

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Six Prince Street Partners LLC

LOCATION: Old and Historic Alexandria District
6 Prince Street

ZONE: W-1/Waterfront Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness as submitted.

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 #2021-00359
6 Prince Street



0 15 30 60 Feet

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to install a shade structure on the second-floor roof deck at 6 Prince Street. Four steel posts will be installed at each corner of the open deck, attached to the existing masonry building. The cream-colored fabric suspended between the posts will be removed on a seasonal basis.

Site context

The building faces Prince Street and the alley behind the subject property is private, although the rear elevation is visible from Strand Street.

II. HISTORY

Sanborn Fire Insurance Maps show that this building was constructed sometime between **1941-1958**; however, earlier maps show two nine-foot brick walls at the north and south property lines in this location suggesting that building may have brick walls dating to the 1930s. As Figure 1 below shows, the building façade was vernacular, suggesting its industrial use, until sometime in the mid-to-late 20th century when a pent roof was added and the openings were modified.



Figure 1: Mid-20th century photo of 6 Prince

Previous BAR Approvals

The BAR approved a Permit to Demolish (BAR Case #2018-0532) and a Certificate of Appropriateness (BAR Case #2018-00533) on December 19, 2018 for a second story addition and alterations with signage, as well as a Waiver of the Rooftop HVAC Screening Requirement.

III. ANALYSIS

The 1990s *Design Guideline's* chapter on Awnings does not envision the shade structures of the 21st century as proposed here, but there are recommendations within the guidelines which can be applied here. Staff finds the proposal consistent with the following recommendations: "Awnings should not overwhelm or obscure the architecture and decorative features of historic buildings" and "Awnings should be made of a canvas type fabric." The structural support for the fabric shade is minimal and the fabric will be removed periodically; therefore, 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 The proposed shade structure is not a roof as it is a fabric material that can be removed. Because it is not a roof, the area under the shade structure does not count as FAR.
- F-2 The proposed poles are lower than the rear portion of the second story and lower than the allowed height in the W-1 zone.
- F-2 The proposed shade structure and poles comply with zoning.

Code Administration

- C-1 A building permit and plan review are required to install shade structure on existing roof. A permit will need to be obtained before the start of construction.

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 After review of the information provided, an approved grading plan is not required at this

time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

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: 6 Prince St Alexandria, VA 22314DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 075.03-03-02 ZONING: W-1APPLICATION 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: Six Prince Street Partners LLCAddress: 323 N Patrick StCity: Alexandria State: VA Zip: 22314Phone: 703-969-1402 E-mail: mishascoffee@yahoo.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Scott McGhee Phone: 703-549-4033E-mail: smcgree@sanchezpalmerarchitects.com**Legal Property Owner:**Name: Six Prince Street Partners LLCAddress: 323 N Patrick StCity: Alexandria State: VA Zip: 22314Phone: 703-969-1402 E-mail: mishascoffee@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.*
 ☒ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

A shade structure is proposed that will consist of 4 steel posts mounted to the existing masonry of the building, and a fabric 'shade-sail' which will be suspended between the posts. The fabric element will be removed on a seasonal basis.

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: Scott McGhee

Printed Name: Scott McGhee

Date: 07/01/2021

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. Michael L. Von Elmendorf | 323 N Patrick St Alexandria VA 22314 | 25% Ownership |
| 2. Rachael D. Von Elmendorf | 323 N Patrick St Alexandria VA 22314 | 25% Ownership |
| 3. Andrea Smith | 721 N Fayette St Alexandria VA 22314 | 25% Ownership |
| 4. Chriss Smith | 721 N Fayette St Alexandria VA 22314 | 25% Ownership |
| 5. Scott McGhee (agent) | 911 King St. 2nd Flr Alexandria VA 22314 | 0% Ownership |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 6 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. Michael L. Von Elmendorf | 323 N Patrick St Alexandria VA 22314 | 25% Ownership |
| 2. Rachael D. Von Elmendorf | 323 N Patrick St Alexandria VA 22314 | 25% Ownership |
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| 4. Chriss Smith | 721 N Fayette St Alexandria VA 22314 | 25% Ownership |
| 5. Scott McGhee (agent) | 911 King St. 2nd Flr Alexandria VA 22314 | 0% Ownership |

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. Michael L. Von Elmendorf | none | |
| 2. Rachael D. Von Elmendorf | none | |
| 3. Andrea Smith | none | |
| 4. Chriss Smith | none | |
| 5. Scott McGhee (agent) | none | |

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.

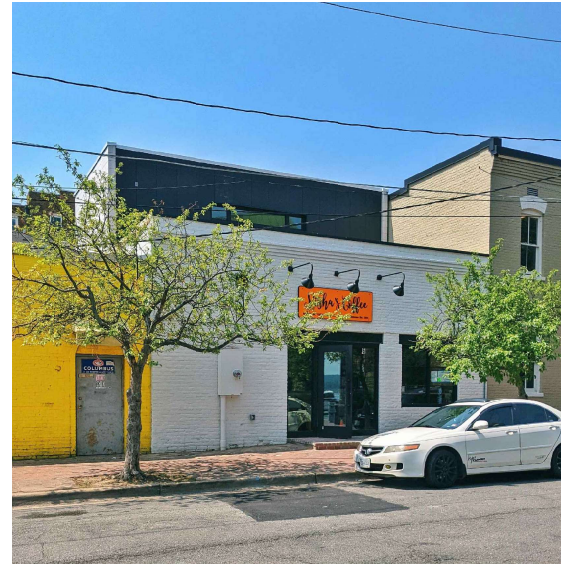
07/01/2021
Date

Scott McGhee
Printed Name

Scott McGhee
Signature



2 PHOTO OF EXISTING CONDITIONS
ASK SCALE: N T S



1 PHOTO OF EXISTING CONDITIONS
ASK SCALE: N T S

Misha's

Coffeehouse &
Coffee Roaster
8 Prince Street
Alexandria, VA 22314

SANCHEZ PALMER
ARCHITECTS, PC
911 King Street
Alexandria, Virginia 22314
703 549 4033

No. Revision: Date:

Sheet Title:

SHADE
STRUCTURE

Graphic Scale:

Drawn By: Checked by:

Project No.: Date:

18-267 06-28-21

SHEET NO.

B.A.R. 01



2 PROPOSED SHADE STRUCTURE -- RENDERING
SCALE: N T S



1 PROPOSED SHADE STRUCTURE -- RENDERING
SCALE: N T S

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Graphic Scale:

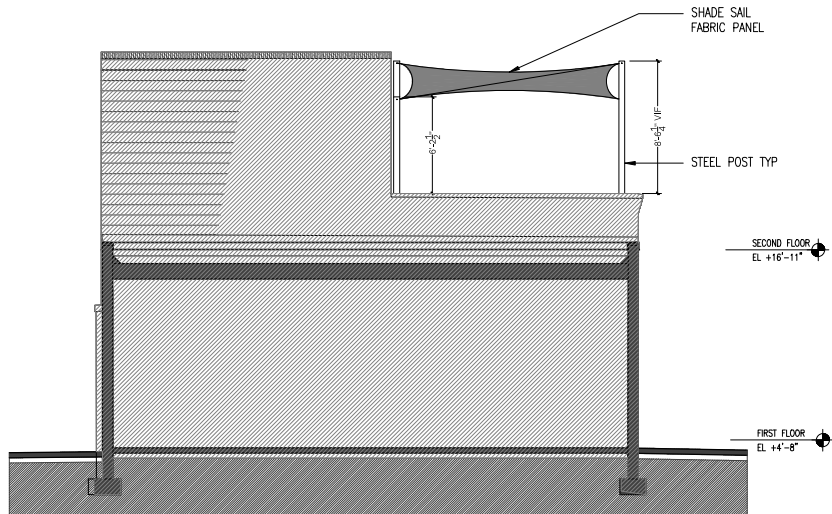
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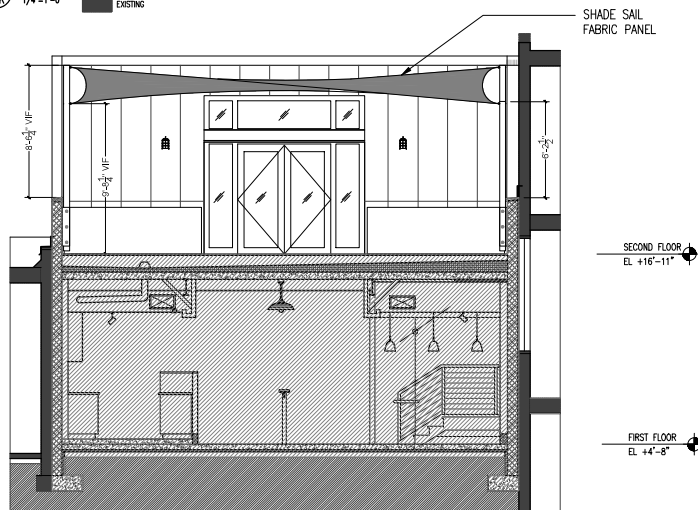
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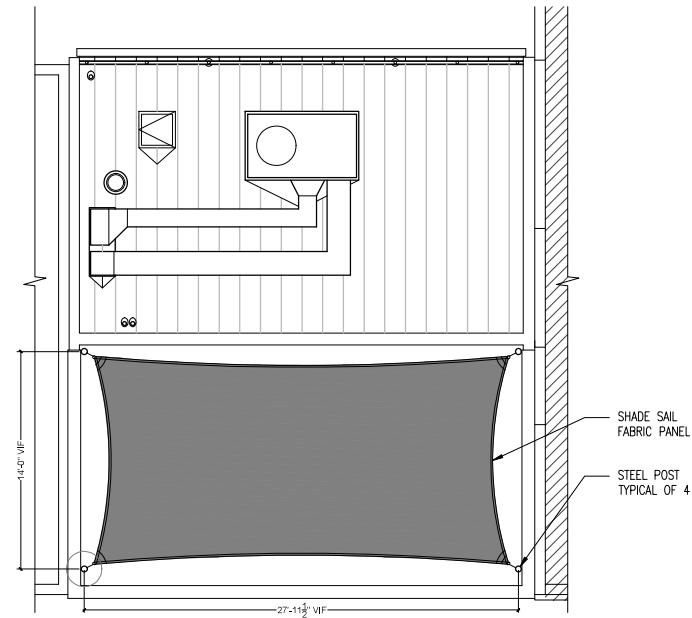
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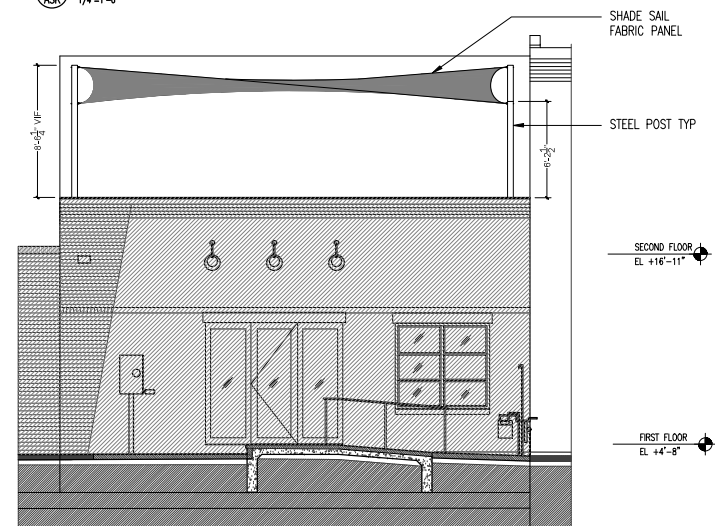
4 EAST ELEVATION
1/4"=1'-0" EXISTING



3 NORTH ELEVATION / SECTION
1/4"=1'-0" EXISTING



1 ROOF PLAN
1/4"=1'-0"



2 NORTH ELEVATION
1/4"=1'-0" EXISTING

Misha's

Coffeehouse &
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8 Prince Street
Alexandria, VA 22314

SANCHEZ PALMER ARCHITECTS, PC

911 King Street
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703 549 4033

No. Revision: Date:

Sheet Title:

SHADE
STRUCTURE

Graphic Scale:

Drawn By: Checked by:

Project No.: Date:

18-267 06-28-21

SHEET NO.

B.A.R. 03

