

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for addition and alterations

**APPLICANT:** Ken and Phyllis Patterson

**LOCATION:** Old and Historic Alexandria District  
107 Princess Street

**ZONE:** RM/Residential Townhouse Zone

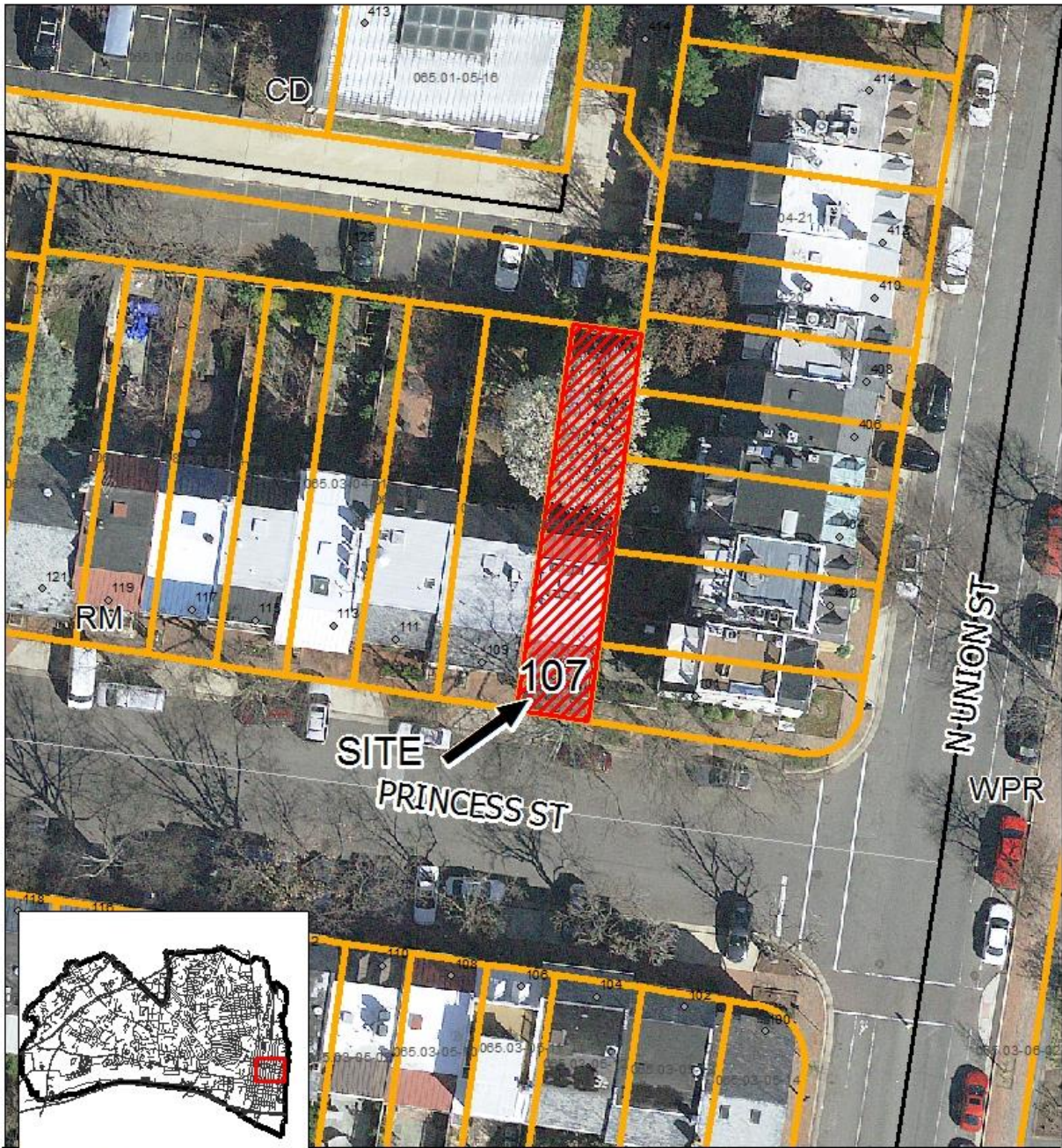
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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the condition that the window on the side elevation be replaced with a three-light aluminum-clad window to match the front facade.

**GENERAL NOTES TO THE APPLICANT**

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



**BAR #2018-00573 & BAR #2018-00574**  
**107 Princess Street**



0 15 30 60 Feet

**Note:** *Staff coupled the applications for a Permit to Demolish (BAR #2018-00573) and Certificate of Appropriateness (BAR #2018-00574) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

## **I. APPLICANT'S PROPOSAL**

The applicant is requesting a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for a bay window addition and alterations at 107 Princess Street.

### **Permit to Demolish/Capsulate**

On the front façade, the two westernmost double-hung windows and the surrounding masonry (approximately 11.5' by 8') will be demolished for a bay window addition. On the rear, the existing French doors and sidelights will be demolished, as well as a portion of the surrounding masonry (11.5' by 10').

### **Certificate of Appropriateness**

The applicant intends to change the architectural style of the front façade from vaguely Colonial Revival to contemporary, by installing new windows and doors, and adding modern elements, such as new house numbers, lighting and cladding. A two-bay multi-light metal and glass bay window will project two feet from the second floor and the lower fascia will span beyond the bay window to act as a canopy over the front entrance. The four remaining windows will be replaced with three-light aluminum-clad casement windows and the new front door will have a similar three light pattern to complement windows. The new garage door will have horizontal woodgrain planks, in a similar design and color to the Meg (decorative laminate) wall panels installed adjacent to the bay window and the front door. The color scheme on the townhouse will be black and grey trim with the existing light grey standing seam metal roof and red brick walls.

On the rear, a metal and glass window/door system like the new bay window will be installed on the first floor under a 12" projecting beam.

The alley behind the house is public.

## **II. HISTORY**

The dwelling at 107 Princess Street is a one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco streets which was approved by City Council in 1968 (Special Use Permit #1084) and constructed in **1971**. The attached brick townhouses are similar in design with a garage door and front entrance on the first floor and punched window openings or bay windows on the second floor, all with simple, developer vernacular Colonial Revival detailing. This area was not included in the Old and Historic Alexandria District between the late 1960s and June of 1984 and, based on staff's research, was included in the district at that time, a little more than 10 years after these townhouses were built, at the request of the property owners who lived there at the time. The Board has reviewed and approved well over a hundred additions and/or alterations (bay windows, roof decks and dormers primarily) to houses in this development since 1984, including some recent alterations modifying the style of three townhouses (100, 101 and 106) facing Quay Street.

*Previous BAR Approvals*

The Board approved a rear dormer with three double-hung windows at the subject property on April 1, 1998 (BAR Case #1998-0040).

**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 does not believe that the proposed demolition rises to a level that meets any of the above criteria, as the building was constructed in the early 1970s and has not achieved historic significance in its own right thru time or as the work of a nationally recognized architect. The townhouse is typical of the types of vernacular, garage townhouses constructed in Alexandria in the mid-to-late 20<sup>th</sup> century when railroad tracks still ran down Union Street, Founder's park was envisioned to be office buildings and much of the waterfront was still noxious industrial uses. The demolition does not remove any portion of the building containing character defining features of uncommon design or historic merit and does not compromise the integrity of the building. Therefore, staff supports the application for a Permit to Demolish/Capsulate, as submitted.



Certificate of Appropriateness

The BAR's adopted *Design Guidelines* note that the "guidelines should not be viewed as a device that dictates a specific design response nor should the guidelines be viewed as prohibiting a particular design approach." Additionally, the *Guidelines* state that "new and untried approaches to common design problems should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines." This townhouse is part of a larger development of non-historic townhouses where the BAR has approved substantial alterations and redesigns since this development was included in the historic district in the 1980s. These townhouses lack historic significance or architectural distinction – they have a vaguely Colonial Revival character with the street level devoted to multiple curb cuts and large garage doors – and in the opinion of staff, a comprehensive redesign of the building's architectural style and character is both acceptable and appropriate.

When the Old and Historic Alexandria District was established in 1946, 25 years before this townhouse was constructed, it was not created to freeze Old Town Alexandria at a specific point in time, the way Colonial Williamsburg is often described, but to prevent the demolition of identified historic resources and insure that infill was compatible with nearby buildings of historic merit. The BAR's Standards and criteria in the zoning ordinance (Section 10-105), as well as the BAR's adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered and expanded to accommodate contemporary needs and to allow the historic buildings to continue to be used and cherished. The BAR's charge is first to identify and "protect historic and cultural resources" and second to ensure that additions, alterations and new construction are compatible with nearby buildings of historic merit. The first charge is discussed in the Permit to Demolish/Capsulate analysis above. The second charge is more subjective and varies case by case, recognizing that what may be appropriate in one block may not be appropriate in another block, or even another portion of the same block.

The immediate context for this project is the other c. 1971 townhouses and Founders Park. The closest buildings of historic merit are the commercial buildings on the 200 block of North Lee Street. A small percentage of the masonry composing the Lee Street Square office condominium at the corner of North Lee and Oronoco Street dates to the mid-19<sup>th</sup> century when the site was home to the Alexandria Gas Company.

In cases such as this, where there is no historic context to protect, the BAR has given applicants a good deal of latitude to alter the original architectural style and to accommodate personal taste – as long as the proposal itself was well designed and an improvement over the existing. Staff believes that the proposed alteration of windows and doors on this townhouse is a substantial improvement in design, proportion and materials over the original design.

It is not unusual for the larger, 20<sup>th</sup> century developments to have organized Home Owners Associations (HOA) with purview over exterior changes. If a property in the historic district is also located in a development covered by an HOA, applicants to the BAR typically seek HOA approval prior to seeking BAR approval. Staff has found that the HOAs are often more restrictive than the BAR and therefore HOA approval prior to BAR approval is advised. Developments like Ford's Landing, Pitt Street Mews and Queens Row are just a few developments that have more

stringent standards that the BAR. Unfortunately, because this development does not have a HOA, the BAR has become the de facto HOA for this neighborhood.

As the Board is aware, this is the first house on Princess Street, specifically, to request the installation of contemporary architectural features. The Board supported the largely cosmetic changes at all three of the Quay Street houses and staff recommends that the BAR support the changes at 107 Princess Street as well. While the Quay Street houses have a different architectural style than most of the other townhouses, they nonetheless remain a compatible in mass, scale, height without disrupting the rhythm or fenestration of the streetscape. This is in part what contributes to the richness of the historic district, where historic Georgian townhouses are in the same row as Greek Revival and Italianate Victorian styles. In the opinion of staff, the proposed changes will transform this mundane, 1970's Colonial Revival townhouse into a refreshing modern design that successfully blends a traditional house form with contemporary details.

Unlike the projects on Quay Street, where the Board was asked to approve a comprehensive redesign to all elevations of the property, the applicant does not propose to replace the Colonial style double-hung, six-over-six windows on the side elevation (one window) or the second and third floor of the rear elevation, although they will be painted black to match with the new color scheme. Staff has no objection to the retention of the traditional windows on the second and third floor of the rear elevation because this elevation can never be viewed at the same time as the front (and the new window/door is likely to be minimally visible, if at all, from a public way). However, the applicant should replace the single window on the side elevation with a new window matching the three-light casement windows on the front to stylistically tie the two visible elevations together. Without this small change, the modern updates would not be fully successful, in the opinion of staff.

With the condition discussed above, staff recommends approval of the application.

**STAFF**

Stephanie Sample, 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 addition complies with zoning.

**Code Administration**

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

**Transportation and Environmental Services**

- C-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)
- C-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- C-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)
- C-4 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-5 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-6 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-7 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-8 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (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)

### **Alexandria Archaeology**

- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance

(including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

- a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- F-1 Tax records indicate that houses were present on this street face by 1810. Historic maps depict residences on this block by the mid-nineteenth century, including a duplex on what are now 107 and 109 Princess Street. By 1890 the duplex had been replaced by a fertilizer factory that remained in operation into the 1960s. The property has the potential to yield archaeological resources that could provide insight into residential life in 19<sup>th</sup>-century Alexandria. While the construction of the existing house on the lot undoubtedly caused disturbance to evidence of earlier occupation, there is a possibility that remnants of the past activities remain buried on the property.

## **V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2018-00573 & 00574: 107 Princess Street*



**ADDRESS OF PROJECT: 107 Princess Street**

**TAX MAP AND PARCEL: 065.03-04-14**

**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:** Ken and Phyllis Patterson

**Address:** 5229 Burke Drive

**City:** Alexandria

**State:** VA

**Zip:** 22309

**Phone:** ( )

**E-mail:**

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

**Name:** STEPHEN W. KULINSKI

**Phone:** (703) 836-7243

**E-mail:** steve@kulinskigroup.com

**Legal Property Owner:**

**Name:** Ken and Phyllis Patterson

**Address:** 5229 Burke Drive

**City:** Alexandria

**State:** VA

**Zip:** 22309

**Phone:** ( )

**E-mail:**

☐ **Yes** ☒ **No** Is there an historic preservation easement on this property?

☐ **Yes** ☒ **No** If yes, has the easement holder agreed to the proposed alterations?

☐ **Yes** ☒ **No** Is there a homeowner's association for this property?

☐ **Yes** ☒ **No** If yes, has the homeowner's association approved the proposed alterations?

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

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

☐ NEW CONSTRUCTION

☒ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning

☐ fence, gate or garden wall

☐ HVAC equipment

☐ shutters

☒ doors

☒ windows

☐ siding

☐ shed

☐ lighting

☐ pergola/trellis

☐ painting unpainted masonry

☐ other \_\_\_\_\_

☒ ADDITION

☒ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

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

Renovation of and addition to residence.

**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 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

N/A

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

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

N/A

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

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

N/A


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

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee)
  - ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
  - ☒ I, the applicant, or an authorized representative will be present at the public hearing.
  - ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.
- 

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: STEPHEN W. KULINSKI

Date: 12/17/18



# 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. Ken and Phyllis Patterson	5229 Burke Drive Alexandria, VA 22309	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 107 Princess 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. Ken and Phyllis Patterson	5229 Burke Drive Alexandria, VA 22309	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. 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.

12/17/18

STEPHEN W. KULINSKI

Date

Printed Name

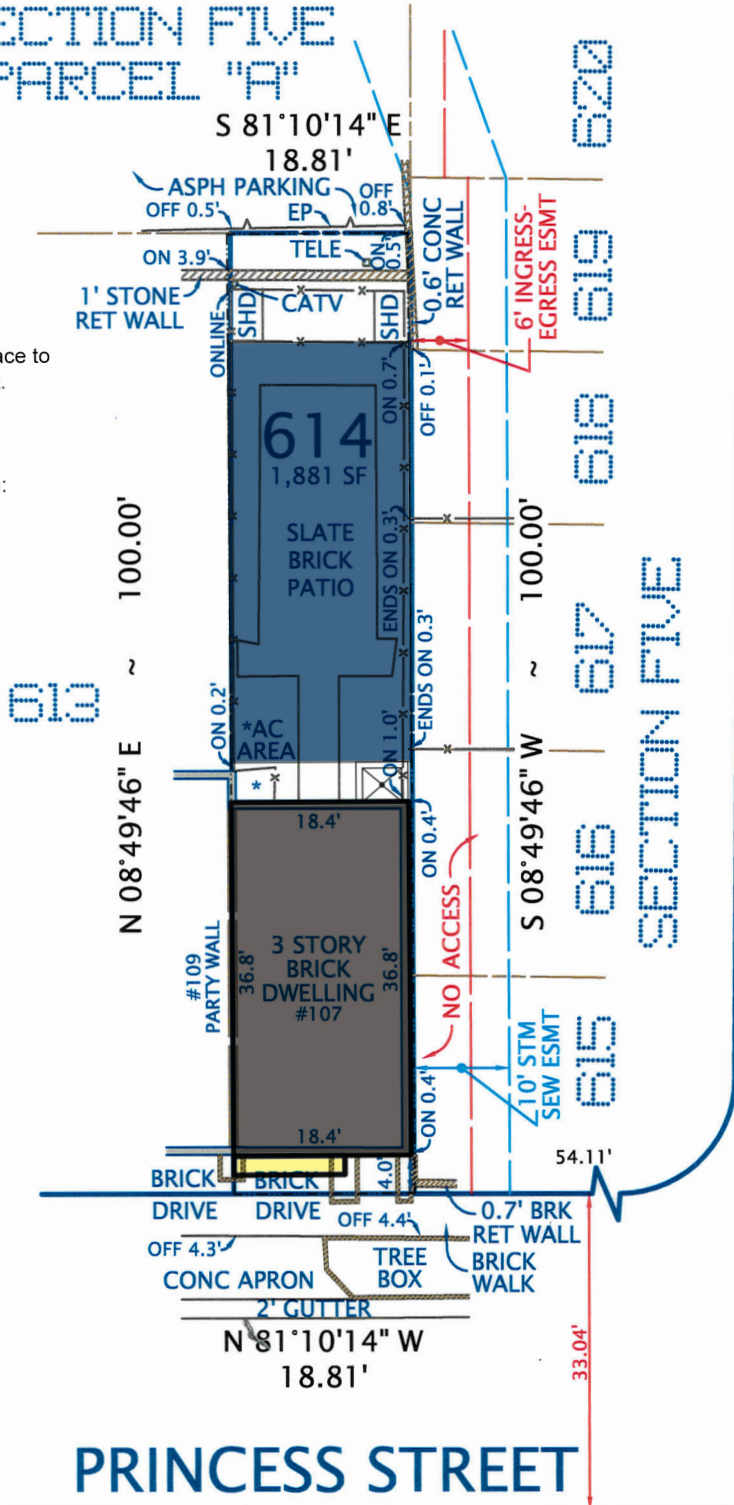
Signature



- NOTES: 1. FENCES ARE FRAME.  
2. UTILITIES ARE UNDERGROUND.  
3. PARCEL "A" TO BE USED FOR PARKING FOR LOTS 615 THRU 630.

## SECTION FIVE PARCEL "A"

- Existing Open Space to Remain: 822 sq. ft.
- Existing Structure
- Proposed Addition: 23 sq. ft.



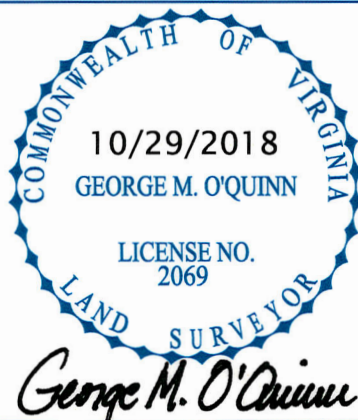
MONUMENT LINE

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 614, SECTION TWO  
**OLD TOWNE**  
(DEED BOOK 704, PAGE 11)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' OCTOBER 29, 2018

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



**Monarch**  
TITLE, INC.

Ordered by:  
675 N. Washington Street  
Suite 435  
Alexandria, Virginia 22314  
703-852-7700

**DOMINION**

Surveyors Inc.®

8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

**B**

### A. Property Information

A1. 107 PRINCESS STREET RM  
Street Address Zone

A2. 1,881.00 x 1.50 = 2,821.50  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

#### Existing Gross Area

Basement  
First Floor 677.00  
Second Floor 677.00  
Third Floor 677.00  
Attic 677.00  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other\*\*

#### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\* 282.00  
Mechanical\*\* 10.00  
Attic less than 7'\*\*\* 182.00  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\*  
Other\*\*  
Other\*\*

B1. 2,708.00 Sq. Ft.  
Existing Gross Floor Area\*

B2. 474.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 2,234.00 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

#### Comments for Existing Gross Floor Area

B1. **Total Gross** 2,708.00 B2. **Total Exclusions** 474.00

### C. Proposed Gross Floor Area

#### Proposed Gross Area

Basement  
First Floor  
Second Floor 23.00  
Third Floor  
Attic  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other

#### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7'\*\*\*  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\*  
Other\*\*  
Other\*\*

C1. 23.00 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 0.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 23.00 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. **Total Gross** 23.00 C2. **Total Exclusions** 0.00

### D. Total Floor Area

D1. 2,257.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 2,821.50 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

### E. Open Space (RA & RB Zones)

E1. 822.00 Sq. Ft.  
Existing Open Space

E2. 658.00 Sq. Ft.  
Required Open Space

E3. 822.00 Sq. Ft.  
Proposed Open Space

### Notes

\*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

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

15

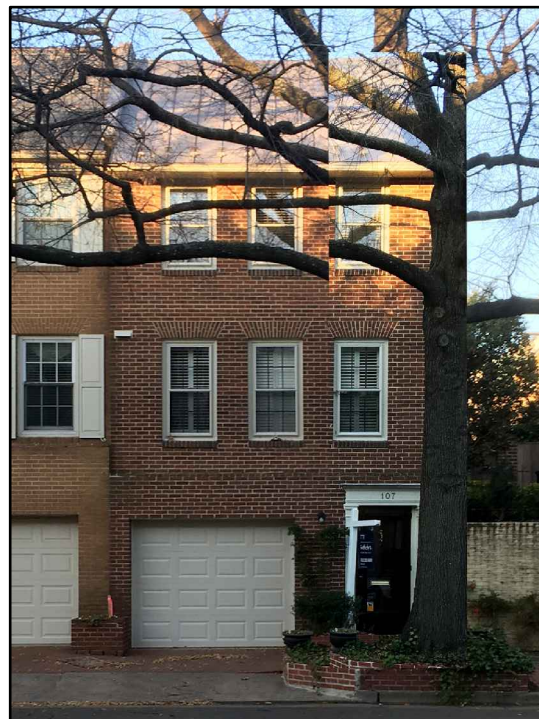
Date: 12/17/18





**1**  
 A1  
**EXISTING STREETScape**  
 SCALE: N/A

107 PRINCESS STREET  
 (SUBJECT PROPERTY)



**2**  
 A1  
**EXISTING IMAGE LOOKING NORTH**  
 SCALE: N/A



**3**  
 A1  
**EXISTING IMAGE LOOKING SOUTH**  
 SCALE: N/A

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1 106 QUAY STREET  
 A2 SCALE: N/A

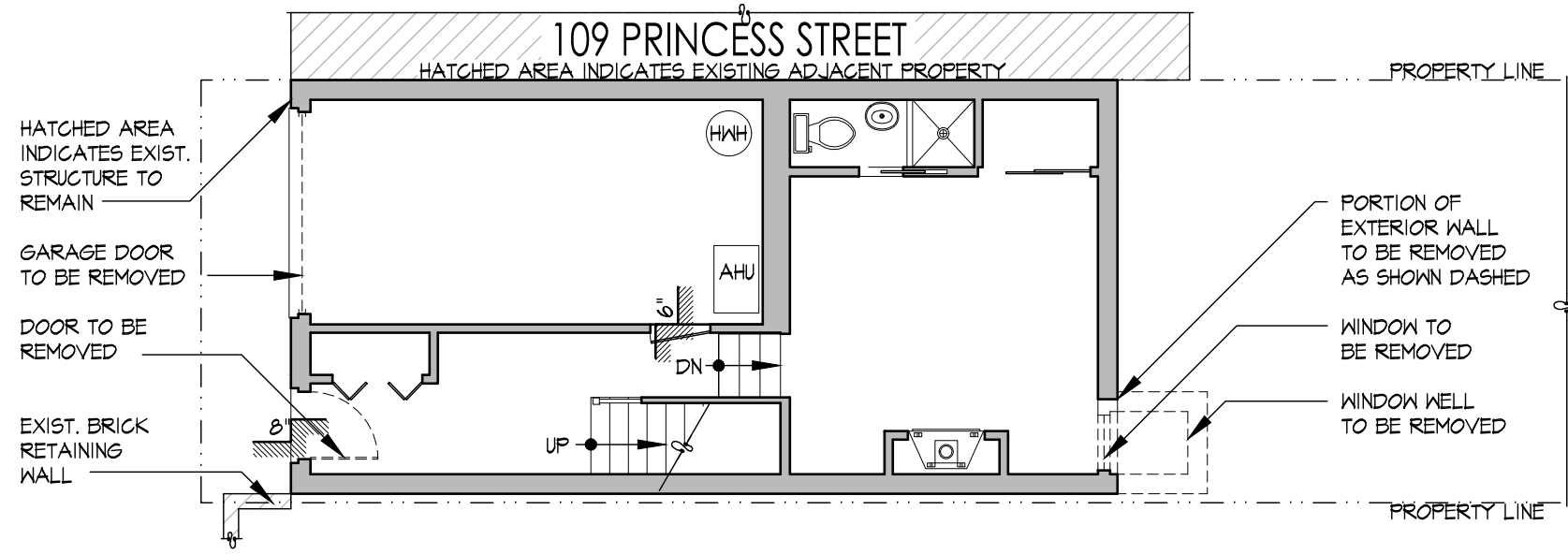


2 100 QUAY STREET  
 A2 SCALE: N/A

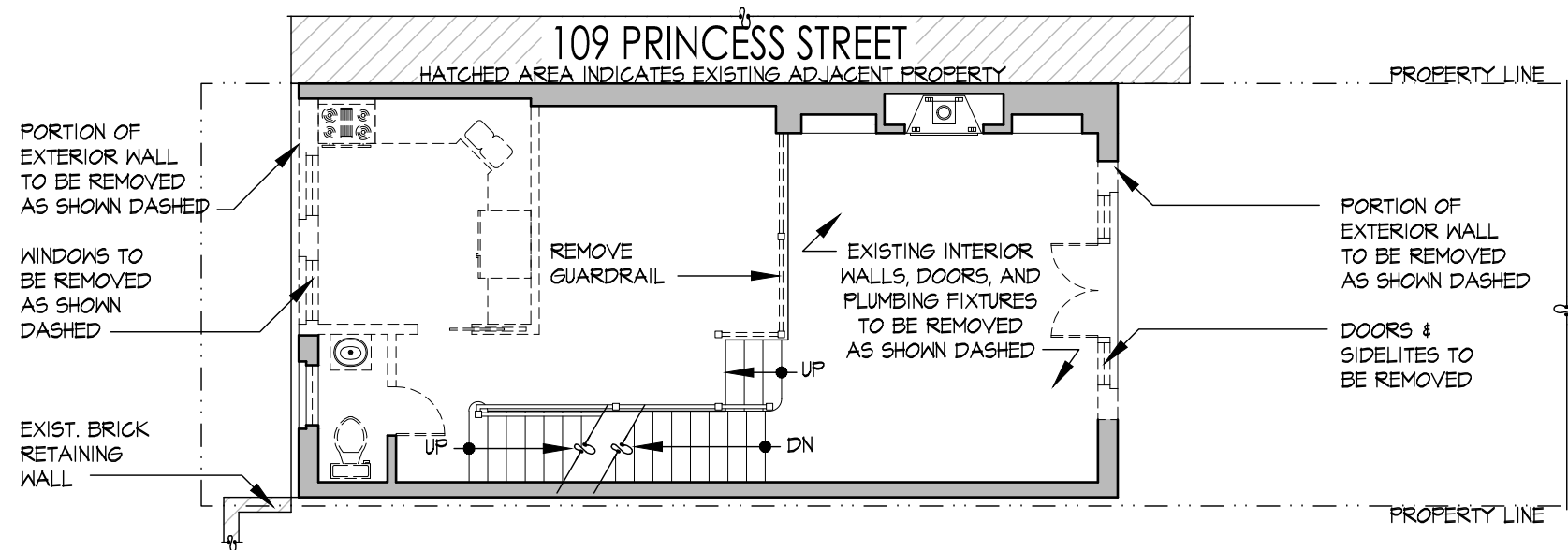


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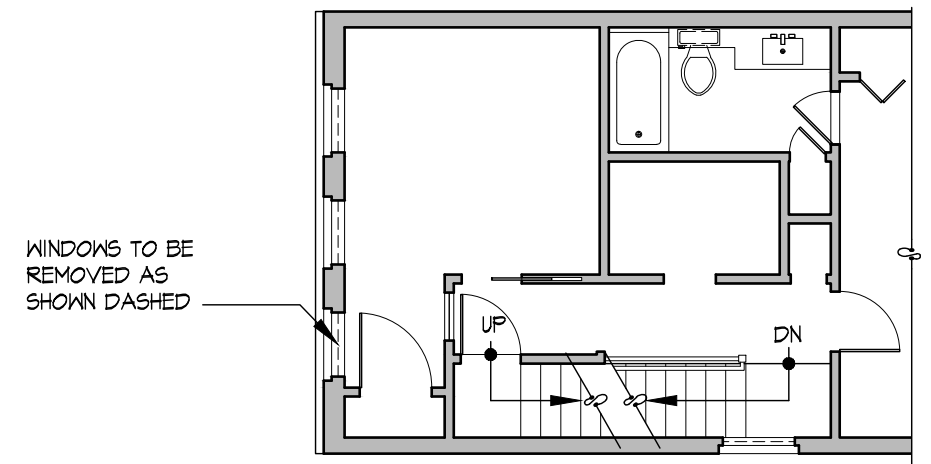




1 FIRST FLOOR DEMO PLAN  
A3 SCALE: 1/8" = 1'-0"



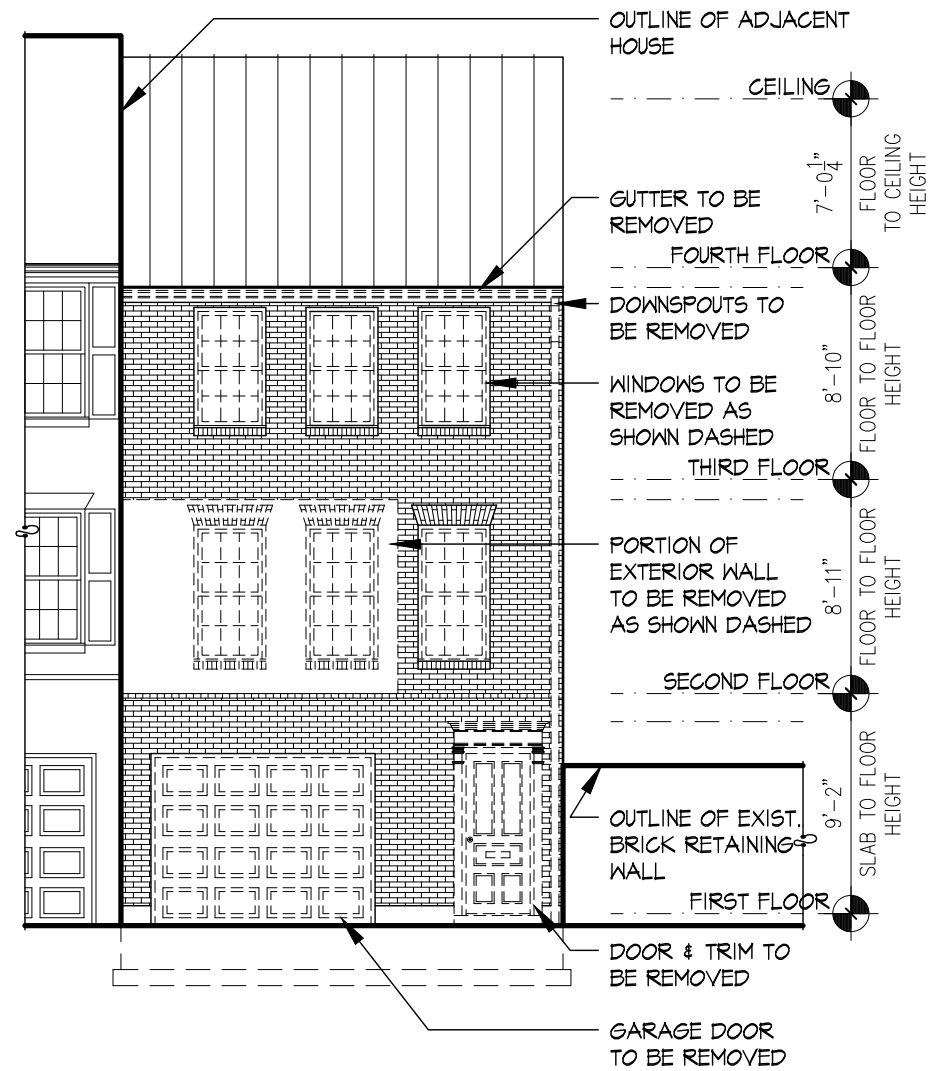
2 SECOND FLOOR DEMO PLAN  
A3 SCALE: 1/8" = 1'-0"



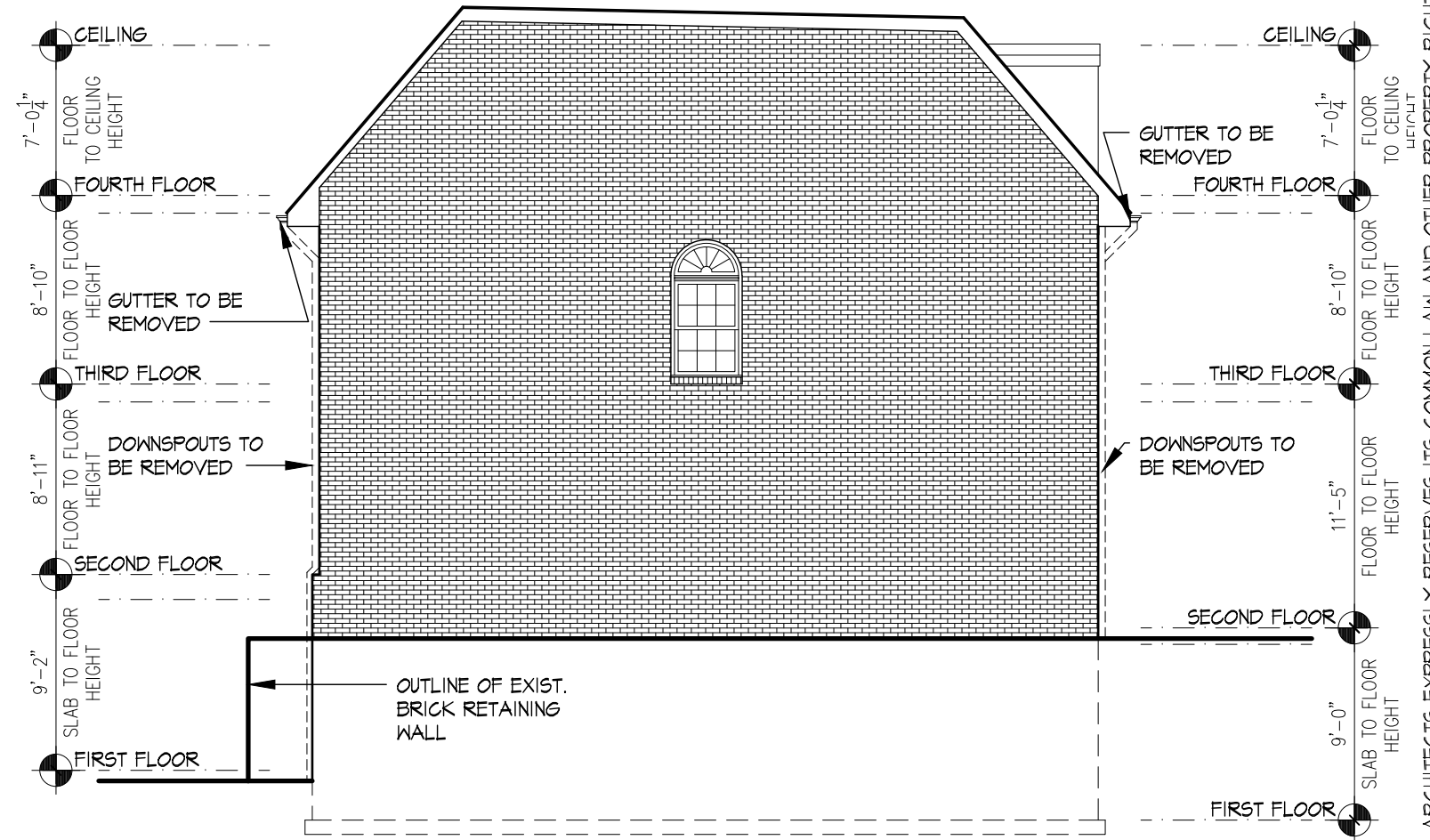
3 THIRD FLOOR DEMO PLAN  
A3 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING FULL HEIGHT WALL TO REMAIN

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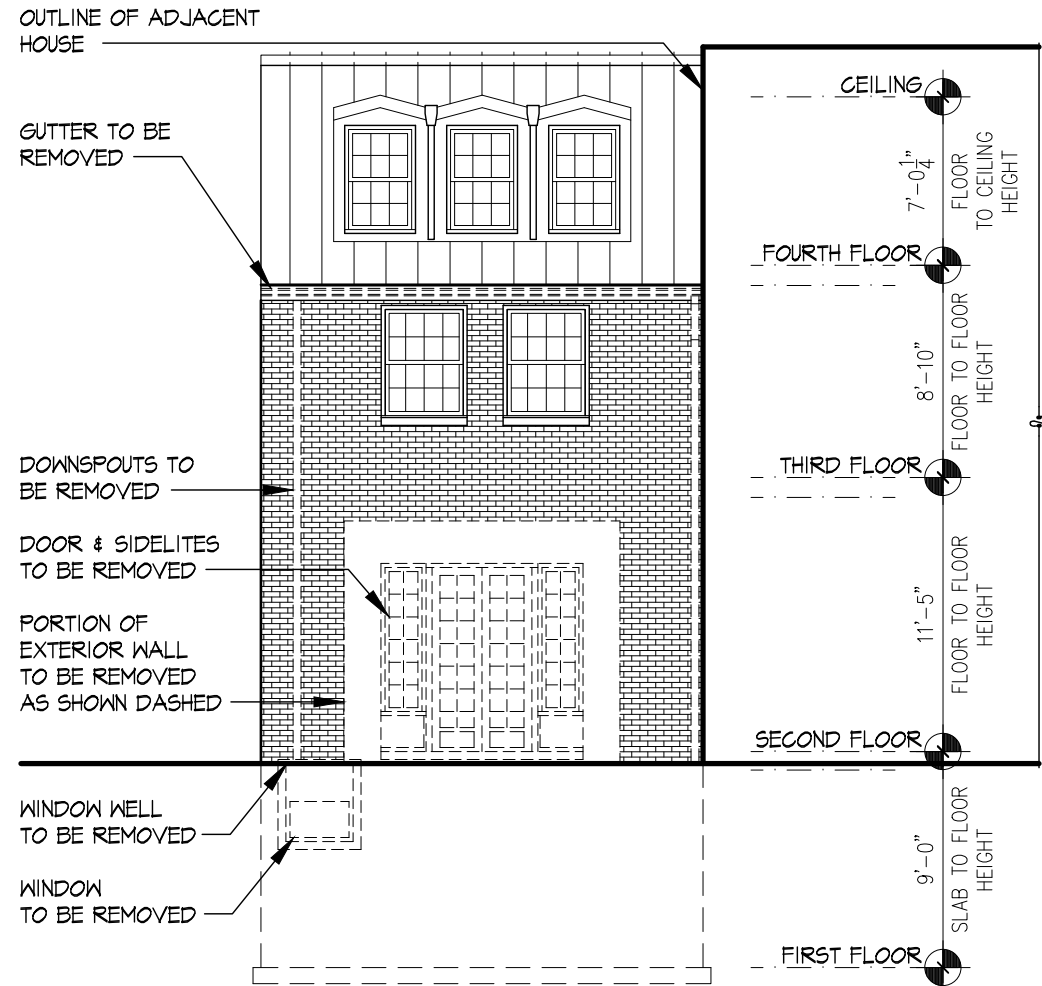


**1** SOUTH DEMOLITION ELEVATION  
 A4 SCALE: 1/8" = 1'-0"

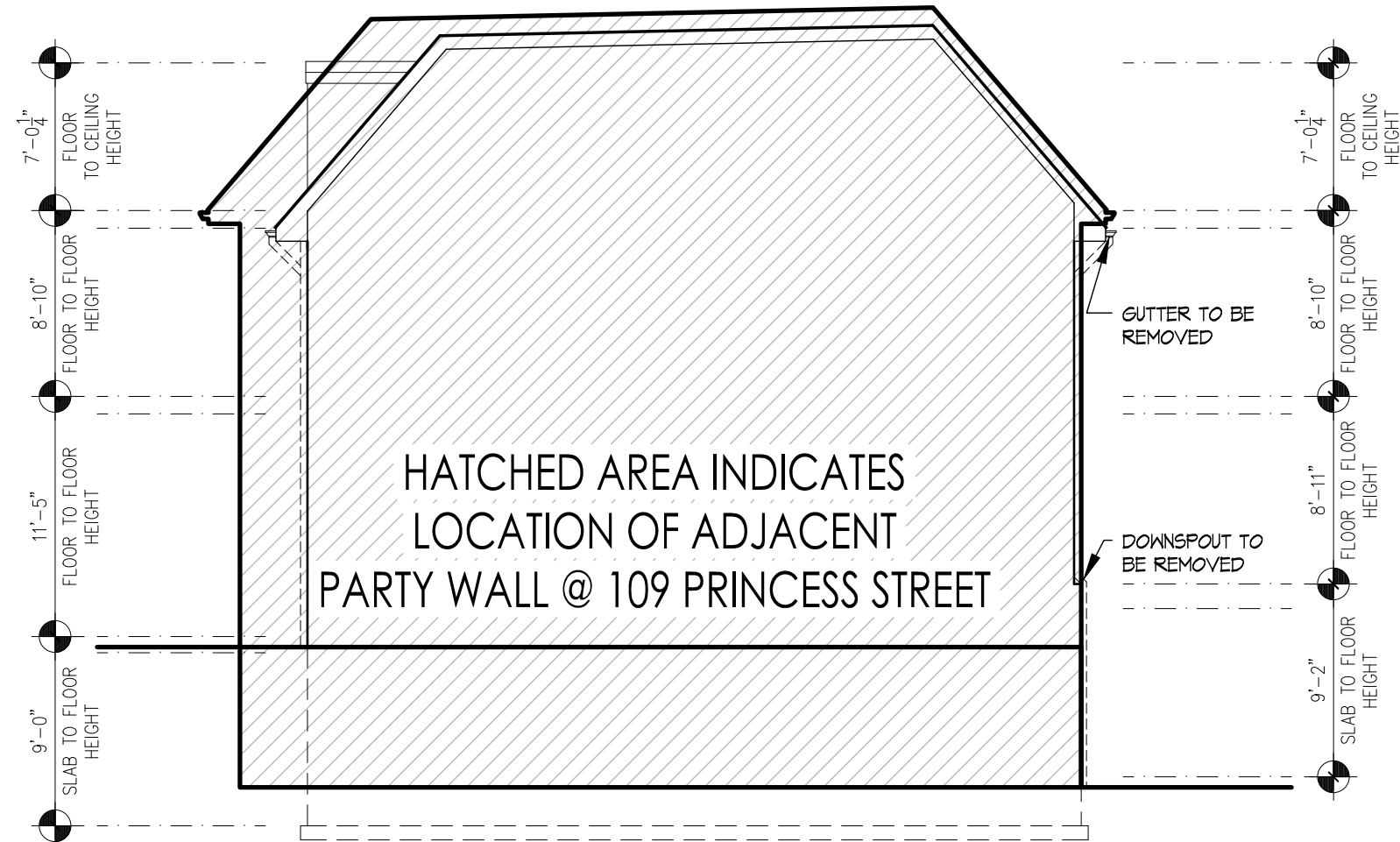


**2** EAST DEMOLITION ELEVATION  
 A4 SCALE: 1/8" = 1'-0"

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**1** NORTH DEMOLITION ELEVATION  
 A5 SCALE: 1/8" = 1'-0"



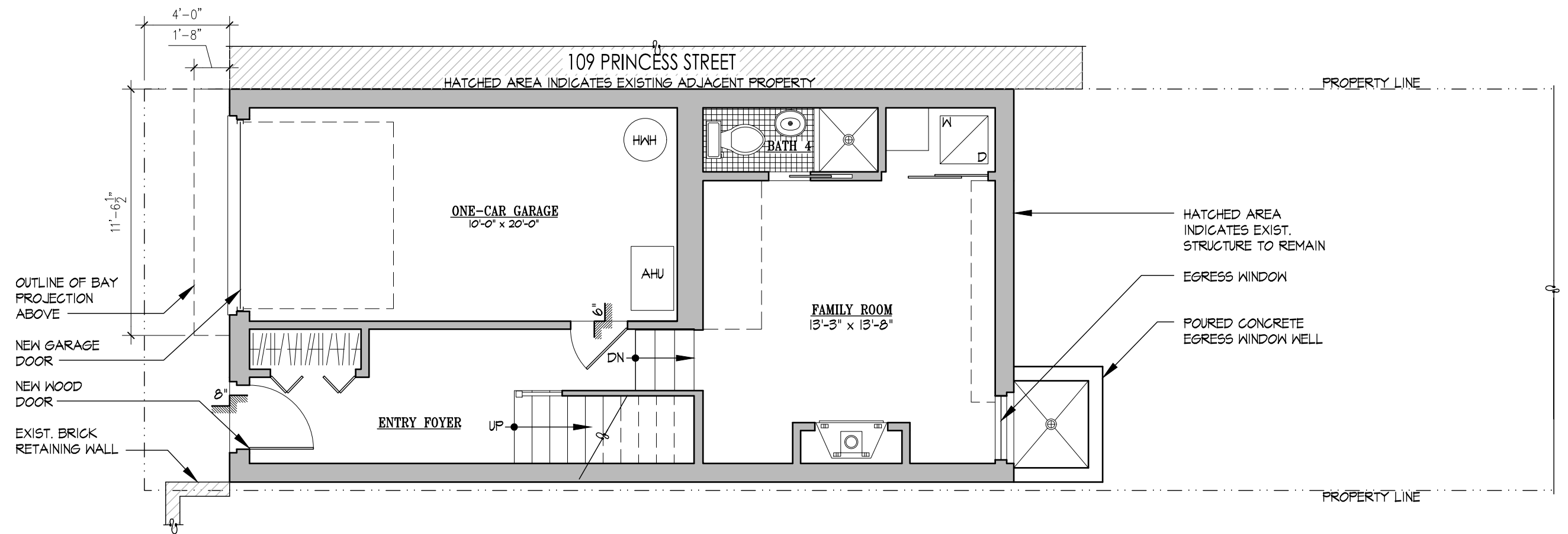
**2** WEST DEMOLITION ELEVATION  
 A5 SCALE: 1/8" = 1'-0"

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# SYMBOLS LIST



EXISTING FULL HEIGHT  
WALL TO REMAIN



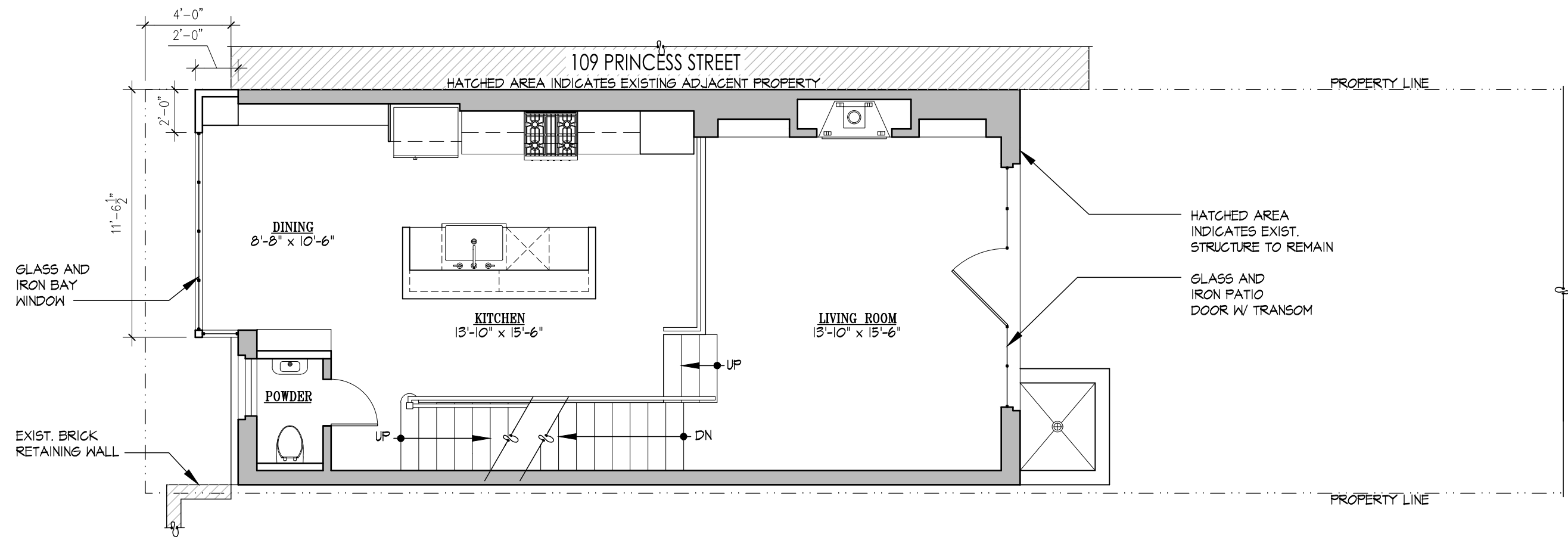
**1** PROPOSED FIRST FLOOR PLAN  
 A6 SCALE: 3/16" = 1'-0"

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# SYMBOLS LIST



EXISTING FULL HEIGHT  
 WALL TO REMAIN



**1** PROPOSED SECOND FLOOR PLAN  
 A7 SCALE: 3/16" = 1'-0"

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## DRAWING KEY

- A - EXISTING WINDOW TO REMAIN
- B - NEW ALUMINUM CLAD WOOD WINDOW
- C - NEW GLASS / IRON BAY WINDOW

OUTLINE OF  
ADJACENT HOUSE

STEEL C-CHANNEL  
FASCIA

MEG WALL  
PANELS

3"  $\phi$  DOWNSPOUT

STEEL C-CHANNEL  
FASCIA

NEW WOOD  
GARAGE  
DOOR

CEILING

STANDING SEAM METAL  
ROOF TO REMAIN

TWO-PIPE SNOW GUARD

FOURTH FLOOR

5" CONTEMPORARY  
GUTTER

3"  $\phi$  DOWNSPOUT

THIRD FLOOR

STEEL ENTRANCE  
CANOPY

MEG WALL  
PANELS

SECOND FLOOR

OUTLINE OF EXIST. BRICK  
RETAINING WALL

NEW WOOD DOOR

GAS PORCH LIGHT

NEW ADDRESS  
NUMBERS & MAILBOX

FIRST FLOOR

7'-0"  
FLOOR-TO-CEILING  
HEIGHT

8'-10"  
FLOOR-TO-FLOOR  
HEIGHT

8'-11"  
FLOOR-TO-FLOOR  
HEIGHT

9'-2"  
SLAB-TO-FLOOR  
HEIGHT

1

A8

## PROPOSED SOUTH ELEVATION

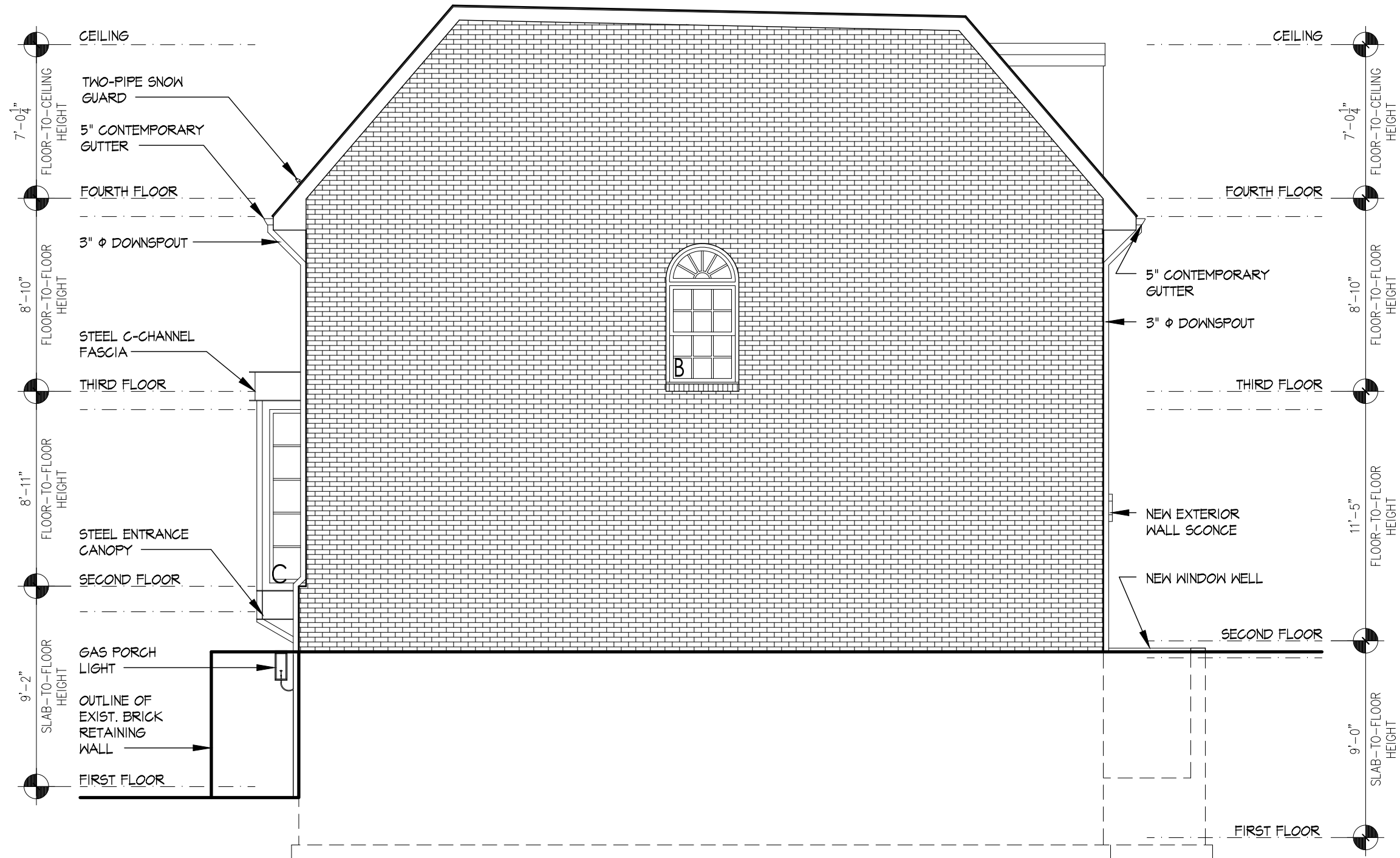
SCALE: 3/16" = 1'-0"

NOTES: 1. SEE ATTACHED MATERIAL SPECIFICATIONS PACKET.

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CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



1

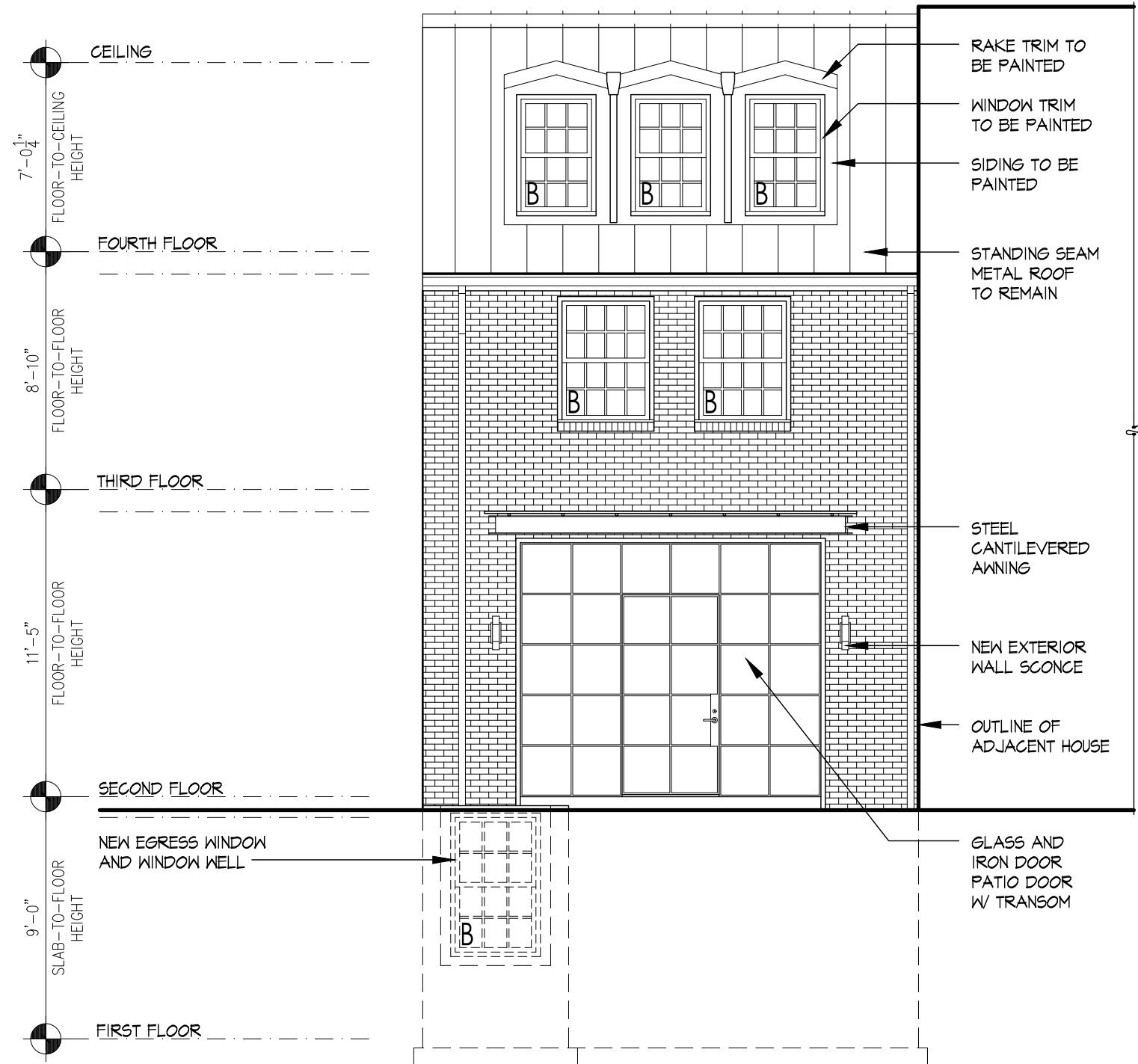
A9

PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"

NOTES: 1. SEE DRAWING KEY ON SHEET A8 & ATTACHED MATERIAL SPECIFICATIONS PACKET.

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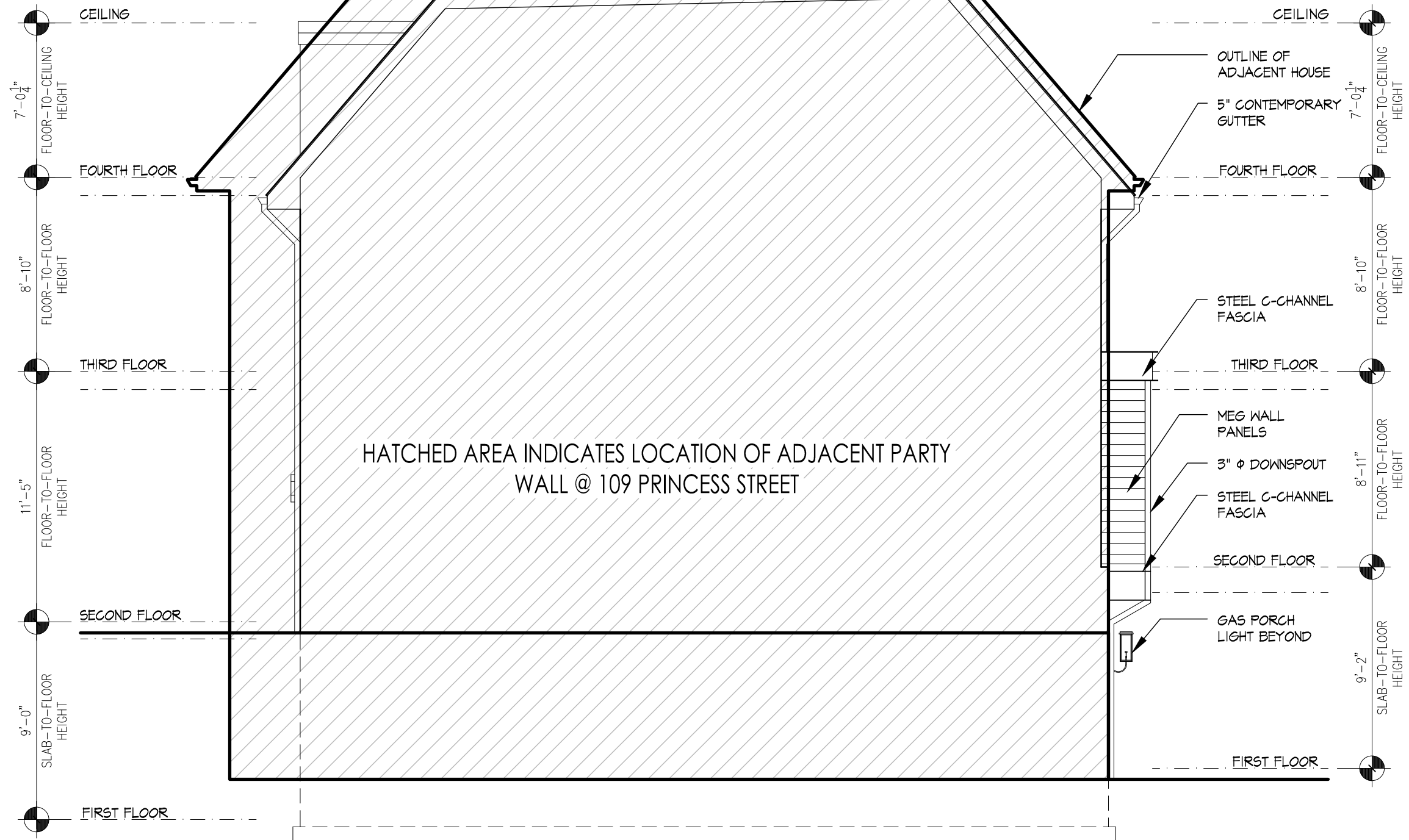
1  
A10

## PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

NOTES: 1. SEE DRAWING KEY ON SHEET A8 & ATTACHED MATERIAL SPECIFICATIONS PACKET.

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1 PROPOSED WEST ELEVATION

A11

SCALE: 3/16" = 1'-0"

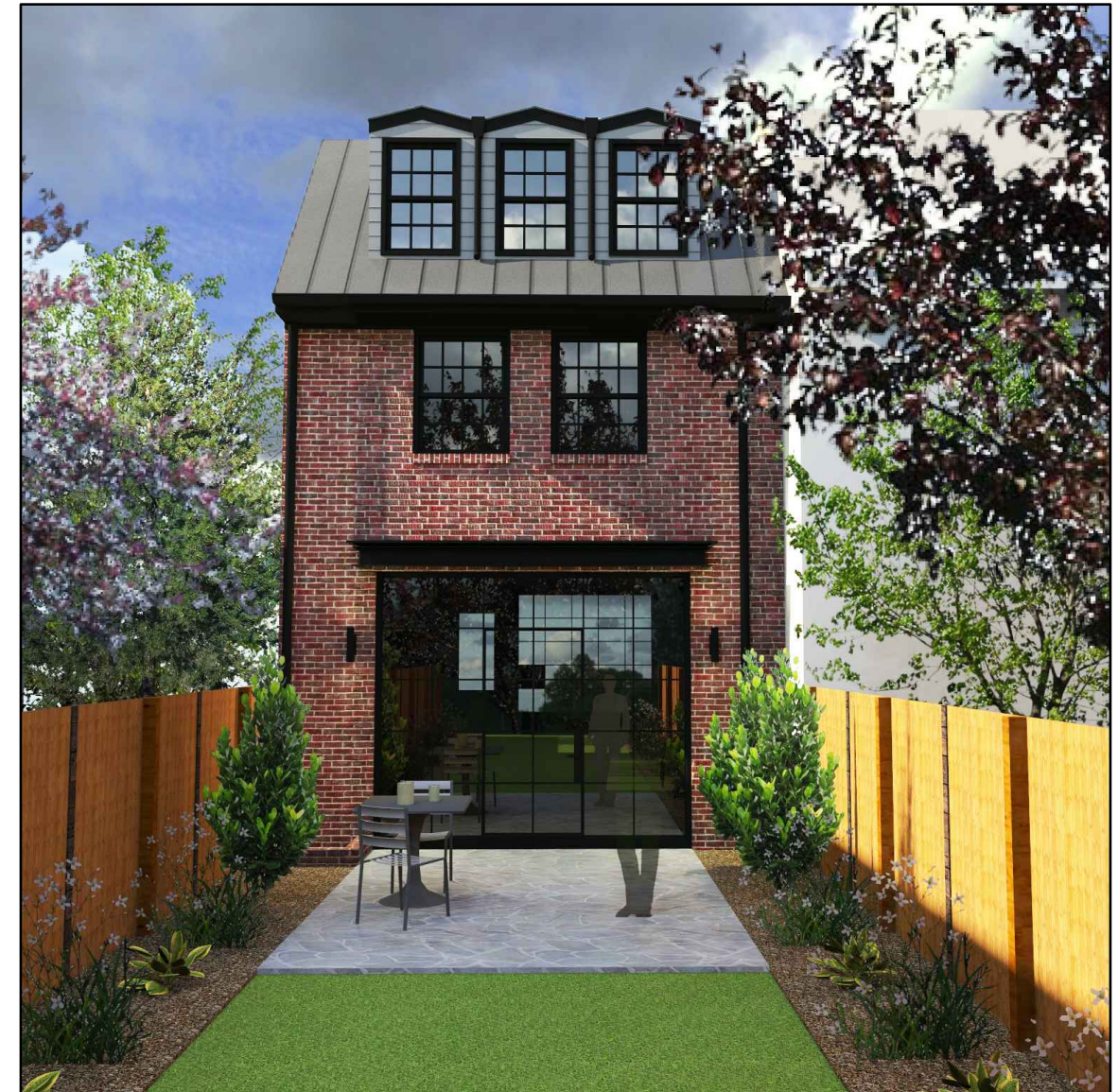
NOTES: 1. SEE ATTACHED MATERIAL SPECIFICATIONS PACKET.

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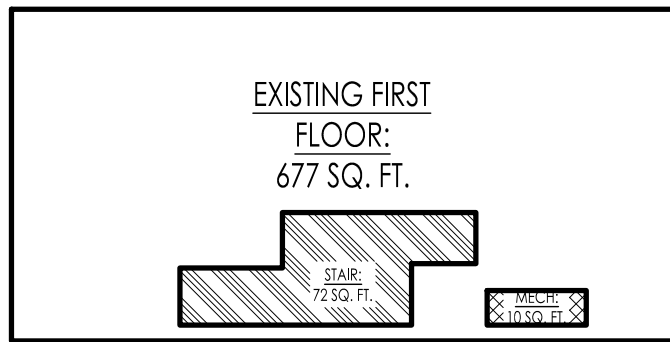
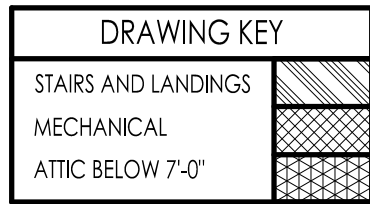
1 MODEL IMAGE LOOKING NORTH  
A12 SCALE: N/A



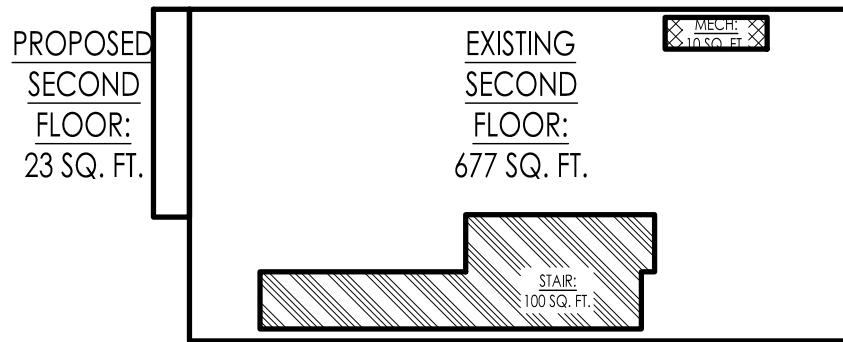
2 MODEL IMAGE LOOKING SOUTH  
A12 SCALE: N/A

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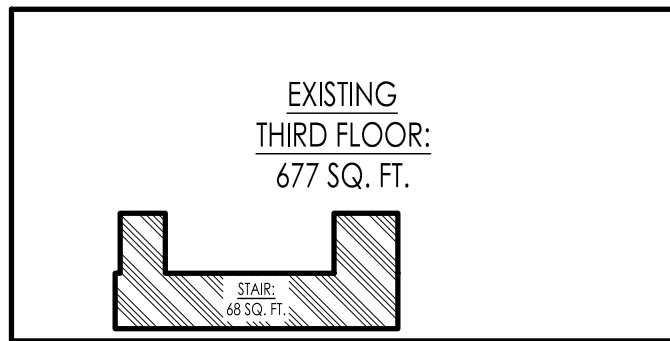




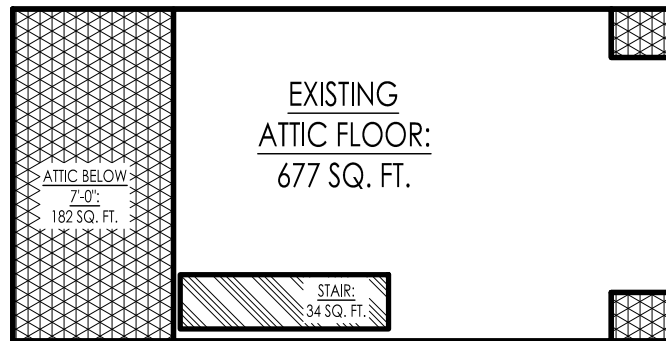
1 FIRST FLOOR DIAGRAM  
A13 SCALE: 3/32" = 1'-0"



2 SECOND FLOOR DIAGRAM  
A13 SCALE: 3/32" = 1'-0"



3 THIRD FLOOR DIAGRAM  
A13 SCALE: 3/32" = 1'-0"



4 ATTIC FLOOR DIAGRAM  
A13 SCALE: 3/32" = 1'-0"

Department of Planning and Zoning  
Floor Area Ratio and Open Space Calculations

**A. Property Information**

A1. 107 PRINCESS STREET RM  
Street Address Zone

A2. 1,881.00 x 1.50 = 2,821.50  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area		Allowable Exclusions**		
Basement		Basement**		B1. 2,708.00 Sq. Ft.
First Floor	677.00	Stairways**	282.00	B2. 474.00 Sq. Ft.
Second Floor	677.00	Mechanical**	10.00	B3. 2,234.00 Sq. Ft.
Third Floor	677.00	Attic less than 7'***	182.00	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Attic	677.00	Porches**		
Porches		Balcony/Deck**		Comments for Existing Gross Floor Area
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other**		Other**		
B1. Total Gross	2,708.00	B2. Total Exclusions	474.00	

**C. Proposed Gross Floor Area**

Proposed Gross Area		Allowable Exclusions**		
Basement		Basement**		C1. 23.00 Sq. Ft.
First Floor		Stairways**		C2. 0.00 Sq. Ft.
Second Floor	23.00	Mechanical**		C3. 23.00 Sq. Ft.
Third Floor		Attic less than 7'***		Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Attic		Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	23.00	C2. Total Exclusions	0.00	

**D. Total Floor Area**

D1. 2,257.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 2,821.50 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

**E. Open Space (RA & RB Zones)**

E1. 822.00 Sq. Ft.  
Existing Open Space

E2. 658.00 Sq. Ft.  
Required Open Space

E3. 822.00 Sq. Ft.  
Proposed Open Space

**Notes**

\*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: Date: 12/17/18

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## 107 Princess Street - Old and Historic District

### Front Porch Light:

Supplier: St. James Lighting Frisco Open Flame Natural Gas Steel Wall Mount Lantern

Finish: Powder Coat Black

Size: Small



### Rear Porch Light:

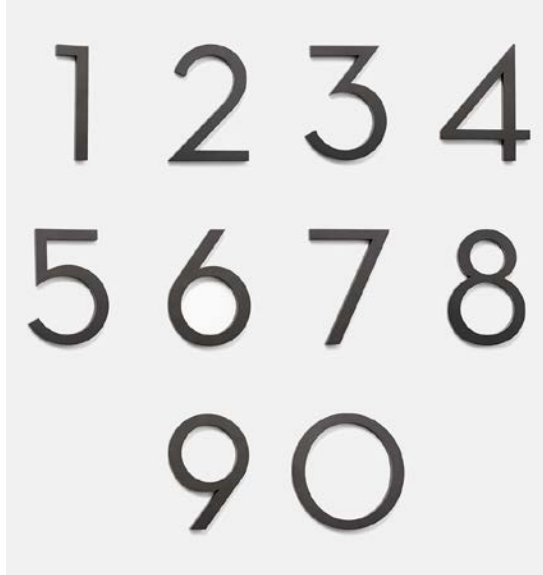
Supplier: Thorburn Narrow Wall Sconce

Finish: Dark Aluminum



Address Numbers: Rejuvenation 4" Rock Creek Modern House Numbers

Color: Flat Black



Mailbox: Rejuvenation Tall Classic Mailbox

Color: Textured Black

Function: Locking





Front Entry Door:

Supplier:	Simpson
Color:	Stained Wood
Hardware Finish:	Flat Black
Model:	77103 Nantucket



Garage Door:

Supplier: Clopay Canyon Ridge – Modern Series

Color: Slate Finish



## PLANK DESIGN

## 4-LAYER CONSTRUCTION



### Canyon Ridge - Modern Series

Material:  
Model:

Composite Cladding  
6\" Plank - Primed

Front Bay Window:

Supplier: Manhattan Iron Doors Co.



Rear Entry Door:

Supplier: Manhattan Iron Doors Co.



Windows: Jeld-Wen - Sitrine Wood Window

Color: Black

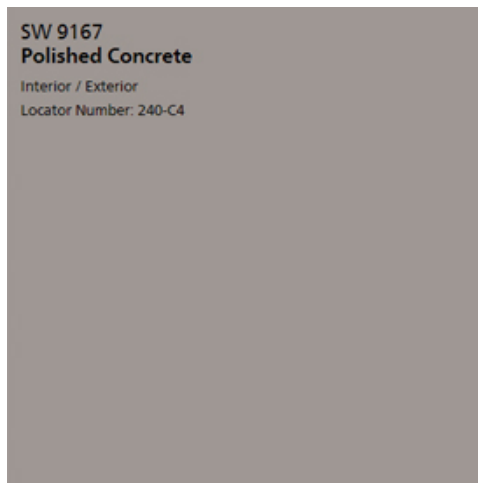
Lite Pattern: 3 Lites



Paint Existing Rear Dormer Siding:

Supplier: Sherwin Williams

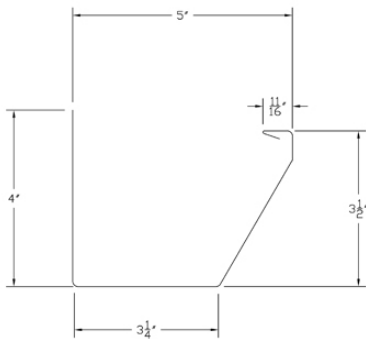
Color: Polished Concrete



**Gutter / downspout:**

Supplier:	Precision Gutters
Material:	Aluminum
Color:	Black

**5in CONTEMPORARY GUTTER**



**PRECISION GUTTERS**

Material:	Aluminum
Style:	5" Contemporary
Color:	Black
Downspout:	3" Round

**Snowguard:**

Supplier:	Alpine Snowguards Mini Standing Seam Two-Pipe Snow Guard
Material:	Aluminum
Finish:	Mill Finish (standard)



**Bay Window / Front Entry Siding:**

Supplier: Material Exterior Grade (MEG)

Color: Wood Grain – Grey Oak



Jan. 31, 2019

Dear Members of the Alexandria Board of Architectural Review:

Re: BAR#2018-00573 and #2018-00574-Demolition, Capsulation, Addition and Alterations to 107 Princess St.

As residents of the 100 block of Princess St. for many years, we are very proud of our townhomes that were built in the early 1970's by builder, Larry Brandt. Mr. Brandt had a vision to build two and three bedroom Federal style townhouses with traditional 6 over 6 or 9 over 9 wooden windows. In the late 1980's, the City decided to incorporate our street into the Old Town Historic District, with the intent to preserve the historical architectural character of the facades of our homes.

In 2011, the owners of 113 Princess St. requested the BAR to approve the application to alter the original windows to their house with bump out bay window and add front dormers to the house. This was the first time in 41 years that a Princess St. owner had made such a request. The BAR rejected their request, stating that it wished to preserve the pristine symmetry and architectural consistency of the front facades of this 1970s' Brandt built townhouses on Princess Street. At a later date, the owners of 110 Princess St. requested to alter their facade after a fire devastated their home. The BAR did approve a modest wooden bay window bump out at that home. Although the BAR has in recent years approved bump outs on Quay and Queen Street the request by the owners of 107 Princess St. to alter their front facade is extreme.

The entire design appears very industrial and would be acceptable in a commercial strip mall but not on this Historic District residential street. The Manhattan Iron doors (noted in the application), the plank design of the garage door and the entrance canopy, in our opinion, are entirely out of character with the rest of the homes on this street. I urge you to view the photos that the applicant attached to their BAR review request. These photos will support our position that this design is inconsistent with the homes on the block in question.

While our townhomes were not built in the 19th century, the city intentionally placed our townhomes in the heavily regulated Old Town Historic District in order for the BAR to preserve the historical character of the facades. Looking ahead 50 years, people might ask, "Why are these historic townhouses such a hodgepodge of architectural styles? There is no conformity or architectural integrity to the Federal Style period that was envisioned when they were built back in the



1970's". Hopefully, this question will not have to be asked of the Princess St. homes.

We believe that the BAR must remain true to its mission and charter, i.e., to preserve the Federal Style architectural integrity and compatibility of the historic townhomes that it regulates on our street and reject the grandiose alterations to the facade of 107 Princess St., including the windows, garage door and entrance door.

Thank you for your consideration.

Regards,

Christine and Dan Bernstein (owners)  
121 Princess St.  
Alexandria, VA 22314

Karen Lloyd (owner)  
109 Princess St.

Rose Gruer (owner)  
111 Princess St.

Jan Forsythe (owner)  
115 Princess St.

George Brier (owner)  
117 Princess St.

Maggie Lipsky (owner)  
110 Princess St.

Victor Ritz (owner)  
114 Princess St.

Joan Bondareff

102 Princess St.

Alexandria, VA 22314

February 6, 2019

Dear Chair and Members of the Alexandria Board of Architectural Review:

Re: BAR#2018-00574-Addition and Alterations to 107 Princess St.

We are writing (and appearing today) to express our concerns about the proposed renovation and construction to 107 Princess St. which is before you today. The proposal is completely out of character with the rest of Princess St. and the historic neighborhood we live in. For this reason alone, we request that you table this proposal and send it back to the homeowners for reconsideration.

I am the long-time property owner of 102 Princess St., the townhome almost directly opposite No. 107. For your information, I have not been contacted or notified by the new owners of their intentions with respect to this project—as your guidelines and common courtesy to neighbors require. I also am writing on behalf of the property owners at 109, 111, 114, 115 and 117 Princess St.

I have lived in my townhome for over 30 years. I moved to Princess St. and Old Town to enjoy the benefits of small town life and especially the historic character of Old Town Alexandria. The proposed modifications to No. 107 are not consistent with that historic character and therefore I recommend that the BAR either reject or work with the homeowners to severely modify their proposal.

I understand that similar but much smaller modifications have been permitted on Quay St. But to date they have not been permitted on Princess St. I do not believe the BAR should without further review and consideration move the apparent precedent from Quay St. to Princess St. which has kept its historic character.

The BAR appears to be moving away from their guidelines which require consistency with the historic character of this district to allow much more modern changes to windows and facades of older townhomes. This was not allowed by the BAR when I installed new windows about 10 years ago. My windows had to have the traditional 9x9 panes or I would not have been able to install new windows. I conformed to the BAR's guidelines.

If the BAR wants to change direction and now permit all types of modern additions to our historic houses, it should first have a hearing to address this issue generically, allow the public to comment, and issue new guidelines. Until this happens, the BAR should not approve case-by-case exemptions to its guidelines and further damage the historic character of our area. Just because some modifications were permitted on Quay St. does not mean they should be migrated to or allowed on Princess St.

Letter to the BAR re: 107 Princess St.

February 6, 2019

Page two

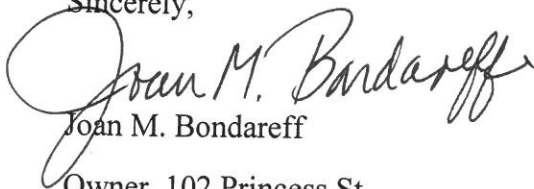
What will be left of the historic character of Old Town and this district if these modifications continue to be permitted? Has the BAR considered this? I fear the historic character will be changed forever.

I certainly wish the homeowners the best in their new residence. They certainly can remodel the inside of their home however they wish to but they should not be allowed to install the huge contemporary front window that juts out from the façade of the home, the modern front door, or the modern garage door, etc. which do not conform to the rest of the homes on Princess St. and will be an affront to historic Old Town properties and characteristics.

Please take a close look at this proposal and either reject or modify it extensively to conform to your guidelines and to the good faith which we long-time homeowners have put into the existing guidelines and the work we have undertaken to maintain for many years the character of our residences in the historic district.

Thank you for listening. I would be glad to answer any questions you may have about our objections to the renovation and construction proposal for 107 Princess St. I can be reached at: [Bondareff@blankrome.com](mailto:Bondareff@blankrome.com) and 703.989.8011 (M).

Sincerely,



Joan M. Bondareff

Owner, 102 Princess St.

Alexandria, VA 22314

Representing myself and the following homeowners on Princess St.:

Victor Ritz, owner, 114 Princess St. 

Rose Gruer, owner, 111 Princess St.

Karen Lloyd, owner, 109 Princess St.

Jan Forsythe, owner, 115 Princess St.

George Brier, owner, 117 Princess St.