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DATE: APRIL 2, 2014

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

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: 711 PRINCE STREET,  
BAR CASE # 2014-0018 & 2014-0019

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**BOARD ACTION, February 19, 2014: Deferred 6-1**

**SPEAKERS**

Stephanie Dimond, project designer, represented the applicant. She explained that the elevator was the primary reason for the addition, and explained that the proposed location for the elevator in the new addition was the only location that would preserve the historic integrity of the existing rooms. She also submitted an alternate design for the rear addition which used a two-story shed roof form, mimicking the existing center ell.

Morgan Delaney, representing the Historic Alexandria Foundation (HAF), clarified the role of HAF as an easement holder and stated that HAF does not have the ability to prevent the addition under the terms of the easement. However, he noted that the HAF is very much 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. Mr. Delaney submitted a letter to the Board for the record.

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 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 Alexandria Historical Restoration and Preservation Commission for Alexandria (AHRPC), provided background on the letter that AHRPC provided to the Board. He reiterated that AHRPC 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 the Old Town Civic Association, said that the OTCA Board 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 that would virtually cover the historic structure 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 denial of 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 way too large. He supported staff's recommendation for deferral.

Mr. Fitzgerald did not support the demolition of walls, but acknowledged the applicant's need for an elevator. He suggested an easement over 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 new gable roof on the addition. He reminded the applicant to differentiate the addition from the historic walls through color and preferred brick to the siding recommended by staff.

Ms. Roberts supported Mr. Fitzgerald's comments, including the use of brick in lieu of siding for the proposed addition. She liked the gable roof form of the proposed addition, but thought that the north end 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 any 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 in part because the contrast of the high-style front elevation with the informal rear shows the evolution of the building and the story of the aspirations of early 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 and said the material was not important. 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*.

### **Update Since the Previous Hearing**

At the February 19, 2014 hearing, the Board deferred a decision, finding the original proposal to be inconsistent with the criteria that must be met in order to grant a Permit to Demolish/Capsulate and that the design was inconsistent with the adopted *Design Guidelines*. The applicant's architect has studied alternatives suggested by the Board and met with staff since that time.

The footprint of the revised addition now extends only four feet beyond the north wall of the historic rear ell building wall, where it had previously extended seven feet. It remains set back nine inches from the west elevation of the original building. The previous gable roof form has been eliminated and has been replaced with a shed form roof sloping down to the west at the first story and a smaller second story element for the elevator with a shed roof sloping down to the north. The second story addition is almost one third the footprint of the original submission, projecting approximately 10.5' feet from the main historic block. The addition is now brick where it had previously been siding.

### **Analysis**

As mentioned in the previous staff report, this house is one of the most significant buildings in Old Town Alexandria, so any exterior alteration within the Board's purview warrants a high level of scrutiny. Under any alternative, demolition or capsulation should be minimal and the Board's *Design Guidelines* state that any addition must clearly read as an unobtrusive, secondary, background element that does not overwhelm the existing structure or obscure historic features of the building. Although there was some discussion at the previous hearing that the rear of the building was not formally composed and, therefore, did not justify preservation, staff strongly feels that the formally composed front façade and informal rear, as well as the absorbed Flounder wing and the origins of the odd wood siding wall features at the third floor gable ends, tell an important story of the growth and development of this specific house and of the City of Alexandria in general. Therefore, given the high visibility of this freestanding structure from three streets, the mass of any additions should be limited primarily to the first floor, so that they do not obscure those features.

Staff finds the revised proposal to be a significant improvement over the initial application yet believes that there are still be a few minor design refinements that could further reduce the scale and impact of the addition on the historic dwelling.

### First Floor Addition

The BAR's *Design Guidelines* for Residential Additions state that "additions should not overwhelm the existing structure..." and that "an addition should not dilute the architectural and historic importance of an existing building..." (p. 5-6). The majority of the proposed addition is now one story and its shed roof begins just below the fascia of the central rear ell, eliminating the previous deep valley between the ell and addition roofs. The use of a simple shed roof helps to lower the overall bulk and height of the addition and no longer blocks one's view of the third floor window on the north wall of the main mass or the center ell from South Columbus Street, as the previous two story gable roof addition did. The traditional shed roof form is a historically and architecturally appropriate shape for an addition and the one story version nestles much more comfortably on the rear elevation than the original proposal. Staff's only suggestion is to further lower the ridge of the new roof by approximately one foot, so that the soffit of the original ell is not as crowded as shown (refer to the applicant's New North Rear Elevation drawing). Staff, therefore, supports the overall shed roof form but recommends further refinement to address how it intersects with the roofs of the historic ell and the new elevator enclosure. Now that the addition is only one story, an exterior fireplace and chimney on the north elevation may be appropriate and staff would welcome a restudy of this elevation, at the applicant's option.

Although reduced from the original proposal, staff still has some reservations about the extent of the footprint of the first floor of the addition. The two story ell shown in the previous report extended 7'-6" north of the historic center ell. In that report, staff suggested a footprint for the addition that was recessed approximately 4'-6" south of the north wall of the center ell, to align with the north wall of the flounder on the other side of the ell, insuring that the mass of the addition was clearly secondary to the historic portions of the house. The revised application is now pulled back to 4'-0" north of the ell. While staff still prefers a smaller addition, the present single story proposal has significantly less adverse effect on the adjacent two story ell and can be supported in the overall scheme. As shown in Figure #1 below, a one story addition will still be visible but will obscure much less of the original building from South Columbus than the previous proposal.



Figure 1. View of the northwest corner of the existing building from South Columbus Street



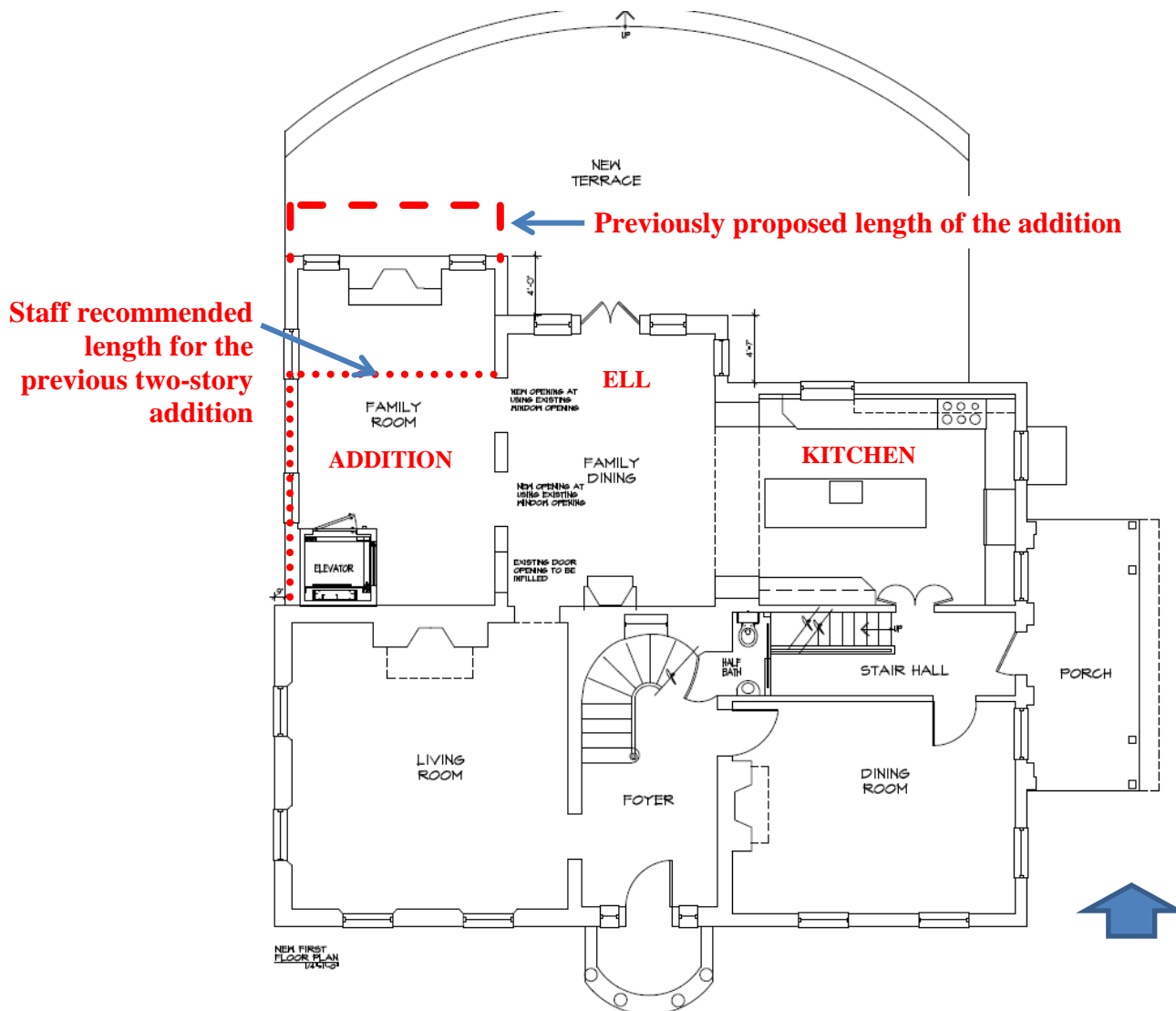


Figure 2. Revised first floor plan showing a dotted line in the location of the previous staff recommended footprint for first floor addition, to align with the north kitchen wall.

### Material Differentiation

The *Design Guidelines* for Residential Additions states that “...a wood addition would be appropriate for an existing brick residential structure.” but that “changes in the same building material can be used to create differentiation. For example, a slight change in the brick color or size could differentiate an addition from an existing building. Offsetting the footprint of the addition to break the wall plane of the existing building can also be used as a means of creating a differentiation between the old and the new.” (p. 5-6)

Staff supports the revision in material from siding to brick. There are wall offsets in plan and elevation, so a new brick similar color to the existing that is laid with a different bond pattern and mortar joint profile will provide a clear but subtle differentiation from the historic house and

allow the unique historic application of wood siding at the third story to remain a primary visual feature.

#### Elevator Enclosure

Staff has consistently supported an elevator to accommodate the present owner's needs. The applicant has represented that the elevator must be located outside the footprint of the existing building to limit the demolition of historic fabric. While staff supports this conclusion, any elevator enclosure should also be as small as reasonably possible to minimize its visual impact on the exterior. The applicant's revision drawings show a much smaller second floor addition, whose shed roof begins below the third floor window on the north wall and avoids the unusual triangular wall siding. The shed roof form also works very well here. The proposed enclosure extends to the north approximately 10'-4", but still includes a second laundry room (the existing laundry room is in the basement) that, perhaps, makes the second floor mass larger than necessary for just the elevator function.

Staff explored one alternative that moved the elevator to the southeast corner of the addition and enclosed only the elevator shaft. While this was, potentially, one third the size of the present proposal, the form of the addition looked a bit like a missile silo on the exterior.

A second option, shown in Figure #3 below, is a simple shed roof addition that might recall a small enclosed sleeping porch, extending approximately six feet from the north wall of the historic building. The elevator cab could have two doors, as it did in the previous submission, so that the cab could exit to the east on the second floor, or the door could be located on the east side of the cab on all floors. This alternative eliminates the small window on the west elevation of the enclosure. It also requires the existing second floor masonry window (shown on the plans as a door) opening in the center ell to shift south a few feet. The door and window openings are irregular on the west façade of the ell and appear to have been altered in the past. This is the alternative suggested by staff, as it significantly reduces the mass of the second floor addition as viewed from Prince Street (see Figure #4 below).

At a minimum, the present elevator enclosure extension could be reduced another foot and lose only what appears to be shelving on the north wall. This version of the enclosure would extend north approximately nine feet overall and would still allow room for a generous laundry. Staff notes that the width of the second floor enclosure shown on the applicant's New West Side Elevation drawing scales approximately 11'-4" while the plan indicates only 10'-4", so another foot narrower than this plan dimension indicates would further improve the proportions.

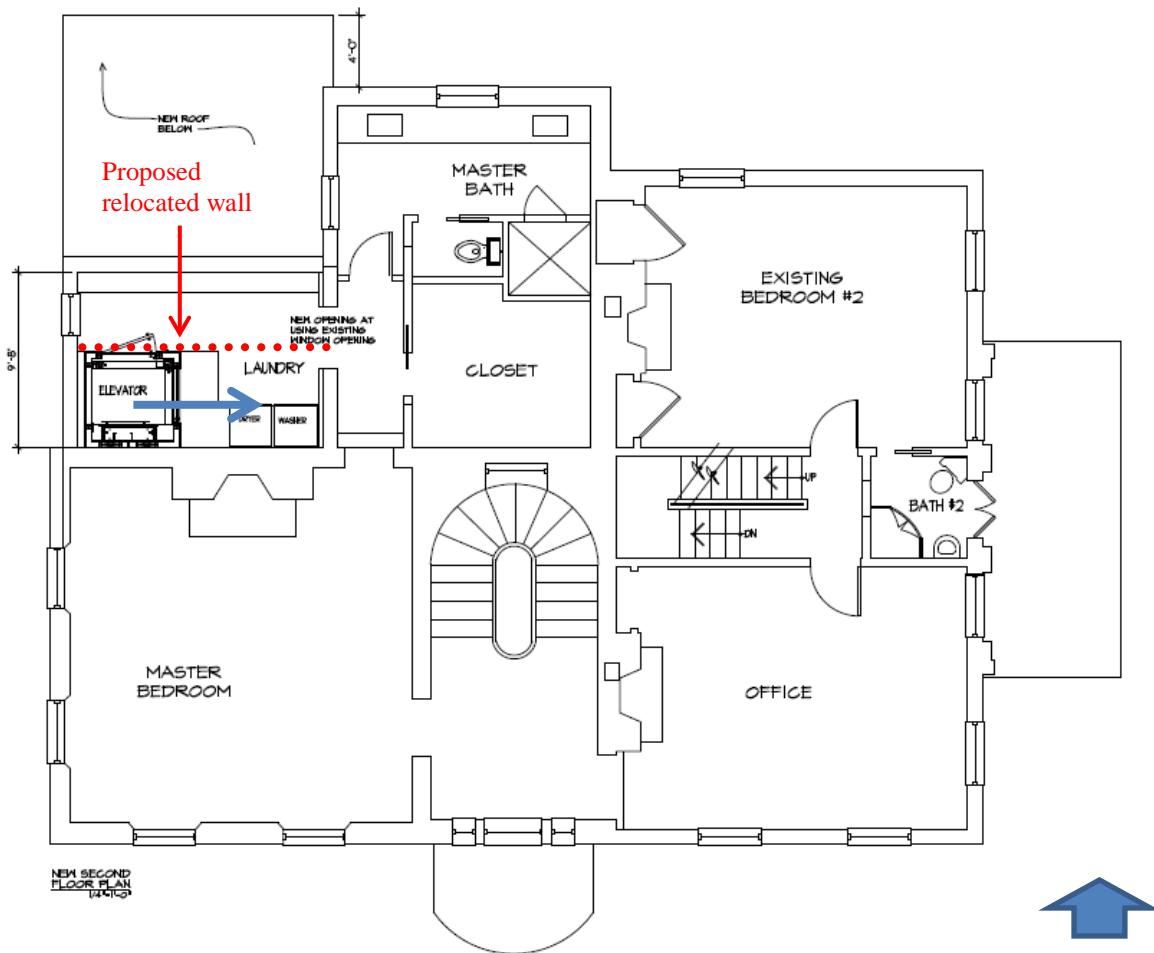


Figure 3. The applicant's revised second floor plan with staff recommendation for a reduced addition to accommodate an elevator with a door on the east side.



Figure 4. Existing house looking northeast

### Summary

As noted at the February 19<sup>th</sup> hearing by BAR members, members of the public and staff, the building at 711 Prince Street truly is an architectural masterpiece in Alexandria with national significance. While the current scheme is a substantial improvement, and staff supports a modest addition and alterations to adapt this significant house for modern habitation and accessibility, staff recommends additional study of the items described above to insure that the proposed addition has the least possible impact on the historic integrity of the building and will further minimize its visual impact from Prince and South Columbus streets.

### **STAFF RECOMMENDATION, APRIL 2, 2014**

Staff recommends **deferral** of the application for restudy.

Alternatively, should the Board approve the project, staff recommends the following conditions:

1. Lower the roof of the first floor addition approximately one foot and work with staff to refine the details of the intersection of the new one story addition's roof with the historic rear ell and the elevator enclosure.
2. Reduce the footprint of the elevator enclosure at the second floor to extend no more than 6'-6" north of the historic structure.
3. All windows, doors and materials must comply with the Board's adopted policies and be approved by staff, in conjunction with approval of a building permit.
4. Coordinate a monitoring and inspection schedule with Alexandria Archaeology as the project moves forward. Archaeologists will not delay or interfere with the project, but will work in concert with the construction crew to photograph and briefly record any significant buried archaeological deposits that might be unearthed.
  - a. The applicant/developer shall call Alexandria Archaeology (703.746.4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
  - b. 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.
  - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

### **ATTACHMENTS**

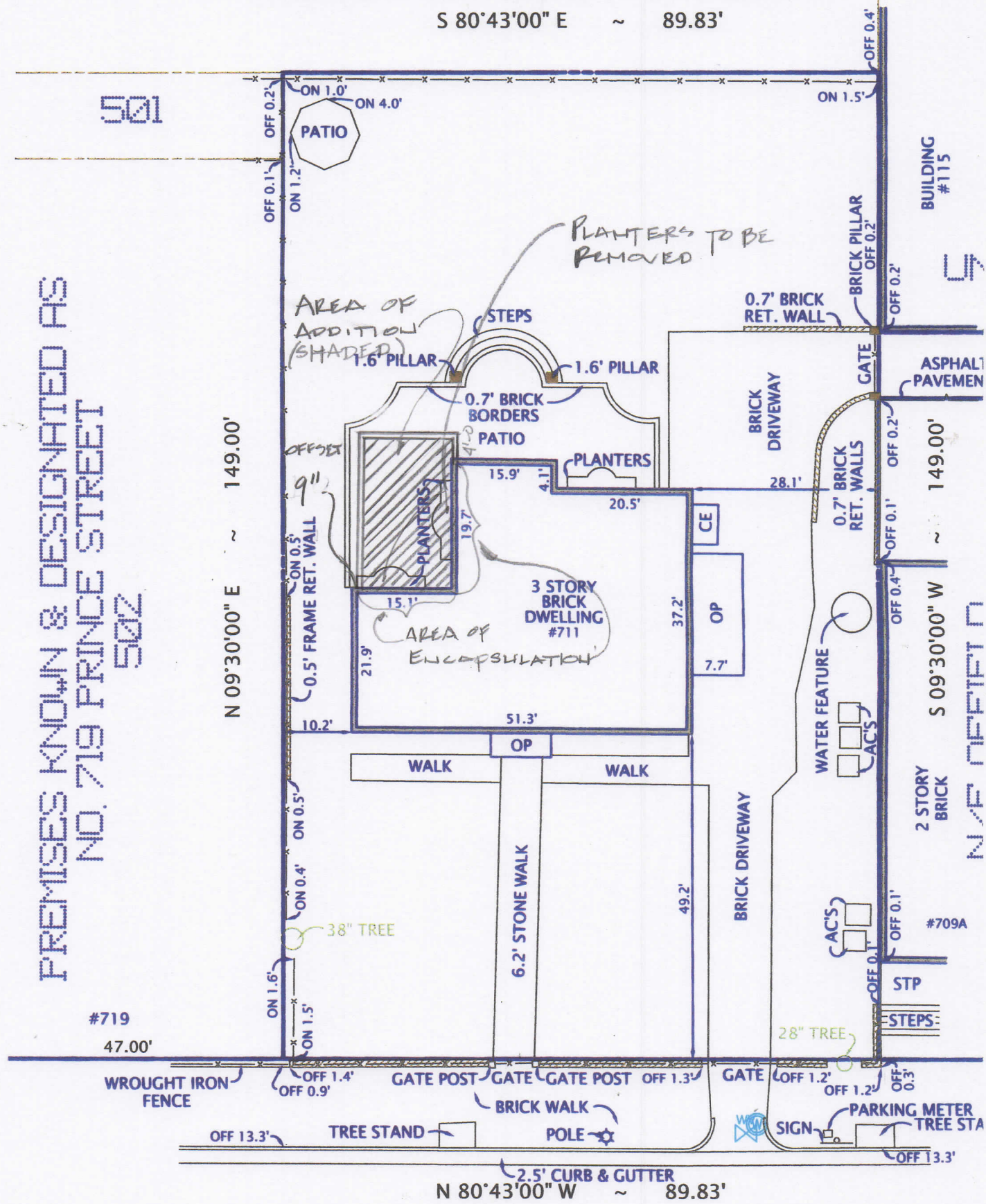
*1 – Revised Submission Materials*

*2 – Previous Staff report for BAR2014-00018 & BAR2014-00019 at 711 Prince Street with minutes*



N/F TRUSTEES OF  
WASHINGTON STREET  
UNITED METHODIST CHURCH

S 80°43'00" E ~ 89.83'

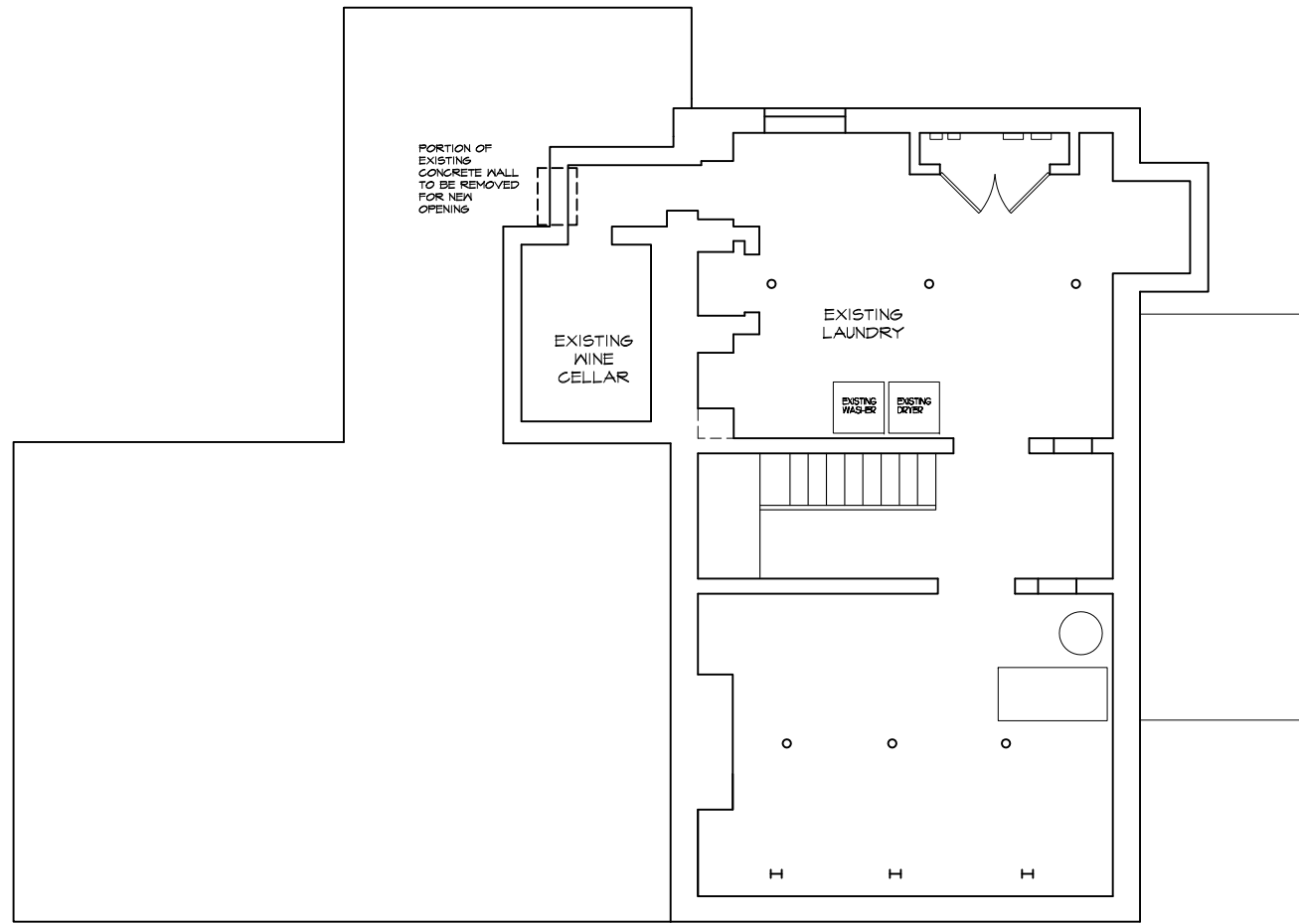


HOLT RESIDENCE

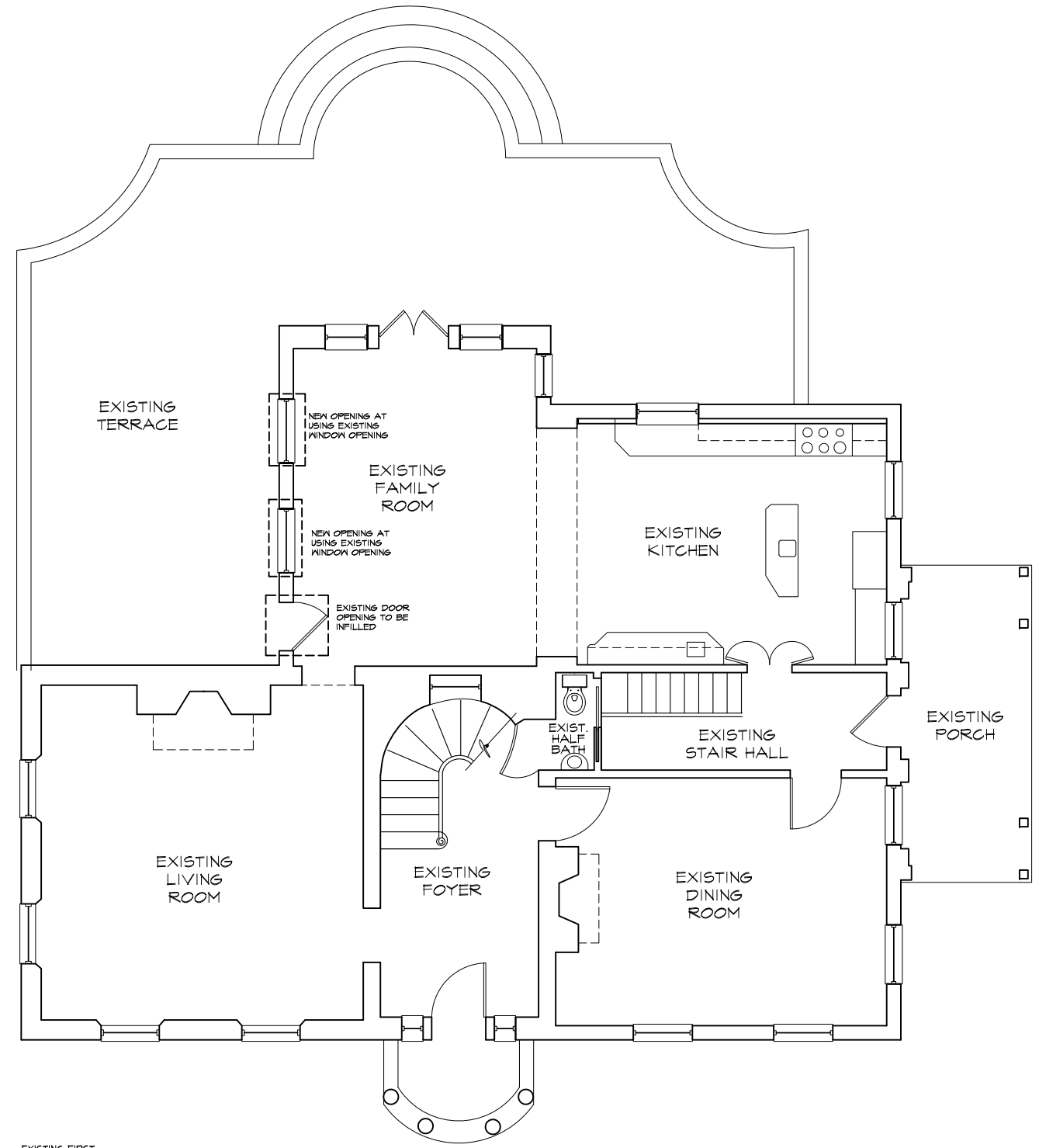
PRINCE STREET

1" = 20'-0

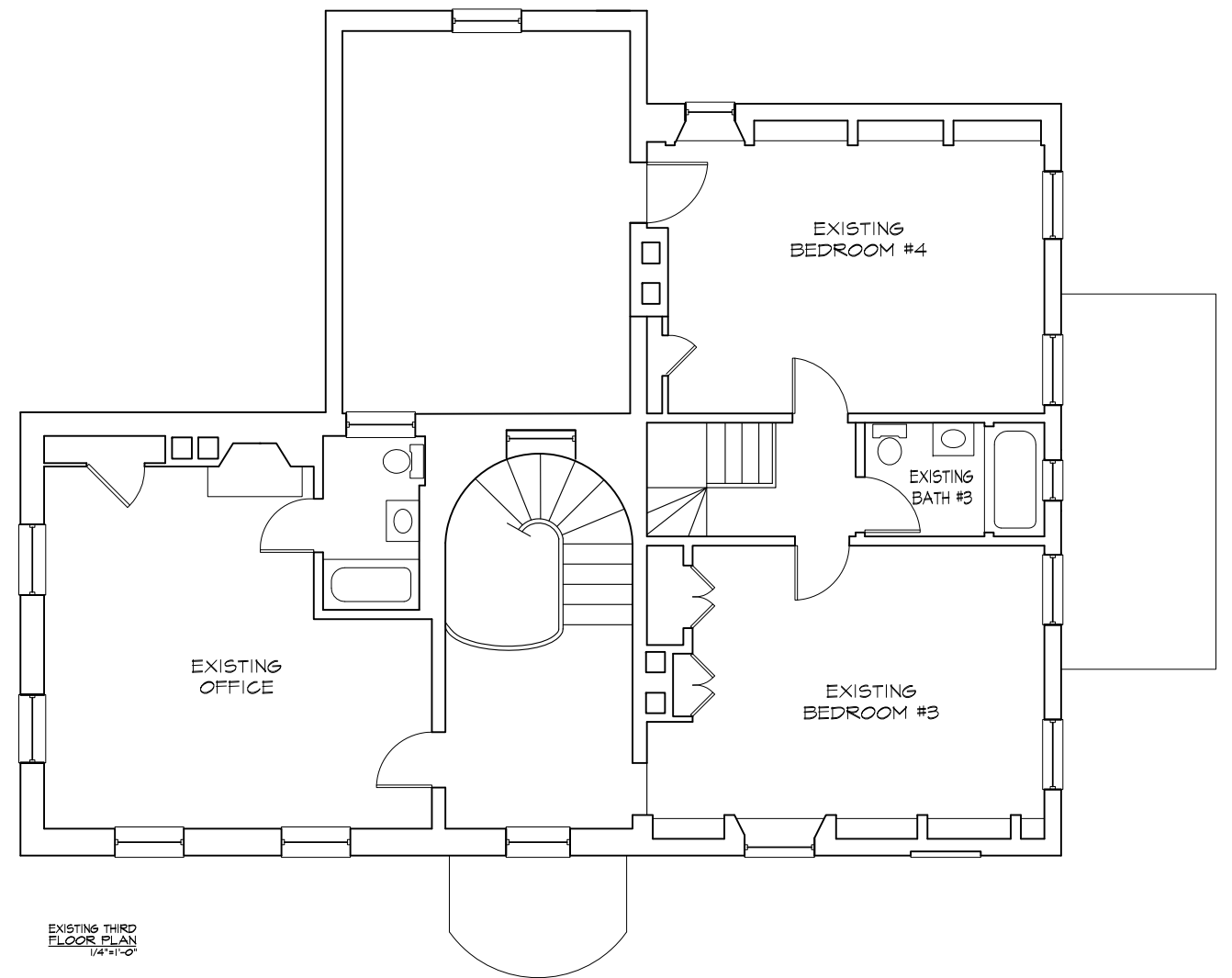
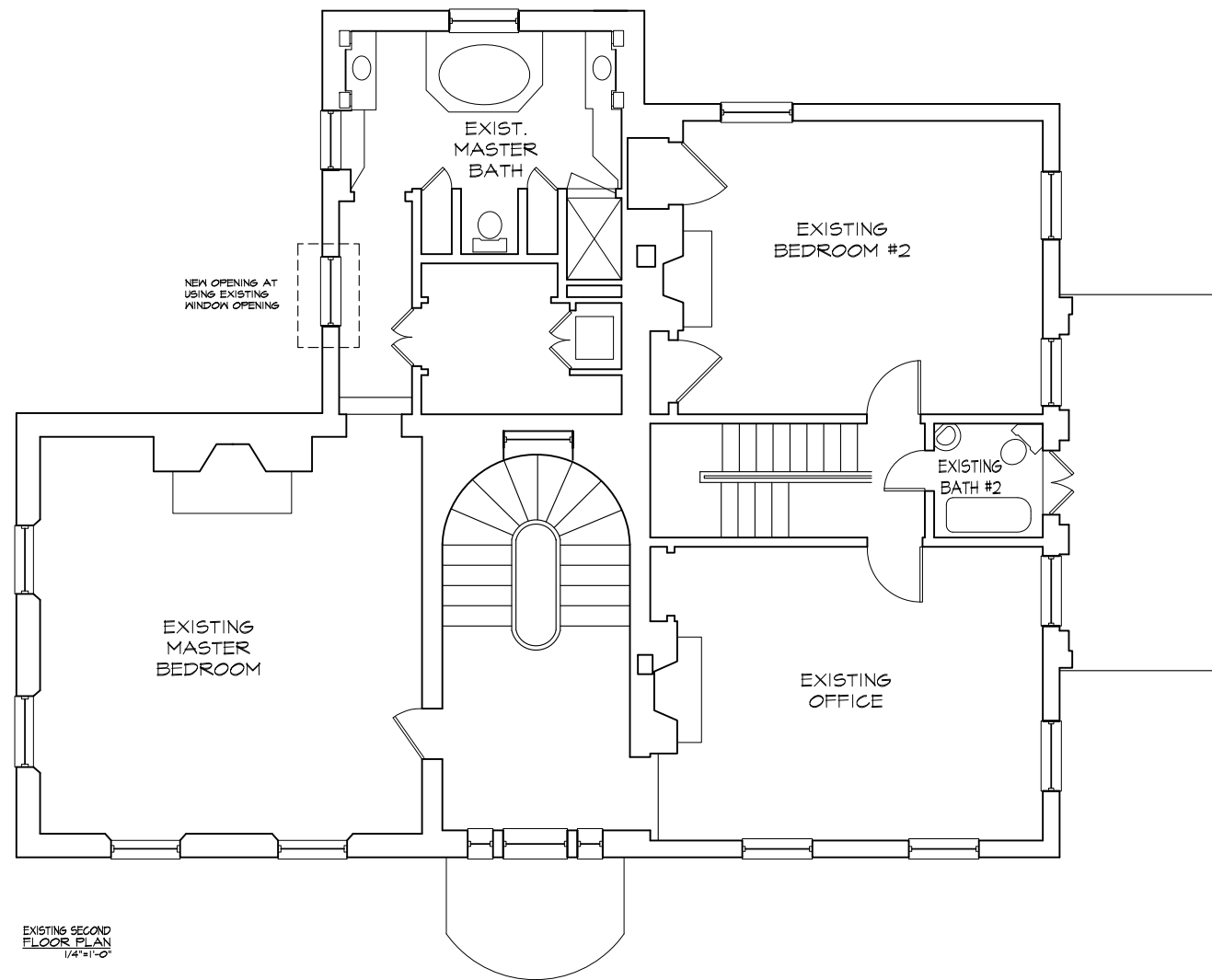
MONUMENT LINE



EXISTING BASEMENT  
FLOOR PLAN  
1/4"=1'-0"



EXISTING FIRST  
FLOOR PLAN  
1/4"=1'-0"







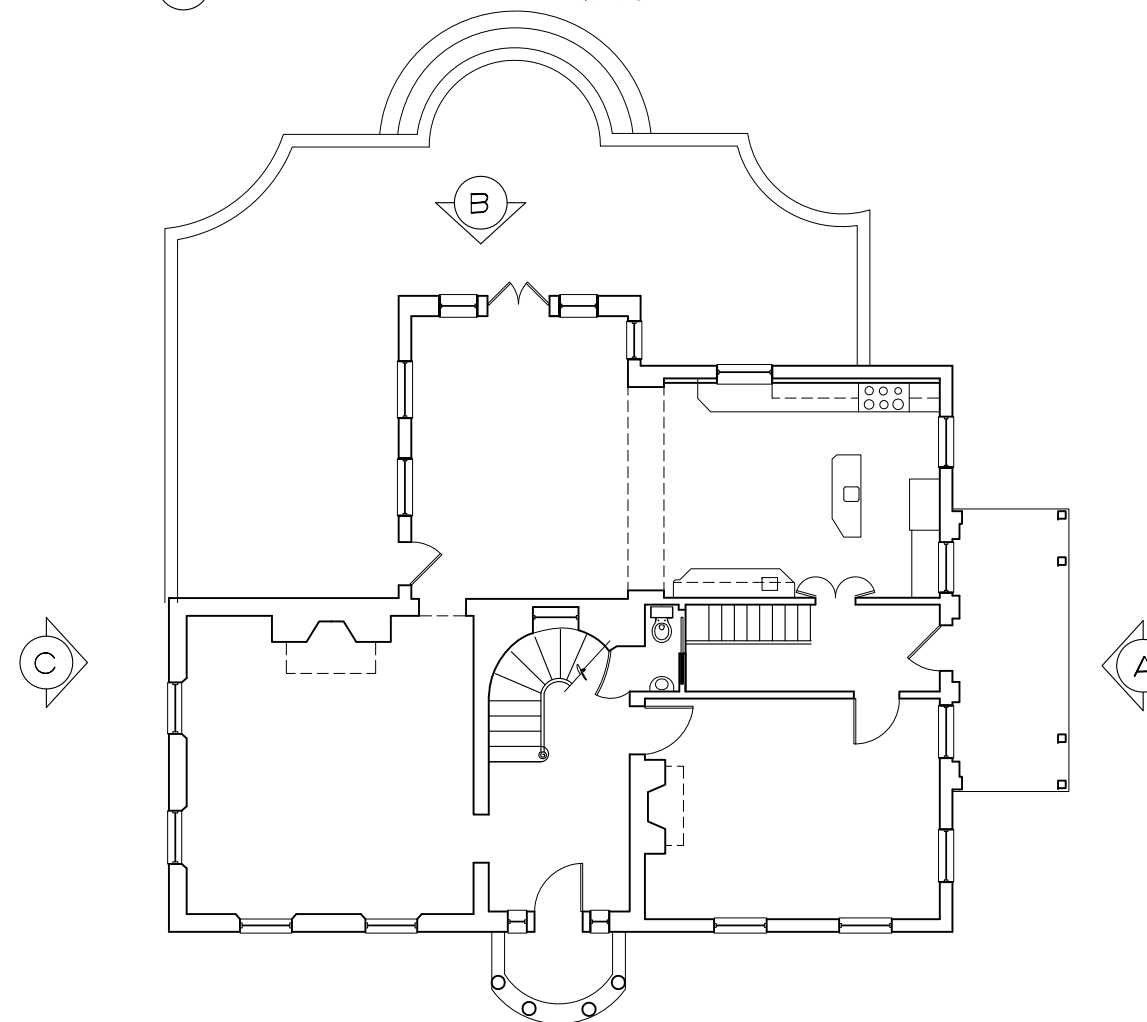
(A) EXISTING EAST SIDE ELEVATION  
1/4"=1'-0"



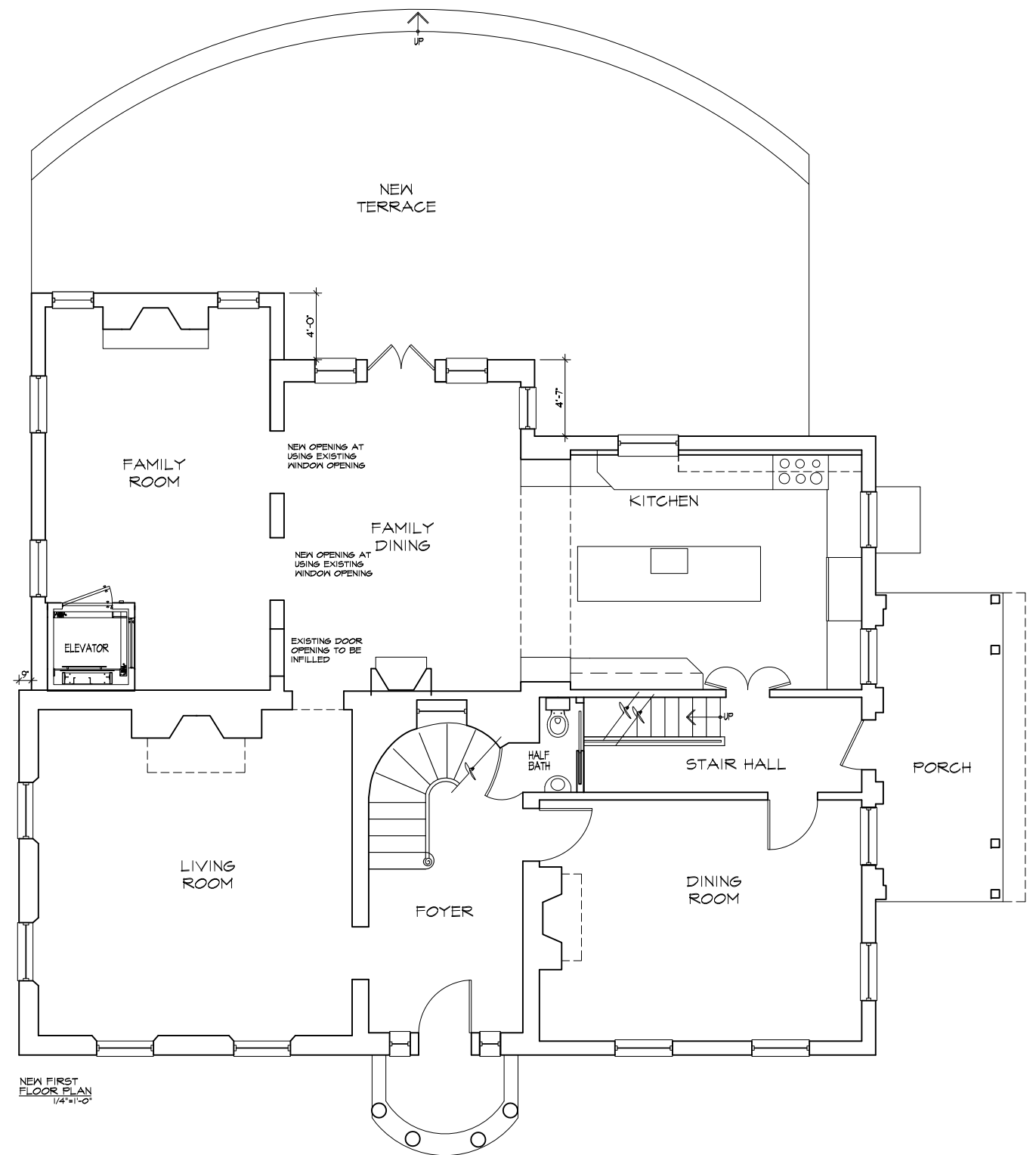
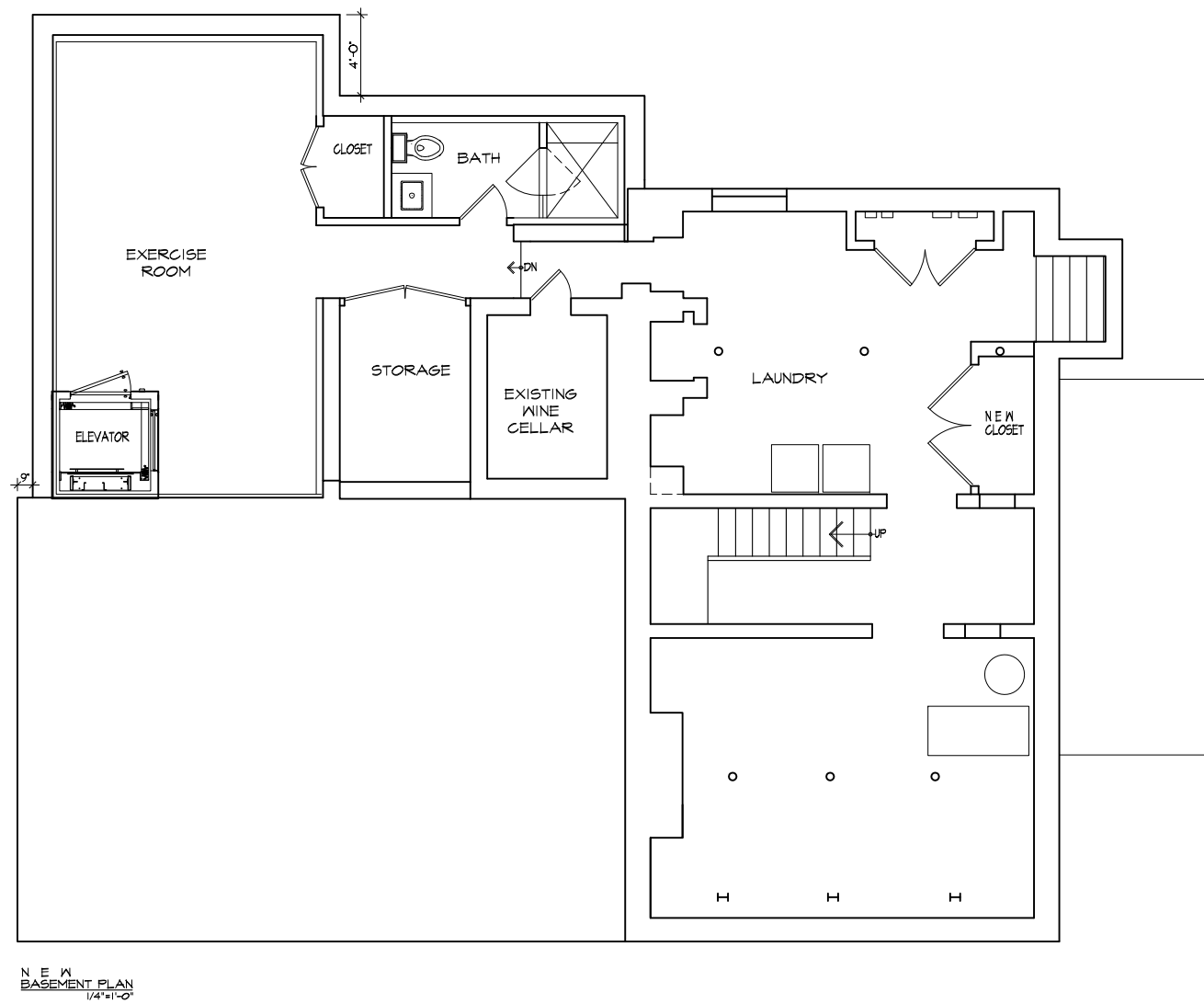
(B) EXISTING NORTH REAR ELEVATION  
1/4"=1'-0"

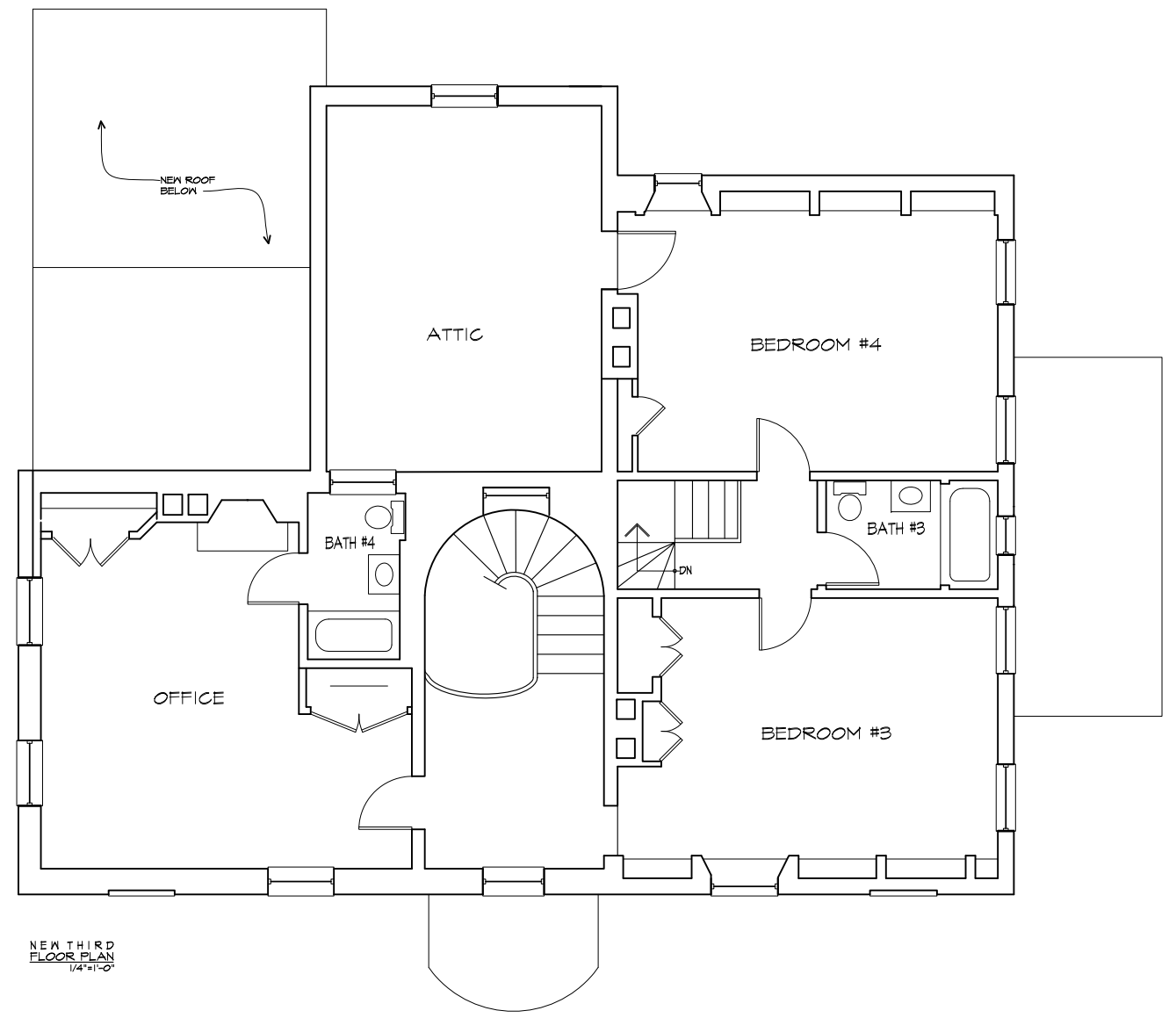
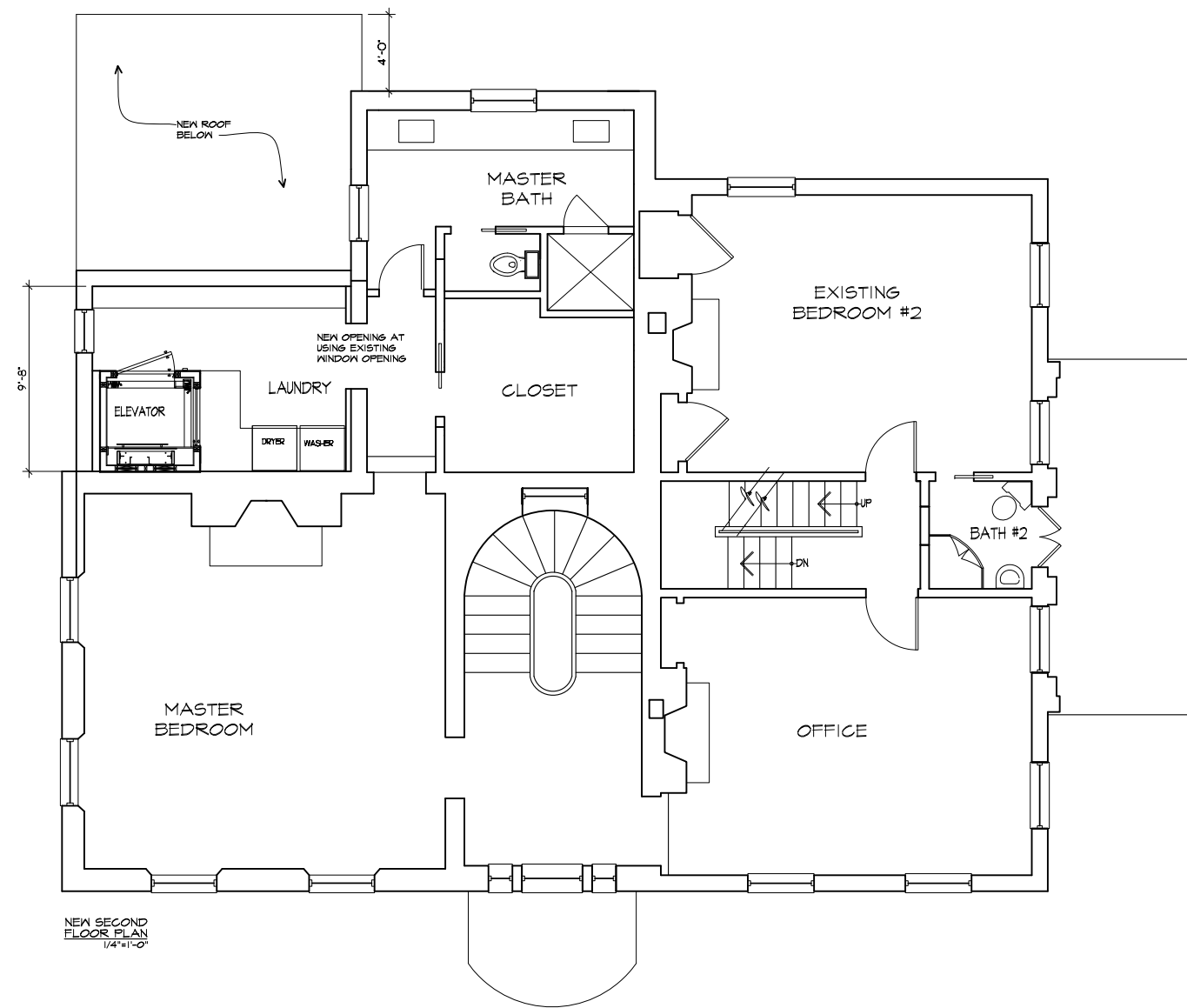


(C) EXISTING WEST SIDE ELEVATION  
1/4"=1'-0"



KEY PLAN







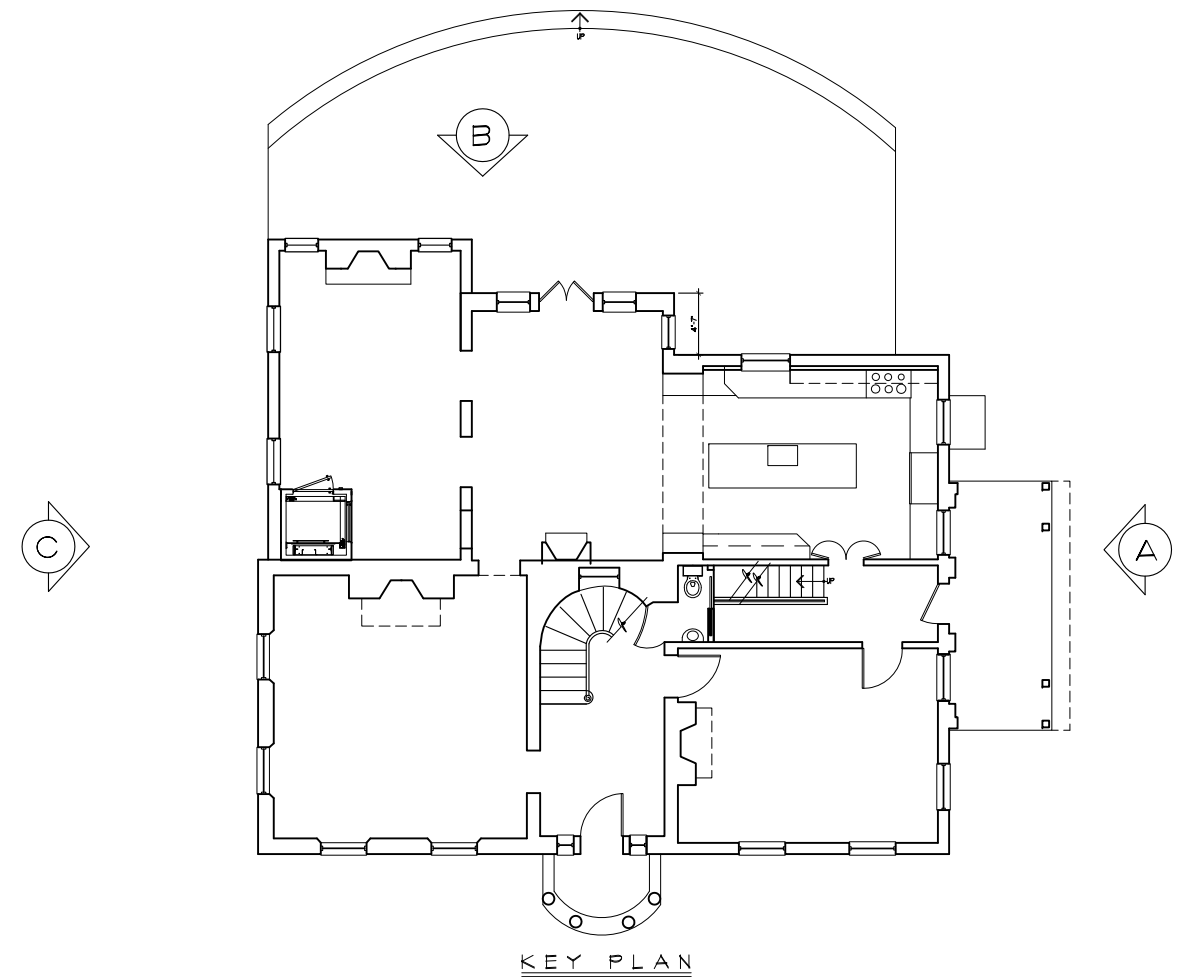
A NEW EAST SIDE ELEVATION  
1/4"=1'-0"



B NEW NORTH REAR ELEVATION  
1/4"=1'-0"



C NEW WEST SIDE ELEVATION  
1/4"=1'-0"





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

A. Property Information  
A1. Street Address 711 PRINCE ST. Zone R41  
A2. 13384.67 x 1.5 = 20,077.0  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	860.1	Basement**	860.1
First Floor	1749.96	Stairways**	495
* Second Floor	1749.96	Mechanical**	
Third Floor	1437.12	Other**	
Porches/ Other	184.26	Total Exclusions	1355.1
Total Gross *	5981.40		

B1. Existing Gross Floor Area \*  
5981.4 Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
1355.1 Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
4626.3 Sq. Ft.  
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	388.6	Basement**	388.6
First Floor	388.6	Stairways** <del>ELEVATOR</del>	60.5
Second Floor <u>25'</u>	207.5	Mechanical**	
Third Floor	0	Other** <del>CUMINET</del>	60.8
Porches/ Other	0	Total Exclusions	509.9
Total Gross *	984.7		

C1. Proposed Gross Floor Area \*  
984.7 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
509.9 Sq. Ft.  
C3. Proposed Floor Area minus  
Exclusions 474.8 Sq. Ft.  
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 5101.1 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 20,077.0 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 (Section2-145(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	9965.45
Required Open Space	4684.64
Proposed Open Space	9616.2

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

Signature: SL R L Date: 3.24.14

**ISSUE:** Partial Demolition/Capsulation and Addition

**APPLICANT:** David E. Holt, Jr. and Mary Davis Holt

**LOCATION:** 711 Prince Street

**ZONE:** RM / Residential

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### **STAFF RECOMMENDATION**

Staff recommends **deferral** of the application for restudy.

Alternatively, should the Board approve the project, staff recommends the following conditions:

1. Coordinate a monitoring and inspection schedule with Alexandria Archaeology as the project moves forward. Archaeologists will not delay or interfere with the project, but will work in concert with the construction crew to photograph and briefly record any significant buried archaeological deposits that might be unearthed.
  - a. The applicant/developer shall call Alexandria Archaeology (703.746.4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
  - b. 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.
  - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
2. All windows, doors and siding shall comply with the Board's adopted policies and must be approved by staff in conjunction with approval of a building permit.

**\*\*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.

**\*\*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, 703-838-4360 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.





BAR2014-00018 & BAR2014-00019



*Note: In the interest of clarity and brevity, staff has coupled the reports for the Permit to Demolish/Capsulate (BAR 2014-0018) and the Certificate of Appropriateness (BAR 2014-0019).*

## **I. ISSUE**

The applicant requests approval of a Permit to Demolish/Capsulate to demolish and capsule a portion of the north elevation of the early 19<sup>th</sup>-century main block approximately two-and-a-half stories in height (375 square feet) and the entire west elevation of the late 19<sup>th</sup>-century rear ell (400 square feet). The proposal will have a total exterior wall surface area of 775 square feet of demolition/capsulation at the northwestern intersection of the existing building.

The applicant also requests a Certificate of Appropriateness for a two-story addition on the northwestern portion of the historic main block and rear ell. The addition will be inset approximately 9 inches from the west wall of the main block. The proposed addition will be a two-story frame addition with a gable roof and chimney. The west elevation will have two single six-over-six windows on the first floor and two blind windows (with closed shutters) at the second story. The north elevation will have two single six-over-six windows on the first floor and two small casement windows at the second story. The proposed materials include fiber cement siding and a standing seam metal roof.

The proposed addition will be clearly visible from both Prince Street and South Columbus Street.

The Historic Alexandria Foundation and the Virginia Department of Historic Resources jointly hold an easement on this property. By the attached letter, the easement holders have determined that the proposed alterations do not affect the areas covered by their easement. Staff reminds the Board that this easement is a private civil agreement unrelated to the Board's criteria in the zoning ordinance.

## **II. HISTORY**

The freestanding, three-story, five-bay, center hall brick house located at 711 Prince Street was constructed over the course of three periods: a shed roofed flounder form structure was constructed prior to **1806** on the ½ acre plot purchased by James Patton from the Alexander family in 1797. The flounder was then capsulated and expanded to create the current Federal (or Adam, as it was known in England) Style appearance during a building campaign by Fowle in **1816-1817**. The rear service ell, shown on the Hopkins map of 1877 was expanded from 1½ stories to its present 2 stories by **1902**. The east porch appears on the 1885 Sanborn Fire Insurance Map but the front portico does not appear until 1896. Ethlyn Cox notes that by 1842, the property included the entire south side of the block bounded by Prince Street, King Street, South Columbus Street and South Washington Street, extending 140 feet on north on Washington Street. The house is also known locally as the Patton-Fowle House.

The property was home to an important and prominent Alexandria mercantile family for 158 years, as it was first purchased by William Fowle in 1810 and was continuously inhabited by his descendants until it was sold in 1968. Fowle arrived in Alexandria as an ambitious 17 year old from Marblehead, Massachusetts around 1800. He and his wife, Esther Dashiell Taylor Fowle, had 17 children, not all of whom survived to adulthood, in this house. According to Cox, Fowle “served as the president of the Alexandria Canal Company and as president of the Old Dominion



Bank.” Fowle and his sons were prosperous business owners and constructed many warehouses, including the two extant waterfront warehouses recently renovated at 204-206 South Union Street. 711 Prince Street is one of the most notable buildings in all of Alexandria, deftly incorporating the traditional flounder form into a freestanding Federal masterpiece. The building’s unusual alterations over time remain clearly visible from two public streets. Figure 1 identifies the early portion that comprised the original shed roofed flounder and illustrates why the window in the upper right, at the location of the original flounder rafters, is blind and why the façade has a prominent front gable. It also explains the change from brick to siding on the third floor below the side gables and the unusual triangular areas of siding on the rear (north) elevation (Figure 2). (The applicant’s north elevation drawing on sheet E-3 shows the siding incorrectly on the third floor.)



**Figure 1. 711 Prince Street, the Patton-Fowle House, showing the outline of original flounder form. The elliptical front portico was added by 1896.**



**Figure 2. 711 Prince Street showing contrast of front elevation and side elevation with frame gable end at third story. This condition exists on both the east, west, and north elevations.**

Fowle's connection to Massachusetts may have influenced his decision to expand and update the flounder in a Federal Style, made popular in America by the well-known Boston architect Charles Bulfinch. Bulfinch designed many public and private buildings, including the Massachusetts, Connecticut, and Maine state houses. While on the grand tour in Europe, he was mentored by Thomas Jefferson and is believed by many to be America's first native born professional architect. Bulfinch also designed the first Harrison Gray Otis House in Boston (1796-7), which Fowle, perhaps, saw prior to his arrival in Alexandria (Figure 3). Fowle would, at least, have been aware of the work of such a prominent architect from his home state.

Bulfinch's first Harrison Gray Otis house in Boston was, in turn, inspired by the William Bingham House in Philadelphia (designed by British architect John Plaw, 1786.) Bulfinch had first seen and studied the Bingham House in 1789 and later made measured drawings (Figure 4). Bulfinch wrote that the Bingham's house was "in a stile which would be esteemed splendid even in the most luxurious parts of Europe." (Marcus Whiffen, and Frederick Koeper. American Architecture, Volume 1: 1607-1860. MIT Press, 1981. pp. 110-124)



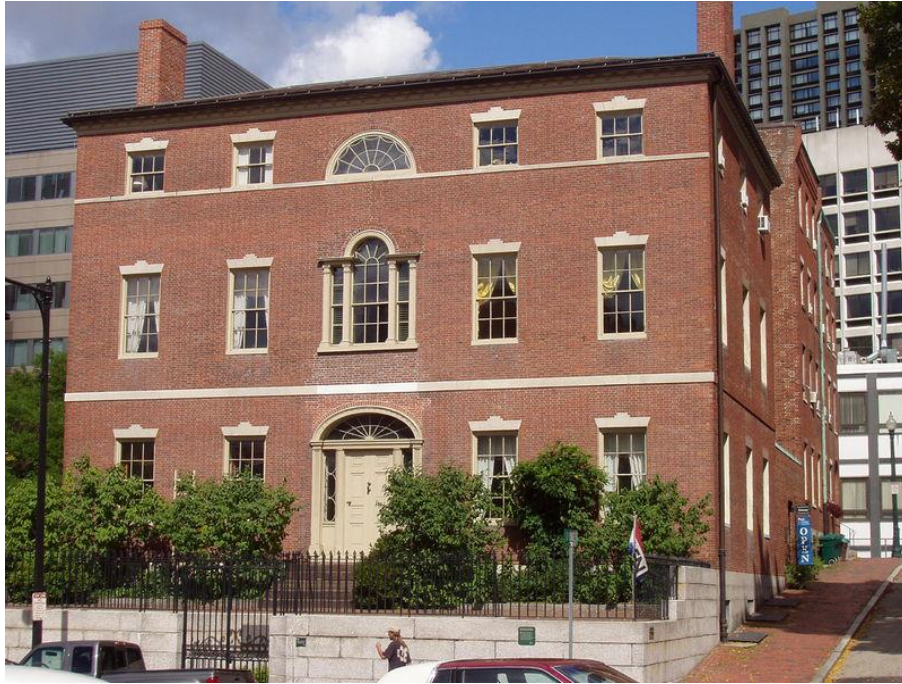


Figure 3. First Harrison Gray Otis House, Boston, MA, circa 2005, following removal of the later first floor porch. Architect: Charles Bulfinch. Constructed: 1795-96. Image by Daderot from Wikipedia.

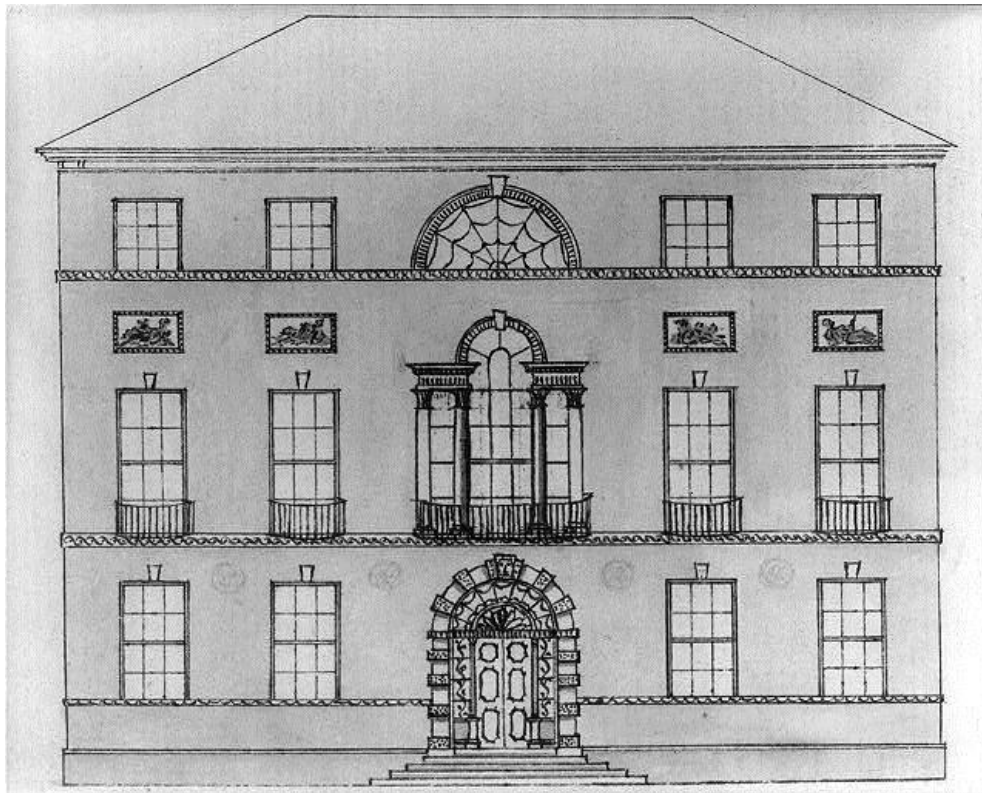


Figure 4. Charles Bulfinch drawing (1789) of the William Bingham House, Philadelphia, PA. Architect: John Plaw. Constructed: 1786. Burned 1847. Source: Library of Congress.

The Bingham family were a very wealthy and socially influential family in 18<sup>th</sup> century Philadelphia and the unique style of their house was the first within that city to reflect the Adam style emerging in England. The Bingham House was widely admired and was copied from Boston to South Carolina. To further emphasize the architectural importance of the Bingham House, English immigrant Benjamin Henry Latrobe, America's first professional architect and the original designer of Saint Paul's Church in Alexandria (consecrated in 1818), also did measured drawings of the Bingham House. Alexandria was a part of the new District of Columbia and Bulfinch was in the Washington area around the time 711 Prince was constructed, as President James Monroe had appointed Bulfinch Architect of the Capitol, succeeding Benjamin Henry Latrobe, in 1818.

While no archival evidence has been discovered to date confirming that either Bulfinch or Latrobe had any direct part in the design of 711 Prince, there is an indisputably clear stylistic connection to Bulfinch's previous work and Ethelyn Cox notes that "family tradition credits the façade to Charles Bulfinch." All three structures exhibit almost identical fenestration in the central bay: a lunette window above the three part Palladian (or Venetian) window on the second floor, above a ground level entry door with sidelights and an arched transom. Only the front gable, recalling the central pediment of the earlier English Palladian tradition, and the side gables separates the front elevation of the Fowle house from the others, and the gable roof form was most likely the result of accommodating the shed roof line of the original flounder in the new façade.

However, what makes this particular house so architecturally fascinating is not merely the formal front façade design and possible connection to Bulfinch but how it represents the reformation of an existing Alexandria flounder into a five-bay Federal style house. The side and rear elevations sharply contrast with the formal, pristine façade and show how the obviously talented builder or architect of this house was able to integrate the existing service flounder into a high-style, formal home displaying the most fashionable architectural style of the day. While this was likely one of the more prominent houses in Alexandria at the time of construction, the builder or owner consciously elected to utilize more common materials on the side and rear elevations. This is demonstrated by the use of wood clapboard siding on the third story of the end gables and portions of the rear elevation. Despite the change in material, there was still much effort to make the two gable end side elevations as similar as possible and the blind window and siding pattern was copied on the new west addition to maintain the building's symmetry on all sides. Such a change in lesser quality materials from front to rear is not uncommon and can be seen on townhouses throughout Alexandria. However, it is more significant that common siding would have been utilized for a small portion of the wall on a freestanding dwelling such as this, where it would have been plainly visible from three streets.

In 1995, the BAR approved a Permit to Demolish a garage, shed, brick wall and portions of a rear wall as well as a Certificate of Appropriateness for alterations on the rear (BAR Case #s 95-116 and 95-117, 7/19/95).

### **III. ANALYSIS**

The project is in conformance with zoning ordinance requirements.

#### **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):

- (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?

The Board regularly approves selective amounts of demolition and capsulation to allow for the construction of additions and alterations as historic buildings are adapted for modern occupation and use. Generally, such areas of demolition and capsulation are limited to rear or side elevations and do not significantly affect the main historic building components on street-facing elevations. Such areas approved for demolition or capsulation generally have unremarkable features or elements and allow for additions to clearly read as distinct background elements which are not visible from a public way. However, in this particular case, Staff finds that this building meets all of the Board's criteria that must be considered before approving a Permit to Demolish/Capsulate.

As stated in the history section above, 711 Prince Street is one of the most significant buildings under the BAR's purview. Alexandria is a city of townhouses and there exist only a few freestanding buildings from the 18<sup>th</sup> and early 19<sup>th</sup> centuries, such as this one and the Carlyle House. Building regulations adopted in 1752 required dwellings to be constructed at the front lot line. John Carlyle was a founding town Trustee and the Carlyle House was under construction in 1752 when the resolution was adopted but it is unclear why 711 Prince Street was able to be in conflict with the building ordinance. It is possible that building regulations were relaxed after the economic calamity following the War of 1812, to facilitate rebuilding in Alexandria. Regardless, the freestanding nature of this building, set back from the street, is a very unusual condition in Alexandria. Furthermore, the freestanding nature of this particular dwelling makes it challenging to propose demolition/capsulation and alterations that are minimally visible. As shown below, both the rear and side elevations are clearly visible from South Columbus Street. The demolition and capsulation, as well as any two-story addition, will clearly be visible and will significantly affect how the unique growth and development of this historic building is "read" and understood. While this red brick building has a pristine and formal Federal façade, it is equally notable for the



way the previous flounder house was expanded in the early 19<sup>th</sup> century. These earlier forms are still clearly expressed by the wood frame third-story gables and rear ell. Finally, this particular building retains an unusually high level of historic and architectural integrity, with little interior or exterior alteration since the late 19<sup>th</sup> century.



Figure 5. Looking southeast from the public sidewalk on South Columbus Street.

Because of the building's historic significance, the high level of intact 18<sup>th</sup> and 19<sup>th</sup> century architectural integrity and prominent visibility from public streets, staff is unable to support the proposed amount of demolition and capsulation.

#### Certificate of Appropriateness

Regarding residential additions, the BAR's *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 is familiar with this property from site investigations for historic reports prior to alterations by the previous owner and met with the present designer prior to this BAR application to review alternative roof, window and chimney forms. The present gable roof, while still problematic from a snow removal perspective, is lower and less obtrusive than the originally proposed shed roof. Windows were greatly simplified and the chimney mass at the north end has been internalized.

However, staff still believes that the proposed addition is too large for this nationally significant house. While the addition is clearly differentiated and simple in its form and choice of vernacular material, it blocks the view of the existing north elevation and historic ell from Columbus Street and projects significantly further to the north than the existing ell. The proposed north elevation, never formally composed, becomes a visual cacophony of shed and gable forms. The new addition is not, therefore, a successful background element due to its mass and its visual and physical impact on the historic building. Staff feels strongly that no addition would be the best alternative for preserving this very significant property.

However, should the Board agree to the applicant's request for some additional building area, a well-designed and sensitive one-story addition may be acceptable. Staff's first preference would be for a distinctly separate folly or garden conservatory addition extending north of the existing ell, so that it would not touch the main building mass. Alternatively, a much smaller addition to the west of the existing ell, with minimal visual impact above the first story, would be preferable to the present proposal.

A reduced addition should extend no higher than the bottom slope of the roof of the existing rear ell and be set well back from the north wall of the ell. This would significantly reduce the visual impact of an addition from both Prince and South Columbus streets and minimize the physical impact on historic fabric, preserving the view of the unusual triangular wall siding above. Alternative space should be available for the presently proposed second floor function. Staff has suggested an elevation and plan outline of a single story addition with a reduced footprint for the Board's consideration in Figures 5 and 6.



Figure 6. Applicants proposed rear elevation with staff's alternative, one story shed roof addition outline.

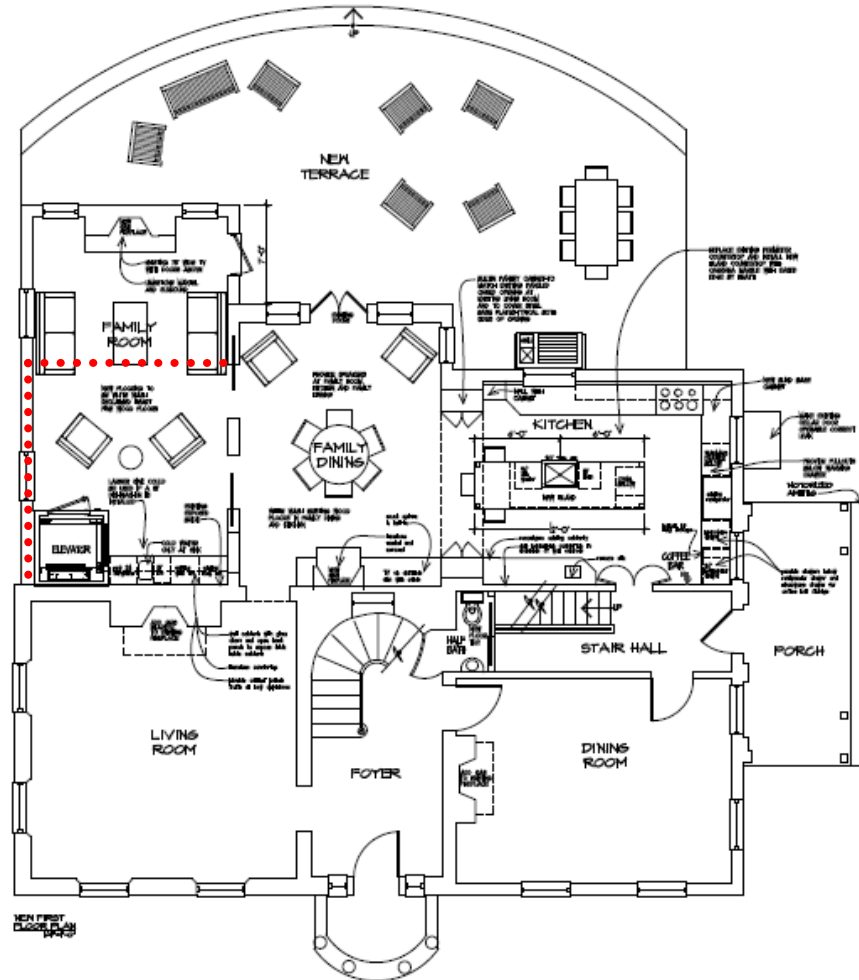


Figure 7. Suggested reduced floor plan area for a one story addition.

Staff supports making historic buildings adaptable for modern occupation and, in particular, for making historic buildings more accessible for aging or disabled residents. Recognizing that one of the primary functional elements of the proposed design is the installation of an elevator; staff urges the applicant to study use of existing service spaces within the building to accommodate an elevator. Alternately, if there are no feasible options within the existing footprint, a redesigned addition should only rise above the first story for the floor area of a small elevator, in as unobtrusive a location as possible.

Staff recommends deferral to restudy an alternate elevator location and to significantly reduce the proposed capsulation and demolition required for any addition.

## **BIBLIOGRAPHY**

Cox, Ethelyn. Historic Alexandria Virginia, Street by Street, A Survey of Existing Early Buildings. Historic Alexandria Foundation, 1976.

Fischer, Cynthia Kaye. "Lost 1786 Bingham House influenced top architects of the young republic." Palladiana, Journal of the Center for Palladian Studies in America, Inc. 7 (Fall 2012): 3-5.

Miller, Michael T. *An Inquiry into the History of 711 Prince Street*. Historic research for Mrs. George H. Walker, 1990.

Whiffen, Marcus, and Frederick Koeper. American Architecture, Volume 1: 1607-1860. MIT Press, 1981. 110-124.

## **STAFF**

Catherine Miliaras, 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

### **Archaeology**

#### **Archaeology Findings**

- F-1 This property is regarded as a significant historical property and is registered with the Virginia Department of Historic Resources as site 44AX70. Limited archaeological test excavations were conducted on the property in 1982, and in 1990 a comprehensive background history of the property was written by T. Michael Miller, the City Historian at the time, entitled *An Inquiry into the History of 711 Prince Street*.
- F-2 Although the proposed addition to the main house is slated to be built in the location of an existing terrace/patio, it is possible that significant archaeological remains are present underneath the patio. Therefore, we request that the applicant coordinate a monitoring and inspection schedule with Alexandria Archaeology as the project moves forward. Our intent is not to delay or interfere with the project, but rather to work in concert with the construction crew to photograph and briefly record any significant buried archaeological deposits that might be unearthed.

#### **Archaeology Recommendations**

- R-1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
- a. The applicant/developer shall call Alexandria Archaeology (703.746.4399) two

weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.

- b. 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.
- c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

### **Code Administration**

- F-1 The following comments are for BAR review only. 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](mailto:ken.granata@alexandriava.gov) or 703-746-4193.
- C-1 Demolition, building and trades permits are required for this project. 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
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 The temporary use of streets or public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the applicable governing authority and the building code.
- C-4 Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such materials or equipment be located within 20 feet of a street intersection, or placed to obstruct normal observations of traffic signals or to hinder the use of public transit loading platforms.
- C-6 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides. As alternative, a 2 hour fire wall may be provided.
- C-7 Exhaust air shall not be directed onto walkways
- C-8 All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads.

- C-9 Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. The illumination of exterior stairways shall be controlled from inside the dwelling unit.
- C-10 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-11 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).
- C-12 Openings in exterior walls are not allowed when less than 3 feet from property line
- C-13 There shall be a landing or floor on each side of each exterior door.
- C-14 Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of ½ inch.

**Transportation and Environmental Services (T&ES)**

**RECOMMENDATIONS**

- 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. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)

**FINDINGS**

- F1. 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)

**CITY CODE REQUIREMENTS**

- 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 Compliance with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- C-7 The applicant shall provide an Erosion Control plan for land disturbing activity greater than 2,500 square feet. (Sec. 5-4) (T&ES)

**V. ATTACHMENTS**

*1 – Supporting Materials*

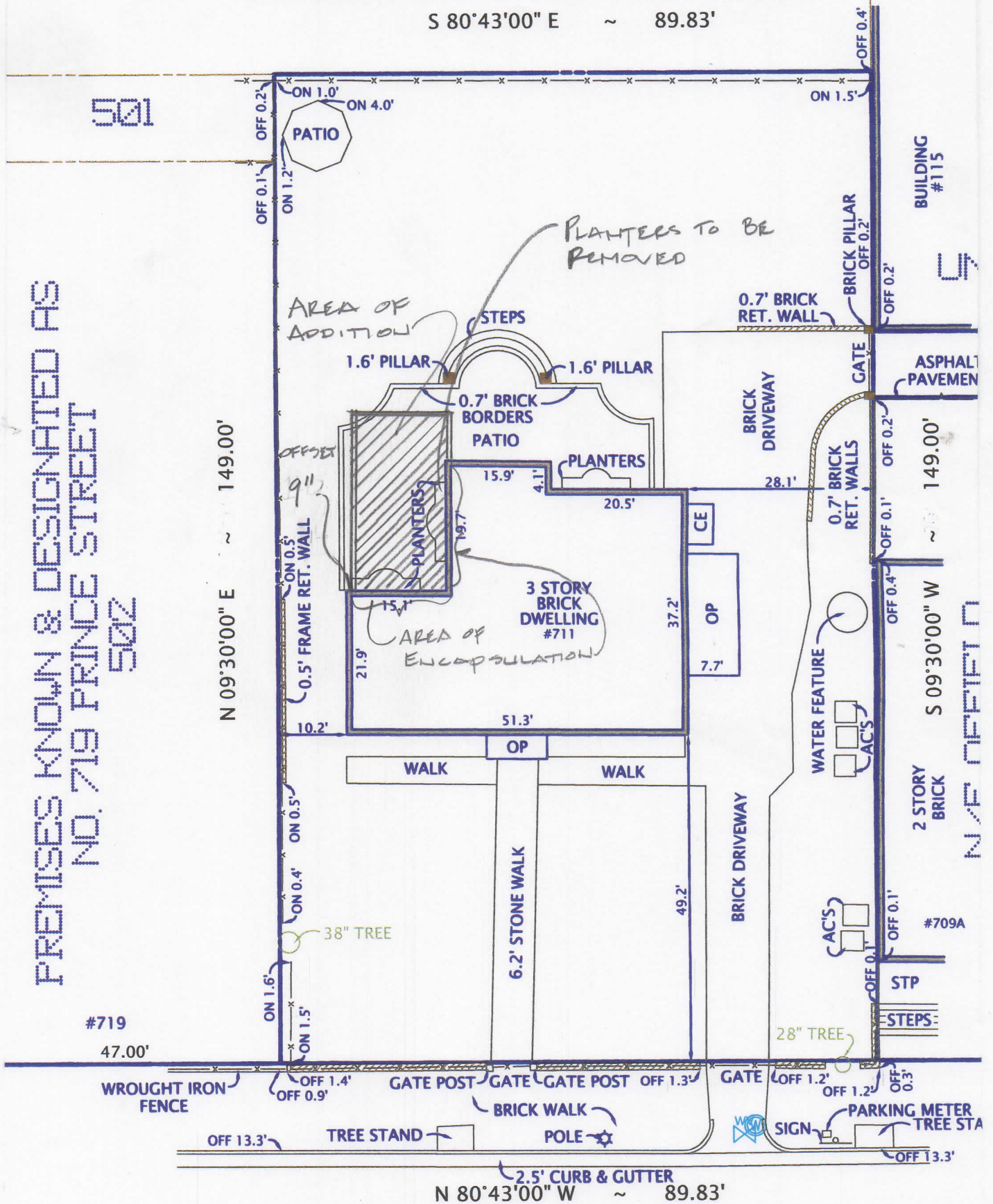
*2 – Application for BAR2014-0018 & BAR2014-0019 at 711 Prince St*



# N/F TRUSTEES OF WASHINGTON STREET UNITED METHODIST CHURCH

S 80°43'00" E ~ 89.83'

PREMISES KNOWN & DESIGNATED AS  
NO. 719 PRINCE STREET  
502



PRINCE STREET

1" = 20'-0"

HOLT RESIDENCE

MONUMENT LINE



# DEPARTMENT OF PLANNING AND ZONING

## FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address 711 PRINCE ST. Zone RM  
 A2. 13384.67 x 1.5 = 20,077.0  $\Phi$   
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	860.1	Basement**	860.1
First Floor	1749.96	Stairways**	495
* Second Floor	1749.96	Mechanical**	
Third Floor	1437.12	Other**	
Porches/ Other	184.26	Total Exclusions	1355.1
Total Gross *	5981.40		

B1. Existing Gross Floor Area \*  
5781.4 Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
1355.1 Sq. Ft.

B3. Existing Floor Area minus Exclusions  
4426.3 Sq. Ft.  
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	563.425	Basement**	563.425
First Floor	401.75	Stairways**	
Second Floor	401.75	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	563.425
Total Gross *	1366.925		

C1. Proposed Gross Floor Area \*  
1366.925 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
563.425 Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
803.5 Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 5,429.8 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 20,077 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	9,965.45
Required Open Space	4,684.64
Proposed Open Space	9,563.7

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

Signature: [Signature] Date: 1.21.14



BAR Application for 711 Prince Street.  
Project Description

The applicant is requesting approval for a two story addition at the North West corner of the existing house. It would be tucked into the space created by the North side of the West end of the 1804 addition, and the West side of the late 19<sup>th</sup> /20<sup>th</sup> century addition.

The purpose of the proposed addition is two fold. First, just as the late 19<sup>th</sup> /20<sup>th</sup> century rear flounder addition was constructed in order to update the house to modern living conditions, so is this addition. The earlier one story flounder addition was built to allow for a maid's quarters and the later second story area above was built to house an interior bathroom. The current owners hope to be able to create 21<sup>st</sup> century living space on the first floor while still being able to preserve the formal and relatively pristine front rooms and stair hall in their current period condition. The new rooms would serve as a family room at the first floor and as a closet space and laundry above. The other major reason for the addition is to allow for the incorporation of an elevator, which will allow the owners complete use of the house in years to come.

While other locations were reviewed for locating the elevator within the existing block of the house, there was not an area that worked on one floor, which would not have damaged or intruded upon an area on another floor. Therefore, the concept of a single addition, which would allow for both the elevator and the family room became the best option.

The addition is proposed to be adjacent to the North wall of the main block of the house, which is of brick construction with no fenestration or special brick coursing, and is now covered with ivy and decorated with a wall hung fountain. The addition is also adjacent to the West side of the rear maids' quarters addition. This elevation has been altered several times over the years as evidenced by the changes around the windows and the additions of the door at the West side. The coursing at the East North and West sides indicate the second story addition and changes that occurred during this period. Close inspection of the West wall shows changes to the window openings, both in size and shape. The once working shutters are now attached to the wall with blocking and masonry nails.

As was done with the rear flounder addition, the new addition is designed to be muted and subservient to the main block of the house facing Prince Street. It will be set back from the West plane of the main block by 9" and will only be slightly visible from Prince by looking through the neighbor's garden. It will also be slightly visible from Columbus Street, again through the same neighbor's garden and parking area. The addition is designed with siding to clearly contrast with the earlier brick construction, but the form is designed to include openings which will mimic the openings of the existing house. The existing structure does incorporate some sided areas at the third floor and the new addition would be painted to match, although the new siding is to be cementitious. The faux windows on the West elevation serve to break up the elevation, but also to pull in the vocabulary of the existing third floor windows also on that elevation.

While this addition will serve the current owners as well as those in the future, it will be barely visible from a public right of way and will not greatly impact the gardens as the location chosen is set back from the greater portion of open space. The scale is modest and does not change the overall impact of the house or property. As already stated, the addition will only be slightly visible from Prince Street, and visible from Columbus only through a neighbor's parking area and thus does not greatly impact the streetscape in any way.





711 Prince Street  
South Elevation

**Holt**  
**711 Prince Street**  
BAR Submission for Hearing  
February 19, 2014





East and Partial Rear Elevation



North/Rear Elevation



NorthWest Corner where Flounder Addition meets Front Block

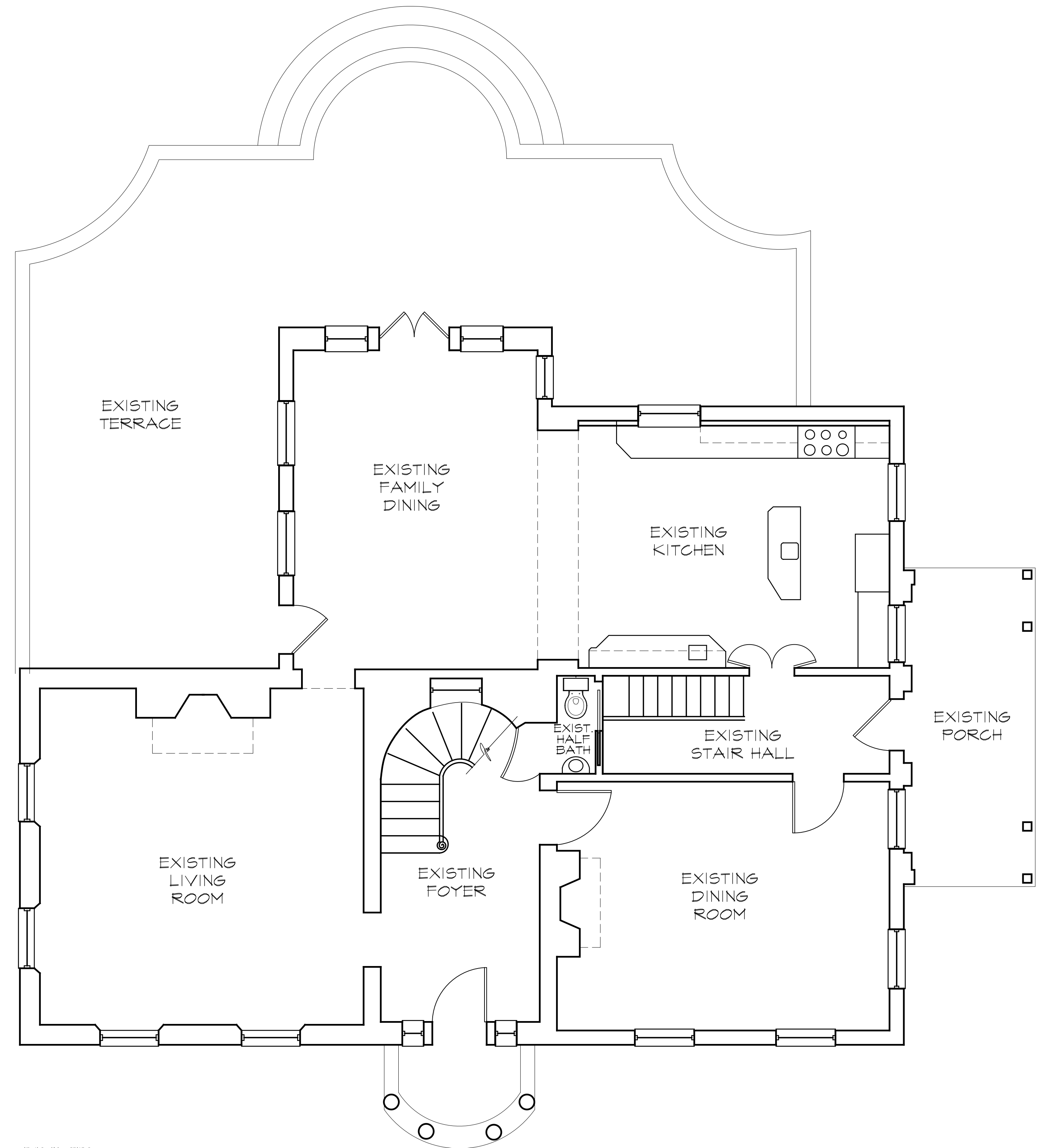
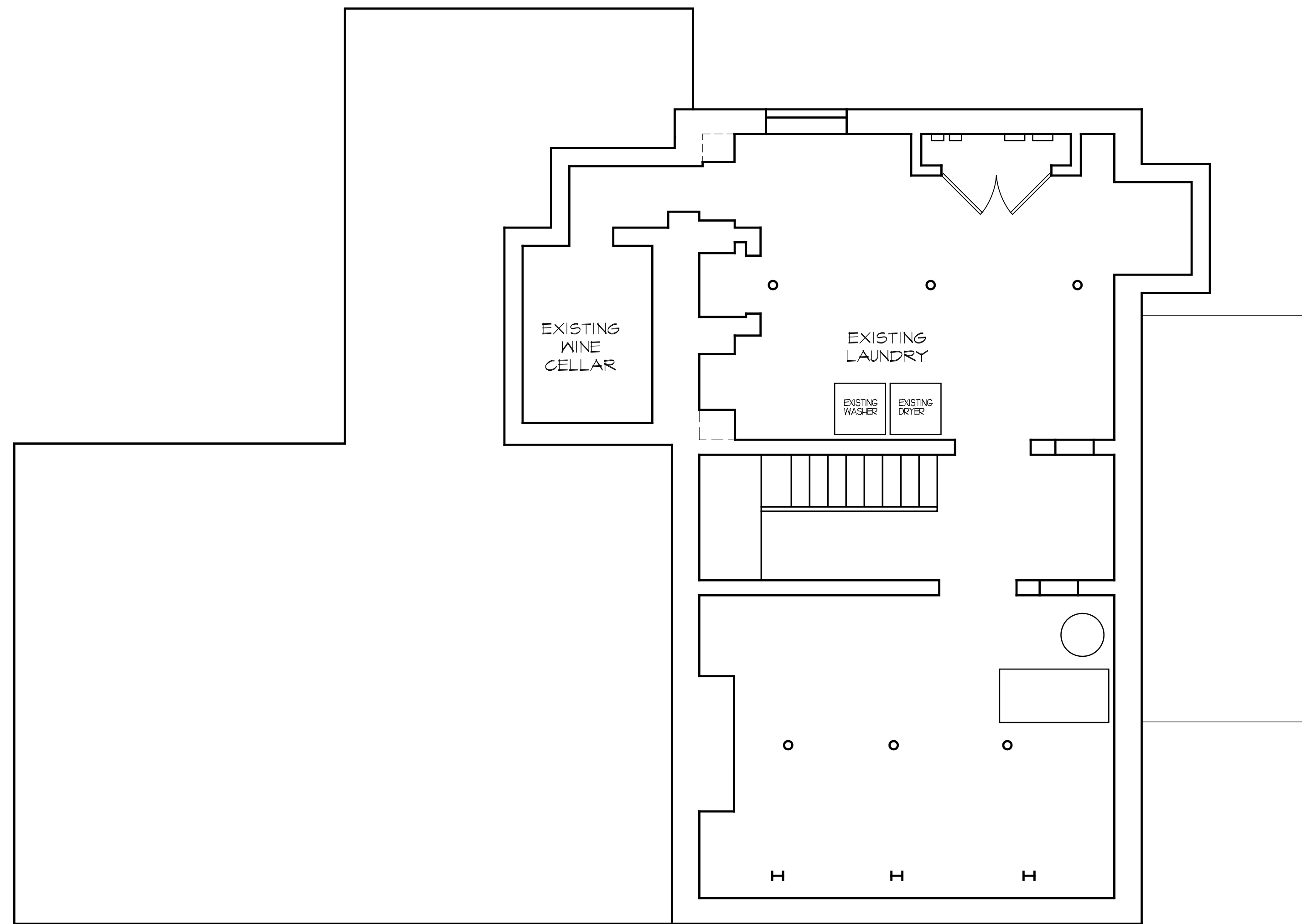


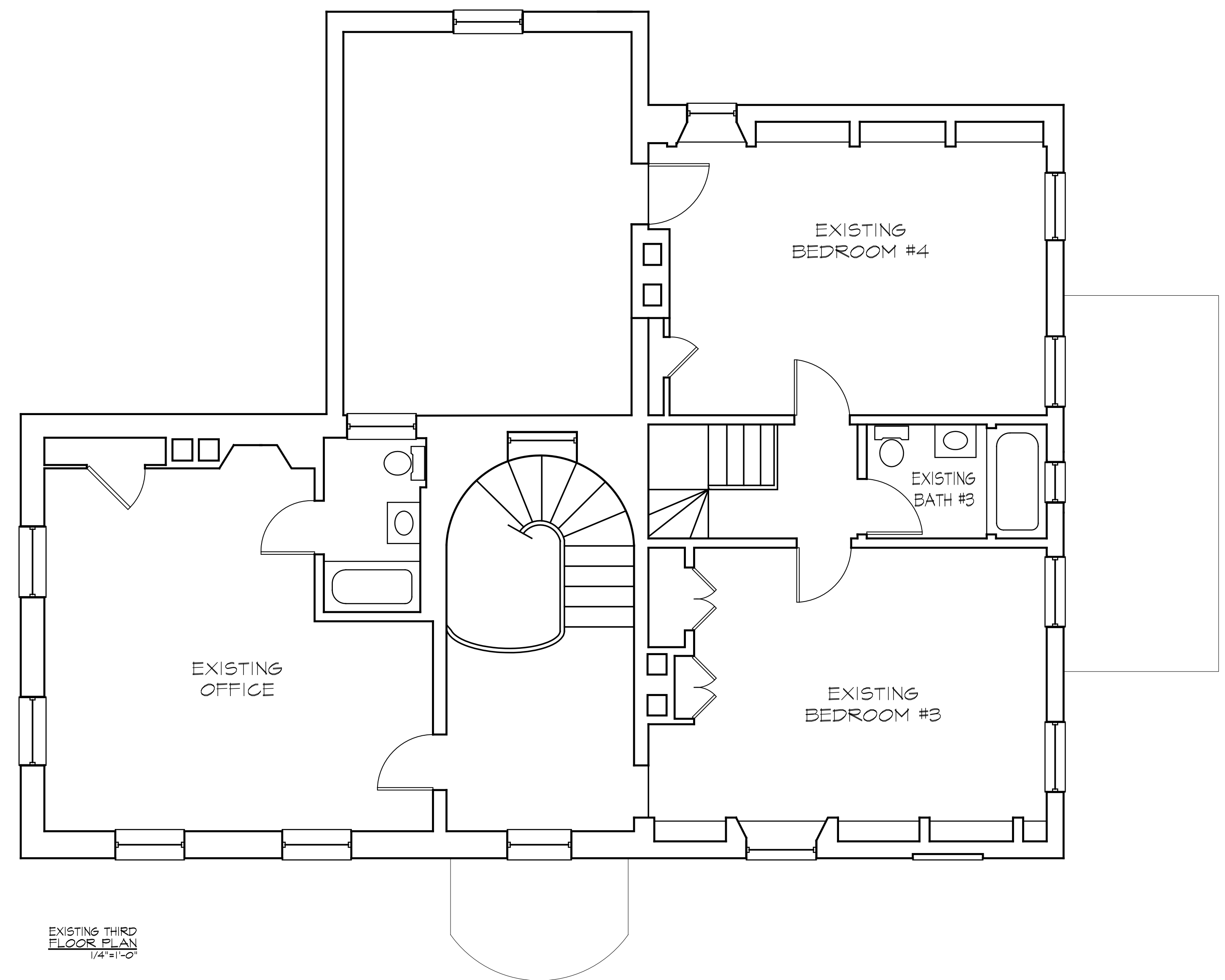
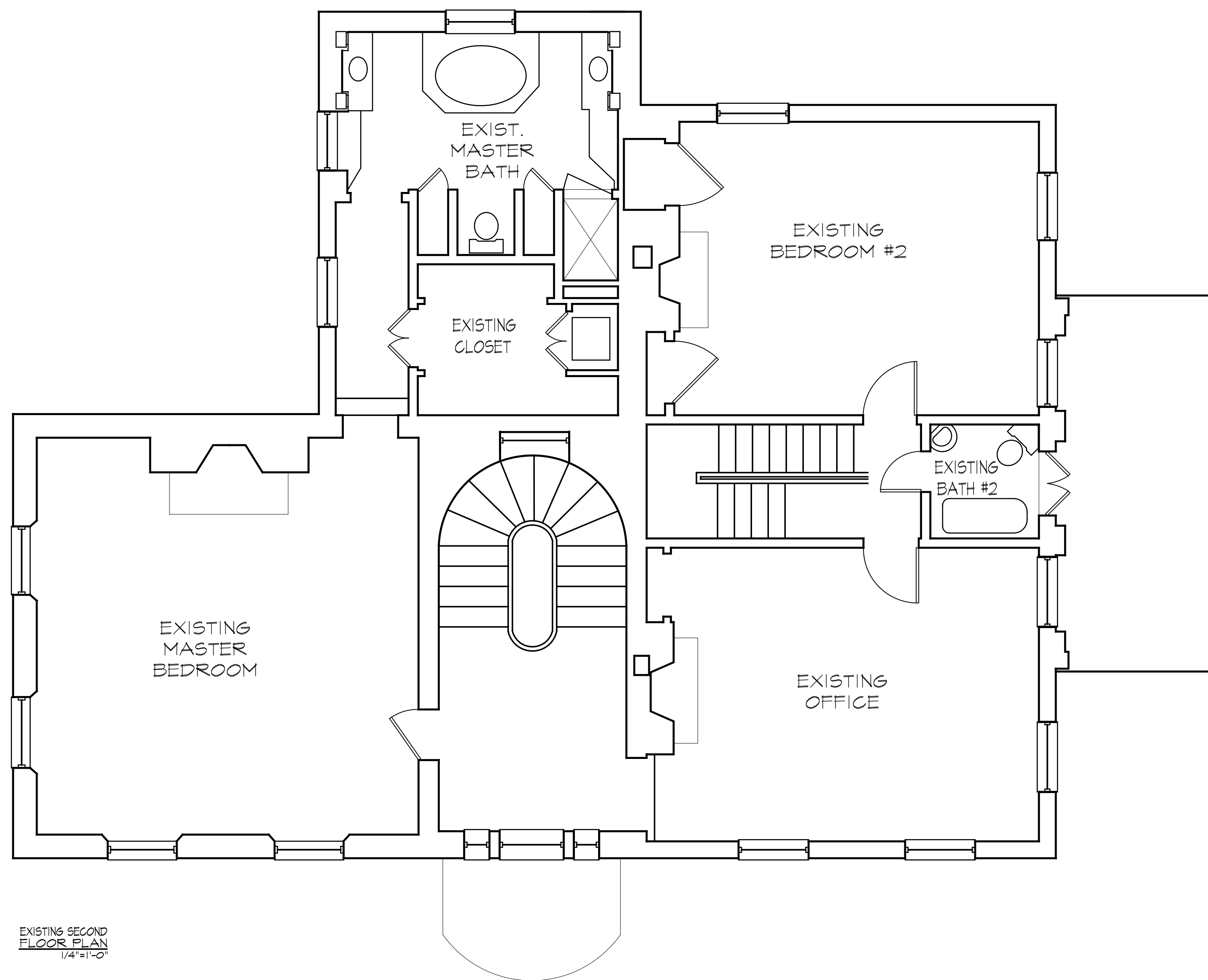
West Elevation of Main Block as seen from Front of House





West and North Elevations as seen from Columbus Street through Neighbor's Parking









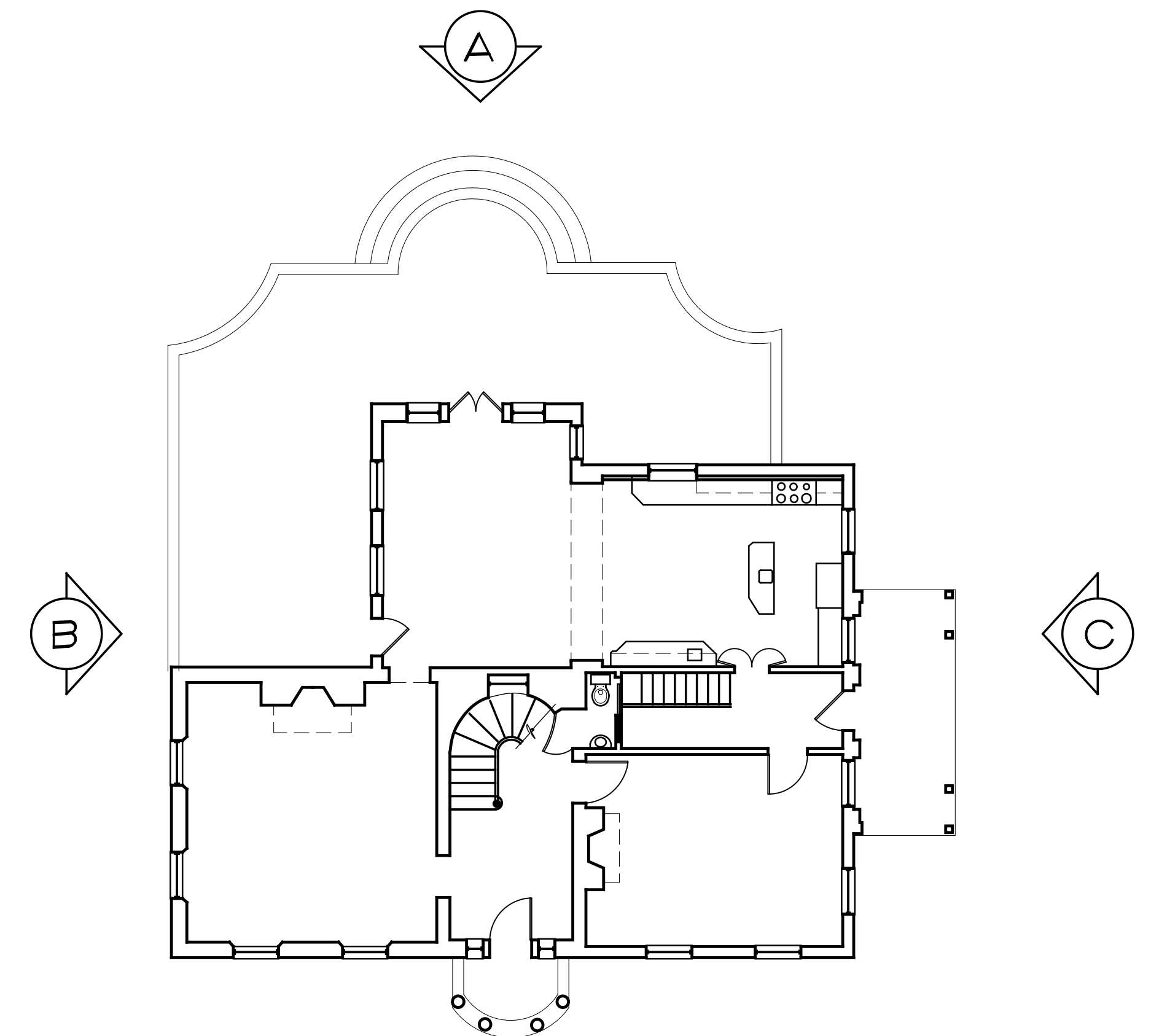
(C) EXISTING EAST ELEVATION  
1/4"=1'-0"



(A) EXISTING REAR NORTH ELEVATION  
1/4"=1'-0"



(B) EXISTING WEST ELEVATION  
1/4"=1'-0"

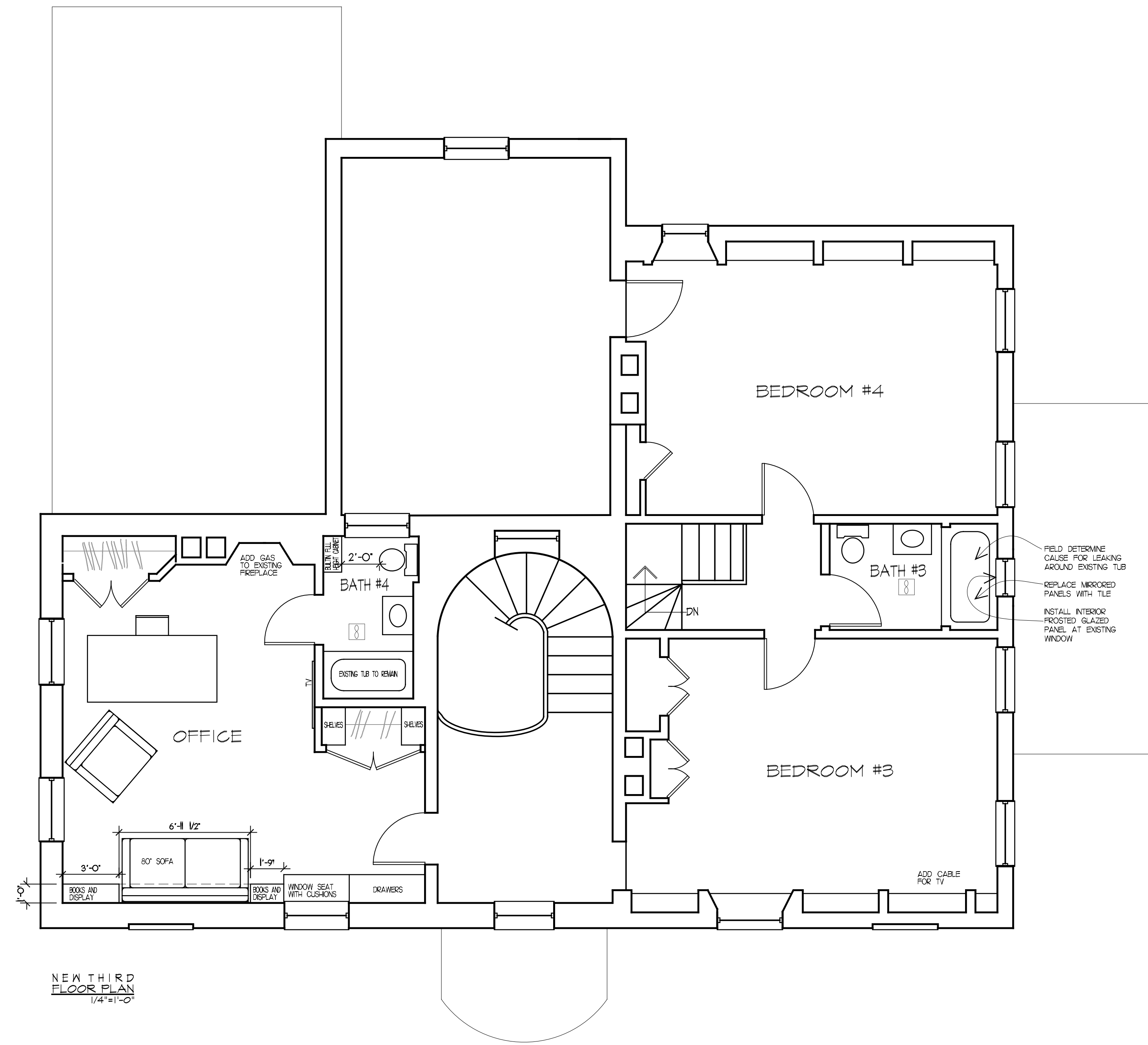


KEY PLAN



NEW  
BASEMENT PLAN  
1/4"=1'-0"

NEW FIRST  
FLOOR PLAN  
1/4"=1'-0"





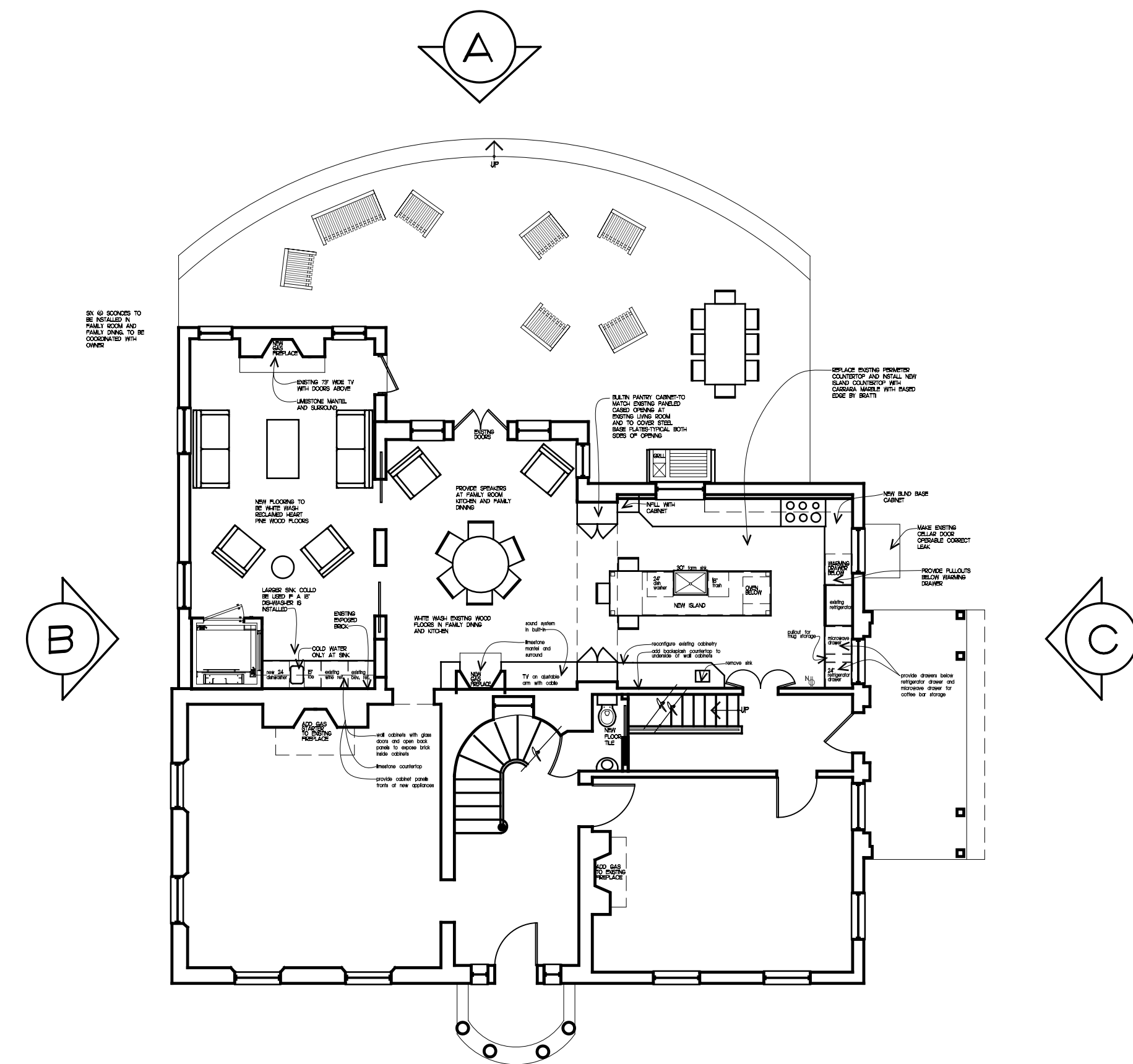
C NEW SIDE ELEVATION  
1/4"=1'-0"



A NEW REAR ELEVATION  
1/4"=1'-0"



B NEW SIDE ELEVATION  
1/4"=1'-0"



KEY PLAN

**ADDRESS OF PROJECT:** 711 Prince Street, Alexandria, VA 22314

**TAX MAP AND PARCEL:** 074.02-10-18 **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:** Holt, David E. Jr and Mary Davis

**Address:** 711 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:** Holt, David E. Jr. and Mary Davis

**Address:** 711 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.*  

☐ 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).*

See Attached.

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**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.

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: \_\_\_\_\_

Printed Name: Stephanie R. DimondDate: 1.21.14

## 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.

	<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1.	N/A		
2.	N/A		
3.	N/A		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 101 Franklin 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.

	<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1.	Holt, David E. Jr.	711 Prince Street, Alexandria, VA 22314	100%
2.	Holt, Mary Davis	711 Prince Street Alexandria, VA 22314	100%
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.

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

1.21.14  
Date

Stephanie R. Dimond  
Printed Name

\_\_\_\_\_  
Signature