

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

**APPLICANT:** John and Fiona Moran

**LOCATION:** Old and Historic Alexandria District  
418 South Lee Street

**ZONE:** RM/Residential Townhouse Zone

---

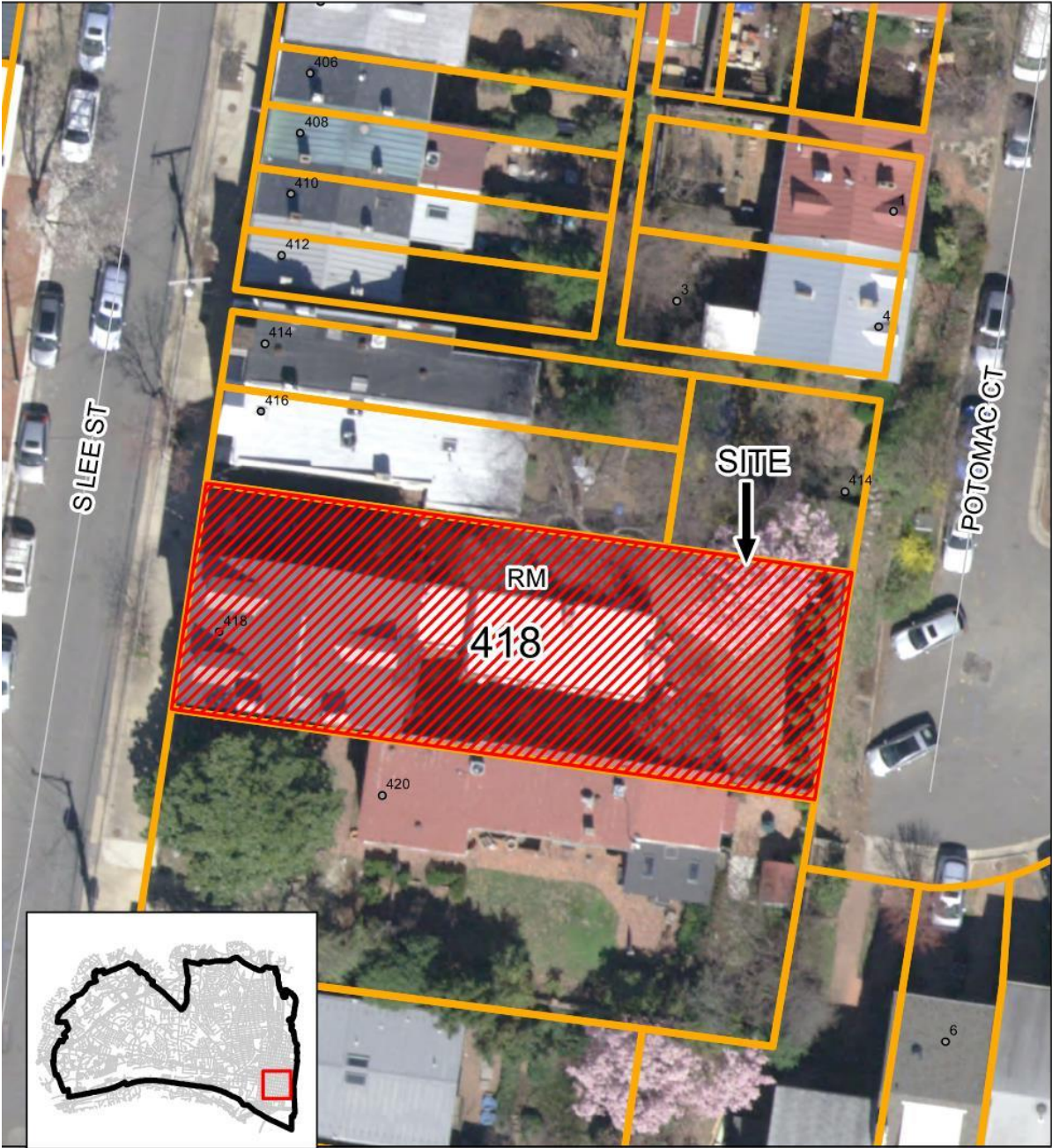
**STAFF RECOMMENDATION**


Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the following conditions:

- The window glazing complies with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.
- 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
- The applicant shall not allow any metal detection and/or artifact collection to be conducted the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.


**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](mailto: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#2023-00423 & BAR#2023-00424**  
**418 S Lee Street**



0    12.5    25    50 Feet



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2023-00424) and Certificate of Appropriateness (BAR #2023-00423) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness add a one-story addition to the north elevation, and add a window and expand an existing window opening on the south elevation, at 418 South Lee Street.

### Permit to Demolish/Capsulate

Approximately 20 square feet of masonry will be demolished to add a window and enlarge another window on the south elevation, and 175 square feet demolished to create an opening for the addition on the north elevation.

### Certificate of Appropriateness

The proposed addition on the north elevation will extend 8 feet from the existing exterior wall, therefore located just over 5' from the property line. It will be 22' wide and measure 11'6" tall to the cornice line.

## **II. HISTORY**

According to Ethelyn Cox's *Historic Alexandria Virginia Street by Street* Daniel Roberdeau completed construction of this house in the spring of **1787** on a portion of a lot that he had purchased in 1774. Roberdeau advertised his house for rent in November of 1792, describing it as "28 feet 4 inches front, 40 feet deep, and three stories high.... with a kitchen and smoke-house...a yard, stables, and carriage house." Ms. Cox also wrote that the house at 420 South Lee dates from an outbuilding of 418 South Lee.

Changes to the house over time include various interior renovations, a 1928 porch addition on the north elevation, new windows installed in 1936 and 1938, and the addition of a tool shed and brick garden wall in 1970. Permits from 1928 through 1969 indicate that four families resided in the dwelling during that time period. A 1969 interior renovation was a kitchen remodeling by Polly Hulfish. Mrs. Hulfish's records indicate that "the owners of this home requested a kitchen remodeling along with some smaller repairs/alterations in other areas of the house." This most likely converted the home from multi-family to single-family. Permitting information is below:

- Permit #169, 8/1/1928: build a 12 x 6 one story wood porch
- Permit #1796, 7/28/1936: cut window on 3<sup>rd</sup> floor front of house north wall; repair chimney and fireplace
- Permit #2803, 10/17/1938: install window in existing brick gable; replace awnings on dormer windows.
- Permit #26550, 1969: interior work including kitchen.
- Permit #27538, 8/14/70: tool shed and brick garden wall



At some point after the publication of the 1958 Historic American Buildings Survey (HABS), the front entry overdoor was altered from a straight entablature to an elliptical fanlight and shutters were removed from the east/primary elevation. See Figures 1 & 2. Based on BAR cases listed below, this change probably took place in 1973.

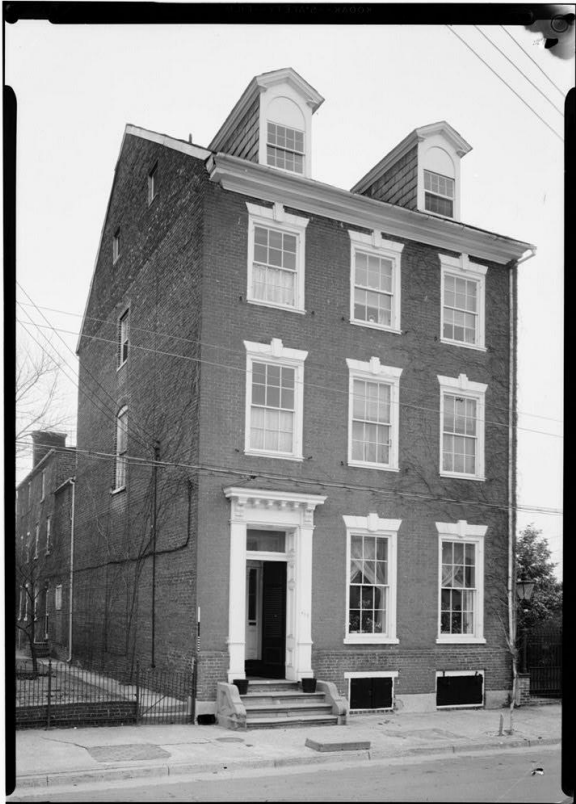


Figure 1: 1958 HABS image of 418 S. Lee



Figure 2: 418 S. Lee today

The Alexandria Historical Restoration and Preservation Commission, in conjunction with the Historic Alexandria Foundation, holds a scenic, open space, and architectural façade easement on the property. The easement approval letters are included in the application packet.

*Previous BAR Approvals*

9/10/1969	to erect brick wall
6/10/1970	erect tool shed and garden gate and gas light
8/15/1973	to restore street doorway
10/15/1975	to construct garden wall
7/18/1979	to alter windows
12/5/1979	to alter steps
6/27/2016	BAR2016-00224; admin approval for HVAC venting and condenser unit
11/28/2016	BAR2018-00539; admin approval for repointing
6/17/2019	BAR2019-00248; admin approval to repoint the west/front elevation

### 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 specific portions of the building proposed for demolition/capsulation, not the overall building. The proposed areas of demolition do not meet the criteria above as they have been heavily modified over time. On the south elevation, a 15 square foot window will be installed in the location of a prior doorway, which currently has an HVAC unit protruding from the wall. Another window will be enlarged by 5 square feet in an area where the masonry has obviously been altered in the past. The three windows in this location will be the same size, greatly enhancing the elevation, which is not visible from a public right of way. See Figures 3 & 4. On the north elevation, a new opening of 175 square feet

will be created to accommodate the proposed one-story addition and a stoop will be removed. See Figure 5. This area of the building has been heavily modified over time, including the 1928 addition of a porch. The brick and mortar in this location show that little of the original masonry remains.

Therefore, 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 select portions of the building proposed for demolition have been changed significantly over time and are not themselves of unusual or uncommon design. Staff recommends approval of the demolition.



Figure 3: South elevation now

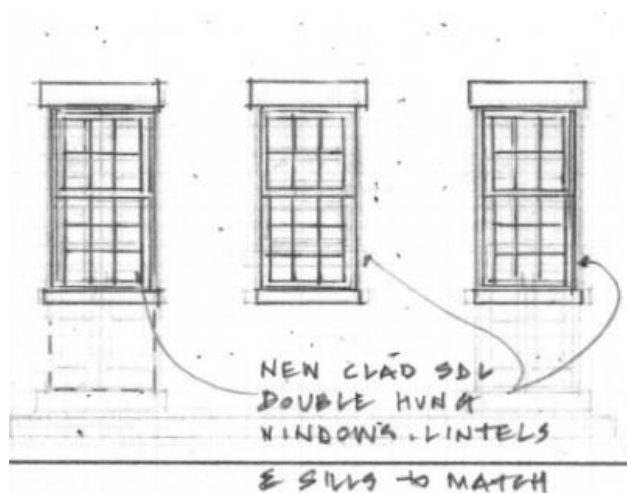


Figure 4: South elevation proposed

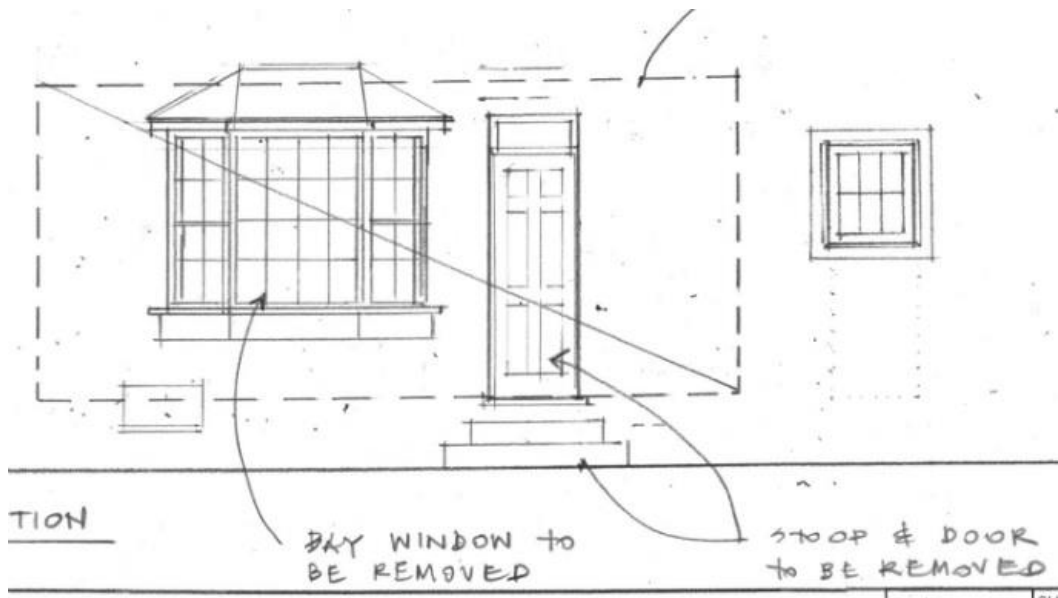


Figure 5: North elevation proposed demolition



Certificate of Appropriateness

Windows on south elevation:

The existing windows in this location are not original and the proposed double-hung SDL windows comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. The alterations to the windows here, while not visible from a public right of way, will greatly enhance and improve the appearance of this portion of the elevation. Staff therefore recommends their approval.

Addition on north elevation:

The *Design Guidelines* section on additions notes that an addition should be “respectful of the existing structure,” and “...be clearly distinguishable from the original structure.” The proposed design will be clearly distinguishable from the original structure (see Figure 6), will not compromise any historic integrity of the building, and will be minimally visible from a public right of way. See Figure 7 for current visibility of the proposed location for the addition.



Figure 6: proposed addition



Figure 7: North elevation. Circled bay window to be removed and addition constructed here.

The Azek panels, trim, and pilasters will differentiate the addition from the original brick dwelling, as will the casement windows. At the same time, the standing seam metal roof, brick base and stoop, light fixture, and painted shutters will harmonize with the existing house while obviously not being an original feature. Like the double-hung windows on the south elevation, the proposed casement windows for the addition comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

Staff recommends approval of the project with the recommendation that the window glazing complies with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts* and that the applicant comply with the recommendations of Alexandria Archaeology.

**STAFF**

Susan Hellman, Historic Preservation Planner, Planning & Zoning

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

**III. CITY DEPARTMENT COMMENTS**

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

**Zoning**

C-1 Proposed addition will comply with zoning.

**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)

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 Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, Daniel Roberdeau built the house on this lot in 1787. Roberdeau served as a member of the Pennsylvania Committee of Safety during the Revolution and was a delegate to the Continental Congress. When his house was advertised for rent in 1792, the main house was described as 28 ft. by 40 ft. in size and three stories tall. The property at 418 S. Lee therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 18<sup>th</sup> and 19<sup>th</sup> – century Alexandria. However, given the relatively limited impact the proposed project is likely to have on the archaeological record, Alexandria Archaeology will not need to monitor it directly, but rely on the applicant to alert us to any noteworthy finds.
- R-1 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

#### **V. ATTACHMENTS**

- 1 – Application Materials*
- 2 – Supplemental Materials*

BAR CASE# \_\_\_\_\_  
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 418 SOUTH LEE ST

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

TAX MAP AND PARCEL: 7503-08-29 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: JOHN & FLONA MORAN

Address: 418 SOUTH LEE ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 201 310 6964 E-mail: fiona.r.moran@gmail.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: PATRICK CAMUS Phone: \_\_\_\_\_

E-mail: studiocamus@comcast.net

Legal Property Owner:

Name: SAME

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- |                                      |   |   |                                   |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning      | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors       | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting    | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____ |   |   |                                   |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

REQUEST APPROVAL FOR NEW ONE STORY  
ADDITION ON NORTH SIDE ELEVATION, REAR  
PORTION  
REQUEST APPROVAL TO REMOVE PORTION OF  
EXIST BRICK TO CONNECT TO ADDITION, AND  
TO EXPAND EXIST WINDOW OPENING ON  
SOUTH SIDE ELEVATION

**SUBMITTAL REQUIREMENTS:**

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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 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: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_



PATRICK CAMUS

28 SEPT 23



# 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. JOHN & FLONA MORAN	418 S LEE	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 418 S LEE (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. JOHN & FLONA MORAN	418 S LEE	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. JOHN & FLONA MORAN	N/A	N/A
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.

28 SEPT 23

Date

PATRICK CAMUS

Printed Name



Signature





STUDIO CAMUS LLC  
 225 North Pitt Street Alexandria Virginia 22314  
 studiocamus@comcast.net  
 Lynnette 703 989 3777 Patrick 703 626 1984

Modifications to the  
 MORAN RESIDENCE  
 418 South Lee Street Alexandria Virginia

DATE	SHEET
SCALE	





STUDIO CAMUS LLC  
225 North Pitt Street Alexandria Virginia 22314  
studiocamus@comcast.net  
Lynnette 703 989 3777 Patrick 703 626 1984

Modifications to the  
MORAN RESIDENCE  
418 South Lee Street Alexandria Virginia

DATE  
28 SEP 23  
SCALE  
1"=20'-0"

SHEET  
CS1

PROPERTY ADDRESS: 418 SOUTH LEE STREET ALEXANDRIA, VIRGINIA 22314

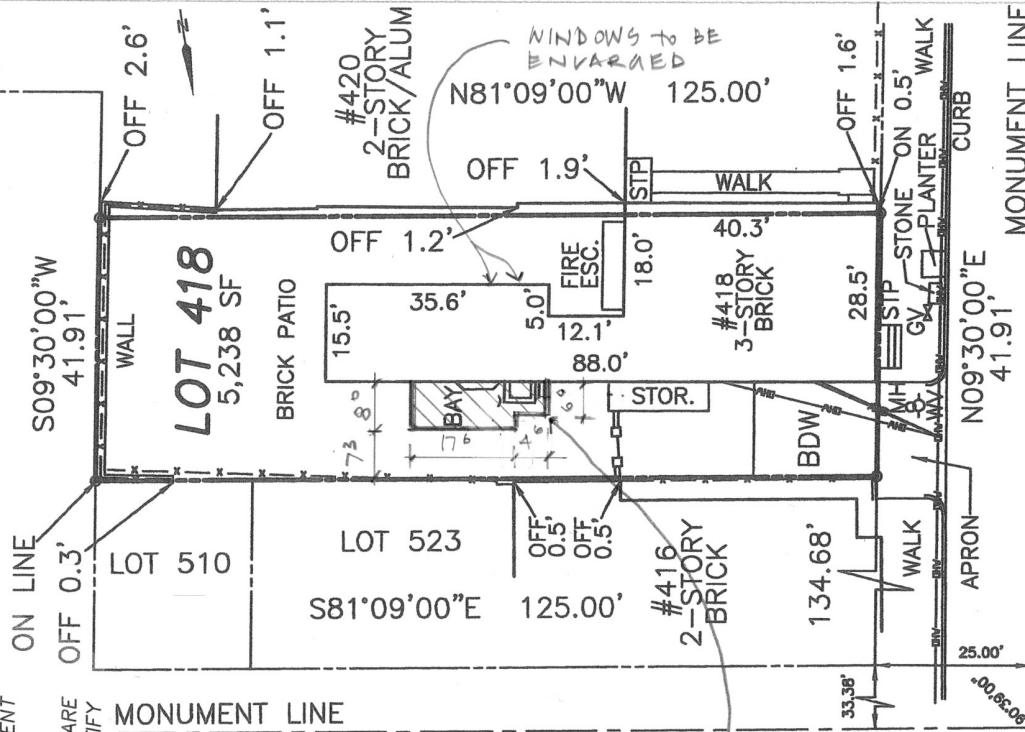
SURVEY NUMBER: 1909.1581

FIELD WORK DATE: 9/16/2019

REVISION HISTORY: (REV 0 9/17/2019)

- 1.) NO TITLE REPORT FURNISHED.
- 2.) THIS SURVEY IS NOT TO BE USED AS A PLAT TO ESTABLISH PROPERTY LINES OR TO CONSTRUCT ANY PERMANENT STRUCTURES ON THE PROPERTY.
- 3.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.
- 4.) NO CORNER MARKERS SET

## POTOMAC COURT



WOLFE STREET

BAY AND STOOP TO BE REMOVED  
AND ONE STORY ADDITION

### LOCATION SURVEY

LOT 418  
#418 SOUTH LEE STREET  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE 1"=30' DATE 09-16-19



MERESTONE LAND SURVEYING PLLC  
LAND SURVEYING & G.P.S. SERVICES  
MERESTONE LAND SURVEYING PLLC  
1229 GARRISONVILLE ROAD SUITE 105 STAFFORD, VA 22556  
(540)752-9197 FAX (540)752-9198

SOUTH LEE STREET

POINTS OF INTEREST:  
NONE VISIBLE

CLIENT NUMBER:

DATE: 09/17/19

BUYER:

SELLER: JOHN M. WEAVER AND BRIDGET M. WEAVER

CERTIFIED TO: REDMON, PEYTON & BRASWELL, LLP

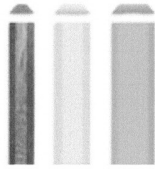
ORDERED BY:

REDMON,  
PEYTON &  
BRASWELL LLP  
510 KING STREET • SUITE 301 • ALEXANDRIA, VA 22314  
(703) 684-2000 • WWW.RPB-LAW.COM

THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

POWERED BY:

surveystars  
www.surveystars.com

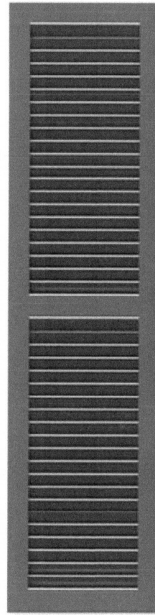


**JELD WEN Simulated Divided Lites (SDL)** grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the panes of insulating glass to provide design detail. Grilles 7/8" width in putty profile. These grilles are available in wood for wood exteriors

Clad Window Specs



Exterior Light Bevel 20" Signature



Exterior Shutters Timberlane Endurain 1 3/4"



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

B

### A. Property Information

A1. 418 South Lee Street  
Street Address  
RM Zone  
5238  
Total Lot Area x 1.5 Floor Area Ratio Allowed by Zone = 7857  
Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area	Allowable Exclusions**	
Basement 1585	Basement** 1585	B1. 7713 Sq. Ft.
First Floor 1826	Stairways** 380	Existing Gross Floor Area*
Second Floor 1826	Mechanical**	B2. 2915 Sq. Ft.
Third Floor 1148	Attic less than 7**	Allowable Floor Exclusions**
Attic 1148	Porches**	B3. 4798 Sq. Ft.
Porches	Balcony/Deck**	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	Lavatory*** 300	Comments for Existing Gross Floor Area
Lavatory***	Other**	<small>Open Space Calc. includes Parking 200sf and Storage Sheds 120 sf</small>
Other** 120 (sheds)	Other**	
B1. Total Gross 7713	B2. Total Exclusions 2915	

### C. Proposed Gross Floor Area

Proposed Gross Area	Allowable Exclusions**	
Basement	Basement**	C1. 167 Sq. Ft.
First Floor 167	Stairways**	Proposed Gross Floor Area*
Second Floor	Mechanical**	C2. 0 Sq. Ft.
Third Floor	Attic less than 7**	Allowable Floor Exclusions**
Attic	Porches**	C3. 167 Sq. Ft.
Porches	Balcony/Deck**	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	Lavatory***	
Lavatory***	Other**	
Other	Other**	
C1. Total Gross 167	C2. Total Exclusions 0	

### D. Total Floor Area

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

### E. Open Space (RA & RB Zones)

E1. 60% 3166 Sq. Ft.  
Existing Open Space  
E2. 35% 1833 Sq. Ft.  
Required Open Space  
E3. 54% 2873 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:  Date: 28 SEP 23

C<sup>2</sup>

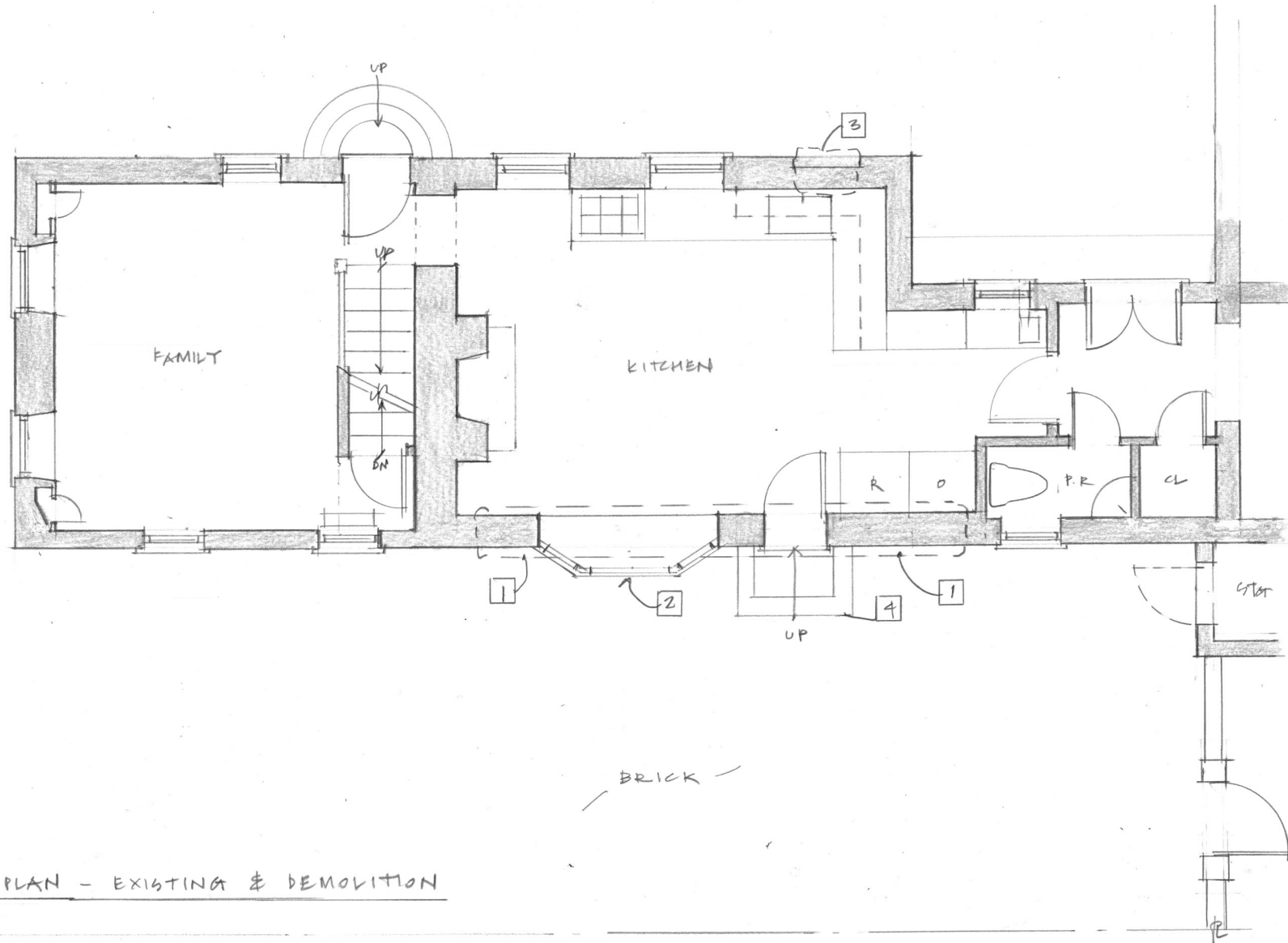
**STUDIO CAMUS LLC**  
225 North Pitt Street Alexandria Virginia 22314  
studiocamus@comcast.net  
Lynnette 703 989 3777 Patrick 703 626 1984

Modifications to the  
**MORAN RESIDENCE**  
418 South Lee Street Alexandria Virginia

DATE 28 SEP 23  
SCALE N.T.S.  
SHEET CS2

# NOTES

- 1 WALLS TO BE REMOVED
- 2 BAY WINDOW TO BE REMOVED
- 3 NEW OPENING
- 4 STOOP TO BE REMOVED



1 PARTIAL FIRST FLOOR PLAN - EXISTING & DEMOLITION

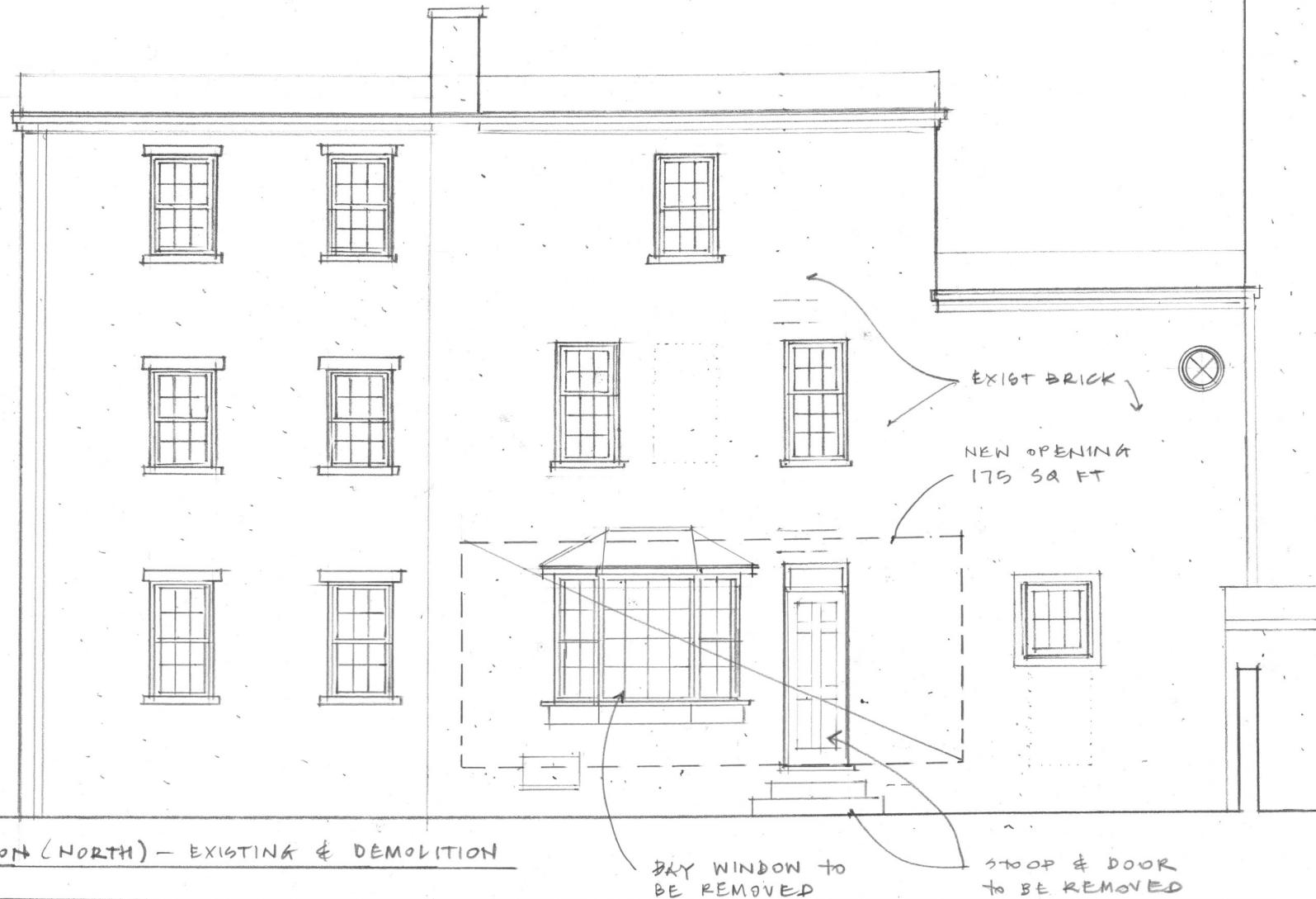
**C<sup>2</sup>** STUDIO CAMUS LLC  
 225 North Pitt Street Alexandria Virginia 22314  
 studiocamus@comcast.net  
 Lynnette 703 989 3777 Patrick 703 626 1984

Modifications to the  
**MORAN RESIDENCE**  
 418 South Lee Street Alexandria Virginia

DATE  
 28 SEP 23  
 SCALE  
 1/4" = 1'-0"

SHEET  
 A1





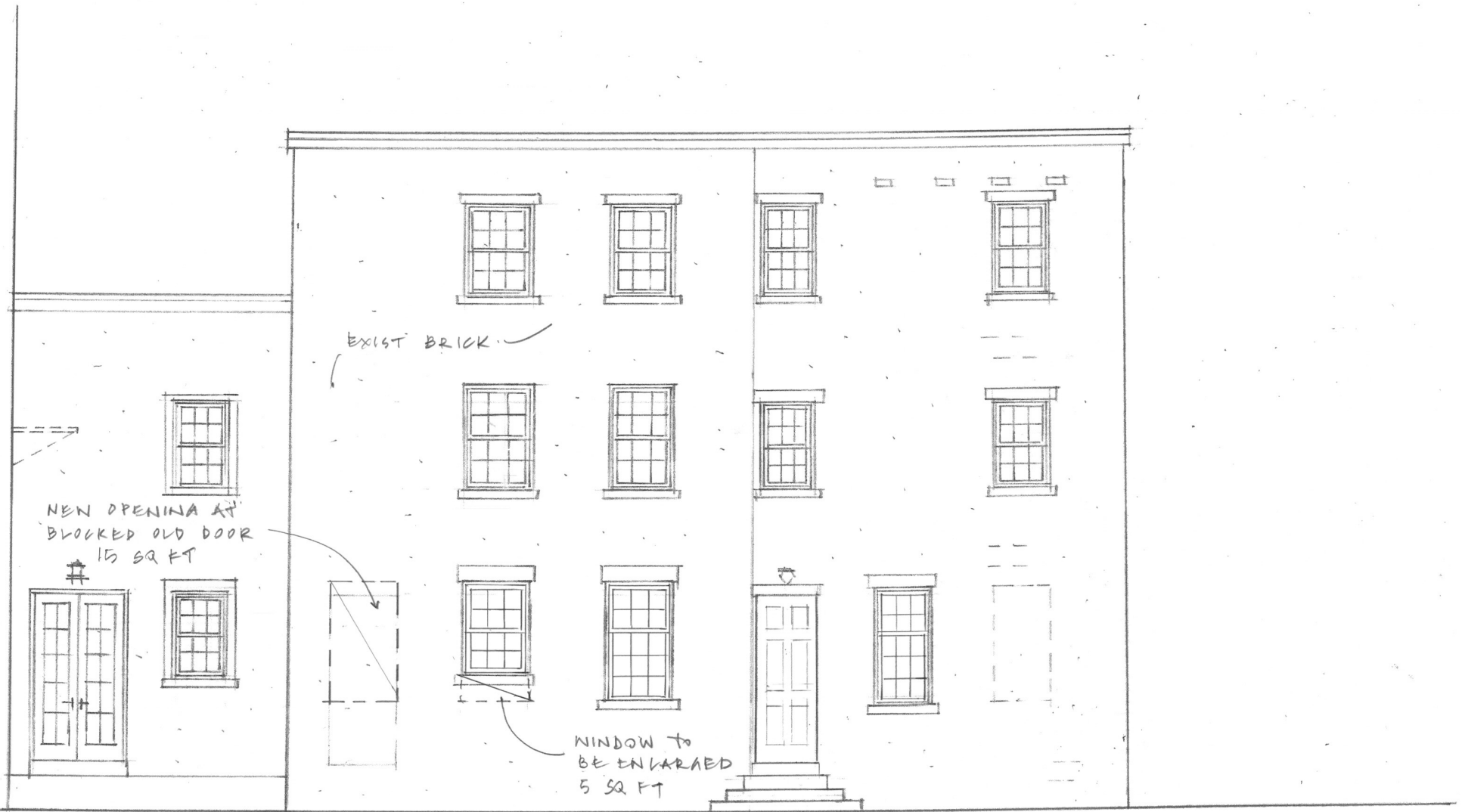
① PARTIAL SIDE ELEVATION (NORTH) - EXISTING & DEMOLITION

An architectural drawing of a house, likely a ranch-style home. The house features a large, open front porch supported by thick columns. The roof is low-pitched with wide eaves. To the right of the main house is a smaller, detached structure, possibly a garage or a shed. The drawing is a line art sketch, showing the outlines and basic proportions of the building. The background is a light gray, and the drawing is set within a rectangular frame.

**C<sup>2</sup>** **STUDIO CAMUS LLC**  
225 North Pitt Street Alexandria Virginia 22314  
studiocamus@comcast.net  
Lynnette 703 989 3777 Patrick 703 626 1984

Modifications to the  
**MORAN RESIDENCE**  
418 South Lee Street Alexandria Virginia

DATE 28 SEP 23	SHEET A2
SCALE 1/4"=1'-0"	



1 PARTIAL SIDE ELEVATION (SOUTH) - EXIST & DEMOLITION

C<sup>2</sup>

**STUDIO CAMUS LLC**  
 225 North Pitt Street Alexandria Virginia 22314  
 studiocamus@comcast.net  
 Lynnette 703 989 3777 Patrick 703 626 1984

Modifications to the  
**MORAN RESIDENCE**  
 418 South Lee Street Alexandria Virginia

DATE  
 20 SEP 23  
 SCALE  
 1/4" = 1'-0"

SHEET  
 A3



1 REAR ELEVATION (EAST) - EXISTING

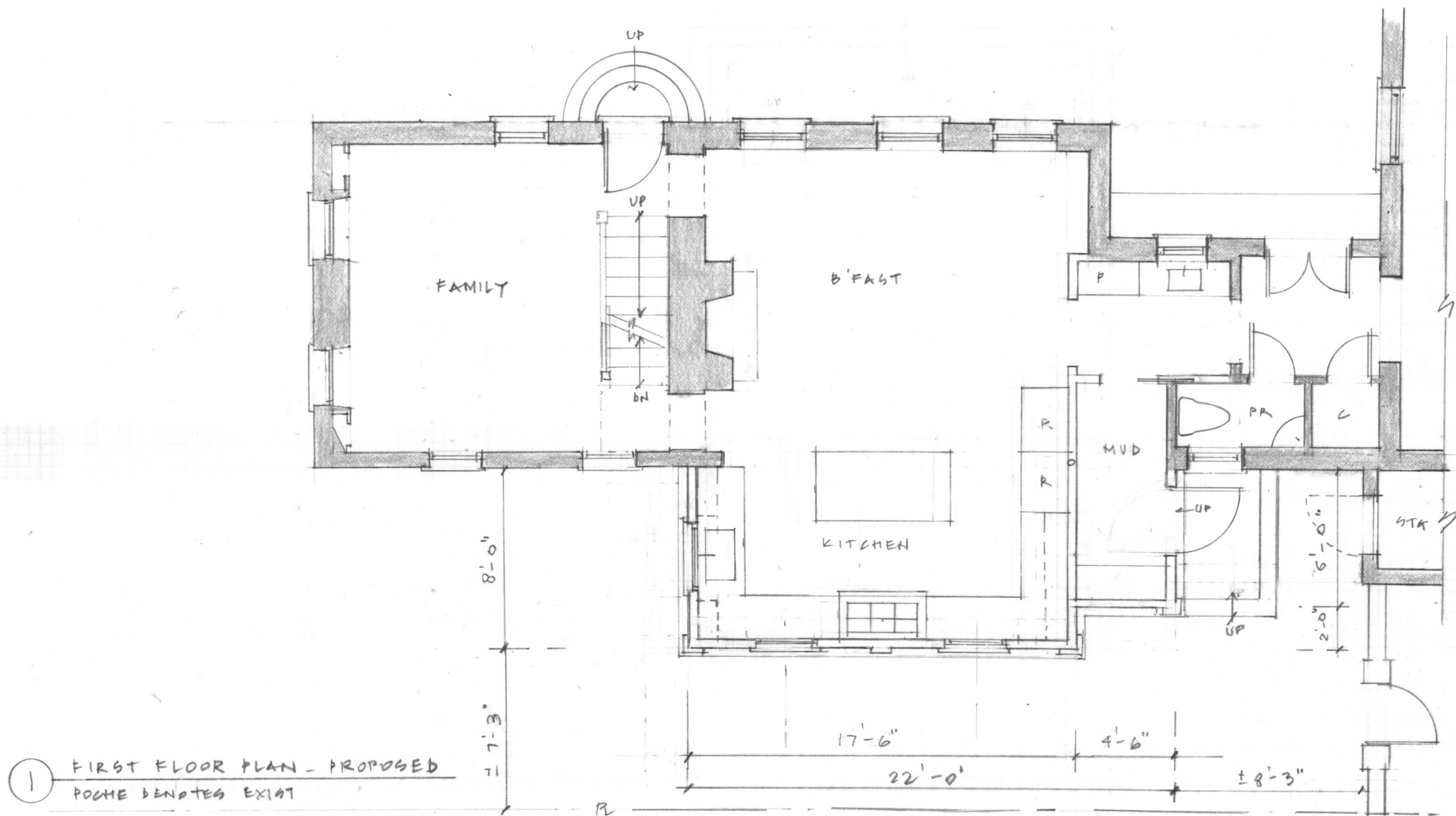
C<sup>2</sup>

STUDIO CAMUS LLC  
225 North Pitt Street Alexandria Virginia 22314  
studiocamus@comcast.net  
Lynnette 703 989 3777 Patrick 703 626 1984

Modifications to the  
MORAN RESIDENCE  
418 South Lee Street Alexandria Virginia

DATE  
19 JUN 19  
SCALE  
1/4" = 1'-0"

SHEET  
A4



C<sup>2</sup>

STUDIO CAMUS LLC  
225 North Pitt Street Alexandria Virginia 22314  
studiocamus@comcast.net  
Lynnette 703 989 3777 Patrick 703 626 1984

Modifications to the  
MORAN RESIDENCE  
418 South Lee Street Alexandria Virginia

DATE  
18 SEP 23  
SCALE  
1/4" = 1'-0"

SHEET  
A5



1 PARTIAL SIDE ELEVATION (SOUTH) - PROPOSED

<b>C<sup>2</sup></b>	<b>STUDIO CAMUS LLC</b> 225 North Pitt Street Alexandria Virginia 22314 studiocamus@comcast.net Lynnette 703 989 3777 Patrick 703 626 1984	Modifications to the <b>MORAN RESIDENCE</b> 418 South Lee Street Alexandria Virginia	DATE 28 SEP 23	SHEET A6
			SCALE 1/4" = 1'-0"	





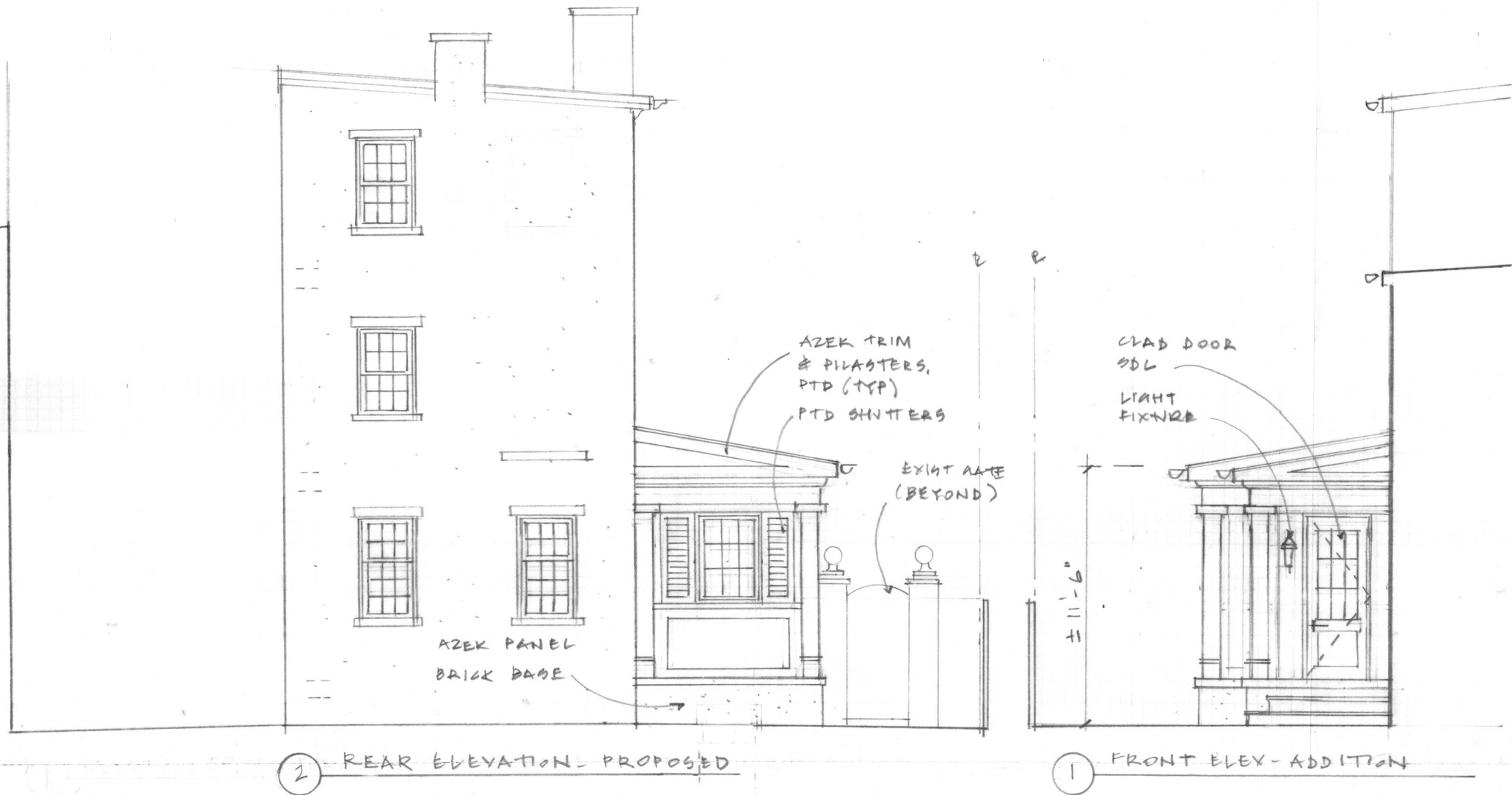
1 PARTIAL SIDE ELEVATION (NORTH) - PROPOSED

**C<sup>2</sup>** STUDIO CAMUS LLC  
 225 North Pitt Street Alexandria Virginia 22314  
 studiocamus@comcast.net  
 Lynnette 703 989 3777 Patrick 703 626 1984

Modifications to the  
**MORAN RESIDENCE**  
 418 South Lee Street Alexandria Virginia

DATE  
 28 SEP 23  
 SCALE  
 1/4" = 1'-0"

SHEET  
 A7



C<sup>2</sup>

**STUDIO CAMUS LLC**  
 225 North Pitt Street Alexandria Virginia 22314  
 studiocamus@comcast.net  
 Lynnette 703 989 3777 Patrick 703 626 1984

Modifications to the  
**MORAN RESIDENCE**  
 418 South Lee Street Alexandria Virginia

DATE  
 28 SEP 23  
 SCALE  
 1/4" = 1'-0"

SHEET  
**A8**



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

**B**

## A. Property Information

A1. 418 South Lee Street RM  
Street Address Zone

A2. 5238 x 1.5 = 7857  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement	1585	Basement**	1585
First Floor	1826	Stairways**	380
Second Floor	1826	Mechanical**	
Third Floor	1148	Attic less than 7'***	
Attic	1148	Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	300
Lavatory***		Other**	
Other**	120 (sheds)	Other**	
<b>B1. Total Gross</b>	<b>7713</b>	<b>B2. Total Exclusions</b>	<b>2915</b>

B1. 7713 Sq. Ft. Existing Gross Floor Area\*

B2. 2915 Sq. Ft. Allowable Floor Exclusions\*\*

B3. 4798 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)

**Comments for Existing Gross Floor Area**  
Open space Calc includes Parking 200sf and Storage Sheds 120 sf

## C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement		Basement**	
First Floor	167	Stairways**	
Second Floor		Mechanical**	
Third Floor		Attic less than 7'***	
Attic		Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	
Lavatory***		Other**	
Other		Other**	
<b>C1. Total Gross</b>	<b>167</b>	<b>C2. Total Exclusions</b>	<b>0</b>

C1. 167 Sq. Ft. Proposed Gross Floor Area\*

C2. 0 Sq. Ft. Allowable Floor Exclusions\*\*

C3. 167 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)

## D. Total Floor Area

D1. 0.00 Sq. Ft. Total Floor Area (add B3 and C3)

D2. 0.00 Sq. Ft. Total Floor Area Allowed by Zone (A2)

## E. Open Space (RA & RB Zones)

E1. 60% 3166 Sq. Ft. Existing Open Space

E2. 35% 1833 Sq. Ft. Required Open Space

E3. 54% 2873 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: \_\_\_\_\_ Date: \_\_\_\_\_

ALEXANDRIA HISTORICAL RESTORATION  
AND PRESERVATION COMMISSION



LLOYD HOUSE  
OFFICE OF HISTORIC ALEXANDRIA  
220 NORTH WASHINGTON STREET  
ALEXANDRIA, VA 22314-2521  
703.746.4554

Mr. John and Ms. Fiona Moran  
418 South Lee St.  
Alexandria, VA 22314

Dear Mr. and Mrs. Moran:

I would like to thank you on behalf of the Alexandria Historic Restoration and Preservation Commission for your participation in the Historic Easement Program. The Commission was established by the General Assembly in 1962. Its charter charges the Commission with promoting the preservation of historic properties and their settings within the city of Alexandria. The intent is to preserve our unique historic heritage for future generations.

Thank you for your presentation at our September 13<sup>th</sup> Meeting. At that meeting a motion was made and approved unanimously that:

The Moran property easement variant per the design as presented in Sept. 13 2023 meeting be approved. The design has been provided both in paper and electronic form

Should you have any questions about the easement program, please contact Dr. Daniel Lee [Daniel.Lee@alexandriava.gov](mailto:Daniel.Lee@alexandriava.gov) at the Office of Historic Alexandria.

Thank you again,

A handwritten signature in dark ink, appearing to read "p.p. Horne".  
Susan Horne, Chairman





September 20, 2023

Mrs. Susan Horne, Chair  
The Alexandria Historic Restoration and Preservation Commission  
311 South Lee Street  
Alexandria, Virginia 22314

Dear Susan:

The Historic Alexandria Foundation concurs with the Alexandria Historic Restoration and Preservation Commission's approval of plans for 418 South Lee Street, Alexandria, Virginia 22314.

Thank you very much for your attention to this matter, and please do not hesitate to contact us if you need any further information.

With kind regards,

Sincerely,

Leslie S. Ariail  
Chair  
HAF Easement Committee

Cc: Morgan D. Delaney  
Fiona & John Moran



ALEXANDRIA HISTORICAL RESTORATION  
AND PRESERVATION COMMISSION



LLOYD HOUSE  
OFFICE OF HISTORIC ALEXANDRIA  
220 NORTH WASHINGTON STREET  
ALEXANDRIA, VA 22314-2521  
703.746.4554

Morgan D. Delaney, M.D.

218 North Lee Street' Suite 310

Alexandria, Virginia 22314

Attn: Leslie Ariail

July 20, 2023

Dear Morgan,

The Alexandria Historic Restoration and Preservation Commission held its monthly meeting on July 12, 2023. Central on the agenda was a request to alter the easement on 418 South Lee Street owned by Fiona and John Moran. As I believe you know, the "long name commission" and HAF hold an exterior easement on the house. Leslie was present representing HAF. The Morans and their architect/contractor made a thorough and impressive presentation. It's clear that they are dedicated to preserving the house and its grounds. There was a lively exchange, and the Commission passed the following motion:

Approved a one story 8X22 addition to the north side of the house at the approximate location of the current bay window, subject to final approval of the design and materials as well as the handling of drainage and grading of the open space.

Approve the preliminary plan for the renovation of the south façade of the house per the design submitted at the meeting.

In the research the Morans have done they found descriptions of an earlier porch where the bay window is now. The window is clearly a much later addition.

As a co-holder of this easement, I would ask that you concur with the Commission's decision. When the homeowner returns with specific plans, we will let you know and again invite a HAF representative to join us. Please let me know if this arrangement is agreeable to you and your Board.

With best regards,

Susan Horne

Chair, AHRPC

'cc' John & Fiona Moran



No. 169

# Application for Permit for Repairs, Alterations, etc. P.33

## CITY OF ALEXANDRIA, VA.

Alexandria, Va., 5/16 19228

TO THE CITY ENGINEER:

The undersigned applies for a permit to to Build one story  
the following described building open Frame Porch.

### DESCRIPTION OF PRESENT BUILDING

Where located 418 S. Lee

No. of buildings to be altered	Name of owner <u>Mr. Geo Laycock</u>
Area of <del>present</del> building <u>12 x 6</u>	Name of Architect
No. of stories <u>1 story</u>	Name of mechanic <u>Fred Culman</u>
Style of roof	Name of occupant
	Material <u>Wood</u>

How is the building occupied? Dwelling If a dwelling, how many families? 4

What is the cost of the proposed improvements? \$ 150.00

### NATURE OF PROPOSED ALTERATIONS, ETC.

(Give Definite Particulars)

To Build Side Porch. 12 x 6 ft.  
Height one story

