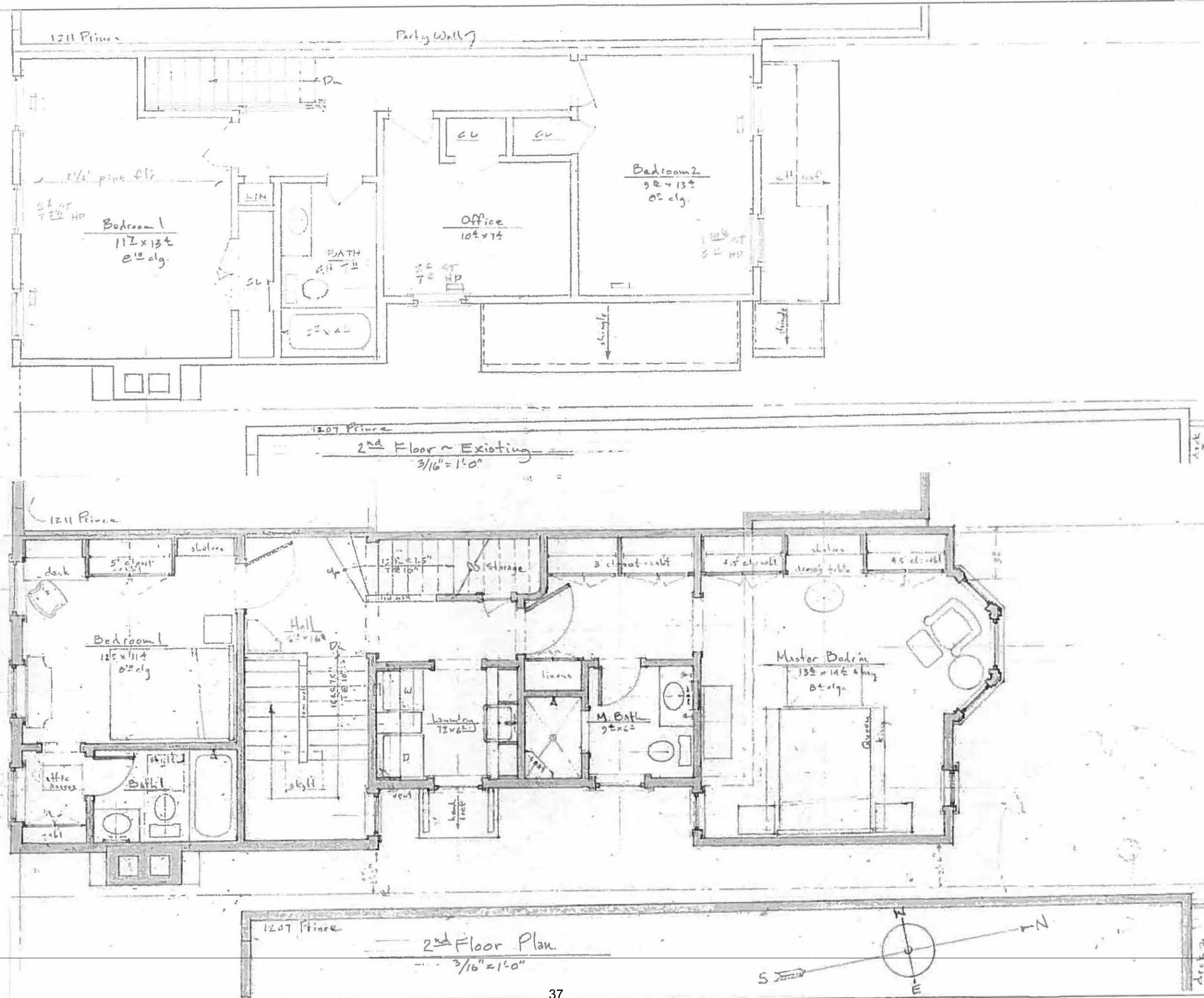
ARCHITECTURE

ADAMS

Additions & Alterations
Callender Residence
 1209 Prince Street
 Alexandria, Virginia

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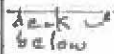
ADAMS ARCHITECTURE PLANNING INTERIORS

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Callender Residence
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12/21/2015



Alexandria, Virginia

21 Dec. 2015

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ARCHITECTURE PLANNING INTERIORS

ARCHITECTURE PLANNING INTERIORS

ADDRESS OF PROJECT: 1209 Prince St.TAX MAP AND PARCEL: 074.01-03-22ZONING: 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: Wes Callender & Patricia DavisAddress: 1209 Prince St.City: Alexandria State: VA Zip: 22314Phone: 703-549-0650 E-mail: scot@adamsarchitects.comAuthorized Agent (if applicable): ☐ Attorney ☒ Architect ☐Name: Scot McBroomPhone: 703-549-0650E-mail: scot@adamsarchitects.com

Legal Property Owner:

Name: Wesley Callender & Patricia DavisAddress: 1209 Prince St.City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

- | | | |
|------------------------------|--|--|
| ☐ Yes | ☒ No | Is there an historic preservation easement on this property? |
| ☐ Yes | ☐ No | If yes, has the easement holder agreed to the proposed alterations? |
| ☐ Yes | ☒ No | Is there a homeowner's association for this property? |
| ☐ Yes | ☐ No | If yes, has the homeowner's association approved the proposed alterations? |

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--|--|---|--|
| ☐ awning | ☒ fence, gate or garden wall | ☒ HVAC equipment | ☒ shutters |
| ☒ doors | ☒ windows | ☒ siding | ☐ shed |
| ☒ lighting | ☐ pergola/trellis | ☐ painting unpainted masonry | |
| ☐ other _____ | | | |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

- Frame addition at rear and attic of existing rear ell.
- Alter windows and doors at façade and ell (existing were replaced c. 1970). New to be similar to existing original fenestration in nearby c.1870 Queen Anne houses.
- Replace modern concrete stoop and railing with new cast iron stoop and rail.
- Replace existing roof with painted standing seam metal. Add 2 small skylights.
- Replace c.1970 siding with HardiPlank clapboards.
- Replace frame fences at east and west rear property lines.
- Construct new brick garden wall at north end of garden

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☐ ☒ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☒ ☐ Description of the reason for demolition/encapsulation.
- ☒ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects 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.

- ☐ ☐ 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: Scot McBroomPrinted Name: Scot McBroomDate: 12/21/2015

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. Robert Bentley Adams & Assoc.	405 S. Washington	none
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 _____ (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.

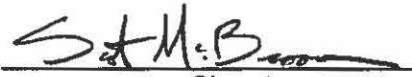
Name	Address	Percent of Ownership
1. Wesley Callender & Patricia Davis	1209 Prince St.	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Robert Bentley Adams & Assoc.	none	B.A.R.
2. Wesley Callender & Patricia Davis	none	B.A.R.
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.

12/21/15 Scot McBroom 
Date Printed Name Signature