

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and addition.

APPLICANT: William Cromley

LOCATION: Old and Historic Alexandria District
814 Prince Street

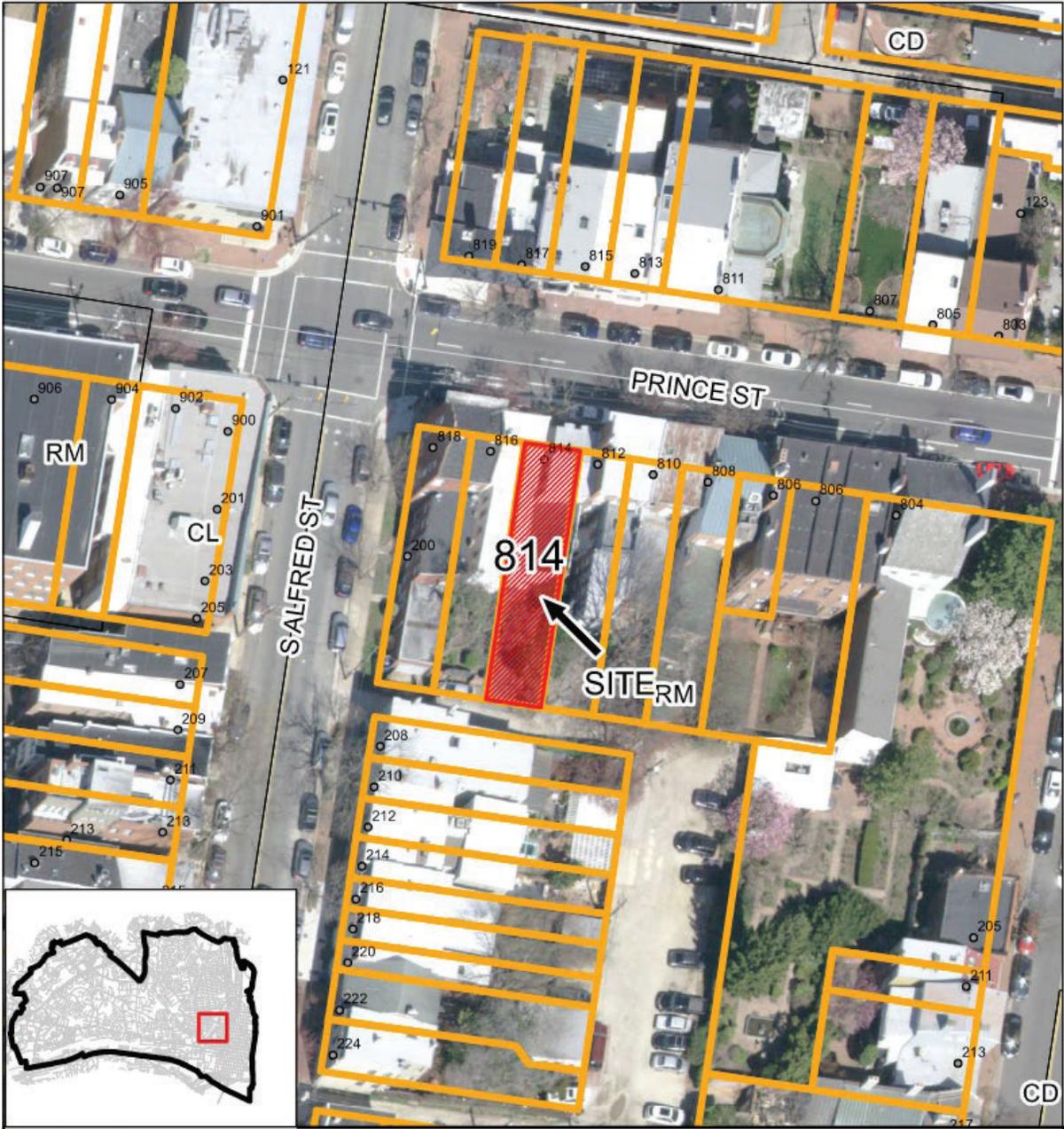
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) Certificate of Appropriateness for alterations and addition as submitted, noting the recommendations of Alexandria Archaeology.

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, Permit Center, 4850 Mark Center Drive, Suite 2015, 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#2025-00484 & BAR#2025-00485 OHAD
814 Prince Street**



Note: Staff coupled the applications for a Permit to Demolish (BAR #2025-00485) and Certificate of Appropriateness (BAR #2025-00484) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant is requesting approval to demolish approximately 362 SF of the rear/south elevation of the two-story rear addition and partially capsulate approximately 362 SF of the west/rear elevation of the rear two-story additions and 155 SF of the rear/south third story of the main building to accommodate a three-story addition at the rear. The addition's roof and existing brick chimney will also be removed (Figure 1 and 2).



Figure 1 and 2 - portions to be demolished/Capsulated

The proposed three-story addition will have a footprint of approximately 20'x20'. The addition will extend to the west property line on the second and third levels and will have a gable metal roof the ridge of which will project above the existing main block roof.

The front/north elevation of the new addition will have two windows on the second and third floor facing Prince Street; the first floor will not be enclosed, allowing a path through to the rear of the property. The new addition will be clad with wood siding, 6-8" exposure, standing seam metal roof, clad-wood double-hung windows. The rear/south elevation first floor is not visible from any public way; therefore, the rear patio doors and lighting are not under the BAR purview (Figure 3 and 4).

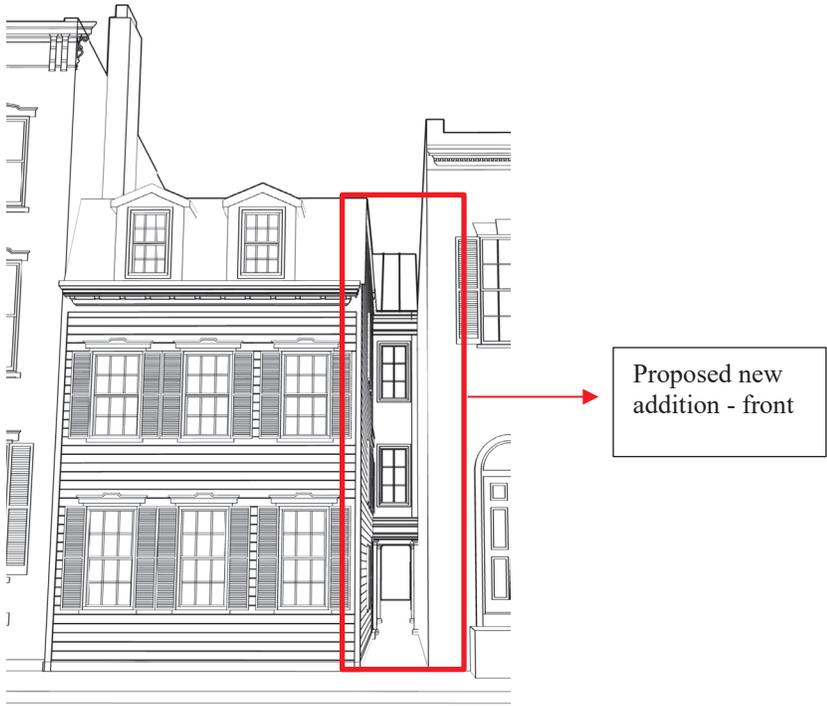


Figure 3 - Proposed front/north elevation



Figure 4 - Rear view from South Alfred Street

Site context

The subject property sits on the south side of the 800 Block of Prince Street. There is a private alley running behind the property. Even though the subject property is the third house in the alley, the new three-story addition will be partially visible from South Alfred Street (Figure 1). The new addition will extend to the west property line which will be visible from Prince Street as well (Figure 5)



Figure 5 - visibility from South Alfred Street

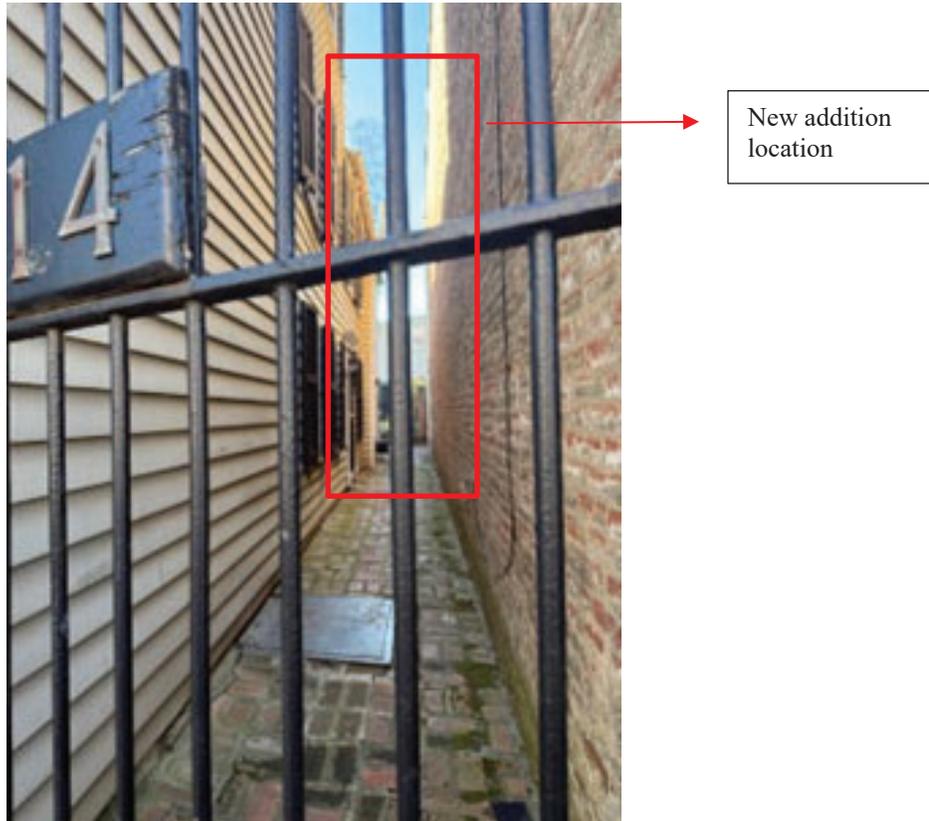


Figure 6- Visibility from Prince Street

II. HISTORY

The three bay, three story, frame vernacular house with dentiled cornice was originally two-story, the 1902 Sanborn Fire Insurance Map shows the third story for the first time along with the two- and one-story additions at the rear of the property. The 1877 Hopkins map shows a building in this location.

According to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, the “House at 814, restyled, may date from a house on the lot when sold at auction in 1835 to Leonard Cooke for \$72, and an annual ground rent of \$20.83.”

Previous BAR Approvals

January 17, 1952, approval to alter the front.

December 9, 1964, approval to remodel back section and erect wall.

September 8, 1965, approval to alter the rear.

No recent approvals were found for the 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

The analysis of the standards indicated above relate only to the portions of the wall areas proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated. Therefore, the Permit to demolish/Capsulate should be granted.

Certificate of Appropriateness

The *Design Guidelines* note that the “guidelines should not be viewed as a device that dictates a specific design response nor should the guidelines be viewed as prohibiting a particular design

approach.” Additionally, the *Guidelines* state that “new and untried approaches to common design problems should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.”

When the Old and Historic Alexandria District was established in 1946 it was not created to freeze Old Town Alexandria at a specific point in time, the way Colonial Williamsburg is often described, but to prevent the demolition of identified historic resources and ensure that infill was compatible with nearby buildings of historic merit. The BAR’s Standards and criteria in the zoning ordinance (Section 10-105), as well as the BAR’s adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered, and expanded to accommodate contemporary needs and to allow the historic buildings to continue to be used and cherished. The BAR’s charge is first to identify and “protect historic and cultural resources” and second to ensure that additions, alterations and new construction are compatible with nearby buildings of historic merit. In staff’s opinion, the proposed project does not detract from the blockface and /or the historic district in which the subject property is located.

Therefore, staff recommends approval of the project as submitted. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Marina Novaes, 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

- C-1 Proposed encapsulation of the one-story rear addition and the two-story addition will comply with Zoning with condition.

- C-2 Open space cannot be reduced beyond the current proposed limit. This will be verified by Zoning staff at both the building permit level and wall check.

- F-1 Property is required to maintain 35% of the lot area as open space per Sec. 2-180 of the Zoning Ordinance.

Code Administration

- C-1 A building permit is required

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)
- F-2 If the alley adjacent to 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)
- 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 According to *Historic Alexandria Virginia Street by Street* by Ethelyn Cox, the dwelling at 814 Prince St. may have originated as a small structure on the lot when the property was sold at auction in 1835 to Leonard Cooke for \$72, and an annual ground rent of \$20.83. The value of the property at that time suggests a modest house that was later

modified or rebuilt into the structure we see today. The property has the potential to contain significant archaeological remains that relate to the mid-nineteenth century development of Alexandria

R-1 The statements in archaeology conditions below shall appear on the grading plans 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.
- c. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. **ATTACHMENTS**

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

ADDRESS OF PROJECT: 814 Prince St. _____

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: 074.02-12-03 _____ ZONING: RM _____

APPLICATION 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: William Cromley

Address: _____

City: _____ State: _____

Phone: _____ E-mail: _____

Authorized Agent *(if applicable):* Attorney Architect _____

Name: William Cromley _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: 814 Prince LLC _____

Address: _____

City: _____ State: VA Zip: _____

Phone: _____ E-mail: _____

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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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: William Cromley

Printed Name: William Cromley

Date: 11/3/25

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. William Cromley	[REDACTED]	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 814 Prince St. _____ (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. 814 Prince LLC	[REDACTED]	100%
2.		
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.

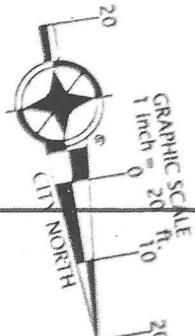
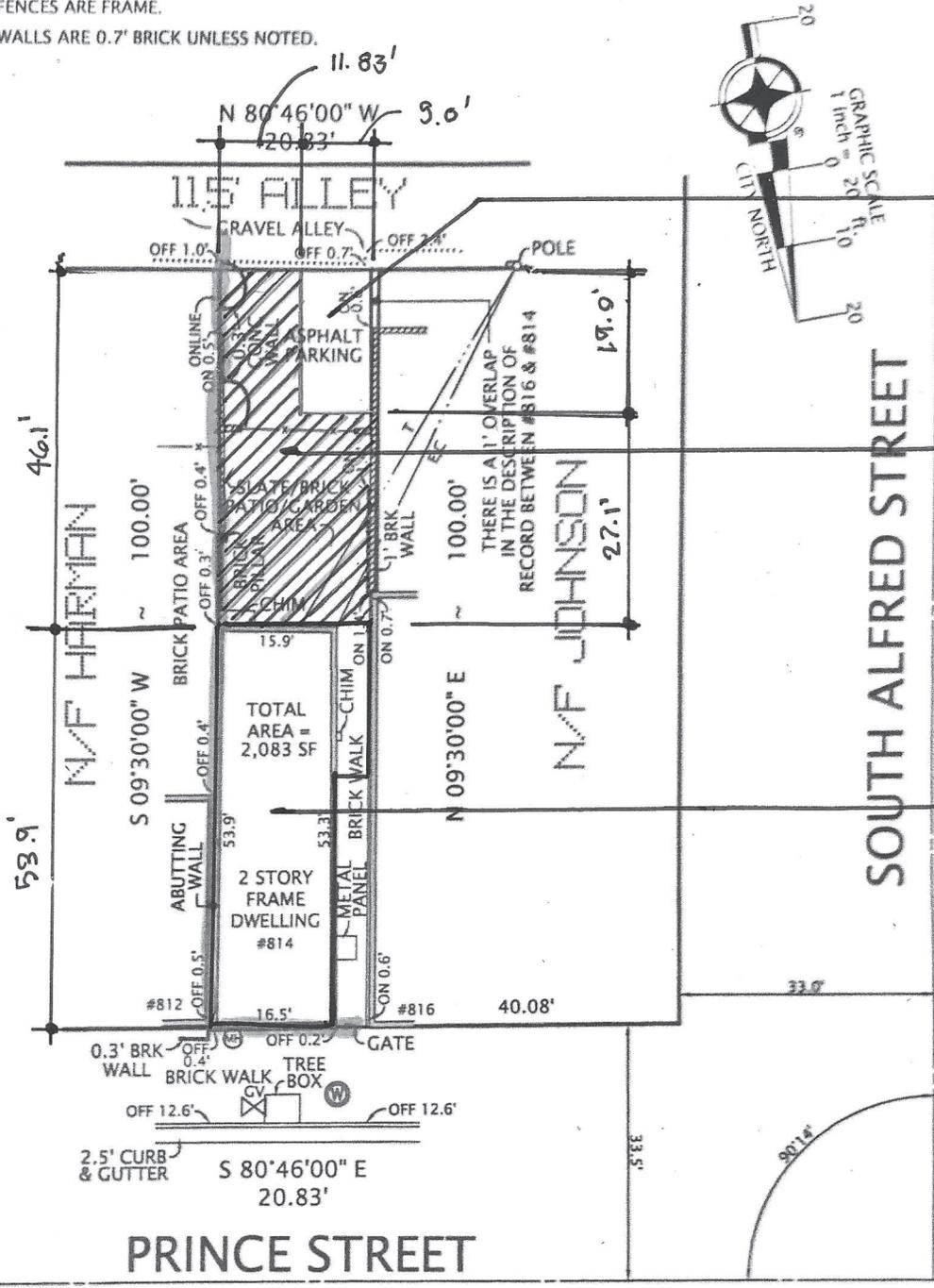
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 814 Prince LLC	None	N/A
2. 814 Prince LLC	None	N/A
3. 814 Prince LLC	None	N/A

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.

11/3/25 William Cromley William Cromley
 Date Printed Name Signature

- NOTES: 1. FENCES ARE FRAME.
2. WALLS ARE 0.7' BRICK UNLESS NOTED.



PARKING SPACE
171' ±

OPEN SPACE
789' ±

HOUSE & SIDE YD.
1123' ±

LOT AREA = 2093' ±

$\frac{789}{2083} = 0.378$

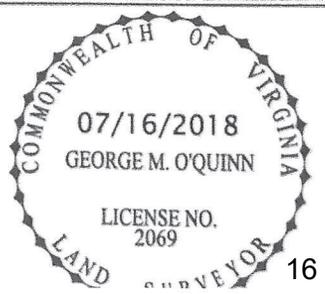
37.82%
OPEN SPACE

PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#814 PRINCE STREET
(DEED BOOK 1275, PAGE 1833)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JULY 16, 2018

BY DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.

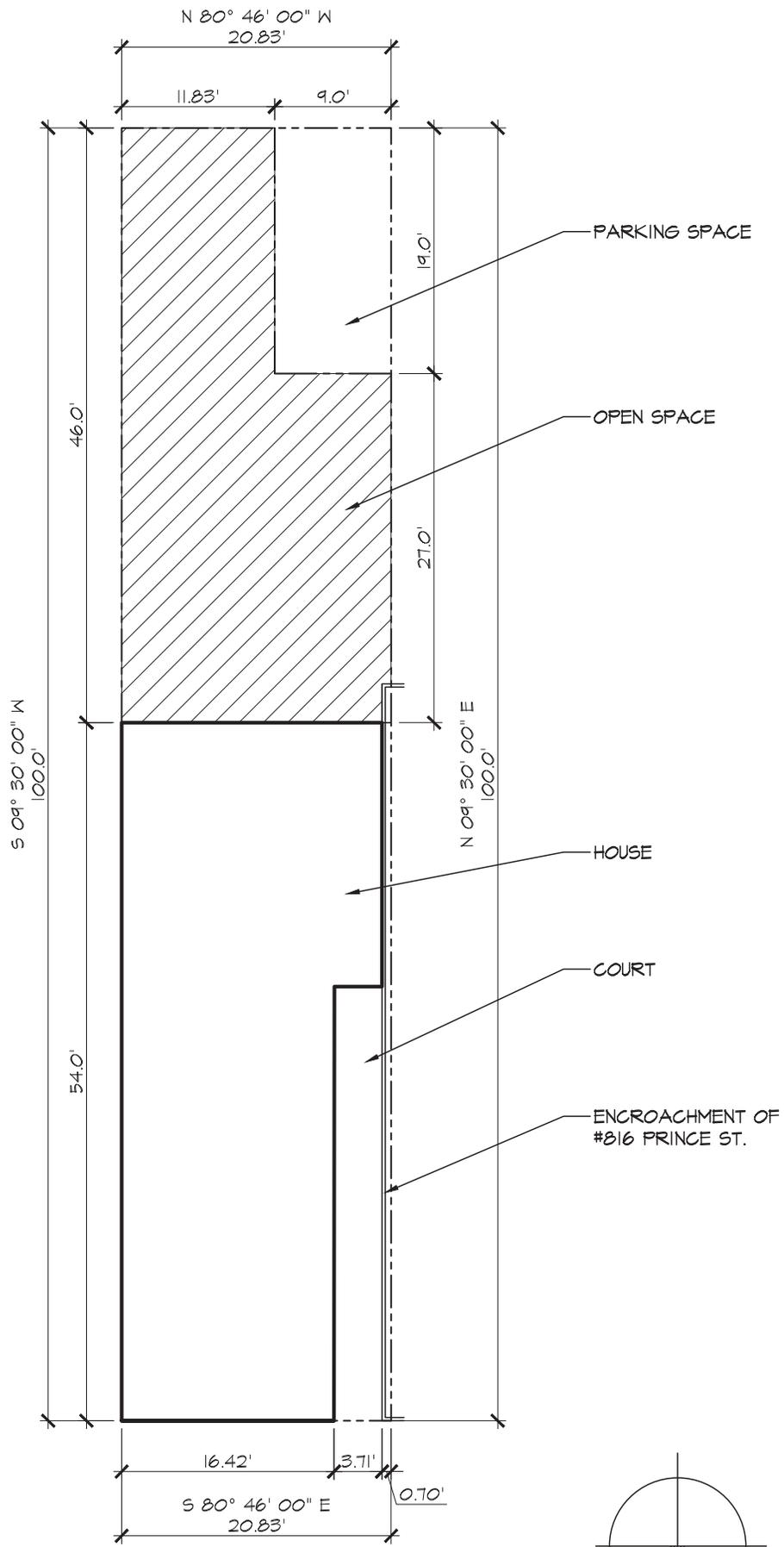
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.

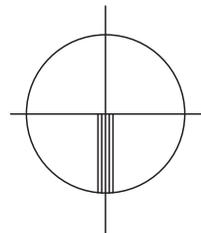


Ordered by:
MBH
Settlement Group, L.C.
228 S. Washington Street
Suite 100
Alexandria, VA 22314
PH: 703-739-0100
Fax: 703-739-8339

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT



SITE PLAN - PROPOSED
 1" = 10'-0"



WILLIAM CROMLEY
DESIGN / DEVELOPMENT
426 COLUMBUS STREET
ALEXANDRIA VA, 22314
wm.cromley@mid.spring.com
(703) 973-2250

FREDERICK TAYLOR, AIA
1433 OTIS STREET NE
WASHINGTON DC, 20017
Cell: (202) 277-8087
www.chevyCHASEARCHITECT.com

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were
prepared or approved by me, and that I am
a duly licensed Professional Architect under
the laws of the Commonwealth of Virginia.
License # 60101100,
Expiration date: 6-30-2026



PROJECT
814 PRINCE STREET
ALEXANDRIA, VA 22314

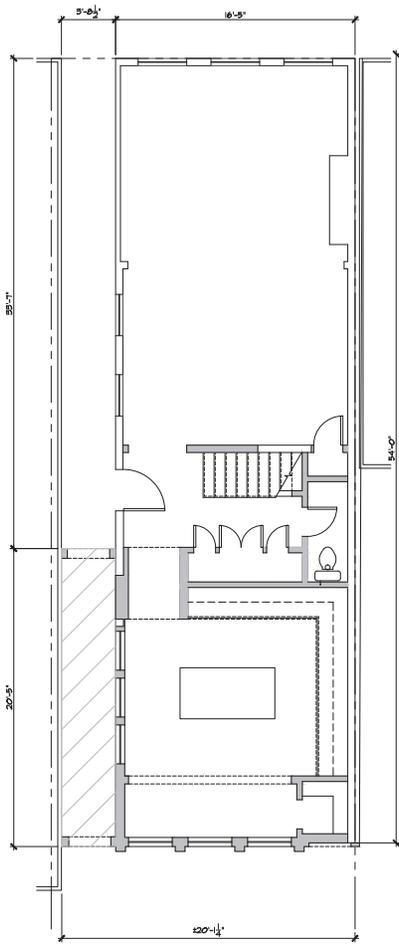
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PROPOSED PLANS

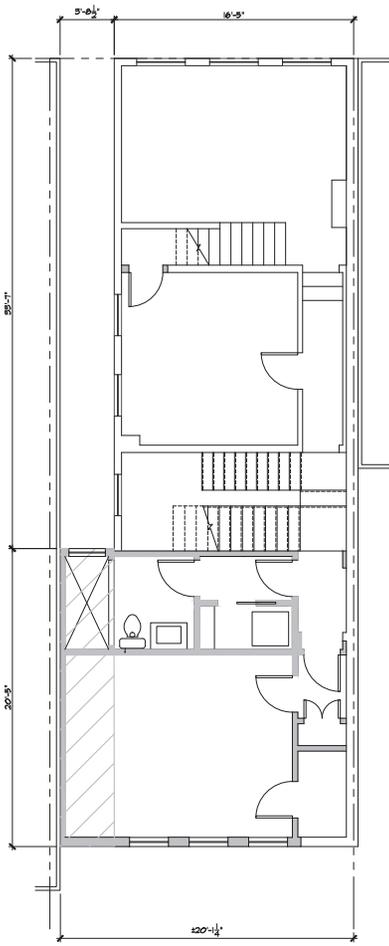
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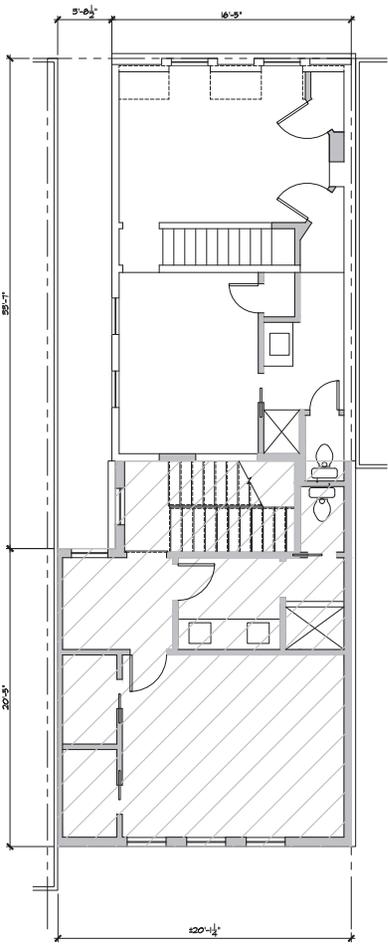
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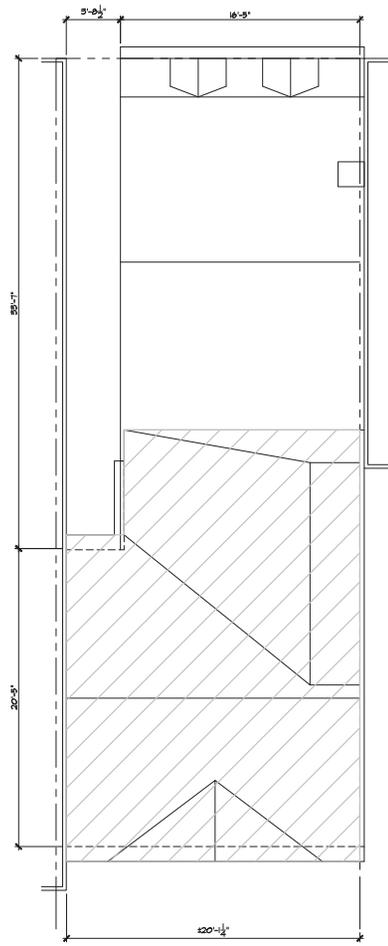
1 FIRST FLOOR PLAN: PROPOSED
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN: PROPOSED
SCALE: 1/4" = 1'-0"



3 THIRD FLOOR PLAN: PROPOSED
SCALE: 1/4" = 1'-0"



4 ROOF PLAN: PROPOSED
SCALE: 1/4" = 1'-0"



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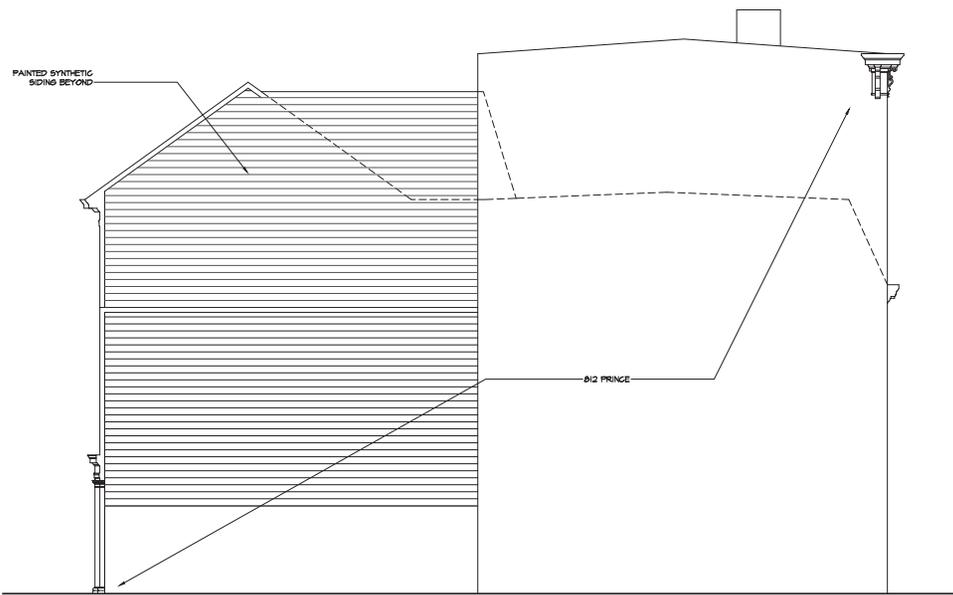
PROJECT
 814 PRINCE STREET
 ALEXANDRIA, VA 22314

ISSUED	DATE	DESCRIPTION
	xx/xx/xxxx	xxxxxx

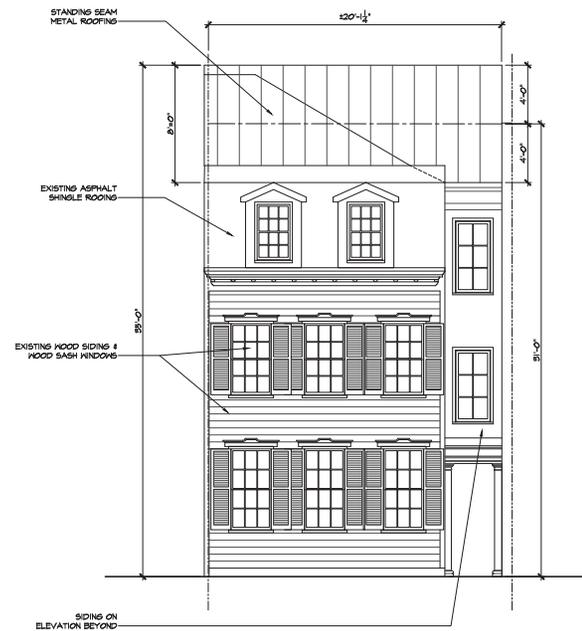
PROPOSED
 ELEVATIONS

SCALE AS NOTED
 SHEET

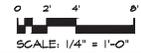
A301
 OF XX



1 EAST ELEVATION: PROPOSED
 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION: PROPOSED
 SCALE: 1/4" = 1'-0"



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PROJECT
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ALEXANDRIA, VA 22314

ISSUED	DATE	DESCRIPTION
	xx/xx/xxxx	xxxxxx

PROPOSED
ELEVATIONS

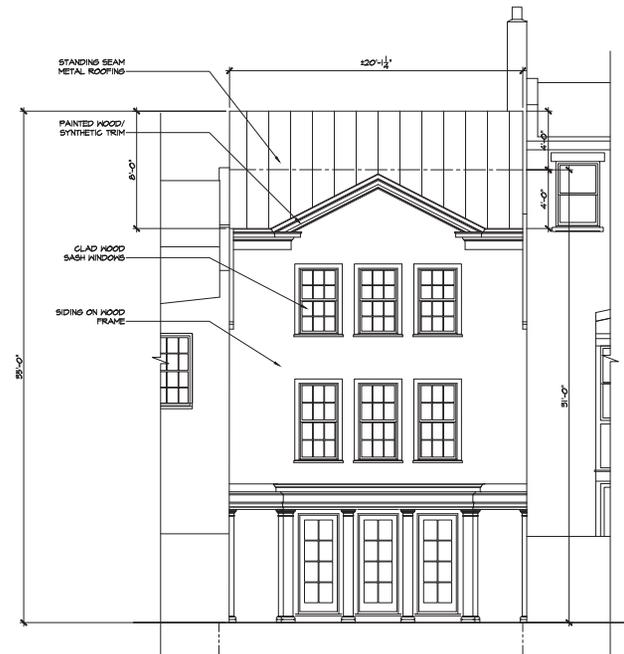
SCALE AS NOTED
SHEET

A302

OF XX



1 WEST ELEVATION / SECTION: PROPOSED
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION: PROPOSED
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"




ALLEY CONTEXT ELEVATION: PROPOSED
 SCALE: 1/4" = 1'-0"



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 a duly licensed Professional Architect under
 the laws of the Commonwealth of Virginia.
 License # 0401011001
 Expiration date: 6-30-2026



PROJECT
 814 PRINCE STREET
 ALEXANDRIA, VA 22314

ISSUED	
DATE	DESCRIPTION
xx/xx/xxxx	xxxxxx

PROPOSED ALLEY
 CONTEXT ELEVATION

SCALE: AS NOTED
 SHEET

A402
 OF XX

WILLIAM CROMLEY
 DESIGN / DEVELOPMENT
 426 COLUMBUS STREET
 ALEXANDRIA VA, 22314
 wm.cromley@minispring.com
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 WASHINGTON DC, 20017
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 www.chevyCHASEarchitect.com

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 a duly licensed Professional Architect under
 the laws of the Commonwealth of Virginia.
 License # 0401011001
 Expiration date: 6-30-2026



PRINCE STREET CONTEXT ELEVATION: PROPOSED
 SCALE: 1/4" = 1'-0"

PROJECT

814 PRINCE STREET
 ALEXANDRIA, VA 22314

ISSUED

DATE DESCRIPTION

DATE	DESCRIPTION
xx/xx/xxxx	xxxxxx

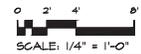
PROPOSED PRINCE
 STREET CONTEXT
 ELEVATION

SCALE AS NOTED

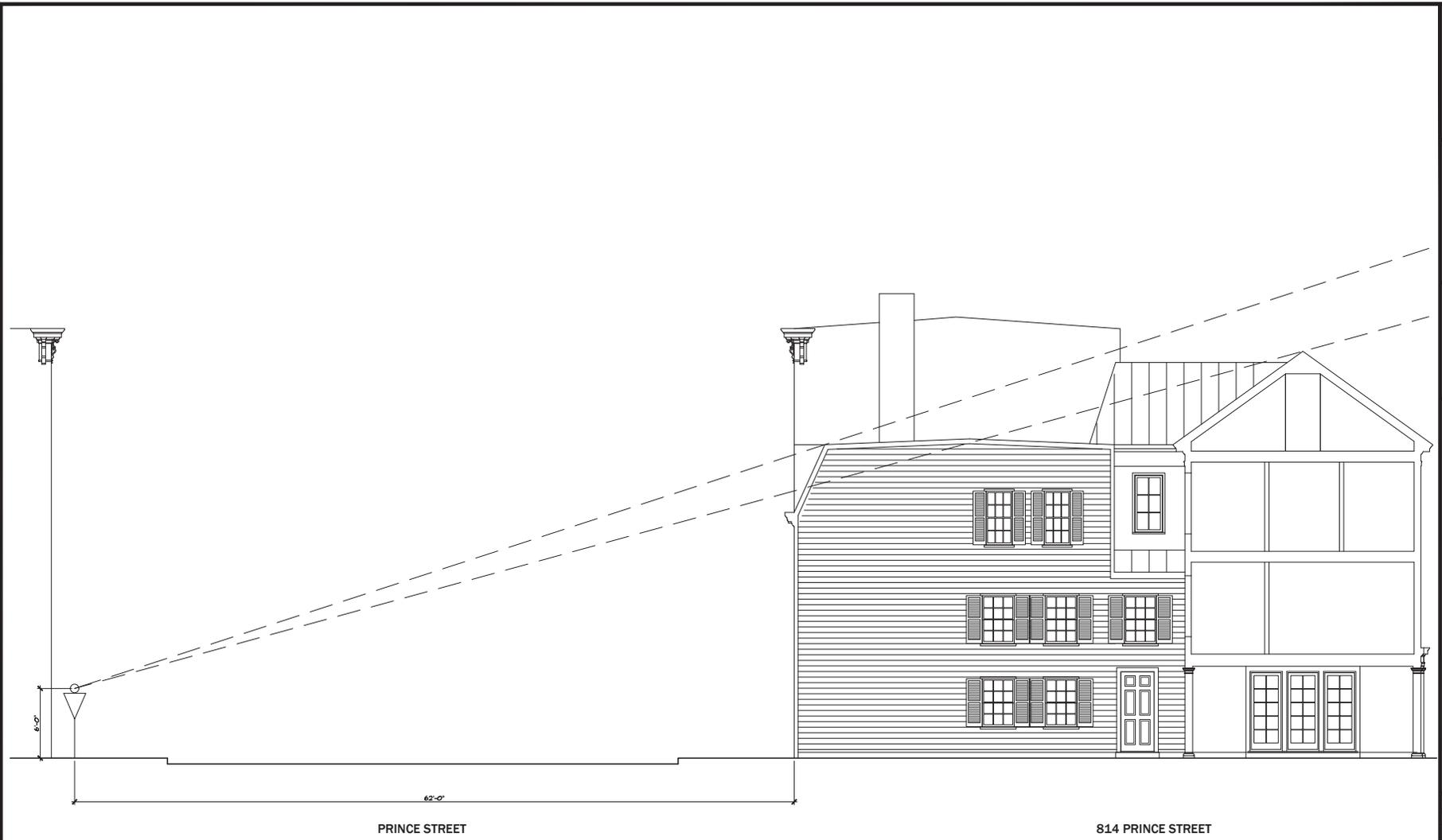
SHEET

A401

OF XX



SCALE: 1/4" = 1'-0"




SITE SECTION LOOKING EAST: PROPOSED
 SCALE: 1/4" = 1'-0"



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PROJECT
 814 PRINCE STREET
 ALEXANDRIA, VA 22314

ISSUED	
DATE	DESCRIPTION
xx/xx/xxxx	xxxxxx

PROPOSED SITE SECTION

SCALE: AS NOTED
 SHEET

A403
 OF XX



PERSPECTIVE VIEW FROM ACROSS PRINCE STREET ST.
N.T.S

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License # 60101100,
Expiration date: 6-30-2026



PROJECT
814 PRINCE STREET
ALEXANDRIA, VA 22314

ISSUED	DATE	DESCRIPTION
	xx/xx/xxxx	xxxxxx

PERSPECTIVE VIEW

SCALE AS NOTED
SHEET

A501

OF XX



PERSPECTIVE ELEVATION FROM ACROSS PRINCE STREET ST.
N.T.S

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Expiration date: 6-30-2026



PROJECT
814 PRINCE STREET
ALEXANDRIA, VA 22314

ISSUED	
DATE	DESCRIPTION
xx/xx/xxxx	xxxxxx

PERSPECTIVE VIEW

SCALE AS NOTED
SHEET

A502

OF XX



PERSPECTIVE VIEW FROM ACROSS PRINCE STREET ST.
N.T.S

WILLIAM CROMLEY
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PROJECT
814 PRINCE STREET
ALEXANDRIA, VA 22314

ISSUED	DATE	DESCRIPTION
	xx/xx/xxxx	xxxxxx

PERSPECTIVE VIEW

SCALE AS NOTED
SHEET

A503

OF XX



PERSPECTIVE VIEW TOWARD ALLEY FROM ACROSS S. ALFRED ST.
N.T.S

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PROJECT
814 PRINCE STREET
ALEXANDRIA, VA 22314

ISSUED	DATE	DESCRIPTION
	xx/xx/xxxx	xxxxxx

PERSPECTIVE VIEW

SCALE AS NOTED
SHEET

504

OF XX



PERSPECTIVE VIEW OF REAR FROM CORNER OF ALLEY & S. ALFRED ST.
N.T.S

WILLIAM CROMLEY
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Expiration date: 4-30-2028



PROJECT
814 PRINCE STREET
ALEXANDRIA, VA 22314

ISSUED	DATE	DESCRIPTION
	xx/xx/xxxx	xxxxxx

PERSPECTIVE VIEW

SCALE AS NOTED
SHEET

505

OF XX



PERSPECTIVE VIEW FROM ALLEY
N.T.S

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Expiration date: 4-30-2028



PROJECT
814 PRINCE STREET
ALEXANDRIA, VA 22314

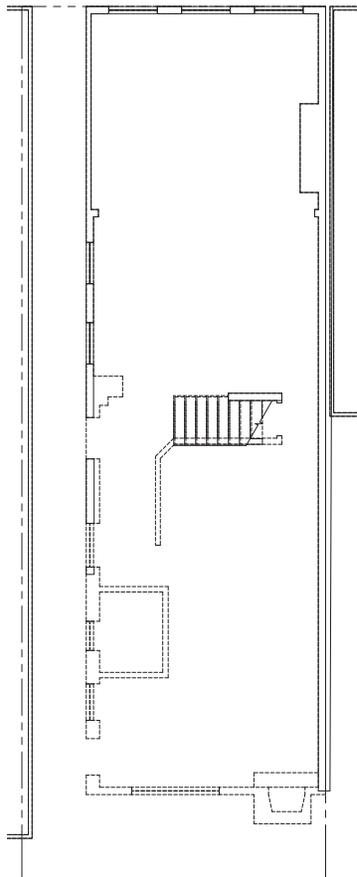
ISSUED	DATE	DESCRIPTION
	XX/XX/XXXX	XXXXXX

PERSPECTIVE VIEW

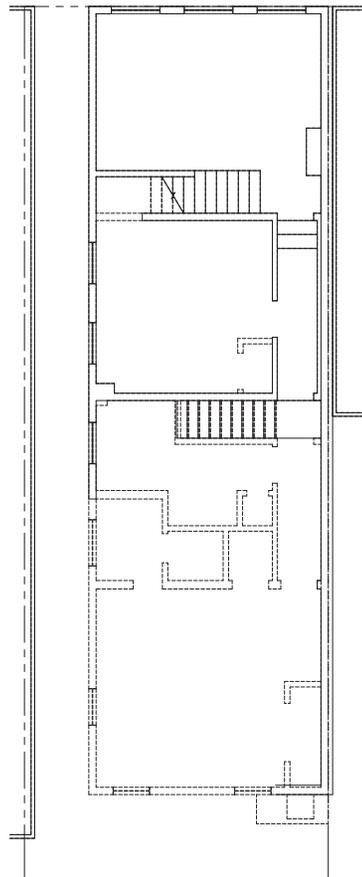
SCALE AS NOTED
SHEET

506

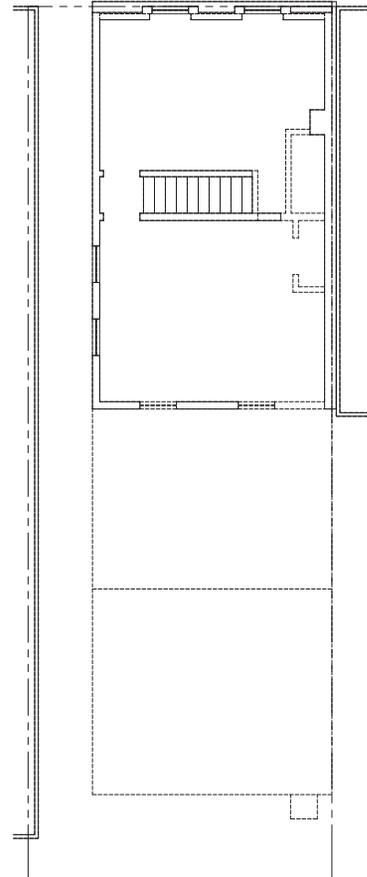
OF XX



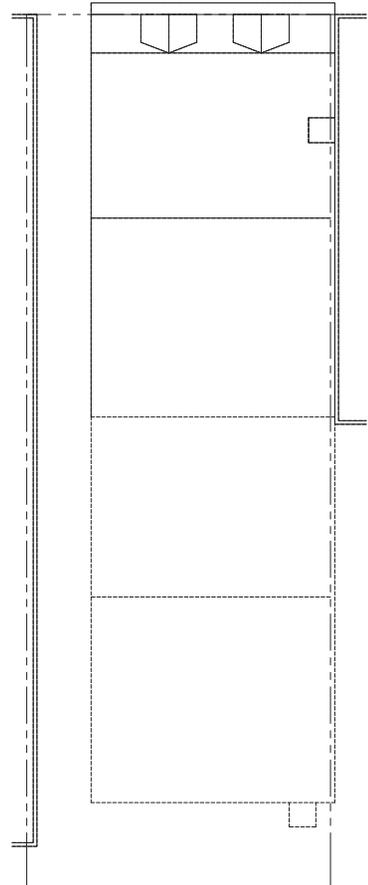
1 FIRST FLOOR PLAN: EXISTING / DEMO.
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN: EXISTING / DEMO.
SCALE: 1/4" = 1'-0"



3 THIRD FLOOR PLAN: EXISTING / DEMO.
SCALE: 1/4" = 1'-0"



4 ROOF PLAN: EXISTING / DEMO.
SCALE: 1/4" = 1'-0"



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Expiration date: 6-30-2026



PROJECT
814 PRINCE STREET
ALEXANDRIA, VA 22314

DATE	DESCRIPTION
xx/xx/xxxx	xxxxxx

EXISTING / DEMOLITION
PLANS

SCALE: AS NOTED
SHEET

E201

OF XX

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 License # 041011001
 Expiration date: 6-30-2026



PROJECT
 814 PRINCE STREET
 ALEXANDRIA, VA 22314

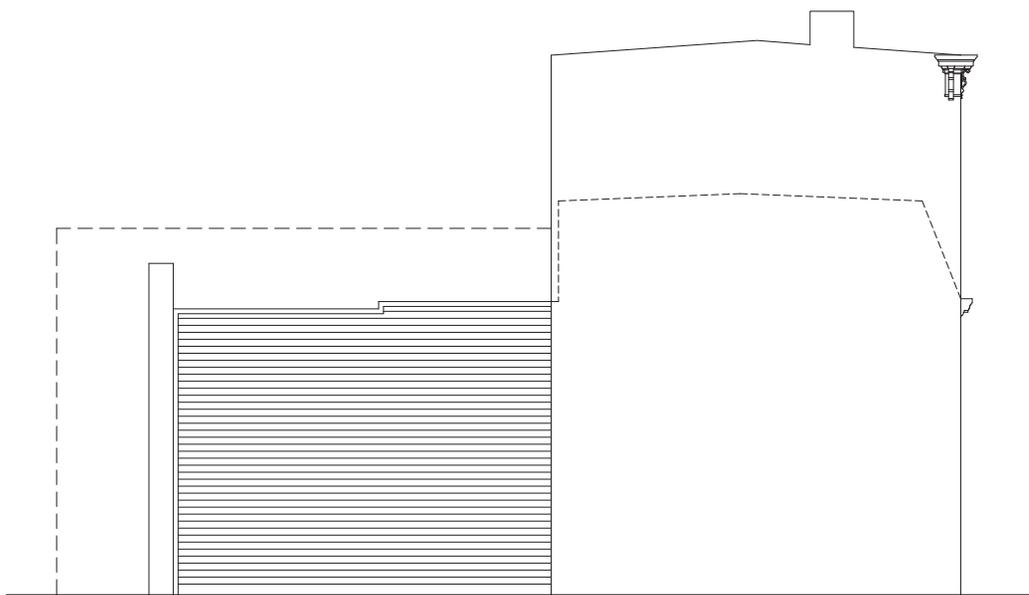
ISSUED	
DATE	DESCRIPTION
xx/xx/xxxx	xxxxxx

EXISTING ELEVATIONS

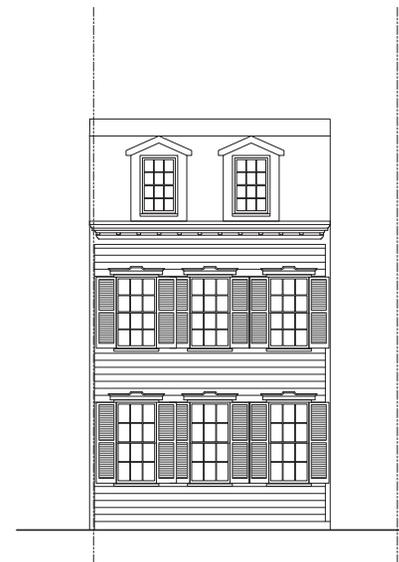
SCALE AS NOTED
 SHEET

E301

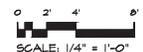
OF XX



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



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



SCALE: 1/4" = 1'-0"

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PROJECT
814 PRINCE STREET
ALEXANDRIA, VA 22314

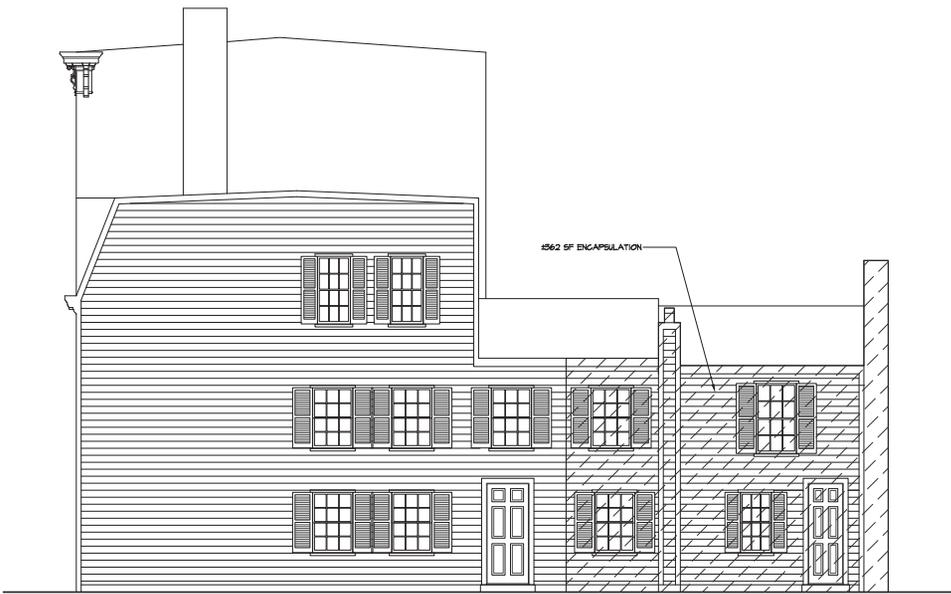
ISSUED	DATE	DESCRIPTION
	xx/xx/xxxx	xxxxxx

EXISTING ELEVATIONS

SCALE AS NOTED
SHEET

E302

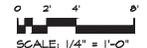
OF XX



1 WEST ELEVATION: EXISTING
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION: EXISTING
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"




PRINCE STREET CONTEXT ELEVATION: EXISTING
 SCALE: 1/4" = 1'-0"

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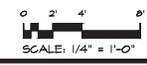
PROJECT
 814 PRINCE STREET
 ALEXANDRIA, VA 22314

ISSUED	
DATE	DESCRIPTION
xx/xx/xxxx	xxxxxx

EXISTING PRINCE
 STREET CONTEXT
 ELEVATION

SCALE AS NOTED
 SHEET

E401
 OF XX





E402 ALLEY CONTEXT ELEVATION: EXISTING
SCALE: 1/4" = 1'-0"



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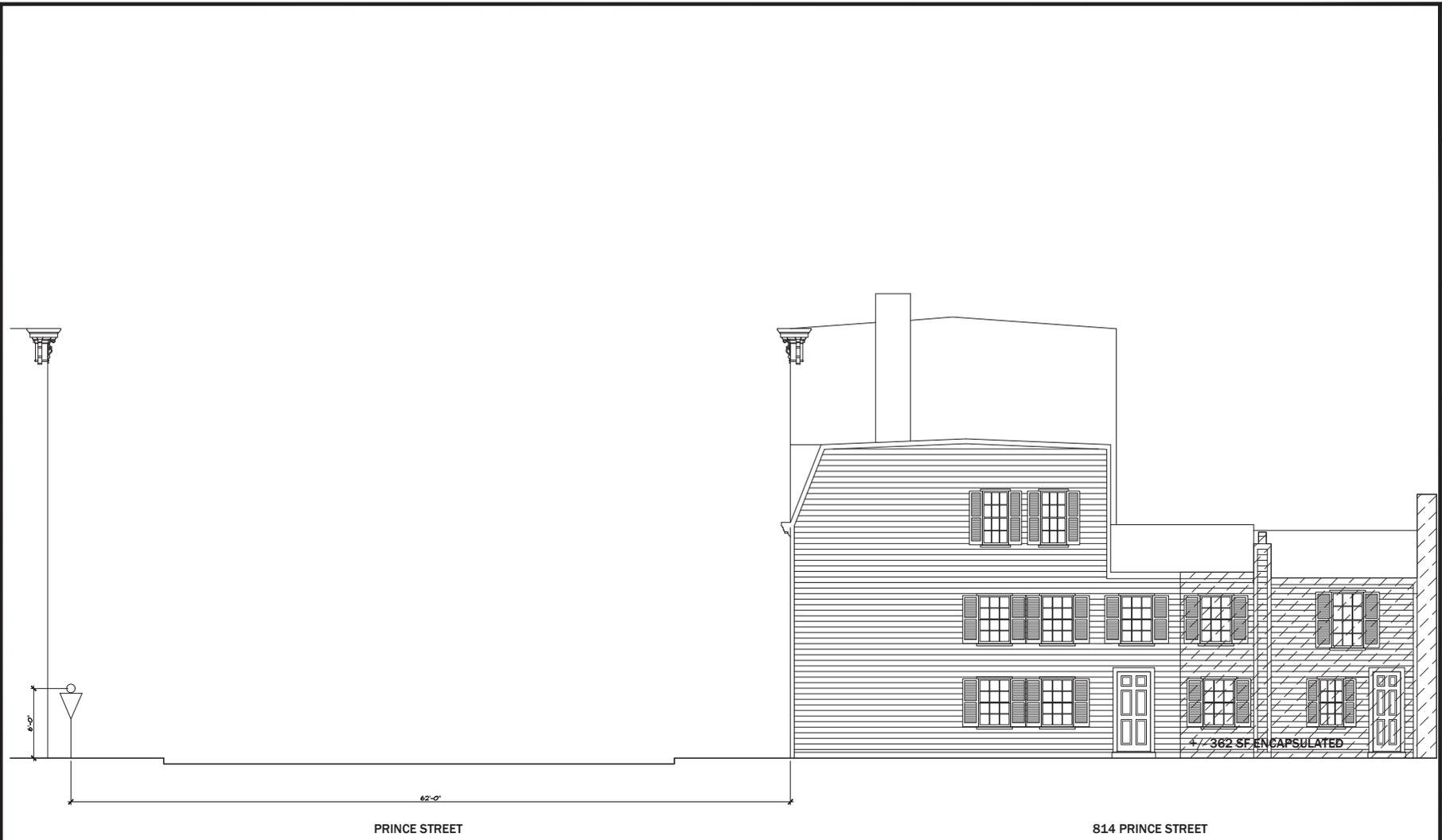
PROJECT
814 PRINCE STREET
ALEXANDRIA, VA 22314

ISSUED	DATE	DESCRIPTION
	xx/xx/xxxx	xxxxxx

EXISTING ALLEY
CONTEXT ELEVATION

SCALE AS NOTED
SHEET

E402
OF XX




SITE SECTION LOOKING EAST: EXISTING
 SCALE: 1/4" = 1'-0"

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PROJECT
 814 PRINCE STREET
 ALEXANDRIA, VA 22314

ISSUED	DATE	DESCRIPTION
	xx/xx/xxxx	xxxxxx

EXISTING SITE SECTION

SCALE: AS NOTED

SHEET

E403

OF XX





Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address: 814 PRINCE STREET Zone: _____
 A2. Total Lot Area: 2084 x Floor Area Ratio Allowed by Zone: 1.15 = 0.00 3126
 Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
 First Floor: 879.5
 Second Floor: 879.5
 Third Floor: 455.4
 Attic
 Porches
 Balcony/Deck
 Lavatory***
 Other**

Allowable Exclusions**

Basement**
 Stairways** 97
 Mechanical**
 Attic less than 7***
 Porches**
 Balcony/Deck**
 Lavatory*** 113
 Other**
 Other**

B1. 0.00 2214.4 Sq. Ft.
 Existing Gross Floor Area*
 B2. 0.00 210 Sq. Ft.
 Allowable Floor Exclusions**
 B3. 0.00 2004 Sq. Ft.
 Existing Floor Area Minus Exclusions
 (subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 0.00 2214.4 B2. **Total Exclusions** 0.00 210

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
 First Floor: 75.6
 Second Floor: 75.6
 Third Floor: 506.0
 Attic: 506.0
 Porches
 Balcony/Deck
 Lavatory***
 Other

Allowable Exclusions**

Basement**
 Stairways** 101
 Mechanical**
 Attic less than 7*** 506.0
 Porches**
 Balcony/Deck**
 Lavatory*** 62
 Other**
 Other**

C1. 0.00 1163.2 Sq. Ft.
 Proposed Gross Floor Area*
 C2. 0.00 669 Sq. Ft.
 Allowable Floor Exclusions**
 C3. 0.00 494.2 Sq. Ft.
 Proposed Floor Area Minus Exclusions
 (subtract C2 from C1)

C1. **Total Gross** 0.00 1163.2 C2. **Total Exclusions** 0.00 669

D. Total Floor Area

D1. 0.00 2498.4 Sq. Ft.
 Total Floor Area (add B3 and C3)
 D2. 0.00 3126.0 Sq. Ft.
 Total Floor Area Allowed
 by Zone (A2)

E. Open Space

E1. 801 Sq. Ft.
 Existing Open Space
 E2. 729 Sq. Ft.
 Required Open Space
 E3. 801 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: [Signature]

Date: 10/31/25









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EXTERIOR MATERIALS SPECIFICATION & PRODUCTS
814 PRINCE STREET
ALEXANDRIA VA 22314

SIDING: Painted wood siding, 6-8" exposure

Roof: Standing seam metal

Windows: Clad wood sash windows with insulating glass & simulated divided lites, as manufactured by Lincoln (see attached mfg. literature)

Exterior trim: Painted wood & composition (Azek)

Exterior lighting: Gas or electric decorative fixtures by Bevolo (see attached mfg. cut sheet)



SIGNATURE SERIES
 ITALIANATE ORIGINAL BRACKET
ITL-OB
 Starting at \$1,400.00

The Bevolo Italianate Lantern adds European charm to any home. Shown here on the Original Bracket. This light is available in natural gas, liquid propane, and electric versions. Each option is designed to meet different needs and preferences, offering flexibility and convenience. The natural gas and liquid propane versions create a warm, inviting flame that adds a cozy ambiance to any setting, perfect for creating a welcoming atmosphere on patios, entryways, or garden paths. The electric version provides a reliable and energy-efficient lighting solution, combining modern technology with classic design. The Italianate Lantern's intricate details and sophisticated craftsmanship make it a standout piece that complements a variety of architectural styles, from traditional to contemporary. This lantern is more than just a lighting fixture; it is a statement piece that enhances the overall aesthetic of your home. Its sturdy construction provides durability and long-lasting performance, making it an excellent investment for homeowners seeking to elevate their outdoor or indoor spaces with a touch of European sophistication. Discover the charm and elegance of the Bevolo Italianate Lantern today and see how it can transform your home into a beautifully illuminated haven. Available in natural gas, liquid propane, and electric, this lantern is a perfect addition to Bevolo's exceptional range of lighting solutions.

Standard Lantern Sizes

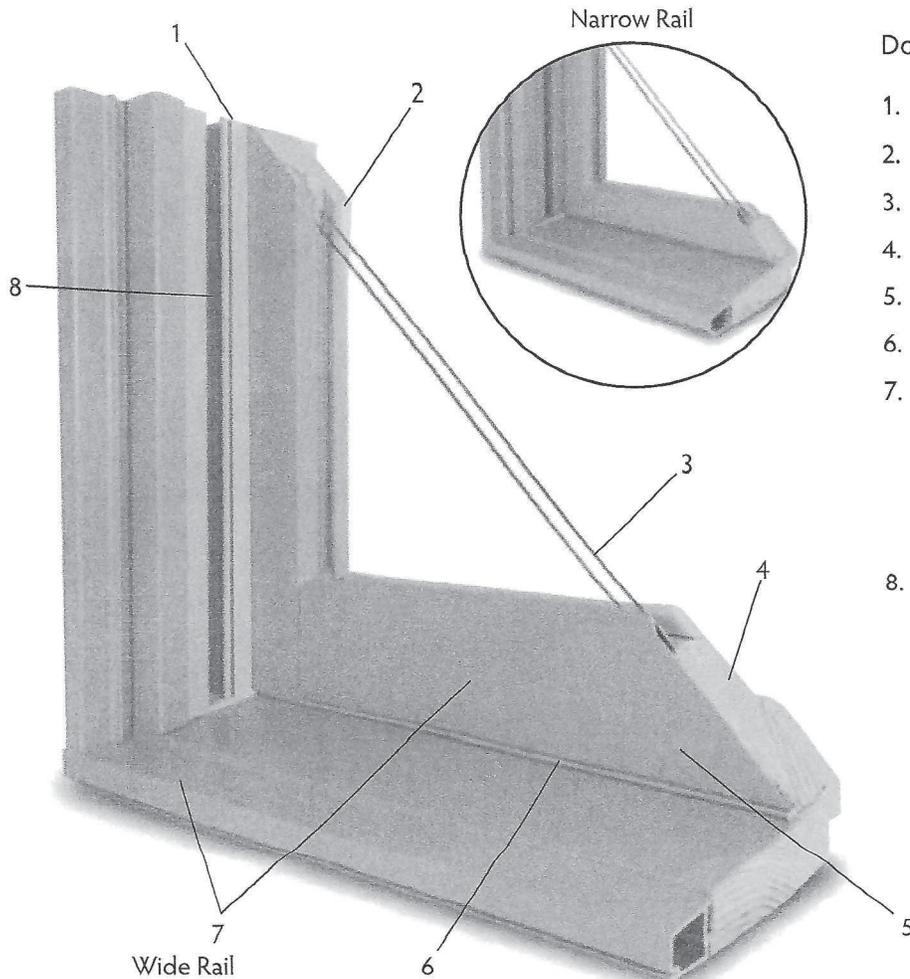
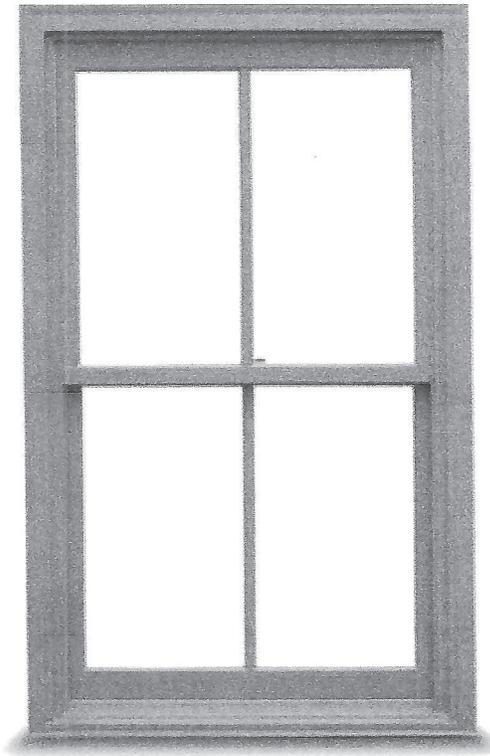
Height	Width	Depth
20.0"	9.8"	9.8"
27.0"	12.5"	12.5"
33.0"	15.3"	15.3"

DOUBLE HUNG

Double hung windows are widely accepted because of excellent curb appeal. They are easy to open and uncomplicated to tilt and clean. We use low-profile sash locks and tilt latches so interiors have an unobstructed view for crisp cosmetics.

Styles

- Traditional
- Radius
- Quantum
- Bay
- Triple
- Replacement



Double Hung with Wide Rail Sash

1. Full 4 7/8" jamb depth.
2. Interior wood glazing bead.
3. 1 1/8" warm edge insulating glass.
4. 1 7/16" thick sash.
5. Traditional wide rail sash profile option.
6. Weatherstripped at head, sill and checkrail.
7. .050 extruded aluminum on sash and frame. Wood units have primed sash on the exterior with cPVC sill, sill nosing, blindstops and brickmould.
8. Recessed jambliner option with inverted balance system.

DOUBLE HUNG

Hardware

Locks & Tilt Latches: Available in eight hardware finishes, two low-profile pick resistant locks are used on units with 32" glass and wider. Units smaller than 32" glass have one lock.

Color matched double hung tilt latches are set into the check rail of the bottom sash and concealed in the top rail on the upper sash. Spring loaded, they release to tilt in with ease.

Hardware Finish Options:



White



Coppertone



Polished Brass



Oil-Rubbed Brass



Satin Nickel



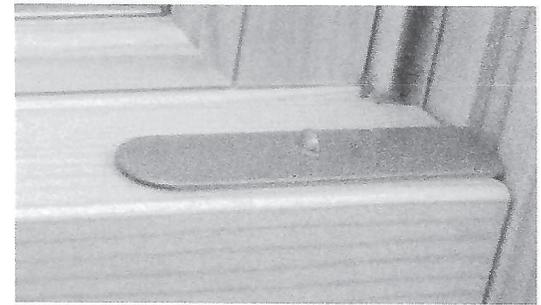
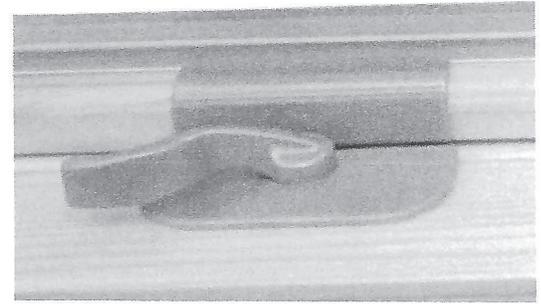
Bronze



Faux Bronze



Black



Concealed Jambliner

Take the traditional design and elegance of the Lincoln double hung window a step further with the addition of our concealed jambliner upgrade.

From the exterior, the jambliner is concealed by color matched cladding. From the interior, the jambliner design utilizes a clear pine insert creating more warmth when the window is closed.



Concealed Jambliner
Tilted Open



Concealed Jambliner
Interior View

Quantum

Searching for a really big window? The Lincoln Quantum double hung is the answer. Patterned after huge double hung windows typically found in older public buildings, the Quantum establishes its' value in both new traditional construction and the renovation of existing historical buildings. Quantum double hung windows are also available in a replacement kit package for replacement of existing over-size windows.

Not available in Vinyl Clad.

