

Docket Items # 10 & # 11
BAR CASE #2018-0047 & 048

BAR Meeting
April 4, 2018

ISSUE: Permit to Demolish/Capsulate and Certificate of Appropriateness for a porch addition

APPLICANT: 413 Prince Street LLC

LOCATION: 413 Prince Street

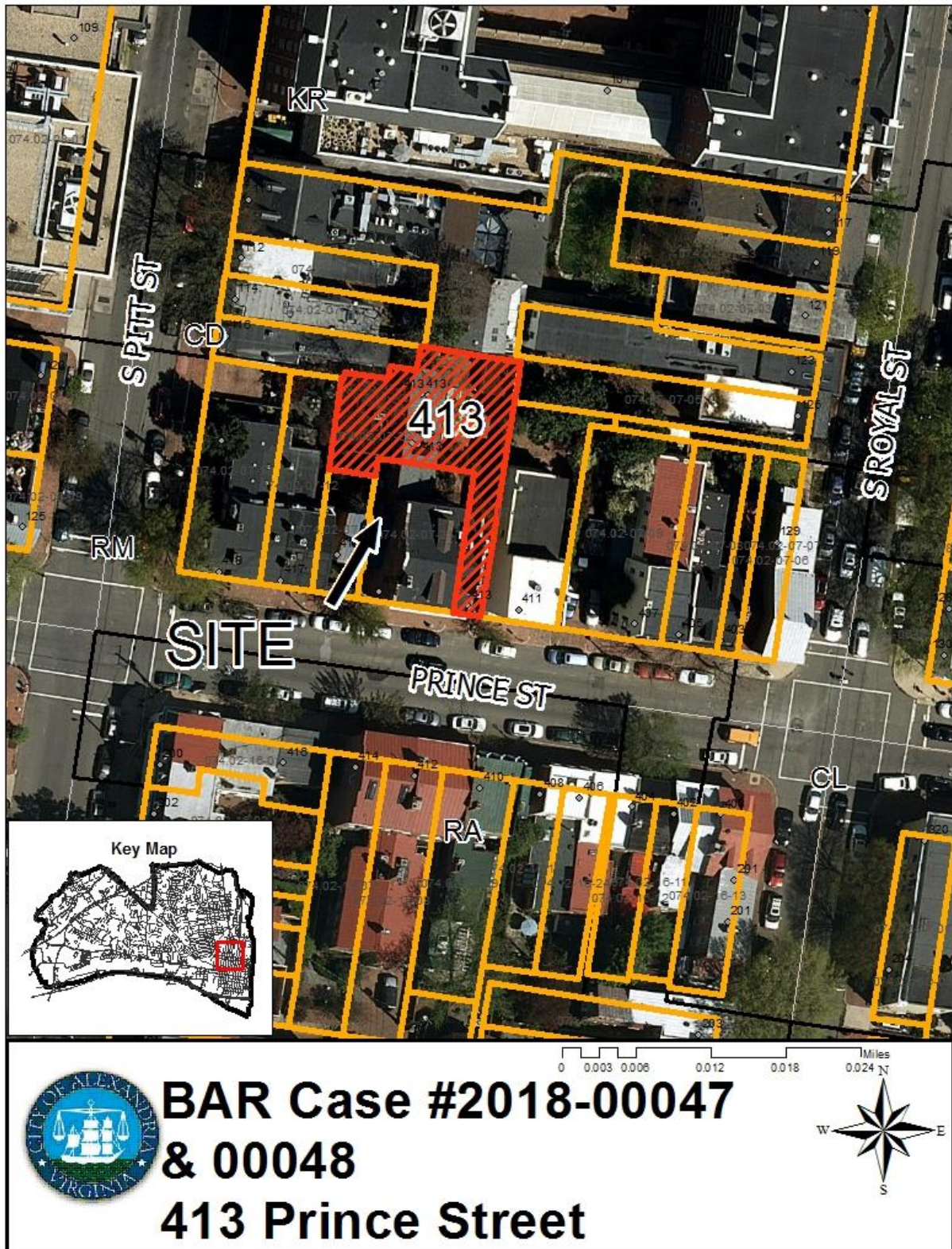
ZONE: RM / Residential Townhouse zone

STAFF RECOMMENDATION

Approval of the Permit to Demolish/Capsulate and 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, 703-838-4360 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.



Note: Staff coupled the applications for a Permit to Demolish (BAR #2018-0047) and Certificate of Appropriateness (BAR #2018-0048) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and Certificate of Appropriateness for a covered two-story porch at 413 Prince Street. The two-story rear ell is an early or original feature of the house at 415 Prince Street but is on a separate parcel (413) and contains four apartments.

Demolition/Capsulation

In order to construct the proposed porch, the existing **1986** two-story frame porch will be demolished. The porch was constructed of pressure treated lumber and metal bracing and is in poor condition.

Certificate of Appropriateness

The covered two-story rear porch will measure almost 32 feet long and 19 feet high, one foot narrower but six feet longer than the existing porch. The new Accoya wood porch will have a shed style copper standing seam roof which will tie into existing roof rafters, well above the character defining corbeled brick cornice on the rear ell.

II. HISTORY

According to Ethelyn Cox in Historic Alexandria Virginia Street by Street, the three-story, four-bay Greek Revival building was originally constructed as the Bank of Potomac between **1804** and **1807**. The building served as the headquarters of the Restored Government of Virginia between 1863-1865. The ell does not have street frontage and is accessed through the driveway adjacent to 415 Prince Street. Visibility is limited to what can be seen from the Prince Street sidewalk.

There is a preservation easement on the property held by the Virginia Department of Historic Resources (1987).

III. ANALYSIS

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), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(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?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No

(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?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(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?	No

Staff has no objection to the demolition of the utilitarian, 1980s era pressure treated wood two-story porch. The new porch, although longer and covered, will require a small amount of additional capsulation, but the work is easily reversible and will not adversely impact any historic fabric.

Certificate of Appropriateness

The property has a preservation easement held by the Virginia Department of Historic Resources and the applicant has obtained approval of the easement holder for this work (see attached letter).

The *Design Guidelines* note that “Many historic structures in the districts have had porch additions which were built at a later time than the original construction,” as is the case here. The ell was broken into four separate apartments in the early 20th century and a porch was likely added at that time to access the upper units.

The porch meets many of the recommendations contained in the guidelines, including: it will be painted the color of the building or trim; it doesn’t hide important historic architectural details; its design is simple but complimentary to the historic masonry ell; and it could be removed without harm to original fabric. Staff commends the applicant for recognizing the importance of the molded brick cornice and attaching the porch roof above this feature. While historic roof rafters may exist, the plywood sheathing and asphalt shingle roof from the mid-1980s, the construction and attachment of the new porch could be easily reversed with little impact to the building.

Staff recommends approval of the application, as submitted.

STAFF

Stephanie Sample, Urban 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

F-1 Applicant needs to revise their FAR sheet before submitting for Building Permit.

C-1 Proposed scope of work complies with zoning.

Code Administration

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

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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (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)

C1. 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)

C2. 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)

- C3. 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)
- C4. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C5. 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)

Alexandria Archaeology

No archaeological action required for this project.

IV. ATTACHMENTS

- 1 – Application for BAR 2018-0047 and 20187-0048: 413 Prince Street*
- 2 – Supplemental Materials*

BAR Case # 2018-00047.00048

ADDRESS OF PROJECT: 413 Prince Street, Alexandria, VA 22314

TAX MAP AND PARCEL: 074.02-07-22 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: Ashley & George Wilson

Address: 415 Prince Street

City: Alexandria State: VA Zip: 22314

Phone: E-mail: awilson@savingplaces.org

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

Name: Ashley Wilson, AIA

Phone: 202-262-3544

E-mail: awilson@savingplaces.org

Legal Property Owner:

Name: 413 Prince Street LLC

Address: 415 Prince Street

City: Alexandria State: VA Zip: 22314

Phone: 202-262-3544 E-mail: awilson@savingplaces.org

- ☐ Yes ☐ No Is there an historic preservation easement on this property?
☒ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____ exterior stair reconfiguration _____
☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

See Attached

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.

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

- ☐ x 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.)
- ☒ x 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.
- ☒ x I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ x 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:

Ashley Wilson / George Wilson

Date:

2.25.18

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. Ashley Wilson	415 Prince St	50%
2. George Wilson, Manager	415 Prince St	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 413 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. Ashley Wilson	415 Prince St	50%
2. George Wilson	415 Prince St	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.

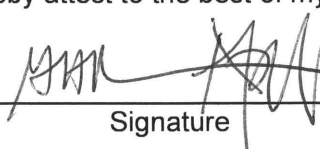
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Ashley Wilson	n/a	n/a
2. George Wilson	n/a	n/a
3.		

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.

2/25/2018
Date

George Wilson, Manager Wilson Family Investments LLC
Printed Name


Signature

Attachment

413 Prince Street BAR Application

Description of Proposed Work:

The existing 1986 exterior wood stair that serves 4 apartment units at 413 Prince Street has deteriorated due to inferior quality material selection and construction technique. As the stair needs full replacement, the design was moderately altered to better serve the tenants. The proposed stair is 6'-0" longer but 1'-0" narrower. The proposed stair is covered and is explained in the attachment application to VDHR, the easement holder on the property.

Demolition/Encapsulation:

Asphalt shingles have covered the flounder since at least 1986. In 2015 the shingles and roll-roofing underlayment were replaced as they had reached the end-of-life expectancy. The plywood sheathing dates to 1986. While encapsulated, the original roof rafters might be extant with a high potential for them being sistered with new lumber. The rafters will not be removed by this proposed alteration.

Reason for encapsulation

The proposed new apartment porch and stairs has a roof that will attach into the lower portion of the asphalt roof, altering the historic configuration of the roof for the length of the porch.

The roofing material and sheathing that is being encapsulated is not historic so the alteration affects the profile of the roof but in a reversible way that maintains the readability of the original structure. The moulded brick cornice of the flounder will not be disturbed.

Previous owners have altered this building in so many irreversible ways, that the original function and use is difficult to read. The chimney mass has been demolished and presumably the dormer was inserted into the opening. On the east elevation, new doors and windows have been inserted and existing openings closed and altered. The interior has been gutted. The proposed additive change to the roof profile does not affect the current reading of the building.

Alternatives to demolition/encapsulation

The only alternative to this encapsulation request is to not perform the work, leaving the stairs in the current uncovered configuration. The proposed stair configuration provides shelter to the tenants and more attractive exterior space than the existing. The existing stairs are more appropriate for a rental beach property than for an Old Town residence.

Additions/New Construction/Alterations:

Materials and Colors: The stairs will be painted the same existing color scheme that is currently in use; Benjamin-Moore HC-123 Kennebunkport Green on the treads and BM 956 Palace White on the rest.

The copper roof and flashing will use 16oz hand-crimped or flat seam copper and 20 oz. copper flashing.

Accoya, acetylated lumber will be used for the exterior wood trim.



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

A. Property Information

A1. Street Address

413 Prince

Zone

Rm

A2.

4045

x

1.5

=

6067

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Carriagehouse	216	Basement**	
First Floor	1219	Stairways**	
Second Floor	1219	Mechanical**	
Third Floor *	0	Other** (removal)	193
Porches/ Other	193	Total Exclusions	193
Total Gross *	2847		

B1. Existing Gross Floor Area *

2847 Sq. Ft.

B2. Allowable Floor Exclusions**

193 Sq. Ft.

B3. Existing Floor Area minus Exclusions

2654 Sq. Ft.

(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	63
Second Floor		Mechanical**	
Prop 1 st Floor	264	Other**	
Porches/ 2 nd Floor	264	Total Exclusions	
Total Gross *	528		

C1. Proposed Gross Floor Area *

528 Sq. Ft.

C2. Allowable Floor Exclusions**

63 Sq. Ft.

C3. Proposed Floor Area minus

Exclusions 465 Sq. Ft.

(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3)

3119

Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2)

6067

Sq. Ft.

* Third Floor - no sq ft because it is an open sloped ceiling

*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.

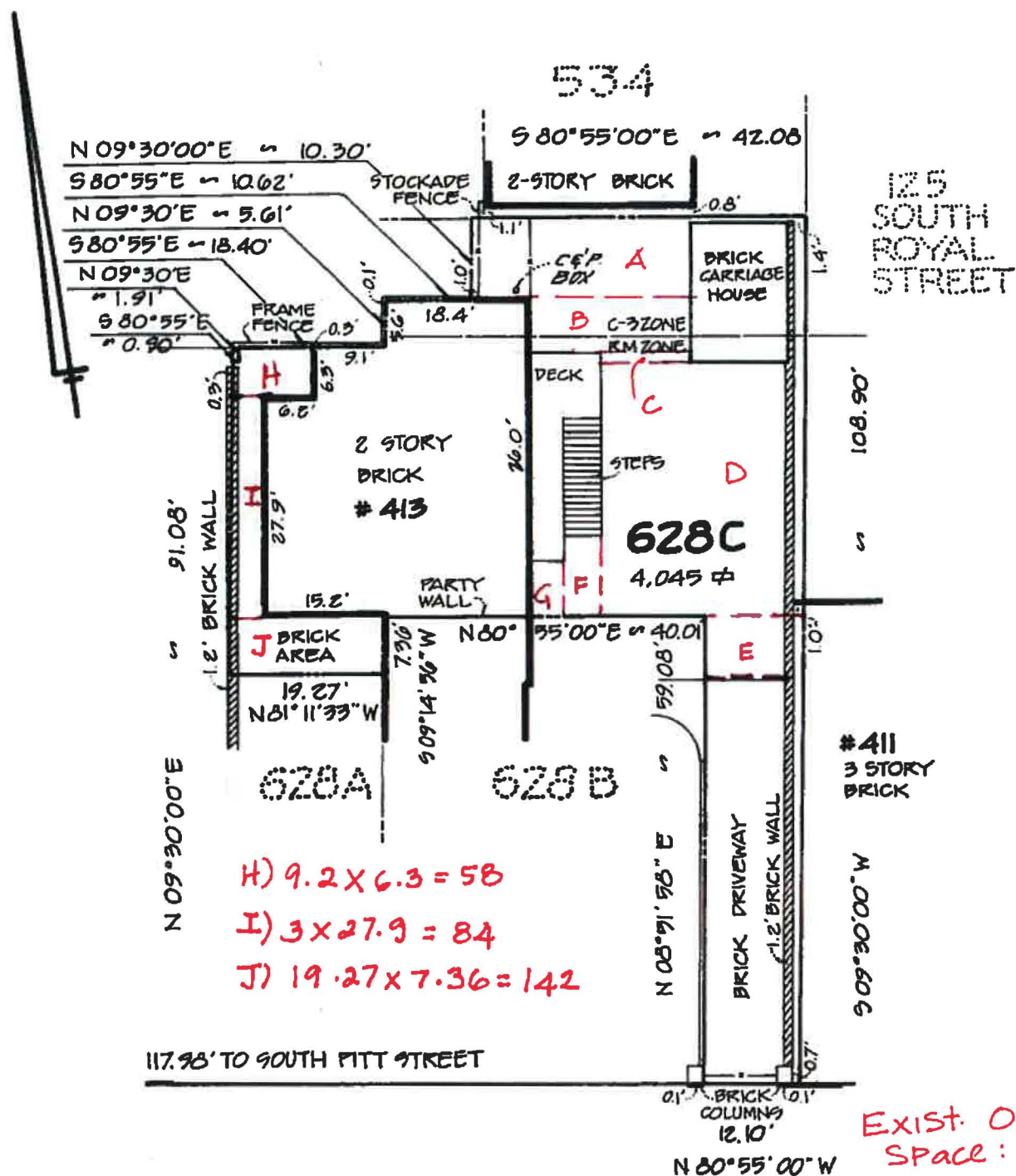
F. Open Space Calculations

Existing Open Space	2000
Required Open Space	1415
Proposed Open Space	1924

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

Signature:

Date: 3.26.18



Proposed open space: 1515 ±

PRINCE STREET

- A) 27.5 x 10.3 = 283
- B) 7 x 20 = 140
- C) 2 x 10 = 22
- D) 32 x 26 = 832
- E) 12 x 8 = 96

PLAT

SHOWING PHYSICAL IMPROVEMENT SURVEY

LOT 628-C, RESUBDIVISION OF

413, 415 & 415 1/2

PRINCE STREET

- F) 10 x 4.5 = 45
- G) 7 x 4 = 28

= 1446 ±



COMMONWEALTH of VIRGINIA

Department of Historic Resources

Molly Joseph Ward
Secretary of Natural Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

August 16, 2017

Ms. Ashley Wilson, AIA
415 Prince Street
Alexandria, VA 22314

RE: Flounder Stair
Bank of the Potomac, 413 Prince Street, City of Alexandria
DHR Easement File No. 100-0005_ep

Ms. Wilson ~

Thank you for consulting with the Department of Historic Resources (DHR) about the proposed replacement of the flounder stair at your property, the Bank of the Potomac, in Alexandria. As you know, the Virginia Board of Historic Resources holds historic preservation easements on the property, which require that such modification receive the prior written approval of DHR.

According to the project review request submitted electronically on July 25, 2017, the existing stair dates to 1986 and is constructed of low-quality wood and hardware. The proposed stair is slightly narrower and longer in overall dimensions, four bays wide, and covered with a shed roof that ties into the existing roof.

While DHR staff expressed a preference for simplification of the proposed details (i.e. simple posts, orthogonal bays) they did agree that, overall, the proposed revisions illustrate a contemporary compatible design solution. Staff consequently concluded that the proposed request is consistent with the easement provisions and the Secretary of the Interior's *Standards for Rehabilitation*, and is, therefore, approved. This approval is valid for one year from the date of this letter. If you need to revise the scope of work or are unable to complete the work within one year, please contact me.

Thank you for your on-going stewardship efforts. Please let me know if you have additional questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Megan Melinat".

Megan Melinat
Easement Program Architect
Megan.melinat@dhr.virginia.gov

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391



VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
Historic Preservation Easement Program

Project Review Request

Part I: Project Review Request Checklist

This checklist is intended to be used by Easement Property Owners and/or an Authorized Project Contact to ensure that each Project Review Request contains the minimum documentation required for review. All applications must be submitted at least **30 days** prior to the commencement of the proposed work. Please remember that property owners must receive **prior** written approval before commencing work.

Return the checklist, Project Review Request, and supporting documentation to:
Megan Melinat, Easement Program Architect
Department of Historic Resources
2801 Kensington Avenue, Richmond, VA 23221

Please keep a copy of the completed review form for your records. Questions or concerns may be directed to Megan Melinat at 804-482-6455 or megan.melinat@dhr.virginia.gov.

Name of Easement Property:	413 Prince Street, Alexandria VA 22314		
Alternative Name:	The Flounder behind the Statehouse at 415 Prince Street		
Address of Property:	413 Prince Street		
	Alexandria City	County:	22314
DHR Easement File # (if known):			
Is property a co-held easement? no If so, by whom?			

Please check that you have included the following information as part of your complete application:

<i>Required:</i> <input checked="" type="checkbox"/> Part I: Project Review Request Checklist <input checked="" type="checkbox"/> Part II: Change/ Alteration Proposal Application <input checked="" type="checkbox"/> Printed Photographs, properly labeled/identified	<i>As Necessary (Recommended):</i> <input checked="" type="checkbox"/> Site Plan/Drawings/Plans (dated <u>July 2017</u>) <input checked="" type="checkbox"/> Product Information/Specifications <input checked="" type="checkbox"/> Other <u>existing description and narrative</u>
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VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
Historic Preservation Easement Program

Part II: Change/Alteration Proposal Application

Easement Property Information

All applicable fields must be filled.

Name of Easement Property:	413 Prince Street
Address of Property:	413 Prince Street

Property Owner Information:

Name of Current Property Owner:	Ashley Wilson		
Address of Property Owner: (If different than property address)	415 Prince Street		
	Alexandria VA 22314	Date of Purchase:	2010
Daytime Telephone:	202-588-6020	Fax:	
Mobile Telephone:	202-262-3544	Email:	awilson@savingplaces.org

If application is completed by someone other than owner:

Name of Authorized Project Contact:	Ashley Wilson, AIA		
Relationship to owner:	Owner and architect		
Address of Authorized Project Contact:	415 Prince Street		
	Alexandria VA 22314		
Daytime Telephone:	202-262-3544	Fax:	
Mobile Telephone:	202-262-3544	Email:	awilson@savingplaces.org

Project Funding Information:

Is this project being funded by any of the following sources? <i>Please check all that apply:</i>	<input type="checkbox"/> VLCHF Grant (FY _____)
	<input type="checkbox"/> TEA-21 Grant
	<input type="checkbox"/> General Assembly Grant (FY _____)
	<input type="checkbox"/> Historic Tax Credits (<input type="checkbox"/> State/ <input type="checkbox"/> Federal)
	<input type="checkbox"/> Other State/Federal Funding _____
	<input type="checkbox"/> Other Funding <u>private funding</u>

Signature of Owner or Authorized Representative/Date: _____/_____

Detailed Description of Proposed Rehabilitation/Preservation Work

(Include all construction, reconstruction, improvement, enlargement, painting and decorating, alteration, demolition, maintenance or repair, and excavation)

Work Item # 1

Architectural/Landscape feature: Exterior Apartment Stairs	Photo no. 1-10	Drawing no.
Approximate date of feature: 1986	<i>Be sure to include details and specifications on proposed products</i>	
Describe existing feature and its condition:	Describe, in detail, the proposed work and impact on existing feature:	
The existing stairs to the second floor apartments were constructed in 1986 and consist of painted pressure treated lumber and aluminium fasteners. From the realtor photos it appears that the pickets were replaced prior to 2010. The quality of the wood is inferior and the aluminium hardware (joist hangers, nails and screws) are exposed to weather and create continual rust staining. The low-quality of wood and the hardware have deteriorated enough to be losing structural capacity at the joints. Replacement is desired and necessary but as the feature is not historic, or of high quality construction or design, we are submitting an application to redesign the exterior apartment stairs which as built, detract from the otherwise elegant historic structure and sideyard.	A new exterior, covered stair is being proposed to replace the existing and to provide access to the second floor apartment units. The proposed upper floor landing is 1 foot more narrow but 6 feet longer. No new foundations are necessary for the proposed exterior apartment stairs. The stair structure will attach to the historic masonry with the use of ledges and plates to minimize impact and the new roof will connect into the existing rafters. No historic material will be removed. A preservation mason will be employed to perform cyclical maintenance if needed using compatible mortar. The new exterior apartment stairs will be constructed of 5 x 5 posts and Accoya (acetylated lumber) wood and painted with Benjamin Moore paints. The new porch roof will be traditional standing seam copper. The one existing dormer appears to be in the location of the original masonry fireplace flue mass that was previously removed (sniff). The dormer has substandard sidewall flashing and sill details. The scope of work includes reflashing the dormer with copper.	

Work Item # 2

Architectural/Landscape feature: Roof	Photo no. 1-10	Drawing no.
Approximate date of feature: 1986	<i>Be sure to include details and specifications on proposed products</i>	
Describe existing feature and its condition:	Describe, in detail, the proposed work and impact on existing feature:	

<p>In 1986 the roofing system was installed. In 2014 we replaced the aluminium flashing with 20oz. copper flashing and new copper half-round 8" downspouts. The rafters seem to be original with some sistering, but everything above them, the sheathing, paper and asphalt shingles were added in 1986.</p>	<p>The proposal is to add a covered portion to the exterior stairs and that new roof structure will tie into the existing roof. This affects the roof in an area that is @ 32 feet long and 10 feet on the slope. The new roof will be copper standing seam with copper half-round gutters and downspouts. This design change creates a covered roof for the stairs and creates a more habitable porch space for the tenants. The proposed roof ties into the existing roof above the best architectural feature, the moulded brick cornice. The new roof will use sheathing, ice and water shield, epdm beneath the copper standing seam.</p>
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Work Item #

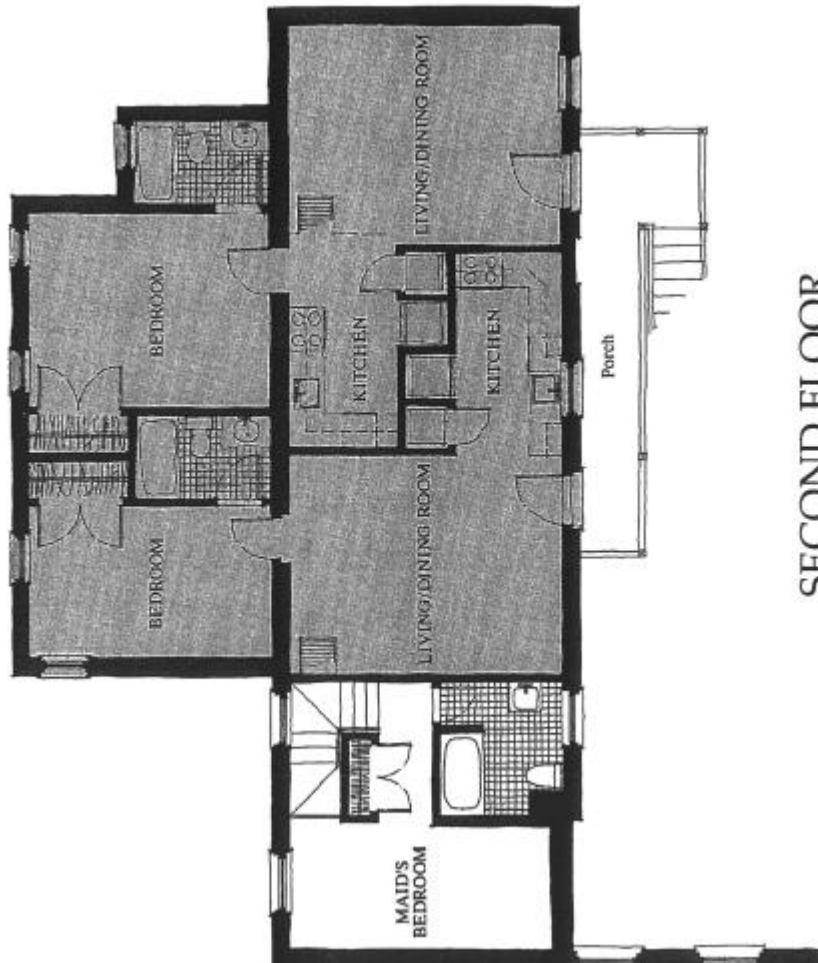
Architectural/Landscape feature:	Photo no.	Drawing no.
Approximate date of feature:	<i>Be sure to include details and specifications on proposed products</i>	
Describe existing feature and its condition:	Describe, in detail, the proposed work and impact on existing feature:	

Work Item #

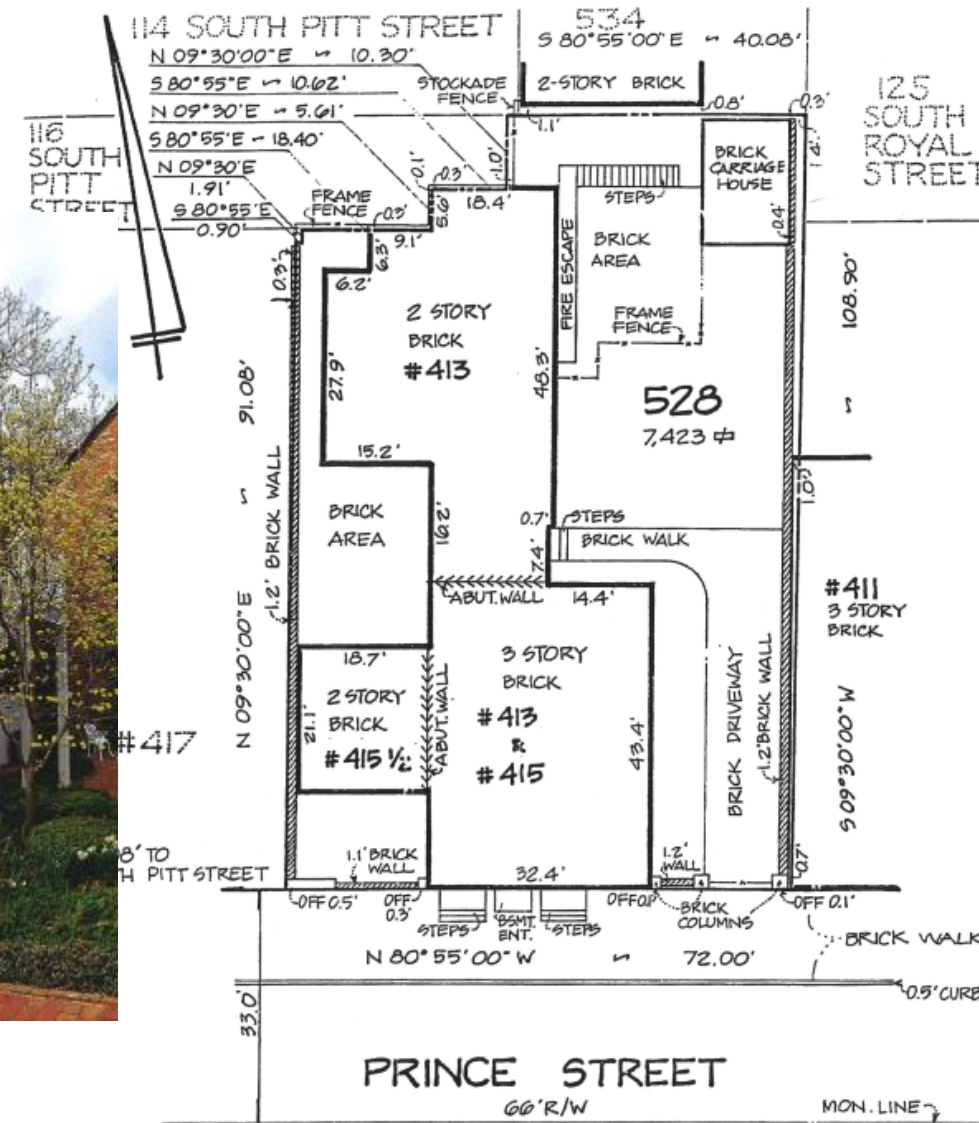
Architectural/Landscape feature:	Photo no.	Drawing no.
Approximate date of feature:	<i>Be sure to include details and specifications on proposed products</i>	
Describe existing feature and its condition:	Describe, in detail, the proposed work and impact on existing feature:	

** Please print this page again to include as many work items as necessary.*

APARTMENTS



SECOND FLOOR



The 1986 plat does not delineate porch

2009 realtor plan and photo of 413 Prince Street Apartments

Apartment porch constructed @ 1986



2017 Existing conditions 413 Prince Street apartments



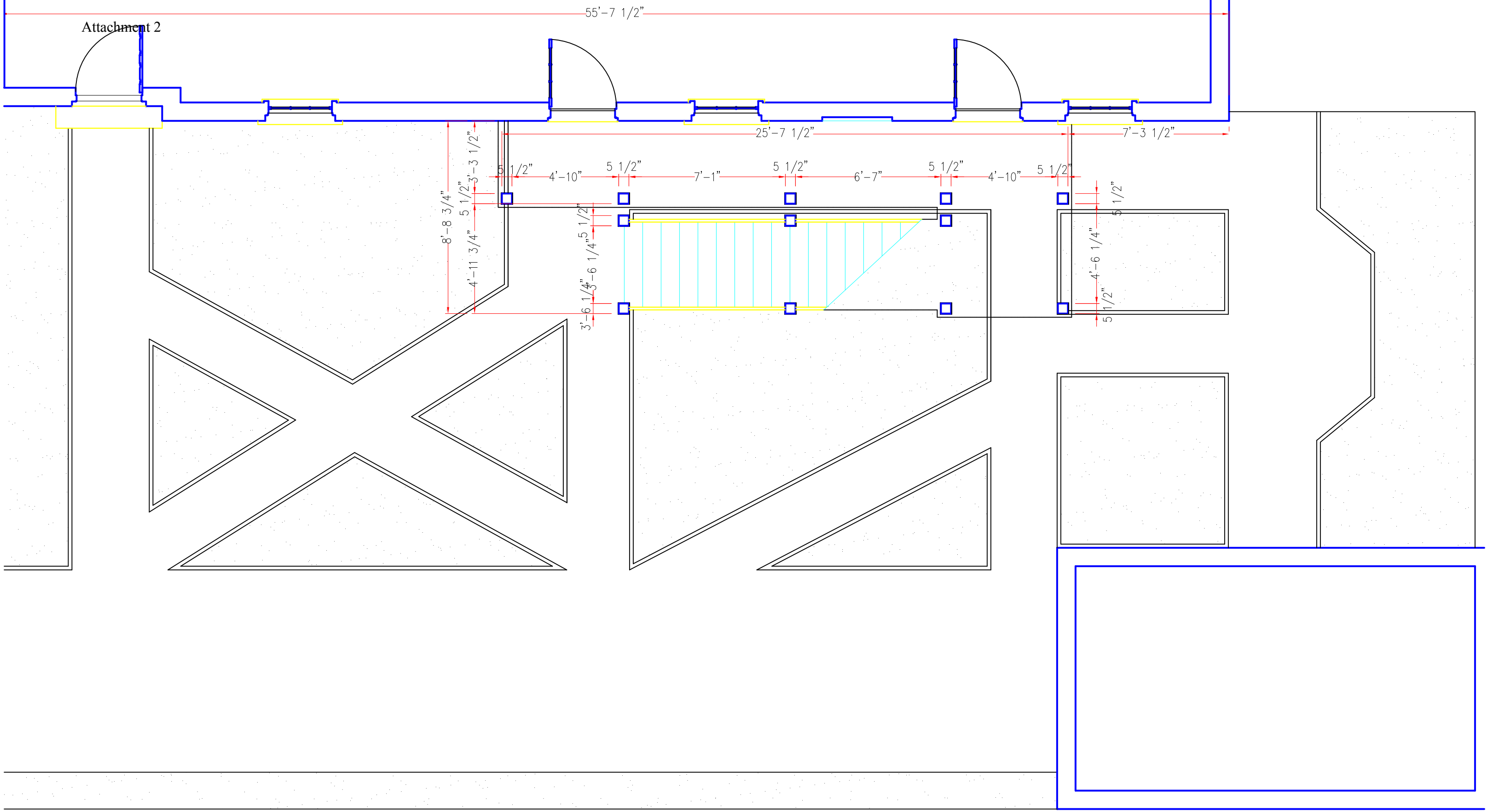
**Photos from 415 Prince Street residence showing apartment roof and stairs to
units 3 and 4**



Apartment entry from driveway



Photos detailing existing conditions

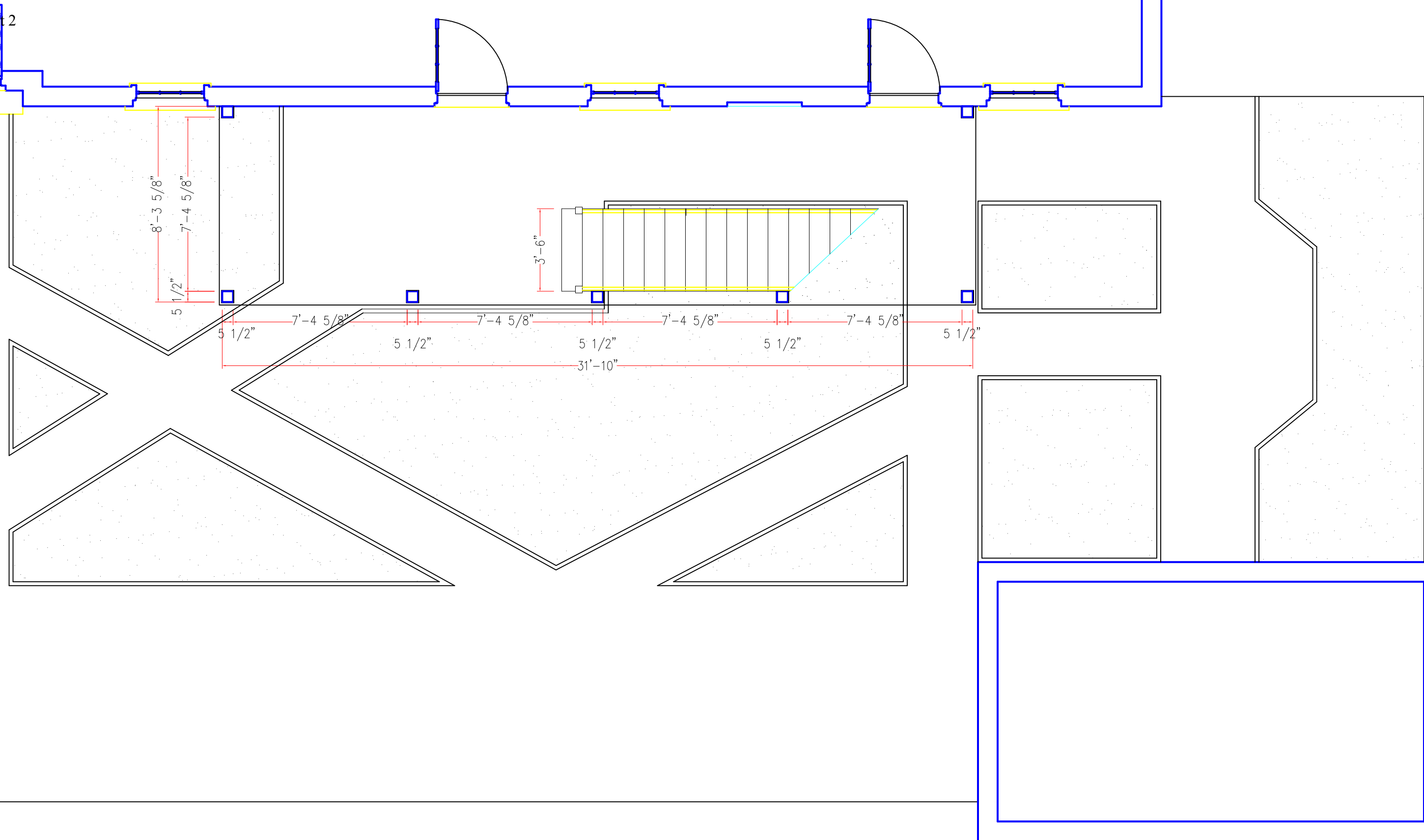


PETERSON AND COLLINS, INC.
SHOP DRAWING C-132
WILSON APARTMENT PORCH
PLAN VIEW (EXISTING)
SCALE: 1/4" = 1'-0"
DATE: 6-13-17 REV: 2-23-18

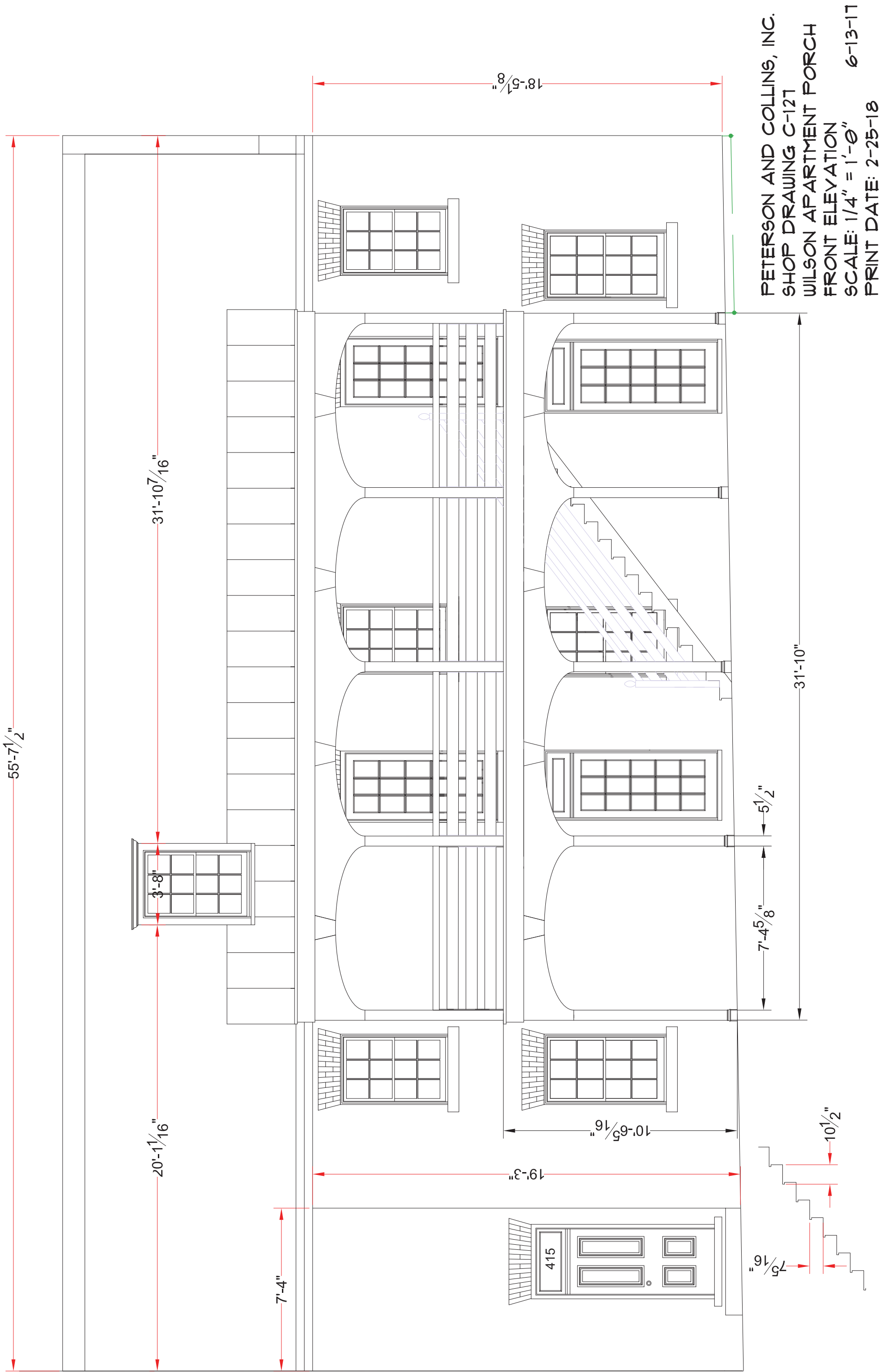


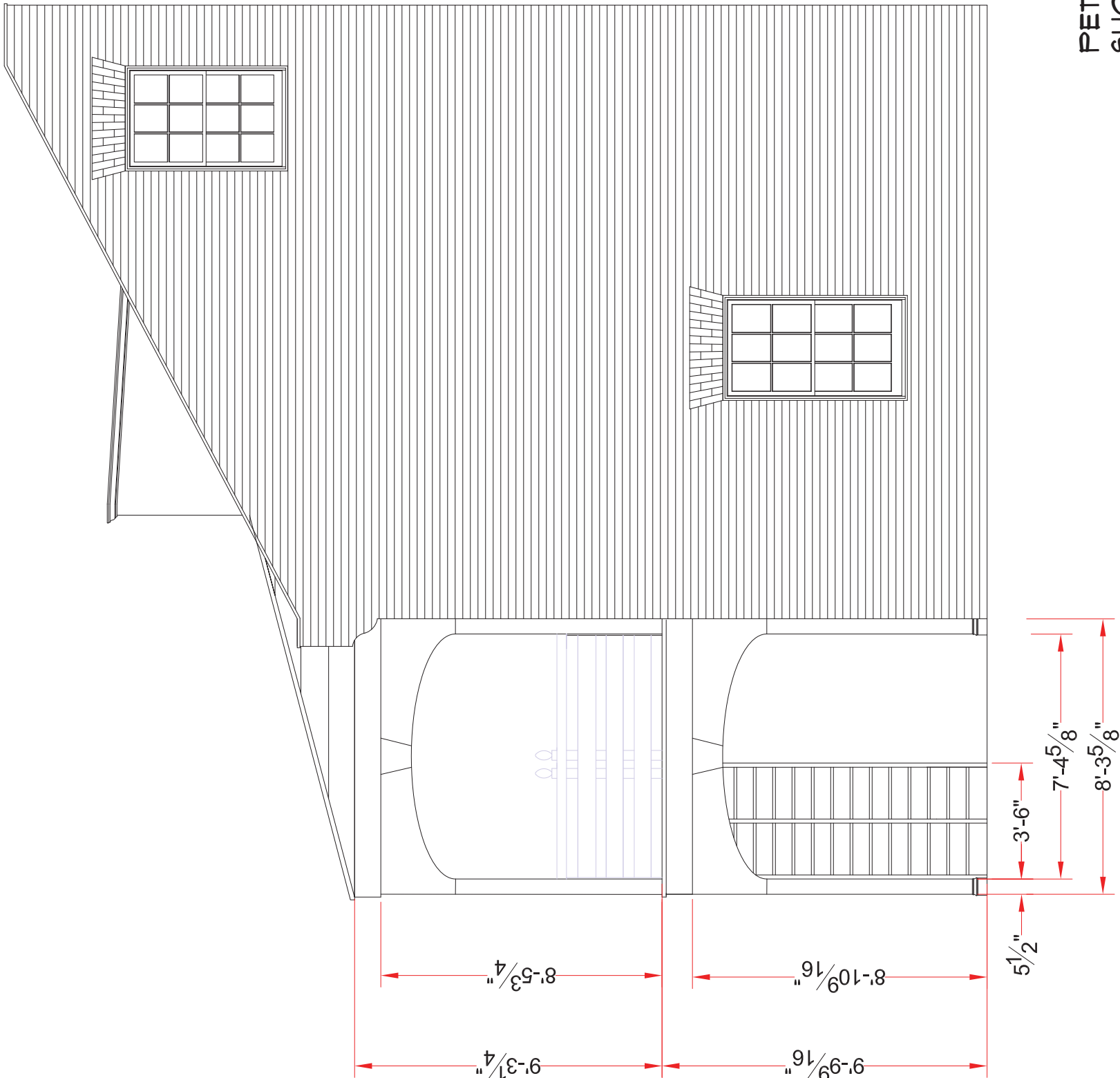


PETERSON AND COLLINS, INC.
SHOP DRAWING C-130
WILSON APARTMENT PORCH
SIDE ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"
DATE: 6-13-17 REV: 2-23-18



PETERSON AND COLLINS, INC.
SHOP DRAWING C-129
WILSON APARTMENT PORCH PLAN VIEW (PROPOSED)
SCALE: 1/4" = 1'-0"
DATE: 2-23-18 LANDSCAPE REVISION: 2-24-18





PETERSON AND COLLINS, INC.
SHOP DRAWING C-128
WILSON APARTMENT PORCH
SIDE ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0" DATE: 6-13-17
PRINT DATE: 2-25-18