

Docket Item # 1
BAR CASE #2016-00014

BAR Meeting
February 17, 2016

ISSUE: Certificate of Appropriateness - Alterations

APPLICANT: John and Paulette Wynn

LOCATION: 102 Prince Street

ZONE: RM/ Residential Zone

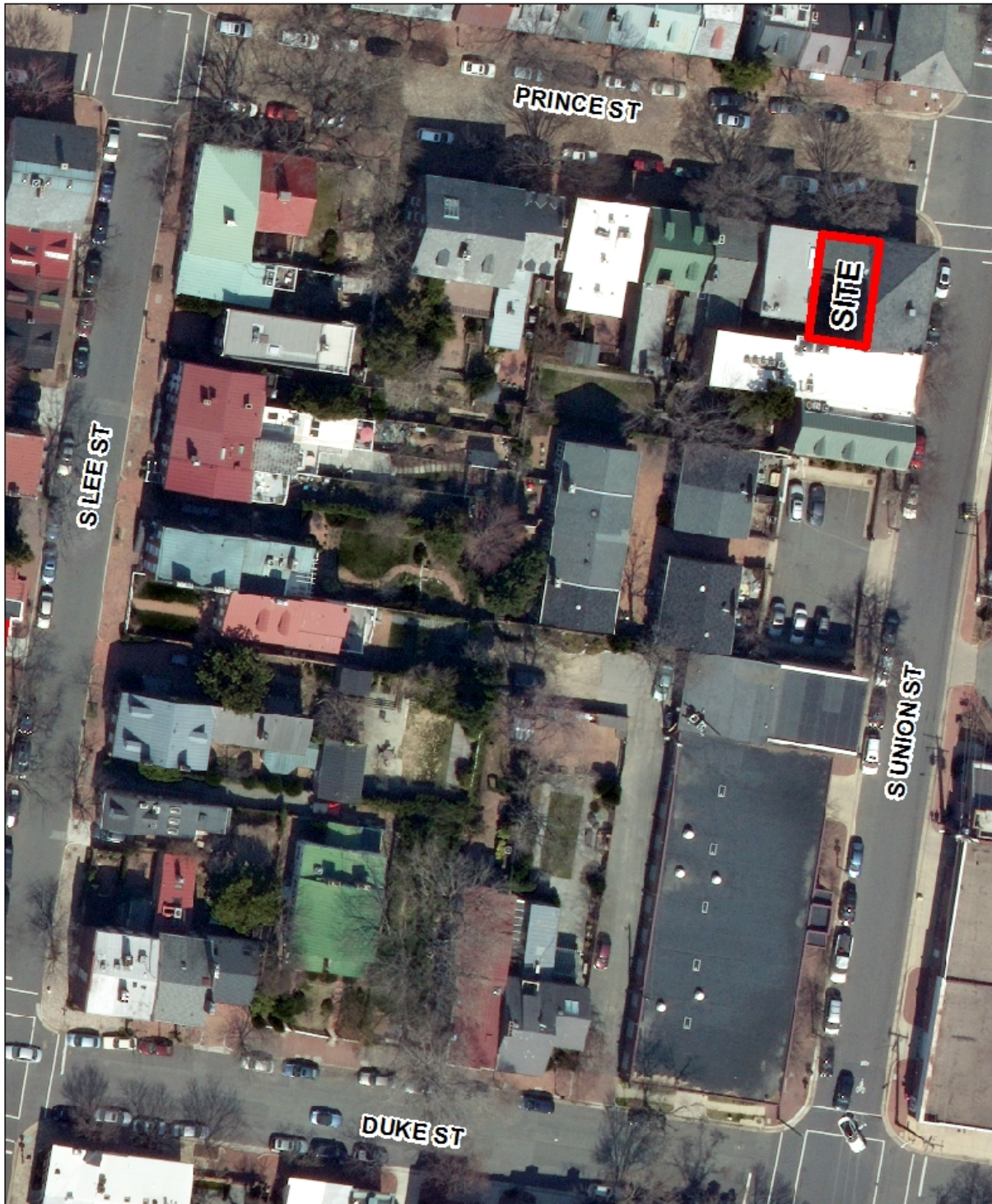
STAFF RECOMMENDATION

Staff recommends that the Board approve the Certificate of Appropriateness application with the conditions that:

1. The shutters may be either wood or a paintable, millable, solid composite material; and
2. That the shutters be installed on all openings on the front façade.

GENERAL NOTES TO THE APPLICANT

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



BAR2016-00014



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for façade rehabilitation and renovations at 102 Prince Street. The proposed alterations include:

1. Remove the existing first floor, six panel wood entry door and storm and reduce the masonry opening to fit a new, aluminum-clad wood SDL window with 5/8" muntins to match the existing windows above.
2. Replace the existing window on the first floor front elevation with a new aluminum-clad wood SDL window with 5/8" muntins to match the existing windows above.
3. Remove the existing light fixture above the first floor secondary entry.
4. Remove the thru-wall HVAC units. Patch the opening with brick to match the existing in color and density and mortar to match the existing in color, composition and tooling (BAR Admin Approval received on 9/4/15; BAR2015-0295)
5. Install operable, two-panel, painted wood or wood composite shutters on first and second floor windows to fit the existing window openings. (Note: shutter hardware exists on the building and will be replaced, as needed.)

Staff notes that all of the items above could have been approved administratively under the BAR's adopted policies except for item #1, replacing the door with a window. The applicant chose to submit them all under the same application to provide context for the alterations.

II. HISTORY

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



1971 Photo of 102 Prince

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



Current Photo of 102 Prince

III. ANALYSIS

Although staff is not able to determine from site visits or research whether the secondary entry door was included in the original design approved by the BAR in 1971 or was a later addition, staff does not object to its replacement with a new window, as it will enable a more balanced façade composition, in keeping with the symmetrical architectural style of the building. Staff strongly supports removal of the thru-wall air conditioners and repair of these openings with matching brick. Additionally, staff finds that replacement of the existing first floor windows on this post-1965 dwelling with aluminum-clad wood windows comply with the BAR's replacement *Window Policy* and, as previously noted, these could have been approved administratively.

Regarding the installation of shutters, staff supports their reinstallation as the shutter hardware remains on the building. Although the applicant is electing to use a painted wood, two-paneled shutters, staff notes that the Board has previously approved painted, solid composite shutters in similar situations, including a historic building a couple of doors down from this property, and composite shutters are administratively approvable on buildings constructed after 1970. These composite shutters are not to be confused with the hollow vacuum formed vinyl shutters commonly screwed to the wall of suburban dwellings. High quality, solid composite shutters are constructed with multiple pieces joined the same way as wood shutters and are often more expensive than wood but require less maintenance than most modern wood shutters and, once painted, are visually indistinguishable from wood. Staff recommends that the Board approve either painted wood or wood composite shutters, at the applicant's option.

However, staff recommends that, if shutters are to be installed, that they replace the previous shutters on all three levels and that the shutter on the west side of the first floor window be included, as well. It was not uncommon for historic shutters to conflict with architectural features and to be partially held away from the wall. Staff has no concern with the shutter lying against the electrical meter in this case.

Staff recommends approval with the above suggested condition.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

I. CITY DEPARTMENT COMMENTS

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

Zoning Comments

C-1 Proposed alterations comply with zoning.

F-1 Window units are proposed to be removed. If new HVAC unit is being proposed zoning staff will need to review its location to confirm compliance.

Code Administration

No comments Received.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-2 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 Roof, surface and sub-surface drains must be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2016-00014; 102 Prince Street

APPLICATION MATERIALS
BAR2016-00014
102 Prince St.
1/19/2016

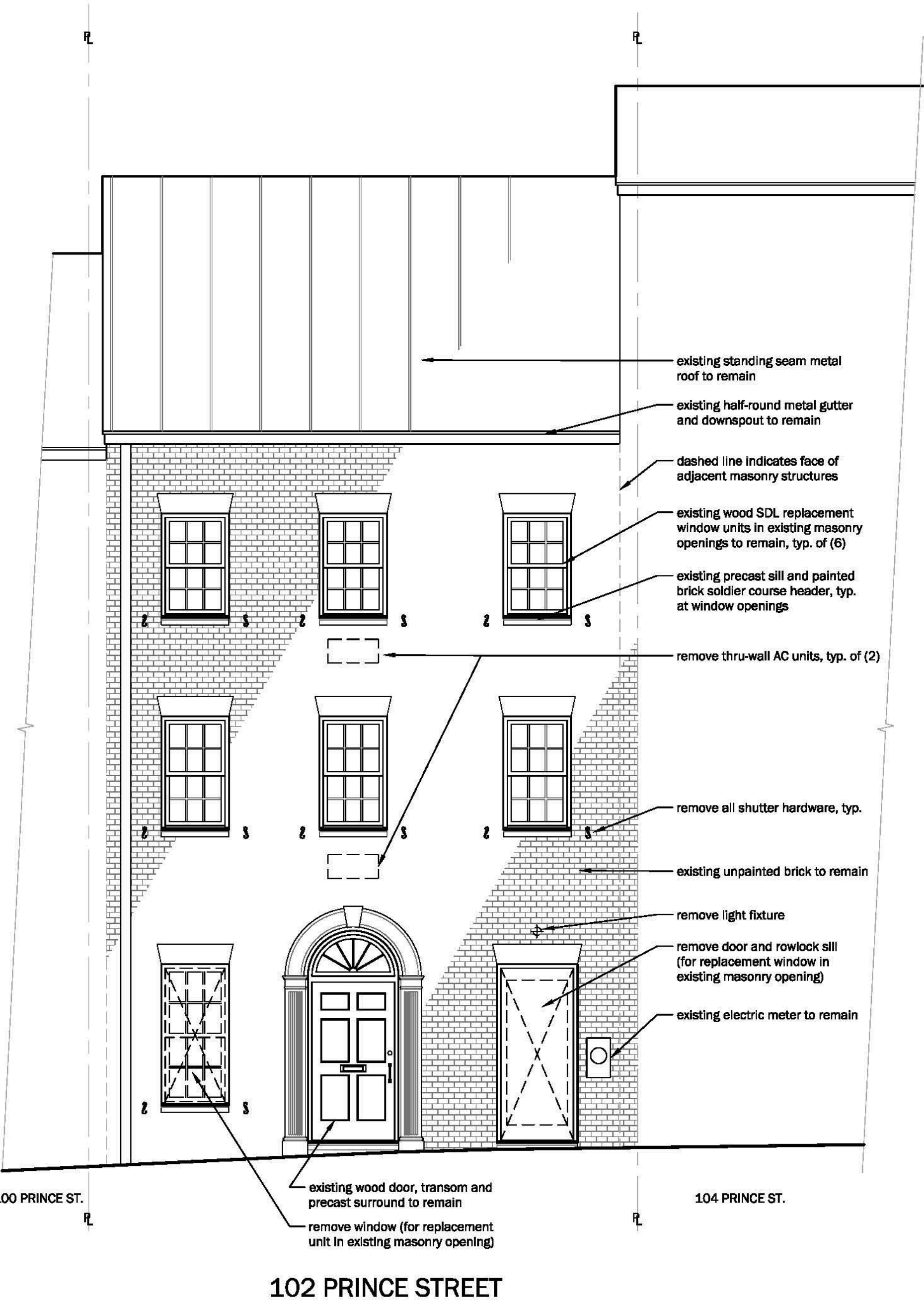


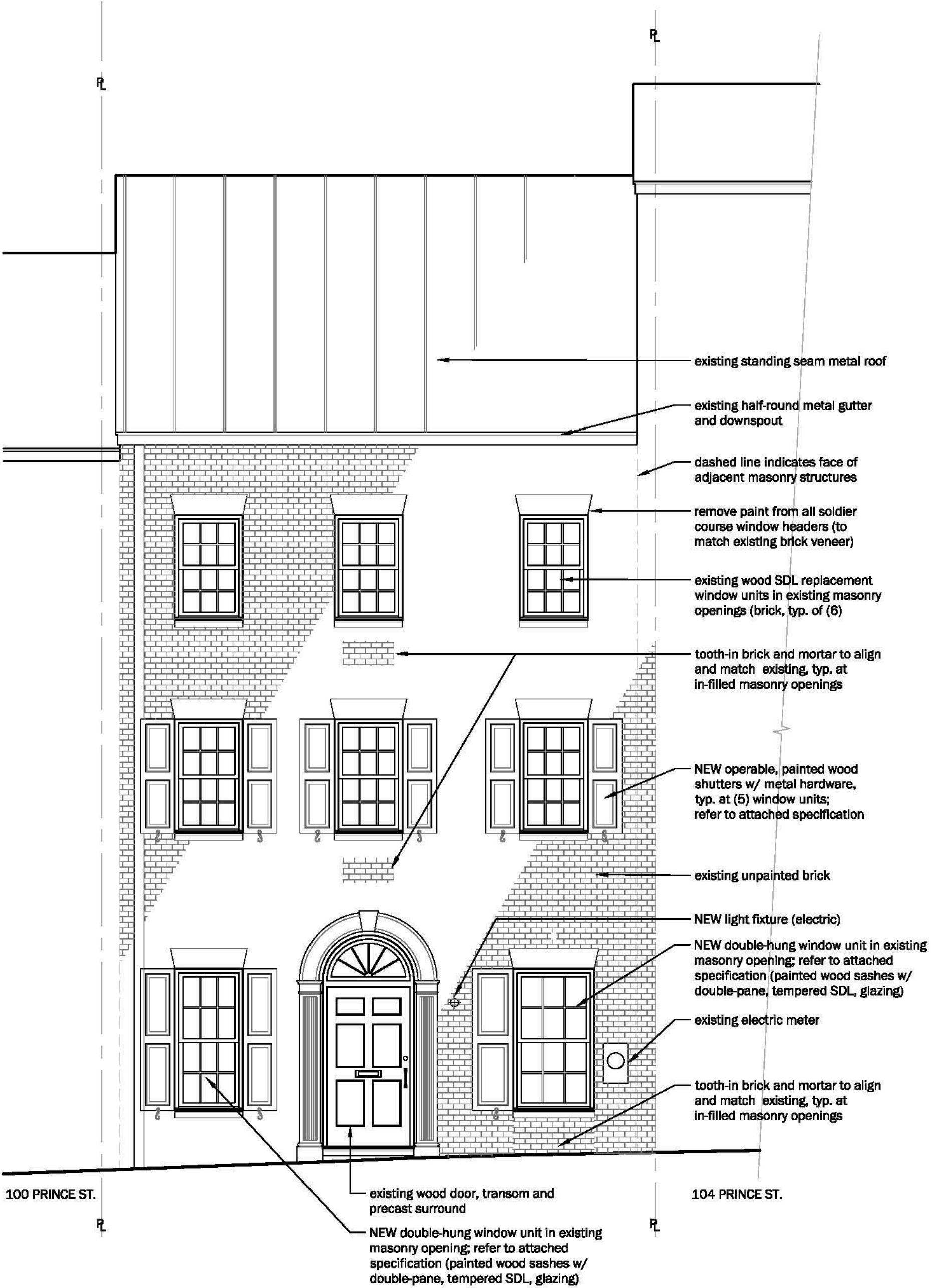
ELM STREET
CONSULTING
P.O. Box 5142
Arlington, Virginia 22205
Erin L. May, AIA - 703.836.6666
erin@elmstreetconsulting.com

EXISTING FRONT ELEVATION

Wynn Residence
102 Prince Street
Alexandria, Virginia 22314
BAR Submittal - January 19, 2016
scale: 1/4" = 1'-0"

D0





ELM STREET
CONSULTING
P.O. Box 5142
Arlington, Virginia 22205
Erin L. May, AIA - 703.836.6666
erin@elmstreetconsulting.com

PROPOSED FRONT ELEVATION

Wynn Residence

102 Prince Street
Alexandria, Virginia 22314

BAR Submittal - January 19, 2016
scale: 1/4" = 1'-0"

A1

Weather Shield Signature Series™

Aluminum Clad Wood Windows & Doors

SIGNATURE SERIES - DOUBLE-HUNG TILT WITH FULL SCREEN (8109)

WITH 6-9/16" JAMB DEPTH

- WEATHER SHIELD RESERVES THE RIGHT, AS NECESSARY, TO CHANGE PRODUCT SPECIFICATIONS AND MATERIALS WITHOUT NOTICE.
- DIMENSIONS MAY BE ROUNDED TO THE NEAREST 1/16" [2mm].
 - (a) DOUBLE-HUNG TILT TRANSOM (8117) STACKED ABOVE DOUBLE-HUNG TILT (8109).
 - (b) DOUBLE-HUNG TILT (8109) MULLED TO DOUBLE-HUNG TILT (8109).

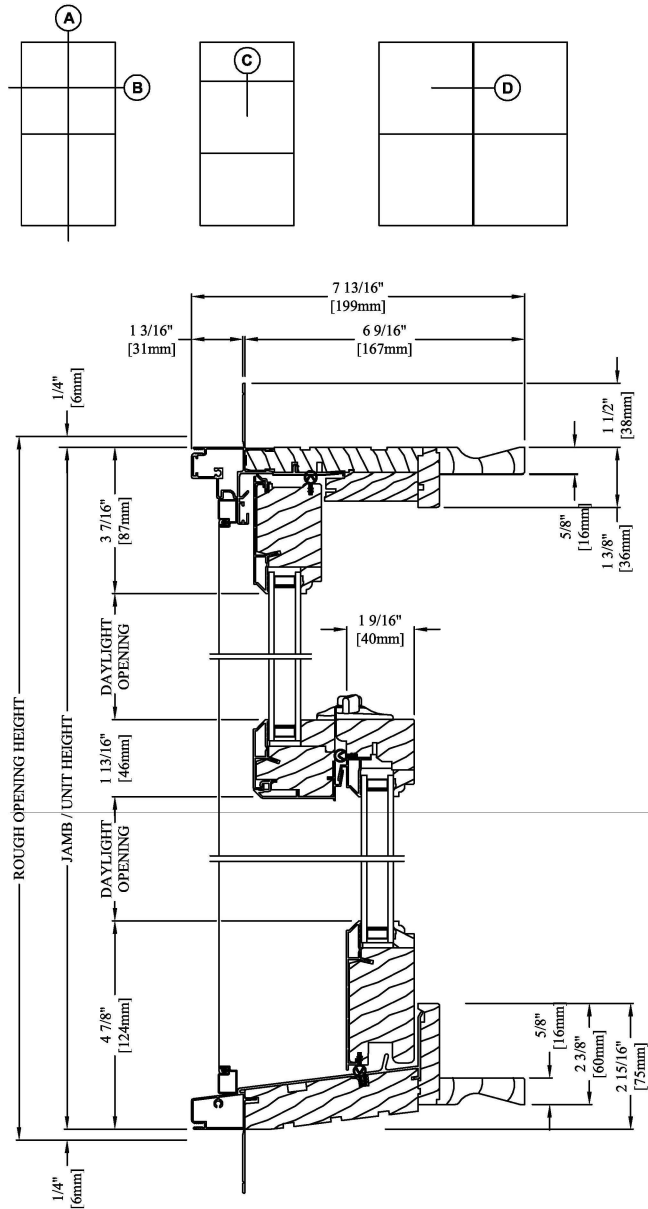
APPLICATION MATERIALS

BAR2016-00014

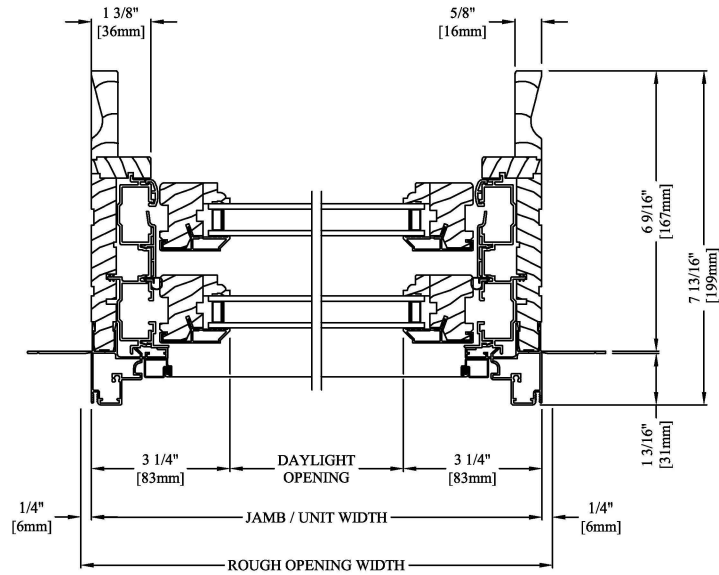
102 Prince St.

1/19/2016

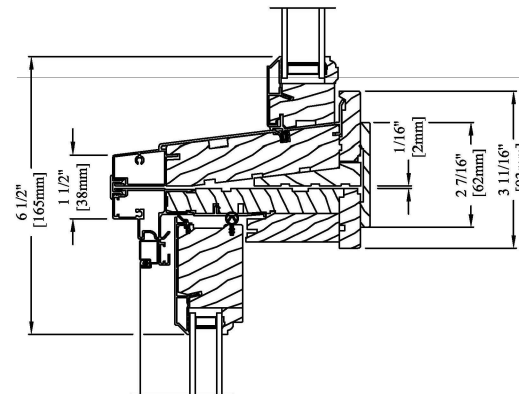
SCALE: ELECTRONIC FILE IS FULL SCALE
INTRODUCED 1/13
REVISED 5/20/13



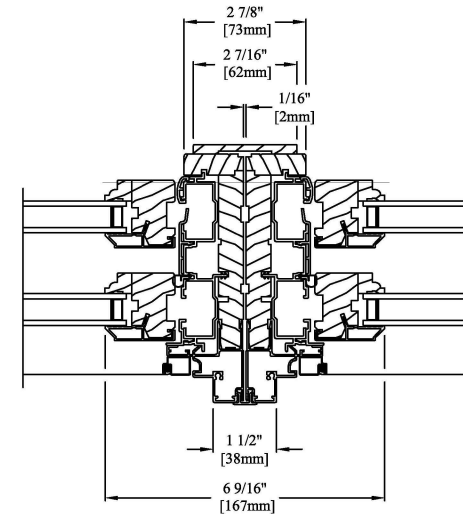
A - VERTICAL SECTION



B - HORIZONTAL SECTION



C - HORIZONTAL STACK (a)



D - VERTICAL MULL (b)

This style is available in:

- **Endurian** (</resource-center/ordering-support-mat/shutter-material/endurian/>)
- **Premium Wood**
(</resource-center/ordering-support-mat/shutter-material/premium-wood/>)

CB1: Standard Raised Panel



CB1 - Raised Panel





http://www.timberlane.com/files/7914/1114/5781/CB1_Large.jpg

One of the most traditional shutter styles. The Cb1 has one of the deepest shadow lines of all our raised panel shutters, with a gentle trim that transitions from the panel field to the stiles and rails of the shutters. A true classic.

Specifications:

Stiles	2-1/2"
Top Rail	2-1/2"
Middle Rail(s)	2-1/2"
Bottom Rail	4" +/-
Panel Thickness	15/16" +/-
Stile/Rail Thickness	1-5/16"



48. Custom Color CB1 Panels on the first floor and LB1 Louvers on the second floor with a 1002 Configuration

APPLICATION MATERIALS
BAR2016-00014
102 Prince St.
1/19/2016

Also See:



"S" Beveled Shutter Tie-Back - Lag Mount- Stainless Steel

[Be the first to review this product](#)

"S" Beveled Shutter Tie-Back

SKU: 35401S

\$50.00

Availability: In stock

Qty:

ADD TO CART



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The Timberlane lag mount shutter tie-back solution is our most commonly used mounting solution due to its versatility. It allows for complete flexibility of mounting location, regardless of mounting surface (i.e. brick, stone, siding, etc.). Two shutter tie-back heads and a lag mount kit are included that will allow for clearances from 1.5" to 3". Longer mounting kits are available for custom applications. For added support and to eliminate rattling, a bullet catch is highly recommended and should be installed behind the shutter out of sight. A tubing cutter tool is recommended to expedite field installation. Show below in related items.

APPLICATION MATERIALS
BAR2016-00014
102 Prince St.
1/19/2016

ADDRESS OF PROJECT: 102 Prince Street, Alexandria, VA 22314

TAX MAP AND PARCEL: 075.01-11-14 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: John Wynn & Paulette Lopapa-Wynn

Address: 102 Prince Street

City: Alexandria State: VA Zip: 22310

Phone: E-mail :

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ Contractor

Name: Harry Braswell, Inc. (Gretchen Brown, Project Manager) Phone: 703-436-3974

E-mail: gretchen@harrybraswell.com

Legal Property Owner:

Name: John Wynn and Paulette Lopapa-Wynn

Address: 102 Prince Street

City: Alexandria State: VA Zip: 22314

Phone: E-mail:

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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*

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> NEW CONSTRUCTION | | | |
| <input checked="" type="checkbox"/> EXTERIOR ALTERATION: <i>Please check all that apply.</i> | | | |
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input checked="" type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" 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 _____ | | | |
| <input type="checkbox"/> ADDITION | | | |
| <input type="checkbox"/> DEMOLITION/ENCAPSULATION | | | |
| <input type="checkbox"/> SIGNAGE | | | |

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

Doors: Replacement of secondary entry door with a window, to include the capsulation of the existing masonry opening below sill height with matching brick and mortar.

Windows: Additional ground floor window on facade of structure will be replaced to match new window replacing existing door.

HVAC Equipment: Removal of thru-wall AC units on facade of structure. Capsulation of open areas with matching brick and mortar.

Lighting: Removal of existing light of second entry door. New light to right of primary entry door.

Shutters: Removal of existing shutter hardware. Installation of new, functioning shutters to facade of structure.

See noted elevations and spec sheets for additional information.

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

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

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

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

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

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature: Gretchen Brown

Printed Name: Gretchen Brown

Date: 1/19/16

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. John Wynn & Paulette Lopapa-Wynn	102 Prince Street Alexandria, VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 102 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. John Wynn & Paulette Lopapa-Wynn	102 Prince Street Alexandria, VA 22314	100%
2.		
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. John Wynn + Paulette Lopapa-Wynn	N/A	N/A
2.		
3.		

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

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

1/19/16 Gretchen Brown Gretchen Brown
 Date Printed Name Signature