

Docket Item #1  
BAR CASE # 2011-0287

BAR Meeting  
November 2, 2011

**ISSUE:** Repair of Existing Front Steps

**APPLICANT:** James and Alexandra Hartz

**LOCATION:** 510 Prince Street

**ZONE:** RM/Residential

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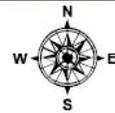
**STAFF RECOMMENDATION:** Staff recommends approval of the Certificate of Appropriateness application with the condition that the step repair retains the existing footprint.

**\*\*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 final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**\*\*BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including siding or roofing over 100 square feet, windows and 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.



**BAR CASE #2011-0287**



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness to repair the existing 1940s brick steps at 510 Prince Street. Limestone will be utilized instead of brick to repair the steps in their current location. The existing footprint, number of steps and their rise and run will not be altered. No handrails are proposed.

**II. HISTORY:**

The three-story, three-bay brick Queen Anne style residence at 510 Prince Street dates from the 1870s.<sup>1</sup> This stately residence shows the influence of the Queen Anne style with its patterned and molded masonry, 2/2 windows with keystone segmental arches, ornamented hip and gable roof dormers and patterned shingled roof. Additionally, research of the G.M. Hopkins 1877 *City Atlas of Alexandria* and Sanborn Fire Insurance Maps of 1891 through 1958 has revealed that the footprint of the house has remained unaltered since the late 19<sup>th</sup> century.

The existing brick steps were most likely added in the mid-20<sup>th</sup> century. A 1920's photo of Prince Street (Page 8) illustrates that the steps were not fabricated of brick. Unfortunately, due to the quality of the photo, it is unclear whether the material is stone or wood.

**III. ANALYSIS:**

Based on the City's GIS data, the existing brick steps project approximately 2' forward of the property line. A four foot stoop projection is allowed by-right under the City Code for a 66' wide street. The Zoning office has confirmed that the current steps may be repaired in the same location, but may not project further into the right-of-way.

Staff has no objection to the proposed repair of the existing brick steps with limestone. As discussed above, the existing brick steps were most likely added in the mid-20<sup>th</sup> century and are not compatible with this Queen Anne style dwelling. Because the proposed simple stone block steps are more historically appropriate in Alexandria for this Victorian townhouse than the mid-20<sup>th</sup> century Colonial Revival replacements and Staff was not able to determine from documentary evidence the original step material, Staff recommends approval of the application, provided that the existing steps retain their existing footprint.

**STAFF:**

Michele Oaks, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

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<sup>1</sup> Property is shown on the G.M. Hopkins 1877 *City Atlas of Alexandria*.

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### Code Administration:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Thomas Sciulli, Plan Review Supervisor at [thomas.sciulli@alexandriava.gov](mailto:thomas.sciulli@alexandriava.gov) or 703-746-4190. (Code)
- C-1 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of architectural quality drawings shall accompany the permit applications that fully detail the construction/alteration.
- C-2 New construction must comply with the 2009 edition of the Uniform Statewide Building Code (USBC).

##### Alexandria Archaeology:

##### RECOMMENDATIONS:

- F-1 Historical maps indicate that a house was present on this lot by 1877, just down the street from the Alexandria Hotel at the corner of St. Asaph and Prince. The property therefore has the potential to yield archaeological resources which could provide insight into residential life in 19<sup>th</sup>-century Alexandria.
- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
- a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Transportation and Environmental Services:

RECOMMENDATIONS:

- R-1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (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)

CITY 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).
- 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.
- C-3 Any work within or from the right-of-way requires a separate permit from T&ES. (Sec. 5-2)

**V. IMAGES**



**Figure 1. 510 Prince Front Facade – Existing Condition**



Figure 2. 510 Prince Front Steps – Existing brick steps on left



Figure 3. 510 Prince - Existing brick steps on left



Figure 4. 510 Prince c1920 Photo

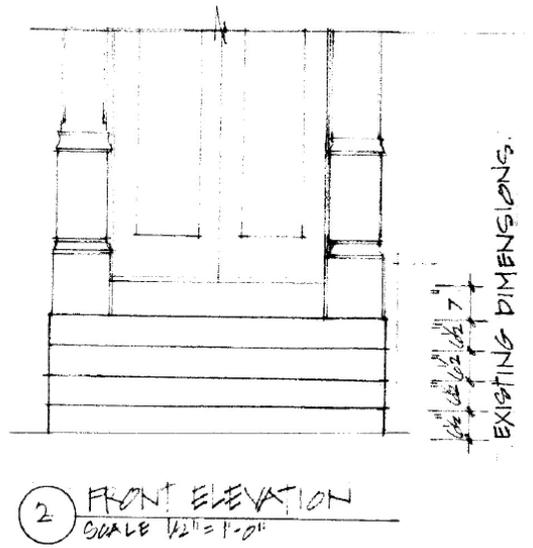


Figure 5. Proposed Steps Repair – Front Elevation View

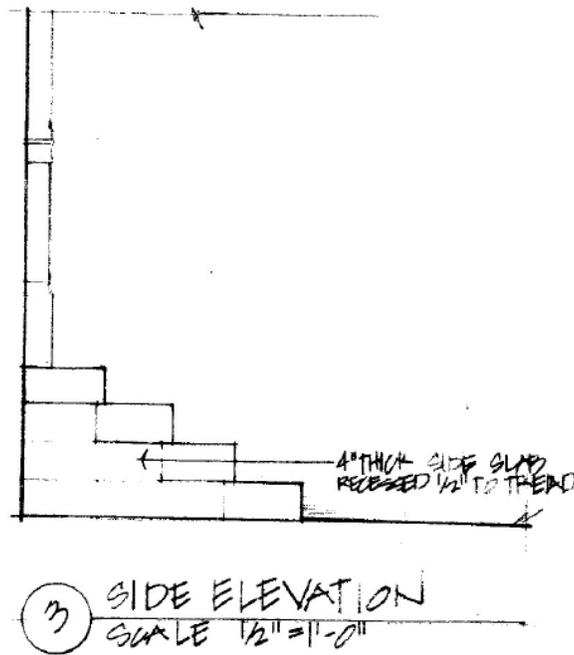


Figure 6. Proposed Step Repair – Side Elevation View

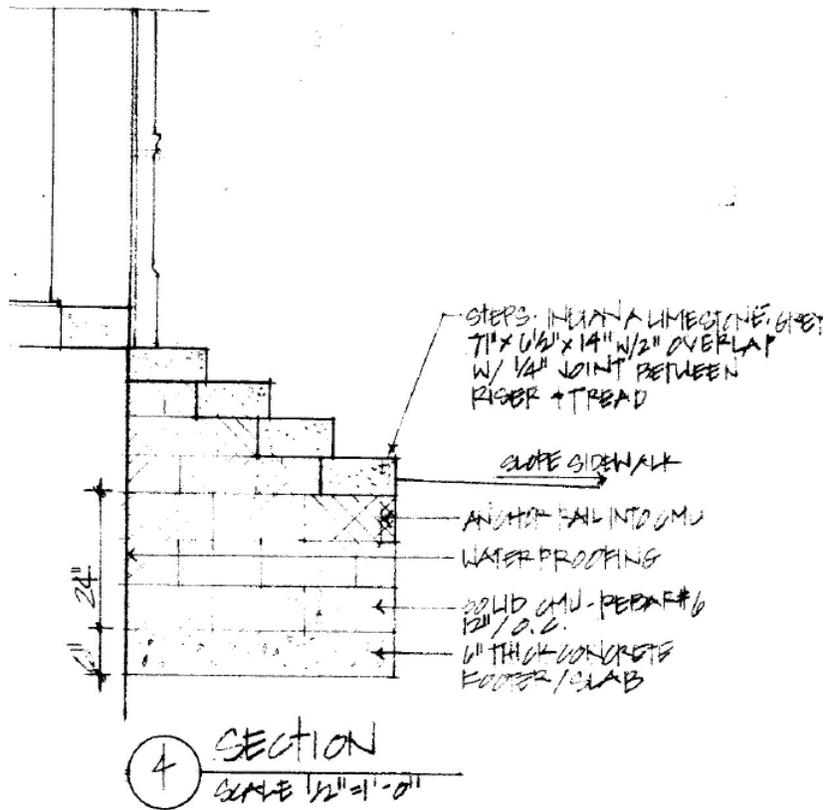


Figure 7. Proposed Step Repair - Section

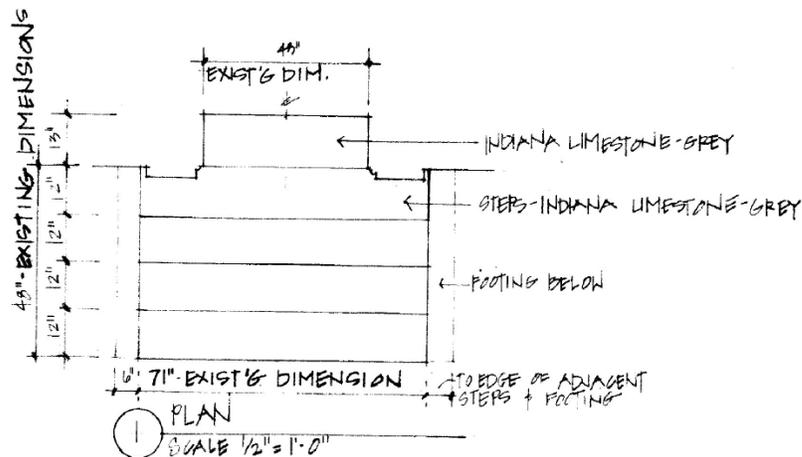


Figure 8. Proposed Step Repair - Plan View