

Docket Item # 3  
BAR CASE # 2015-00339

BAR Meeting  
November 4, 2015

**ISSUE:** Certificate of Appropriateness

**APPLICANT:** Jake and Pintuporn Needham

**LOCATION:** 113 Prince Street

**ZONE:** RM/Residential

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**STAFF RECOMMENDATION**

Staff recommends approval, with the condition that the balusters are deleted from the handrail and the handrail supports are not anchored in the top of the historic sandstone steps.

**GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2015-00339



**I. ISSUE**

The applicant requests a Certificate of Appropriateness to alter the front elevation including: relocate an electric meter, install a new gas lantern, remodel the existing stoop, and install new window boxes.

**II. HISTORY**

The subject property was likely constructed in the early 19<sup>th</sup> century, but damaged during the 1827 fire on “Captain’s Row”. Previous applications to the BAR are:

BAR#1987-5 (1/7/87)

BAR#1985-15 (7 9/4/85)

**III. ANALYSIS**

The *Design Guidelines* state that electrical meters should be placed in a “location that has the least adverse visual impact on a historic structure consistent with the public utility requirements for the location of such meters”. There are limited locations where such a meter can be placed on a mid-block dwelling unit, such as the one located at 113 Prince Street. The proposed relocation of the existing meter will enhance the main entry and facilitate a cleaner appearance for the façade.

The proposed stoop renovation will preserve the existing sandstone and incorporate a new handrail of wrought metal. While it is highly unlikely that such a railing existing during the period of significance (18<sup>th</sup> century) for this structure, Staff recognizes that many homeowners desire a handrail for safety and aesthetic reasons. However, the BAR’s Minor Architectural Features policy states that new handrails should be “...visually minimal (post and rail without balusters) and constructed of metal or painted wood in a historically appropriate style.” The proposed guardrail balusters on this handrail are unnecessary and visually detract from the simple historic stoop and door. In addition, the bases of the metal post supports will eventually rust and fracture the edges of the soft sandstone steps over time and should be installed a minimum of 3” from the edge of the step, so there is not physically room to install the posts in the steps as they are drawn at this entrance. Fortunately, the existing electrical meter is being removed and space on the brick wall adjacent to the door is now available. Staff, therefore, suggests that the posts be set in the brick pavement immediately adjacent to the steps. Staff supports approval of the stoop renovation and new handrails, if the balusters are deleted and the supports are not anchored in the historic sandstone steps.



Stoop at 113 Prince



Handrail example at 218 N Royal

Staff notes that the proposed new exterior light fixture could be administratively approved by staff, but the applicant has included it in this application to streamline the application process. Again, it is unlikely that many early 19<sup>th</sup> century houses such as this had exterior gas lanterns, however by the mid-19<sup>th</sup> century such fixtures were widely available. The proposed design fits the scale of the house and is of a high quality material that is consistent with the *Design Guidelines* and *Minor Architectural Elements Policy*, therefore staff supports the new lantern at the proposed location adjacent to the entry door.

For the reasons stated above, staff recommends approval of the application with the minor conditions noted above.

**STAFF**

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

#### IV. CITY DEPARTMENT COMMENTS

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

##### Zoning Comments

- C-1 Proposed stoop, railings, gas lantern, window box, relocated meter and repairs to the front door comply with zoning.

##### 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 the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 A building, trade permits and inspections are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)..
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

##### Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Management & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a

minimum, from owner of the alley granting permission of use. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

#### **V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR2015-00339 : 113 Prince Street*



... / Photos / Exterior

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BAR2015-00339  
113 Prince St.  
10/5/2015

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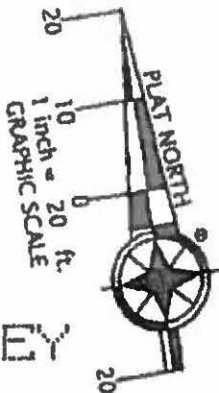
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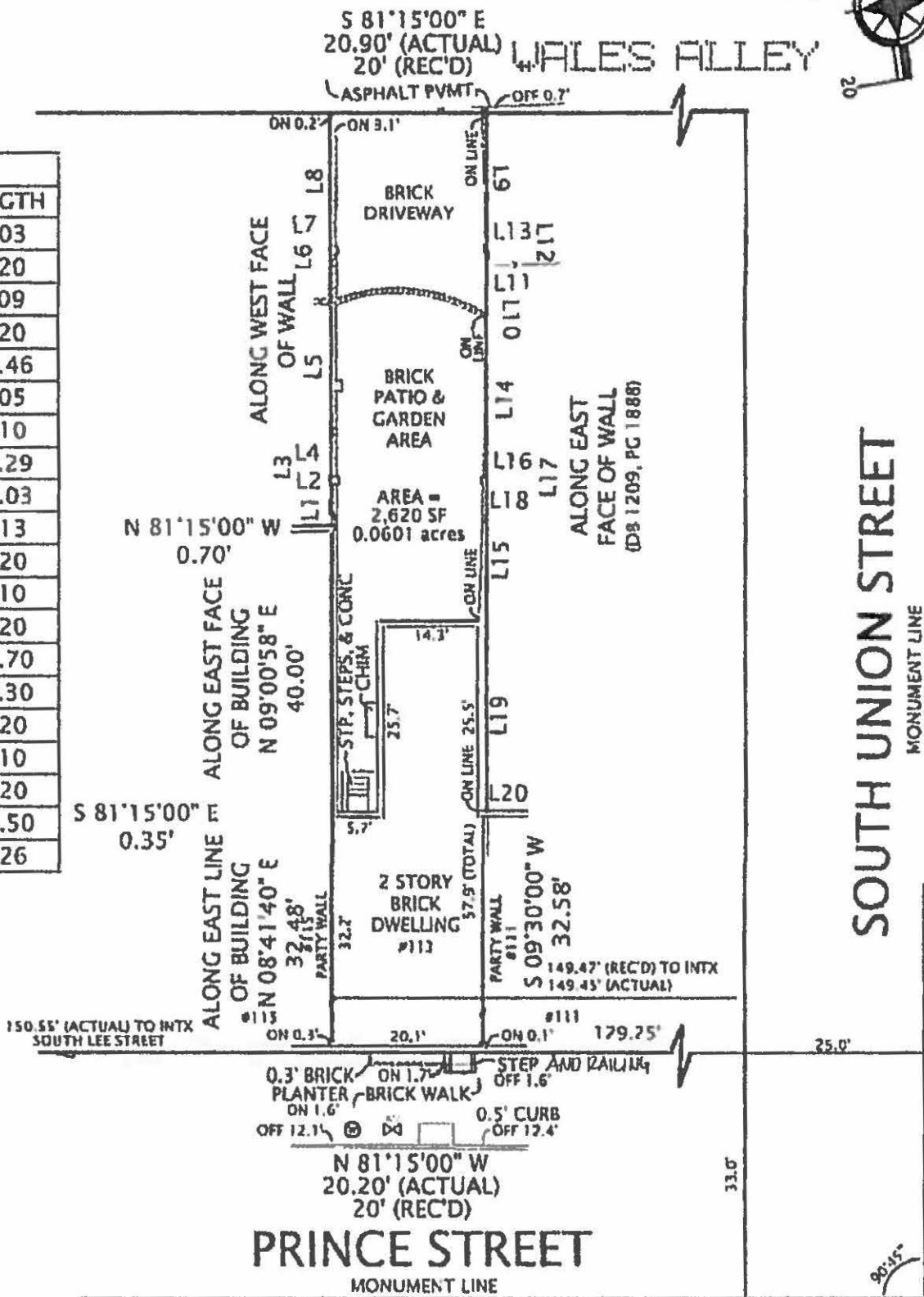
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APPLICATION MATERIALS  
BAR2015-00339  
113 Prince St.  
10/5/2015

- NOTES: 1. PILLARS ARE 1.1' BRICK.  
2. WALLS ARE 0.7' BRICK.  
3. UTILITIES ARE UNDERGROUND.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 09°29'33" E	4.03
L2	N 79°32'43" W	0.20
L3	N 10°27'17" E	1.09
L4	S 81°15'00" E	0.20
L5	N 08°21'08" E	29.46
L6	N 07°20'41" E	1.05
L7	S 82°39'19" E	0.10
L8	N 09°15'34" E	18.29
L9	S 07°02'02" W	18.03
L10	S 07°02'02" W	8.13
L11	N 82°57'58" W	0.20
L12	S 07°02'02" W	1.10
L13	S 82°57'58" E	0.20
L14	S 10°31'08" W	21.70
L15	S 10°31'08" W	18.30
L16	N 79°28'52" W	0.20
L17	S 10°31'08" W	1.10
L18	S 79°28'52" E	0.20
L19	S 08°45'00" W	25.50
L20	S 81°15'00" E	0.26



PLAT  
SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT  
**#113 PRINCE STREET**  
(DEED BOOK 1644, PAGE 790)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20'    OCTOBER 24, 2012  
DECEMBER 10, 2012 (REVISED)

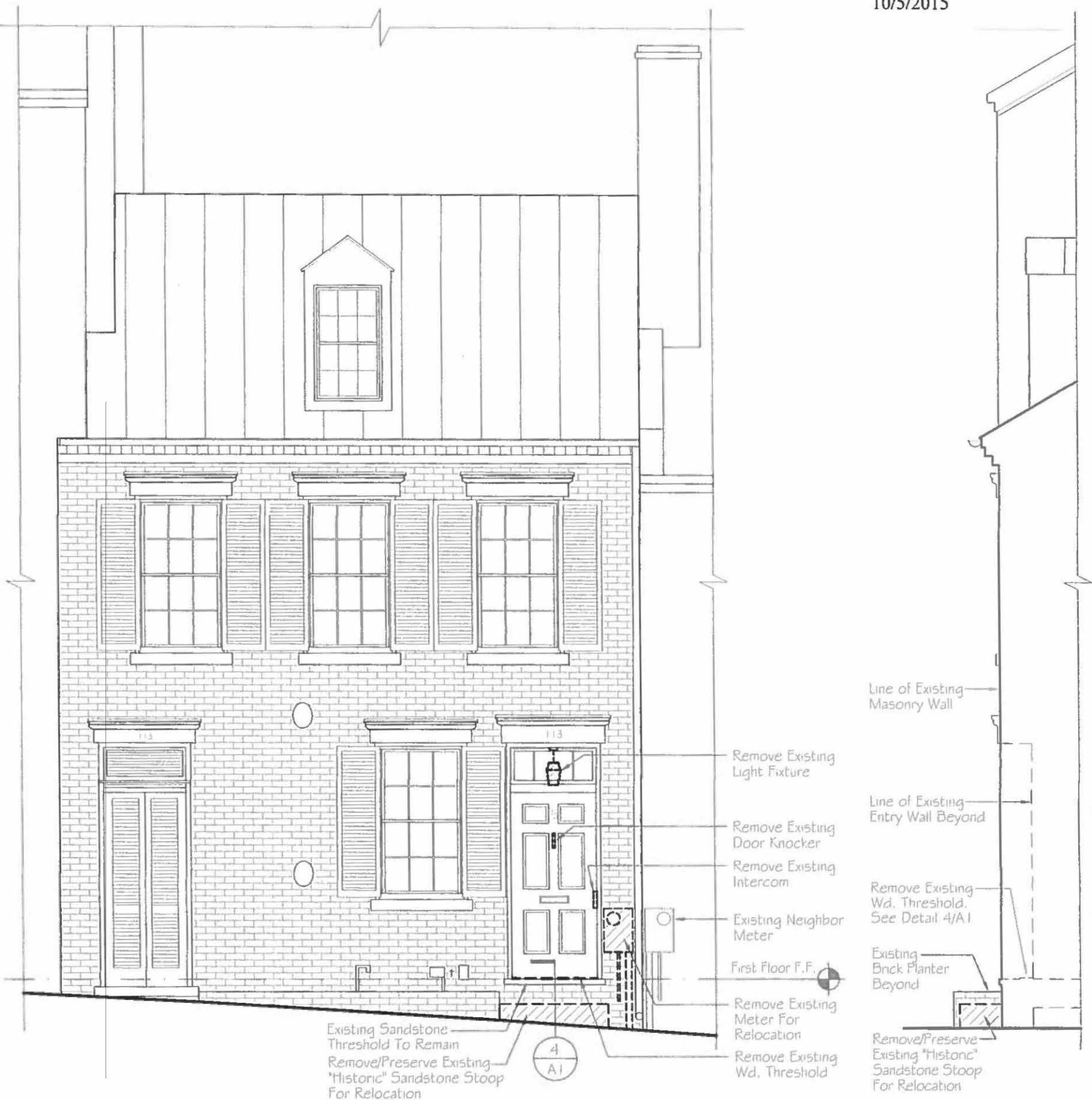
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:		Ordered by: <b>Land, Carroll &amp; Blair, P.C.</b>  524 King Street Alexandria, Virginia 22314 703-836-1000
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  A TITLE REPORT WAS NOT FURNISHED.  NO CORNER MARKERS SET.		 <b>DOMINION</b> Surveyors Inc.  8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412

CASE NAME: BARALL/RYAN - NEEDHAM

CASE NO: 17214

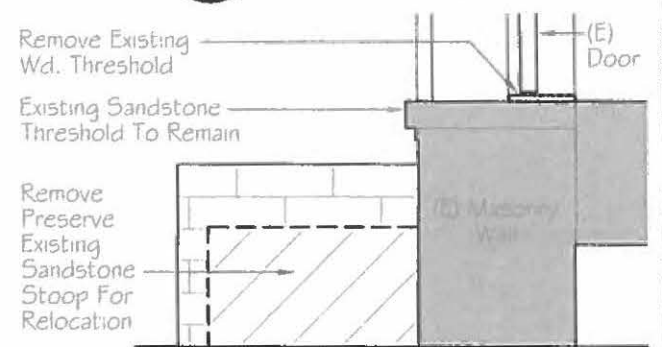
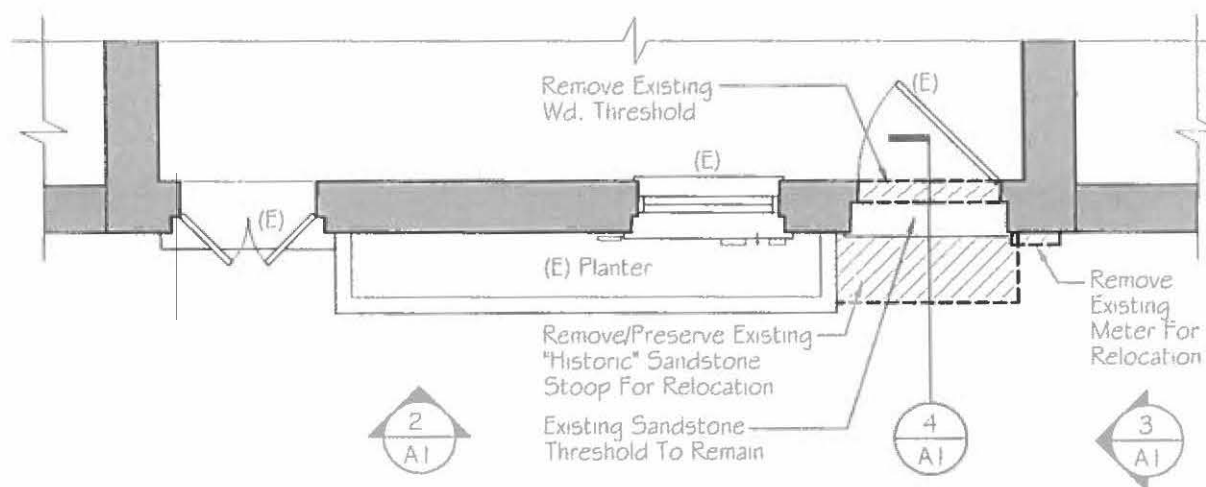
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APPLICATION MATERIALS  
BAR2015-00339  
113 Prince St.  
10/5/2015



2 Existing / Demolition Front Elevation  
Scale: 1/4" = 1' - 0"

3 Exist/Demo. Side Elev.  
Scale: 1/4" = 1' - 0"



4 Exist/Demo. Detail  
Scale: 3/4" = 1' - 0"

1 Existing / Demolition Partial Plan  
Scale: 1/4" = 1' - 0"

Legend:	
	Existing Masonry Wall
	Existing Item To Be Removed
	Existing Area To Be Removed

CRAFTED  
ARCHITECTURE LLC

Christine A. Kelly, AIA  
950 N Washington Street, Suite 234, Alexandria, Virginia 22314  
ph 703-768-7371 e-mail christine@craftedarchitecture.com

Existing / Demolition  
Partial Plan, Elevations, & Detail

Drawing:

113 Prince Street  
Alexandria, VA

Project:

BAR Submission

Submission:

October 05, 2015

Date:

Sheet No.

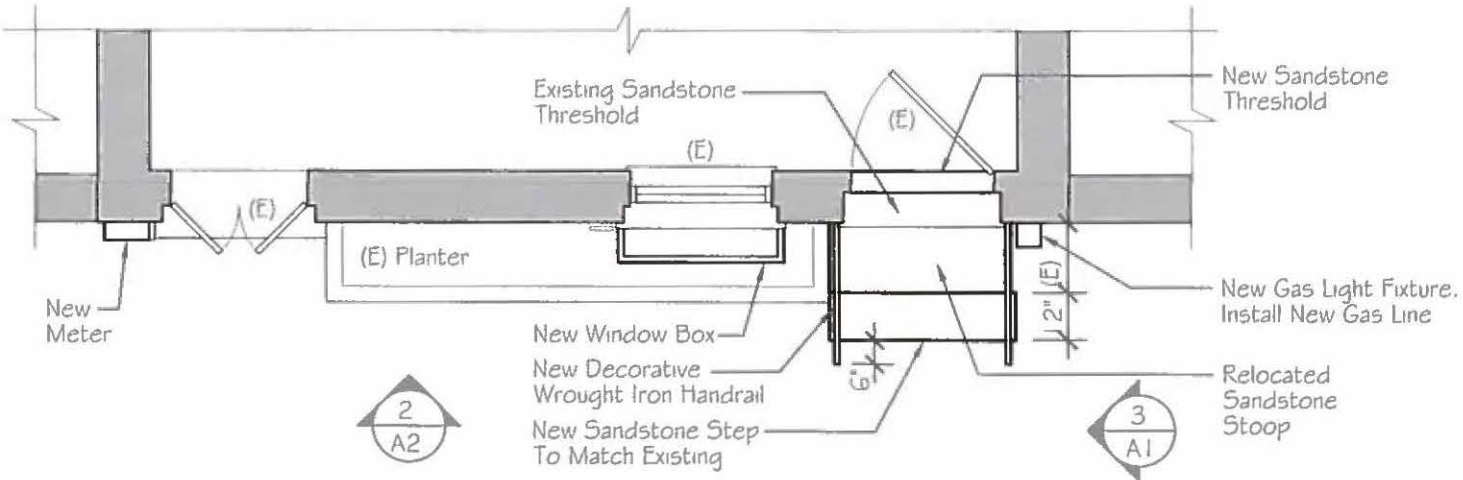
A1





**2 Proposed Front Elevation**  
Scale: 1/4" = 1' - 0"

**3 Proposed Side Elev.**  
Scale: 1/4" = 1' - 0"



**1 Proposed Partial Plan**  
Scale: 1/4" = 1' - 0"

APPLICATION MATERIALS  
BAR2015-00339  
113 Prince St.  
10/9/2015

**REVISED**

**CRAFTED  
ARCHITECTURE LLC**

Christine A. Kelly, AIA  
950 N Washington Street, Suite 234, Alexandria, Virginia 22314  
ph 703-768-7371 e-mail christine@craftedarchitecture.com

Proposed Partial Plan  
& Elevation  
Drawing:  
113 Prince Street  
Alexandria, VA  
Project:

BAR Submission  
Submission:  
October 05, 2015  
Date:

Sheet No.  
**A2**



BAR Case # 0015-00339ADDRESS OF PROJECT: 113 Prince StreetTAX MAP AND PARCEL: 075.01-06-04 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: Christine KellyAddress: 950 N Washington StreetCity: Alexandria State: VA Zip: 22314Phone: 703-7687371 E-mail: \_\_\_\_\_Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: Christine A. Kelly Phone: \_\_\_\_\_E-mail: christine@craftedarchitecture.com

## Legal Property Owner:

Name: Jack & Pintu Porn NeedhamAddress: 113 Prince 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.* **ELEC**
- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning              | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment  | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors    | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____         |   |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Relocate electric meter  
 Repair front door and paint  
 Install a new gas lantern  
 Raise stoop and add new stone stoop  
 New wrought iron railing  
 New window box - painted

**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.

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

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

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

**APPLICANT OR AUTHORIZED AGENT:**

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

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

# 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. Jake Needham	113 Prince Street	50%
2. Pintuporn Needham	113 Prince Street	50%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 113 Prince Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Jake Needham	113 Prince Street	50%
2. Pintuporn Needham	113 Prince Street	50%
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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

10/5/2014  
Date

Chondric A. Kelly  
Printed Name

  
Signature