

Docket Item # 5
BAR CASE # 2018-00079

BAR Meeting
April 4, 2018

ISSUE: Alterations

APPLICANT: Daniel Crane

LOCATION: 1211 Prince Street

ZONE: CL / Commercial low zone.

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, as submitted.

GENERAL NOTES TO THE APPLICANT

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



I. ISSUE

The applicant is requesting a Certificate of Appropriateness for alterations at 1211 Prince Street. The proposed alterations will be located on the front (south) and side (west) elevations and are as follows:

- Replace 630 square feet of wood siding on the west side of the rear ell with new smooth fiber cement clapboard siding. The exposure of the siding will match the existing and it will be painted to match the adjacent wall surface.
- Replace concrete steps and steel handrails on the front elevation with new custom made painted iron steps and handrail.

The proposed replacement of the steps and handrail meets the requirements of the *BAR Policies for Administrative Approval* and could have been approved administratively but the fiber cement siding cannot be approved administratively on a building constructed prior to 1935 and the applicant has elected to combine the requests into one submission to reduce the application fees.

II. HISTORY

The two-story, two-bay frame Italianate rowhouse at 1211 Prince Street was likely constructed in the **early 1880s**, as it is shown on the 1885 Sanborn Fire Insurance Map. The alley that abuts the garage at the northwest corner of the lot is a public alley.



Figure 1- Areas of proposed alterations at 1211 Prince Street.

Previous Approvals

April 5, 2000 – administratively approved for rooftop HVAC equipment (BAR2000-0042).

March 17, 2004 – approved for partial demolition, an addition and a garage (BAR2003-0316/0317).

June 4, 2010 – administratively approved for in-kind replacement of a storm door and shutters (BAR2010-0143)

June 8, 2012 – administratively approved for in-kind replacement of siding on rear addition (BAR2012-0194).

October 20, 2014 – administratively approved for replacement siding on rear addition (BAR2014-0348).

June 8, 2015 – administratively approved for a door replacement (BAR2015-0178).

III. ANALYSIS

Siding Replacement

The *Design Guidelines* states that siding is one of the principal character-defining elements of a building and that original historic materials should be retained and repaired rather than replaced whenever it is reasonably possible.

Typical of historic rear ells, the majority of the west wall of this ell is set-in three feet from the face of the historic main block and is, therefore, minimally visible from a public way on this mid-block townhouse (Figure 1). New wood “German” profile 1x6 wood siding was installed on the entire west wall of the townhouse when a rear addition was constructed in 2004. Because of the difficulty of maintaining this modern siding in an area with limited air circulation, the applicant proposes to replace it with 1x6 fiber-cement beveled clapboard siding. The main body of the house to the south will retain its wood clapboard siding.

While staff could administratively approve fiber-cement siding on the 2004 addition, the southern portion of the west wall was constructed in the 19th century and the BAR’s recently amended Administrative Approval policy does not allow staff to approve fiber-cement siding on portions of a building constructed prior to 1935, so this is the only portion of the application that requires Board approval. The BAR has considered the use of fiber-cement siding on portions of early buildings on a case-by-case basis.

Staff supports the use of fiber cement siding on the entire west elevation of this ell and the later addition. It is very difficult to tell the difference between painted fiber cement clapboards and genuine wood siding even when it is plainly visible and can be touched. In this case, the siding will be set well back from the public way and is only minimally visible. The change from German profile siding to clapboard is also appropriate, as the siding on the main body of the building is a wide beaded clapboard and it was common historically to use more expensive novelty siding on the façade and simpler siding on the side and rear. The existing German profile siding on the side and rear is, therefore, an anomaly that would be corrected with this work.



Figure 2 – Red dashed lines indicate the proposed area of replacement on the ell (green) and 2004 addition (pink).

Stoop and Railing

The *Design Guidelines* state that stoops, steps and railings are important functional elements of the entrances to buildings and can also have a decorative function as part of the design vocabulary of an architectural style. The applicant proposes to replace the existing concrete steps and steel railing with an iron stoop. The height and width of the steps will remain the same. The projection into the sidewalk will increase by 7½ inches. The proposed replacement material is historically appropriate for this Italianate rowhouse and is a common feature on late 19th-century buildings throughout the historic district. Additionally, the *Design Guidelines* state that concrete steps are not appropriate on 18th and 19th century buildings. Staff fully supports this alteration, which will enhance the Italianate façade.



Figure 3- Existing steps and railings at 1211 Prince St.



Figure 4- Proposed steps and railings will match the cast iron stoop at 1301 Prince St.

Staff recommends approval of the Certificate of Appropriateness for alterations, as submitted.

STAFF

Amirah Lane, 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

C-1 Proposed stairs comply with zoning.

C-2 Existing stoop projects 3'-3 1/2". Proposed repair will extend no more than 4', therefore no encroachment is required for a 66' Street.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction.

C-2 New proposed design does not appear to meet the minimum code requirement for guardrails. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.

C-3 For any questions or concerns please contact the department code administration at 703-746-4200.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (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 Permitting & 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 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)

Alexandria Archaeology

No archaeological action necessary.

V. ATTACHMENTS

1 – Application for BAR 2018-0079: 1211 Prince Street

2 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 1211 Prince StreetTAX MAP AND PARCEL: 074.01-03-23 ZONING: CLAPPLICATION 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: Daniel CraneAddress: 1211 Prince StreetCity: Alexandria State: VA Zip: 22314Phone: 703-626-4409 E-mail: dccrane@comcast.netAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Adams Architects - Daniel Jacobeen Phone: 703-549-0650E-mail: daniel@adamsarchitects.com

Legal Property Owner:

Name: Daniel CraneAddress: 1211 Prince StreetCity: Alexandria State: VA Zip: 22314Phone: 703-626-4409 E-mail: dccrane@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.

BAR Case # _____

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other <u>replace steps</u> | | | |
- ☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

- Remove existing modern wood siding on west side of rear "Ell" and install new James Hardie cementitious lap siding. Exposure to match existing, smooth face, paint.
- Remove existing concrete steps & steel railing.
- Install a new painted custom iron steps and handrail at front door - by Mashack Frederick Iron Works. New steps to match iron steps @ 1301 Prince Street fabricated & installed by Mashack Frederick Iron Works.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the minimum supporting materials for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- ☒ ^{N/A} ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☐ ☐ Description of the reason for demolition/encapsulation.
☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 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.

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 three 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. Daniel Crane	1211 Prince Street	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 1211 Prince Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Daniel Crane	1211 Prince Street	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. Daniel Crane	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.

2/20/18 Daniel Jacobson 
 Date Printed Name Signature

BAR Case # _____

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.

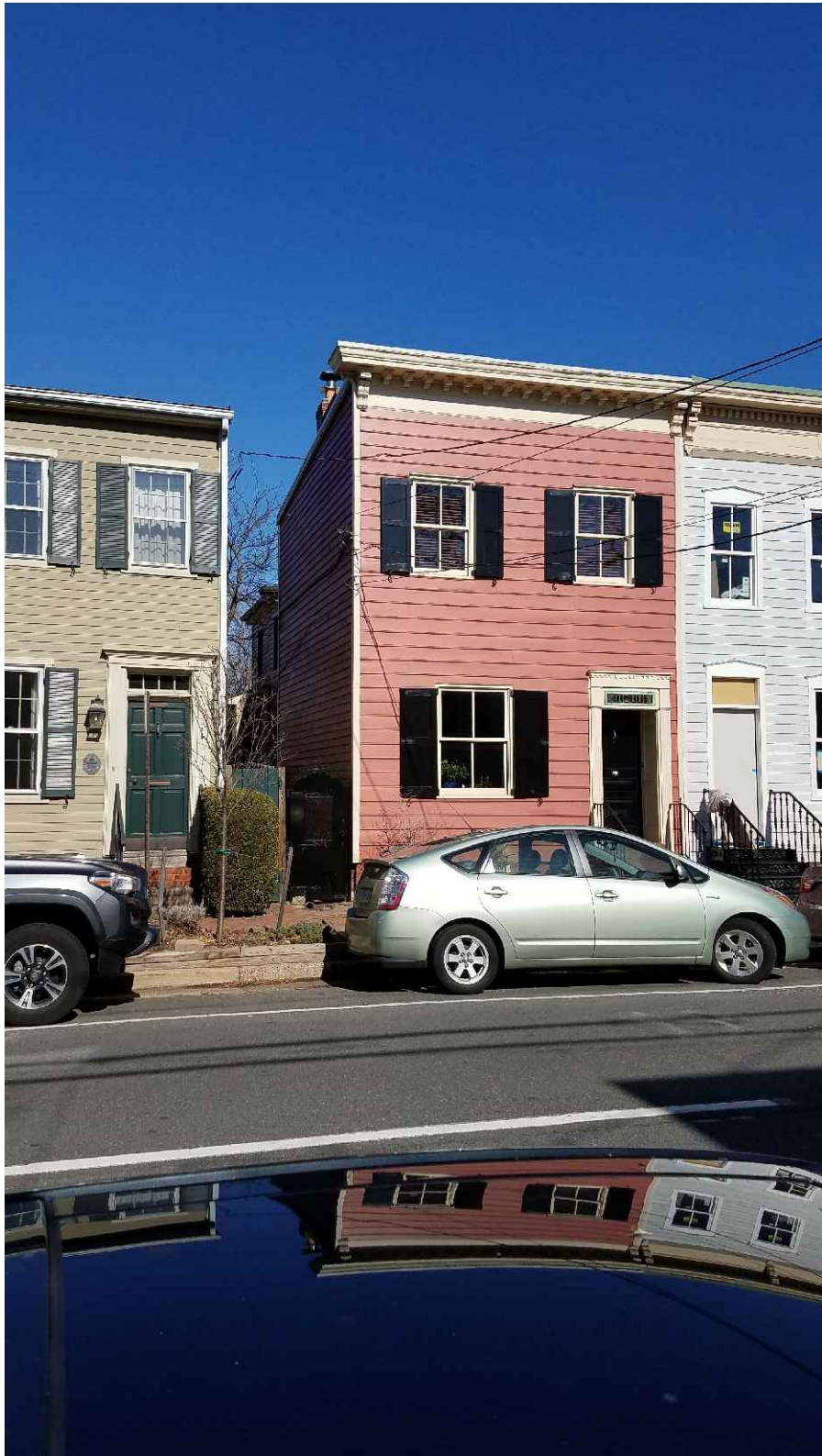
APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: _____

Date: _____

2/20/18



ALTERATIONS TO
1211 PRINCE STREET

DRAWING INDEX	
1	Cover Sheet, Project Description, Drawing Index
2	Site Plan
3	Photographs
4	Photographs
5	Plans and Elevations

CODE: 2012 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT DESCRIPTION
-REMOVE EXISTING MODERN WOOD SIDING ON WEST SIDE OF REAR ELL AND INSTALL NEW JAMES HARDIE CEMENTITIOUS LAP SIDING. EXPOSURE TO MATCH EXISTING, SMOOTH FACE, PAINT. -REMOVE EXISTING CONCRETE STEPS AND STEEL HANDRAIL -INSTALL A NEW PAINTED CUSTOM IRON STEPS AND HANDRAIL AT FRONT DOOR - BY MASHACK FREDERICK IRON WORKS. NEW STOOP TO MATCH IRON STOOP AT 1301 PRINCE STREET FABRICATED AND INSTALLED BY MASHACK FREDERICK IRON WORKS

ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
405 South Washington Street Alexandria, Virginia 22314
Tel, 703 549 0650 © Fax, 703 549 3125

ADAMS

ARCHITECTURE PLANNING INTERIORS

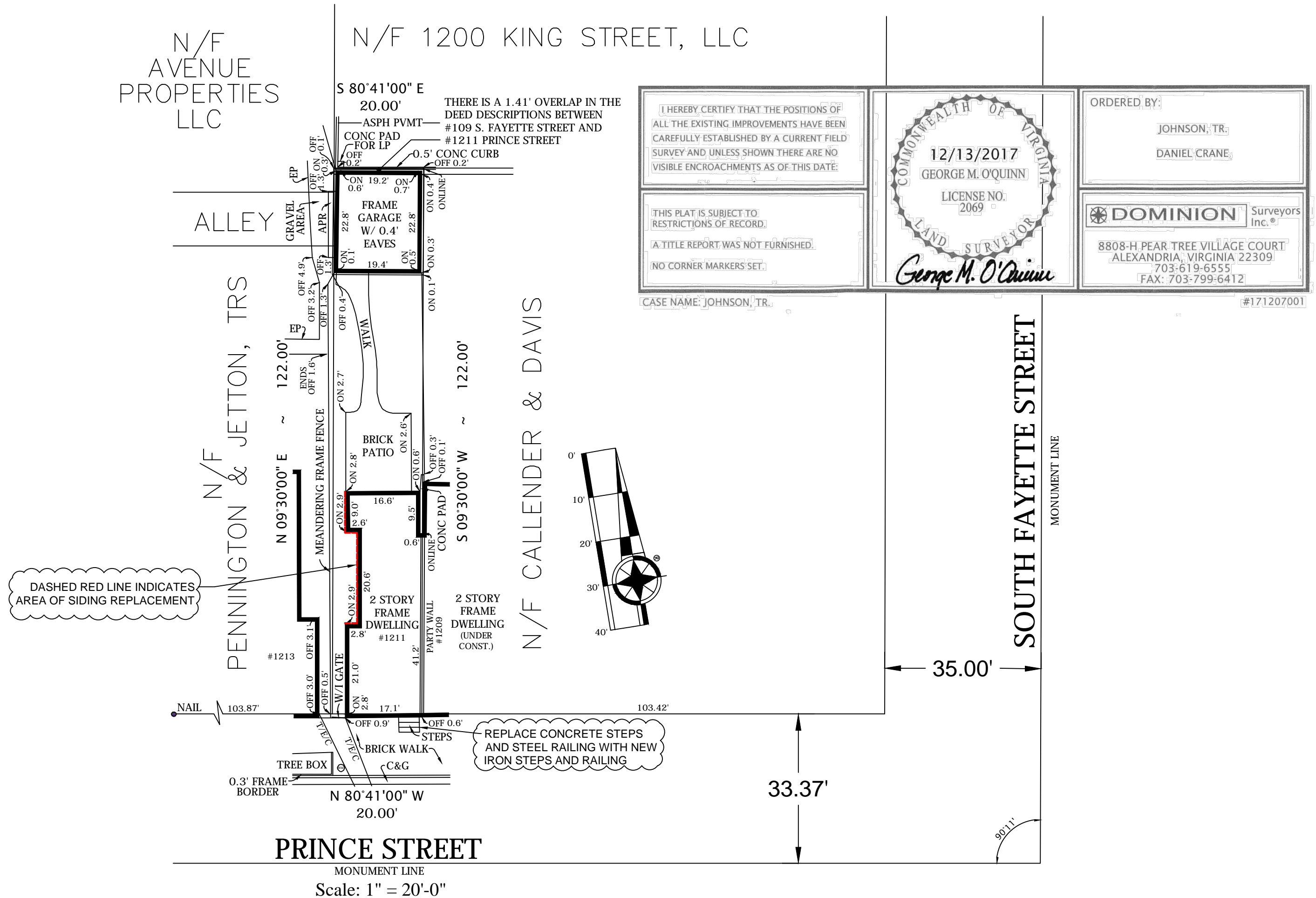
ALTERATIONS TO
CRANE RESIDENCE
1211 PRINCE STREET
ALEXANDRIA, VA 22314

Date: February 12, 2018

BAR SET

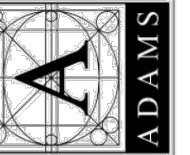
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ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
405 South Washington Street Alexandria, Virginia 22314
Tel. 703 549 0650 © Fax. 703 549 3125

ARCHITECTURE PLANNING INTERIORS



ALTERATIONS TO
CRANE RESIDENCE
1211 PRINCE STREET
ALEXANDRIA, VA 22314

e: February 12, 2018

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t:

2 of 5



1211 PRINCE - EXISTING CONCRETE STEPS AND RAILING TO BE REMOVED



1211 PRINCE - EXISTING CONCRETE STEPS AND RAILING TO BE REMOVED



1211 PRINCE & 1209 PRINCE - EXISTING STEPS AND RAILING



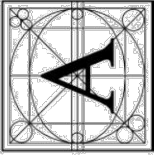
1301 PRINCE - NEW IRON STEPS AND RAILING BY MASHACK FREDERICK IRON WORKS (MATCH AT 1211 PRINCE)



1301 PRINCE - NEW IRON STEPS AND RAILING BY MASHACK FREDERICK IRON WORKS (MATCH AT 1211 PRINCE)

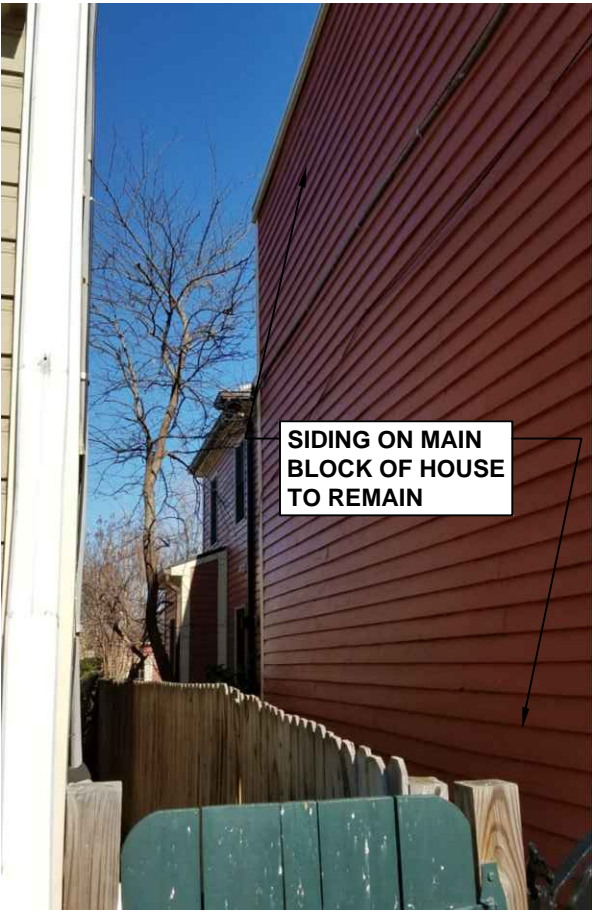


1207 PRINCE - EXISTING IRON STEPS

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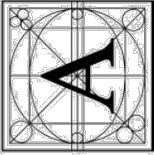
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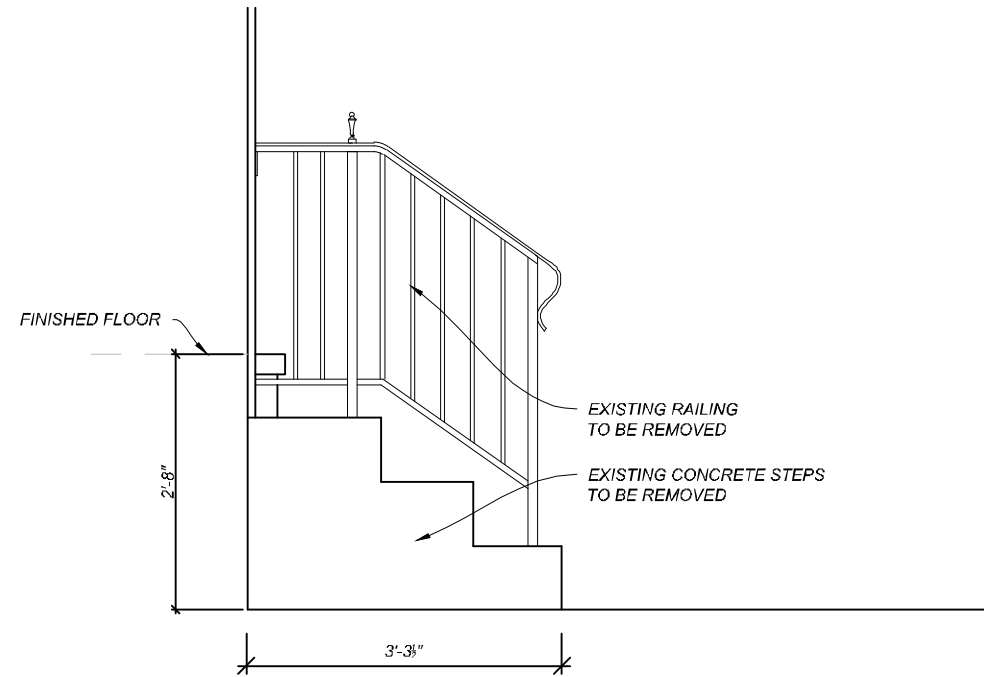


SIDING ON MAIN
BLOCK OF HOUSE
TO REMAIN

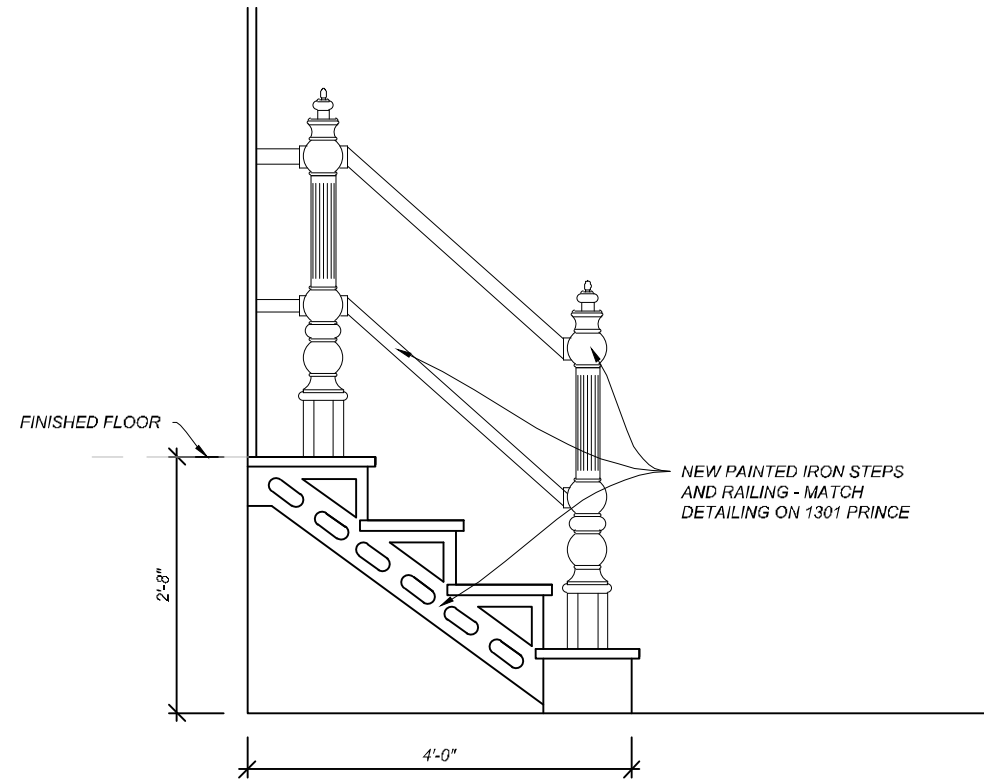


1211 PRINCE STREET WEST WALL - SEE SITE PLAN FOR LOCATION OF SIDING REPLACEMENT

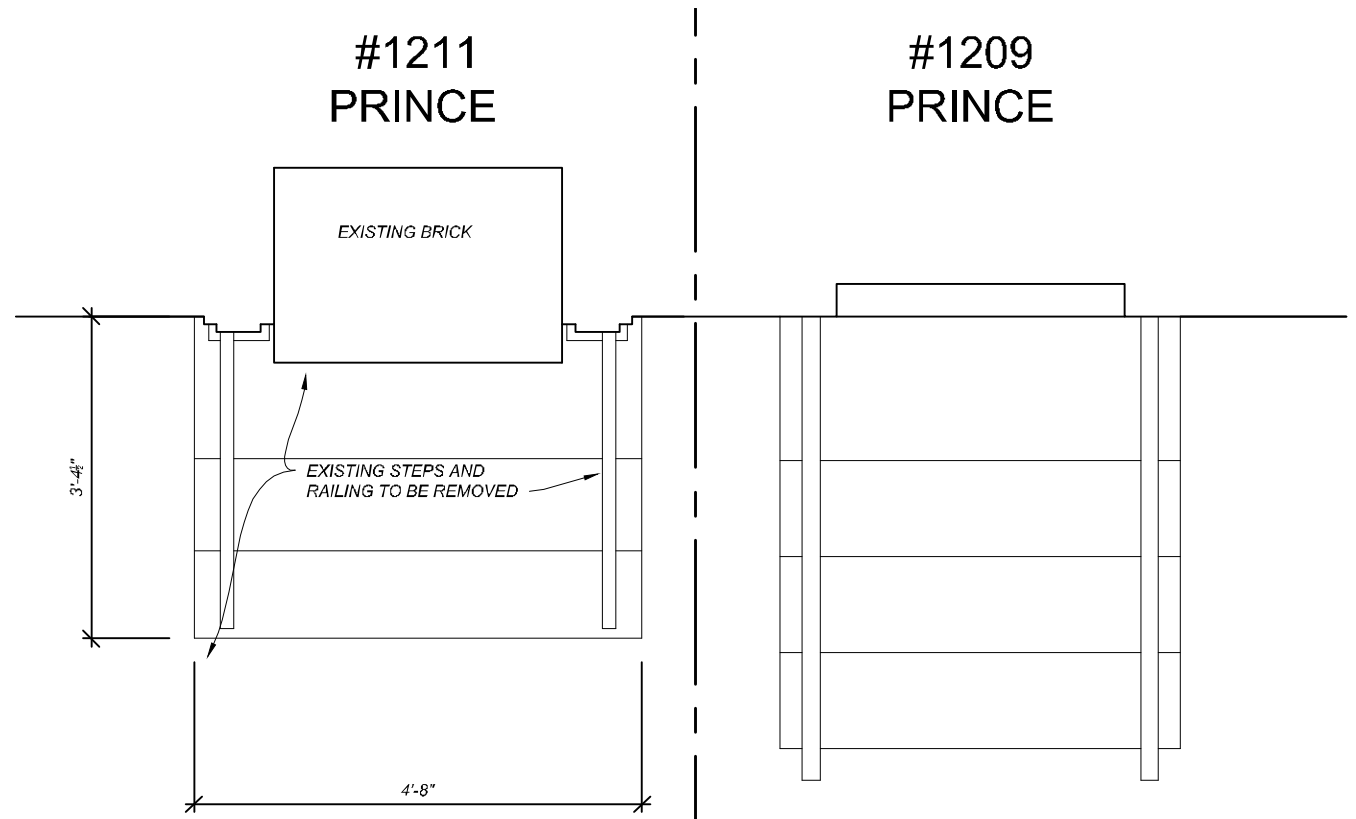
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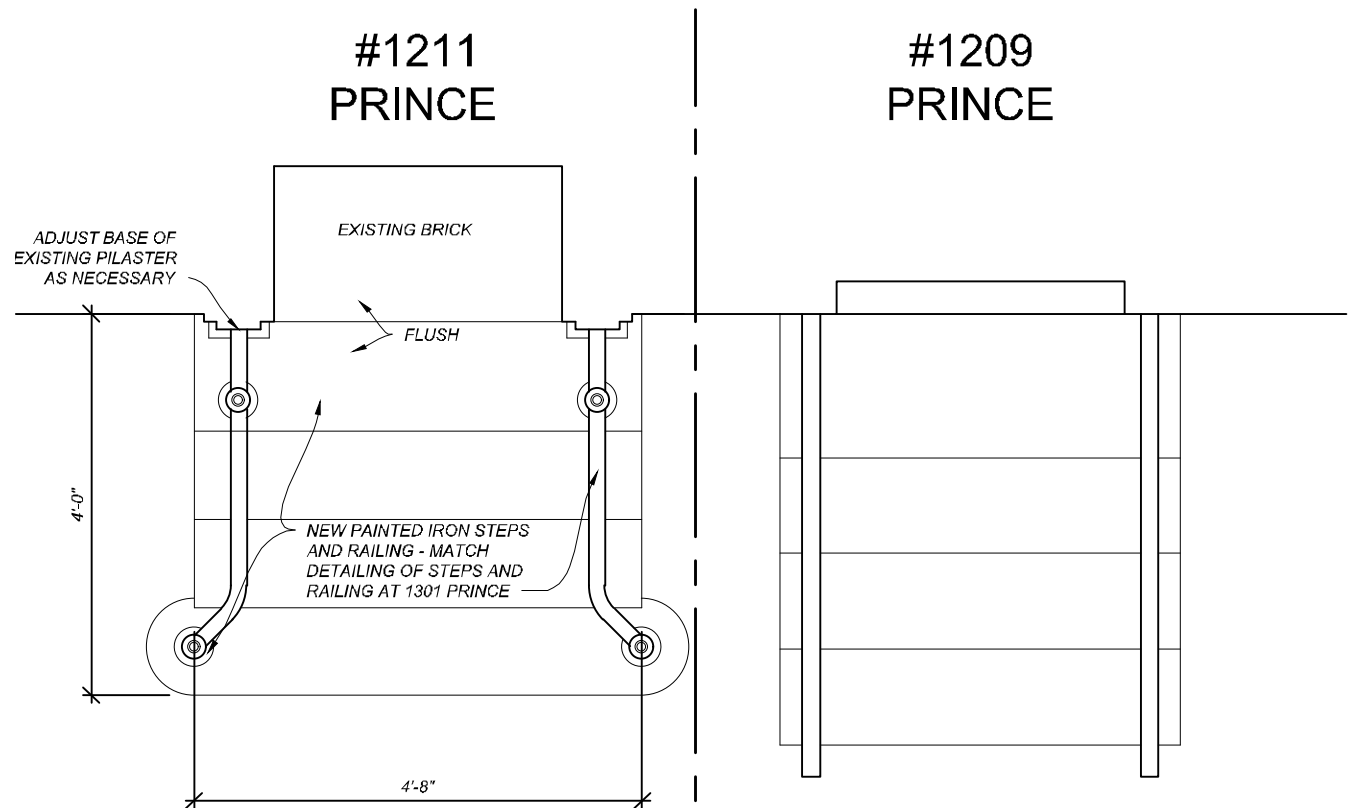
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5
EXISTING STEP ELEVATION
Scale: 1/2" = 1'-0"



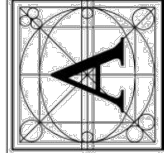
B
5
PROPOSED STEP ELEVATION
Scale: 1/2" = 1'-0"



C
5
EXISTING STEPS PLAN
Scale: 1/2" = 1'-0"



D
5
PROPOSED STEPS PLAN
Scale: 1/2" = 1'-0"

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ALTERATIONS TO CRANE RESIDENCE 1211 PRINCE STREET ALEXANDRIA, VA 22314		
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