

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

APPLICANT: Mark Shanks & Lauren Shanks

LOCATION: Old and Historic Alexandria District
1309 Prince Street

ZONE: RM/Residential Townhouse Zone

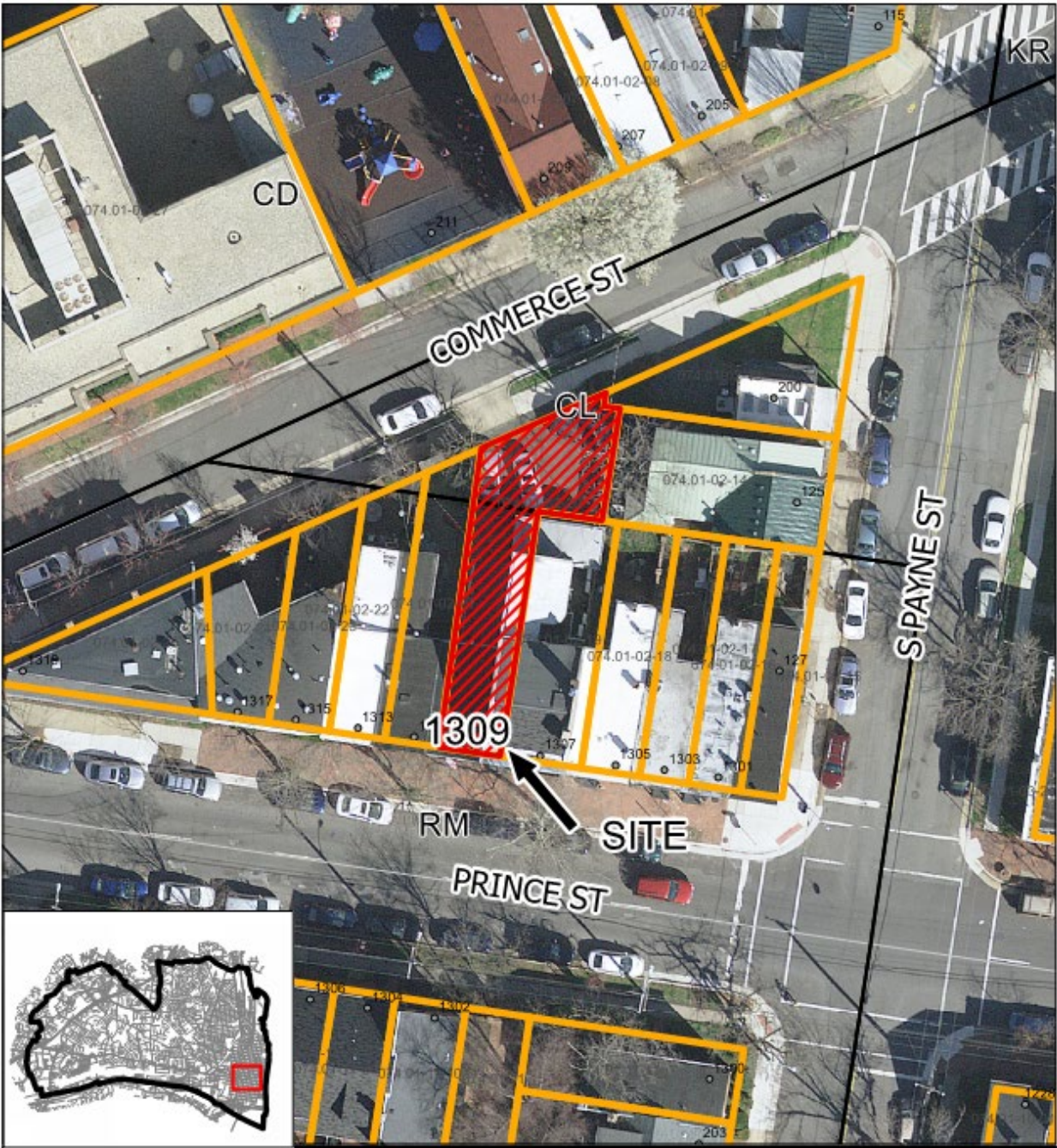
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and addition to be approved with the following conditions:

1. The windows comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*
2. The applicant work with staff on the finish for the third floor addition on the front portion of the structure.
3. The applicant follow the recommendations of Alexandria Archaeology

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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.
4. **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 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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 #2020-00500 & BAR #2020-00502
1309 Prince Street

0 15 30 60 Feet



Note: Staff coupled the applications for a Permit to Demolish (BAR #2020-00500) and Certificate of Appropriateness (BAR #2020-00502) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to demolish/capsulate portions of the existing roof and add a third floor addition, as well as alterations, at 1309 Prince Street.

Permit to Demolish/Capsulate

- Demolish two areas of the north wall, one on the first floor and one on the second, to allow for the installation of a new window and new door.
- Remove existing door and window on the first floor of the west elevation.
- Remove the existing roof in its entirety without impacting the existing brick cornice.

Certificate of Appropriateness

Addition

Construct a third floor addition on top of the current two story structure. The addition on the rear ell will match the footprint of the floors below and will have a shed roof that will intersect the rear wall of the front portion of the house and be similar in design to the current roof at the top of the second floor.

Alterations

Upon removal of the two areas of brick at the north elevation, a new door and window will be installed to match other doors and windows on this portion of the building. The southernmost window on the east elevation will be infilled with brick to match the existing adjacent masonry. The door to be removed on the east elevation will be replaced with a window to match the existing adjacent first floor window. The original transom above the main entry door on the south elevation will be restored and a new gas light will be installed next to the entry door.

Site context

Immediately to the south of the site is Prince Street, a public street providing a view of the front of the building to include the revisions to the entry door, the gas light, and the mansard roof on the addition. Commerce Street extends from southwest to northeast across the rear of the site, this is also a public street and provides a view of the north end of the building to include the third floor addition and the changes to the north elevation of the existing rear ell.

II. HISTORY

The two story, two bay brick residence at 1309 Prince Street is part of a triplet, built along with the houses at 1311 and 1313 Prince Street. The structures do not appear on the Hopkins maps of 1877 but do appear with the current footprint on the 1885 Sanborn maps. This places their original construction some time between **1877 and 1885**.

Previous BAR Approvals

Staff was unable to locate any previous BAR approvals for this property.

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,	No

	educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	
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In the opinion of staff, none of the criteria for demolition of the portions of the north and west sides of the existing building or the existing roof are met and the Permit to Demolish/Capsulate should be granted. The roof is not a character defining feature. The proposed openings in the masonry are consistent with those traditionally found in masonry residential construction. Staff therefore does not object to the demolition/capsulation of the afore-mentioned features. See Figure 1 and Figure 2 below for the extent of the proposed demolition, in red.

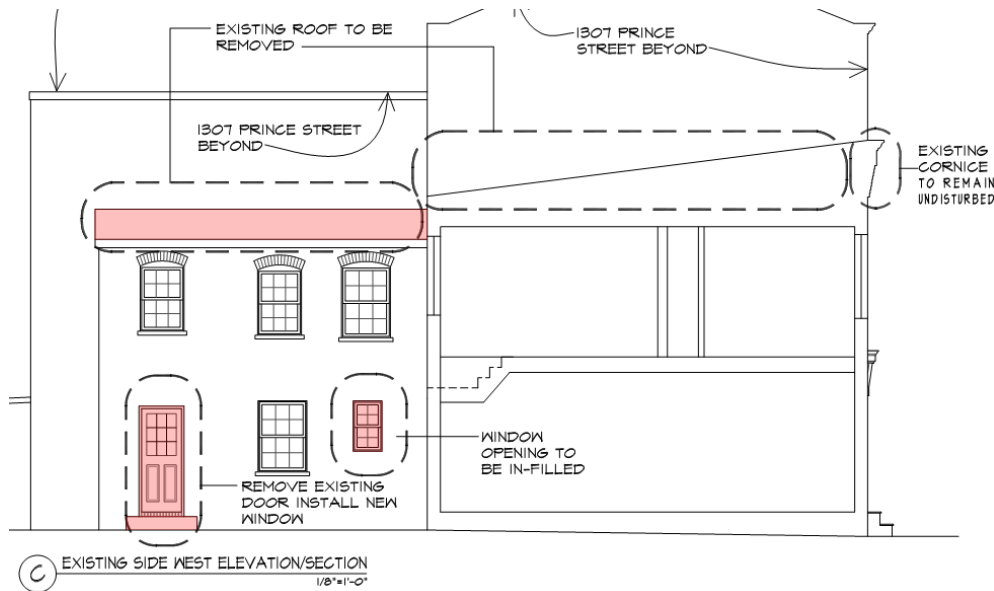


Figure 1: Proposed demolition at west elevation

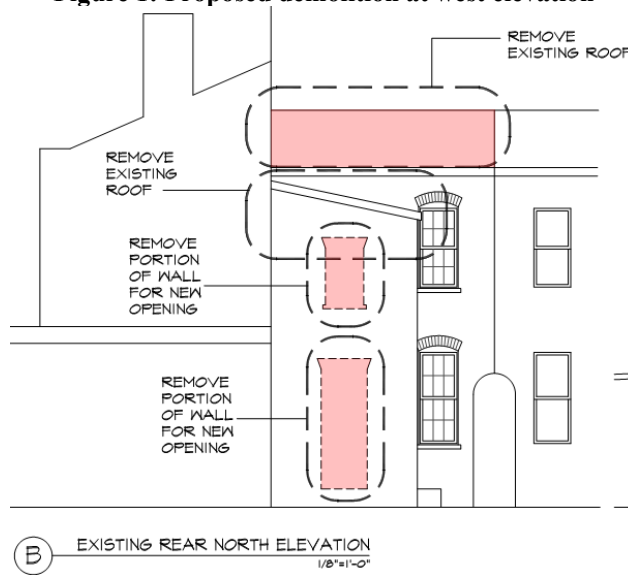


Figure 2: Proposed demolition at north elevation

Certificate of Appropriateness

Alterations

The applicant proposes to revise the north and west elevations of the existing rear ell through the introduction of a ground floor door and second floor window on the north elevation and the closing of a window and conversion of a door into a window on the west elevation. These changes are being made to accommodate revisions to the interior layout of the house. The changes to the front elevation of the structure include the installation of the original transom and a gas light adjacent to the entry door, see Figure 3. These modifications will function to return the building to a look that is closer to its original design.

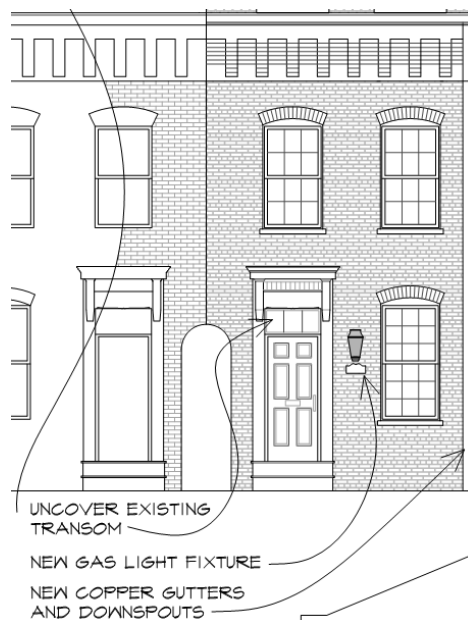


Figure 3: Proposed modifications to the Prince Street elevation

The *Design Guidelines* describes windows as important character defining features. The entry door on the ground floor of the north elevation with a punched window directly above adds character to this otherwise undistinguished elevation and provide access to the rear of the property. The revisions to the west elevation include the removal of a window and the installation of a window in the location of an existing door. Even with these changes, the overall composition of this elevation remains consistent with the secondary elevation of a typical historic structure. The specified windows match the other windows on this portion of the building, and they meet the New and Replacement Window Performance Specifications in the Historic Districts. Staff supports the proposed reconfiguration of the north and west elevations of the existing building.

Addition

According to the *Design Guidelines*, “An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past. To create a differentiation between the existing building and an addition, different traditional materials can be utilized.”

The proposed addition is clearly distinguishable from the historic structure while taking design cues from other properties in the area. The existing building was built as a triplet along with the two structures to the west. From the front, the buildings share a common cornice and are identical with the exception of a horse alley separating the properties at 1309 and 1311 Prince Street. The painted brick facades help to reinforce the impression of the three buildings as a consistent block face with a red brick building to the west and a taller structure to the east, see Figure 4.



Figure 4: View of the front of the triplet of 1309, 1311, and 1313 Prince Street

The proposed third floor addition to the structure at 1309 Prince Street provides for greater living area on this tight site while introducing a variation between these buildings. The use of a mansard roof form on the upper level of a brick structure is commonly found throughout the district, including on a block further east on Prince Street, see Figure 5.



Figure 5: Mansard roof on brick townhome on Prince Street

Staff has been working with the applicant in an effort to produce a design that will allow the three historic buildings to read as a triplet as originally designed. The use of a mansard roof form with two dormers aligned with the windows below gives a balanced look to the elevation while pushing the upper level back from the existing cornice preserves the consistent block face, see Figure 6.

As mentioned in the *Design Guidelines*, “An addition to a historic building should be clearly distinguishable from the original structure.” The location of the proposed mansard at a distance from the front elevation of the existing building clearly identifies it as not a part of the original design for the structure and allows the existing cornice to remain unbroken, preserving the consistent blockface. In addition, the detailing for the third floor component includes two over two windows and decorative window trim that is clearly modern in nature when compared to the six over six windows and brick arches found on the original portion of the building.

The third floor addition to the rear ell of the existing building uses a subtle brick soldier course to differentiate it from the original portion of the building below. The use of square jack arches above smaller windows that are aligned with the windows below continues this subtle differentiation. The existing brick on the building is painted, as will the brick on the addition. This will address the issue of differentiation between the modern and historic brick, see Figure 7.

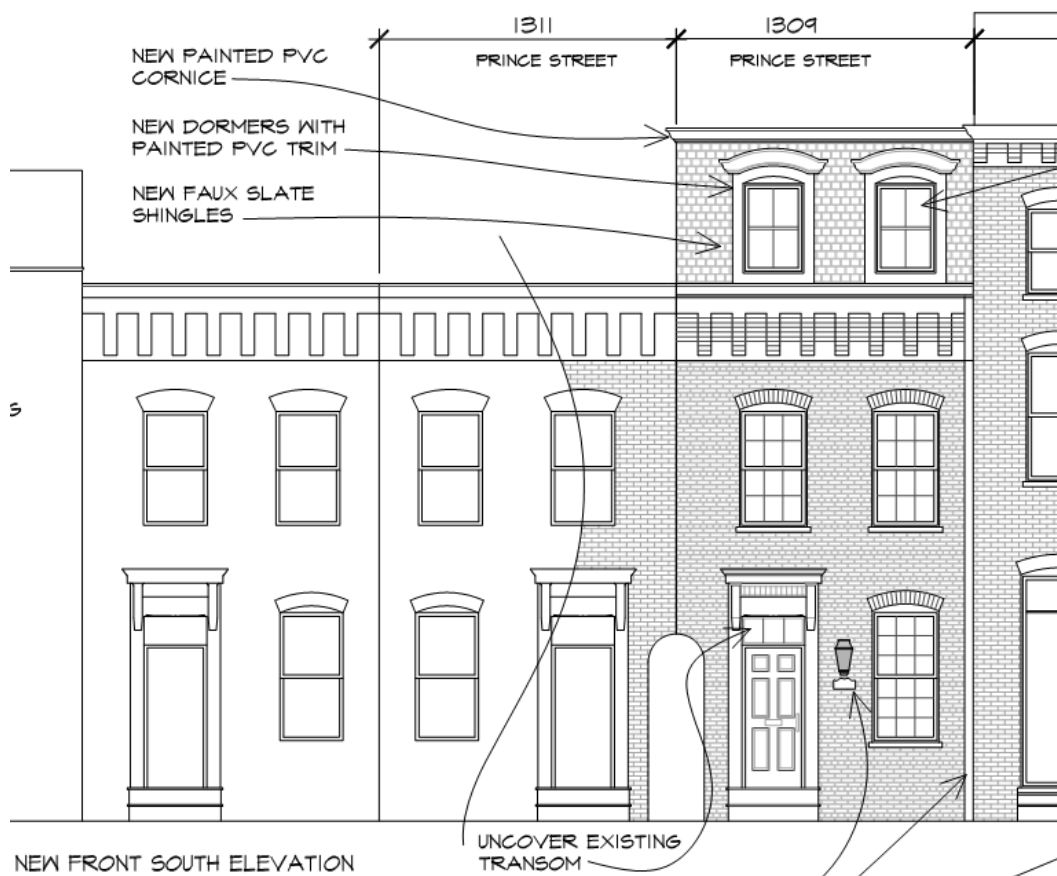


Figure 6: Proposed south elevation showing recessed mansard

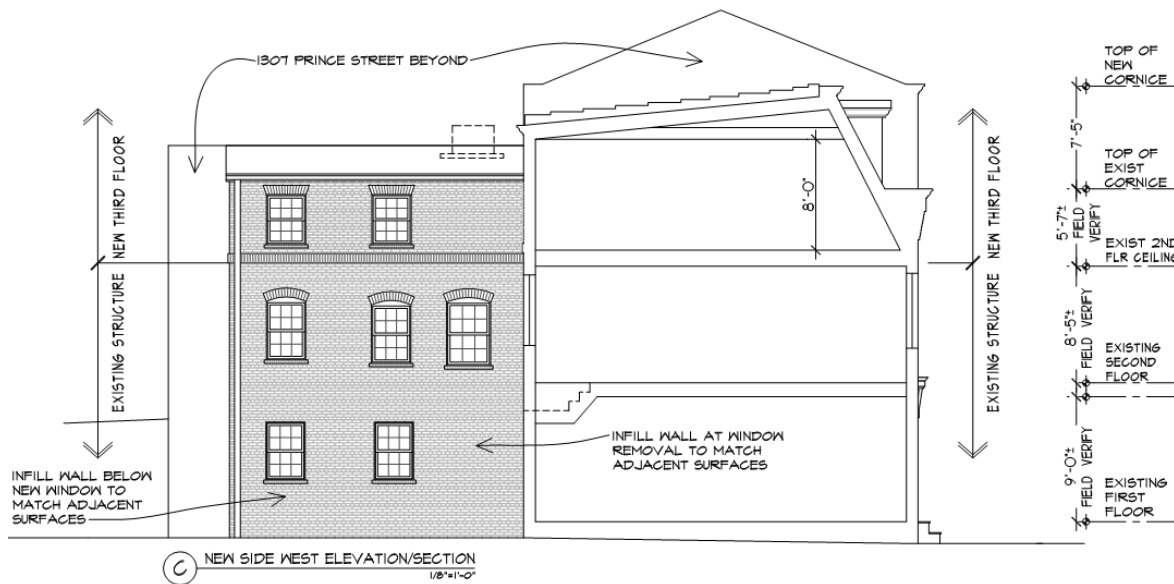


Figure 7: Proposed west elevation/section showing third floor addition at rear ell and set back mansard roof

The west side of the third floor addition is finished with a smooth painted stucco in an effort to further differentiate this form from the masonry structure below. The finish on the north side of the front portion of the addition is painted brick as currently shown. This makes for an awkward joint at the corner as the stucco and the brick come together, see Figure 8. Staff recommends that the applicant continue to work with staff on the articulation of the north and west sides of the third floor addition on the front portion of the building to resolve this issue and make the west elevation compatible with the existing structure.

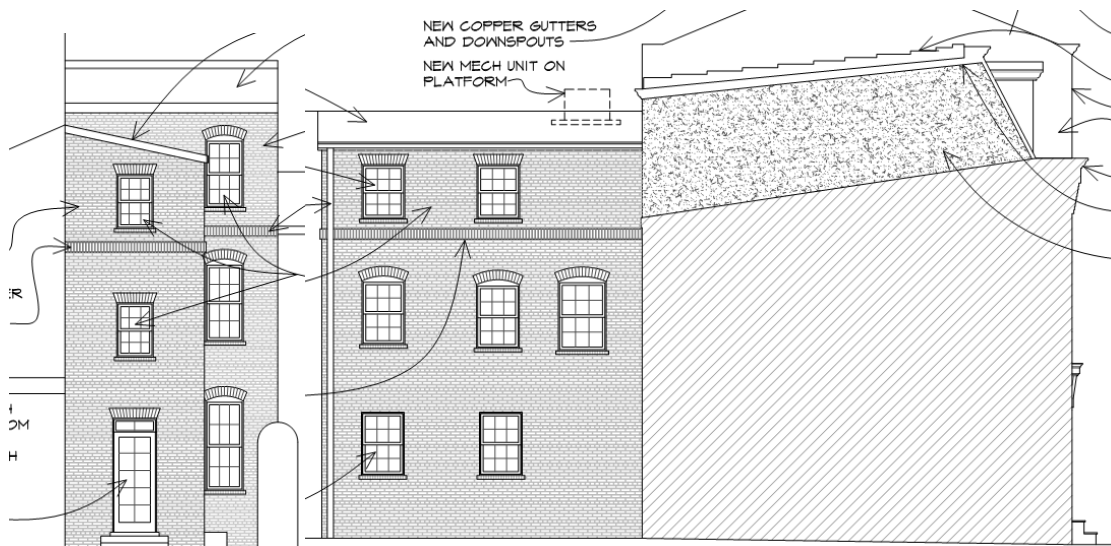


Figure 8: North and west elevations showing materials at third floor addition on front portion of building

Staff supports the proposed Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for the proposed work at 1309 Prince Street. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Bill Conkey, AIA, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed third floor addition complies with zoning.

F-1 The 1,783 square foot property is split zoned, with 881 square feet of property zoned RM and 902 square feet zoned CL.

F-2 The RM portion is allowed 1.5 FAR (881x1.5= 1,321.5 square feet). The CL portion is allowed .75 FAR (902x.75=676.5 square feet).

Code Administration

C-1 A building permit and plan review 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, if a separate demolition permit is required. (T&ES)

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

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

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

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties

and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 Archaeological oversight will not be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application for BAR 2020-00500 & 2020-00502: 1309 Prince Street*
- 2 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 1309 PRINCE ST.

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker - Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 074.01.02-20 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: MARK & LAUREN SHANKS

Address: 1309 PRINCE STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 443-739-3214 E-mail: Lauren.shanks@yahoo.com

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

Name: ROBERT BENTLEY ADAMS, AIA Phone: 703-626-0767

E-mail: bud@adamsarchitects.com

Legal Property Owner:

Name: MARK & LAUREN SHANKS

Address: 1309 PRINCE STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 443-739-3214 E-mail: Lauren.shanks@yahoo.com

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

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

NATURE OF PROPOSED WORK: Please check all that apply

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: Please check all that apply.
- | | | | |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other | | | |
- ☒ ADDITION OF THIRD FLOOR
- ☒ DEMOLITION/ENCAPSULATION FOR NEW DOOR & WINDOW @ NORTH ELEVATION
- ☐ SIGNAGE

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

THE APPLICANT SEEKS APPROVAL TO ADD A 3RD FLOOR ONTO THE EXISTING MAIN & REAR WING. ROOF TOP HVAC WILL BE LOCATED @ LEAST VISIBLE AREA ON NEW ROOF. ORIGINAL TRANSOM TO BE INSTALLED @ FRONT DOOR & GAS LIGHT. REAR/ NORTH ELEVATION TO HAVE NEW DOOR AND WINDOW CUT INTO BRICK WALL @ 1ST & 2ND FLOOR.

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:*

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

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

APPLICANT OR AUTHORIZED AGENT:Signature: Robert Bentley AdamsPrinted Name: ROBERT BENTLEY ADAMS, AIADate: 10-5-2020

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. LAUREN SHANKS	1309	JOINT
2. MARK SHANKS	PRINCE ST.	OWNERS
3.		

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

Name	Address	Percent of Ownership
1. NA		
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. NA		
2.		
3.		

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

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

10-5-2020 ROBERT B ADAMS Robert B Adams
Date Printed Name Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 1309 Prince Street
Street Address

RM
Zone

A2. 1,783.00
Total Lot Area

x 1.50
Floor Area Ratio Allowed by Zone

= 2,674.50
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 0.00
First Floor 561.00
Second Floor 598.00
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement**
Stairways** 109.00
Mechanical**
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. 1,159.00 Sq. Ft.
Existing Gross Floor Area*

B2. 109.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,050.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 1,159.00

B2. Total Exclusions 109.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor
Second Floor 598.00
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways** 42.00
Mechanical** 61.00
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

C1. 598.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 103.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 495.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 598.00

C2. Total Exclusions 103.00

D. Total Floor Area

D1. 1,545.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,674.50 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 1,062.00 Sq. Ft.
Existing Open Space

E2. 624.00 Sq. Ft.
Required Open Space

E3. 1,062.00 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.

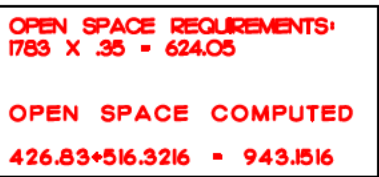
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____

Date: _____

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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.

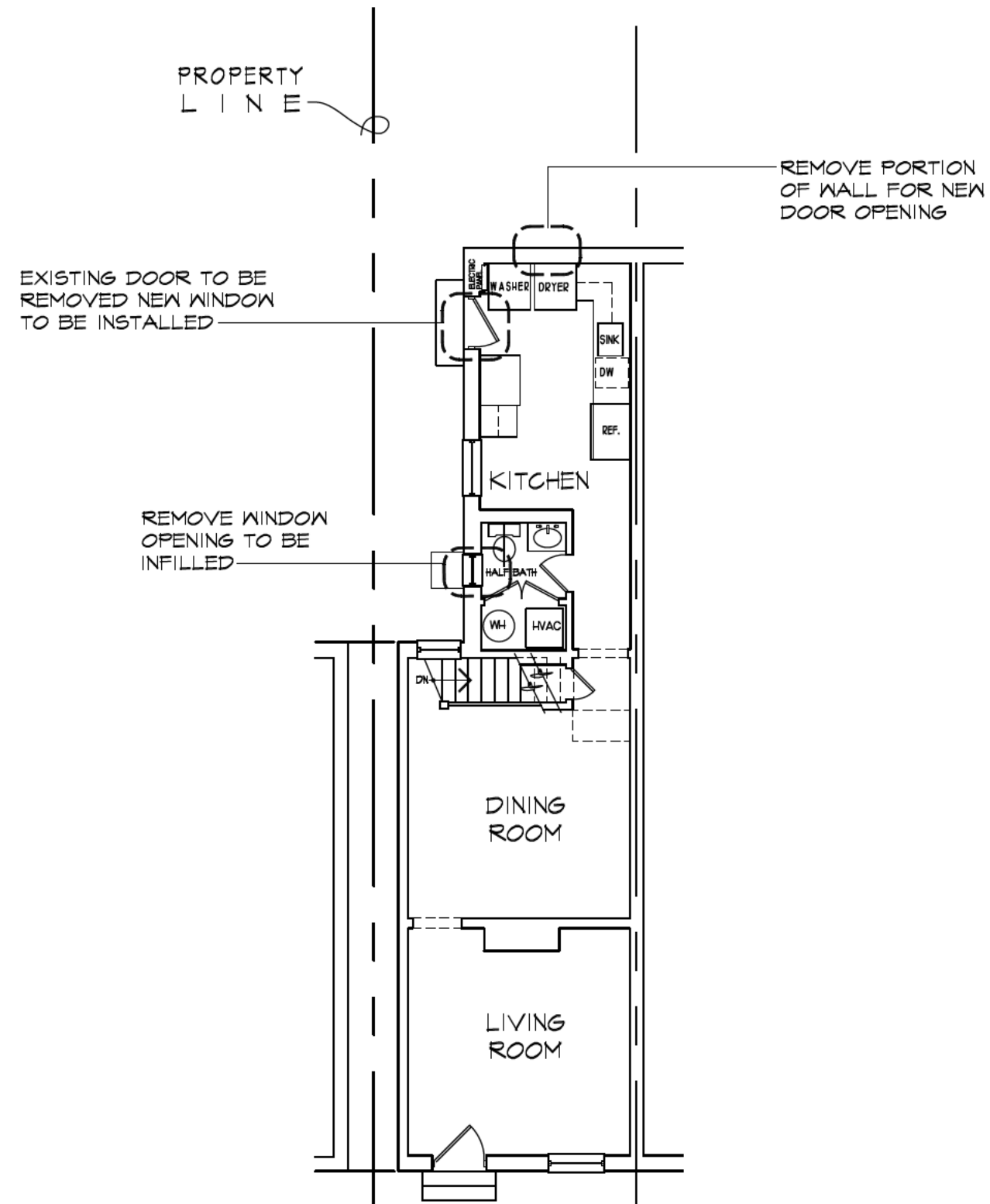


MBH
Settlement Group, L.C.

Ordered by:

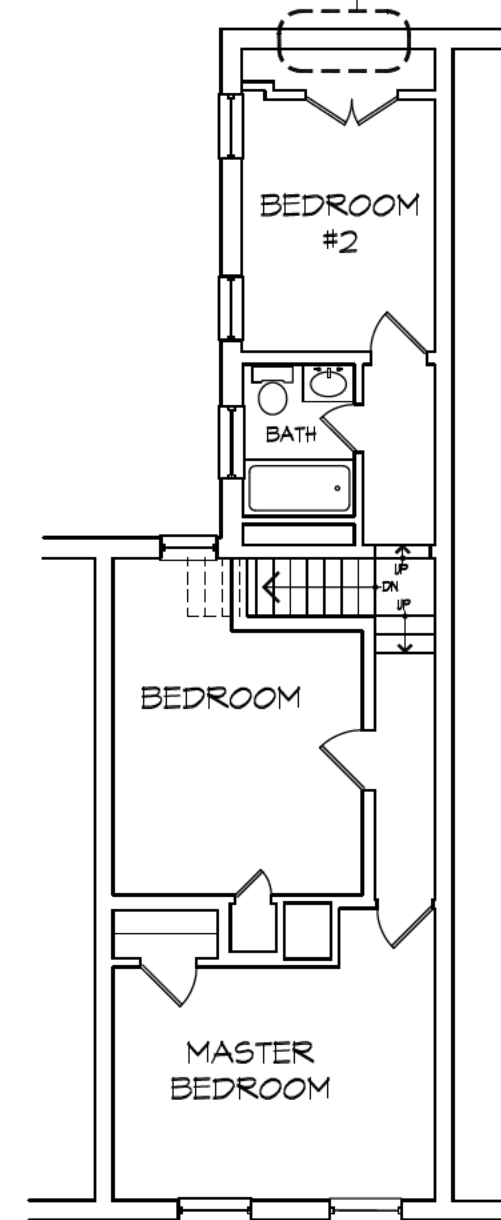
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Alexandria, VA 22314
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DOMINION Surveyors
Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412



EXISTING
FIRST FLOOR
PLAN
1/8" = 1'-0"

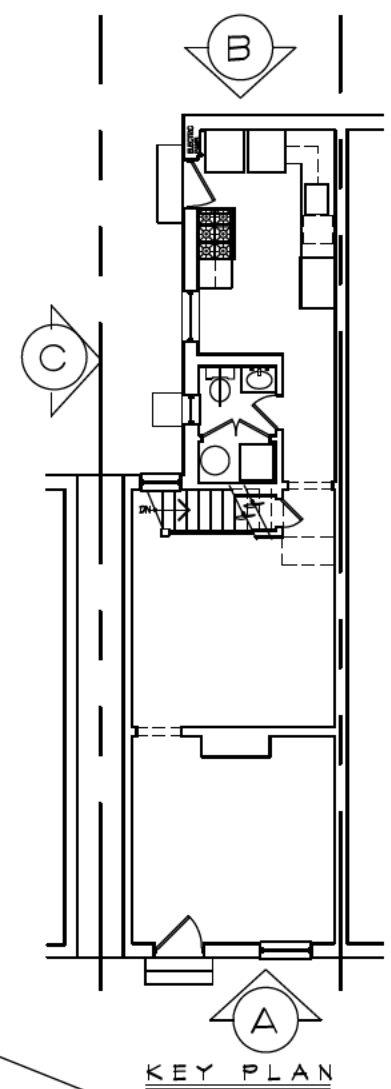
REMOVE PORTION
OF WALL FOR NEW
WINDOW OPENING



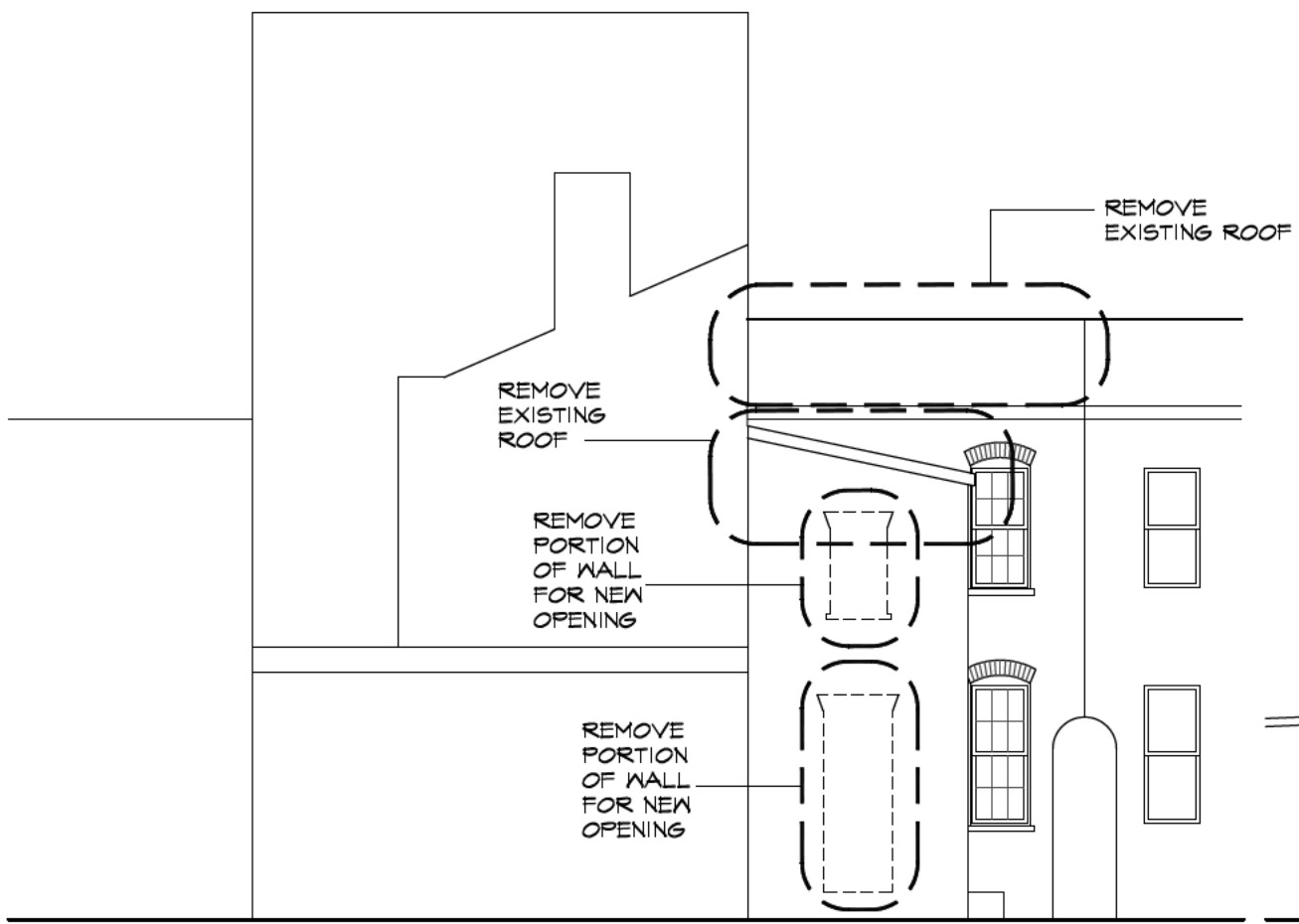
EXISTING
SECOND FLOOR
PLAN
1/8" = 1'-0"



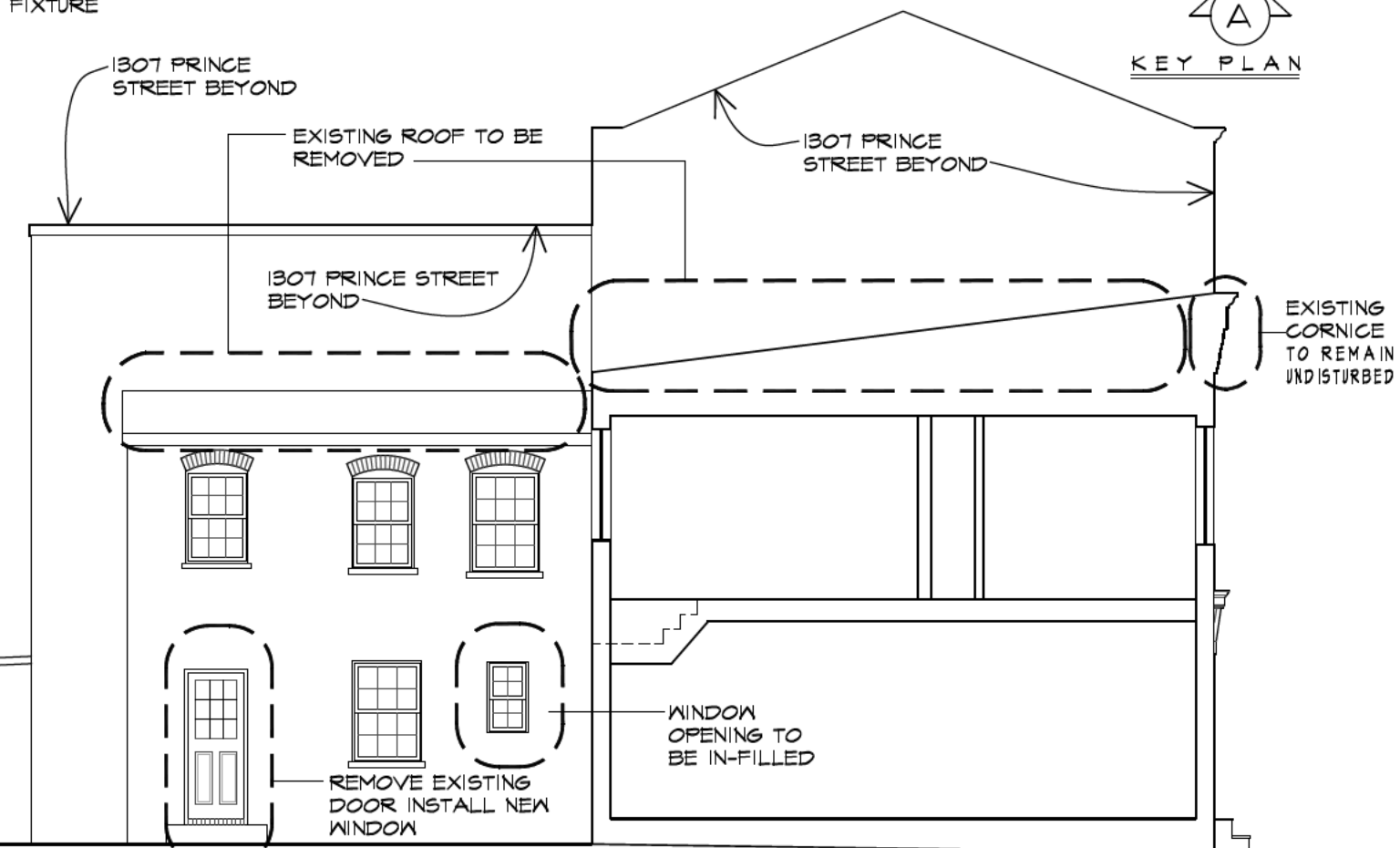
(A) EXISTING FRONT SOUTH ELEVATION
1/8"=1'-0"



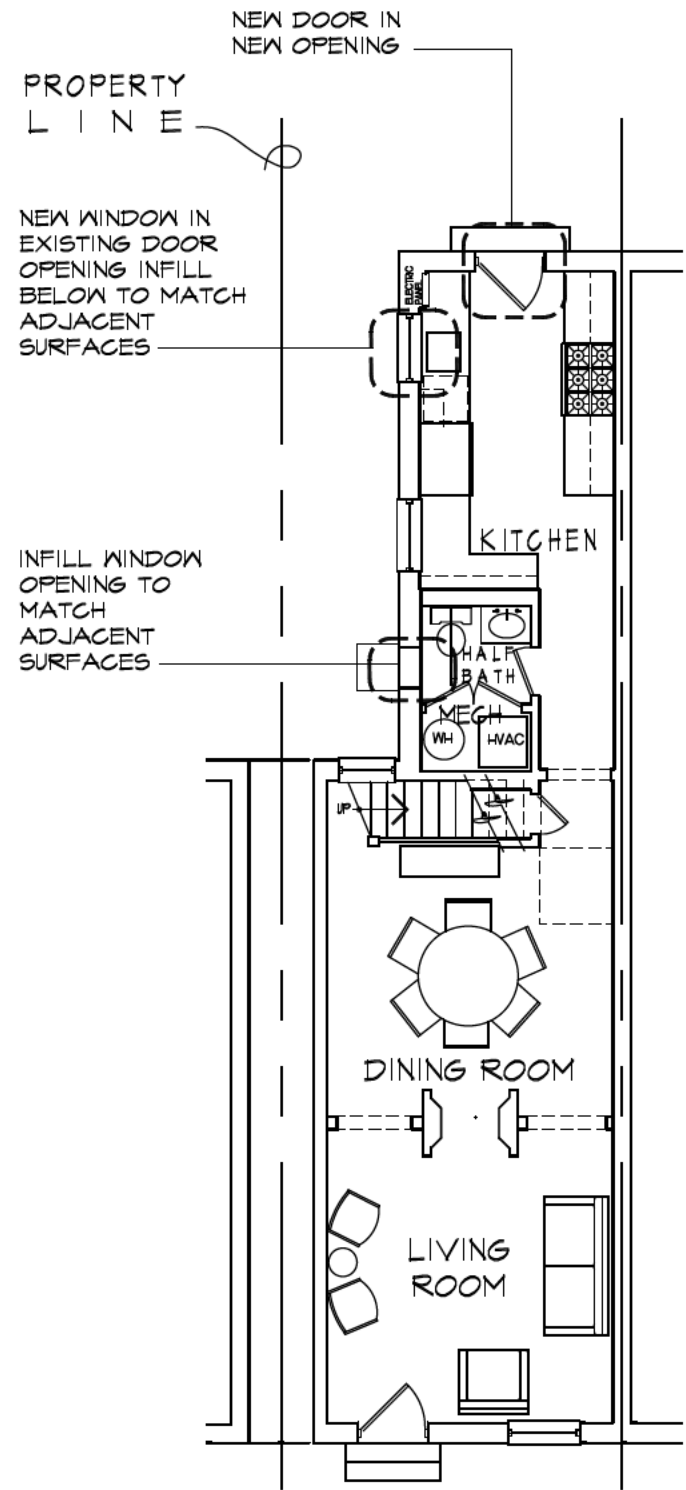
KEY PLAN



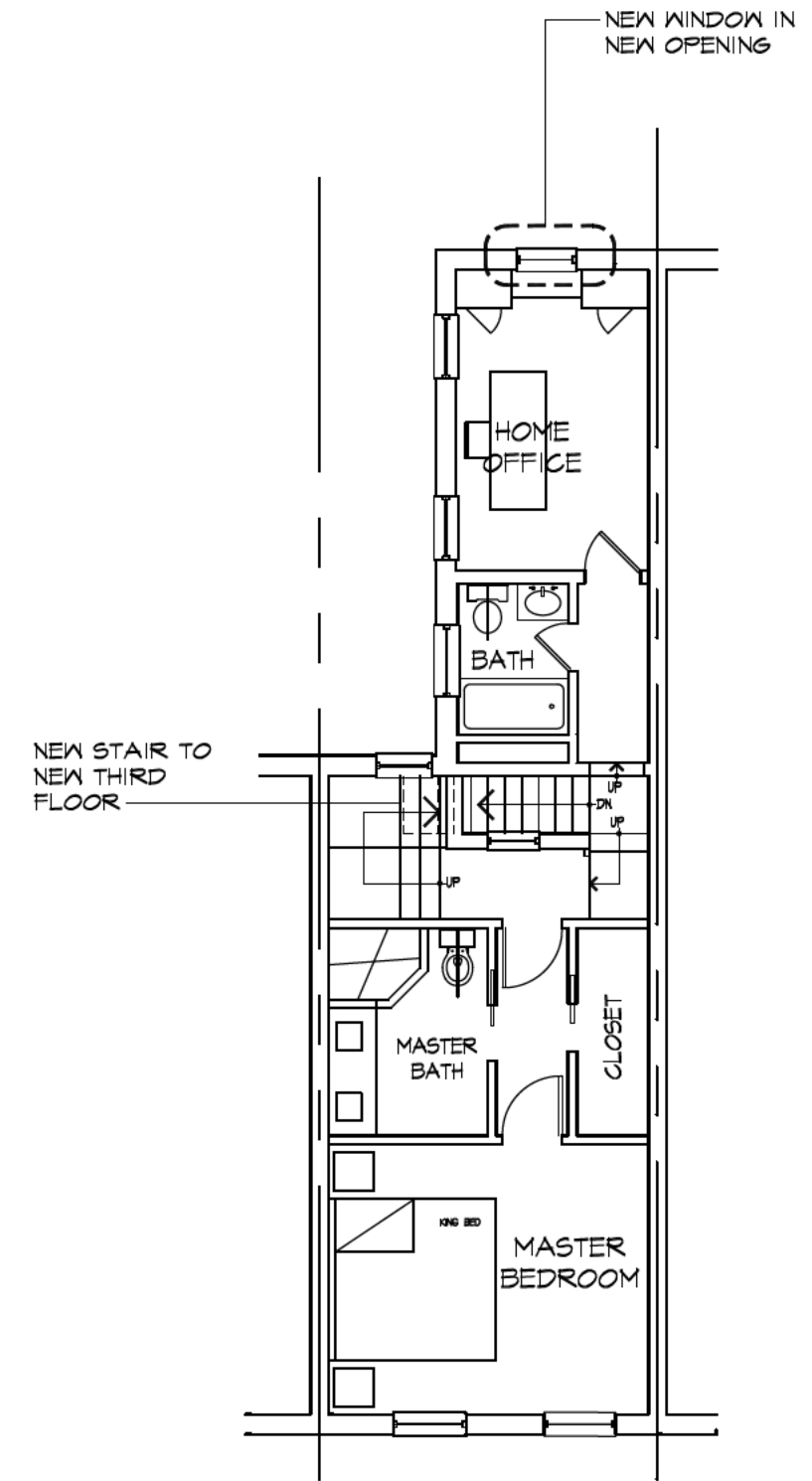
(B) EXISTING REAR NORTH ELEVATION
1/8"=1'-0"



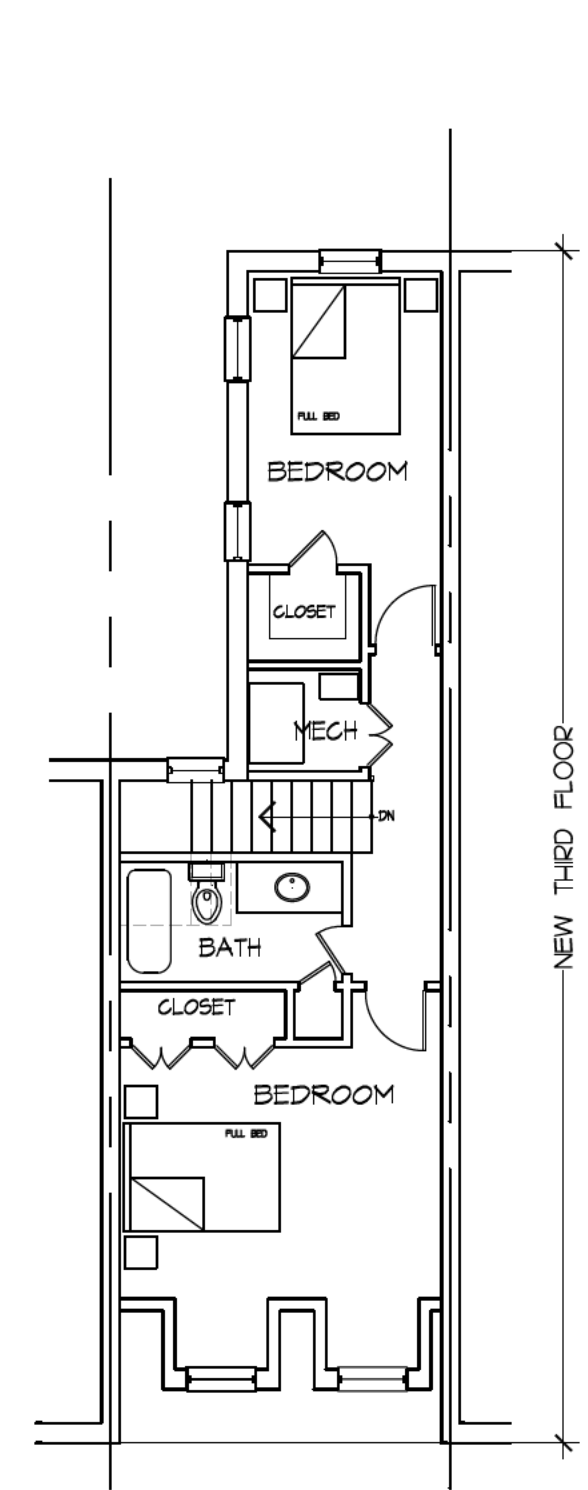
(C) EXISTING SIDE WEST ELEVATION/SECTION
1/8"=1'-0"



N E W
FIRST FLOOR
P L A N
1/8" = 1'-0"



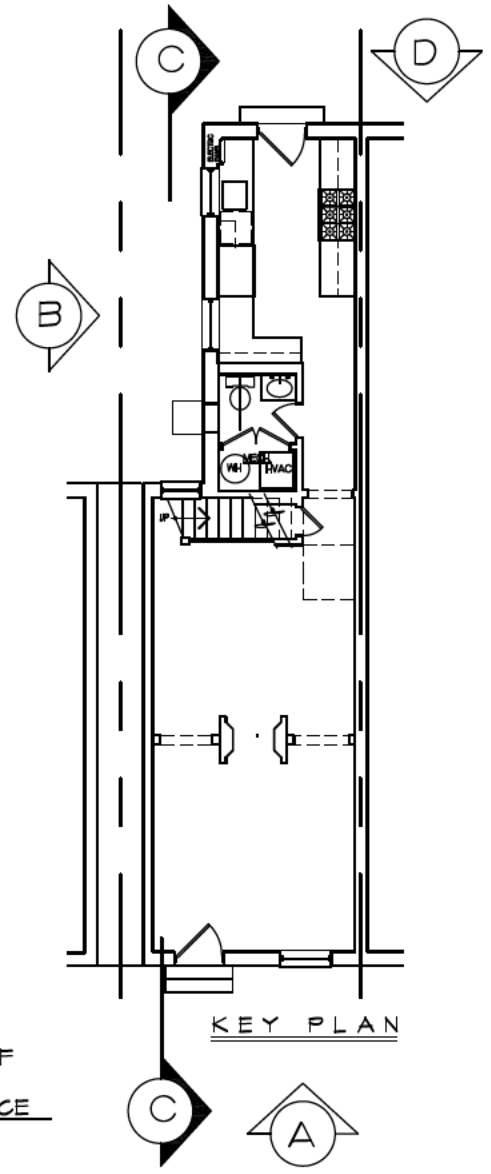
N E W
SECOND FLOOR
P L A N
1/8" = 1'-0"



N E W
THIRD FLOOR
P L A N
1/8" = 1'-0"



A NEW FRONT SOUTH ELEVATION
1/8"=1'-0"



B NEW SIDE WEST ELEVATION
1/8"=1'-0"

EXIST 2ND
FLR CEILING

EXISTING
SECOND
FLOOR

EXISTING
FIRST
FLOOR

INFILL WALL BELOW
NEW WINDOW TO
MATCH ADJACENT
SURFACES

EXISTING STRUCTURE NEW THIRD FLOOR

1307 PRINCE STREET BEYOND

8'-0"

EXISTING STRUCTURE NEW THIRD FLOOR

TOP OF
NEW
CORNICE
7'-5"
TOP OF
EXIST
CORNICE
5'-7"
FIELD VERIFY
EXIST 2ND
FLR CEILING
8'-5"
FIELD VERIFY
EXISTING
SECOND
FLOOR
9'-0"
FIELD VERIFY
EXISTING
FIRST
FLOOR

C NEW SIDE WEST ELEVATION/SECTION
1/8"=1'-0"

TOP OF NEW
SECOND FLR
FLOUNDER
RIDGE

NEW THIRD
FLOOR
EXIST 2ND
FLR CEILING

EXISTING
SECOND
FLOOR

EXISTING
FIRST
FLOOR

9'-6 1/2"
FIELD VERIFY
7'-11"
FIELD VERIFY
7'-8"
FIELD VERIFY

1307 PRINCE
STREET

NEW BRICK TO
MATCH EXISTING
NEW BRICK SOLDIER
COARSE BETWEEN
EXISTING AND NEW

NEW WOOD FRENCH
DOOR AND TRANSOM
WITH SIMULATED
DIVIDED LITES WITH
PERMANENT WOOD
GRILLES AND
SPACER BAR TO
MATCH EXISTING

NEW SINGLE PLY ROOFING

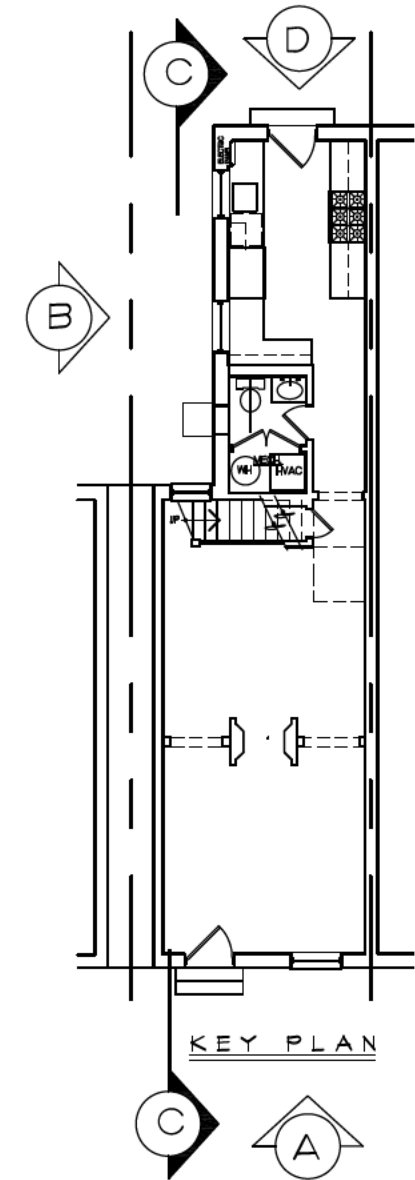
NEW PAINTED BRICK TO
MATCH EXISTING

NEW PAINTED BRICK SOLDIER
COARSE BETWEEN EXISTING
AND NEW

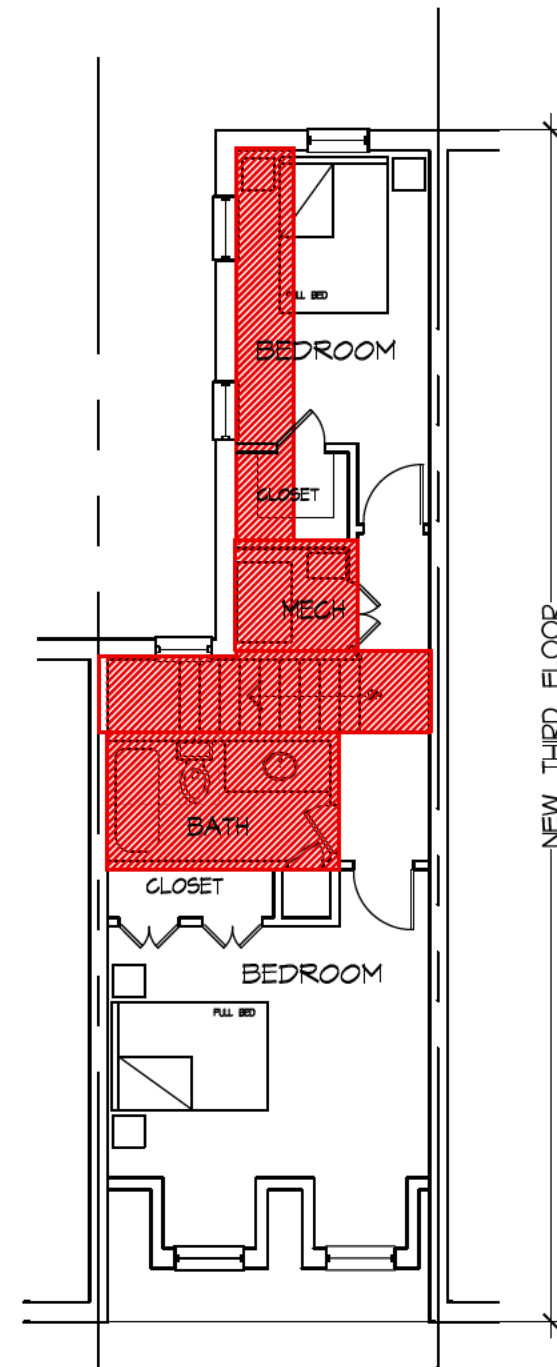
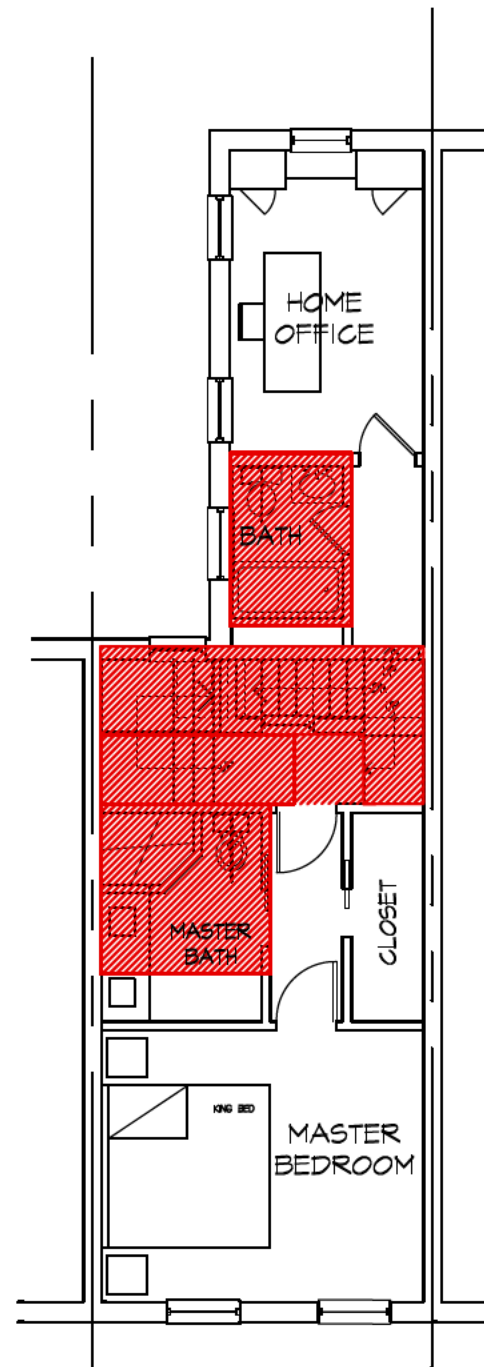
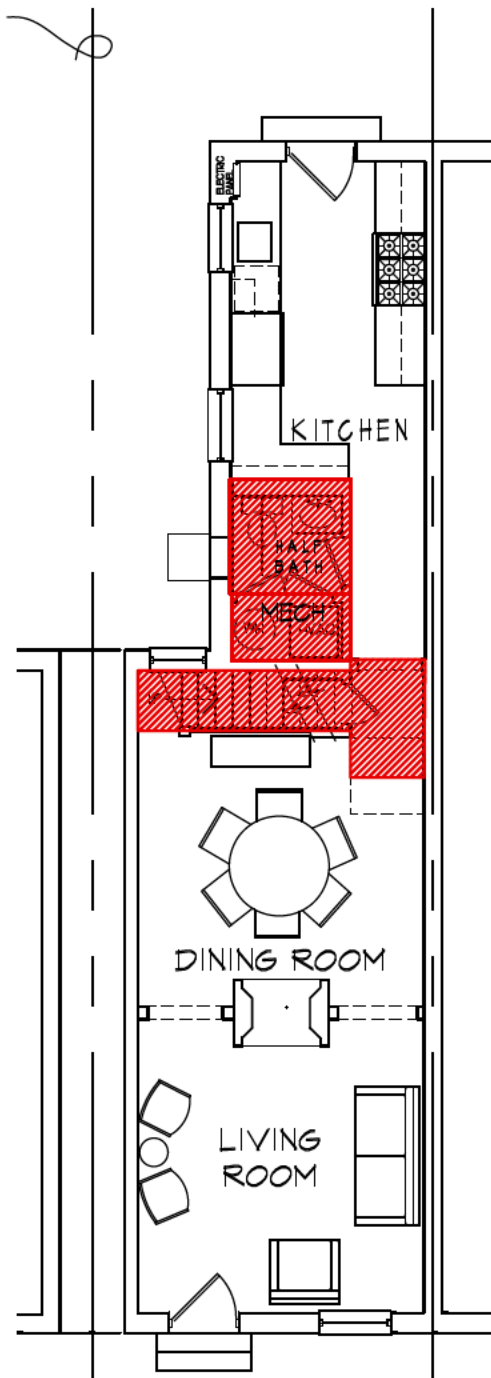
NEW WOOD WINDOWS WITH
SIMULATED DIVIDED LITES WITH
PERMANENT WOOD GRILLES AND
SPACER BAR TO MATCH EXISTING

NEW THIRD
FLR CEILING
8'-0"
NEW THIRD
FLOOR
EXIST 2ND
FLR CEILING
8'-5"
FIELD VERIFY
EXISTING
SECOND
FLOOR
9'-0"
FIELD VERIFY
EXISTING
FIRST
FLOOR

D NEW REAR NORTH ELEVATION
1/8"=1'-0"



PROPERTY
LINE

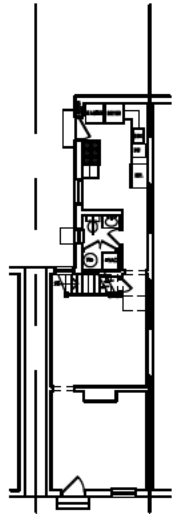




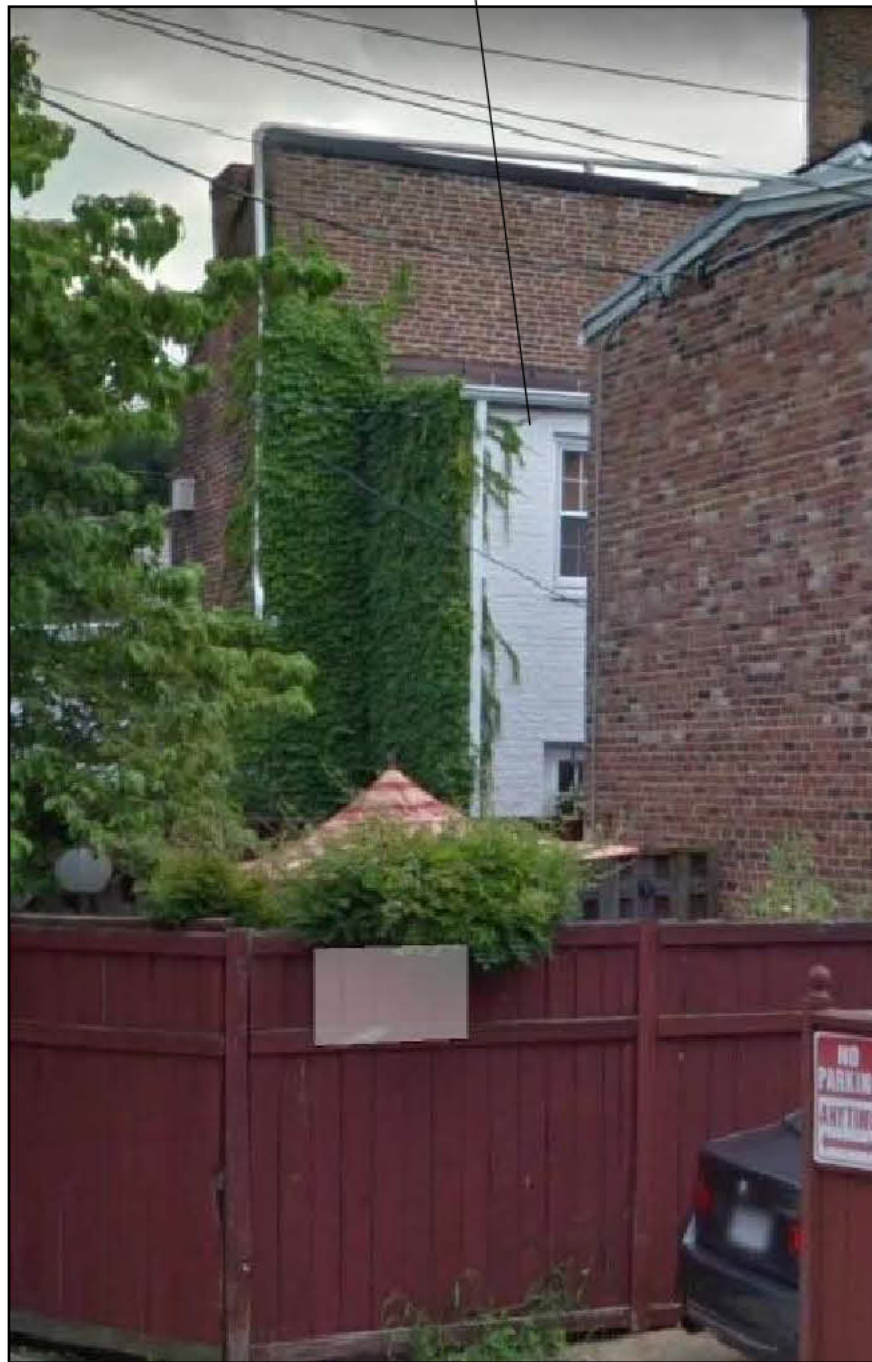
FRONT SOUTH ELEVATION
1309 PRINCE STREET



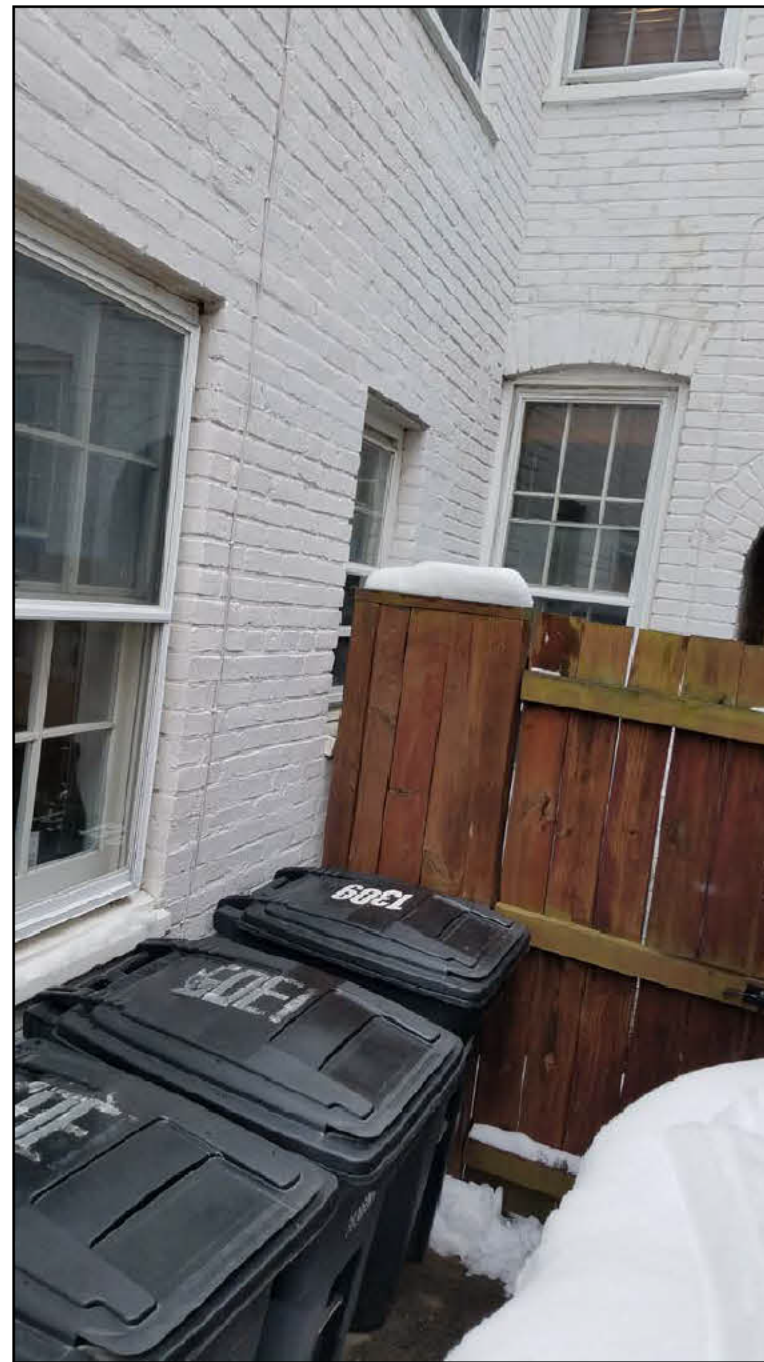
FRONT SOUTH ELEVATION
1309 PRINCE STREET



1309 PRINCE STREET



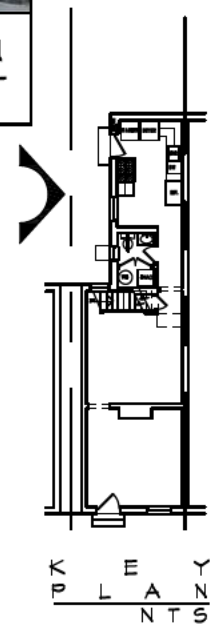
SIDE WEST ELEVATION
1309 PRINCE STREET



SIDE WEST ELEVATION
1309 PRINCE STREET

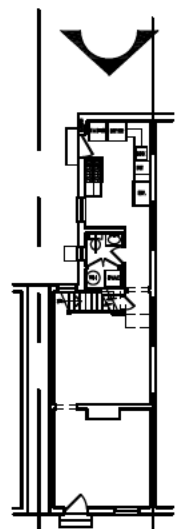


SIDE WEST ELEVATION
1309 PRINCE STREET





REAR NORTH ELEVATION
1309 PRINCE STREET



K E Y
P L A N
N T S



REAR NORTH ELEVATION
1309 PRINCE STREET



REAR NORTH ELEVATION
1309 PRINCE STREET

FQ-OB

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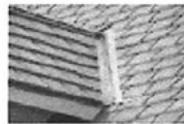
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From: [John Alexander](#)
To: [Lia Niebauer](#)
Subject: [EXTERNAL]BAR Hearing
Date: Wednesday, October 28, 2020 11:56:39 AM

Hi Lia,

I am writing to oppose the project proposal at 1309 Prince Street. For a variety of reasons we do not think this is in the best interest of the neighborhood. Please let me know if there is anything required of me or if you have any questions.

--

John Alexander

Principal: Boardwalk Capital

(c) [205.393.3580](tel:205.393.3580)

boardwalkcapital01@gmail.com

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