

Docket Item #1  
BAR CASE # 2010-0345

BAR Meeting  
December 15, 2010

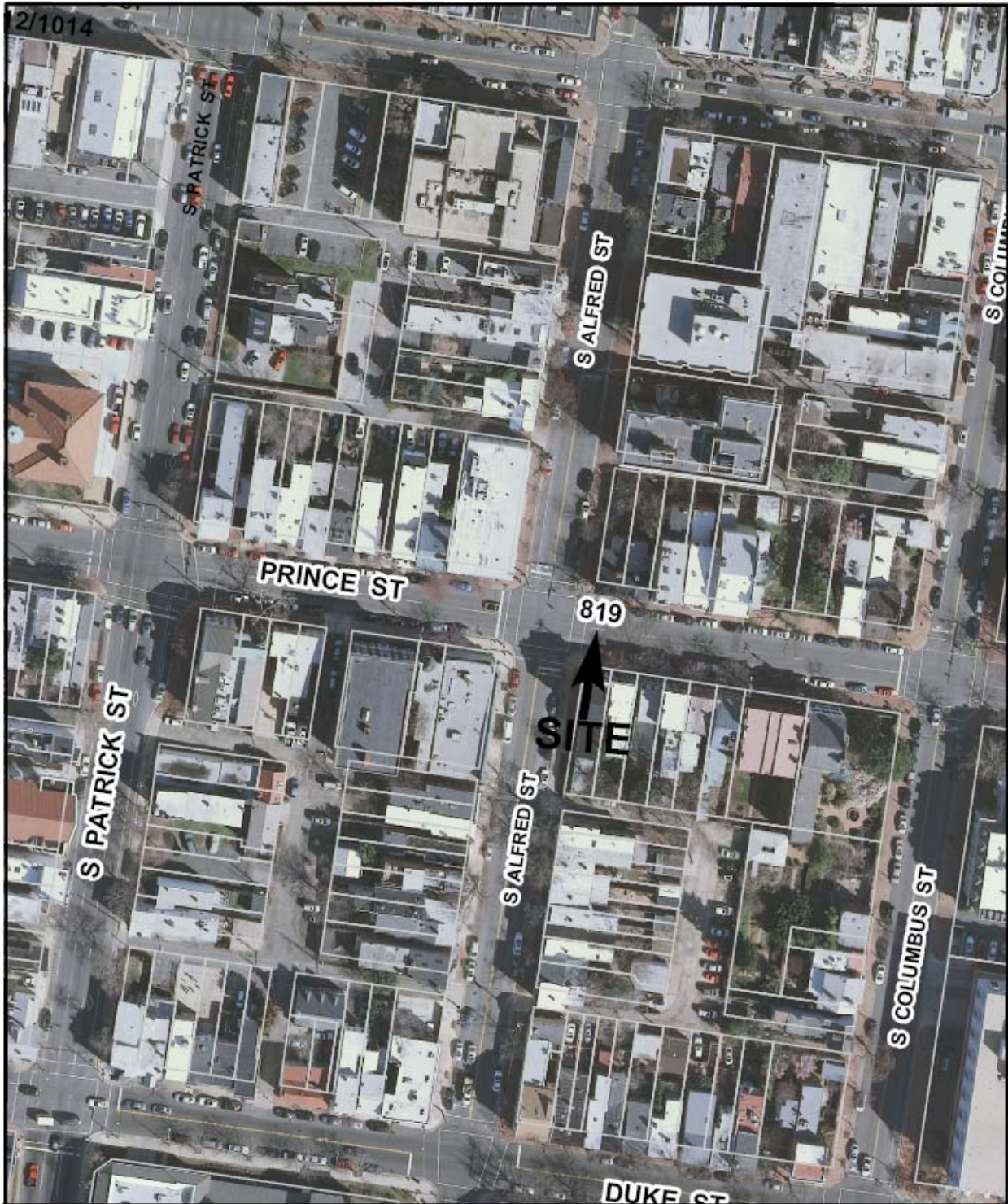
**ISSUE:** Permit to Encapsulate & Addition  
**APPLICANT:** Carol Corillon (Lyndl Johnson, Agent)  
**LOCATION:** 819 Prince Street  
**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Staff is recommending approval of the application for a Certificate of Appropriateness, as submitted.

**\*\*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.

**\*\*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 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, 703-838-4360 for further information.



**BAR CASE #2010-0345**



**I. ISSUE:**

The Applicant is requesting approval of a Certificate of Appropriateness to enclose an existing covered porch at the rear of their house at 819 Prince Street. The property is located on a corner lot at the intersection of Prince and South Alfred Streets. The rear yard of this property is completely enclosed with a six foot high brick perimeter wall.

The proposed, new addition will retain the existing roof and footprint of the covered, open porch. There will be no increases to the height, footprint, FAR or open space calculations. The addition will add an additional 48 gross square feet of interior living space.

The new walls of the addition will be 8" cypress beveled siding to match existing siding found on the attached rear, sunroom addition and detailed with a Simpson, wood, nine-light paneled door and bronze wall lantern.

**II. HISTORY:**

819 Prince Street and its twin 817 Prince Street were constructed in c1800 by Leonard and Thomas Cooke. Ethelyn Cox's book Historic Alexandria Street by Street identifies that the "Cokes in October 1807 divided some properties they owned jointly, including these two brick dwellings."

The subject covered open porch was constructed in the late 20<sup>th</sup> century.

*Previous BAR Cases:*

BAR staff was not able to locate any recent approvals for the subject property.

**III. ANALYSIS:**

The proposed addition complies with the RM zone as defined in the City's Zoning Ordinance.

The *Design Guidelines* encourage enclosed porch additions which "are appropriate to the historical style of the structure" and "should not hide or cause the removal of important historic architectural details." The *Guidelines* further explain that "Porches should be made of materials which are sympathetic to the building materials generally found in the historic districts." (*Design Guidelines*, Porch - Page 2 & 3).

The construction of an addition on any building within a historic district must be evaluated not only for its impact on the building to which it is being attached, but also for its overall impact to the historic district. In this case, the new addition will enclose an existing late 20<sup>th</sup> century covered porch. The majority of the new addition's massing will not be visible from the public right-of-way, due to the existing 6' high brick perimeter wall which encloses the rear yard of the property. The visibility of the new addition will be limited to the existing roof structure and a small portion of the new, upper wall surface.

As the attached photos and drawings illustrate, the proposal will not require any additional

encapsulation of the main building's rear brick elevation. A portion of the first floor of this rear elevation is already encapsulated by the current design of the covered, open porch. Additionally, the proposal will not require penetration of the existing wall surface, though it will become an interior wall. The proposal utilizes a design which is simple in form, material and design, thus will not negatively impact the existing historic resource or the surrounding streetscape. Furthermore, the proposed material specifications are consistent with the Design Guidelines and the Board's current policies.

Finally, the proposal does not require any damage to existing historic fabric to enclose this porch.

For the above reasons, Staff recommends approval of the Certificate of Appropriateness for the proposed rear enclosed porch addition.

**STAFF:**

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

**IV. CITY DEPARTMENT COMMENTS:**

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

Zoning:

The proposed enclosure of an existing "Open Shed" complies with zoning. There is no increase to height, footprint, FAR or open space.

Code Administration:

No Comments Received.

Transportation and Environmental Services (T & ES):

No Comments Received.

V. IMAGES:

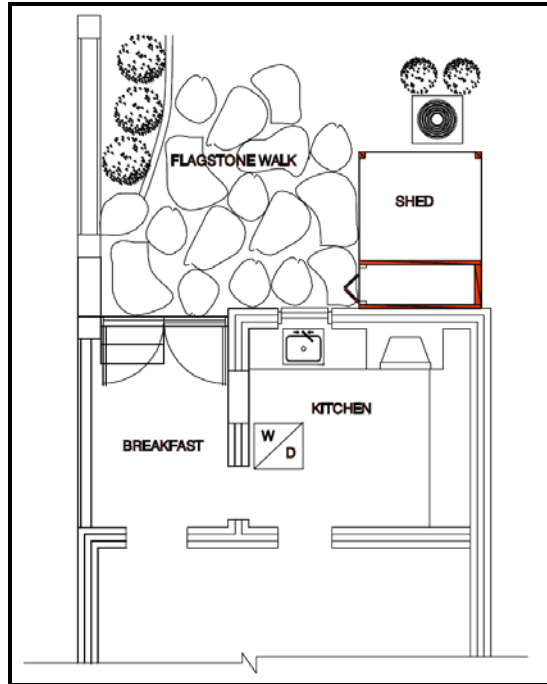


Figure 1: Existing Floor Plan

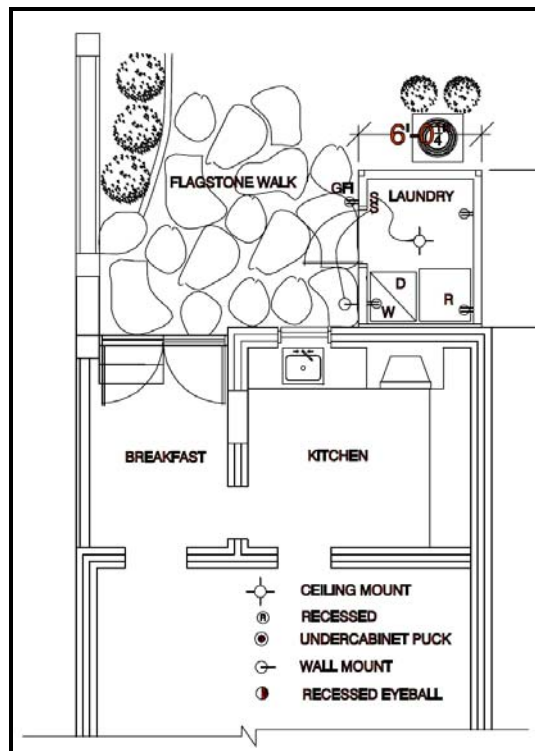


Figure 2: Proposed Floor Plan

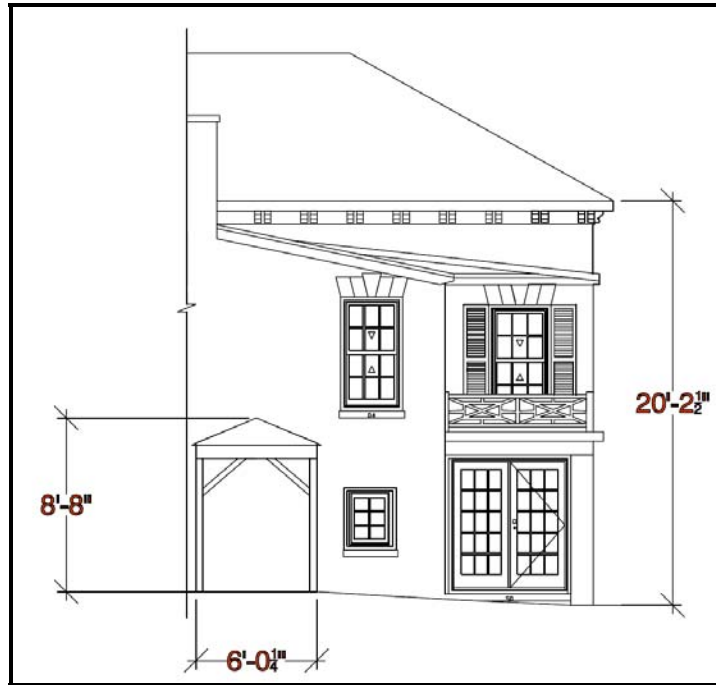


Figure 3: Existing North Elevation



Figure 4: Proposed North Elevation

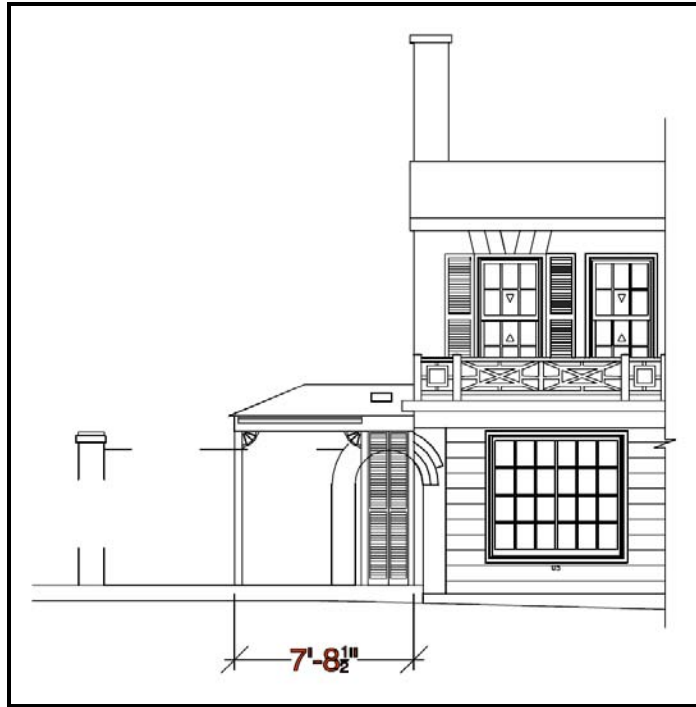


Figure 5: View of Existing West Elevation

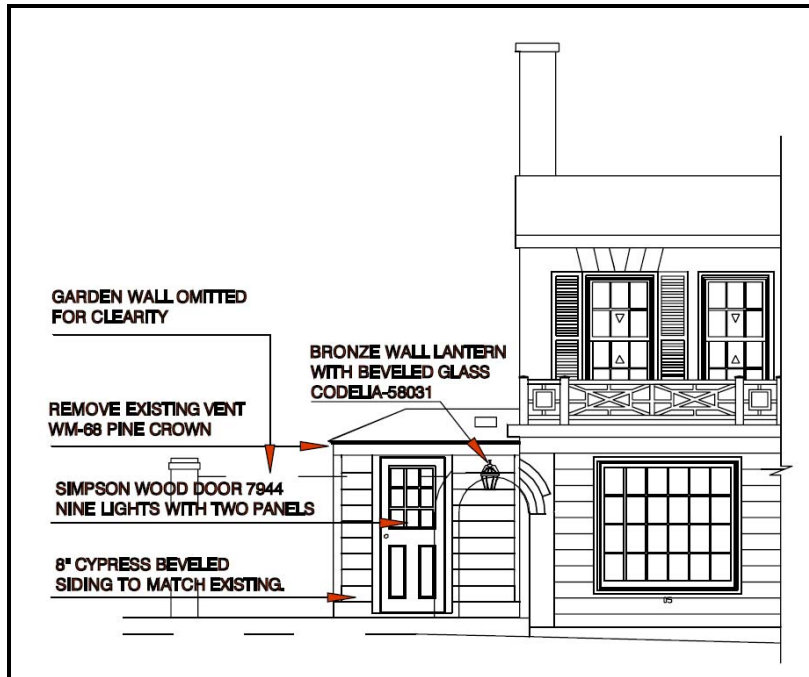


Figure 6: View of Proposed West Elevation



**Figure 7: Views of existing covered porch from South Alfred Street**



**Figure 8: Views of existing covered porch from South Alfred Street**





Figure 9: Views of existing covered porch from adjacent alley




Figure 10: View of existing covered porch from inside brick perimeter wall



Figure 11: View of existing covered porch from inside brick perimeter wall



Figure 12: View of existing covered porch from inside brick perimeter wall



**7944**

7944

Series: [Stain Grade](#)

Type: Exterior French & Sash

**Standard Features**

- Available in Any Wood Species
- Available in Virtually Any Size
- Textured Glass Options
- Privacy Rating: 1

**Door Options**

Matching Sidelights: [7703 \(7703\)](#)

Matching Transoms: [7751 \(7751\)](#)[7755 \(7755\)](#)

+ Caming Options: [Thermal Sash \(With SDL\) \(37944\) na](#)

Maximum Weather Resistance:

**Panels:** 1-7/16" Innerbond  
**Moulding:** na  
**Glass:** 3/4" Insulated  
**Caming:** na

Figure 13: Proposed nine-light paneled wood door

## Wall-Mount Outdoor 2-Light Wall Lantern 58031-48



Traditional coach lantern and its powder coated finish will give you years of worry free use. The handsome bronze finish is accented with clear beveled glass side lights.

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Figure 14: Proposed exterior light fixture