

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Paul Miller

**LOCATION:** Parker-Gray District  
1612 Princess Street

**ZONE:** RB/Residential Townhouse Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness, as submitted.

**GENERAL NOTES TO THE APPLICANT**

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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 #2024-00329**  
**1612 Princess Street**



0 12.5 25 50 Feet

**I. APPLICANT’S PROPOSAL**

The applicant requests a Certificate of Appropriateness to add a curb cut at 1612 Princess Street.

**II. HISTORY**

This two-bay brick row house is part of a group of brick houses built in pairs, or “twins,” in the colonial revival style in **1945**, based on the Uptown/Parker Gray NRHP nomination. The same design and grouping continues along Princess Street and along Boyle Street, the next street to the south.

*Previous BAR Approvals*

BAR2020-00019 – administrative approval for roof replacement (7/27/22)

BAR2019-00277 – administrative approval for window replacement (7/3/19)

**III. ANALYSIS**

Section 8-200(C)(6)(b) of the zoning ordinance requires the Board to review applications for curb cuts when access to parking is not feasible from the alley or interior court within the Parker-Gray historic district. Staff has no objection to the proposed curb cut and notes that the subject property does not have access to parking from an alley or interior court. Additionally, the subject property is in a neighborhood with a mixture of parking types including existing curb cuts and alley and interior court access parking. The addition of this curb cut will not alter the character along Princess Street and the surrounding blocks.



Photo 1: Proposed location of curb cut.

Staff notes that paving of a parking area does not require Board or staff approval as noted in the *PG Residential Reference Guide*. The current application does not include the construction of a fence or gate, staff approval is required if proposed later.

Staff recommends approval of the Certificate of Appropriateness as submitted.

**STAFF**

Amirah Lane, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

- C-1 Proposed curb cut and parking area will comply with zoning.
- C-2 Proposed curb cut and parking area must meet the conditions 7-1005 in terms of parking in required yard and meet the open space requirements of 3-706.

**Code Administration**

No code comments.

**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)
- R-4 A curb cut permit required. Submit the curb cut application to T&ES Permits for review. This BAR approval shall not be considered as a permit for construction. (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)
- 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**

No archaeology comments

**V. ATTACHMENTS**

- *Completed application*
- *Plans*
- *Scaled survey plat if applicable*

BAR CASE# \_\_\_\_\_  
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 1612 Princess Street

DISTRICT:  Old & Historic Alexandria  Parker - Gray  100 Year Old Building

TAX MAP AND PARCEL: # 10151500 ZONING: Residential

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: Paul G. Miller

Address: 1614 Princess St.

City: Alexandria State: VA Zip: 22314

Phone: 703-969-9774 E-mail: pgm1212@aol.com

Authorized Agent (if applicable):  Attorney  Architect  \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: Paul G. Miller

Address: 1614 Princess St.

City: Alexandria State: VA Zip: 22314

Phone: 703-969-9774 E-mail: pgm1212@aol.com

**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 curb cut
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Add curb cut to property at 1612 Princess St.

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**SUBMITTAL REQUIREMENTS:**

Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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.

**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. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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 revised materials.

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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: Paul G. Miller  
Printed Name: Paul G. Miller  
Date: 8-25-2024

**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. Paul & Joan Miller	1614 Princess Street	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 1612 Princess St. (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. Paul & Joan Miller	1614 Princess Street	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.

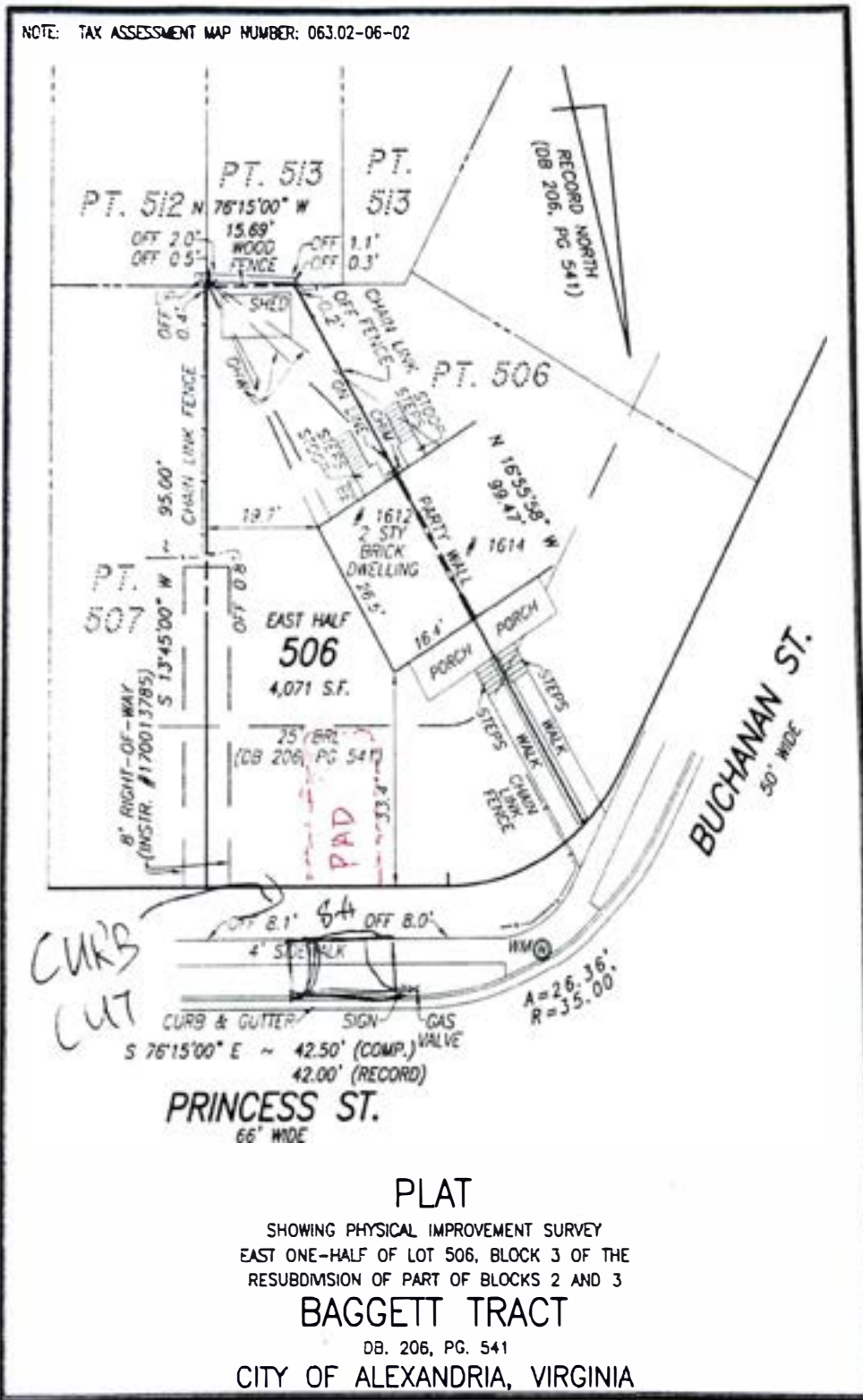
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**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.

8-25-24      Paul G. Miller        
 Date                      Printed Name                      Signature

NOTE: TAX ASSESSMENT MAP NUMBER: 063.02-06-02



**PLAT**

SHOWING PHYSICAL IMPROVEMENT SURVEY  
 EAST ONE-HALF OF LOT 506, BLOCK 3 OF THE  
 RESUBDIVISION OF PART OF BLOCKS 2 AND 3

**BAGGETT TRACT**

DB. 206, PG. 541

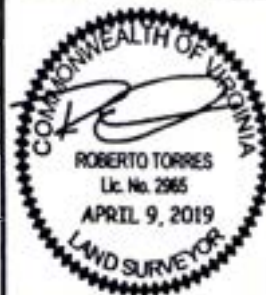
**CITY OF ALEXANDRIA, VIRGINIA**

SCALE: 1" = 20'  
 DATE: APRIL 9, 2019

OWNER: PAUL G. MILLER & JOAN S. MILLER  
 CLIENT: CHARLES JURIS

INSTR. #170013785  
 PLAT SUBJECT TO  
 RESTRICTIONS OF RECORD.  
 TITLE REPORT NOT FURNISHED,  
 THUS ALL EASEMENTS MAY NOT  
 BE SHOWN.

**RC FIELDS**  
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I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE  
 BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH  
 CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT AND, UNLESS  
 OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS.

DRAFTED: JD CHECKED: WDS

19-66

Subject: Neighbor Objection to Curb Cut Request (BAR #2024-00329 - PG)

To: Board of Architectural Review

From: Elliott and Maria Watts (Property Owners 1610 Princess)

We, the owners of 1610 Princess Street, Alexandria VA, object to the curb cut request for 1612 Princess St (BAR #2024-00329 - PG). We currently live overseas working for the Federal Government and are unable to attend in person. We object for the following reasons:

**Historic preservation:** These residences are in the historically designated neighborhood of Parker Gray. Furthermore, we are fortunate to live in a very uniform housing area of Parker

Gray. While some residences received permission for a curb cut and driveway installation before the designation, we object to further expansion of off-street parking. This is especially concerning when the location of the vehicle and curb cut would not be uniform with other homes (existing curb cuts and driveways lead directly to the front of the home). Essentially, the proposal allows a car to be parked in the middle of the lawn. In order to reach their charging station from the curb cut, the owners of 1612 will need to drive diagonally across the front yard from the curb cut. The owners also have stated that they will not be paving/finishing a driveway by any means and will instead drive through the grass. Alexandria is an extremely wet area and driving/parking across a front lawn will certainly begin to create muddy tracks throughout the front yard. No resident of Parker Gray parks on their front lawn and we do not believe a precedent should be set to allow this unsightly practice which degrades the curb appeal of our historic district.

**Safety:** The location of the cut would create a driveway into the blind side of the turn from Buchanan St to Princess St. The turn is slightly uphill and neither driver can see around the corner. This safety issue is one reason this portion of Princess St is a one-way. Despite the one way designation, there are multiple daily occurrences of vehicles violating the direction control and driving the wrong way on the 1600 block of Princess. Frequently they do this at a high rate of speed as they know they will be stuck and must reverse if they do not make it to the turn in the road (immediately in front of the requested curb cut location).

**Parking:** As in most areas of Alexandria, parking can be challenging even on the 1600 block of Princess, this is especially true during the weekdays when commuters park along Buchanan and 1600 block of Princess, to take one of two nearby metros. An additional eight foot curb cut will further limit parking on the straight portion of this area of street.

Parking is further limited due to the large bend in the road that make parking untenable on the inside portion. There is also a pedestrian curb cut in front of 1612 that would likely make parking in-between the two cuts a violation. The owners contest that there is parking available on Buchanan. This is not really true during the week due to commuters; also, the residents of the 1600 block of Princess should not have to routinely park further away from their homes so one neighbor can have a curb cut. Further limiting parking in this area is an existing curb cut at 1614 Princess (owned and occupied by the same owners of 1612 Princess). Lastly, the owners of 1612 have stated they do not plan to leave their cars in the driveway. This is so they do not damage their grass – as they have no plans to construct an actual paved driveway - but would mean they are simultaneously taking away parking on the street and still using the street to park their personal vehicles.

**Two homes, one owner, two curb cuts, less green:** The owners of 1612 also own and occupy 1614 Princess. They also already have a curb cut a long existing curb cut at 1614. While the owners are arguing that this additional curb cut will support the city’s green energy plan, they should have utilized the existing cut on their property to charge a vehicle. Additionally the city and neighborhood loses ever more valuable green space.

**Alternate proposals:** If the city and appropriate offices are inclined to support the cut, we would request an adjustment to the location of the cut nearer to the east side of 1612 and requirement the owners install a BAR approved semi-permeable parking surface. Moving the cut westward would maximize parking space further east, and make the eventual location of the car similar to that of nearby homes.

Sincerely,

Elliott Watts

Maria Watts

(Residents of 1612 Princess Street)