

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Gregory Wilson & Kathleen Cummings

LOCATION: Old and Historic Alexandria District
130 Prince Street

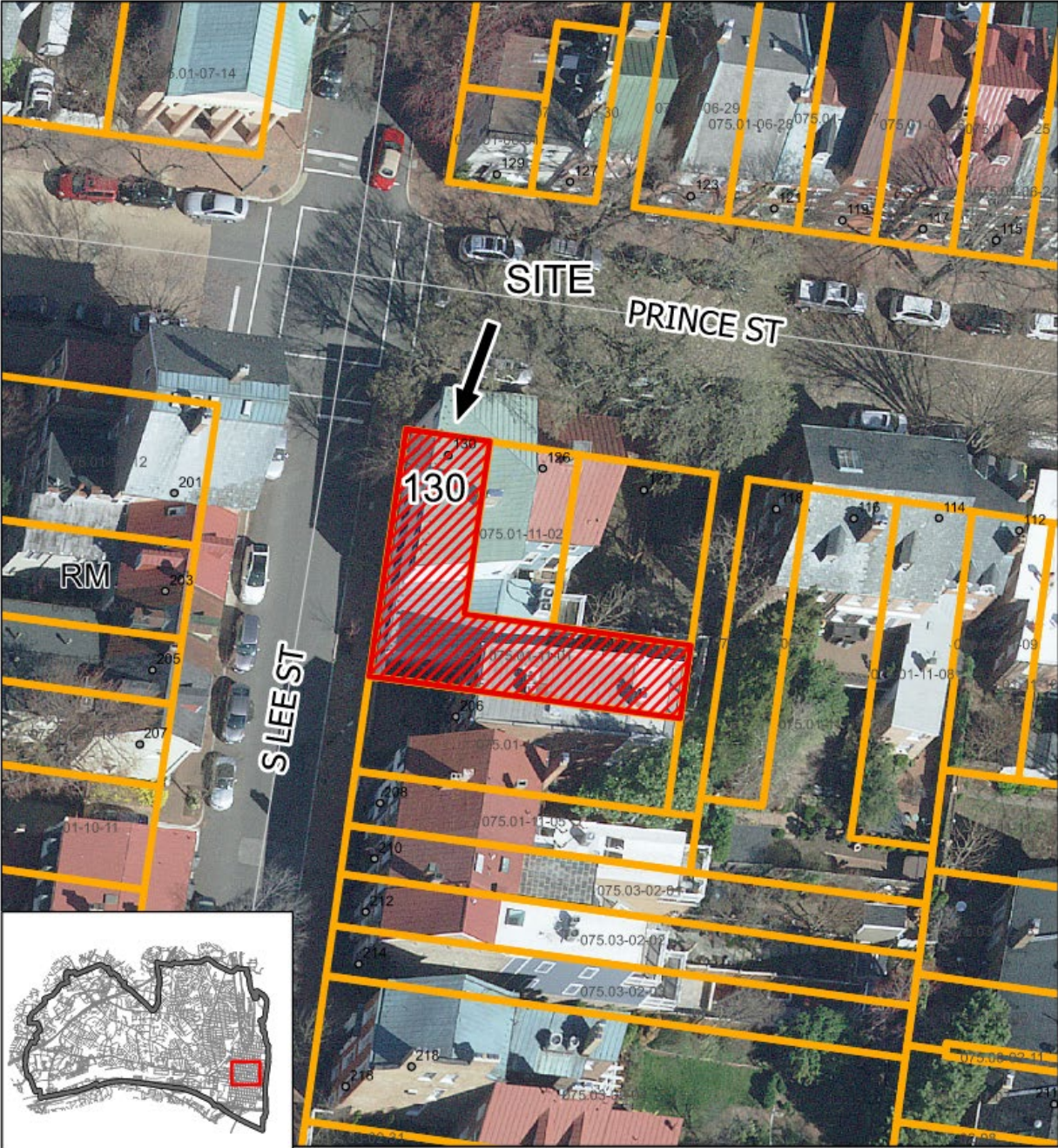
ZONE: RM/Residential Townhouse Zone

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*