

Docket Item #2 & 3
BAR CASE # 2016-00076
& 2016-00077

BAR Meeting
April 20, 2016

ISSUE: Permit to Demolish/Capsulate for the construction of an Addition
APPLICANT: John and Pauletter Wynn by Erin May, AIA
LOCATION: 102 Prince Street
ZONE: RM / Residential Zone

STAFF RECOMMENDATION

Staff recommends approval, as submitted, with the following condition of Alexandria Archaeology:

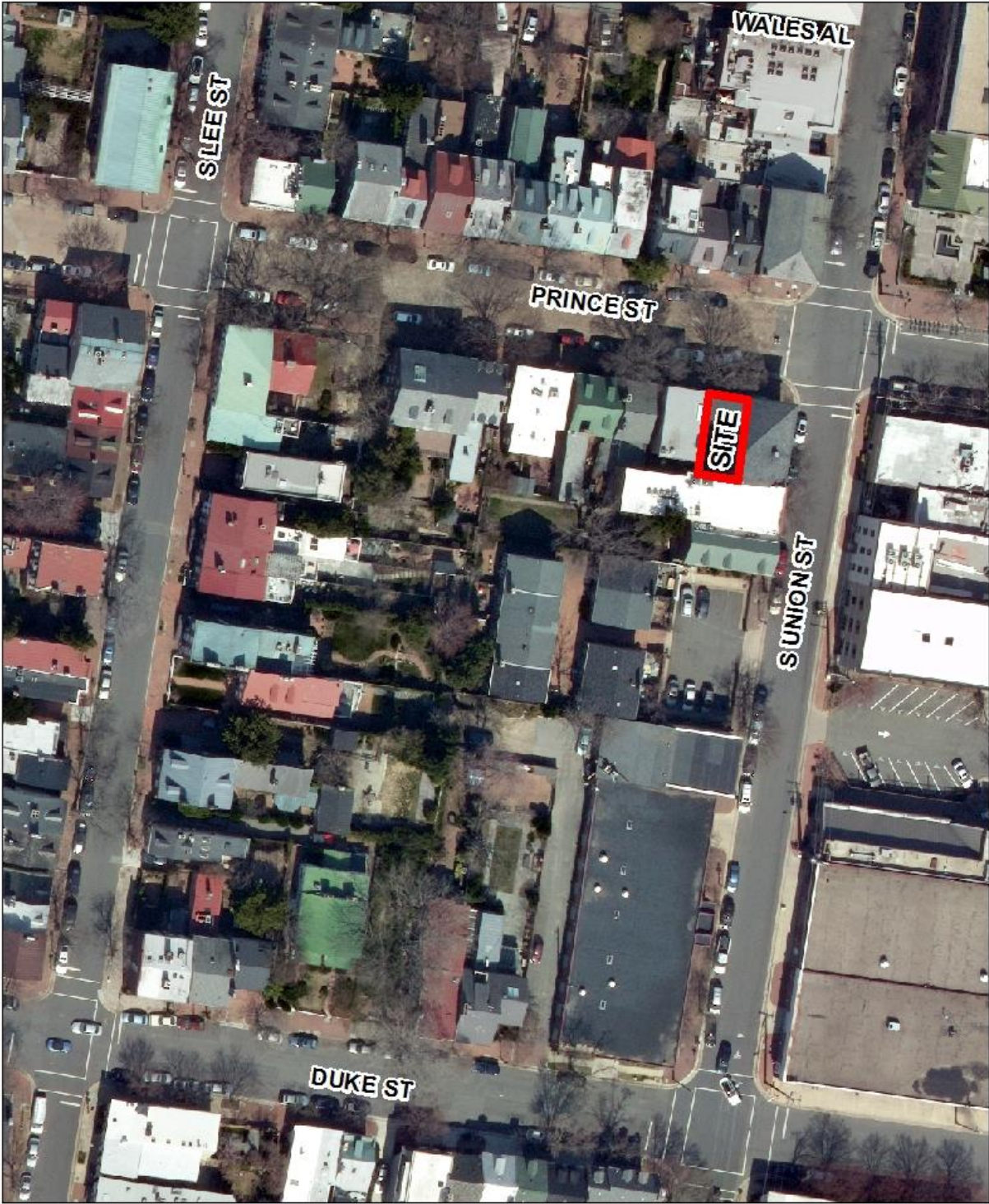
1. Include the following conditions in the General Notes of all site plans and construction drawings that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site 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 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.



BAR2016-00076 & BAR2016-00077



***Note:** *This item requires a roll call vote.*

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate for the construction of a new, two-story rear addition. The addition will extend from the second floor and contain a covered open porch on the first floor. (The second floor rear wall will be capsulated approximately 200 sq. ft.) The rear elevation is completely enclosed by the adjacent buildings and surrounded by a garden wall, forming a light well/courtyard. The proposed new addition and alterations will not be visible from a public way.

A portion of the rear masonry wall will be demolished (60 sq. ft.) to add new French doors with sidelights on the first floor, to create a door into the new addition on the second floor, and to add a gang of new casement windows on the third floor. The existing rear building's first floor foundation wall, and fourth floor and attic level walls will remain intact.

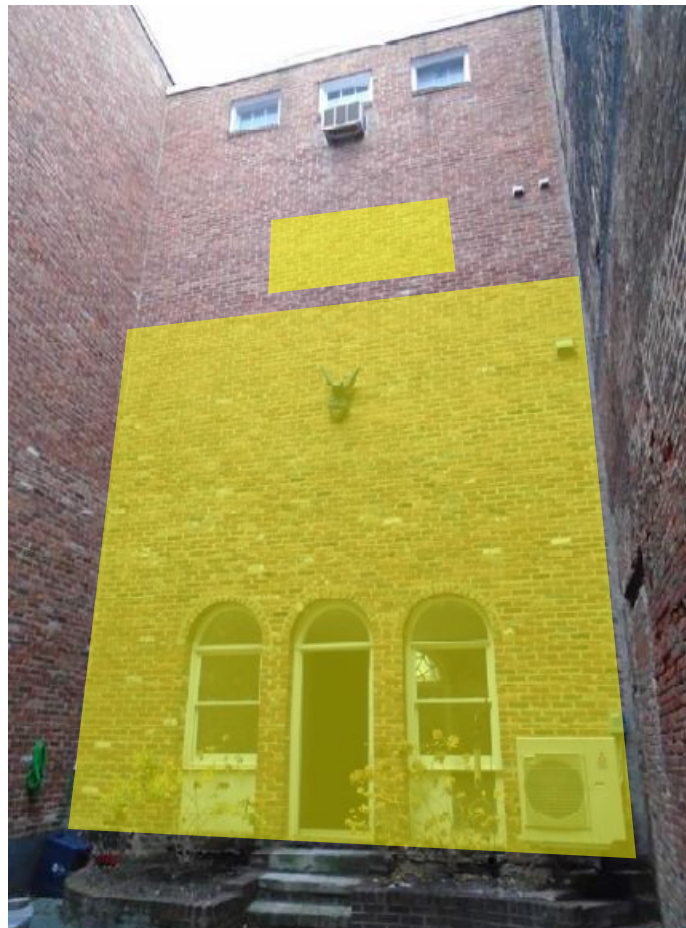
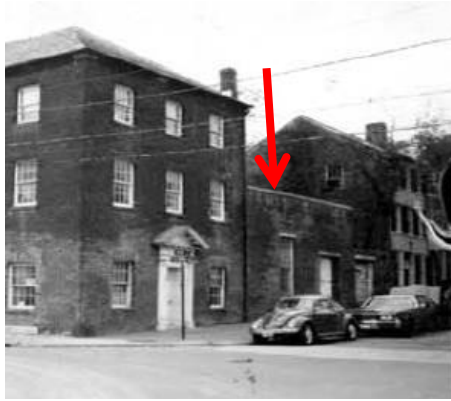


Figure 1: Areas to be Demolished/Capsulated

II. HISTORY

102 and 104 Prince Street are three-story, three bay brick townhouses. They were both approved for construction by the BAR on October 7, 1971 and constructed in 1973, according to BAR case files. The main entry door surround at 102 Prince appears to be L18th/E19th century carved Aquia stone salvaged from elsewhere. While an earlier foundation may have been reused, based on the uniform pattern of running bond brick and altered openings, the entire structure at 102 Prince effectively dates from **1973**.



1971 Photo of 102 Prince

(Courtesy of the Tax Assessor's Handiwork Photographic Collection at the Alexandria Public Library)



Current Photo of 102 Prince

III. ANALYSIS

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, 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 scope of the new, proposed demolition/capsulation is located entirely on the second and third floors of the rear elevation wall surface. The rear elevation wall is running bond brick and appears to be completely from the 1973 renovation. No historic fabric remains on this rear elevation from the early one-story structure. Therefore, staff finds that none of the criteria for demolition/capsulation are met and the Permit to Demolish/Capsulate should be granted.

Staff recommends approval of the Permit to Demolish/Capsulate with the standard archaeology conditions.

STAFF

Michele Oaks, 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 ~~Applicant must submit floor plans showing the proposed exclusions for stairs and mechanical.~~
Completed.

C-2 Applicant is proposing less than the required open space (staff calculates even less than the applicant indicates due to the structures on adjacent properties encroaching onto the

subject property). Applicant should consider reducing the addition to comply with the required open space and should submit an open space diagram.

Corrected and complies. Square footage of the addition was reduced.

C-3 Applicant must either screen the relocated roof top unit or request a waiver of screening from the BAR.

Complies, screened by existing building walls.

F-1 Lot is less than 25' wide, no side yard setbacks are required.

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 Parcel is tagged as RPA in Permit Plan, however the parcel is not located in a RPA. (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)

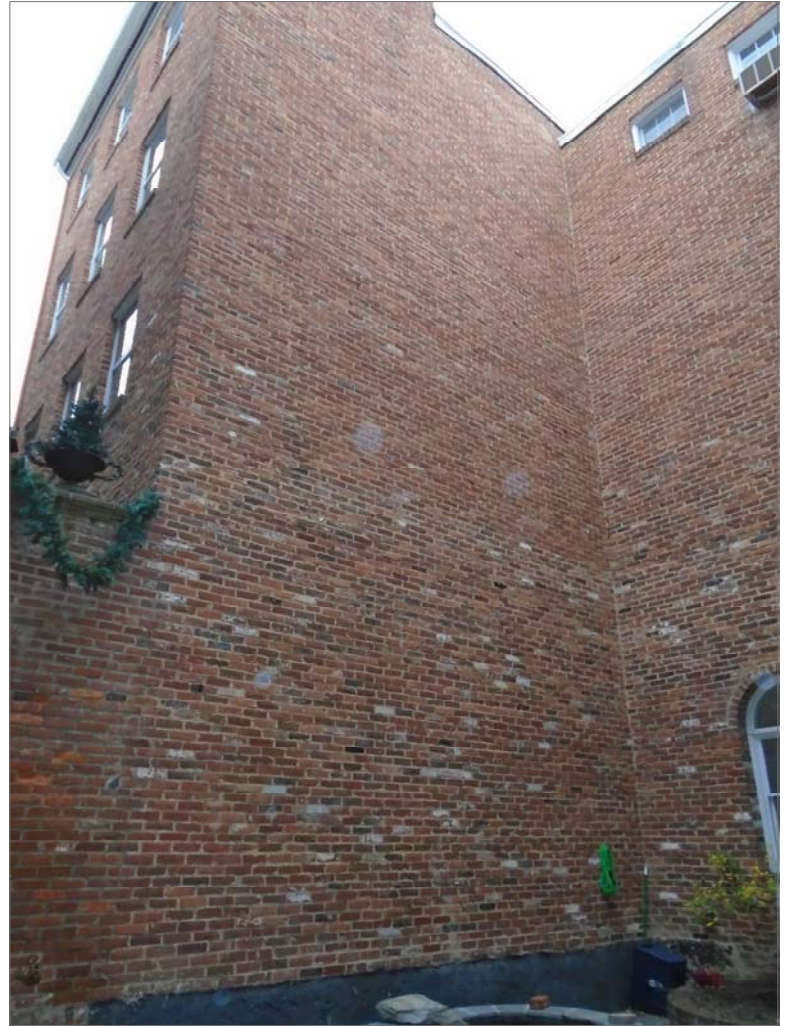
V. ATTACHMENTS

1 – Supplemental Materials

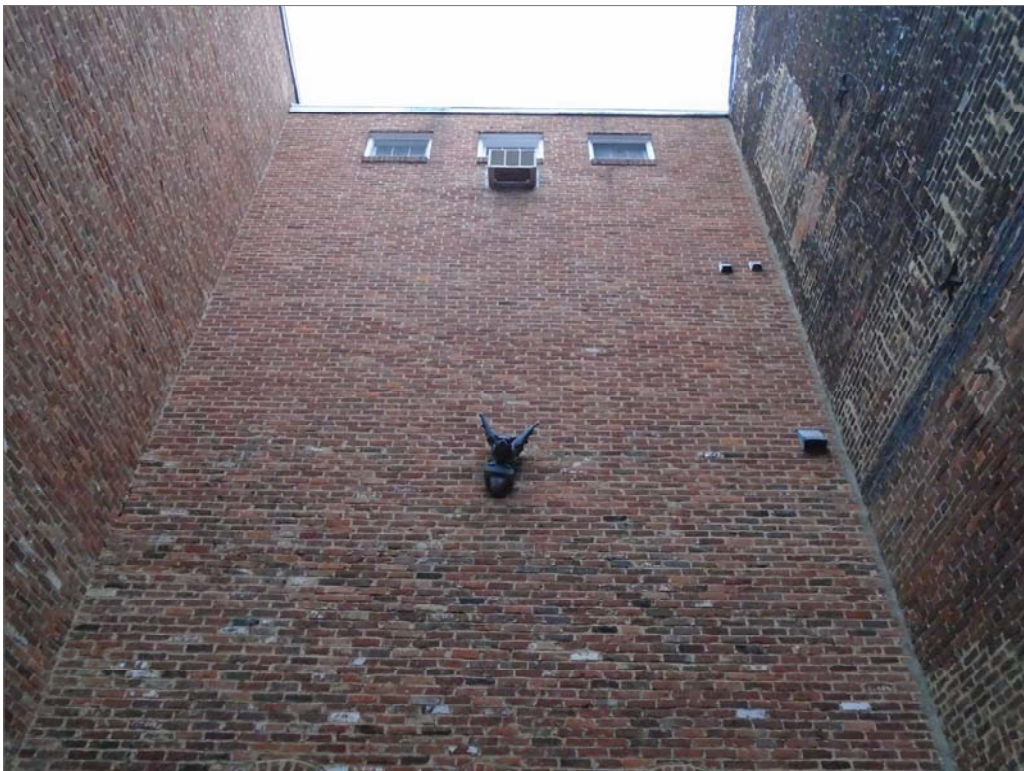
2 – Application for BAR2016-00076; 102 Prince Street



EXISTING REAR ELEVATION - FULL WALL



VIEW OF WEST WALL FROM REAR YARD (104 PRINCE STREET)



EXISTING REAR ELEVATION - UPPER FLOORS



VIEW OF EAST WALL FROM REAR YARD (100 PRINCE STREET)

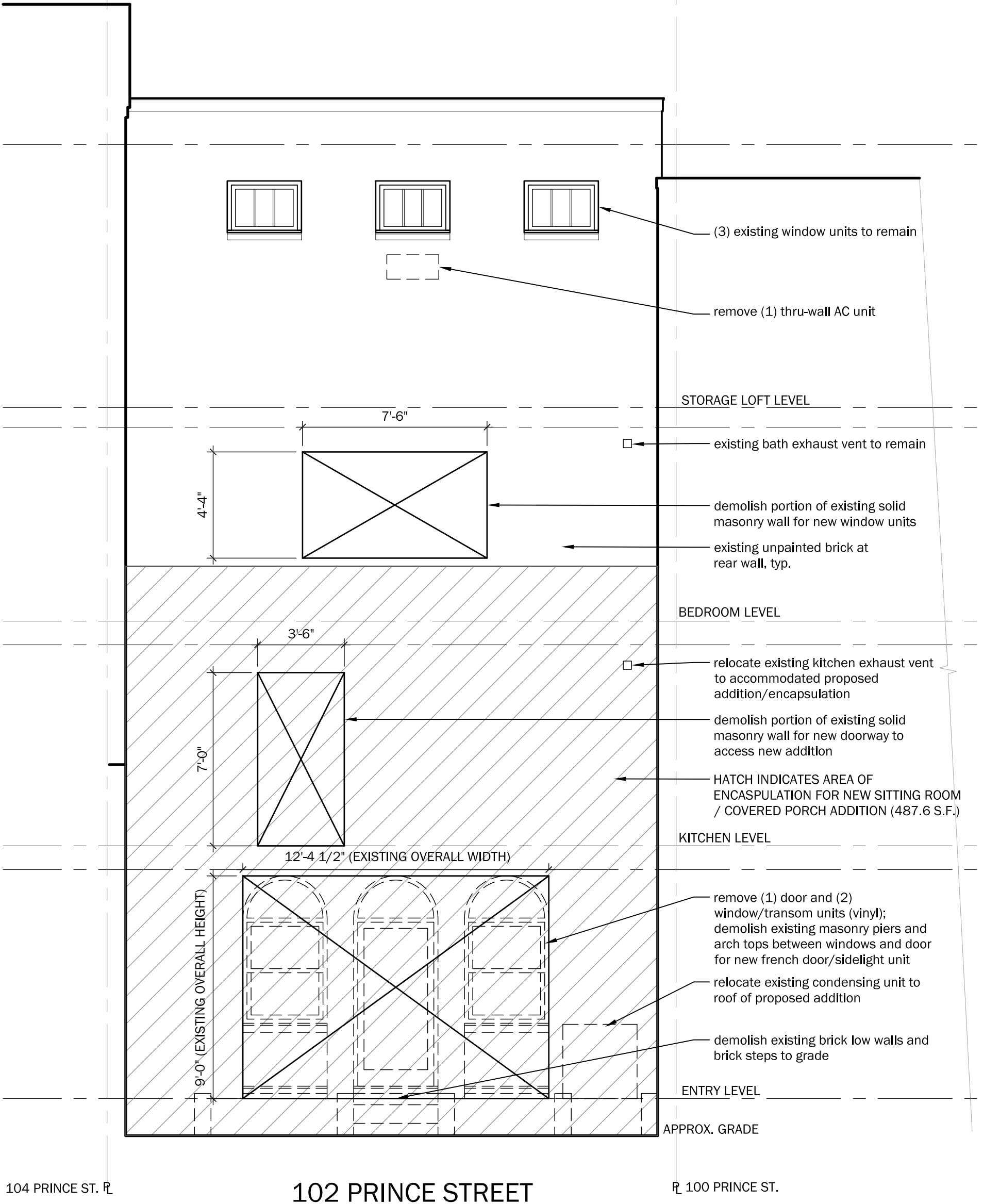


EXISTING REAR ELEVATION - FIRST FLOOR / GRADE

Application Materials
BAR2016-00076/00077
102 Prince Street
3/21/2016

104 PRINCE ST. R

R 100 PRINCE ST.



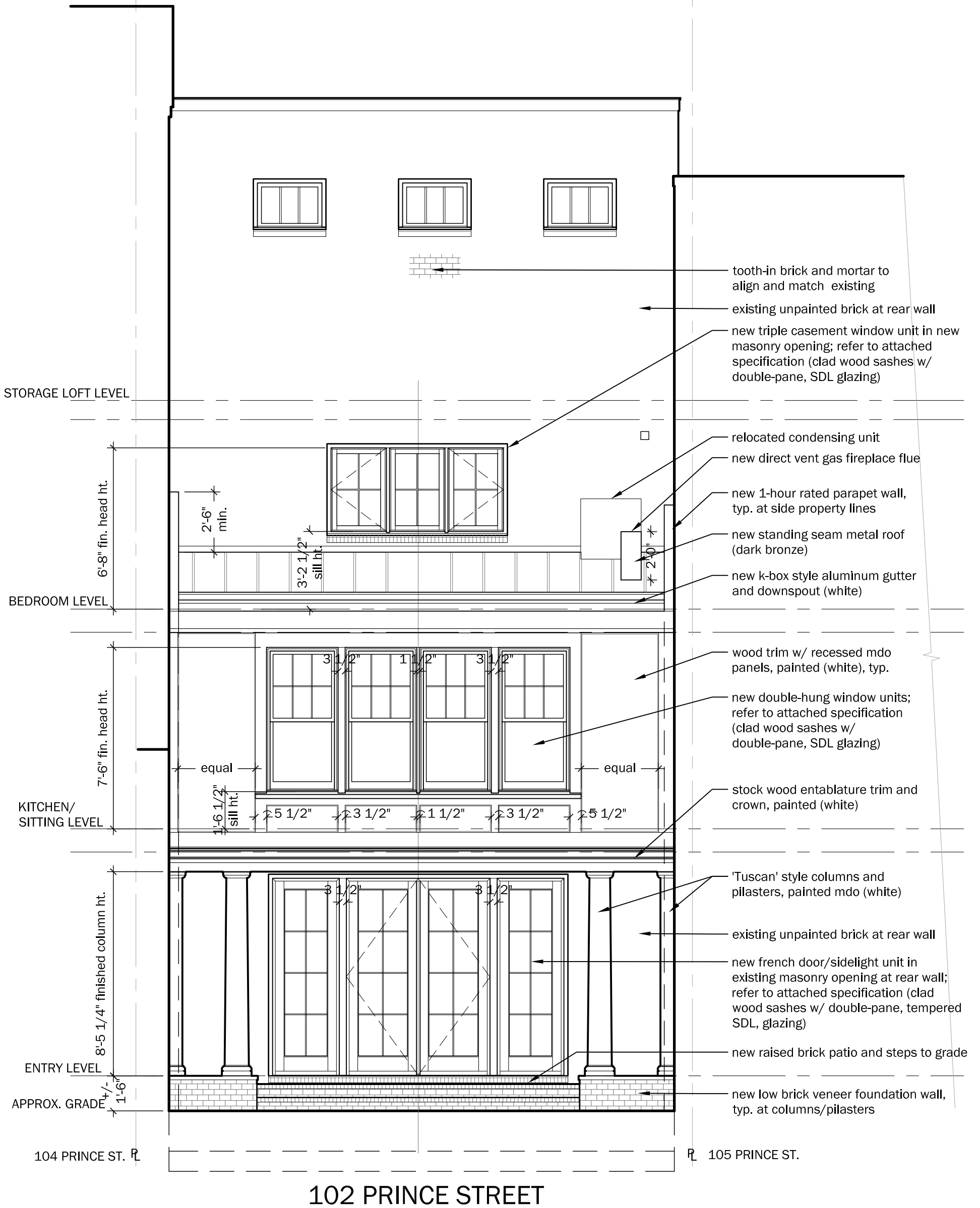
104 PRINCE ST. R

102 PRINCE STREET

R 100 PRINCE ST.

104 PRINCE ST. R

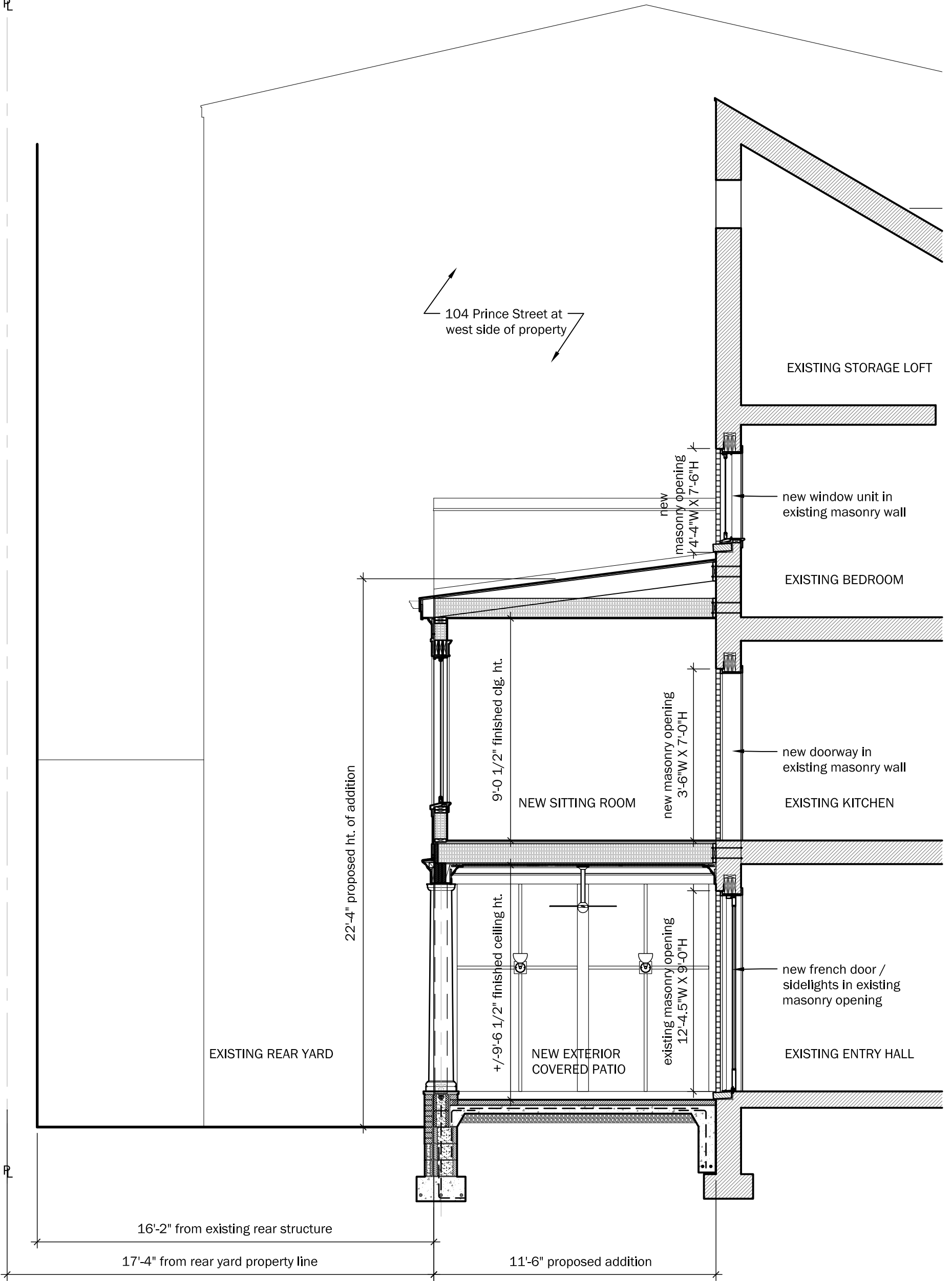
R 105 PRINCE ST.



- tooth-in brick and mortar to align and match existing
- existing unpainted brick at rear wall
- new triple casement window unit in new masonry opening; refer to attached specification (clad wood sashes w/ double-pane, SDL glazing)
- relocated condensing unit
- new direct vent gas fireplace flue
- new 1-hour rated parapet wall, typ. at side property lines
- new standing seam metal roof (dark bronze)
- new k-box style aluminum gutter and downspout (white)
- wood trim w/ recessed mdo panels, painted (white), typ.
- new double-hung window units; refer to attached specification (clad wood sashes w/ double-pane, SDL glazing)
- stock wood entablature trim and crown, painted (white)
- 'Tuscan' style columns and pilasters, painted mdo (white)
- existing unpainted brick at rear wall
- new french door/sidelight unit in existing masonry opening at rear wall; refer to attached specification (clad wood sashes w/ double-pane, tempered SDL, glazing)
- new raised brick patio and steps to grade
- new low brick veneer foundation wall, typ. at columns/pilasters

P

P



ELM STREET
CONSULTING

P.O. Box 5142
Arlington, Virginia 22205

Erin L. May, AIA - 703.836.6666
erin@elmstreetconsulting.com

PROPOSED BUILDING SECTION

scale: 1/4" = 1'-0"

Wynn Residence

102 Prince Street
Alexandria, Virginia 22314

BAR Submission - March 21, 2016

A2

Metal Roofing Panels:

- 24-gauge galvanized steel, ptd.
- double-lock standing seams w/ factory applied sealant
- 16" wide panels

Typical Roof Construction

- metal roofing panels (see spec above)
- 5/8" Zip System Roof Sheathing
- *PROVIDE 5/8" TYPE 'X' GYPSUM SHEATHING AT FIRST 48" FROM SIDE WALLS; REFER TO 3/A3.1 OR 3/S1.1
- roof rafters & ceiling joists - see framing plans
- open-cell spray-foam insulation (min. R-49)
- 1/2" gwb, ptd. (ceiling finish)

aluminum (white) k-box style gutter, typ.

1x6 fascia board over 1x8 backer, ptd.; 1/2" reveal at soffit

1/2" mdo soffit board, ptd. w/ 2" cont. screened vent (paint underside of rafters black)

LWM-70 crown, ptd.

5/4x10 top trim, ptd.

2x2 cont. parting bead, ptd.

5/4x8 cont. window trim, ptd.

manufactured aluminum clad wood window - install per manufacturer's instructions

5/4x4 trim, ptd.

SM-148 corner bead, ptd., typ.

1/2" mdo panel, ptd.

5/4x8 trim, ptd.

aluminum (white) flashing on cant strip

5/4x6, ptd. on 2x_ blocking

LWM-46 crown w/ 1x8 backer/beam trim, ptd.

1/2" mdo soffit board at underside of beam, ptd.; provide 1/4" reveal at trim boards and top of column

6x6 p.t. post w/ galvanized Simpson cap connector (BC6Z) to beam above

stock 'Tuscan' column cap; 10" diameter

stock round tapered decorative column, ptd.

stock 'Tuscan' column base; 12" diameter

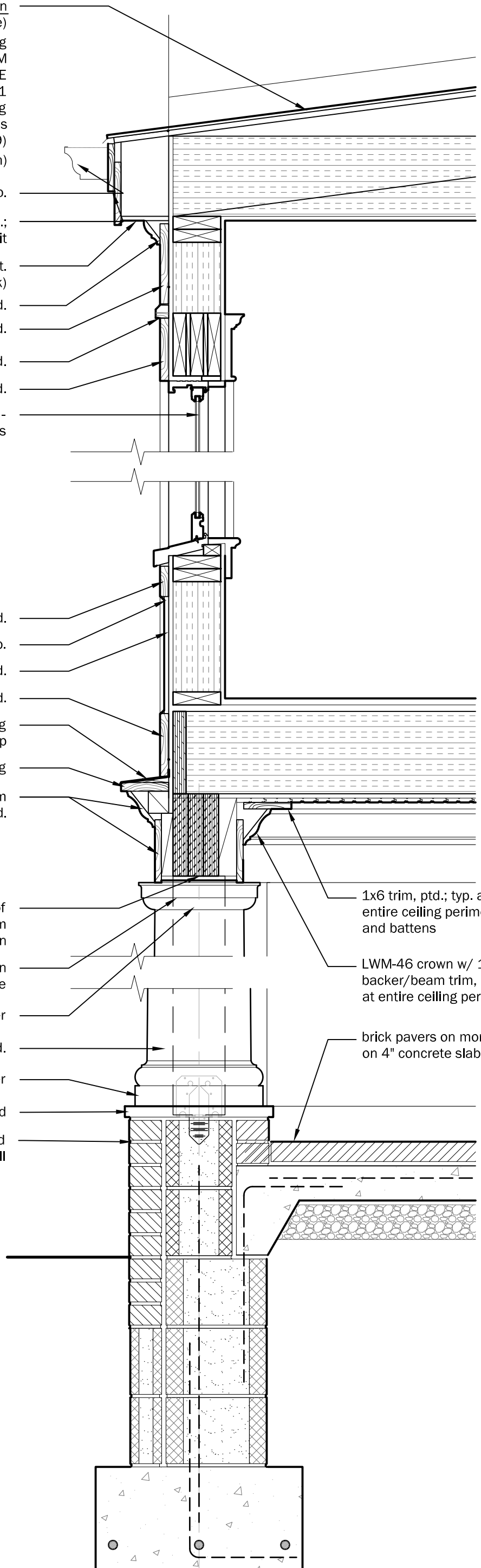
1-1/2" thick flagstone cap on 1/2" mortar bed

4" brick w/ 4" cmu veneer at all exposed sides of foundation wall

1x6 trim, ptd.; typ. at entire ceiling perimeter and battens

LWM-46 crown w/ 1x8 backer/beam trim, ptd.; typ. at entire ceiling perimeter

brick pavers on mortar bed on 4" concrete slab-on-grade

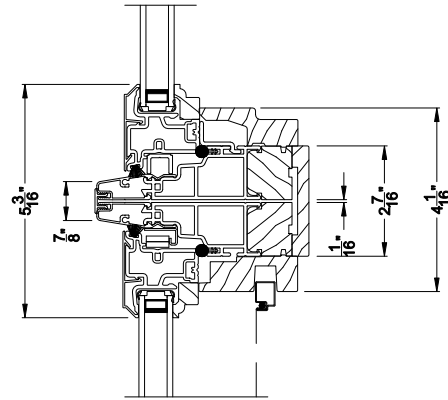
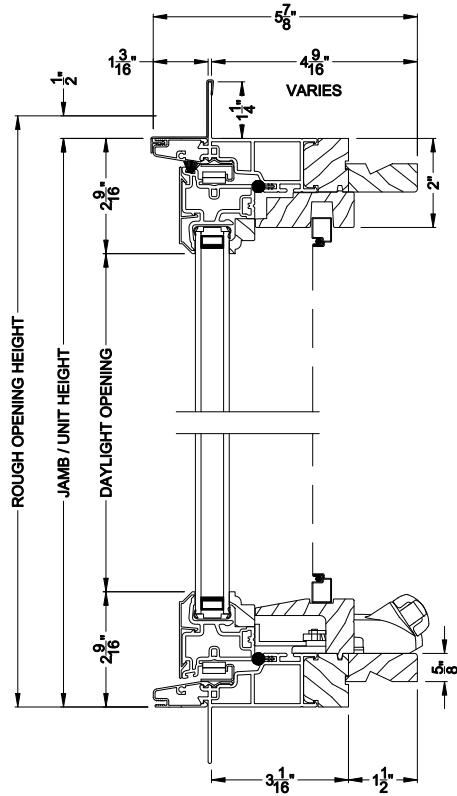


Weather Shield™

Signature Series

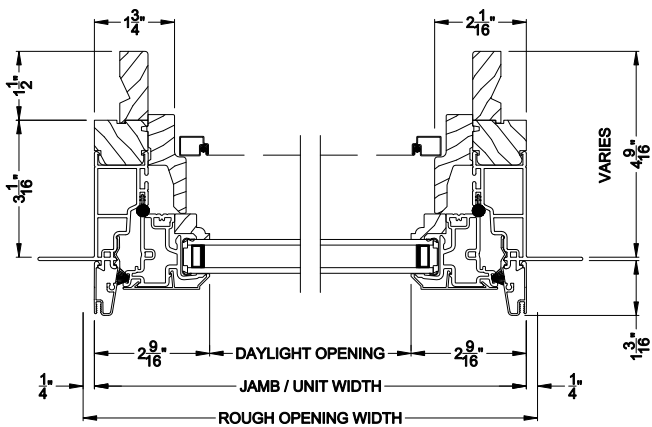
Casement Windows

CROSS SECTION DETAILS

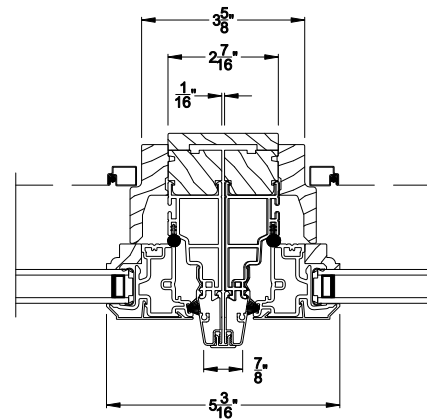


SIGNATURE CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement

SIGNATURE CASEMENT WINDOW (8205)
Vertical Section



SIGNATURE CASEMENT WINDOW (8205)
Horizontal Section



SIGNATURE CASEMENT WINDOW
Vertical Mull Section

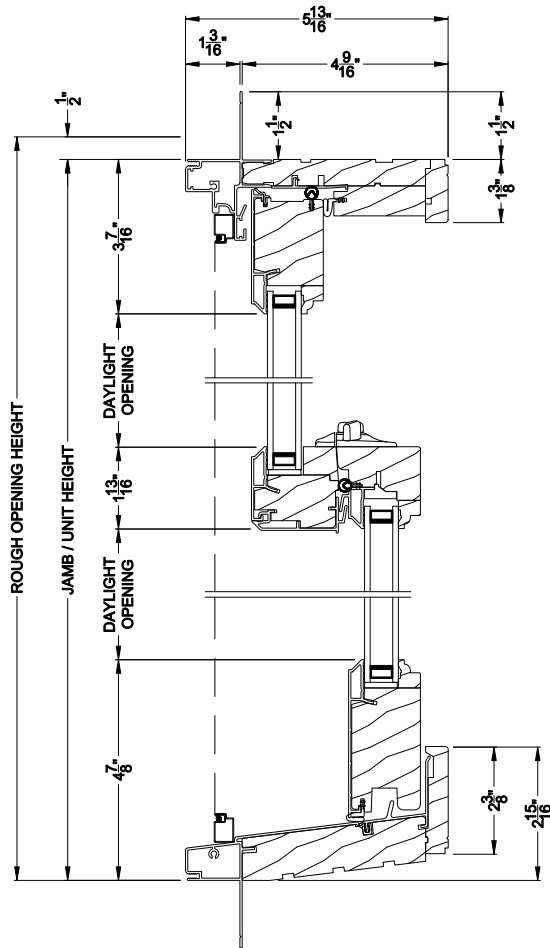
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield™

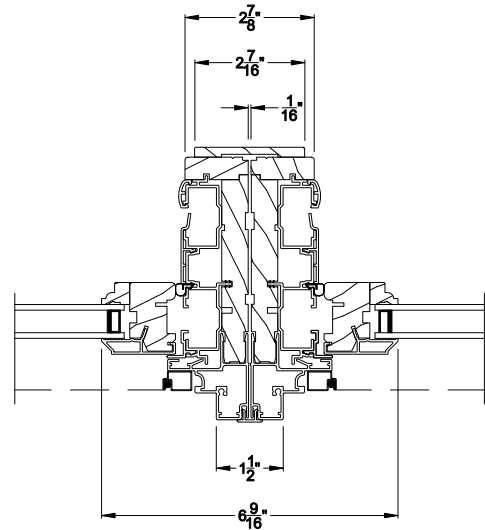
Signature Series

Double Hung Windows

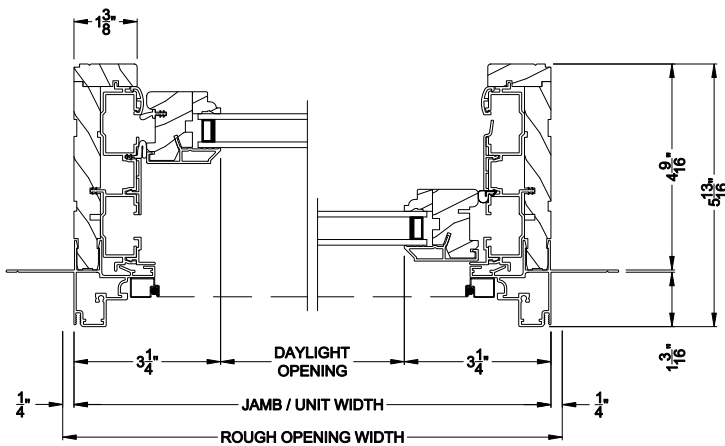
CROSS SECTION DETAILS



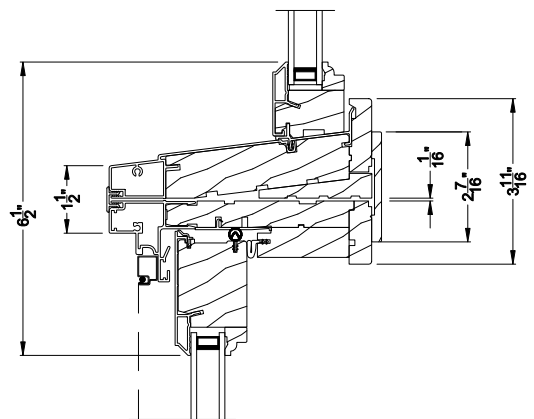
SIGNATURE DOUBLE HUNG WINDOW (8109)
Vertical Section



SIGNATURE DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH



SIGNATURE DOUBLE HUNG WINDOW (8109)
Horizontal Section



SIGNATURE DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH

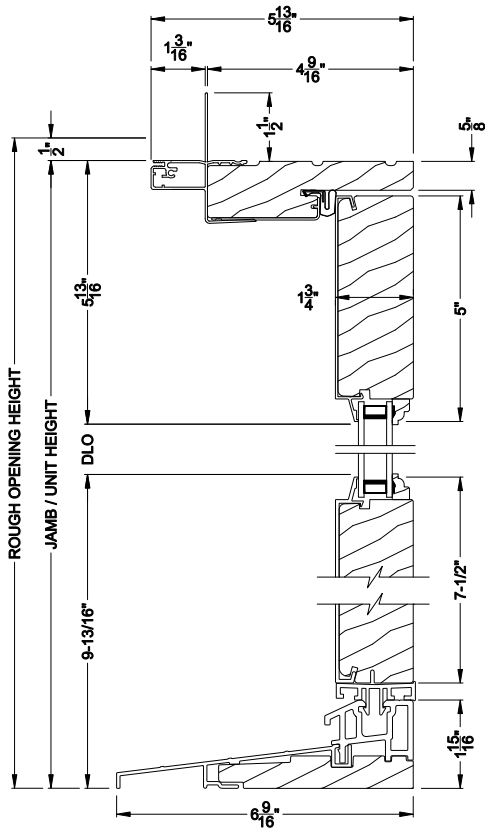
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Weather Shield™

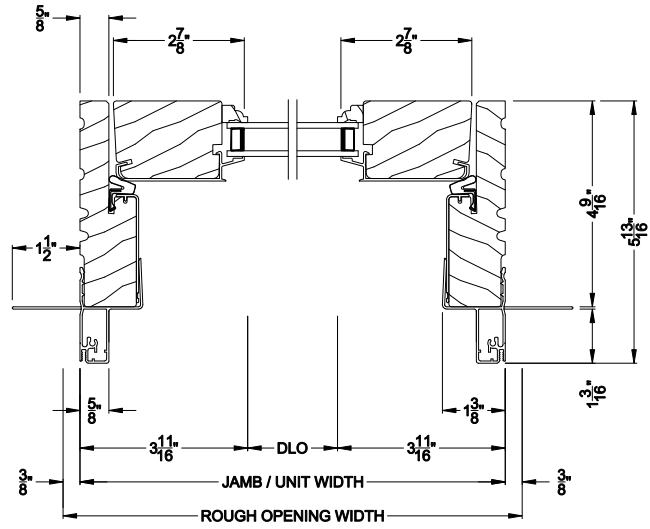
Signature Series

Hinged Patio Doors

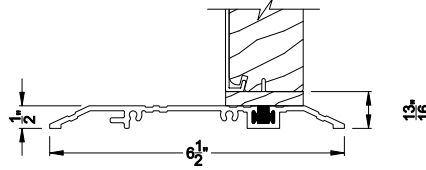
CROSS SECTION DETAILS



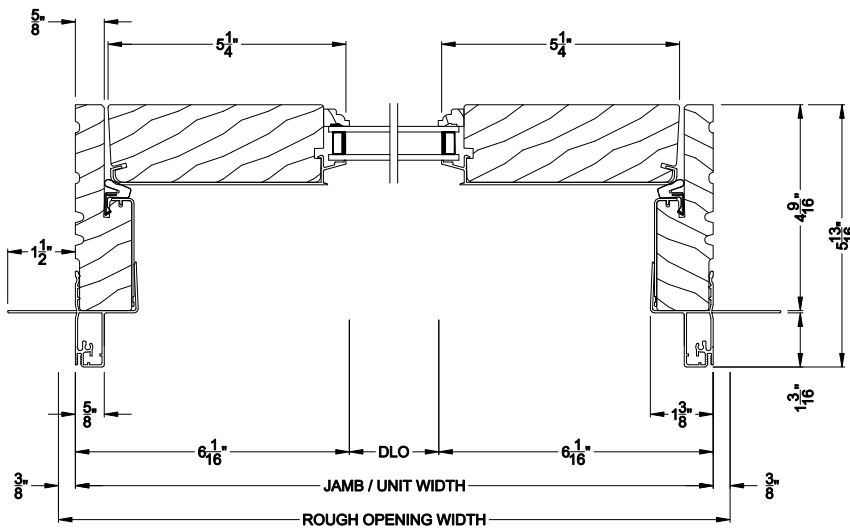
SIGNATURE INSWING SIDELITE (8510)
Vertical Section



SIGNATURE INSWING SIDELITE (8510)
Horizontal Section



SIGNATURE INSWING SIDELITE (8510)
Vertical Section - ADA Sill



SIGNATURE INSWING DOOR (8510)
Horizontal Section - Stationary Single Door

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

ADDRESS OF PROJECT: 102 Prince StreetTAX MAP AND PARCEL: 075.01-11-14 ZONING: RMAPPLICATION 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: John Wynn and Paulette Lopapa-WynnAddress: 102 Prince StreetCity: Alexandria State: VA Zip: 22310

Phone: _____ E-mail: _____

Authorized Agent *(if applicable)*: Attorney Architect _____Name: Erin May, AIA Phone: 703.836.6666E-mail: erin@elmstreetconsulting.com**Legal Property Owner:**Name: John Wynn and Paulette Lopapa-WynnAddress: 102 Prince StreetCity: Alexandria State: VA Zip: 22310

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
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Demolish portions of existing exterior solid masonry rear wall for new window and door openings.
 Add 2nd level addition (Sitting Room) over exterior (unconditioned) patio space.
 Relocate existing condensing unit from grade at rear yard to roof at new addition.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

The existing structure is a townhouse, front and side yards of the property are restricted by property lines leaving only the rear of the structure acceptable for an addition.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

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

- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: Erin May, AIA

Date: 3/21/2016