

Docket Items #3 & #4
BAR CASE # 2017-0193 &
2017-0194

BAR Meeting
July 19, 2017

ISSUE: Permit to Demolish/Capsulate, Certificate of Appropriateness for an addition

APPLICANT: Teresa & Sean Connaughton

LOCATION: 709 A Prince Street

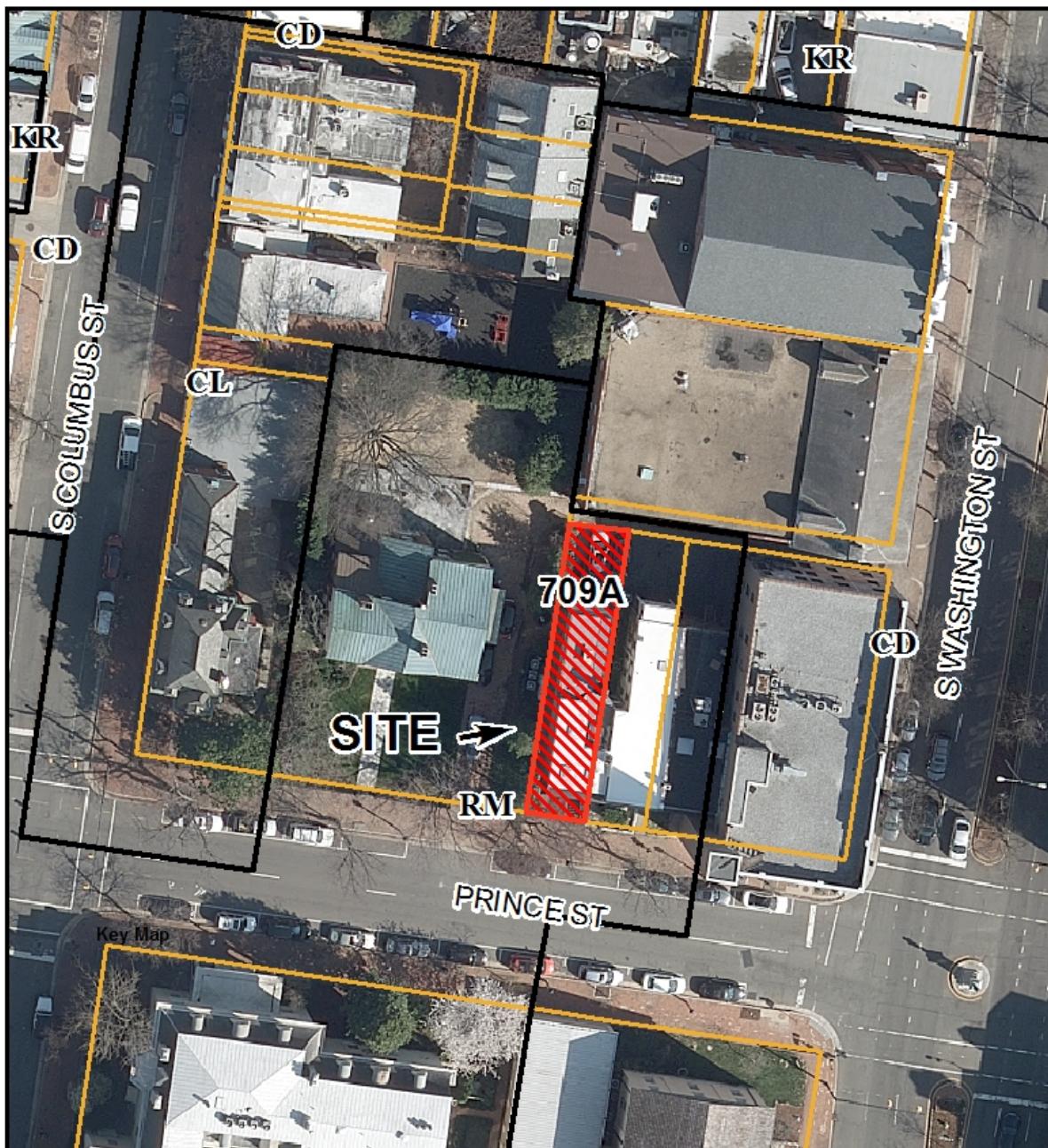
ZONE: RM / Residential

STAFF RECOMMENDATION

Approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for an addition, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration ([including signs](#)). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 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.



**BAR #2017-00193 & 194
709 A Prince Street**



Note: Staff coupled the applications for a Permit to Demolish (BAR #2017-0193) and Certificate for Appropriateness (BAR #2017-0239) for clarity and brevity.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and Certificate of Appropriateness for a rear elevator addition at 709 A Prince Street.

Demolition/Capsulation

The applicant intends to demolish and capsulate a 5' by 5' section of the rear, an area encompassing all three floors on the rear of the main block and the first bay of the rear ell. The east-facing windows on the rear ell will be removed or blocked by the elevator, and the north-facing windows on the main block will be enlarged to accommodate doors for access to the new elevator.

Certificate of Appropriateness

The applicant proposes to install a brick-clad elevator shaft with recessed faux-window openings on the exposed east and north elevations.

Visibility

The City Surveyor has determined that the alley behind the subject property is of unknown ownership. The proposed elevator addition will be visible from the alley from a distance of approximately 48'.

II. HISTORY

The end unit brick townhouse at 709/709A Prince Street was constructed between **1907 and 1912**, according to the Sanborn Fire Insurance Maps. Between 1957 and 1983, the BAR heard a number of requests for the subject property and the adjoining townhouses at 705 and 707 Prince Street for alterations to the front facades. A photo of the Lyceum from 1968 shows the current façade with applied window moldings and fake Juliet balconies, which is quite different from its original appearance.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No

(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

In the opinion of Staff, none of the above criteria are met. The area proposed for demolition and capsulation is minimal in scope and of limited view from the public right-of-way. The early 20th century wall has no remarkable or unusual features or materials, nor exceptional craftsmanship, and could be easily reproduced in the future. Therefore, staff recommends approval of the Permit to Demolish/Capsulate, as submitted.

Certificate of Appropriateness

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 modest addition in order to provide elevator access within the residence. The applicant proposes to use high quality materials and has provided a level of detailing, the blind windows, that exceeds what is common for utilitarian elevator shafts.

While not within the scope of work of the present application, staff strongly urges that the architecturally inappropriate trim and iron railings be removed from the façade in the near future. These elements have no historical basis and detract from the beautiful arched window forms.

In summary, staff recommends approval of the proposed applications, as submitted.

STAFF

Stephanie Sample, Urban 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 Proposed scope of work complies with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R3. 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)

F1. Previously reviewed under BAR2009-00068. (T&ES)

F2. 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)

C1. 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)

C2. 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)

C3. 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)

C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C6. 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)

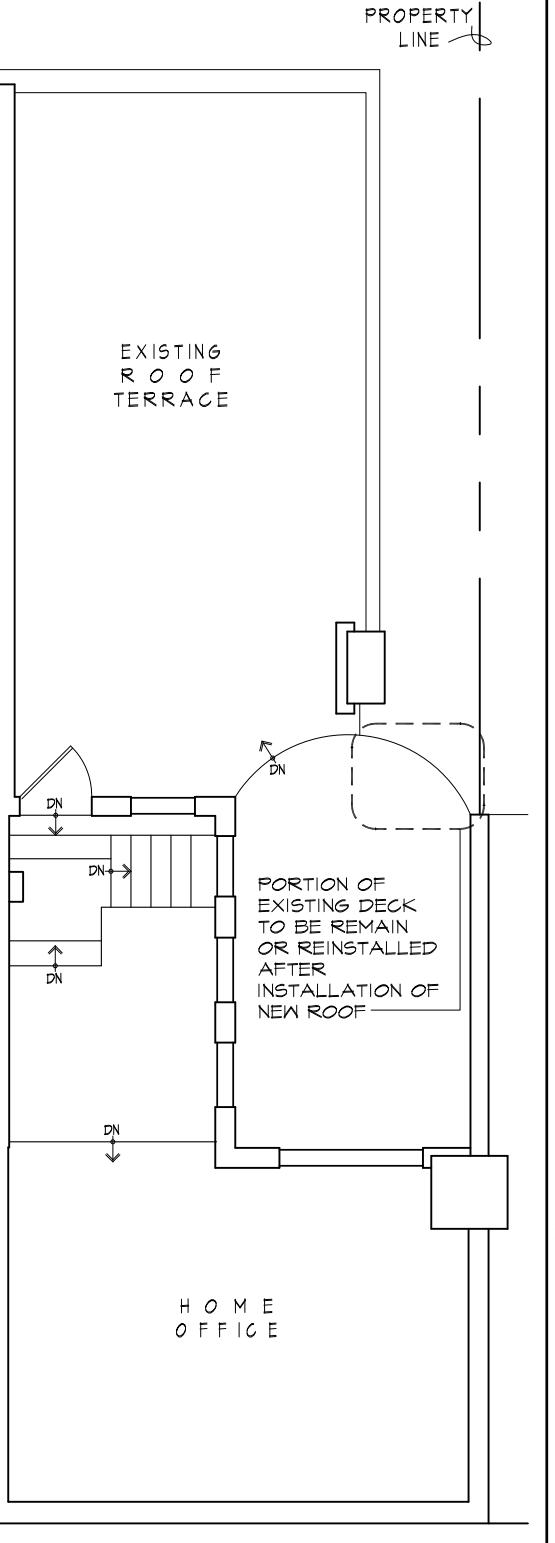
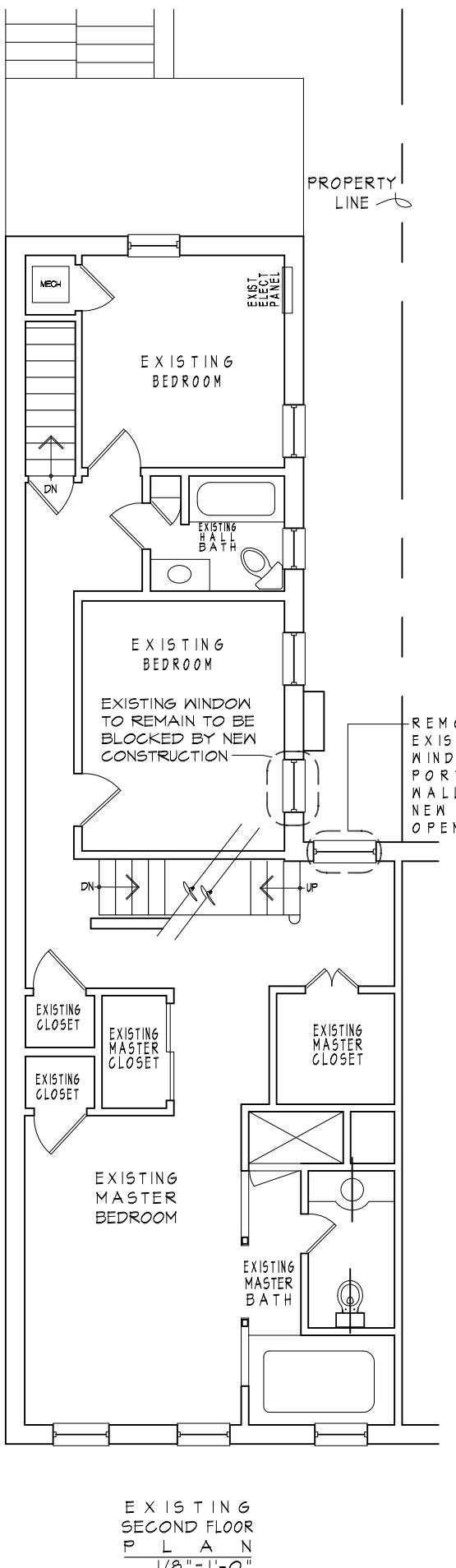
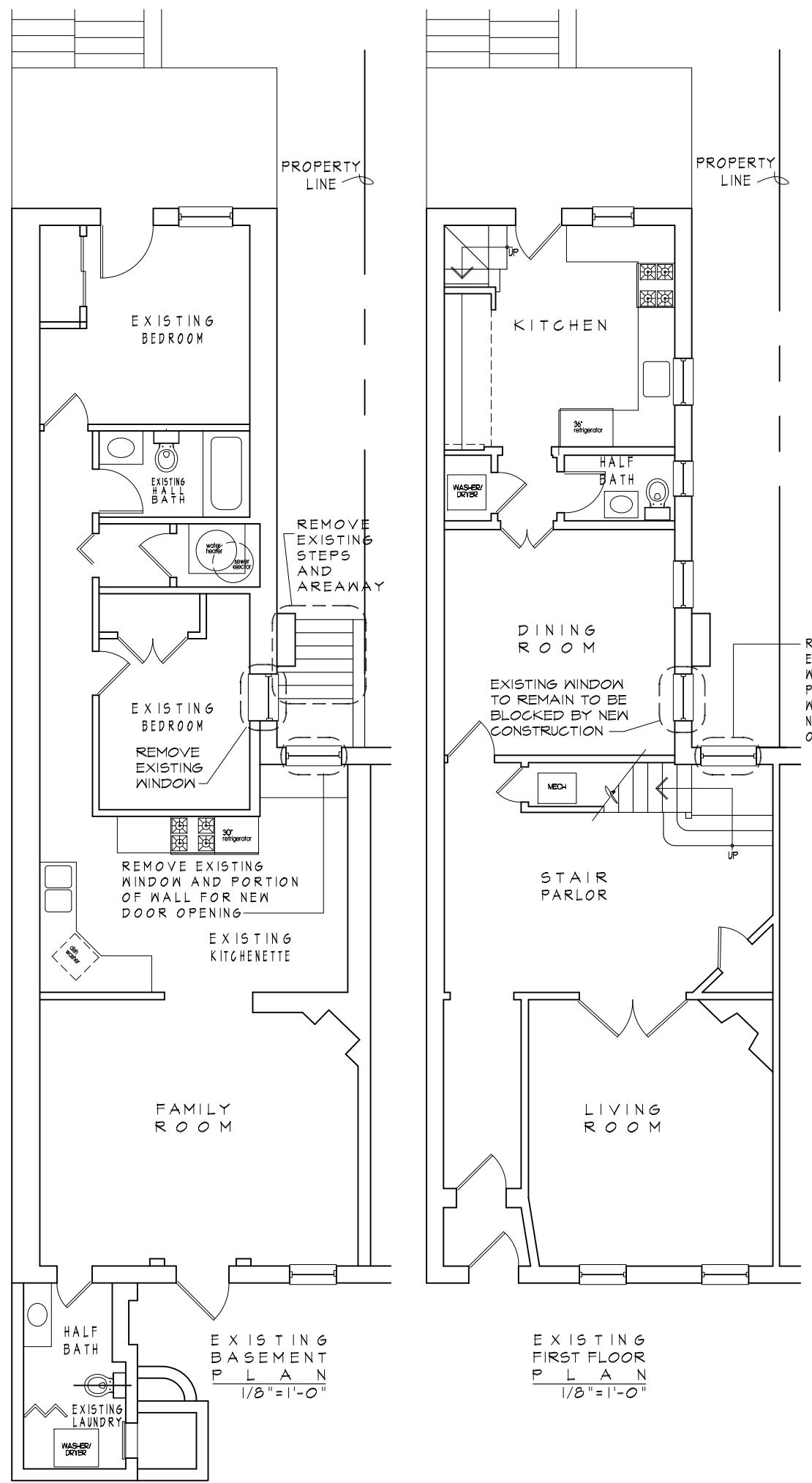
Alexandria Archaeology

No comments received.

IV. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2017-0193 and 2017-0194: 709 A Prince Street



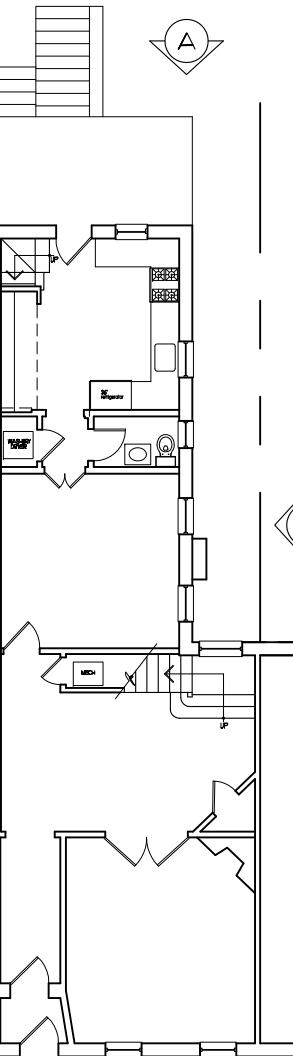
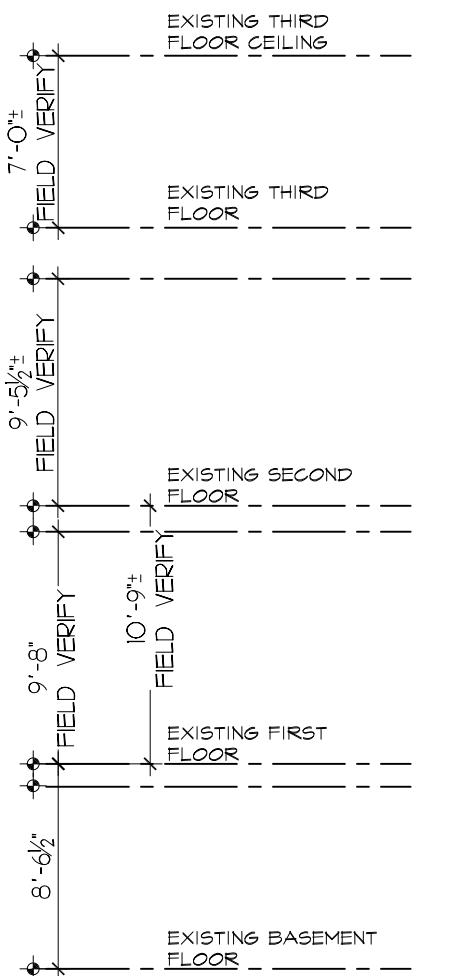
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A R
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BT TITLE
LISTING
ANS

ART NUMBER

A-1



DIMOND ADDA INC.
DESIGN ARCHITECTURE
6 WEST MAPLE STREET
ALEXANDRIA, VIRGINIA 22314
TELEPHONE: 703 683 6667

CONNAGHTON RESIDENCE
709 PRINCE STREET
ALEXANDRIA, VIRGINIA

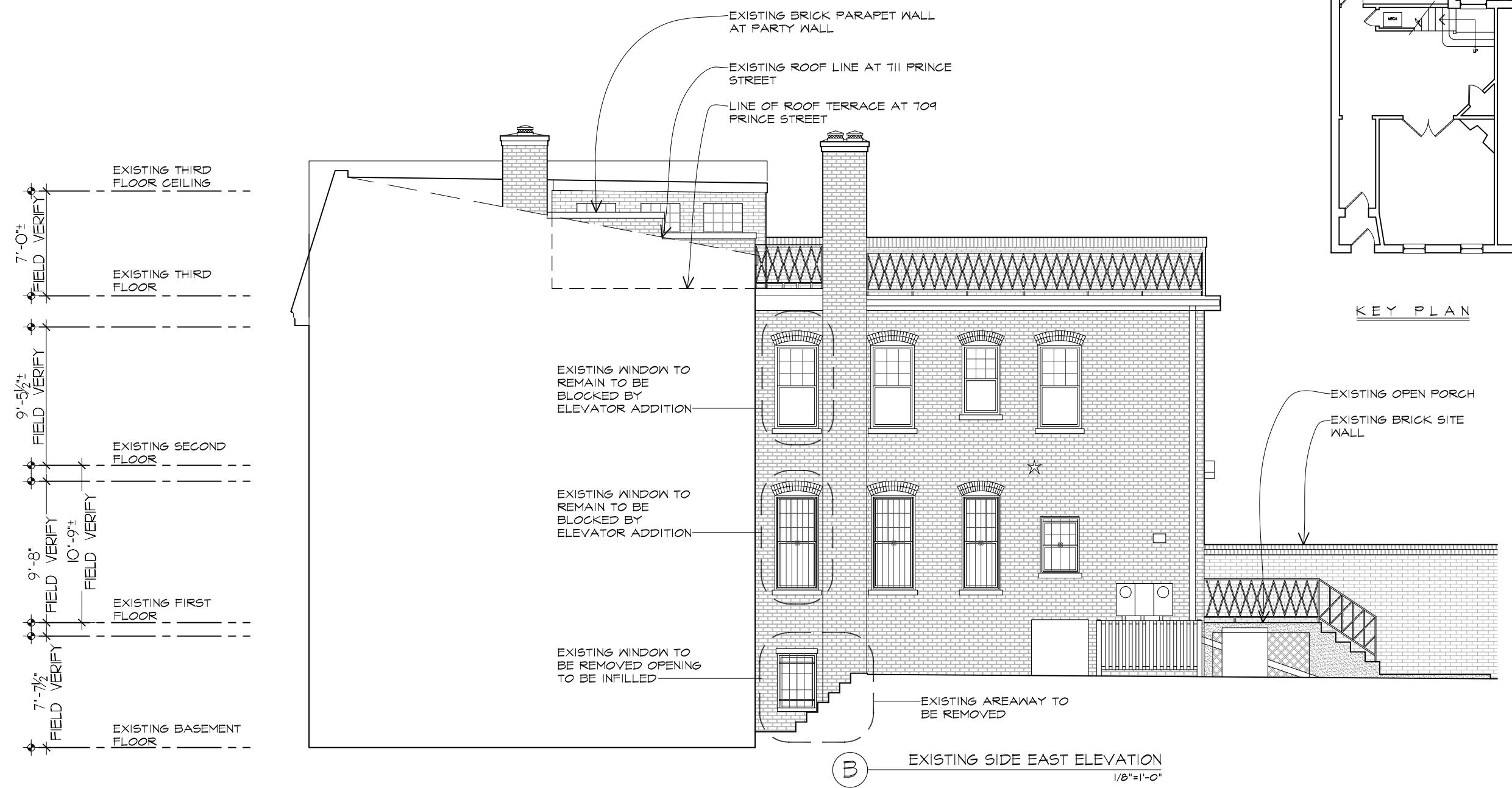
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ISSUE DATE
DESIGN
03/15/17
04/12/17
04/20/17

B A R
05/05/17

SHEET TITLE
EXISTING ELEVATIONS

SHEET NUMBER
A-2



DIMOND ADDA
 DESIGN ARCHITECTURE
 6 WEST MAPLE STREET • ALEXANDRIA, VA 22314
 (703) 549-7067

CONNAGHTON RESIDENTIAL
 709 PRINCE STREET
 ALEXANDRIA, VIRGINIA

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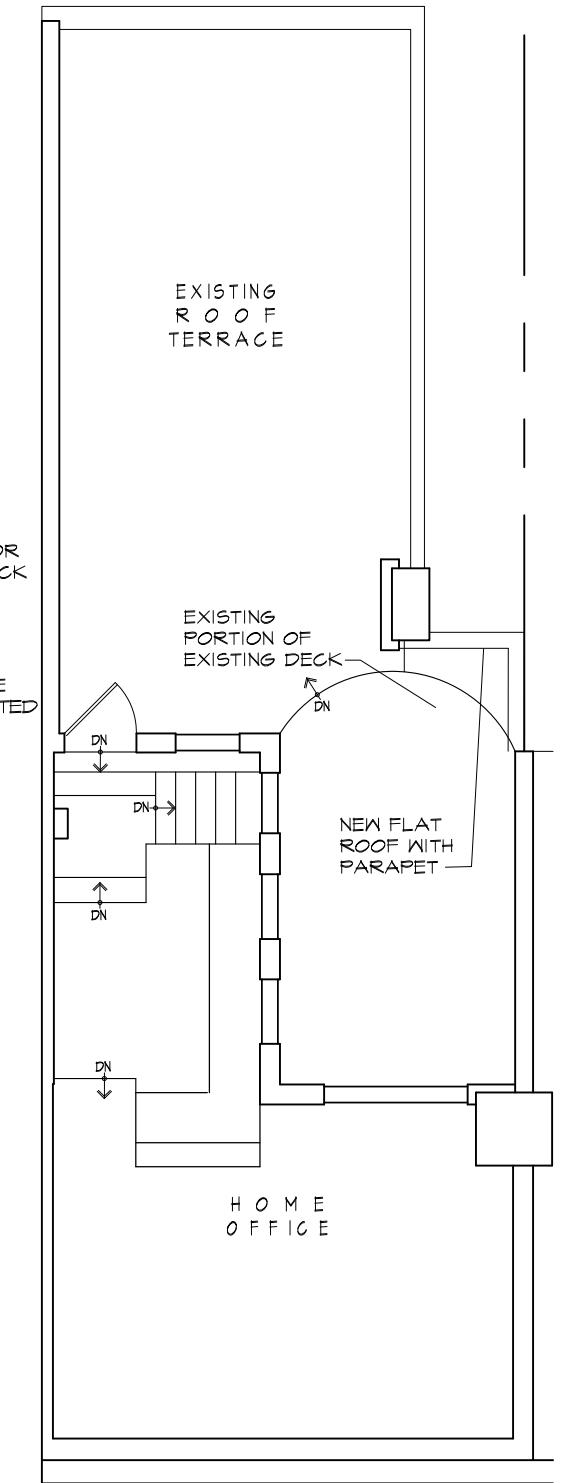
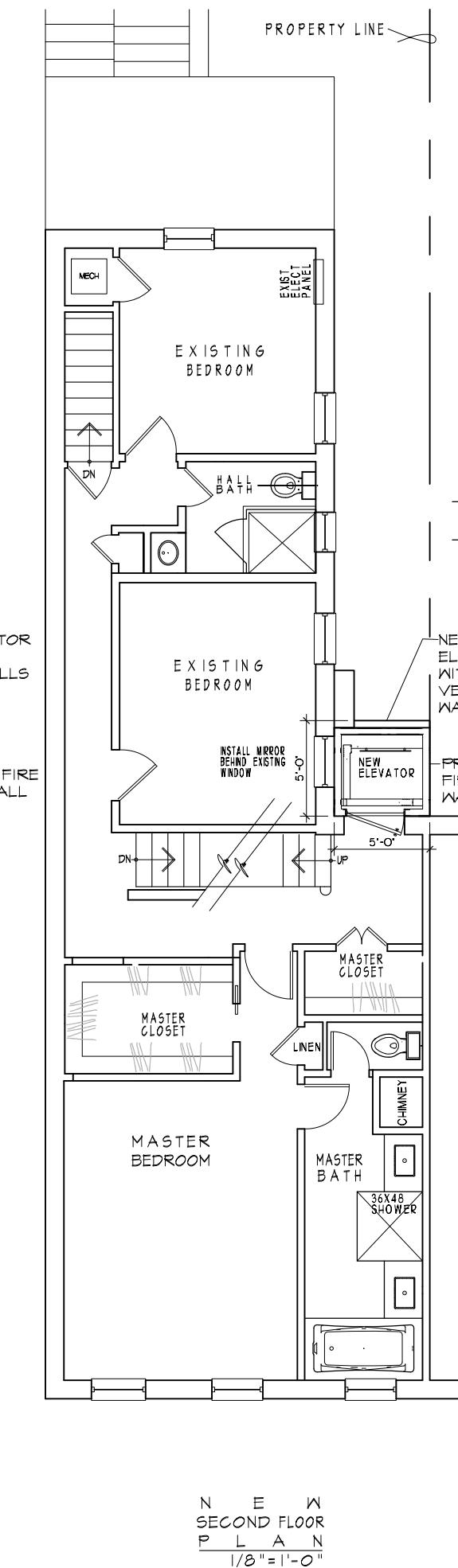
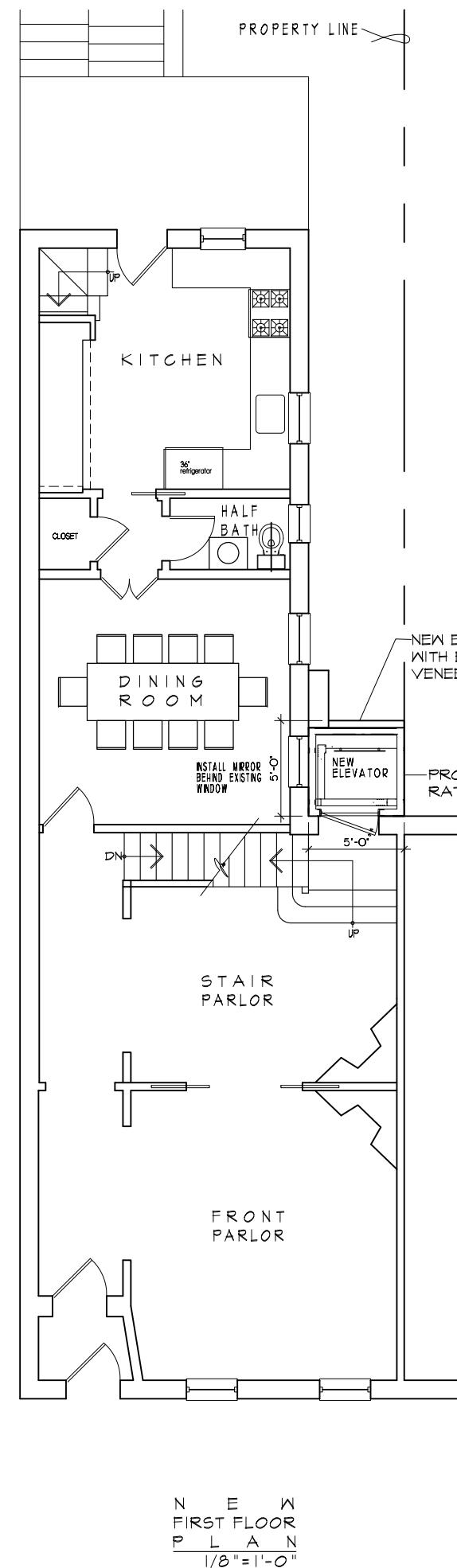
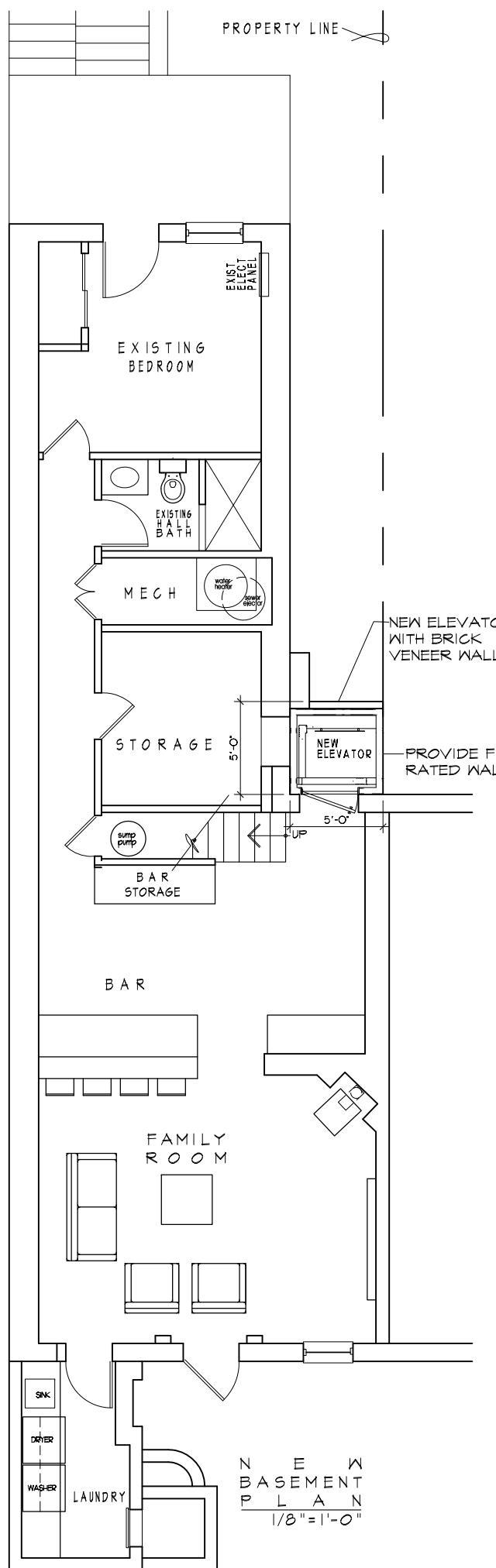
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 04/20/17

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 05/05/17

SHEET TITLE
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 ELEVATIONS

SHEET NUMBER

A-3



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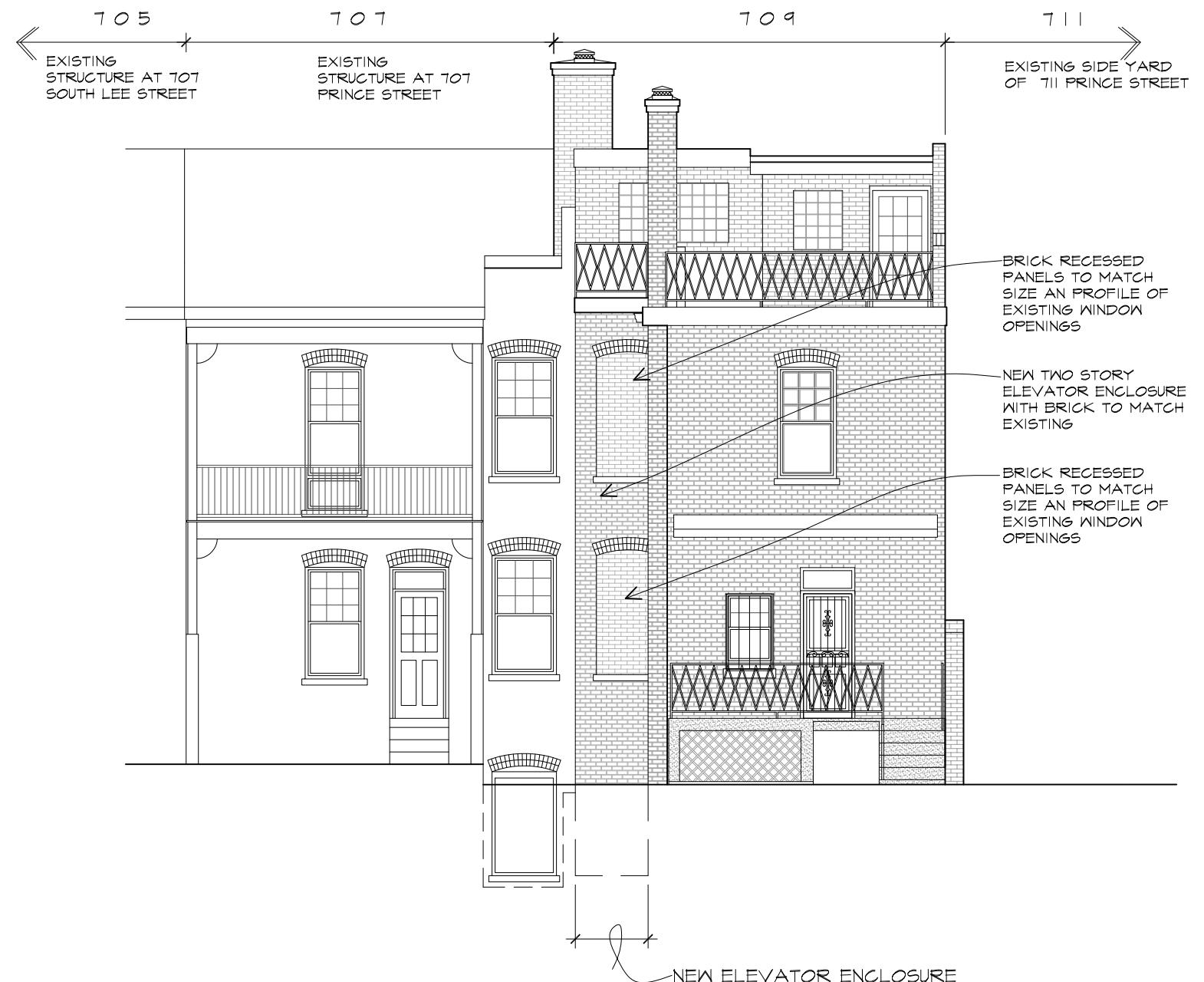
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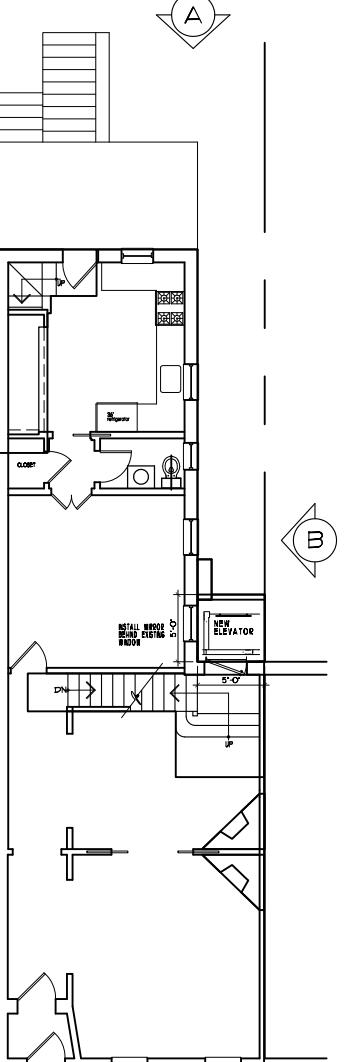
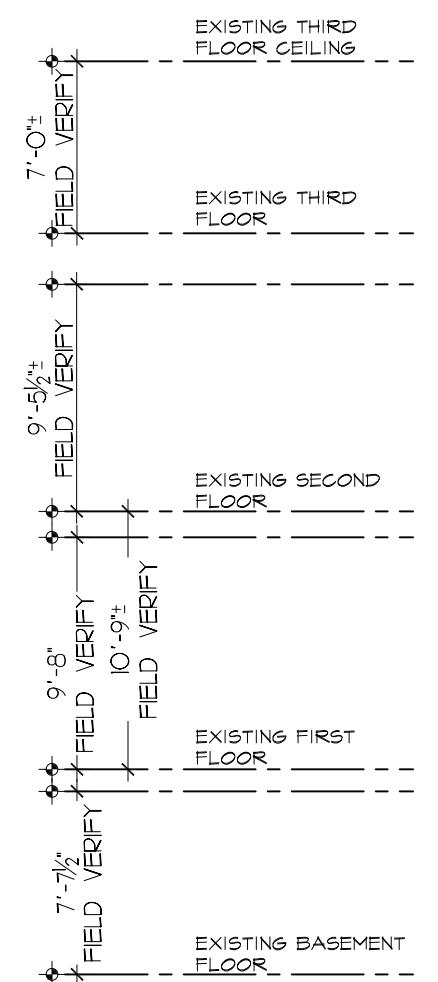
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NEW REAR NORTH ELEVATION

1/8"=1'-0"



KEY PLAN

CONNAUGHTON RESIDENCE

709 PRINCE STREET
ALEXANDRIA, VIRGINIA

DIMOND & ADDA
DESIGN ARCHITECTURE

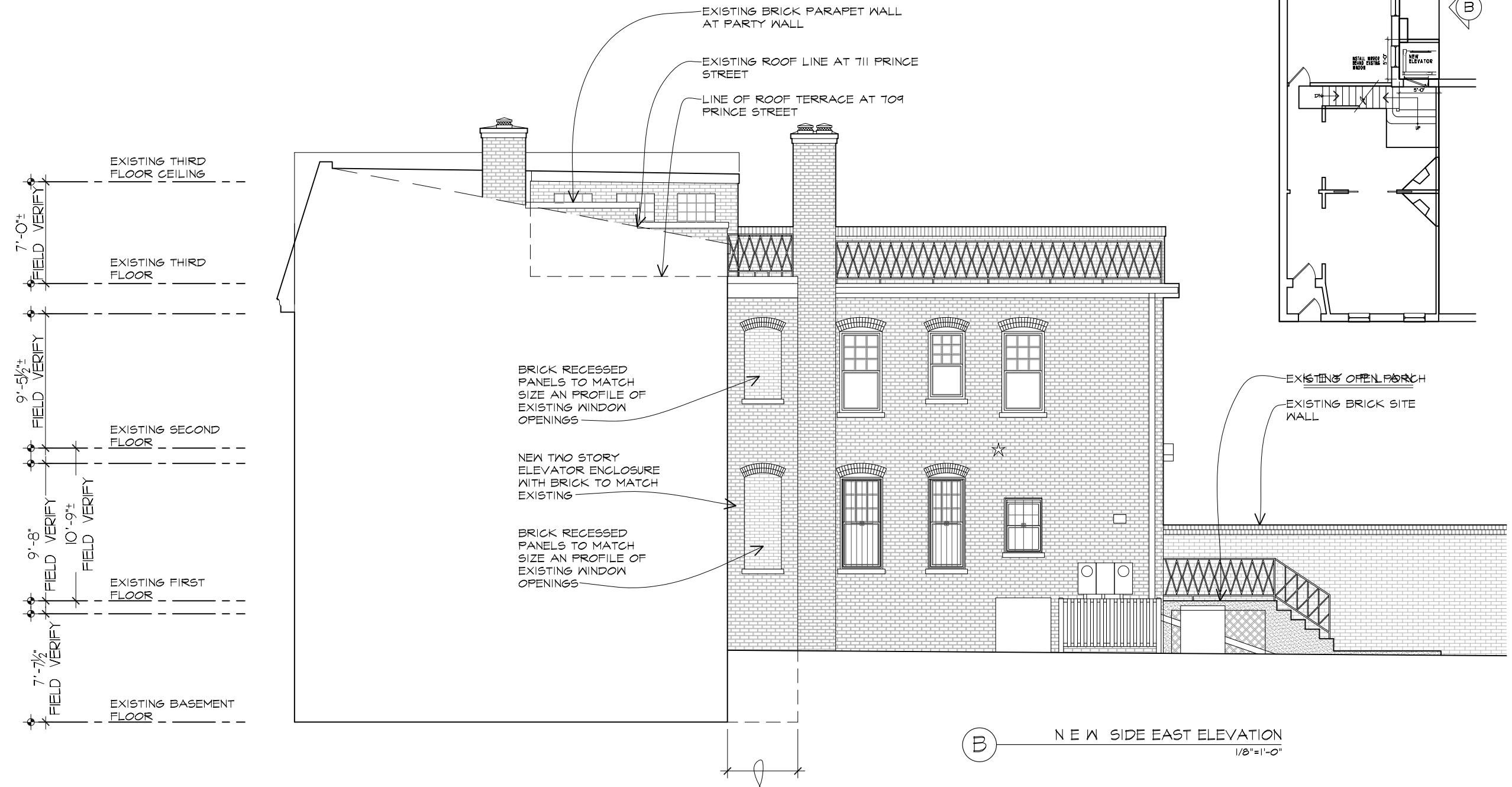
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA
TELEPHONE: 703.683.6667

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ISSUE DATE
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03/15/17
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04/20/17

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05/05/17
SHEET TITLE
NEW ELEVATIONS

SHEET NUMBER
A-5

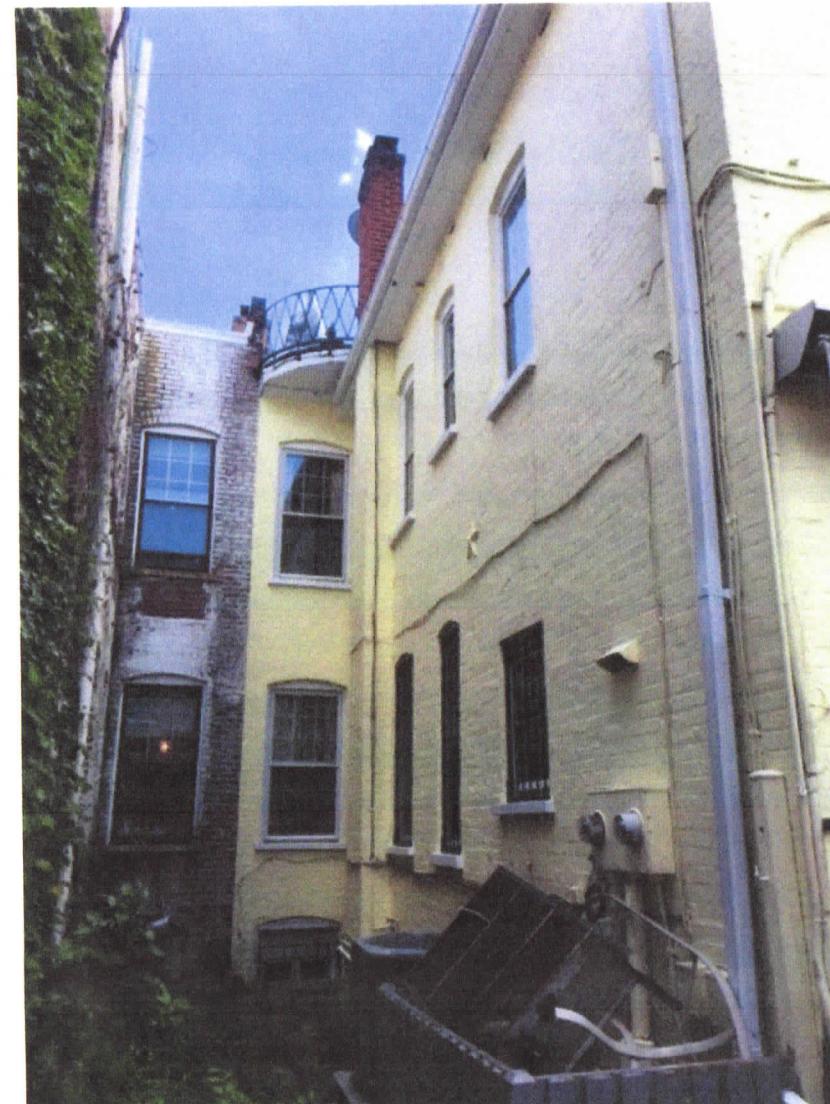


13

**Connaughton
709 A Prince Street
Alexandria, VA 22314
BAR Hearing - July 19, 2017**



Front (South) Elevation

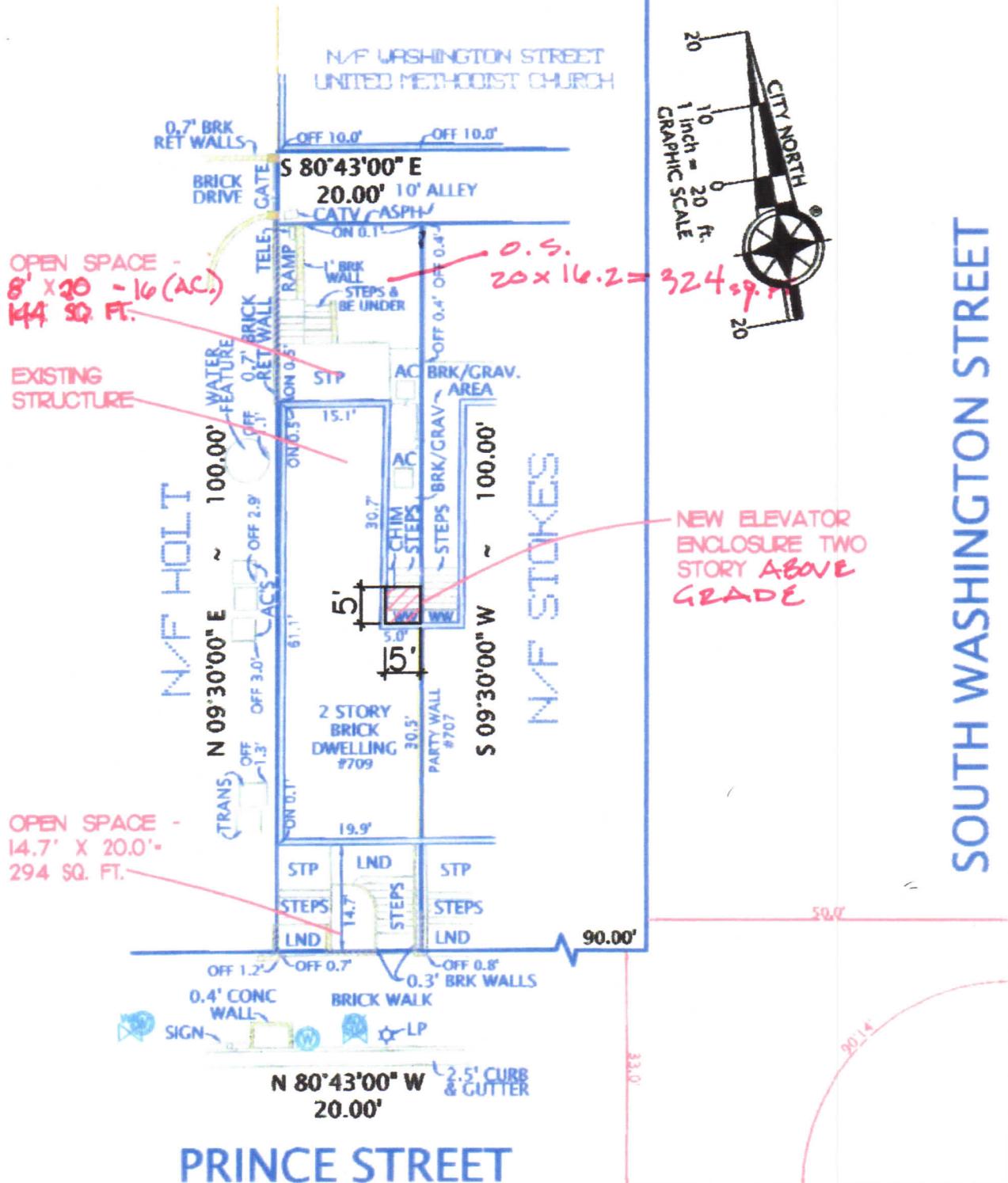


**Side (East) & Partial Rear Elevation
Elevator location in Northeast Corner**



Rear (North) Elevation

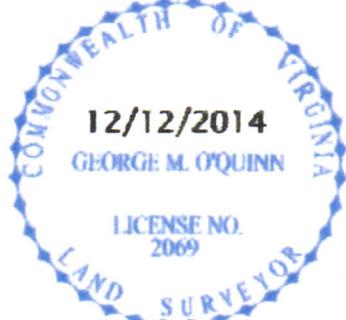
NOTES: 1. UTILITIES ARE UNDERGROUND.
2. AREA = 2,000 SF (COMP).



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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.



Ordered by:
Land, Carroll & Blair, P.C.
524 King Street
Alexandria, Virginia 22314
703-836-1000

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

ADDRESS OF PROJECT: 709A Prince Street, Alexandria, Virginia 22314

TAX MAP AND PARCEL: 074.02-10-17 ZONING: RM

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: Teresa & Sean Connaughton

Address: 709A Prince Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@comcast.net

Authorized Agent (if applicable): Attorney Architect _____

Name: Stephanie R. Dimond, Dimond Adams Design Architecture Phone: 703-836-8437

E-mail: dimondadams@comcast.net

Legal Property Owner:

Name: Teresa & Sean Connaughton

Address: 709A Prince Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@comcast.net

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.

<input type="checkbox"/> awning	<input type="checkbox"/> fence, gate or garden wall	<input type="checkbox"/> HVAC equipment	<input type="checkbox"/> shutters
<input type="checkbox"/> doors	<input type="checkbox"/> windows	<input type="checkbox"/> siding	<input type="checkbox"/> shed
<input type="checkbox"/> lighting	<input type="checkbox"/> pergola/trellis	<input type="checkbox"/> painting unpainted masonry	
<input type="checkbox"/> other _____			

ADDITION

DEMOLITION/ENCAPSULATION

SIGNAGE

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

Applicant is requesting approval to do an exterior elevator addition on the North side of the house..

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.

* Note: There are no alternatives to demolition/encapsulation

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

N/A

- Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to 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 12 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: Stephanie R. Dimond

Date: 6.5.17

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. Teresa Connaughton	709 A Prince Street	50%
2. Sean Connaughton	709 A Prince Street	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 709 A Prince Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Teresa Connaughton	709 A Prince Street	50%
2. Sean Connaughton	709 A Prince Street	50%
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. N/A	N/A	N/A
2. N/A	N/A	N/A
3. N/A	N/A	N/A

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

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

6.5.17

Date

Stephanie R. Dimond

Printed Name



Signature



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

A. Property Information

A1. Street Address 709A Prince St Zone RM
 A2. 2000 x 1.5 = 3000 Sq Ft
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*	Allowable Exclusions	
Basement <u>1194.4</u>	Basement** <u>1194.4</u>	
First Floor <u>1073.6</u>	Stairways** <u>323.7</u>	
Second Floor <u>1073.6</u>	Mechanical** <u>F.P.</u> <u>33.84</u>	
Third Floor <u>465</u> <i>(Ceiling less than 7'-6"</i>	<u>52.2</u>	
	Total Exclusions <u>1604.14</u>	
Total Gross * <u>3806.5</u>		

B1. Existing Gross Floor Area * 3806.5 Sq. Ft.
 B2. Allowable Floor Exclusions** 1604.14 Sq. Ft.
 B3. Existing Floor Area minus Exclusions 2202.46 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*	Allowable Exclusions	
Basement <u>25</u>	Basement** <u>25</u>	
First Floor <u>25</u>	Stairways**	
Second Floor <u>25</u>	Mechanical**	
Third Floor	Other** <u>ELEVATOR</u> <u>50</u>	
Porches/ Other	Total Exclusions <u>75</u>	
Total Gross * <u>75</u>		

C1. Proposed Gross Floor Area * 75 Sq. Ft.
 C2. Allowable Floor Exclusions** 75 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions 0 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2252.46 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 3000 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.

E. Open Space Calculations

Existing Open Space	<u>748</u>
Required Open Space	<u>700</u>
Proposed Open Space	<u>748</u>

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

Signature: S. R. J. Date: 6.5.17 11