

ISSUE: Certificate of Appropriateness

APPLICANT: Old Presbyterian Meeting House

LOCATION: Old and Historic Alexandria District
419 South Royal Street

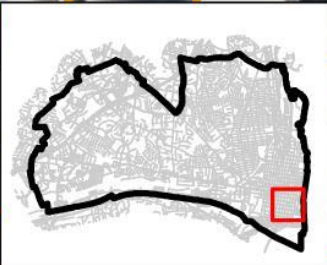
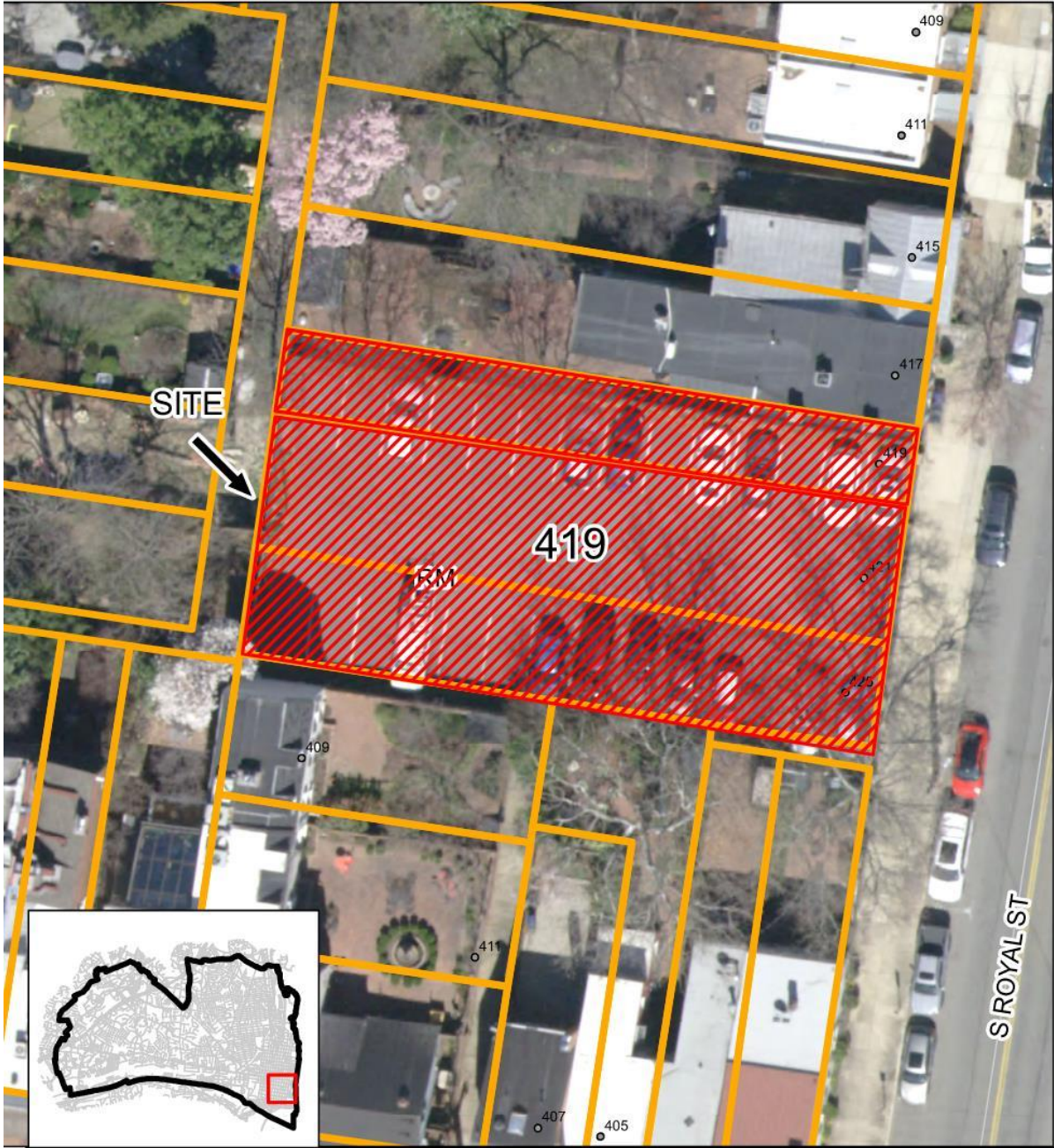
ZONE: RM/Residential Townhouse Zone

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#2023-00244
419 S Royal Street



0 12.5 25 50 Feet

UPDATE

At the June 3, 2020 hearing the BAR approved the installation of two new light fixtures, one on the west side of the parking lot and one on the north side (BAR2020-00101). Both have been installed. There was some ambiguity as to the exact approved location of the north light, but because the installed location of this pole does not match the location approved in the building permit (BLDC2021-01149), the applicant is returning to the BAR for approval of the light in its current location. The applicant is also proposing some changes to the light to reduce its impact on neighboring property owners. Staff also notes that the light on the western side of the lot will be lowered to 15 feet, as required in the prior BAR approval.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to approve and modify an existing light pole in the parking lot at 419 South Royal Street. The top of the existing pole is about 17 feet above grade, including the 2-foot-high concrete base. The pole will be shortened by 5 feet so the light and the top of the pole will be about 12 feet above grade. (Note: the image on page 9 of the application says the pole will be 12' above the concrete base; this is incorrect as verified by the applicant). The solar panels and battery box will be lowered to the level of the fence dividing the subject property from the parcel immediately to the north. Two bollards will be placed in front of the pole. See Figure 1 for pole location.



Figure 1: Pole location

Site context

The subject property serves as a parking lot for the Old Presbyterian Meeting House. It is located on the west side of South Royal Street, abutting the narrow side yard of a residential townhouse to the north and the rear yards of four dwellings on Wilkes Street to the south. A private alley runs along the west side of the lot.

HISTORY

The existing parking lot consists of three lots, 419, 421, and 425 South Royal Street. Sanborn Maps from 1885 through 1921 show frame dwellings in this location. By 1921, the frame dwellings are gone but there is a small frame “ice service station” at the northeast corner of the property and a frame structure labeled as “Pressing” at the southeast corner. The 1941 map shows the ice station is gone and “pressing” is now two dwellings. Old Presbyterian Meeting House purchased the property in 1942. The 1959 Sanborn Map shows that the buildings are gone, and the property is a parking lot.

Previous BAR Approvals

BAR2002-00307 – Nov 19, 2022: approval for parking lot screening

BAR2015-00383 – Dec 9, 2015: replacement of fence

BAR2020-00101 – Jun 3, 2020: approval to replace two non-functioning light poles with two new solar powered poles

III. ANALYSIS

Certificate of Appropriateness

The lighting section of the *Design Guidelines* mostly focuses on lighting attached to buildings within the historic districts. However, the *Guidelines* do state that “Lighting should be aimed so that it does not reflect into residential buildings or areas.” The applicant’s proposed changes specifically address that issue. After the northern light was installed, it was determined that this light negatively affects a neighboring property. To minimize that effect, the applicant proposes shortening the light and moving the solar panels and battery. The *Design Guidelines* also state that “The above grade elements of a parking garage or lot, such as...lighting...should not detract from the architectural character of the surrounding buildings...” This minimalist pole does not detract from the surrounding buildings; instead, it is barely noticeable while fulfilling an important safety role. Staff appreciates that the applicant seeks to minimize any negative effects to neighboring properties.

Staff therefore recommends approval of the project as submitted.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

II. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed light pole will comply with zoning.

Code Administration

F-1 No comment

Transportation and Environmental Services

No comments received.

Alexandria Archaeology

F-1 No archaeology comments.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ **ZONING:** _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Application Received:
6/6/2023

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: Sam J. [Handwritten Signature]

Printed Name: _____

Date: _____

**Application Received:
6/6/2023**

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.		
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 _____ (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.		
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.

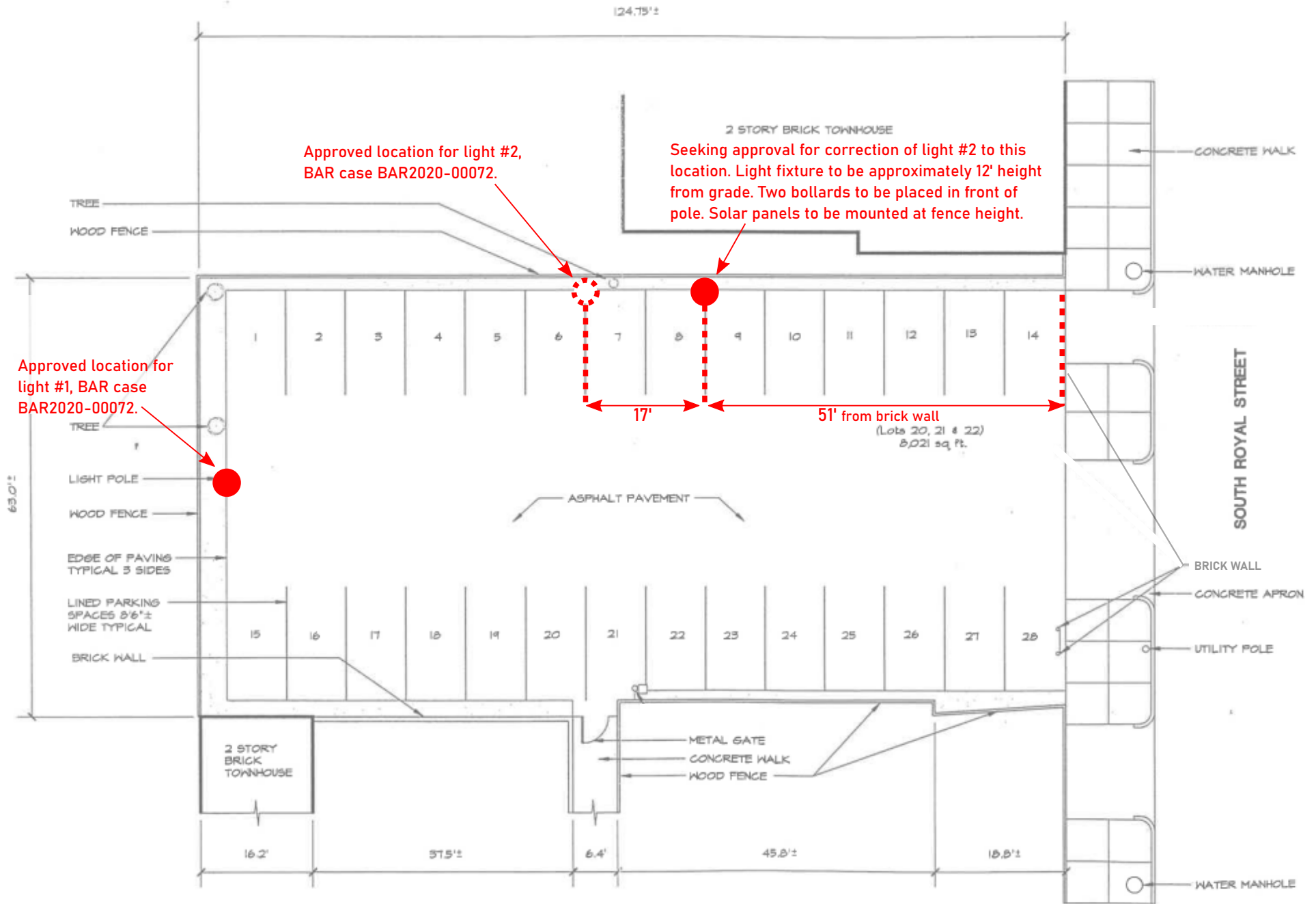
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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.

_____ _____ Sam Sien
 Date Printed Name Signature

Application Received:
6/6/2023



Old Presbyterian Meeting House
 Parking Lot
 419 S Royal St, Alexandria, VA 22314

EXISTING PARKING LOT SITE PLAN



Application Received:
 6/6/2023

Revised location for base, pole & light



Old Presbyterian Meeting House
419 S Royal St
View of North side of lot, facing north

Application Received:
6/6/2023



THE OLD PRESBYTERIAN MEETING HOUSE

Solar Illuminations

5611 Halifax Avenue
 Fort Myers, FL 33912
 TELEPHONE: 239-461-5522
 EMAIL: sales@solarilluminations.com

NOTES & DISCLAIMER: The photometric data, rendering, plan, information and lighting distribution shown in these documents is a design. It is to be used as an example and guide only as to the information shown. In addition, other known and unknown factors may affect the performance of the luminaire resulting in changes to the information shown. The solar panel (if adjustable) must be installed at the correct angle (subject to geographic location), facing South and not subjected to any shade or part shade during the day. Solar Illuminations may adjust the design in consultation with the buyer, installer or project manager to ensure that it does comply with such regulations. Solar Illuminations accepts no responsibility for any improper engineering, construction, installation or handling methods or for any improper use of structure. It is the responsibility of the buyer, installer or project manager to ensure that (if applicable) the design complies with local fire, health & safety and any other codes, standards or regulations etc. If you have any questions, please contact Solar Illuminations for further information. E&OE.

Date:6/2/2023

Page 2 of 2

Application Received:
 6/6/2023




Top of pole

3.8 feet to bottom of window

Lower top of pole by 5 feet (12' height above concrete base)

Top of fence

Application Received:
6/6/2023

Luminaire Schedule					
Symbol	Qty	Label	Description	Arrangement	Lumens/Lamp
	2	20W TYPE III	SL12 15FT	SINGLE	2866

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	0.49	1.8	0.1	4.90	18.00

Pole to be shortened to maintain mounting height of light fixture at 12' above grade, including concrete base.



<p>THE OLD PRESBYTERIAN MEETING HOUSE</p>	<p><i>Solar Illuminations</i> 5611 Halifax Avenue Fort Myers, FL 33912 TELEPHONE: 239-461-5522 EMAIL: sales@solarilluminations.com</p>
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From: Liz Walker <liz@liz-walker.com>
Sent: Wednesday, June 28, 2023 5:09 PM
To: Susan H. Hellman <susan.hellman@alexandriava.gov>
Subject: Re: [EXTERNAL]BAR hearing July 6 on parking lot lighting 419 S Royal

You don't often get email from liz@liz-walker.com. [Learn why this is important](#)

Sorry to go on. but these are my points to convey to the board.

1. The light design is ugly by all measures, too tall to big, large solar panels, no attempt at historic design. I could not put a light that looks like that.... that can be seen by neighbors and anyone on the street, in my yard because of historic consideration, and the Church should be denied that design too. It is unfair, unequal and against historic regulations to set different standards for different property owners. That is called bias and favoritism.
2. The hearing date on a major holiday week is extremely inconvenient to neighbors, and extremely convenient to the Church. The neighbors that bought Lisa's house and settled a week ago, no one has even seen. Their NEW house is extremely affected by this ugly light and they haven't had fair notice or opportunity to deal with it. and who knows if they are in town during a holiday week. But very good for the church if the new neighbors aren't aware or prepared. Very good for the church if the neighbors are on holiday like the rest of the country this 4th of July week.
3. My notice had no plan designs attached or details about where exactly the light would be placed. I am pretty sure the church is to provide that design and plan to the

neighbors with the notice. last time when the hearing date was changed, the church did not bother to re issue the notice. And the staff had contacted the church and had them issue. that is how the church operates.

4. Last hearing no one on the zoom call from my neighborhood thought the design fit the historic district. I offered a picture of a light in a complex near us that was solar, and lower, and had a colonial type design. that suggestion was ignored. it was obvious no matter what the neighbors said the BAR had decided to approve the ugly design regardless of the neighbors objections, regardless if the fit the design requirements of old town. that is not a fair hearing...it is called favoritism.
5. The church then without permits put up lights taller and bigger than they were approved for, and in a totally different spot. And they cut neighbors' trees without permission. no neighbor i know would do that to neighbors. The church does it, because they have the BAR's support. What the neighbors think makes no difference, the city laws and regulations make no difference. The Church has "friends" on the board. they get whatever they want without consequence. why were they allowed to keep the light up, when they didn't bother to get permits? Don't the permit rules apply to the Church?
6. I will be at the hearing. and i will be out of town until July 5th. I think the staff at the BAR ought to directly contact all the property owners, especially the new property owners, and make sure they had proper notice and have

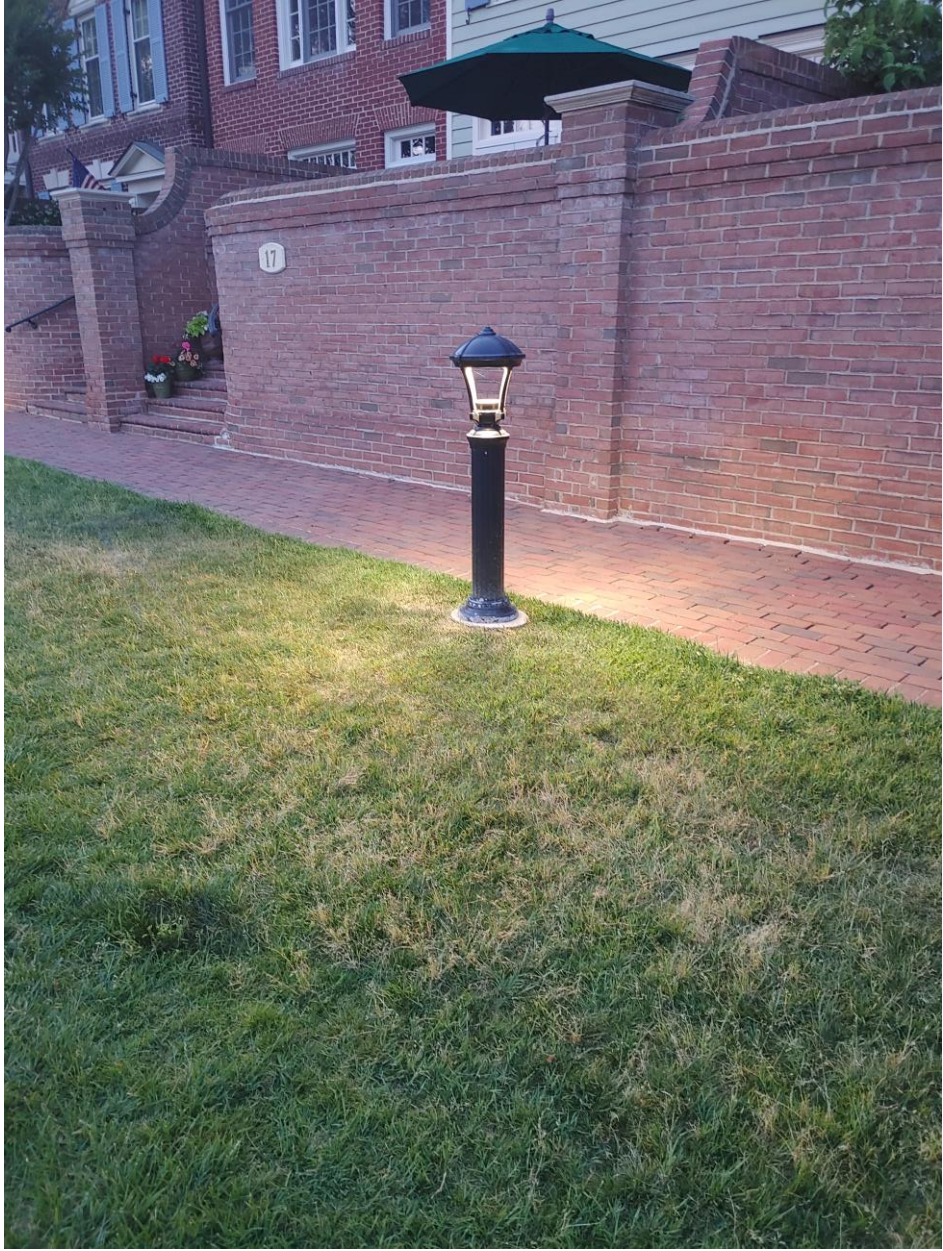
seen a copy of the light design, and details, and ask whether they intend to be at the hearing or out of town on holiday. and if the new owners are not in town, or there isn't a majority of neighbors in town the hearing should be postponed until September. If the neighbors did not receive proper notice of the design and details, the hearing should be postponed till september.

7. And lastly, I want to know what exception these lights qualify for under the rules of design for the historic district. There are no other lights like these in the historic old town district. what rule allows for this exception for keeping historical designs in the historic district. I can't do anything to my historic property without conforming to those design rules. I am required to get permits. How can the church's ugly light design fit those rules? How was the church allowed to put up these structures without permits? I hope someone from the city attorney's office is present to explain the ability of the BAR to make these exceptions for the church. I really would like to know why the church does not have to follow the same rules as the other neighbors that live in the historic district.

Thanks for listening to my complaints, but the favoritism the Church receives from the BAR is apparent. They get what they want. These are the ugliest lights in town. They fit no historic standards. And no one other than the church would have a structure of that design approved that could be seen from the street in old town. And a hearing a few days after the new owners took possession of the house most affected is

outrageous. A large "for sale" sign has been up for a while on that house. and anyone searching zillow would know a contract was pending and when the sale closed. This was a very fortunate circumstance for the church to get a hearing so fast. very fortunate and no coincidence. and naive to think the church didn't want the hearing as soon as possible. Please pass these comments to the Board, so hopefully my questions can be answered at the hearing, that is no doubt destined to approve the ugliest light design in the old town historic district.

Liz Walker
Walker Law
200 N. Washington Street, Suite 320621
Alexandria, Virginia 22320
703.838.6284
cell 703.597.6284
www.liz-walker.com



ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Old Presbyterian Meeting House/ Aaron Siirila

LOCATION: Old and Historic Alexandria District
419 South Royal Street

ZONE: RM/Residential Townhouse Zone

BOARD ACTION: Approved, as Amended, 7-0

On a motion by Mr. Spencer and seconded by Ms. Sennott, the Board of Architectural Review voted to approve BAR #2020-00101, as amended. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. The intensity of the light is to be reviewed by staff at night in the field to ensure the compatibility of illumination with surrounding residences.
2. Work with staff to find the shortest pole height that will provide the necessary illumination, without adding more poles, that complies with Code requirements.

REASON

In general, the Board agreed with staff recommendations, but found that more research is required to establish the minimum pole height that will supply the required light level.

SPEAKERS

Mr. Aaron Siirila, Old Presbyterian Meeting House Director of Operations, and Mr. Thomas Moser, member of the Facility Committee, were available to answer questions. Mr. Moser explained that the existing poles lost power a year and a half ago and no one was able to find the power source, thus, they decided to replace them with solar powered poles which won't require cabling. Mr. Moser also said that they are working with the adjacent property owner at 417 North Royal Street to make sure the illumination of the pole is less intrusive. The proposed light fixture has a LED down light that diffuses less than a regular light, thus reducing light spill.

Elizabeth Walker, resident at 405 Wilkes Street, said that the previous lighting on the parking lot was too bright and that she is pleased with the solar powered option. However, she finds the proposed pole height inappropriate. She showed an example of a shorter pole which she thinks would work better at the location and interfere less with adjacent properties.

Kevin Coyne, resident at 418 South Pitt Street, thanked church personnel for working with the neighbors answering their questions. He found that the proposed pole battery enclosure is not aesthetically pleasing, and that the solar equipment could be less accentuated.

J. J. Smith, resident at 401 Wilkes Street, stated that he never really had a problem with the parking lot illumination, but would like to see shorter poles with directed light instead.

DISCUSSION

Mr. Moser clarified that the proposed poles are the same height as the existing, 15 feet, the light fixture will be adjustable and dark sky certified. He also clarified that the size of the solar panels is directly related to the number of hours of light provided.

Mr. Spencer stated that the amount of illumination in a parking lot is regulated by code and the reduction in pole height will require adding more poles.

Ms. Roberts suggested that the applicant work with staff to find the shortest pole that complies with the code requirements without adding new poles. The suggestion progressed to a motion and was approved unanimously.

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations with the condition that the intensity of the light is to be reviewed by staff at night in the field to ensure the compatibility of the illumination with the surrounding residences.

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.
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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.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to replace two existing, non-functioning, parking light poles with two new solar powered poles, at 419 South Royal Street.

Certificate of Appropriateness

The project calls for the replacement of two non-functioning 15.5' high light poles in the parking lot, one at the same location on the west end of the parking lot and the other to be moved from the south side to the north side as shown in the Figure 1 below. The new steel galvanized SL12 Solar Led Street/Parking Lot light poles are 15' in height with arm and solar panel attached. The directional light can be controlled to avoid over illuminating nearby residences.



Figure 1-Parking lot

Site context

The subject property is located on the west side of the 400 block of South Royal Street between Wilkes and Wolfe streets. The lot provides parking to the Old Presbyterian Meeting House's customers.

II. HISTORY

The existing parking lot consists of three lots, 419, 421, and 425 South Royal Street. The Sanborn Map of 1885 shows two semi-detached dwellings on 421 and 425, 419 was an empty lot. However, the Sanborn Map of 1912 shows two structures with smaller footprints on lots 419 and 421; 425 was pictured as an empty lot. Then, in the 1921 Sanborn map, the three lots were shown vacant.

Previous BAR Approvals

BAR Case # 2002-00307 – approval for parking lot screening on 11/19/2002

BAR Case # 2015-00383 – replacement of fence on 12/9/2015

III. ANALYSIS

Certificate of Appropriateness

The *Design Guidelines* state that: “Exterior lighting can be much more than mere passive illumination. Exterior lighting can be an architectural element in and of itself. Exterior lighting can be used to create special effects and to accentuate architectural and landscape elements of a property. Lighting can create different special effects and call attention to different components of a property.” Furthermore, the *Guidelines* recommend that “lighting should be aimed so that it does not reflect into residential buildings or areas.”

Staff has no objection to the design of the proposed lighting poles since they are simple and have the same height as the existing. Staff recognizes the importance of an illuminated parking lot for safety reasons and find the proposed poles appropriate for a parking lot. However, staff has concerns about the adjacent residences that will be affected by these new lighting poles, especially the property at 417 South Royal Street. The photometric plans presented by the applicant show that this adjacent property to the north will be directly affected. Although the direction of the light can be controlled, staff recommends that staff review the intensity of the light at night in the field to ensure the compatibility of the illumination with the surrounding residences.

Therefore, with the condition discussed above, staff recommends approval of the Certificate of Appropriateness for alterations.

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

F-1 The existing parking lot is legal noncomplying use in the parking lot.

- F-2 The existing poles are 15.5' and the proposed poles are 15'. They are replacements and not an intensification.
- F-3 Section 13-1-3 of the City Code addresses night illumination for commercial and residential properties. The proposed light poles must comply with this section.

Code Administration

No comment for light pole replacement

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, however, a minor amendment to the site plan will be required. 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)
- 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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-5 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

No archaeological oversight necessary for this project

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2020-00101: 419 South Royal Street

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- 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).*

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: Sam Seer

Printed Name: _____

Date: _____

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.		
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 _____(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.		
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.		
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.

_____ _____ Sam Seer
 Date Printed Name Signature



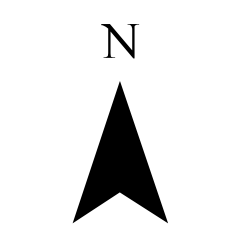
Special Notations

The maps provided hereunder are provided "as is" and the City expressly disclaims all warranties, UCC and otherwise, express or implied, including warranties as to accuracy of the maps and merchantability and fitness for a particular purpose, and further expressly disclaims responsibility for all incidental, consequential or special damage arising out of or in connection with the use or performance of the map.

Legend

- Private Road
- City Boundary
- Zoning Line
- Block Line
- Property Line
- Address *1217*
- Parcel Area 1.2 A
- Parcel No. 7
- Block No. 4
- Legal Lot No. (501)

02	74.01	74.02	75.01
04	74.03	74.04	75.03
02	80.01	80.02	81.01



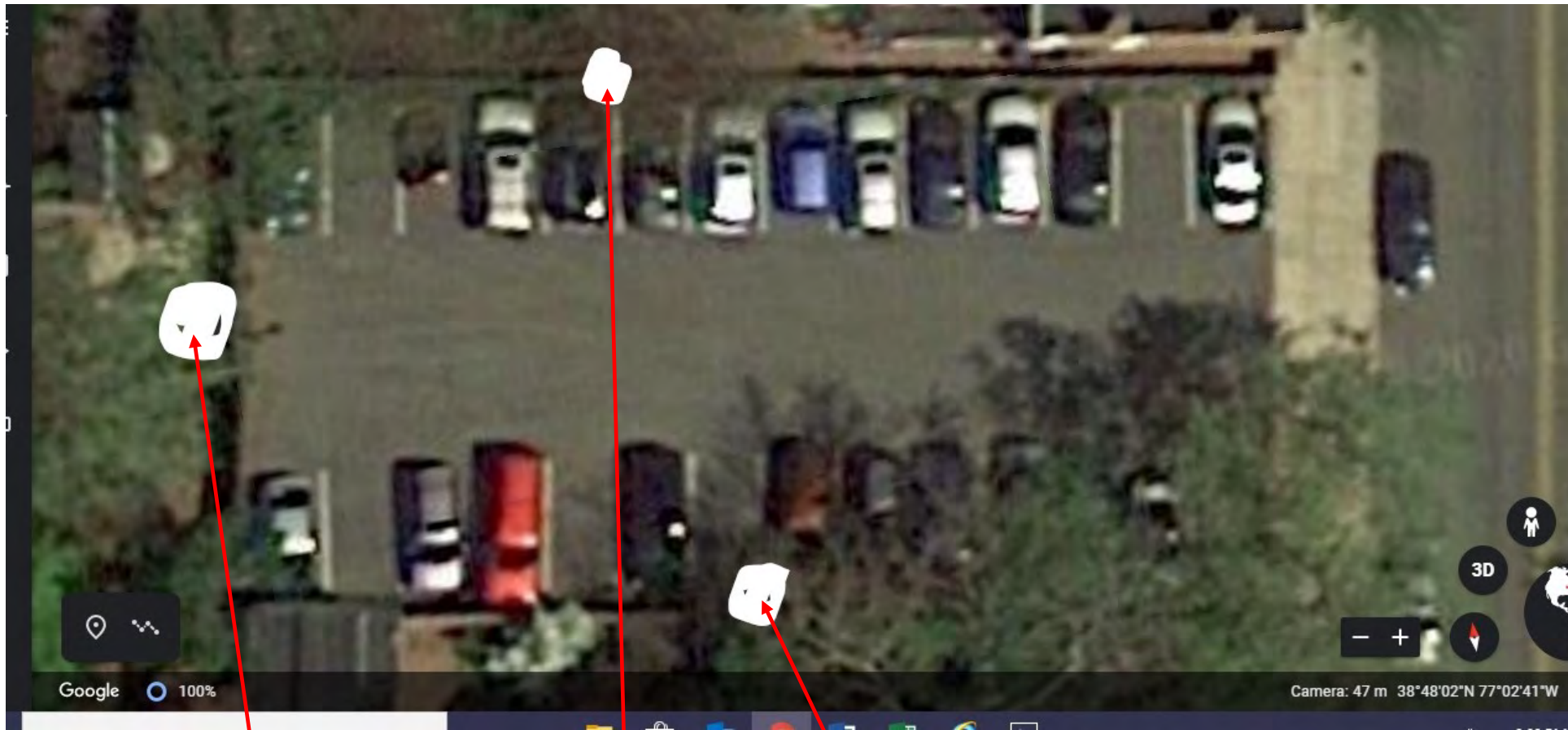
ALEXANDRIA, VIRGINIA
ASSESSMENT MAP

SHEET NUMBER

74.04

Generated on: 3/28/2019

419 S Royal St



Current (#1) to be replaced

Replacement for #2


Current (#2) to be removed



<p><i>THE OLD PRESBYTERIAN MEETING HOUSE</i></p>	<p><i>Solar Illuminations</i> 5611 Halifax Avenue Fort Myers, FL 33912 TELEPHONE: 239-461-5522 EMAIL: sales@solarilluminations.com</p>
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NOTES & DISCLAIMER: The photometric data, rendering, plan, information and lighting distribution shown in these documents is a design. It is to be used as an example and guide only as to the typical performance of the luminaire specified. Any change made to the site plan may affect the information shown. In addition, other known and unknown factors may affect the performance of the luminaire resulting in changes to the information shown. In all circumstances, it is assumed that the buyer, installer or project manager is a capable professional, fully conversant with solar and LED technologies and capable of conducting electrical and civil works. Consideration must be given to the power generation of the solar panel which must be of an appropriate Wattage. The solar panel (if adjustable) must be installed at the correct angle (subject to geographic location), facing South and not subjected to any shade or part shade during the day. Solar Illuminations is not qualified to determine the structural appropriateness of their designs and is not responsible and cannot be held liable for any improper engineering, construction, installation or handling methods or for any improper use of structures or equipment that may be employed to realize the design. It is the responsibility of the buyer, installer or project manager to ensure that (if applicable) the design complies with local fire, health & safety and any other codes, standards or regulations etc. In the event that this design is found not to comply, Solar Illuminations may adjust the design in consultation with the buyer, installer or project manager to ensure that it does comply with such regulations. Solar Illuminations accepts no responsibility or liability by the provision of this document and the information contained herewith. If you have any questions, please contact Solar Illuminations for further information. E&OE.

Luminaire Schedule					
Symbol	Qty	Label	Description	Arrangement	Lumens/Lamp
	2	20W TYPE III	SL12 15FT	SINGLE	2866

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.26	2.0	0.0	N.A.	N.A.



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Current and replacement West side pole



Current and to be removed south side pole



Approximate new North side pole location



Light pattern from city street light

