

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 19, 2014

TO: CHAIR AND MEMBERS OF THE
OHAD BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: 113 PRINCESS STREET RESTUDY BAR2014-00016 & 00017

STAFF RECOMMENDATION March 19, 2014

Staff recommends approval of the deferred portions of the subject Permit to Demolish/Capsulate and Certificate of Appropriateness applications with the following conditions:

1. Construct a four story masonry façade in general conformance with revised plans dated March 12, 2014 with approval of the final design details (ex. Cornice profiles, belt course and sidewall returns) by BAR staff prior to approval of the building permit.
2. Extend the brick and belt course at the top of the third floor around to the side elevations.
3. Waiver of rooftop mechanical equipment screening.

At the February 19, 2014 BAR hearing, the Board approved the alterations to the rear elevation which included the construction of the rear elevator, finding the rear addition to be appropriate and consistent with the Design Guidelines. The Board deferred action on the front dormer addition at 113 Princess Street, recommending that the applicant meet with staff and explore a brick fourth floor design scheme. The Board found that the proposed front dormer's design was top heavy and would negatively impact the existing rooflines along this block face.

Since that time, BAR Staff and the applicant have met on site to discuss the execution of a fourth floor addition. This discussion included the proportions of details and appropriate materials and finishes, as well as challenges with constructing the new side walls on top of the party wall, while staying on their own property. Staff commends the applicant for their flexibility and willingness to work on this alternative design. In staff's opinion, the revised design for a full fourth floor is a more appropriate solution for this particular location, given that this house is an interior lot and the side profile of the overall building is not visible, as it would be on a corner lot. Additionally, Staff believes this midblock alternative would give the development a far more organic quality and that it will be a significant improvement to overall streetscape of the development as a whole.

The applicant now proposes the following changes to the original application:

Wall Finishes

The applicant proposes to match, as closely as possible, the color, mortar and bond of the house's existing brick. The transition between the existing brick and new will be softened with a

mid-wall, molded brick belt course. However, the final dimensions of the side wall offset, brick belt course and cornice termination require final refinement during construction drawings.



Brick Parapet Termination in Alexandria



Example of Corbelled Brick Parapet Termination with an Azek Cornice

The new fourth floor will be capped with an Azek molded cornice flanked with a brick corbelled parapet termination. The Board generally does not recommend synthetic/composite trim on buildings and additions constructed before 1975. However, in this particular case, since the applicant is proposing to only use the Azek material on the cornice of the new fourth floor addition, and the remainder of the building constructed in 1971 will continue to utilize wood trim, staff supports the use of this modern material in this difficult to maintain location.

Windows and Doors

The applicant proposes aluminum-clad wood, SDL, double hung windows with 5/8" muntins capped with brick jack arches on the new fourth floor to match the existing windows on the second and third floors below. These windows comply with the Board's adopted window policy.

HVAC

The revised design proposes to locate the new, mini-split condensing unit in the center of the roof, sixteen feet (16') back from the front 1.5' high cornice/parapet wall. Due to the height of

the proposed building, the relatively small size of the unit and placement in the center of the roof, staff believes that the condenser unit will not be visible from the public right-of-way. Staff, therefore, recommends a waiver of the rooftop mechanical screening required by the zoning ordinance.

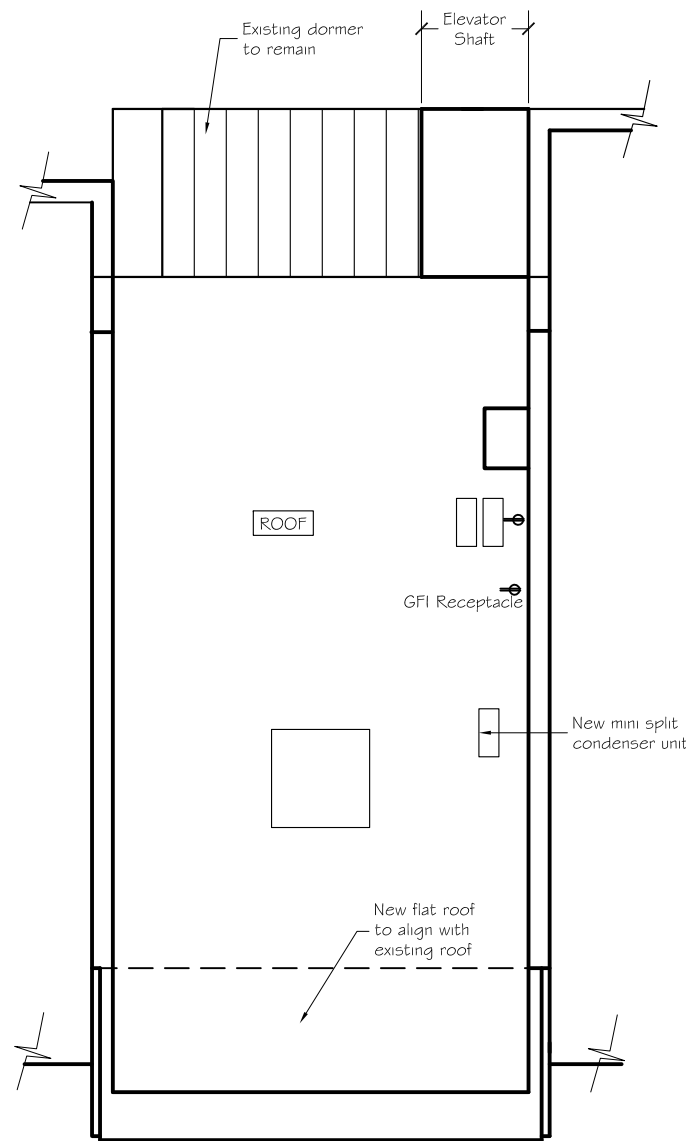
Analysis

Staff supports the proposed modifications to the original application, subject to the comments noted above.

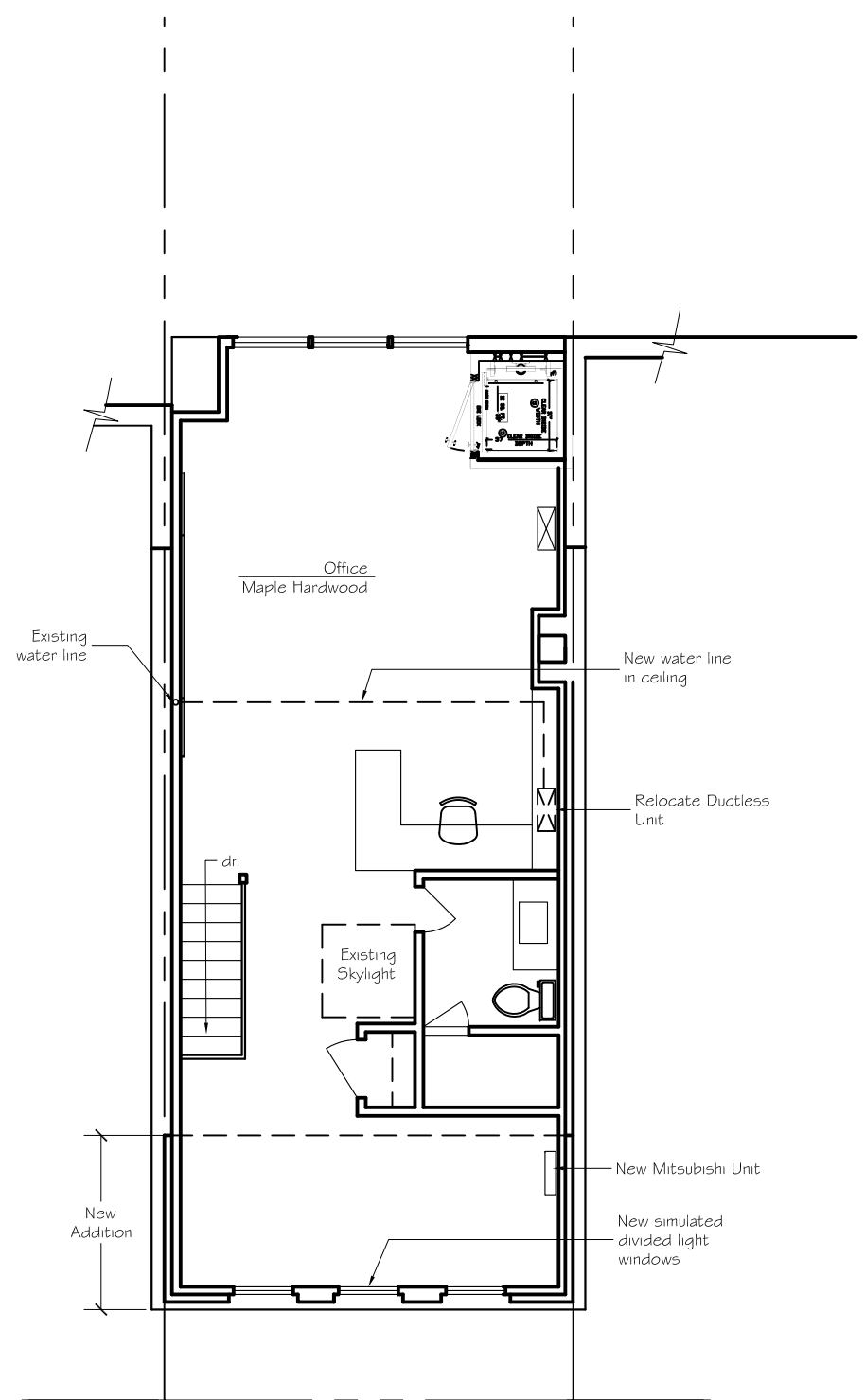
ATTACHMENTS

1 – Revised Supporting Materials

2 – BAR2014-00016 & 00017 Report from 2/19/14 Public Hearing with Approved Minutes



② Proposed Roof Plan
SCALE: 1/8" = 1'-0"



① Proposed Work - Fourth Floor Plan
SCALE: 1/8" = 1'-0"

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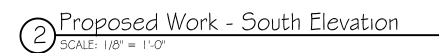
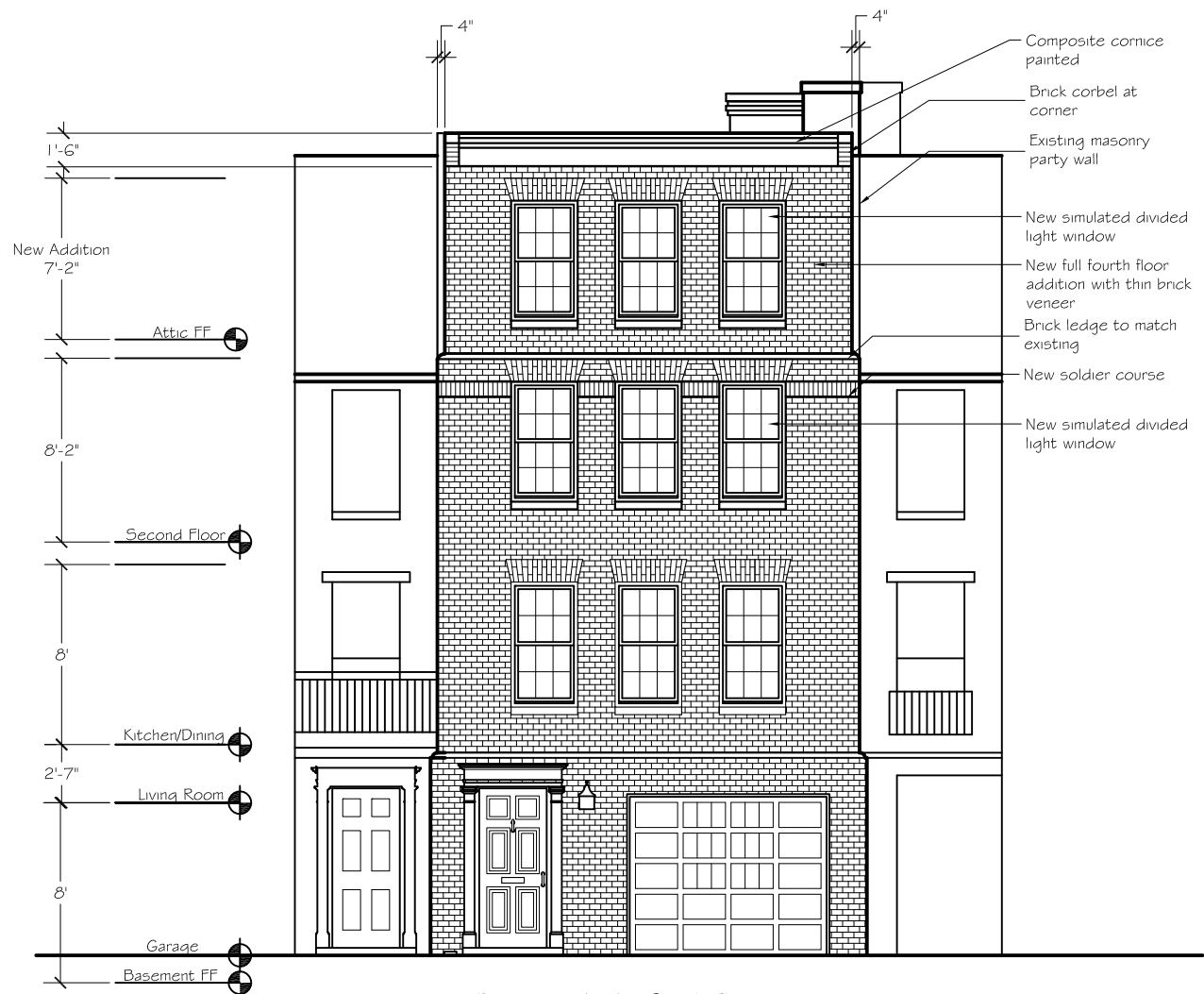
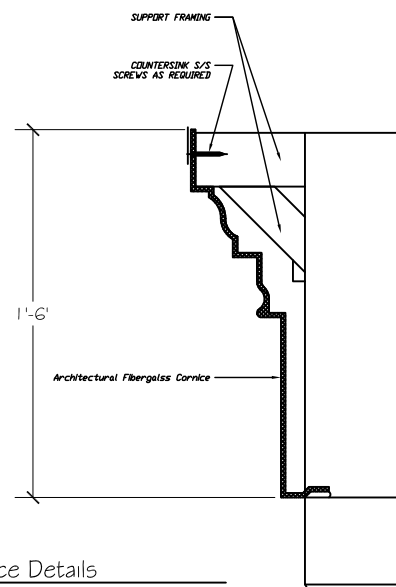
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PROJECT
Svoboda Residence
113 Princess Street
Alexandria, VA 22314

DRAWING
New Floor Plans

DATE
January 5, 2014
Revised 2-5-2014
Revised 3-3-2014
Revised 3-12-2014

A1



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PROJECT

Svoboda Residence
113 Princess Street
Alexandria, VA 22314

DRAWING

Exterior Elevations

DATE _____

January 5, 2014

Revised 2-5-2014

Revised 2-9-2014

Revised 3-3-2014

Revised 3-7-2014

Revised 3 -12-2014

A2

Docket Item # 1 & 2
BAR CASE #2014-0016 & 0017

BAR Meeting
February 19, 2014

ISSUE: Permit to Demolish &
Certificate of Appropriateness for Addition and Alterations

APPLICANT: Karl & Lydia Svoboda by Christine Kelly, AIA

LOCATION: 113 Princess Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends:

1. Approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations to the rear elevation; and
2. Restudy of the front elevation to create a four story masonry façade with three similar windows and a simple, corbeled brick cornice.

***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 final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.

****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.



BAR2014-00016 & BAR2014-00017



I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness at 113 Princess Street for the following:

Permit to Demolish/Capsulate

1. Demolish 68 sq. ft. of the existing hip roof's front wall slope.

Certificate of Appropriateness

2. Construct a tripartite, hipped dormer detailed with a pedimented, 6/6 window flanked by 6/6 windows on the south elevation. The windows will be aluminum-clad wood, SDL, double hung with 5/8" muntins.
3. Construct a new, interior end 'chimney' on the north elevation wall to contain a new, elevator.
4. Remove and re-position the existing wood, double-hung simulated divided light windows on the existing rear, shed dormer.
5. Install a new roof-top condensing unit. (The current condensing unit is not visible from the ROW. The new unit will be located adjacent to the existing and of the same size. Waiver of rooftop screening not required.)

II. HISTORY

The dwelling at 113 Princess Street is a one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco Streets which was approved by City Council in 1968 (Special Use Permit #1084) and constructed in **1971**. At the time the area was developed it was not within the boundaries of the Old and Historic Alexandria District, but it was added to the district in June of 1984. 113 Princess is a three-story, three-bay, interior end unit constructed in a very simple Colonial Revival style. It has a brick façade laid in a running bond pattern, a water table above the first floor, 6/6 windows with segmental arches and a front facing garage.

Previous Approvals:

BAR Case #2008-0159 One-story, sunroom addition with basement, rear dormer, front window replacement (City Council Action, May 16, 2009: Upheld the approval of the Board of Architectural Review by a vote of 4-2.)

III. ANALYSIS

Permit to Demolish/Capsulate

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

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?

- (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?

During the past several years, the Board has reviewed a number of substantial alterations and additions to the upper levels of properties within this development, including a number of dormer additions to the front and rear roof slopes. The proposed demolition of a portion of the existing roof structure for the construction of a dormer is consistent with the Board's past approvals in this development. Due to the eclectic array of architectural styles within this development, including the previous changes approved by the BAR on neighboring houses, Staff finds that this 1970s building is not historic, that none of the ordinance criteria are met, and supports the Permit to Demolish.



Figure 1: Photos of Similar Dormer Additions approved by BAR within Development

Certificate of Appropriateness

The original use for the fourth floor of the townhouses in this development was attic storage. As homeowners have tried to take advantage of the views of the river and the extra space, and with increasing property values, many have requested changes to these spaces which have included rooftop additions and decks and new dormers on the front and rear in order to increase the useable floor area. The Board has generally supported these alterations, with occasional concern from neighbors.

Elevator Shaft

A brick interior end ‘chimney’ is proposed on the rear elevation to contain the shaft of a new, three-story elevator. The new elevator will necessitate minor alterations to the existing dormer window spacing. Due to its location on the property line, the chimney will be clad on three sides with brick and detailed with a corbelled brick cap and a row of soldier coursed brick at the third floor cornice. The chimney may be partially visible from across Princess Street or in the winter from North Union Street or North Lee Street.

Although a townhouse would never have had a chimney this size, and the *Design Guidelines* generally do not support the construction of decorative non-functional chimneys, in this particular case, detailing this elevator addition using architectural design details normally found on a chimney seemed to be an appropriate and compatible design solution. The elevator is proposed to be constructed on the rear elevation of this a modern building and minimally visible from the public right-of-way. This treatment will certainly not be an appropriate application for all elevator installations, especially on a historic building. However, staff finds the application appropriate for this specific dwelling and consistent with the Board’s *Design Guidelines* and recommends approval of the proposed alterations on the rear of the building.

Dormers

The *Design Guidelines* state that “dormers should align with the existing windows or be centered between the windows.” Historically, “dormers are generally tall and narrow with minimal trim at the sides of the windows.”

The applicant is proposing to add a tripartite, hipped dormer with a central pedimented 6/6 window, flanked by 6/6 windows. The sides are clad in Hardieplank siding with a five inch reveal and the dormer assembly is roofed with standing-seam metal. Based on the detail drawings, the dormer will have pilasters with recessed panels supporting the central pediment. The dormer details have not been provided but the proposed dormer is identical to the one approved in March 2012 by the BAR (case #2011-0362) for the front of 101 Princess Street (formerly 400 N Union St.) by this same architect. Therefore, staff recommends that the architect continue to work with staff to confirm the dormer’s detailing prior to the submission of construction permits.

The *Design Guidelines* and the Board’s *Window Policy* supports the use of an aluminum-clad wood, wood composite or fiberglass, simulated divided light windows on buildings constructed after 1965, if the new windows match the existing in style and configuration. Although the existing windows are wood, the applicant proposes to utilize an aluminum clad wood window on the new addition, with a muntin width and window configuration which matches the existing

windows. Staff finds that the variation in materials will not negatively impact building detailing, as the windows will be installed on separate floors. In addition, with color matching technology, the owners could have a paint mixed to match the cladding material on the window.

However, in initial meetings with the architect, staff questioned the addition of yet another enormous dormer in this townhouse complex. The townhouses in this complex have a rigidly uniform cornice line capped by faux gable and mansard style roofs. Given that this house is an interior lot and the side profile of the building is not visible, as it would be on a corner, staff strongly suggested extending the front façade with matching brick to create an honest four story townhouse. The cost of this design alternative should be relatively equal, as the roofing and carpentry would be far simpler, and the owner would gain vertical walls and useable interior space. Brick is already being used on the project for the elevator shaft in the rear. Staff believes this midblock alternative would give this development a far more organic quality and these increasingly valuable homes near the waterfront would look less like tract housing. A similar approach was taken last year with the Board's approval of a Second Empire Style mansard roof at 416 N Union Street in lieu of a similar dormer proposal. While the proportions of this addition are not, perhaps, as good as a building designed this way from the beginning, the result was a much higher quality and more architecturally interesting project and one less giant dormer.

Staff therefore recommends restudy of the front elevation to create a four story masonry façade with a simple, corbeled brick cornice and belt course in a mid-19th century architectural character.

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 Section

C-1 The proposed dormer and elevator penthouse comply with zoning.

Code Administration

F-1 The following comments are for Grading plan review. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.

C-1 Building and trade permits are required. Six sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the

registered design professional in the responsible charge is changed or is unable to continue to perform the duties.

Archaeology

Archaeology Finding

F-1 Tax records indicate that houses were present on this street face by 1810. The Sanborn Insurance map depicts a cooper's shop, whiskey distillery, and African American residences on or adjacent to the lot by 1885. The property therefore has the potential to yield archaeological resources that could provide insight into residential, commercial, and industrial activities in 19th-century Alexandria. However, the proposed project will not cause any ground disturbance, and therefore there will be no impact to any potential archaeological resources.

Archaeology Recommendation

R-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Office of Environmental Quality

OEQ comments on the plan submitted to the City of Alexandria on January 25, 2014.

No comment as the parcel is not in the RPA.

Transportation and Environmental Services (T&ES):

No comments received.

V. ATTACHMENTS

1 – *Supporting Materials*

2 – *Application for BAR2014-0016 & BAR2014-0017 at 113 Princess Street*



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS



A. Property Information

A1. Street Address 113 Princess Street Zone _____
 A2. 18000 ^{sq. ft.} x 1.5 = 27000
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	634	Basement**	245
First Floor	636	Stairways**	104
Second Floor	636	Mechanical**	
Third Floor	636	Other**	
Porches/ Other		Total Exclusions	399
Total Gross *	2544		

B1. Existing Gross Floor Area *
2544 Sq. Ft.
 B2. Allowable Floor Exclusions**
399 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
2145 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	192	Basement**	192
First Floor	238	Stairways**	40 (NEW STAIR)
Second Floor	102	Mechanical**	30
Third Floor	85	Other**	
Porches/ Other		Total Exclusions	262
Total Gross *	620		

C1. Proposed Gross Floor Area *
620 Sq. Ft.
 C2. Allowable Floor Exclusions**
262 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
358 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2502 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 27000 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.

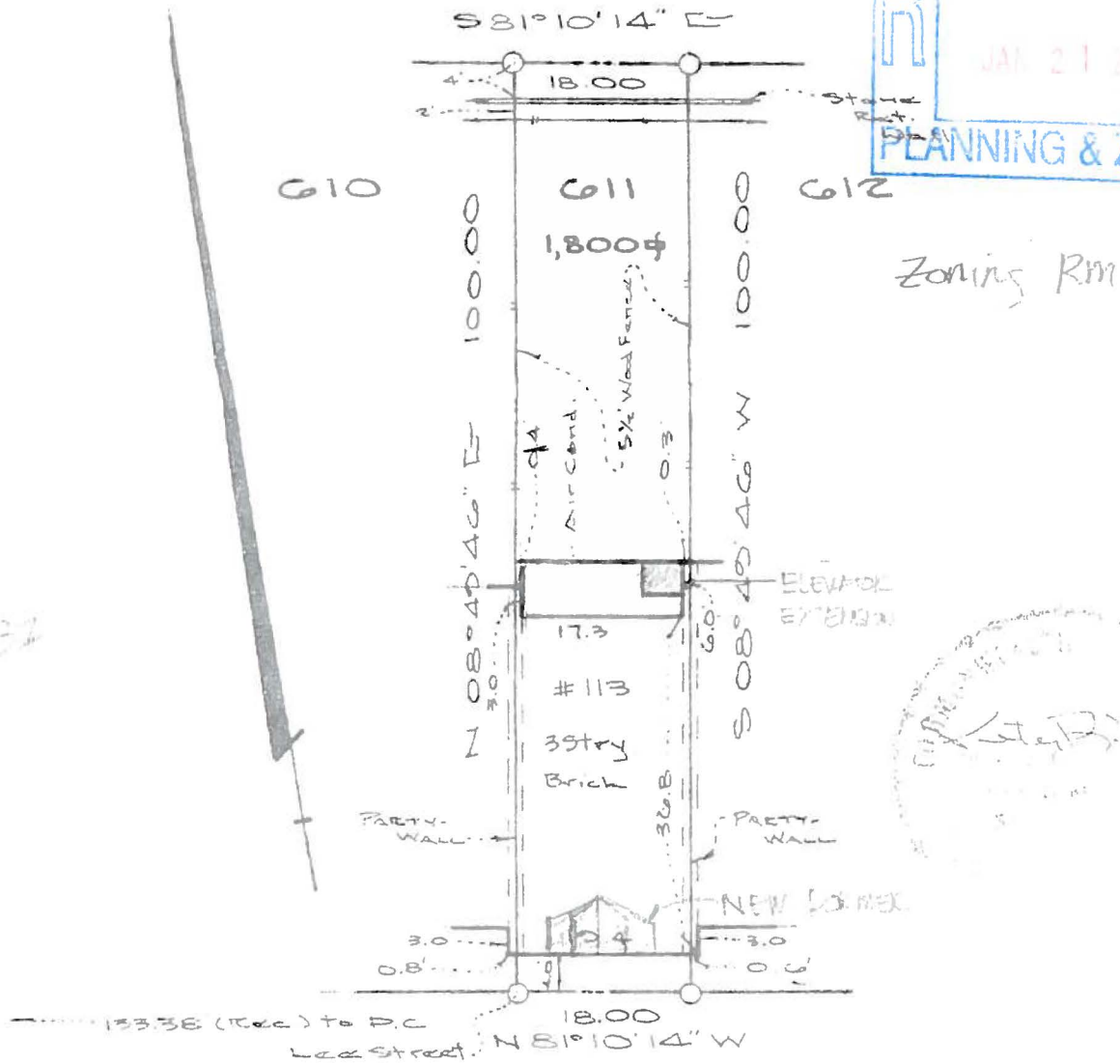
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	1024.16
Required Open Space	300
Proposed Open Space	012

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

Signature: [Signature] Date: 2/2/03



27.



113 Princess Street – Rear Elevation – Existing



Front Elevation – 113 Princess Street



111 Princess Street



115 Princess Street



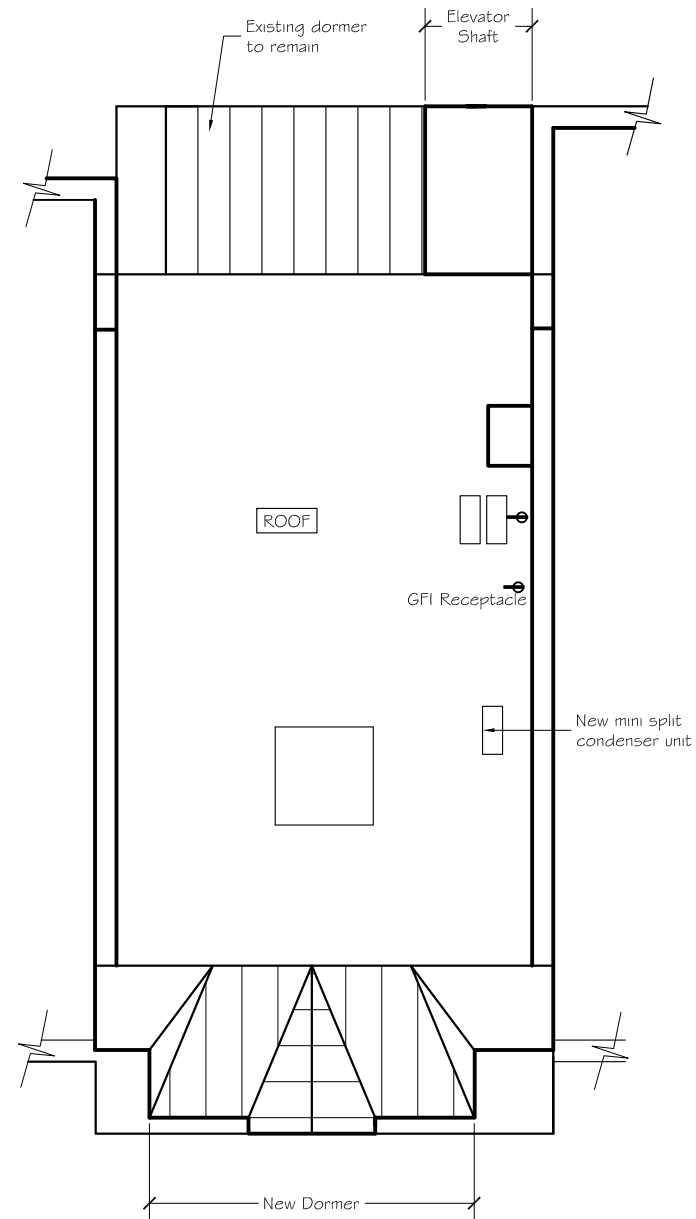
Princess Street



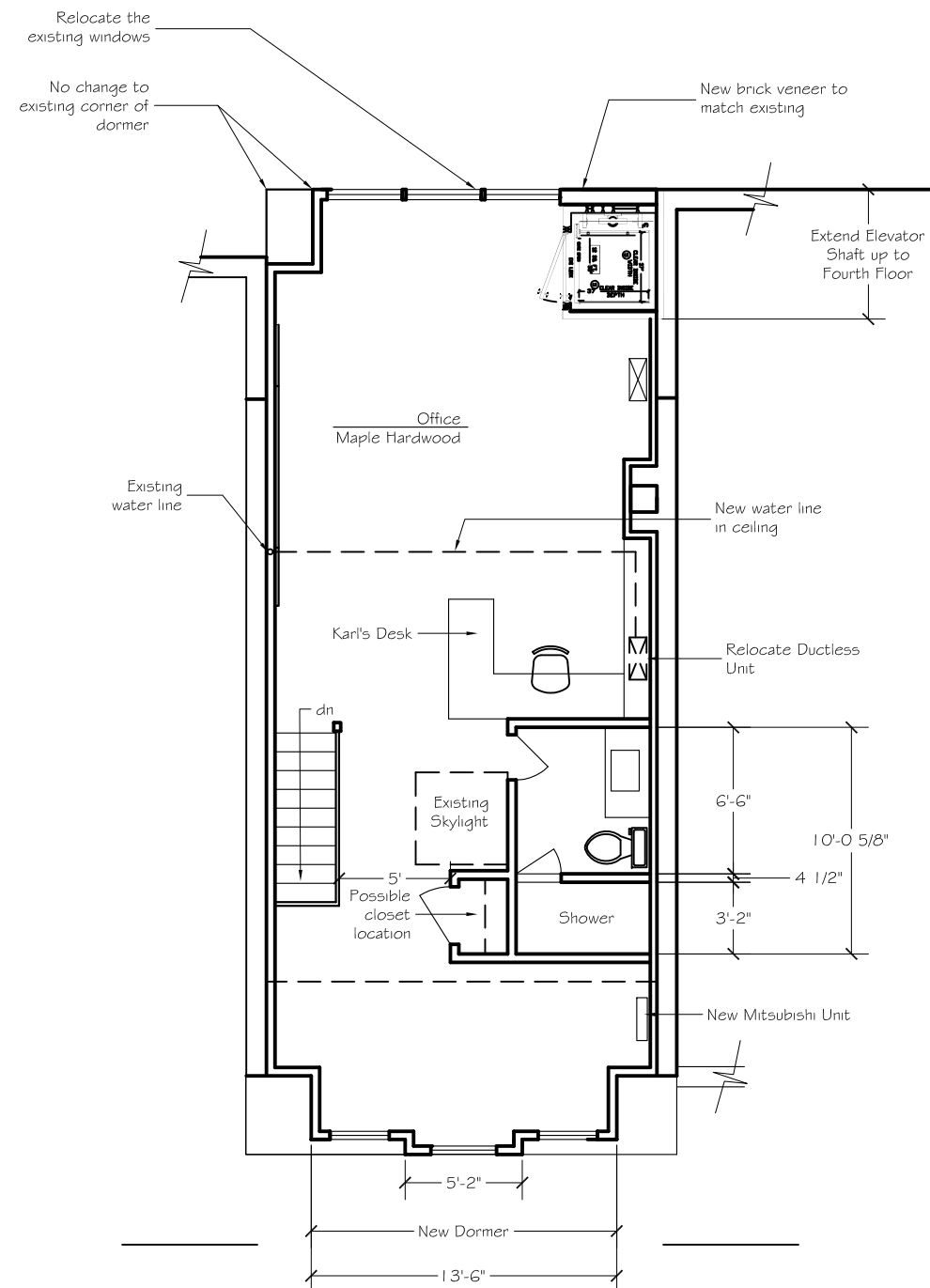
Princess Street



113 Princess Street – Rear Elevation - Existing



② Proposed Roof Plan
SCALE: 1/8" = 1'-0"



① Proposed Work - Fourth Floor Plan
SCALE: 1/8" = 1'-0"

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PROJECT

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Alexandria, VA 22314

DRAWING

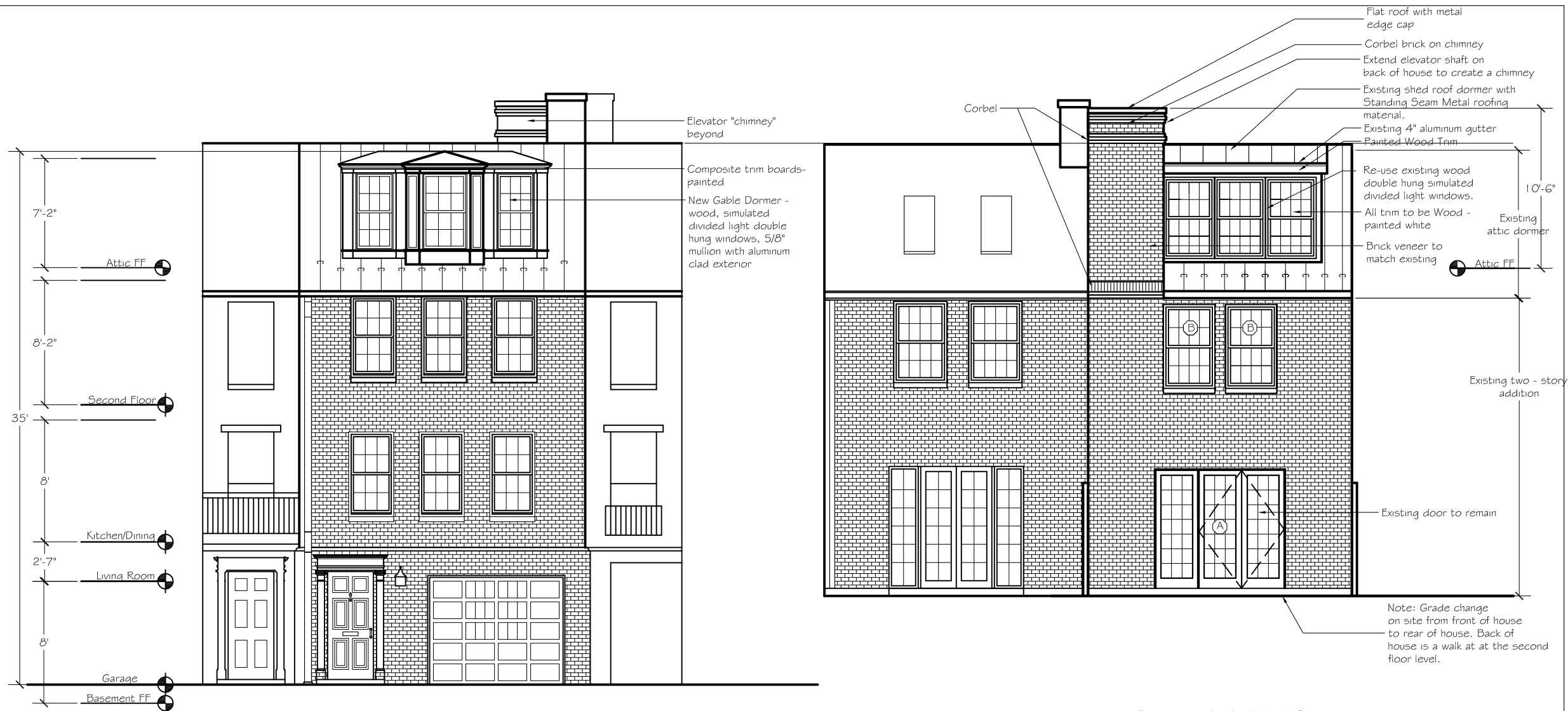
New Floor Plans

DATE

January 5, 2014

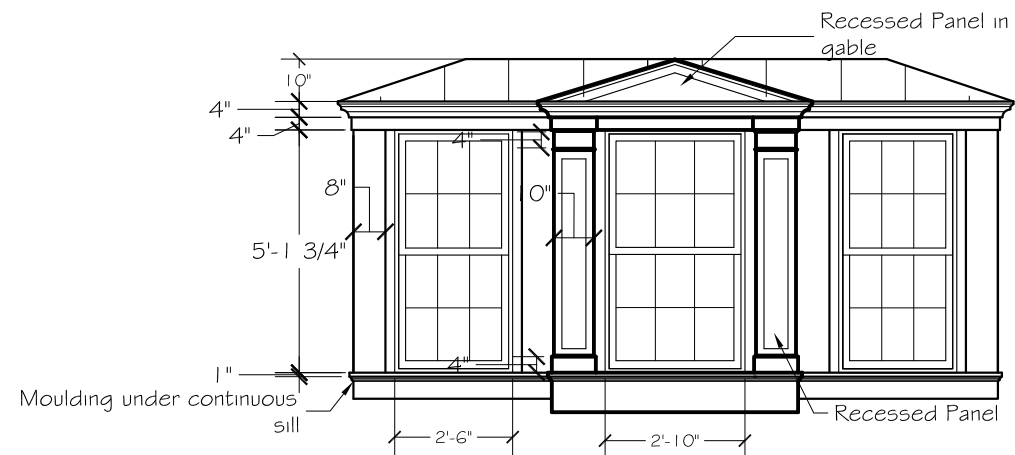
Revised 2-5-2014

A1



② Proposed work - South Elevation
SCALE: 1/8" = 1'-0"

① Proposed Work - North Elevation
SCALE: 1/8" = 1'-0"



③ Enlarged Dormer Detail
SCALE: 1/4" = 1'-0"

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PROJECT

Svoboda Residence
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DRAWING

Exterior Elevations

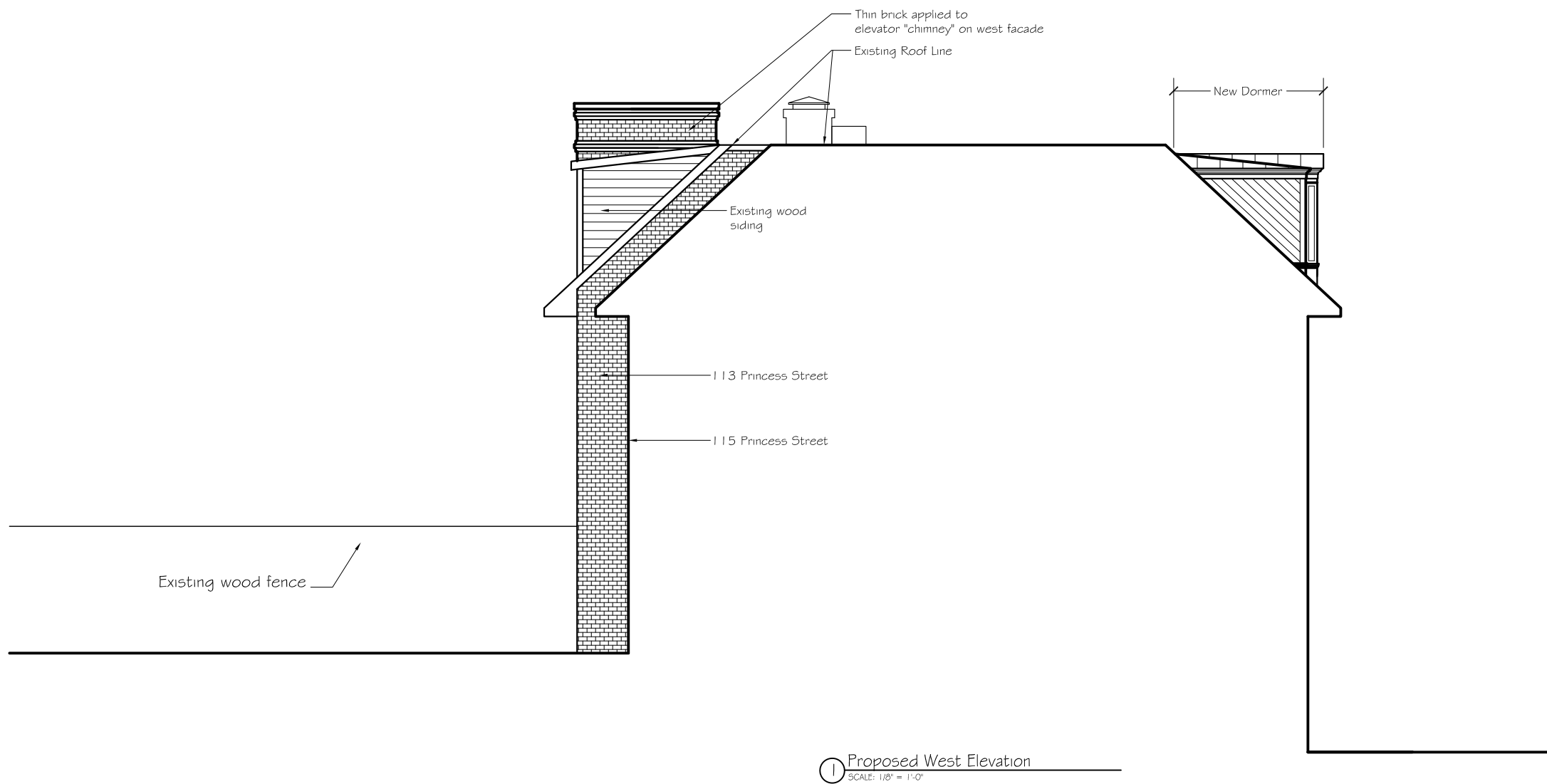
DATE

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Revised 2-5-2014

Revised 2-9-2014

A2



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DRAWING

Exterior Elevations

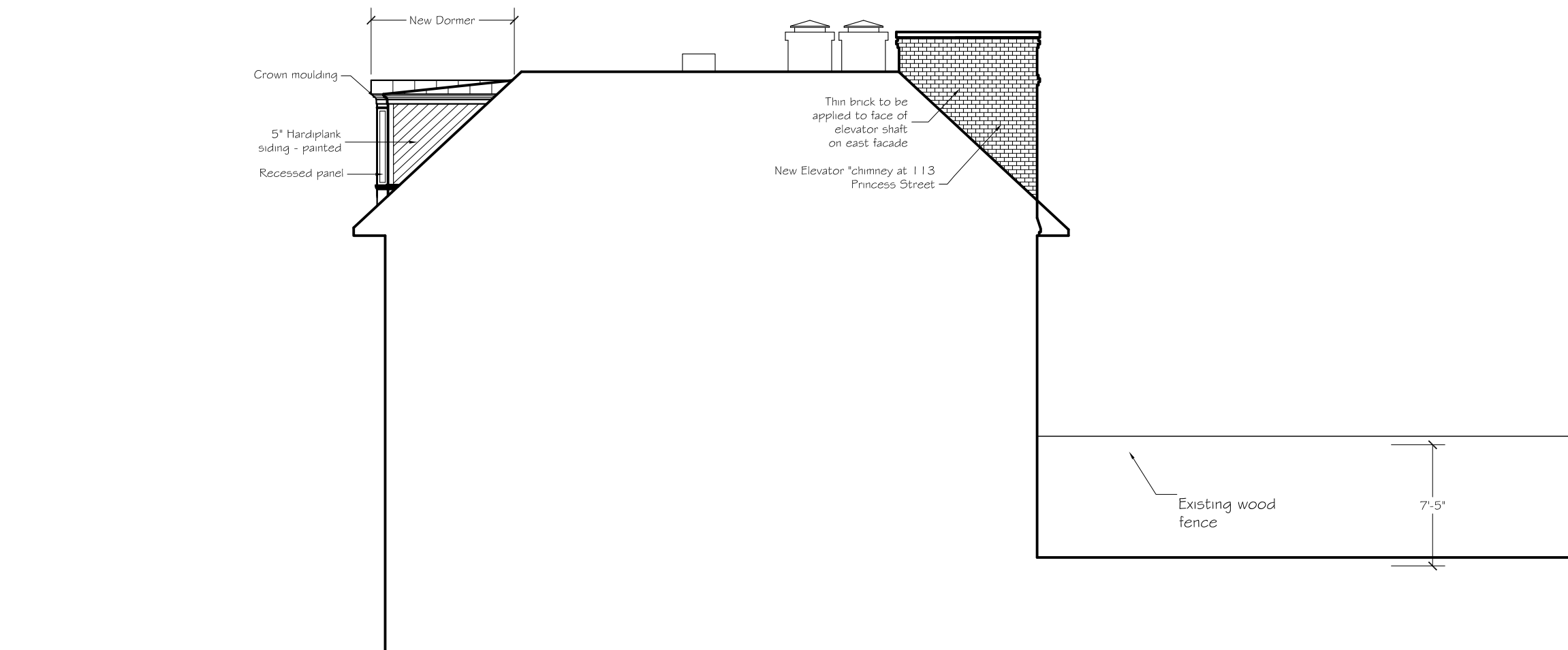
DATE

January 5, 2014

Revised 2-5-2014

Revised 2-9-2014

A3



① Proposed East Elevation
SCALE: 1/8" = 1'-0"

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Exterior Elevations

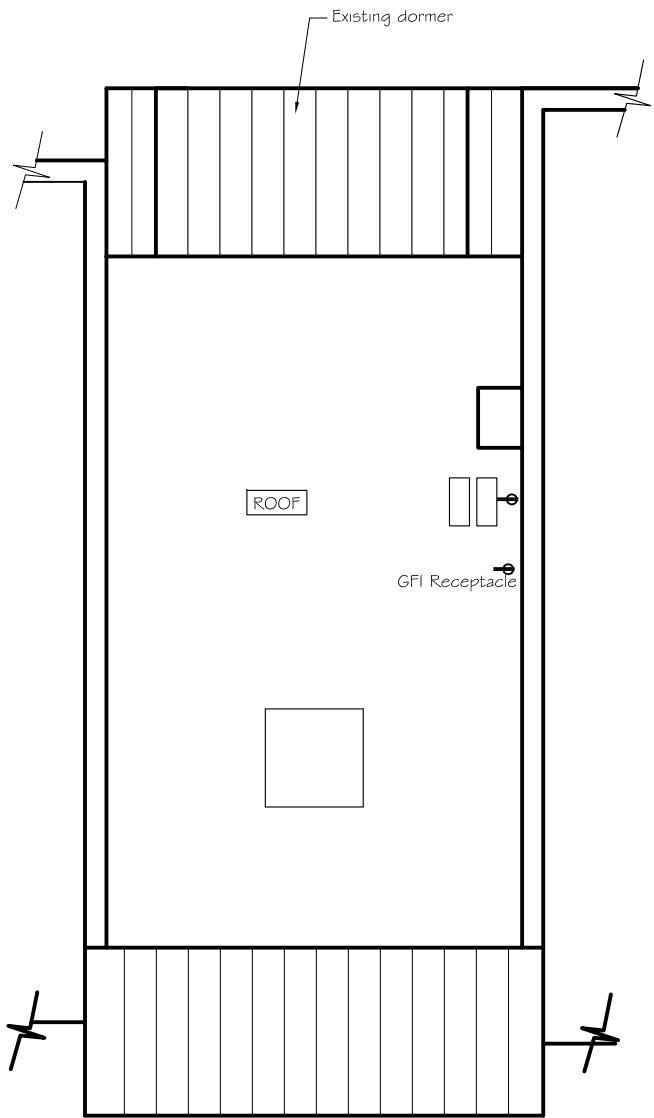
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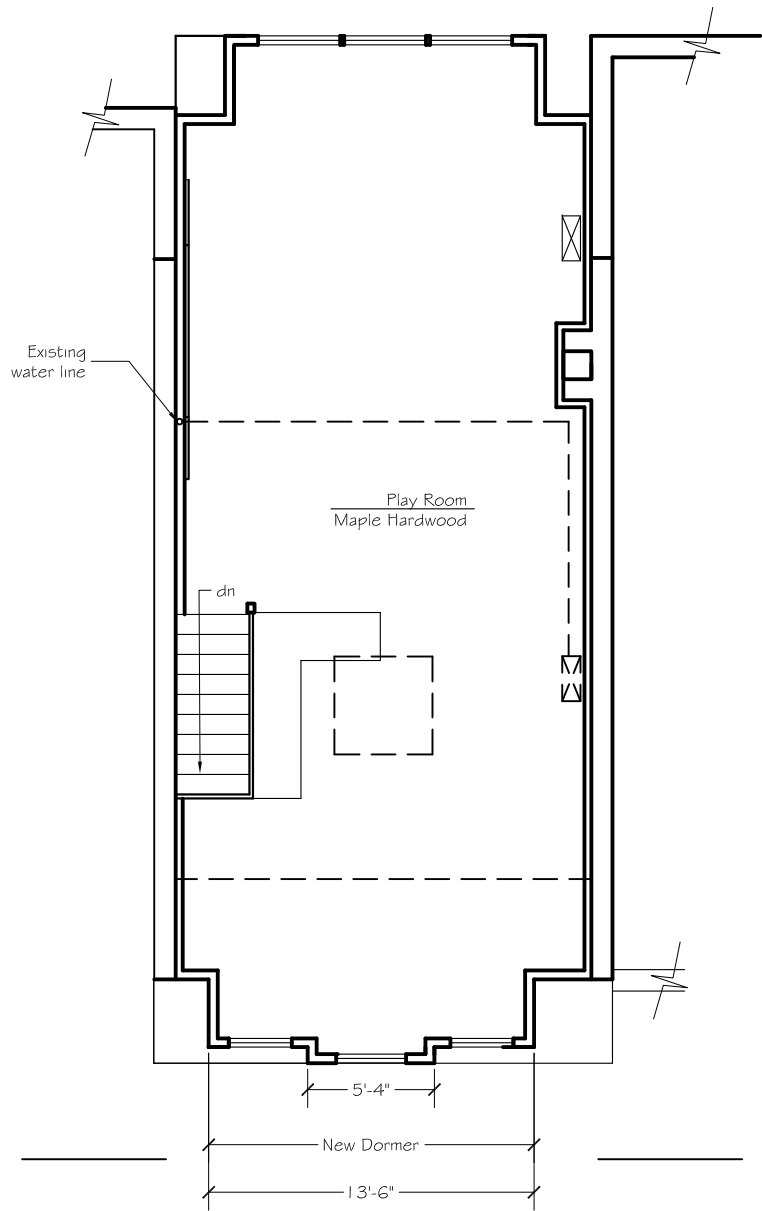
Revised 2-5-2014

Revised 2-9-2014

A4



② Existing Roof Plan
SCALE: 1/8" = 1'-0"



① Existing Fourth Floor Plan
SCALE: 1/8" = 1'-0"

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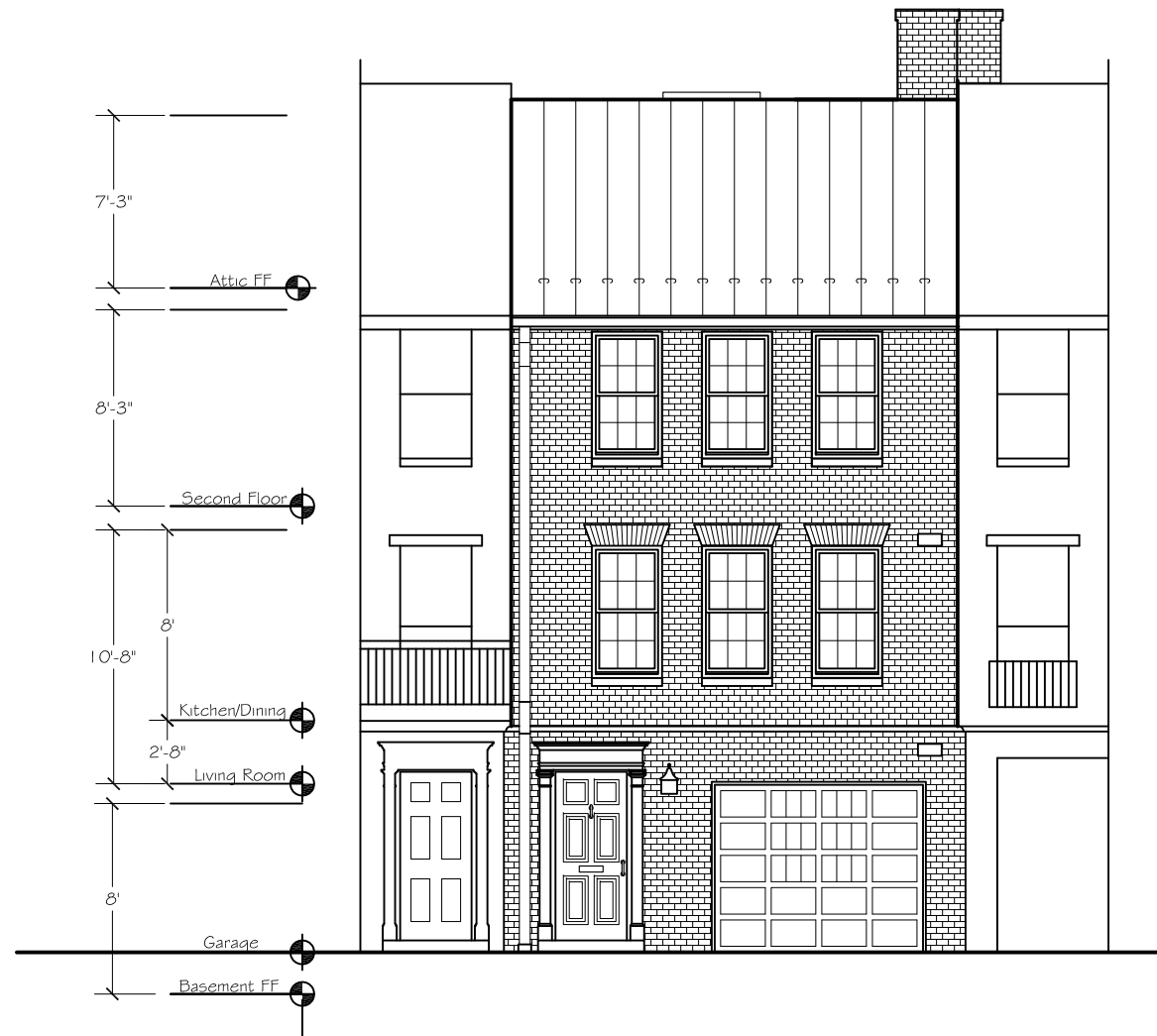
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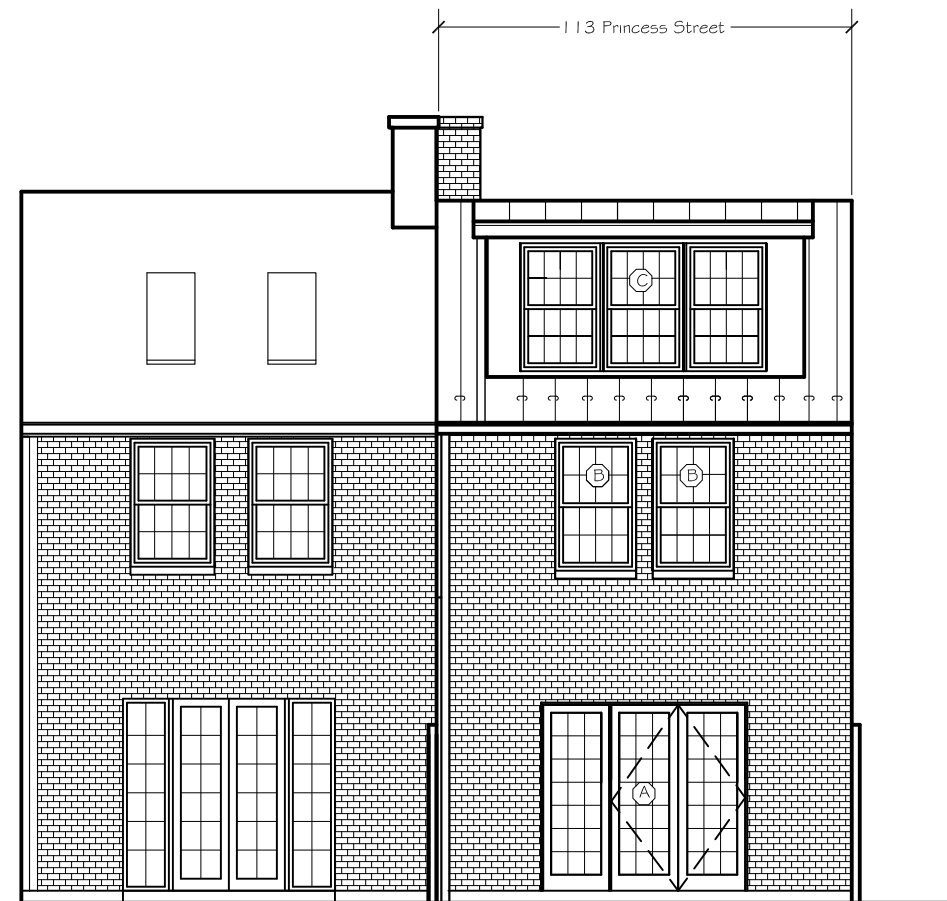
DRAWING
Existing Floor Plans

DATE
January 5, 2014

D1



② Existing South Elevation
SCALE: 1/8" = 1'-0"



① Existing North Elevation
SCALE: 1/8" = 1'-0"

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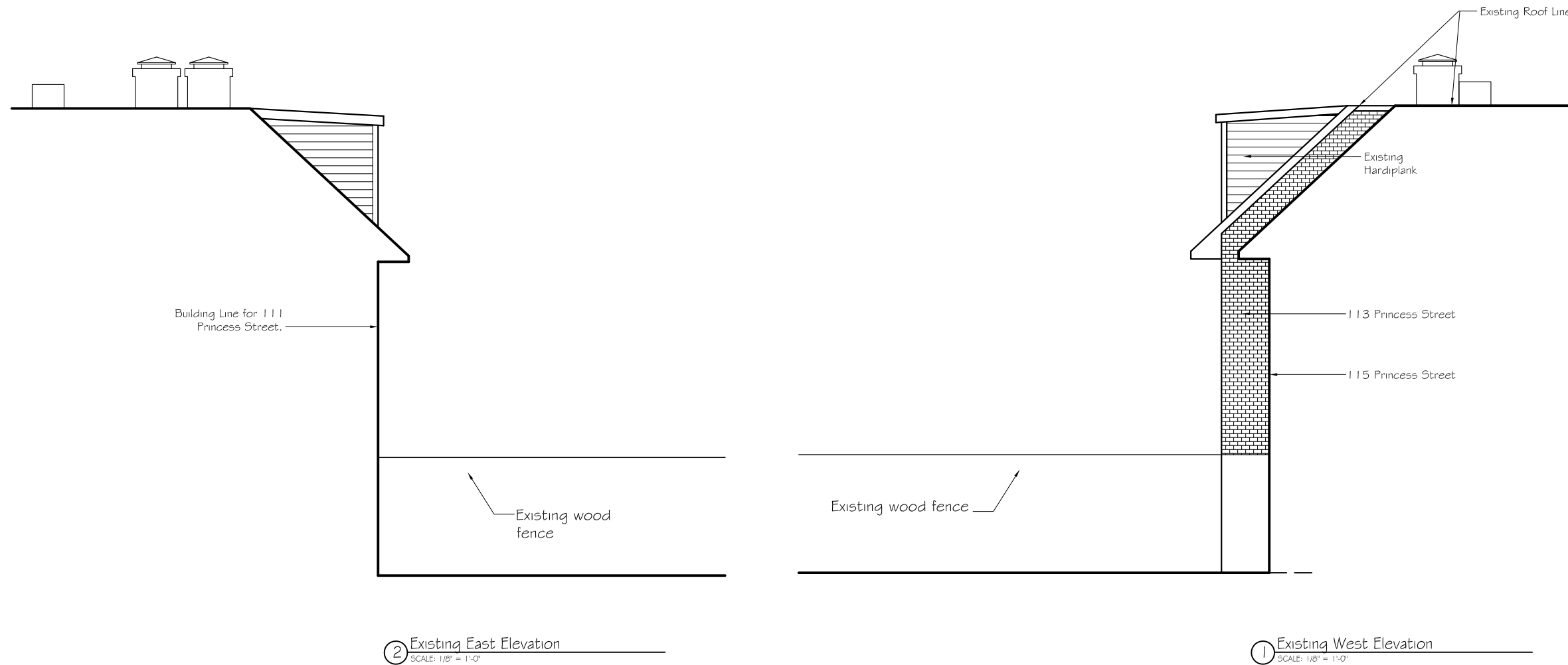
DRAWING

Existing Elevations

DATE

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D2



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PROJECT

Svoboda Residence
113 Princess Street
Alexandria, VA 22314

DRAWING

Existing Elevations

DATE

January 5, 2014

D3

ADDRESS OF PROJECT: 113 Princess StreetTAX MAP AND PARCEL: 065.03-04-11 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: Karl and Lydia SvobodaAddress: 113 Princess StreetCity: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____Name: Christine A. KellyPhone: 703-768-7371E-mail: christine@craftedarchitecture.com

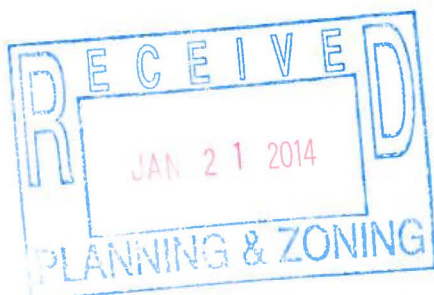
Legal Property Owner:

Name: Karl and Lydia SvobodaAddress: 113 Princess StreetCity: 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).*

New dormer on Princess St. (south) facade
 Extend elevator to fourth floor on north facade

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 5 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 5 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: Christine KellyPrinted Name: Christine KellyDate: 1/6/2014

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. KARL SVOBODA	113 PRINCESS ST ALEX, VA 22314	100%
2. LYDIA SVOBODA	—	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 113 PRINCESS ST, ALEXANDRIA VA 22314 (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. KARL SVOBODA	113 PRINCESS ST. ALEX, VA 22314	100%
2. LYDIA SVOBODA	113 PRINCESS ST. ALEX, VA 22314	100%
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

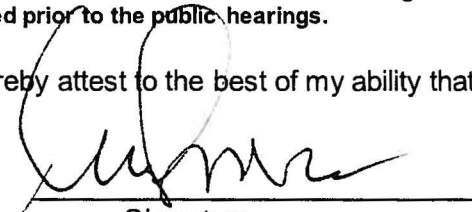
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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		
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.

Jan 5 / 2014 KARL SVOBODA
 Date Printed Name


 Signature

*****APPROVED MINUTES*****

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, February 19, 2014
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Tom Hulfish, Chairman
Oscar Fitzgerald, Vice-Chairman
Peter Smeallie
Chip Carlin
Wayne Neale
Christine Roberts
John von Senden

Staff Present: Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager
Mary Catherine Collins, Historic Preservation Planner

The meeting was called to order at 7:37 p.m. by Chairman Hulfish.

I. MINUTES

Consideration of the minutes from the January 22, 2013 public hearing.

BOARD ACTION: Approved as submitted, 7-0.

On a motion by Dr. Fitzgerald, seconded by Mr. von Senden, the minutes were approved, as submitted, 7-0.

II. CONSENT CALENDAR

No items were listed on the consent calendar.

III. NEW BUSINESS

1. CASE BAR2014-0016

Request to partially demolish & capsule at **113 Princess Street**

APPLICANT: Karl & Lydia Svoboda by Christine A. Kelly

BOARD ACTION: Portions approved and portions deferred, by roll call vote, 6-1.

Discussion of this item was combined with item #2, below.

2. CASE BAR2014-0017

Request for an addition & alterations at **113 Princess Street**

APPLICANT: Karl & Lydia Svoboda by Christine A. Kelly

BOARD ACTION: Portions approved and portions deferred, by roll call vote, 6-1.

CONDITIONS

SPEAKERS

Ms. Kelly, the architect for the project, spoke in support of the project and mentioned that there were issues with tying the roof and flashing into the adjoining properties that prevented the construction of a true, fourth floor addition.

Mr. Svoboda, the applicant, spoke in support of the project.

BOARD DISCUSSION

Mr. Fitzgerald asked for clarification on what prevented a design that tied into the adjoining properties roofline and noted that regardless, the rear elevator would have to tie into the adjoining properties. Ms. Kelly responded that it was architecturally feasible to create a true fourth floor addition on the front, but that it would require cooperation of the neighbors.

Mr. Smeallie stated that did not like the front dormer design because it is top-heavy and would change the roofline of the block. He asked for a restudy of the fourth floor option or a less heavy type of dormer design, but that he had no issue with the proposed alterations to the rear.

Chairman Hulfish noted that they received two letters from neighbors in favor of the project and three letters from neighbors in opposition.

Mr. Neale indicated that he was in favor of the dormer design, but noted that the elevation and section drawings were not consistent. He said that the dormer should be a receding element and look like it does in the elevation drawings, not as it appears in section.

Mr. von Senden noted that the drawings were not coordinated. He favored staff's recommendation, but said he would prefer a unique design for a dormer rather than a copy of one used nearby, if that alternative were approved for the front.

Mr. Carlin said that too many properties in the neighborhood are top-heavy with large dormers, but this particular block is pristine and that he favored a true fourth floor addition.

On a motion by Mr. Carlin, seconded by Mr. Smeallie, the Board approved the demolition/capsulation and addition on the rear and deferred approval of the front alterations by a roll call vote, 6-1 (Mr. Neale voted in opposition).

REASON

The Board agreed with the staff recommendation for approval of portions and deferral of portions, finding the rear addition to be appropriate and consistent with the Design Guidelines, but asked for a restudy of masonry front façade in lieu of a large dormer in this particular location.

3. **CASE BAR2014-00018**

Request to partially demolish & capsule at **711 Prince Street**

APPLICANT: David E., Jr. & Mary Davis Holt by Stephanie Dimond, Dimond Adams Architecture

BOARD ACTION: **Deferred by a role call vote (6-1)**

Discussion for this item was combined with item #4, below.

4. **CASE BAR2014-00019**

Request for an addition & alterations at **711 Prince Street**

APPLICANT: David E., Jr. & Mary Davis Holt by Stephanie Dimond, Dimond Adams Architecture

BOARD ACTION: **Deferred by a role call vote (6-1)**

SPEAKERS

Stephanie Dimond, the designer of the project, representing the applicant, spoke in support of the project. She explained the rationale for the design, explaining that the proposed location for the elevator was the only location that would preserve the historic integrity of the front rooms. She also submitted an alternate design for the rear addition using a two-story shed roof form.

Morgan Delaney, representing the Historic Alexandria Foundation (HAF), clarified the role of HAF as an easement holder and that HAF does not have the ability to prevent the addition under the terms of the easement. However, he noted that HAF is opposed to the project. He also stated that Virginia Department of Historic Resources (DHR), who also holds an easement on the subject property, did not discuss the project or their recommendation with HAF, as is indicated in the approval letter from DHR. Mr. Delaney further noted that the property owners have already demolished portions of the interior without contacting DHR to facilitate moving forward with a large addition. Mr. Delaney, on behalf of HAF agreed with staff's recommendation for deferral because the proposed demolition/capsulation and addition are not in keeping with the intent of the family that first offered an easement on the property.

Bert Ely, a member of the Old Town Civic Association, spoke on his own behalf. His office is located at 108 S. Columbus and he lives at S. Pitt and Prince, therefore he passes this property daily and views the property from both Prince and S. Columbus Street. He noted that the proposed addition is very significant and very visible from both S. Columbus Street and, possibly, the alley running west from S Washington Street. He felt that each little change to the buildings of Old Town creates a cumulative effect over time that degrades the historic character of Old Town. He supported staff's recommendation and asked that the structure be honored for what is and that the owners should be a steward of their property.

Charles Trozzo, resident at 209 Duke Street, and member of the Historical Restoration and Preservation Commission for Alexandria (HRPC), provided background on the letter

that HRPC provided to the Board. He reiterated that HRPC supports staff's recommendation and that all six criteria for demolition/capsulation are met, which the Board should consider, regardless of what zoning permits.

Yvonne Callahan, president of Old Town Civic Association, said that OTCA unanimously supported staff's recommendation for deferral. She commented on Latrobe's possible connection to the property and recommended further research through the archives at St. Paul's Church. She echoed the previous statements made that this is a significant capsulation and that the addition is unnecessarily large and highly visible.

Poul Hertel spoke in support of denial of the project. He agreed with staff's conclusion that the addition would block the view of the historic ell, detract from the building, and does not relate the building.

BOARD DISCUSSION

Mr. von Senden stated that criteria 1, 3, and 5 for a Permit to Demolish, as listed in the zoning ordinance, are met. He said that it is not inappropriate to add an elevator to the property and its location is suitable, but the massing is too large. He supported staff's recommendation for deferral.

Mr. Fitzgerald did not support demolition of walls, but acknowledged the applicant's need for an elevator. He suggested an easement of the walls to be capsulated and supported deferral of the project for restudy to minimize the impact on the historic structure, scale down the mass of the addition, and eliminate the gable roof. He reminded the applicant to differentiate the addition from the historic walls through material or color.

Ms. Roberts supported Mr. Fitzgerald's comments, including the differentiation of material necessary for the proposed addition. She liked the gable roof form of the proposed addition, but thought that it should be pushed back flush with the historic ell, so as not to completely obscure the view of the back of the house from S. Columbus Street.

Mr. Smeallie was persuaded by the history and public testimony that he could not support demolition or capsule at this point. He stated that this property is a crown jewel of Alexandria's historic districts and that he did not feel any change was appropriate and that he would look hard at any changes proposed.

Mr. Carlin agreed with Mr. Smeallie and Mr. von Senden. He said allowable FAR was not relevant in this case. He would support the elevator in its proposed location but reminded the applicant that this house has historical, cultural, and architectural significance because the contrast of the high-style front with the informal rear ell shows the evolution of the building and the story of Alexandria merchants.

Mr. Neale noted that the rear elevations of historic buildings are disordered and show change over time, but there should be a balance of preservation and modern living. He stated that the proposal is appropriate and will make the house livable. He preferred the

gable addition to the shed roofed alternate suggested by the applicant. He, therefore, favored the application as submitted and made a motion for approval. The motion failed for lack of a second.

Mr. Fitzgerald offered an alternate motion for deferral that was seconded by Mr. von Senden and approved by a vote of 6-1, with Mr. Neale in opposition.

REASON

The Board agreed with the staff recommendation for deferral, requesting restudy of a smaller addition that met the recommendations of the Design Guidelines.

IV. OTHER BUSINESS

Staff informed the members of the Board that an appeal of the Board's decision for 207 Prince Street would be heard at City Council on February 22, 2014. Oscar Fitzgerald was nominated as the representative from the OHAD Board.

V. ADJOURNMENT

Chairman Hulfish adjourned the meeting at approximately 8:38 pm.

Minutes submitted by,

Mary Catherine Collins, Preservation Planner
Board of Architectural Review