

ISSUE: Permit to Demolish/Capsulate (partial)

APPLICANT: Camille and Dwight Dunton represented by Karen Conkey, architect

LOCATION: Old and Historic Alexandria District
414 Franklin Street

ZONE: RM

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial), with the condition that the applicant comply with the comments noted by Alexandria Archaeology:

- 1. Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)*
- 2. 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)*
- 3. The applicant/developer shall not allow any metal detection to be conducted on 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)*

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, 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, 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#2026-00007 - OHAD**
414 Franklin Street

0 30 60 120 Feet

N 

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) to remove five windows from the rear elevation, remove a section of brick on the west-facing elevation, and encapsulate other sections of brick on the rear elevation for a new exterior pavilion (Figure 1). The total amount of demolition/capsulation is 231 square feet. The area of work is not visible from a public right-of-way, so any new construction work associated with the project will not require BAR approval.

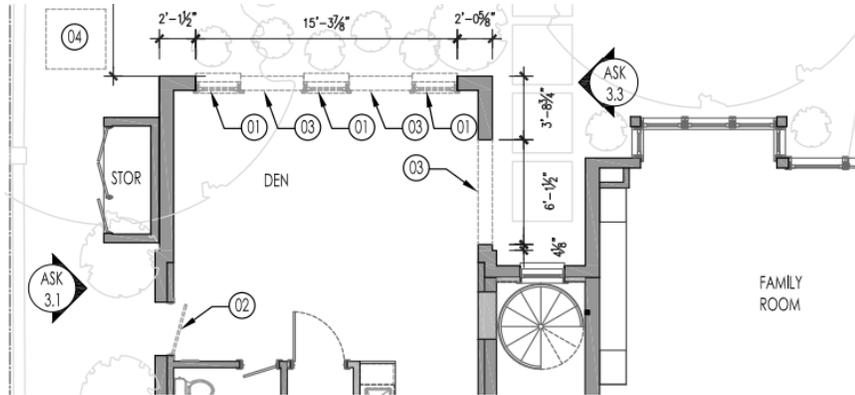


Figure 1. Site plan showing areas of demolition/capsulation in the rear.

Site context

The subject property is a single-family home located in the middle of the south side of the 400 block of Franklin Street. The two adjacent properties to the west and east face South Royal and South Pitt streets respectively; therefore, the subject property is the only property facing Franklin Street on the south side of the 400 block. There are no alleys running adjacent to the property.



Figure 2. Visibility of subject property from the corner of Franklin and South Pitt Street. As shown, the rear of the property is not visible from the street.

II. HISTORY

The single-family, detached brick home at 414 Franklin Street was the residence of the William Yeates family, after whom Yates Gardens was named. Yeates/Yates purchased a parcel of land on the southeast corner of Franklin and South Pitt and constructed a house here by 1826. Per

Ethelyn Cox, the house originally served as “Spring Gardens,” a tavern where George Washington celebrated the Fourth of July in 1798. However, it is unlikely that the building predates Yates. The house appears on the 1877 Hopkins Map, but Sanborn maps do not include this block until 1921. The building was modified and enlarged several times throughout the years.

The garage and its connector wing were constructed in late 1936 (Building Permit #1061, 9/16/1936). In 1936 there were a number of additional buildings and structures on the property including a one-story frame workshop, a one-story metal garage and a one-and-a-half story barn and stable. (Building Permit, dated 8/15/1936). These structures have since been removed. In 1984 there were changes in the fenestration for the garage: a new double hung wood window was added to the second floor on the south side and a pair of multi-light wood French doors were added on the east elevation.

In 1999, the BAR approved the demolition of a non-visible rear wall to construct a new addition. Also approved under this case was the demolition of the south wall of the garage and parts of the connector wing between the main historic block and the garage.

In 2021, the BAR approved the demolition and capsulation of portions of the existing roofs and masonry walls on the rear elevation to accommodate a second-story addition.

Previous BAR Approvals

August 17, 1983	Alterations to garage
BAR99-00137 & BAR99-00147	Addition
BAR99-00207	Re-approval of altered plans for addition
BAR2000-00272	Railing alterations
BAR2016-00043	Replace shutters
BAR2016-00158	Repair walkway, stoop, and steps
BAR2021-00342 & BAR2021-00352	Rebuild and raise garage roof, add shed dormers, and build stair enclosure addition

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 historic interest that its removal 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 an 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 to live?	No
(7)	In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?	N/A
(8)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	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. 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 are not themselves of unusual or uncommon design. The demolition will not be visible from a public right-of-way and the historic integrity of the structure will be largely unaffected by the proposed work. Additionally, there have been several similar cases in recent years that the BAR has approved involving partial demolition in the rear to construct various alterations.

Staff therefore has no objection to the partial demolition and recommends **approval** of the Permit to Demolish/Capsulate (partial), with the condition that the applicant comply with the comments noted by Alexandria Archaeology:

1. *Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)*
2. *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)

3. *The applicant/developer shall not allow any metal detection to be conducted on 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)*

STAFF

Brendan Harris, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use + Preservation Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed demolition and encapsulation of windows and wall at the rear of the structure will comply with Zoning.

C-2 Zoning approval doesn't extend beyond demolition and will continue its review for the addition under the building permit when submitted.

Code Administration

C-1 A building permit is required for review.

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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (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 The property at 414 Franklin St. received a Virginia state site number 44AX0089 after archaeological testing took place in the 1980s. The site dates to the latter eighteenth century and was the location of a market garden (essentially similar to a modern garden center and greenhouse). Established by a man named Peter Billy in the first decade of the nineteenth century and later operated by William Yeates. The site was known as Yeates Gardens, and by the mid-nineteenth century the property had transformed into a pleasure garden, a place for locals to enjoy the outdoors.
- C-1 Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- C-2 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)
- C-3 The applicant/developer shall not allow any metal detection to be conducted on 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*

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

2 – *Supplemental Materials*

- *Public comment*
- *HOA approval if applicable*
- *Easement approval if applicable*
- *Any other supporting documentation*

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: _____

Phone: _____

E-mail: _____

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

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____

State: _____

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:  _____

Printed Name: Karen Conkey

Date: 1/12/2026

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. Camille & Dwight Dunton	[REDACTED]	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 414 Franklin Street (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. Dwight Dunton	[REDACTED]	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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

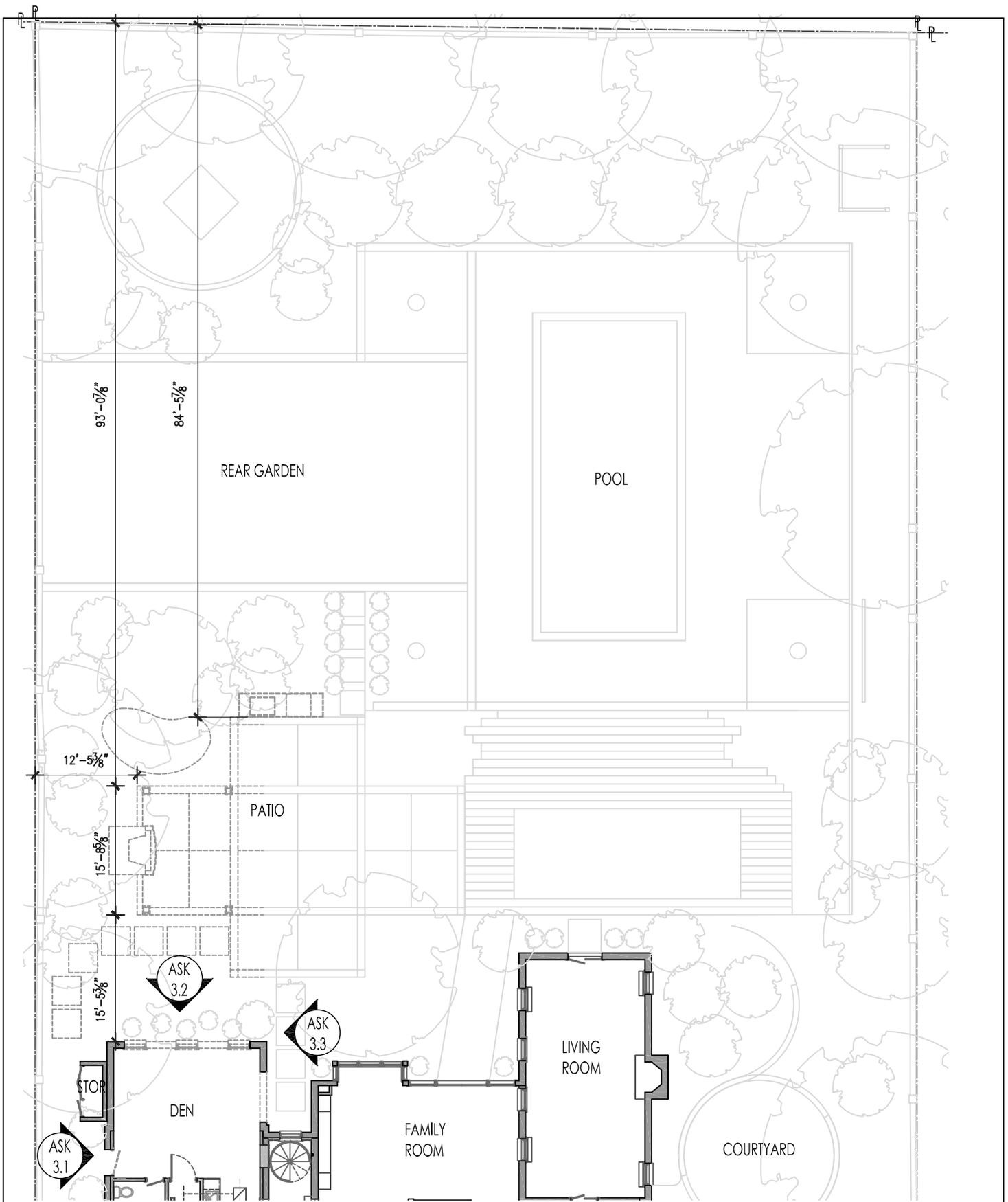
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

1/12/2026
Date

Karen Conkey
Printed Name

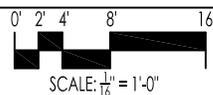

Signature



414 Franklin St, Alexandria, VA 22314

EXISTING PARTIAL SITE PLAN SHOWING PROPOSED DEMOLITION

CLIENT:
Camille & Dwight Dunton
 414 Franklin Street
 Alexandria, VA 22314



12 JANUARY 2026

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ARCHITECT:

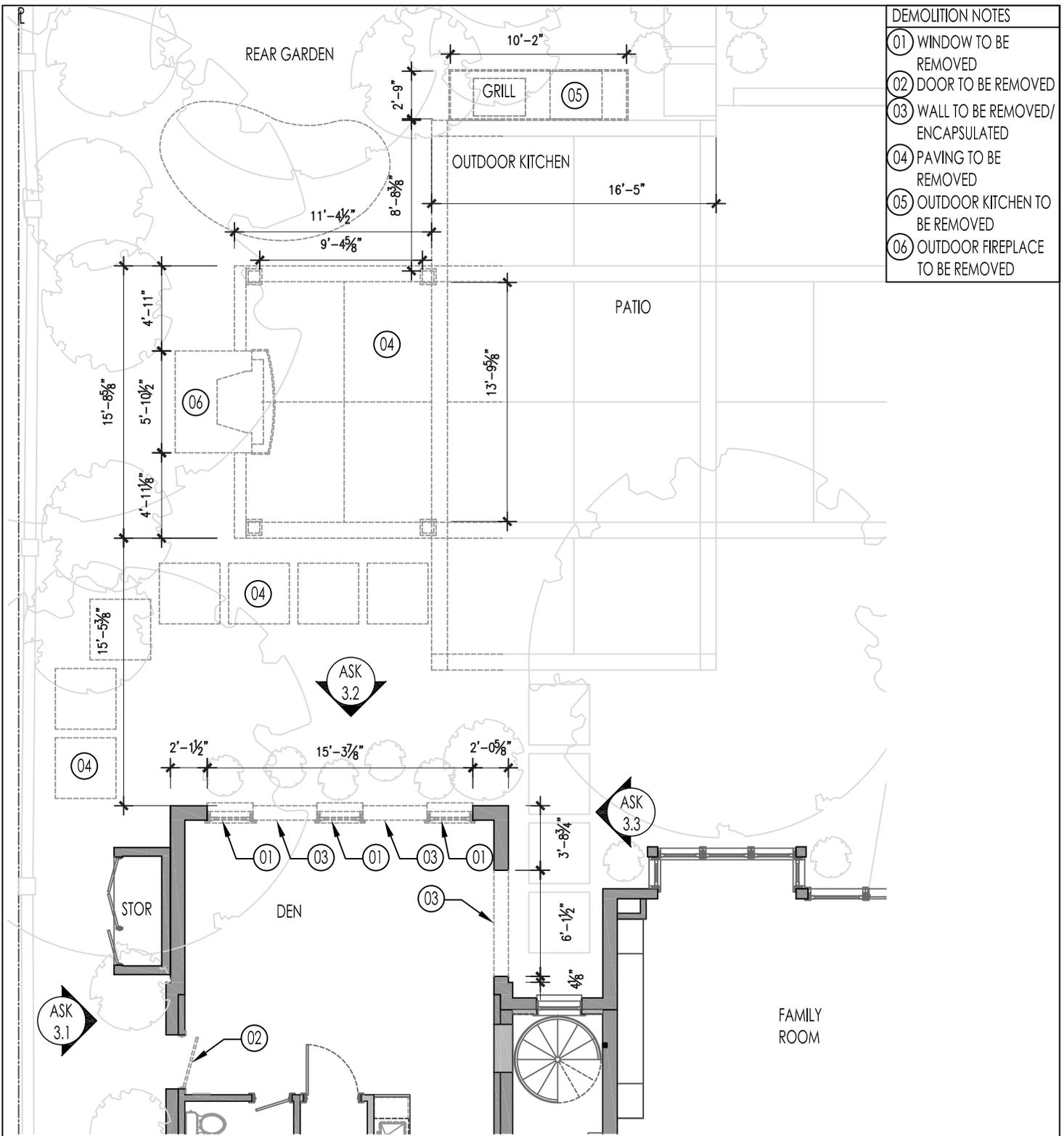
407 south lee street
 alexandria, va 22314
 703 . 589 . 4550
 info@conkeyarchitects.com

Conkey | architects

BAR APPLICATION

ASK
1.0

NOT FOR CONSTRUCTION



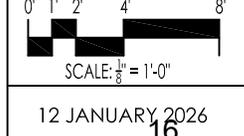
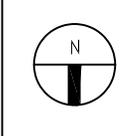
- DEMOLITION NOTES**
- 01 WINDOW TO BE REMOVED
 - 02 DOOR TO BE REMOVED
 - 03 WALL TO BE REMOVED/ ENCAPSULATED
 - 04 PAVING TO BE REMOVED
 - 05 OUTDOOR KITCHEN TO BE REMOVED
 - 06 OUTDOOR FIREPLACE TO BE REMOVED

THESE DRAWINGS AND SPECIFICATIONS, AND THE IDEAS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, CONKEY ARCHITECTS. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT, OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

414 Franklin St, Alexandria, VA 22314

EXISTING PARTIAL 1ST FLOOR PLAN - SHOWING PROPOSED DEMOLITION

CLIENT:
Camille & Dwight Dunton
 414 Franklin Street
 Alexandria, VA 22314



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 ARCHITECT:
 407 south lee street
 alexandria, va 22314
 703 . 589 . 4550
 info@conkeyarchitects.com



12 JANUARY 2026

BAR APPLICATION

ASK
2.1

NOT FOR CONSTRUCTION

DEMOLITION NOTES

- 01 WINDOW TO BE REMOVED
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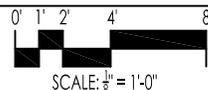
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414 Franklin St, Alexandria, VA 22314

EXISTING PARTIAL EAST SIDE ELEVATION SHOWING PROPOSED DEMOLITION

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CLIENT:
Camille & Dwight Dunton
 414 Franklin Street
 Alexandria, VA 22314



12 JANUARY 2026

ARCHITECT:

407 south lee street
 alexandria, va 22314
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 info@conkeyarchitects.com

Conkey | architects

BAR APPLICATION

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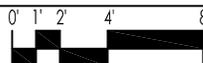
NOT FOR CONSTRUCTION

DEMOLITION NOTES

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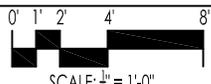
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EXISTING PARTIAL REAR ELEVATION SHOWING PROPOSED DEMOLITION		COPYRIGHT ©	
CLIENT: Camille & Dwight Dunton 414 Franklin Street Alexandria, VA 22314	 SCALE: $\frac{1}{8}'' = 1'-0''$	ARCHITECT: 407 south lee street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com	<h1 style="margin: 0;">ASK</h1> <h1 style="margin: 0;">3.2</h1>
12 JANUARY 2026		Conkey architects	
			NOT FOR CONSTRUCTION

DEMOLITION NOTES

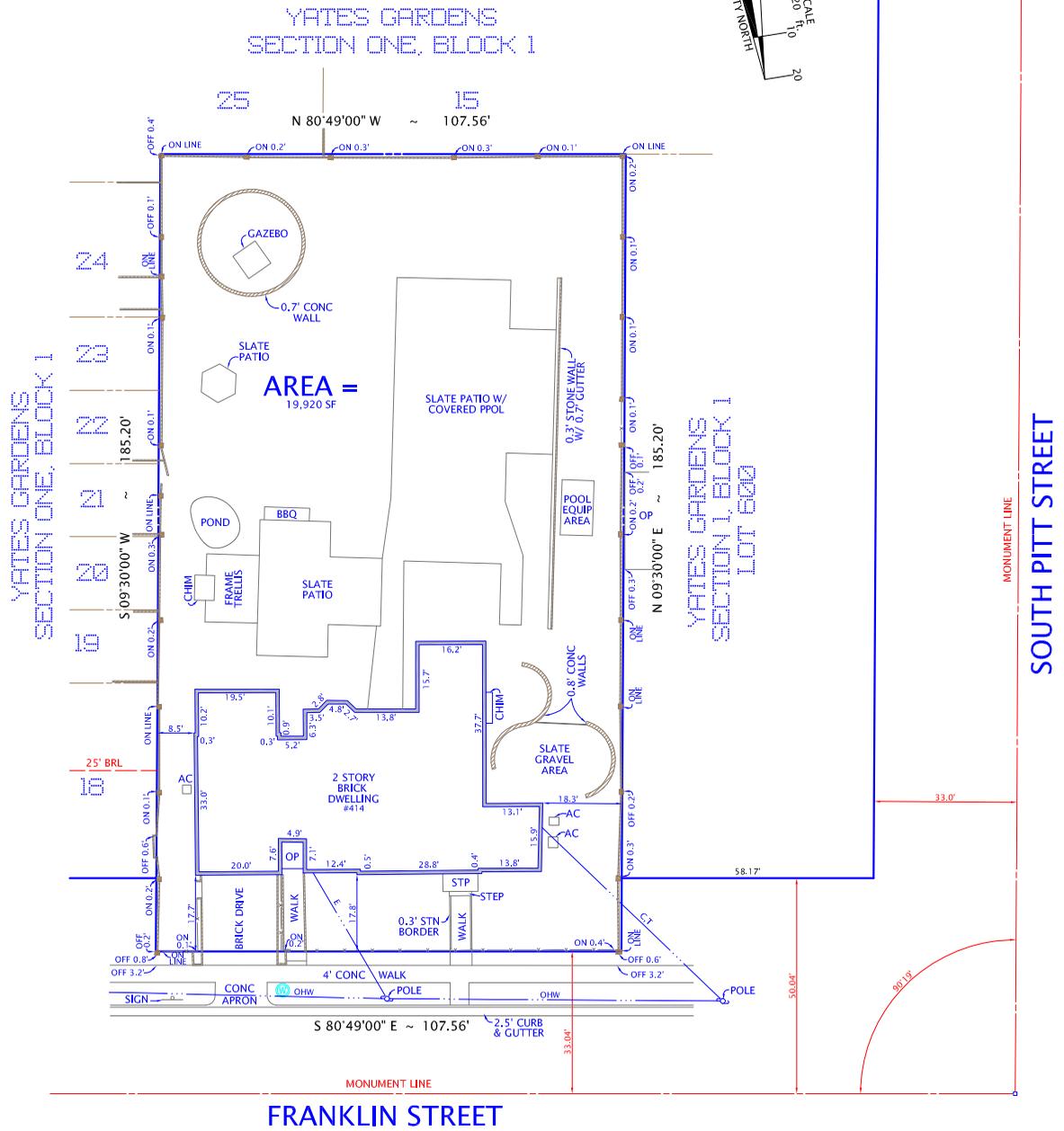
- 01 WINDOW TO BE REMOVED
- 02 DOOR TO BE REMOVED
- 03 WALL TO BE REMOVED/ ENCAPSULATED
- 04 PAVING TO BE REMOVED
- 05 OUTDOOR KITCHEN TO BE REMOVED
- 06 OUTDOOR FIREPLACE TO BE REMOVED



THESE DRAWINGS AND SPECIFICATIONS, AND THE IDEAS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, CONKEY ARCHITECTS. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT, OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

<h2>414 Franklin St, Alexandria, VA 22314</h2>		BAR APPLICATION ASK 3.3	
EXISTING PARTIAL WEST SIDE ELEVATION SHOWING PROPOSED DEMOLITION		COPYRIGHT ©	
CLIENT: Camille & Dwight Dunton 414 Franklin Street Alexandria, VA 22314	 SCALE: $\frac{1}{8}'' = 1'-0''$	ARCHITECT: 407 south lee street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com	NOT FOR CONSTRUCTION
12 JANUARY 2026		Conkey architects	

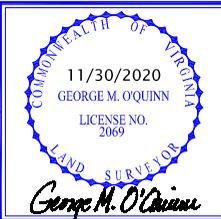
- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
 2. ALL PILLARS ARE 1" BRICK.
 3. WALLS ARE 0.3' BRICK UNLESS NOTED.



PLAT
 SHOWING HOUSE LOCATION ON
 ON THE PROPERTY LOCATED AT
#414 FRANKLIN STREET
 (INST. #150015102)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' NOVEMBER 30, 2020

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

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 A TITLE REPORT WAS NOT FURNISHED.
 NO CORNER MARKERS SET.



Ordered by:
 Law Offices Of
MARK S. ALLEN
 301 North Pitt Street
 Alexandria, Virginia 22314
 PH: (703) 836-8787 Fax: (703) 836-7459

DOMINION Surveyors Inc.[®]
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6553
 FAX: 703-799-6412

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