

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 with the following conditions:

1. The windows comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*
2. Bricks removed from the building be saved and used to patch around the revised door location and below the sill of the modified window.

BOARD ACTION: Deferred for Restudy

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00500 & BAR #2020-00502. Mr. Adams recused.

REASON

The Board found that the proposed third floor addition including the mansard roof at the front of the property to be inappropriate for the historic triplet of houses.

SPEAKERS

Lucy Adams, the project architect, gave a brief presentation of the project explaining that that proposed third floor addition would be used to provide much needed space to the interior of the building. The proposed mansard roof is set back from the edge of the continuous cornice line to allow the triplet to read as a continuous unit. This roof form is a feature found throughout the district and is used to diminish the visual impact of the top story of buildings.

Ms. Irwin asked the applicant if they had prepared a structural analysis of the proposed addition to determine the impact on the existing building. She also asked if the window that is being proposed to be removed is original to the house. Ms. Adams responded that the structural analysis would be completed during the permitting phase and would be supplied to the City for review. She also stated that the referenced window is a replacement in an original window opening location.

Mr. Sprinkle asked the applicant if a rear addition had been considered in lieu of the proposed third floor addition. Ms. Adams responded that a rear addition had not been considered because of the location of a parking easement on that portion of the property.

Minturn Wright, attorney representing 1311 Prince Street, stated that the proposed third floor addition is inappropriate for this building. The design for the mansard is in the second empire style which is not compatible with the style of the historic building. The continuous cornice line is the dominant feature of this triplet and despite the fact that the addition is set back from the cornice, it will be visually disruptive. He was also concerned about the structural impact of the addition on the existing buildings and stated that the addition would block sunlight for the neighboring properties.

Janice Hughes, 1304 Prince Street, stated that this block is often visited by tourists because of the historic marker and is concerned that the proposed addition will detract from the historic character of the block. She also stated that if this were to be approved it would be the only building with a mansard and could represent a bad precedent for projects going forward.

R. L. Sheedy, 1311 Prince Street, stated that the historic charm of the neighborhood is critical to the local economy and was concerned that the proposed addition would detract from this historic charm. In addition to the concern about the addition at the front of the property, she was concerned about the rear part of the addition overwhelming the building at 1311 Prince Street.

Gail Rothrock, resident at 209 Duke Street, representing Historic Alexandria Foundation, stated that the proposed addition should be considered a pop-up and that these are not appropriate in a historic district. She recognized that the Board does not have an established policy on pop-ups but that one should be developed. She stated that triplets in their original condition are rarely found in the historic district and that this pristine example should be retained without modification.

Yvonne Callahan, 735 South Lee Street, reinforced Ms. Rothrock's statement regarding the appropriateness of the third floor addition. She suggested that the applicant explore a rear addition to add the required space in lieu of the proposed third floor addition.

DISCUSSION

Mr. Sprinkle stated that pop-ups should not be allowed in the historic district and that the Board should develop a specific policy regarding proposed pop-ups.

Mr. Spencer appreciated the design of the proposed addition and liked that the mansard was set back from the front edge of the building to allow the cornice to read uninterrupted. He was concerned that this could set a precedent for future third floor additions.

Ms. Irwin stated that the mansard addition is not appropriate and that it would be visible from the opposite side of Prince Street. She agreed that if approved this could create a precedent for future third floor additions. She was less concerned about the addition at the rear of the building and appreciated the subtle differentiation in the design for the brick, she did suggest that the addition could be further differentiated from the existing portion of the building. She also stated that she felt that the existing window on the ground floor should not be removed as proposed.

Ms. Roberts stated that she agreed with other comments regarding the appropriateness of the

third-floor addition and asked Ms. Adams if she would like to defer and she agreed. She asked Ms. Adams to please reach out to staff for assistance.

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.



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.

UPDATE

The applicant has updated the submission based on Board suggestions at the November 11, 2020 hearing, when the case was deferred. The third-floor addition has been removed from the scope of the project. In lieu of a new door and window on the north elevation, the applicant is proposing a single window on the ground floor. On the west elevation the applicant proposes to relocate a door and raise the sill of a ground floor window. In addition, the applicant is proposing the removal of the chimney above the roof line. The proposed transom and gas light fixture on the front of the house have been approved administratively.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to demolish/capsulate portions of the walls of the rear ell to install a new window, modify the location of a door, raise the sill of a window, and demolish the existing chimney above the roof line.

Permit to Demolish/Capsulate

- Demolish an area of brick 36" wide x 48" tall on the north elevation.
- Remove a 6" wide by the height of the existing door area of brick on the south side of the ground floor door on the west elevation of the ell.
- Remove a 6" tall by the width of the window area of brick below the ground floor window on the west elevation of the ell.
- Replace a window on the ground floor of the west elevation of the ell.
- Remove the masonry chimney above the level of the roof line and patch the roof to match existing.

Certificate of Appropriateness

Alterations

Upon removal of the area of brick at the north elevation, a new 3' tall x 4' wide 6 over 6 window will be installed with a sill at 3'-8" above grade. Given the adjacent 6' tall fence, 1'-6" of the top of the window will be visible from Commerce Street.

The door on the west elevation of the ell is to be relocated 6" to the south to accommodate interior cabinets. The existing ground floor window on the west elevation of the ell is to be replaced and the sill raised by 6" in order to accommodate an interior kitchen counter. The proposed window will be 6 over 6 to match the other existing windows to remain.

Site context

Immediately to the south of the site is Prince Street, a public street providing a view of the front of the building; no work is proposed on this elevation and the chimney is not visible from Prince Street. 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 new window on the north elevation, the modifications to the door and window on the west elevation, and the removal of the chimney (Figure 1).



Figure 1: Area of work visible from Commerce Street

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 Insurance 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, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

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 chimney are met and the Permit to Demolish/Capsulate should be granted. The proposed opening in the north elevation is consistent with masonry openings found throughout the historic district. In addition, only the top portion of the opening will be visible from the street above the wood fence at the rear of the site. The modification to the door opening is minimal in size and visible only at an oblique angle above neighboring fences. Upon review of the existing window to be removed, it has been determined that this is a modern

window and not original to the structure. Its demolition would not represent the loss of historic materials. The *Design Guidelines* say that “Existing chimneys should be maintained in situ and not removed without a compelling reason and substantial justification.” In this case, the chimney is not visible from the front of the house and does not contribute to the overall composition of the north elevation. See Figure 1 and Figure 2 below for the extent of the proposed demolition, in red.

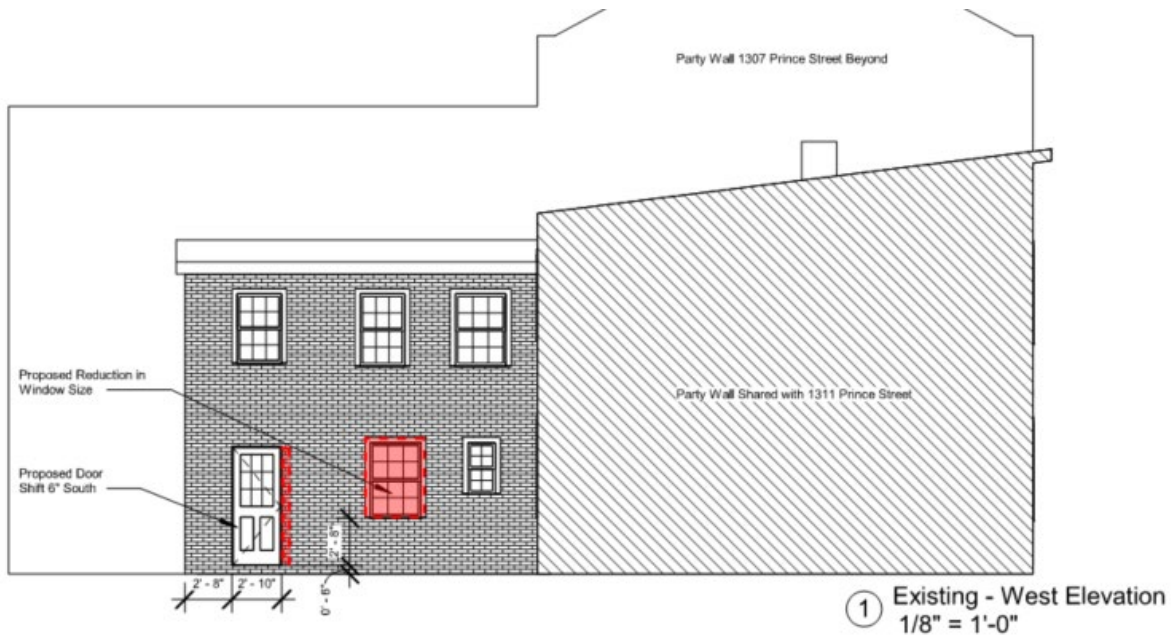


Figure 1: Proposed demolition at west elevation

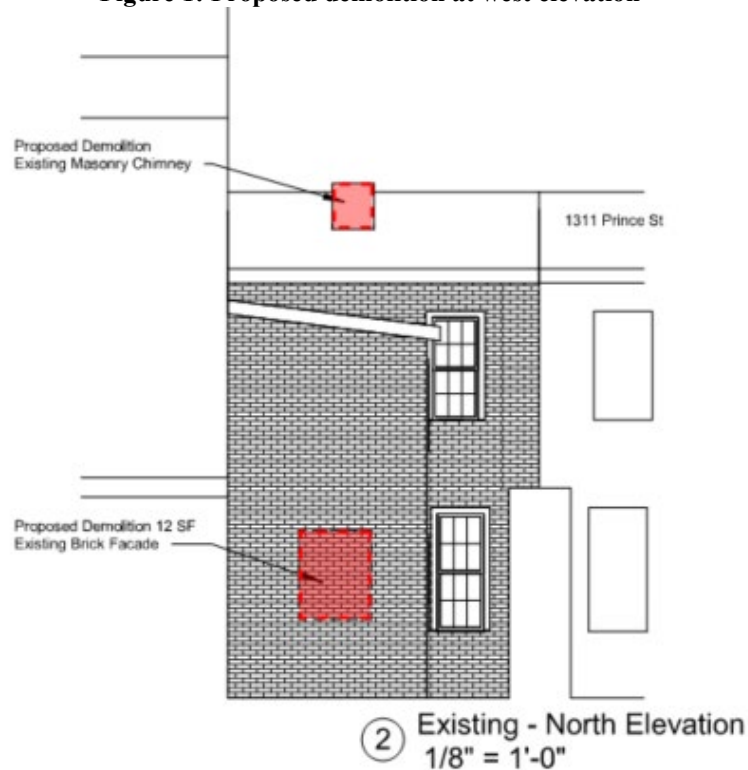


Figure 2: Proposed demolition at north elevation

Certificate of Appropriateness

Alterations

The applicant proposes to modify the north and west elevations of the existing rear ell through the introduction of a ground floor window on the north wall, the relocation of the existing door on the west wall and raising the sill on the ground floor window on the west elevation (Figure 3 & 4). The changes to the west elevation are being made to accommodate the kitchen on the ground floor of the ell. The new window on the north elevation is being introduced to bring light into this kitchen.

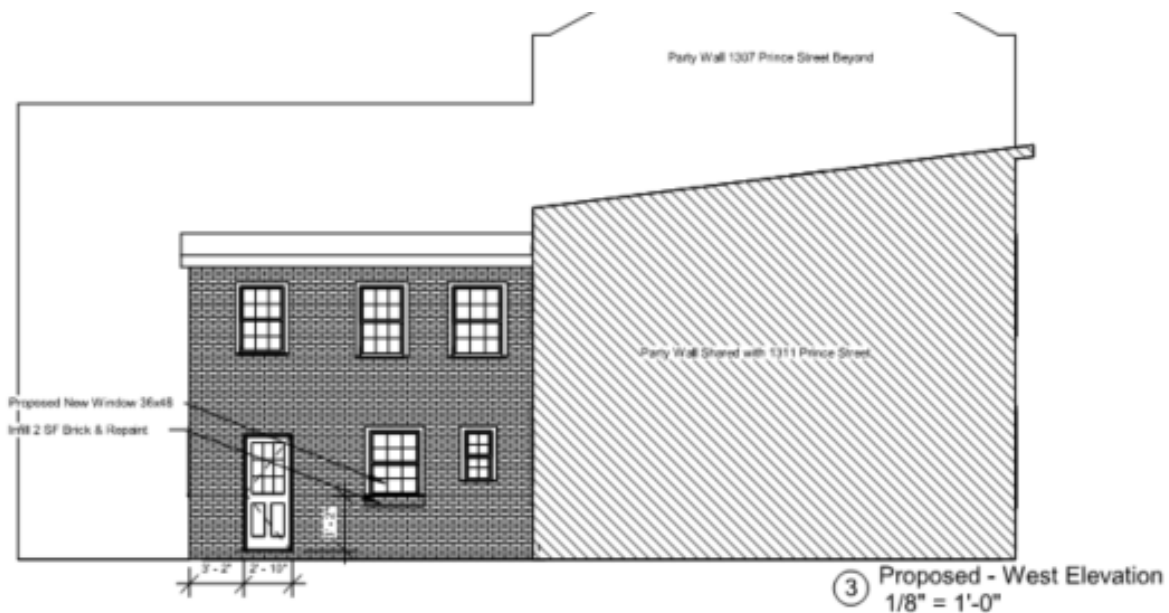


Figure 2: Proposed modifications to west elevation

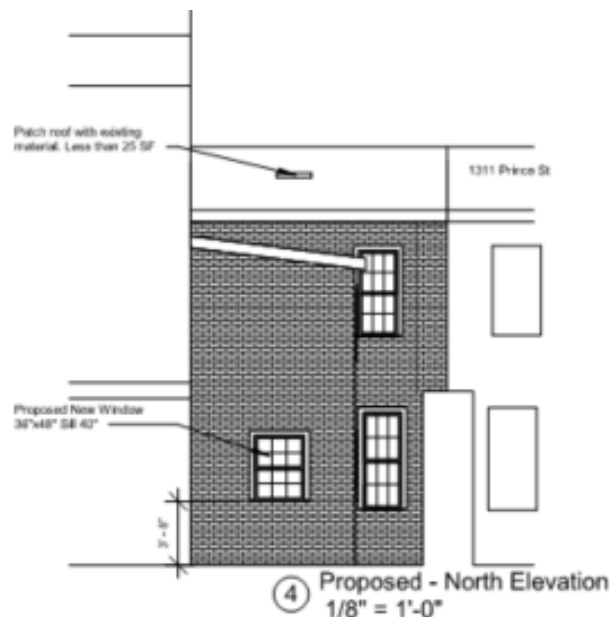


Figure 3: Proposed modifications to North Elevation

The *Design Guidelines* state that “Exterior doors and storm doors constitute prominent visual details of the main façade of a building...Care should be taken that the character defining features of these doorways are maintained... Doors and their surrounds are as much a character defining feature of architectural styles as windows.” Furthermore, “Windows are a principal character defining feature of a building and serve both functional and aesthetic purposes...Changes to windows can have a dramatic impact on the historic appearance of a structure...New and replacement windows should be appropriate to the historic period of the architectural style of the building.” Staff does not object to the introduction of a new window on the north elevation as it adds character to this otherwise undistinguished elevation and the majority of the window will not be visible from the street. Staff also does not object to the proposed modifications to the door and window on the west elevation of the ell. As demonstrated above, these elements are only minimally visible from the public right of way and then only at an oblique angle. Because of this angle, any alignment between the door and the window above will not be evident. The proposed modification to the window on the west elevation of the ell will be below the line of the fence and will therefore not be visible from the public right of way and the new window will not be perceptibly different from the one currently in place.

Staff supports the proposed Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for the proposed work at 1309 Prince Street with the following conditions:

1. The windows comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*
2. Bricks removed from the building be saved and used to patch around the revised door location and below the sill of the modified window.

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

F-1 The proposed alterations comply with zoning.

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 Materials*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 1309 Prince StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 074.01-02-20ZONING: RMAPPLICATION 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: Lauren & Mark ShanksAddress: 1309 Prince StreetCity: Alexandria State: VA Zip: 22314Phone: 443-739-3214 E-mail: lauren.shanks@yahoo.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Lauren & Mark ShanksAddress: 1309 Prince StreetCity: Alexandria State: VA Zip: 22314Phone: 443-739-3214 E-mail: lauren.shanks@yahoo.com

- ☐ 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.*
- | | | | |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input 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 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).*

1. Demolition of Existing Chimney Visible at Roof Line Only
2. Demolition of 12 SF of brick for installation of new window at rear facade
3. Installation of new window 36" x 44" Sill 40" at rear facade
4. Relocate existing exterior door 6" forward of existing location to accomodate proper kitchen countertop depth
5. Install new window 36" x 44" Sill 40" at existing kitchen window location. Raise sill 8" to accomodate proper countertop height under window. Infill 2 SF of brick below new window

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.

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.
- ☐ ☐ 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 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: Lauren Shanks

Printed Name: Lauren Shanks

Date: March 3, 2021

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 Prince St, Alexandria, VA 22314	100%
2. Mark Shanks	1309 Prince St, Alexandria, VA 22314	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 1309 Prince St, Alexandria VA(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. Lauren Shanks	1309 Prince St, Alexandria, VA 22314	100%
2. Mark Shanks	1309 Prince St, Alexandria, VA 22314	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	N/A	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.

10MAR2021 Lauren Shanks \s\Lauren Shanks
 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 RM
Street Address Zone

A2. 1,783.00 x 1.50 = 2,674.50
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	0.00	Basement**		B1. 1,180.00 Sq. Ft.
First Floor	590.00	Stairways**	25.00	Existing Gross Floor Area*
Second Floor	590.00	Mechanical**	9.00	B2. 79.00 Sq. Ft.
Third Floor	0.00	Attic less than 7'***		Allowable Floor Exclusions**
Attic	0.00	Porches**		B3. 1,101.00 Sq. Ft.
Porches	0.00	Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck	0.00	Lavatory***	45.00	(subtract B2 from B1)
Lavatory***		Other**		Comments for Existing Gross Floor Area
Other**		Other**		
B1. Total Gross	1,180.00	B2. Total Exclusions	79.00	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	0.00	Basement**		C1. 1,180.00 Sq. Ft.
First Floor	590.00	Stairways**	25.00	Proposed Gross Floor Area*
Second Floor	590.00	Mechanical**	9.00	C2. 79.00 Sq. Ft.
Third Floor	0.00	Attic less than 7'***		Allowable Floor Exclusions**
Attic	0.00	Porches**		C3. 1,101.00 Sq. Ft.
Porches	0.00	Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck	0.00	Lavatory***	45.00	(subtract C2 from C1)
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	1,180.00	C2. Total Exclusions	79.00	

D. Total Floor Area

D1. 2,202.00 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. 650.00 Sq. Ft.
Existing Open Space

E2. 624.00 Sq. Ft.
Required Open Space

E3. 650.00 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: _____

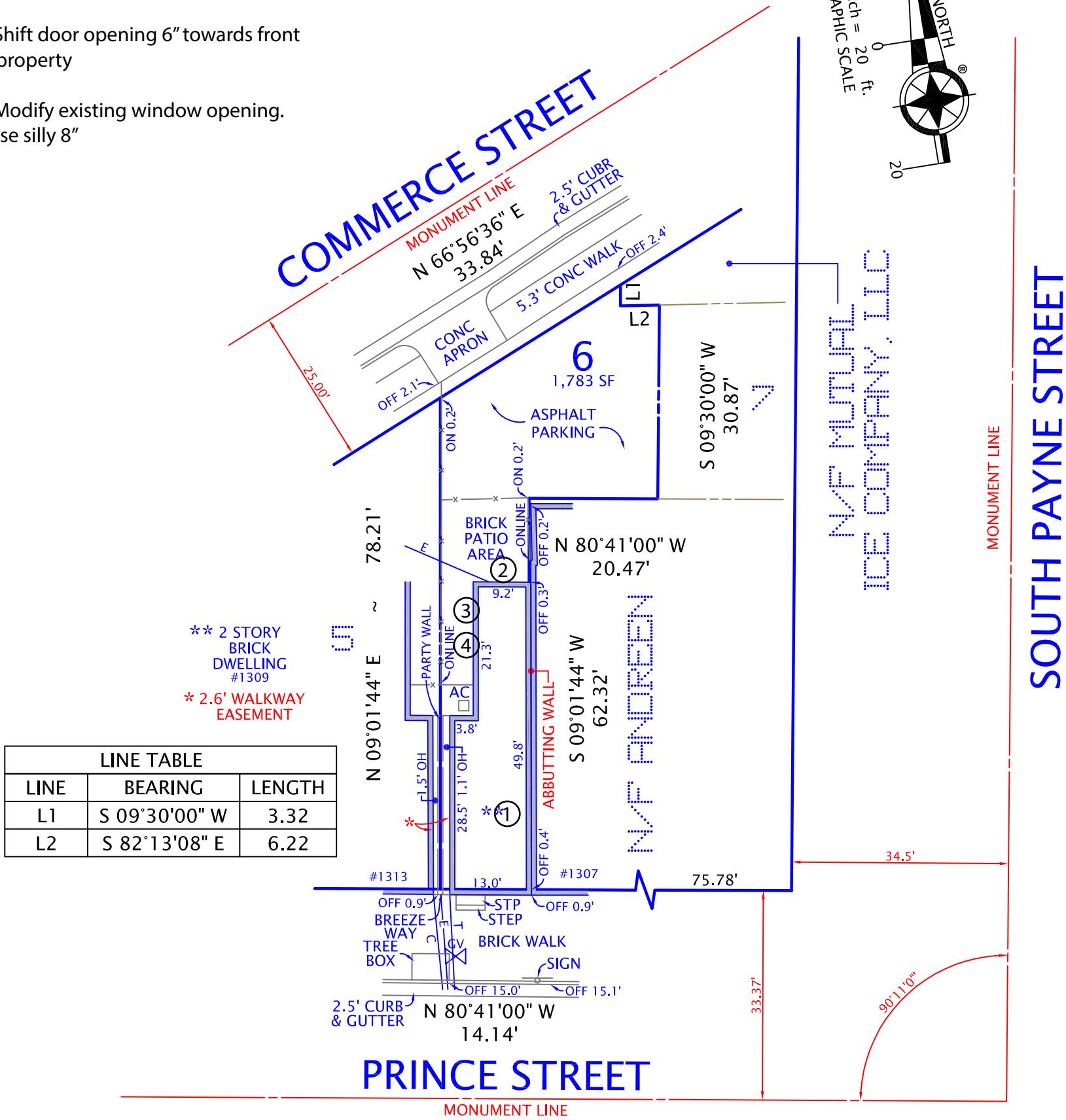
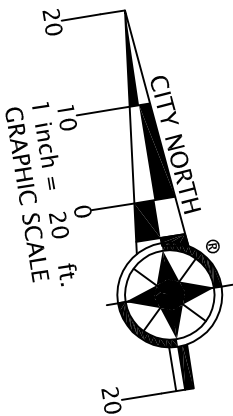
Date: **March 3, 2021**

Open Space Calculations	
1309 Prince Street	
Lot SF	1783
RM Open Space*	35%
Req'd Open Space	624.05
Open Space Incl Parking	1050
2 Parking Spaces	400
Open Space Total	650
* Open Space amount existing on June 24, 1992. We believe this to currently be true	
Tweet Share 0 	

NOTES: 1. FENCES ARE FRAME.

BAR Items

- 1. Demo Chimney at Roof Line
- 2. Demo brick facade and install new window
- 3. Shift door opening 6" towards front of property
- 4. Modify existing window opening. Raise silly 8"

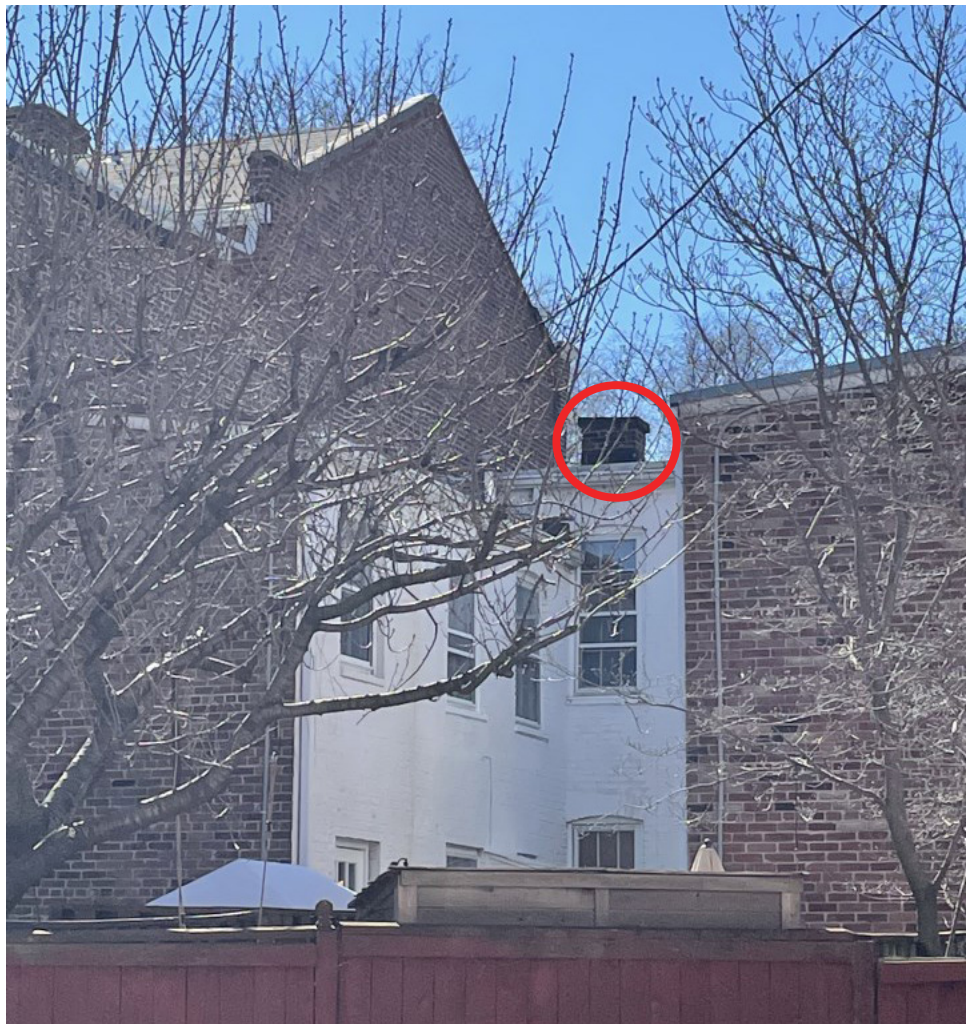


PLAT
SHOWING HOUSE LOCATION ON
LOT 6, BLOCK 2
LAND OF THE MOST REVEREND
JOHN R KEATING
(DEED BOOK 1271, PAGE 1948)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JUNE 14, 2017

<p>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:</p>	<p>06/14/2017 GEORGE M. O'QUINN LICENSE NO. 2069 George M. O'Quinn</p>	<p>Ordered by: MBH Settlement Group, L.C. 228 S. Washington Street Suite 100 Alexandria, VA 22314 PH: 703-739-0100 Fax: 703-739-8339</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.</p>		<p>DOMINION Surveyors Inc.® 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412</p>



Photos of Existing Kitchen Window - Proposed to be replaced with new window to raise sill height for kitchen



Proposed demolition of existing chimney. Not visible from Prince Street. Bottom Right Photo - taken from 211 Commerce Street



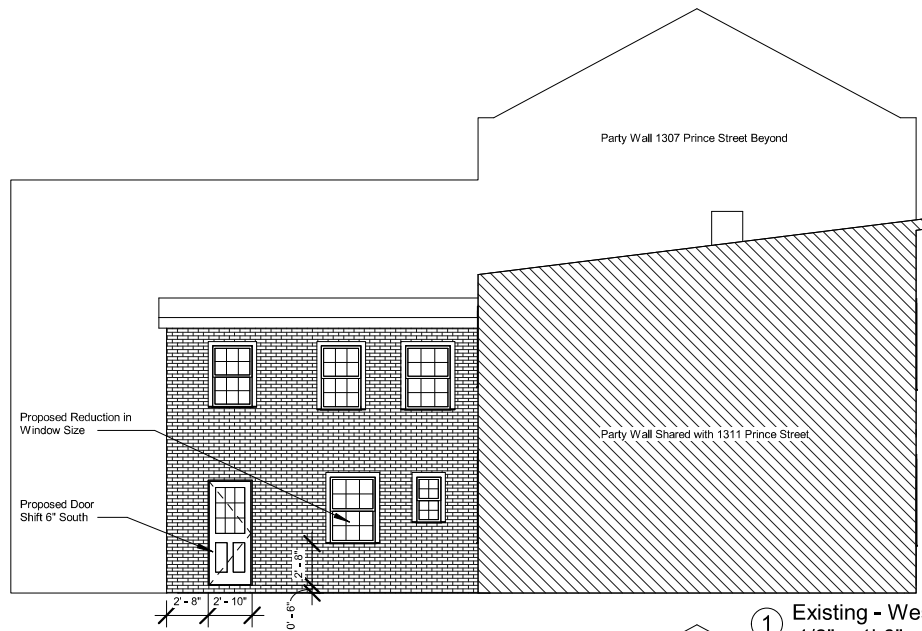
Top Left Photo: Existing Rear (North) Facade. Proposed new window installation at main level



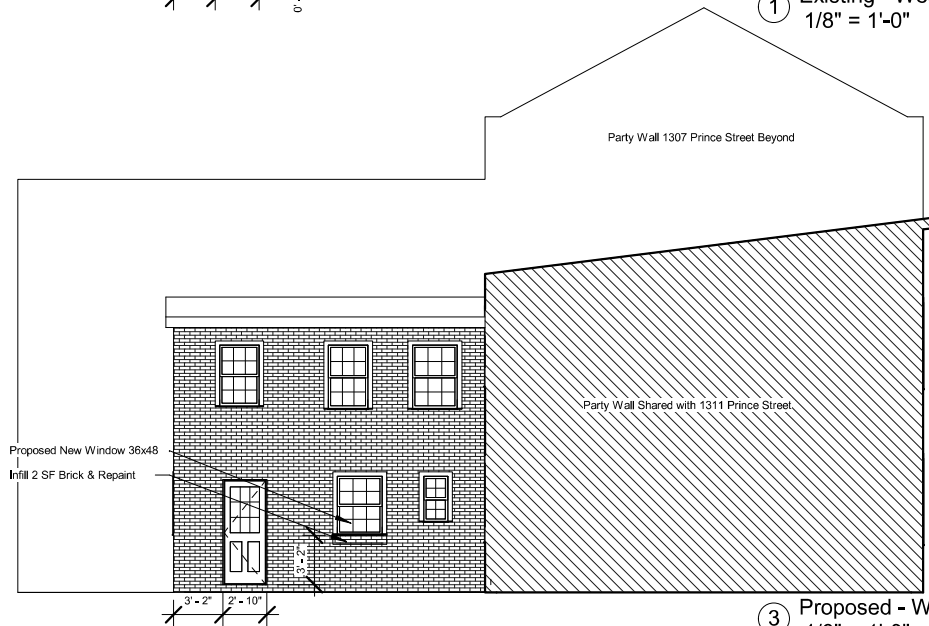
Top Right Photo: Existing Kitchen window on Left (West) Facade. Propose window replacement with new window being 6" shorter and raising sill height 6" to be above standard counter height.

Bottom Right Photo: Existing rear side door on Left (West) facade. Propose shifting existing door 6" South towards front of home to accomodate standard depth countertop in kitchen.

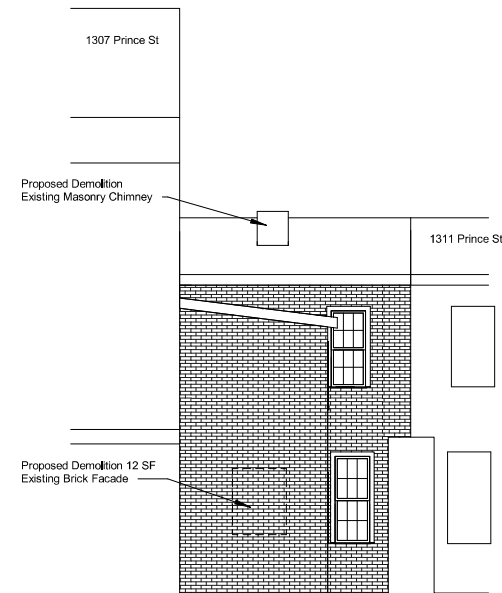




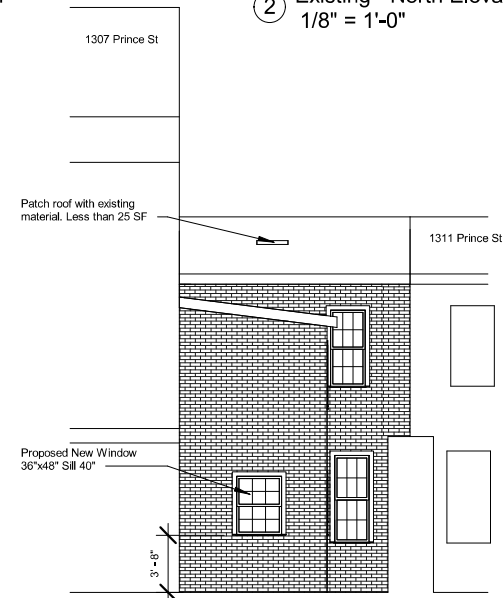
① Existing - West Elevation
1/8" = 1'-0"



③ Proposed - West Elevation
1/8" = 1'-0"



② Existing - North Elevation
1/8" = 1'-0"



④ Proposed - North Elevation
1/8" = 1'-0"

1309 Prince Street
Alexandria, VA

A301

Elevations

Scale 1/8" = 1'-0"

Date 03/19/21
Drawn by R.DeBaun

OWNER:

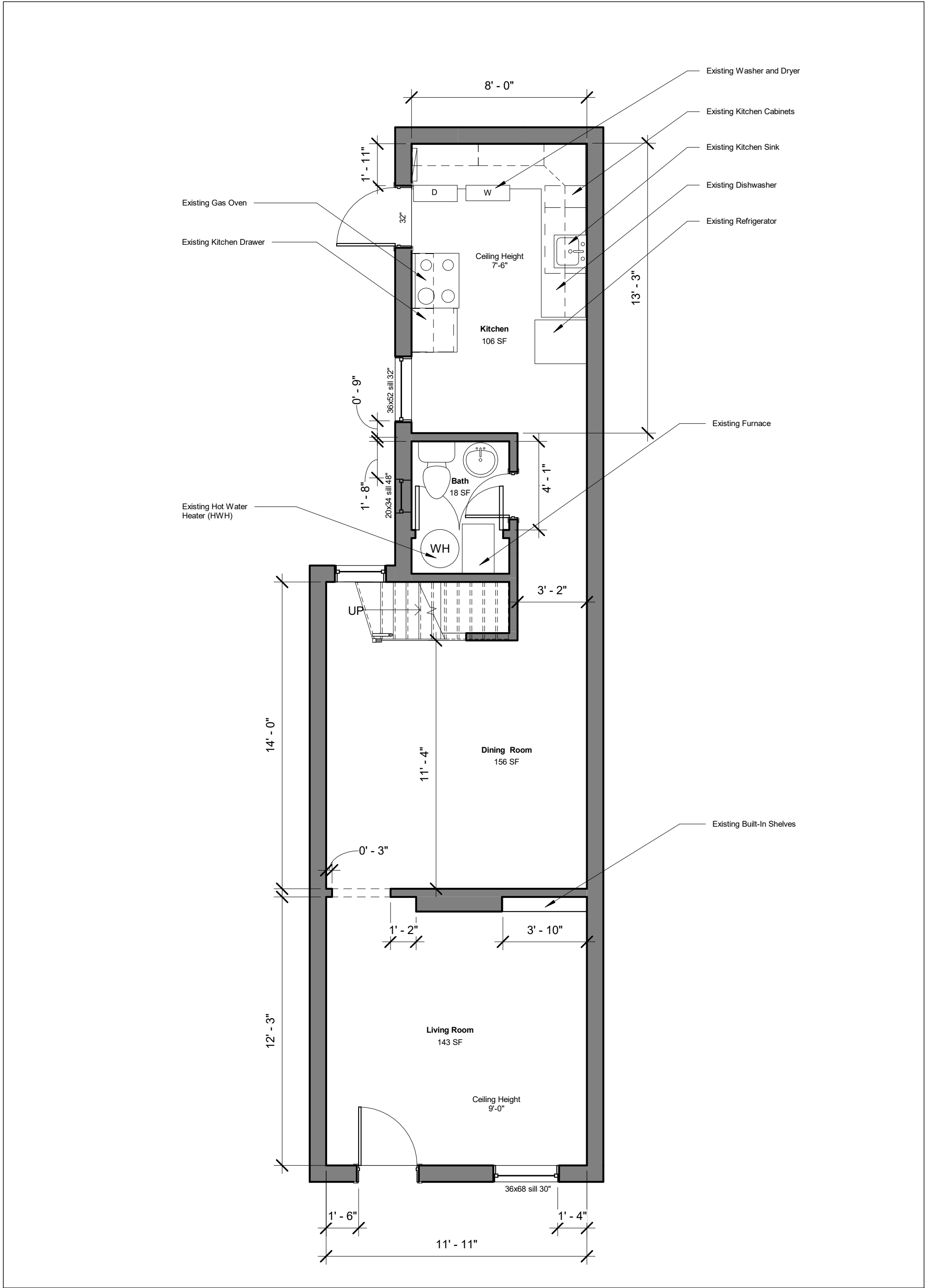
Lauren & Mark Shanks
1309 Prince Street
Alexandria, VA 22314

CONTRACTOR:

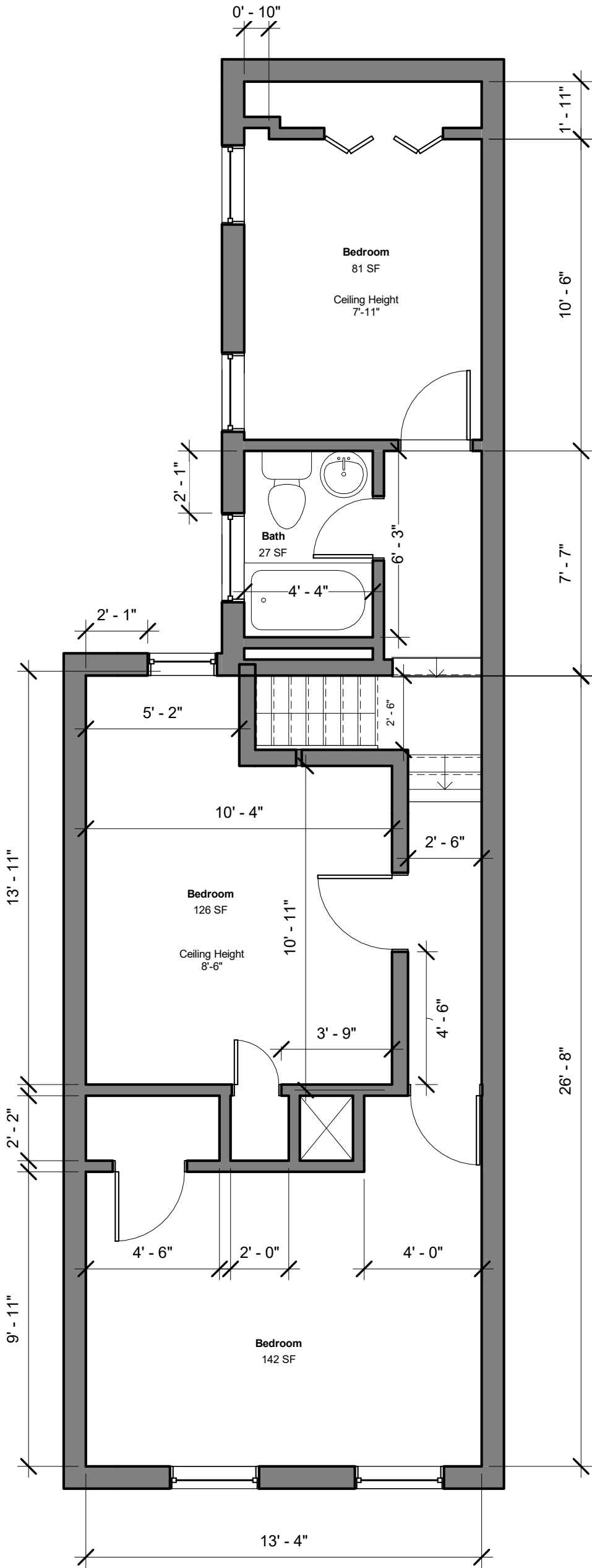
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

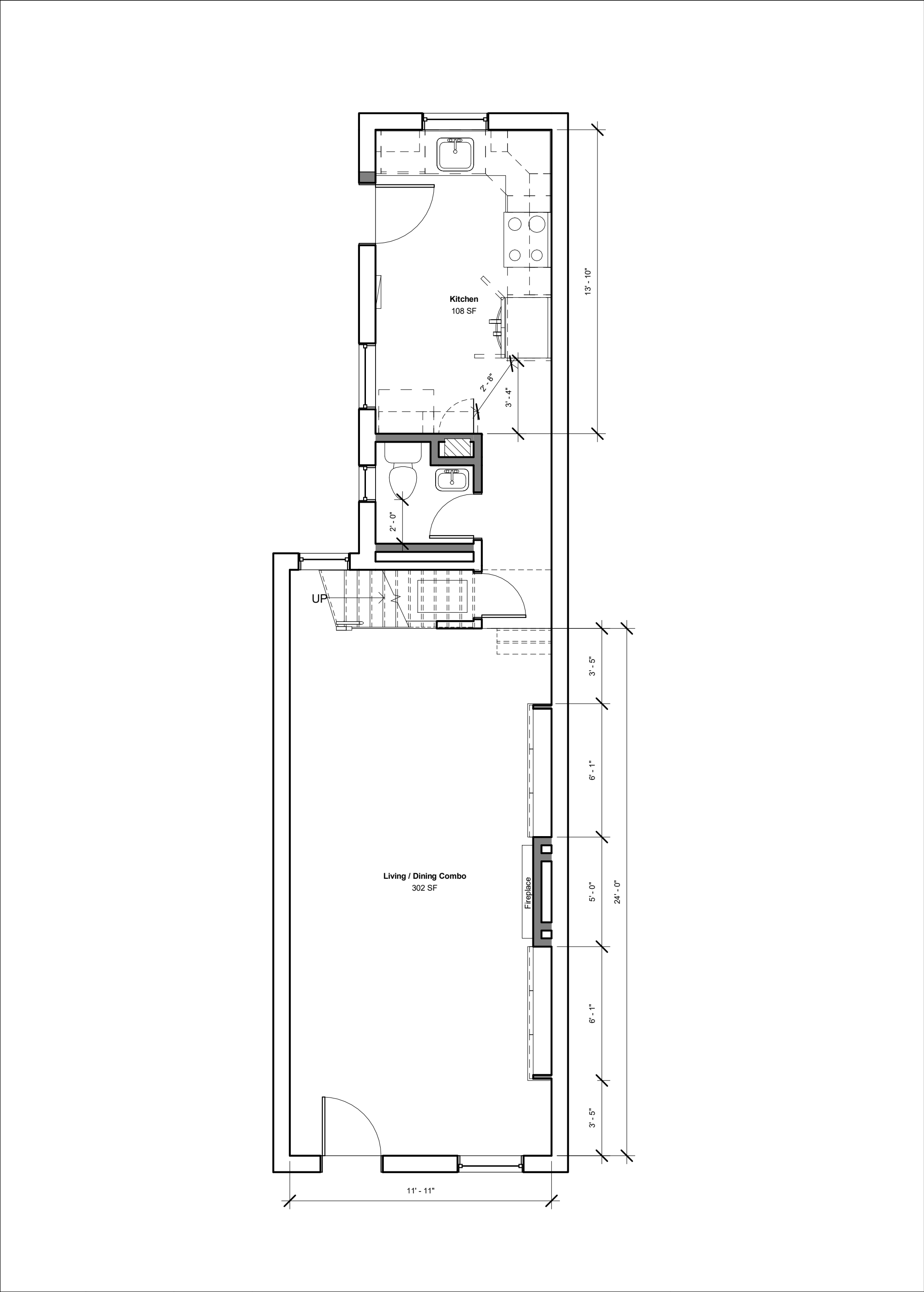
BAR Submission



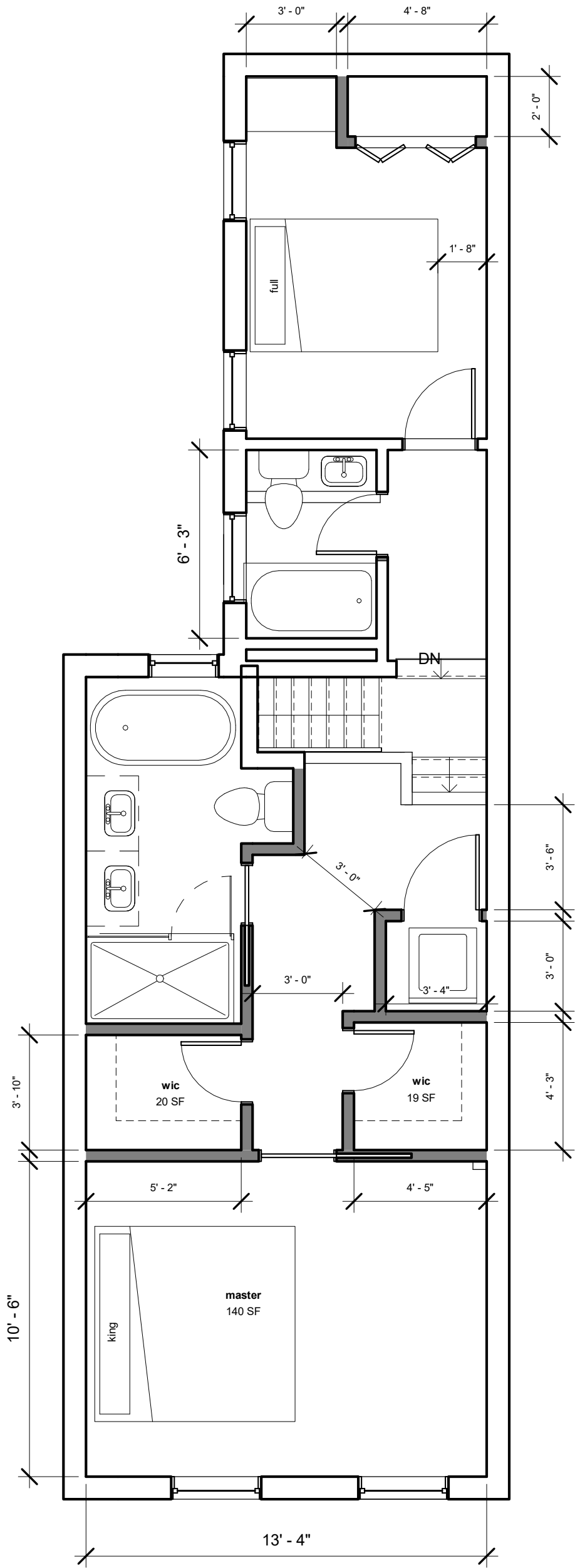
BAR Submission	DRAWING STATUS:	Moore Construction Group 913 Duke St Alexandria VA, 22314 CONTRACTOR:	Lauren & Mark Shanks 1309 Prince Street Alexandria, VA 22314 OWNER:	Existing Conditions		A101	1309 Prince Street Alexandria, VA
						Scale 1/4" = 1'-0"	
				Date	2/21/21		
				Drawn by	JE		



BAR Submission	DRAWING STATUS:	Moore Construction Group 913 Duke St Alexandria VA, 22314 CONTRACTOR:	Lauren & Mark Shanks 1309 Prince Street Alexandria, VA 22314 OWNER:	<table><tr><td colspan="2">Existing Conditions</td><td>A102</td></tr><tr><td>Date</td><td>2/21/21</td><td rowspan="3">Scale 1/4" = 1'-0"</td></tr><tr><td>Drawn by</td><td>JE</td></tr><tr><td colspan="2"></td></tr></table>	Existing Conditions		A102	Date	2/21/21	Scale 1/4" = 1'-0"	Drawn by	JE			1309 Prince Street Alexandria, VA
Existing Conditions		A102													
Date	2/21/21	Scale 1/4" = 1'-0"													
Drawn by	JE														



BAR Submission	DRAWING STATUS:	Moore Construction Group 913 Duke St Alexandria VA, 22314 CONTRACTOR:	Lauren & Mark Shanks 1309 Prince Street Alexandria, VA 22314 OWNER:	<table><tr><td colspan="2">Renovation Main</td><td>A201</td></tr><tr><td>Date</td><td>2/21/21</td><td rowspan="3">Scale 1/4" = 1'-0"</td></tr><tr><td>Drawn by</td><td>Author</td></tr><tr><td colspan="2"></td></tr></table>	Renovation Main		A201	Date	2/21/21	Scale 1/4" = 1'-0"	Drawn by	Author			1309 Prince Street Alexandria, VA
Renovation Main		A201													
Date	2/21/21	Scale 1/4" = 1'-0"													
Drawn by	Author														



BAR Submission

DRAWING STATUS:

Moore Construction Group
913 Duke St
Alexandria VA, 22314
CONTRACTOR:

Lauren & Mark Shanks
1309 Prince Street
Alexandria, VA 22314
OWNER:

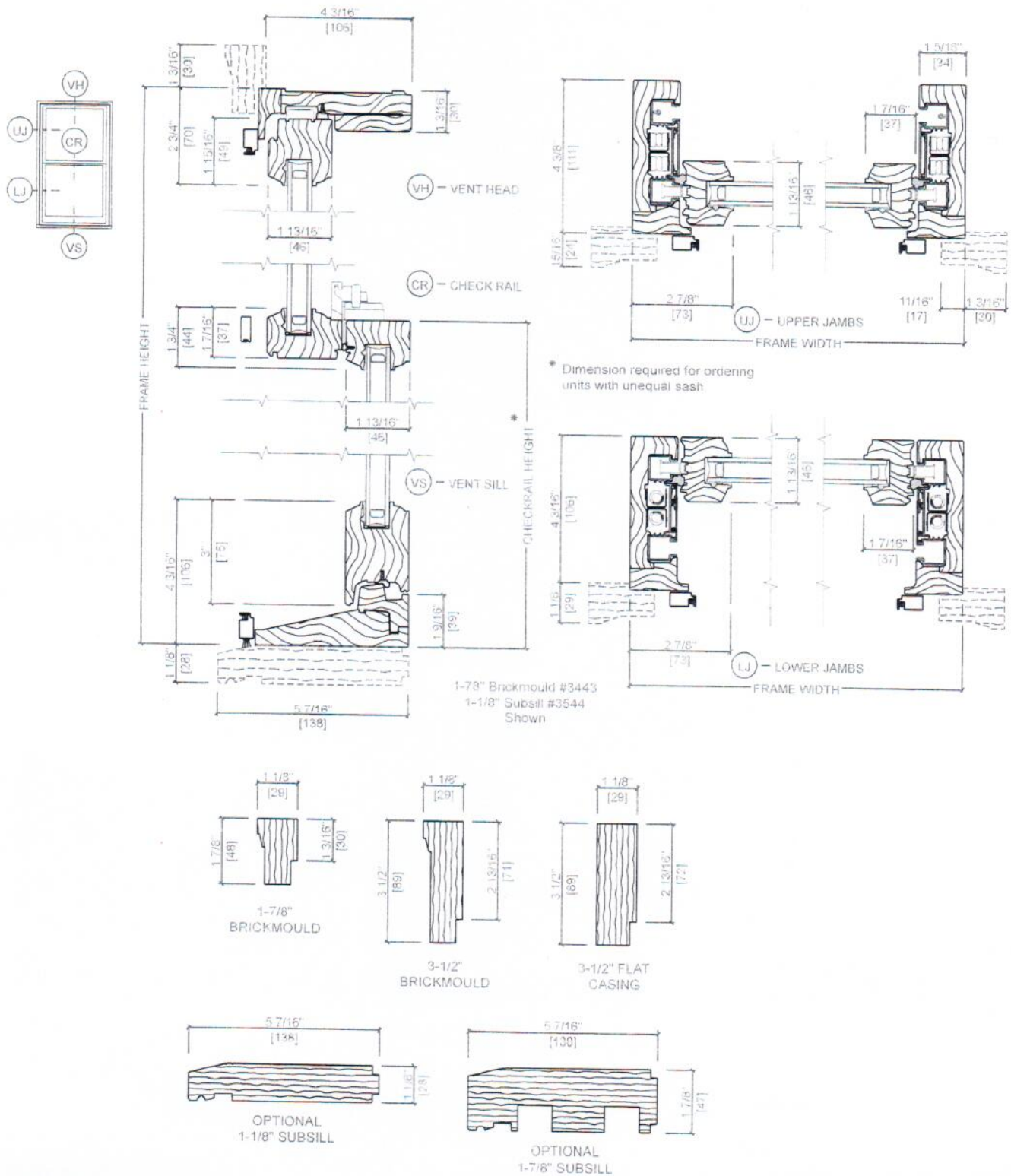
Renovation Upper		A202
		Scale 1/4" = 1'-0"
Date	2/21/21	
Drawn by	R.DeBaun	

1309 Prince Street
Alexandria, VA



Architect Series® Traditional Hung Window

LX Unit Sections - Wood Exterior Putty Glaze Exterior Profile



Scale 3" = 1' 0"

All dimensions are approximate.

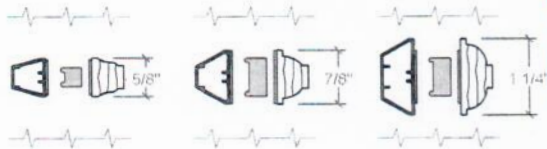


Architect Series® Traditional Hung Window

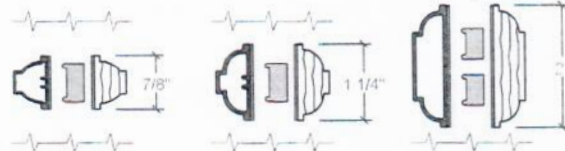
Grille Profiles

Integral Light Technology®

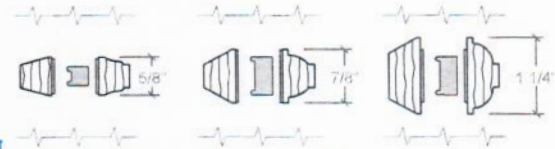
Putty and Ogee Glaze Grilles
Clad Exterior - Wood Interior



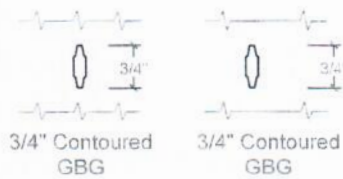
Ogee Glaze Grilles
Clad Exterior - Wood Interior



Putty and Ogee Glaze Grilles
Wood Exterior - Wood Interior



Contoured Aluminum -
Grilles-Between-the-Glass



Removable Interior Pine Grilles

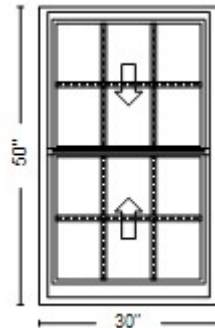


Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.

Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 13215537

Line Number: 10

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect, Traditional, Double Hung, 36 X 48

Rough Opening: 36.75" X 48.75"

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: 1309 Prince Street

Project Name: 1309 Prince Street

Jobsite Location: ,

Room Location: None Assigned

Sales Branch Location: 06000 Pella Mid-Atlantic, Inc.