

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Gregory Wilson & Kathleen Cummings

LOCATION: Old and Historic Alexandria District
130 Prince Street

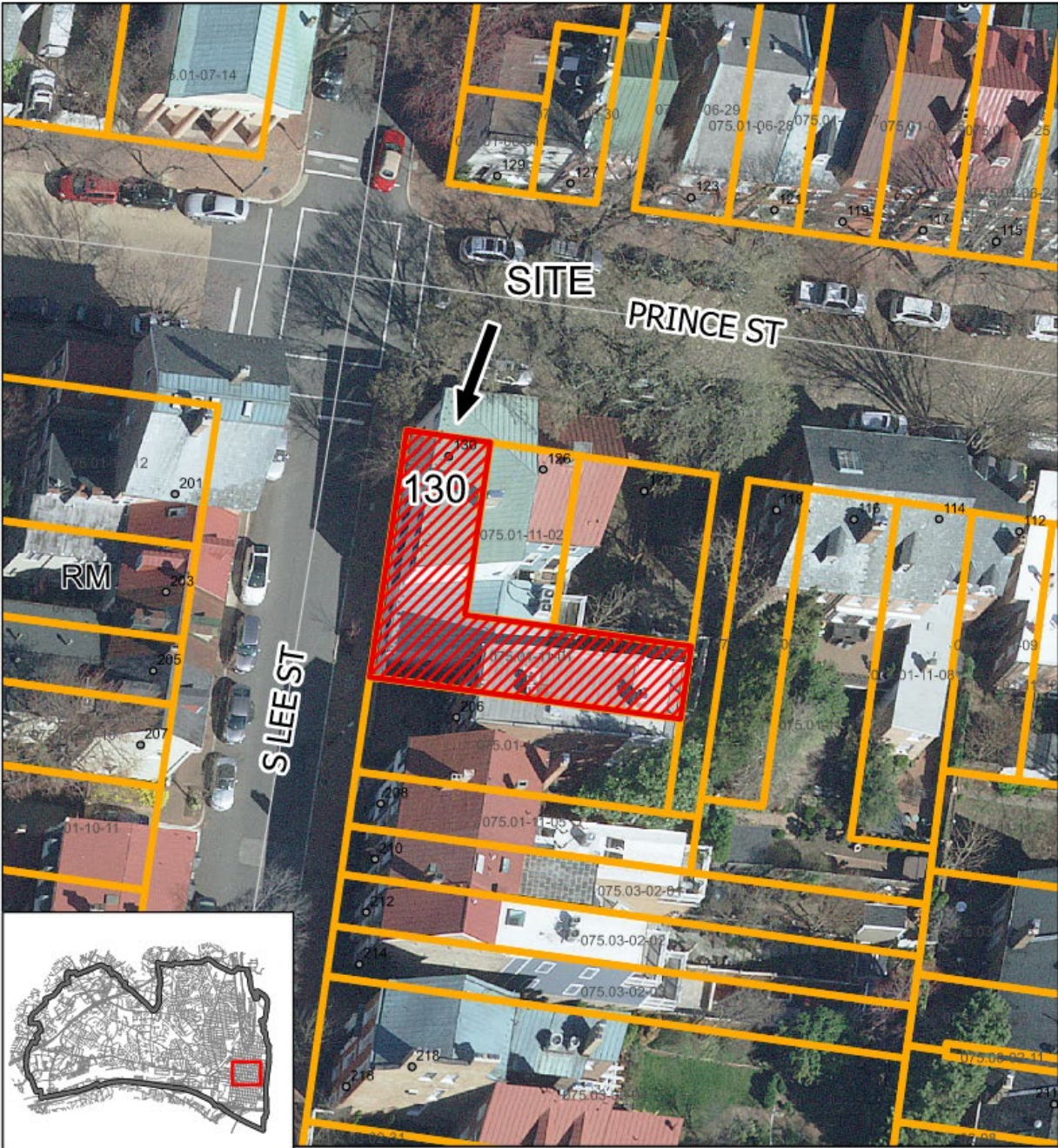
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

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

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 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 #2020-00618
130 Prince Street



0 15 30 60 Feet

I. APPLICANT'S PROPOSAL

The applicant is requesting approval of replacement shutters at 130 Prince Street. The shutters will be installed on the first-floor windows of the one-and-a-half-story “addition” facing S. Lee Street, which was once a separate parcel addressed 204 S. Lee Street. The applicant proposes a flat panel shutter with “v” grooves that will be operable and sized to fit the opening. The applicant is currently undertaking exterior painting of the house with the intent of using different – but complimentary – colors on the main house and the “addition”. They propose a different shutter style on the “addition” windows to reinforce the subtle contrast.

II. HISTORY

The subject property consists of three distinct frame elements that have been combined into a single dwelling over the years. Currently, the main block is a two-story frame element with both a hipped roof and steeply pitched shed roof with the current front entrance on Prince Street. To the south of this building is a 1½-story frame element, also with a gable roof. This secondary element was internally joined to the main block by circa 1900. A site visit and examination of interior details as well as the basement confirm that this small element likely dates to the **late 19th century** while the main block is earlier. The 1902 Sanborn Fire Insurance Map showed this element as one-story with a two-story block in rear, where a porch had been previously. This footprint is consistent through 1931, in which all elements are shown as frame construction.

In *Historic Alexandria Virginia, Street by Street*, Ethelyn Cox notes that the subject property “may date from ‘vendue-store’ of Philip Marsteller, who acquired the lot in **1787** for an annual ground rent. Owned by the Bank of Alexandria at the time of the January 1827 fire. In the 1833 partition of the estate of Mordecai Miller, the right to collect the ground rent on this lot, conveyed to Miller in 1797, was awarded to Samuel Miller, who also bought in the property at a tax sale in March 1841. In 1877 Samuel’s executors sold it, ‘with the buildings thereon,’ for \$800.”

Previous BAR Approvals

BAR#1992-0006: Lee Street gate

BAR#2004-0056: rooftop HVAC units and screening, and entrance lights

BAR#2005-0070: garden perimeter wall and fence for a pergola

BAR Case #2017-00110& 111: addition and alterations

III. ANALYSIS

Both the *Design Guidelines*, as well as the Board’s administrative policy, note that shutters must be historically and architecturally appropriate, sized to fit the opening and operable. Prior to the applicant’s request for new shutters for the windows on S. Lee Street, these windows had louvered shutters that matched the shutters on the main portion of the house. While the most common style of shutter in the historic districts is louvered or paneled shutters, historically there is a great variety of shutter designs. The first shutters were simple board and batten shutters not intended to make a design statement but to serve utilitarian purposes. Over time shutters became available in a variety of designs and are now used almost exclusively for decoration rather than function.

Because the proposed shutters are constructed of wood and will be operable, and given the applicant's intent to subtly differentiate this "addition" from the main building block, staff recommends approval of the application as submitted.

STAFF

Stephanie Sample, 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

F-1 Proposed painting and replacement shutters comply with zoning.

Code Administration

No comments received.

Transportation and Environmental Services
CONDITIONS

- 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)

FINDINGS:

- F-1 Previously reviewed under BAR2004-00056; BAR2005-00070; BAR2017-00110-00111; BAR2017-00118; BAR2018-00280; BAR2019-00213. (T&ES)
- F-2 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-3 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)

CODE REQUIREMENTS

- 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)

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 130 Prince Street, Alexandria, VA 22314DISTRICT: ☒ Old & Historic Alexandria ☐ Parker - Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 075.01-11-01ZONING: EMAPPLICATION 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: Greg WilsonAddress: 130 Prince StreetCity: Alexandria State: VA Zip: 22314Phone: 804.399.5633 E-mail: gregwilson110@msn.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____Name: N/A Phone: _____

E-mail: _____

Legal Property Owner:

Name: Gregory Wilson & Kathleen CummingsAddress: 130 Prince StreetCity: Alexandria State: VA Zip: 22314Phone: 804.399.5633 E-mail: gregwilson110@msn.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 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 type="checkbox"/> HVAC equipment | <input checked="" type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

See attached description, photos and specifications.

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.

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.

Board of Architectural Review
Application for Replacement of Shutters
130 Prince Street
Alexandria, Virginia 22314

DESCRIPTION OF PROPOSED WORK (page 7):

This is an application for replacement of shutters. Our home at 130 Prince Street is actually two buildings that were merged together decades ago (130 Prince Street and 204 South Lee Street). The full history of the two houses was captured nicely by City staff during a prior review and authorization for a project (since completed) at our home. For details and history of the property, please see BZA #2017-0018, a copy of which is attached for reference.

The entire home currently reads as one property and, until recently, was painted the same. We are in the process of returning the two portions of our home to look like separate, individual structures by painting them different colors. The attached photos show the small rear structure (originally 204 South Lee Street) now painted differently than the main house (130 Prince Street). The main house will also be repainted in the Spring when the weather allows. The colors will be complementary to the small structure, but different enough to read as a separate structure.

The small structure in the rear of the house was originally a blacksmith/carpenter's shop when built in the mid-1800s. We would like to replace the old, worn shutters (photos attached) surrounding the two windows on the small structure facing South Lee Street. These are the only two windows for which we are seeking approval for new shutters.

The replacement shutters are Timberlane Premium Wood Flat Panel Shutters with a V-groove, shutter rabbeting and using the existing hinges (which will be stripped of paint). The proposed shutters will be the same dimensions as the existing shutters (62" x 16.5" x 0.75"). Specifications and images attached.

We've purposefully selected shutters that would be different than those on the main portion of the house and that reflect a different type of style that would be reminiscent of the original purpose of the structure (blacksmith/carpenter's shop).

We are trying to honor and recognize the origins of the small blacksmith/carpenter's shop and attempting to create the appearance of a separate dwelling as viewed from South Lee Street. Once we hang new shutters and complete the painting, the portion of our home that was originally 204 South Lee Street will read as an entirely separate property from the main portion of the house at 130 Prince Street. We think the streetscape on South Lee Street will be enhanced by reading as if there is a separate small, historic house on the block.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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. **Shutters**
- ☐ ☒ 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. **Shutters**
- ☐ ☒ 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.

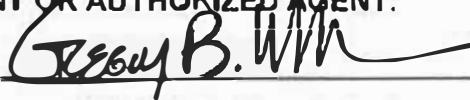
ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ 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 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: GREGORY B. WILSONDate: 12.22.20

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. Gregory Wilson	130 Prince Street, Alexandria	100%
2. Kathleen Cummings	130 Prince Street, Alexandria	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 130 Prince Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Gregory Wilson	130 Prince Street	100%
2. Kathleen Cummings	130 Prince Street	100%
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. 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.

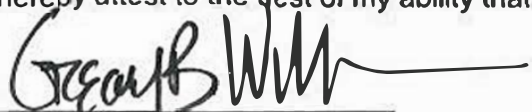
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12.22.20

Date

Gregory Wilson

Printed Name



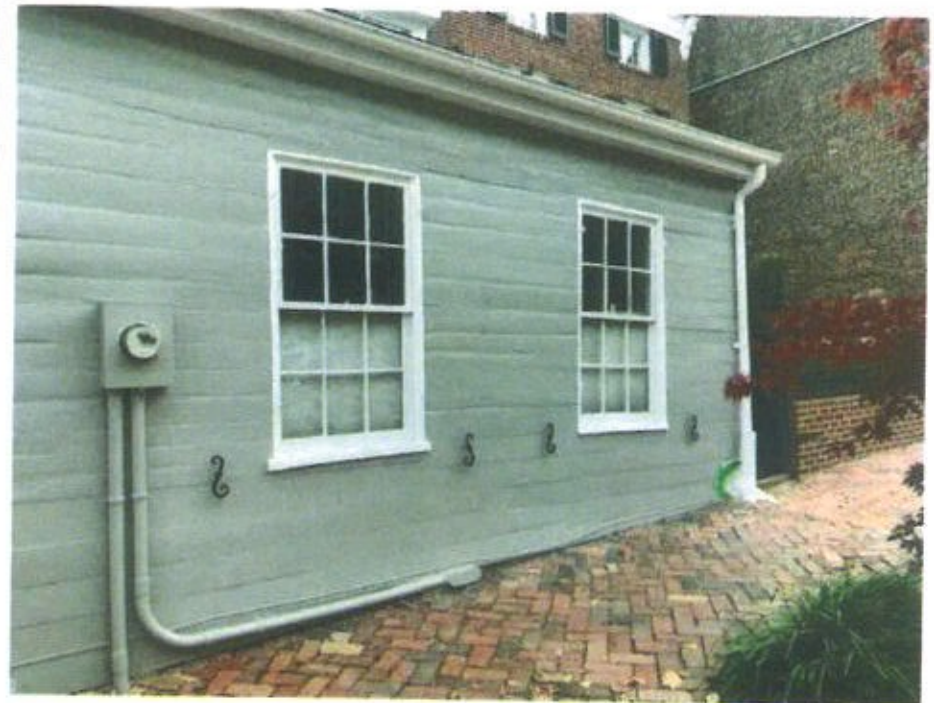
Signature



Smaller
structure at
rear of 130
Prince Street
(originally
204 South
Lee prior to
being merged
together
decades ago)



Smaller structure where new replacement shutters are being requested; house in process of being repainted





Smaller structure
(on South Lee) in
relation to main
house at 130 Prince
Street



A view of how/where the two houses
were merged and how they will look
painted as separate structures





VGV: Flat Panel Shutter with V-Groove

A twist on an old classic. Rather than use individual tongue and groove boards that can separate over time, we start with a hearty flat panel and then mill vertical "V" grooves* on the front face of the shutter.

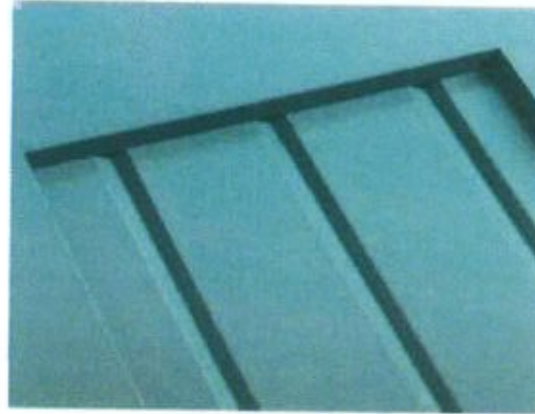
Cross Section:



Available In:

[Endurian \(Premium PVC\)](#), [Premium Wood](#)

Shutter Specifications



VGV Specifications

Stiles	2-1/2"
Top Rail	2-1/2"
Middle Rail(s)	2-1/2"
Bottom Rail	4"
Panel Thickness	3/4" +/-
Stile/Rail Thickness	1-5/16"





Proposed new shutter
Timberlane Premium Wood
Flat Panel, V-Groove
Rabbeting

Existing shutters

