

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Carolyne and Michael Strain

LOCATION: Old and Historic Alexandria District
330 North Royal Street

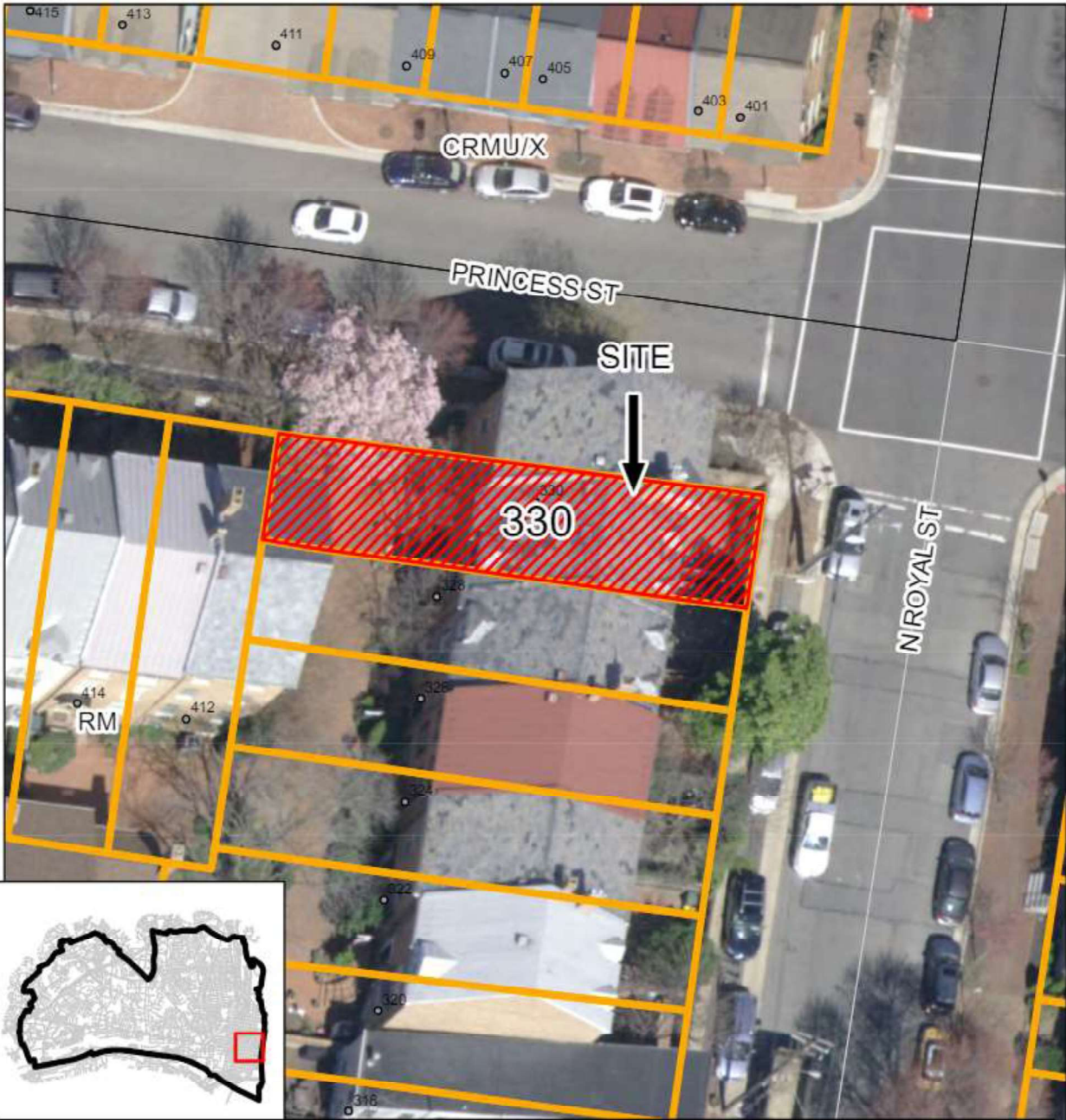
ZONE: RM/Townhouse Zone

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#2024-00047
330 N Royal Street



0 12.5 25 50 Feet

A horizontal scale bar with tick marks at 0, 12.5, 25, and 50 feet.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for alterations to replace the existing genuine slate shingle roof with synthetic slate shingles.

Site context

The subject parcel is bound by North Royal Street to the east, Princess Street to the north, and a private courtyard to the west. The roof is visible from both North Royal Street and Princess Street (Figure 1).



Figure 1. Views of the subject property from North Royal Street (left) and Princess Street (right)

II. HISTORY

Building permit #8260, issued on January 20, 1966 to the builders Cook & McFarland, authorized the construction of fourteen three-story residential townhouses at 320-330 North Royal Street and 412-426 Princess Street. The prolific architectural firm of Saunders and Pearson designed the community, with each house measuring 18-20 feet wide by 38 feet deep. Tax records indicate that construction was completed in **1969**.

Previous BAR Approvals

BAR2008-0118

BAR2023-00439 & BAR2023-00440

Window replacement

Replacement of exterior lamps in common area

III. ANALYSIS

The applicant proposes to replace the existing slate shingle roof with 8-inch-wide CertainTeed Highland Slate shingles. The existing roof is in very poor condition and is not uniform in appearance; many of the shingles are mismatched and may have been installed as patchwork repairs over time (Figure 2).



Figure 2. The condition of the existing roof.

Building permit #8260 approved the construction of fourteen three-story masonry townhouses in the “Princess Royal” community. The design calls for pitched roofs clad in either cement asbestos shingle or terne metal. The plans depict 330 N Royal as originally constructed with a cement asbestos shingle roof. However, the condition of the existing slate roof suggests that it was used as the original roof material, rather than asbestos shingle. Staff believes that the most likely explanation for this discrepancy is that there was a design modification at the time of construction that is not reflected in the building permit on record.

Staff cannot administratively approve this application because the *BAR Policies for Administrative Approval* limit staff approval to materials that “...match the original in design, color, texture, and other visual qualities. The work should utilize the same materials and installation method to the maximum extent possible.” Also, by past Board practice, genuine slate generally may not be replaced by synthetic slate.

Staff notes that the Board has approved several changes in roof materials within the Princess Royal community in recent years. At 420 Princess Street, the Board approved the replacement of a slate roof with a standing seam metal roof (BAR2019-00340). Most recently, at 422 Princess Street, the Board approved the replacement of the original terne roofing with architectural shingles (BAR2023-00202). In the opinion of Staff, these changes have already set a precedent for cases such as this one that deviate from the original roofing materials.

The *Design Guidelines* state that “New and replacement roofs should be made of material appropriate to the period of significance of the structure.” Synthetic slate shingles are appropriate to 1960s buildings. Due to the age of the building, the poor and mismatched condition of the existing slate shingles, and the numerous different roof types recently approved within the community, Staff finds the applicant’s submission appropriate.

Staff therefore recommends approval of the project as submitted.

STAFF

Brendan Harris, 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 roof replacement will comply with zoning.

Code Administration

C-1 If replace over 256sf decking, 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 No archaeological oversight is required for this project.

V. ATTACHMENTS

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

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 330 N. Royal St

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

TAX MAP AND PARCEL: RM/Townhouse Zone ZONING: RM

#065.03-01-01 Parcel: 12121450

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: Carolynne + Michael Strain

Address: 330 N. Royal St.

City: Alexandria State: VA Zip: 22314

Phone: 607-229-9045 E-mail: carolynne.strain@gmail.com

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Michael Strain

Address: 330 N. Royal St.

City: Alexandria State: VA Zip: 22314

Phone: 202-525-8965 E-mail: mrstrain@gmail.com

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 Roof replacement
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Replace existing slate roof, which is leaking,
with a new roof constructed of Highland
slate shingles. See attached proposal for
additional details

SUBMITTAL REQUIREMENTS:

N/A 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: Carolynne Strain

Date: 2/13/24



PROPOSAL

34550B

Roofing Division
7304-C Boudinot Drive Springfield, VA 22150
Tel: (703) 451-5151 Fax (703) 451-0764
artinservices@gmail.com
artinservices.com
facebook.com/artinservices

PHONE	202-525-8965	DATE	01/29/2024
JOB NAME/LOCATION			
330 N Royal St Alexandria, VA 22314			
JOB NUMBER	34550	JOB PHONE	

TO:

Michael Strain
330 N Royal St
Alexandria VA 22314

We hereby submit specifications and estimates for:

Note: Slate roof is in need of replacement as soon as possible. Several slates are missing throughout the roof and plywood is visible.

\$10,400.00

1. Removal of all the existing slate and felt down to plywood.
 2. Install new Synthetic underlayment on entire roof and aluminum drip edge at all eaves.
 3. Install ice and water shield at eaves, valleys and around all roof penetrations.
 4. Install starter course along perimeter of roof.
 5. Install CertainTeed Highland Slate shingles as per manufacturer specs.
 6. Install pipe flashing, aluminum step, counter and chimney flashing.
 7. Install shingle over ridge vent system and matching ridge caps over.
- * All the gutters will be cleaned, and existing spikes or hangers secured as necessary.
 - * All the job related debris will be hauled away and the area will be magnetically swept.
 - * Workmanship will be warranted for a five year period after completion of job.
 - ** Materials used will be of first class quality and carry full manufacturer warranty.
 - *EXTRA if needed: Replace rotted plywood 1/2"x4'x8' CDX @ \$75.00 ea. and FRT @ \$95.00 ea.

Options:

Replacement as listed above with Certainteed Landmark architectural shingles. **\$8,600.00** option_____

Note: BAR approval may be needed and cost associated must be paid by homeowner.

We Propose hereby to furnish material and labor -- complete in accordance with the above specifications, for the sum of: **Ten Thousand Four Hundred Dollars and no/100.** dollars (\$) **\$10,400.00**),

Payment to be made as follows:

35% advanced payment and 65% upon completion of job.

NOTE: Owner agrees to pay interest at 1.5% per month on all overdue accounts and further agrees to pay reasonable attorney fees and court costs in the event this matter is referred to an attorney for collection.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Out workers are fully covered by Worker's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal --- The above prices, specifications and conditions including those relating to payment and cost of collection are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____ 11

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. Michael + Carolynne Strain	330 N. Royal St.	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 _____ (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. Michael + Carolynne Strain	330 N. Royal St.	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.

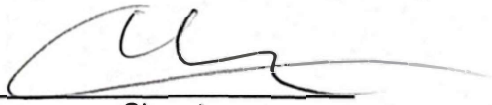
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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.

2/13/24
Date

CAROLYNE STRAIN
Printed Name


Signature

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON

12-31-2024

NUMBER

2705026658

BOARD FOR CONTRACTORS
CLASS A CONTRACTOR
CLASSIFICATIONS CIC HIC



ARTIN SERVICES INC
7304 C BOUDINOT DR
SPRINGFIELD, VA 22150



Darwin J. Matis
Darwin J. Matis Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)

(DETACH HERE)

 COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation

CLASS A BOARD FOR CONTRACTORS
CONTRACTOR

CLASSIFICATIONS CIC HIC
NUMBER: 2705026658 EXPIRES: 12-31-2024

ARTIN SERVICES INC
7304 C BOUDINOT DR
SPRINGFIELD, VA 22150



(FOLD)

Status can be verified at <http://www.dpor.virginia.gov>

DPOR-PC (02/2017)

LICENSE PRIVILEGES AND INSTRUCTIONS

This license, certificate, or registration is issued to the individual or business named on the front of this document and is **NOT TRANSFERABLE**. Notify the Board of changes to name (individual, business, and/or trade), mailing address, or location.

The privileges of this license, certificate, or registration are hereby granted to the individual or business to operate in accordance with the terms of the license, certificate, or registration herein designated and the applicable statutes of the Commonwealth of Virginia and the regulations of the Board.

The privileges conferred by this license, certificate, or registration shall continue until the expiration date. However, the license, certificate, or registration may be suspended or revoked prior to expiration.

Information about our agency, boards, and programs can be found at <http://www.dpor.virginia.gov>. Any questions relative to the issuance, privileges and maintenance of your license, certificate, or registration should be addressed to the Board.

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