

Docket Item # 6  
BAR CASE # 2013-0362

BAR Meeting  
November 13, 2013

**ISSUE:** Permit to Demolish/Capsulate

**APPLICANT:** Kevin & Gebe Johnson by Cathleen Curtin Architects

**LOCATION:** 309 North Royal Street

**ZONE:** RM / Residential

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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate, as submitted.

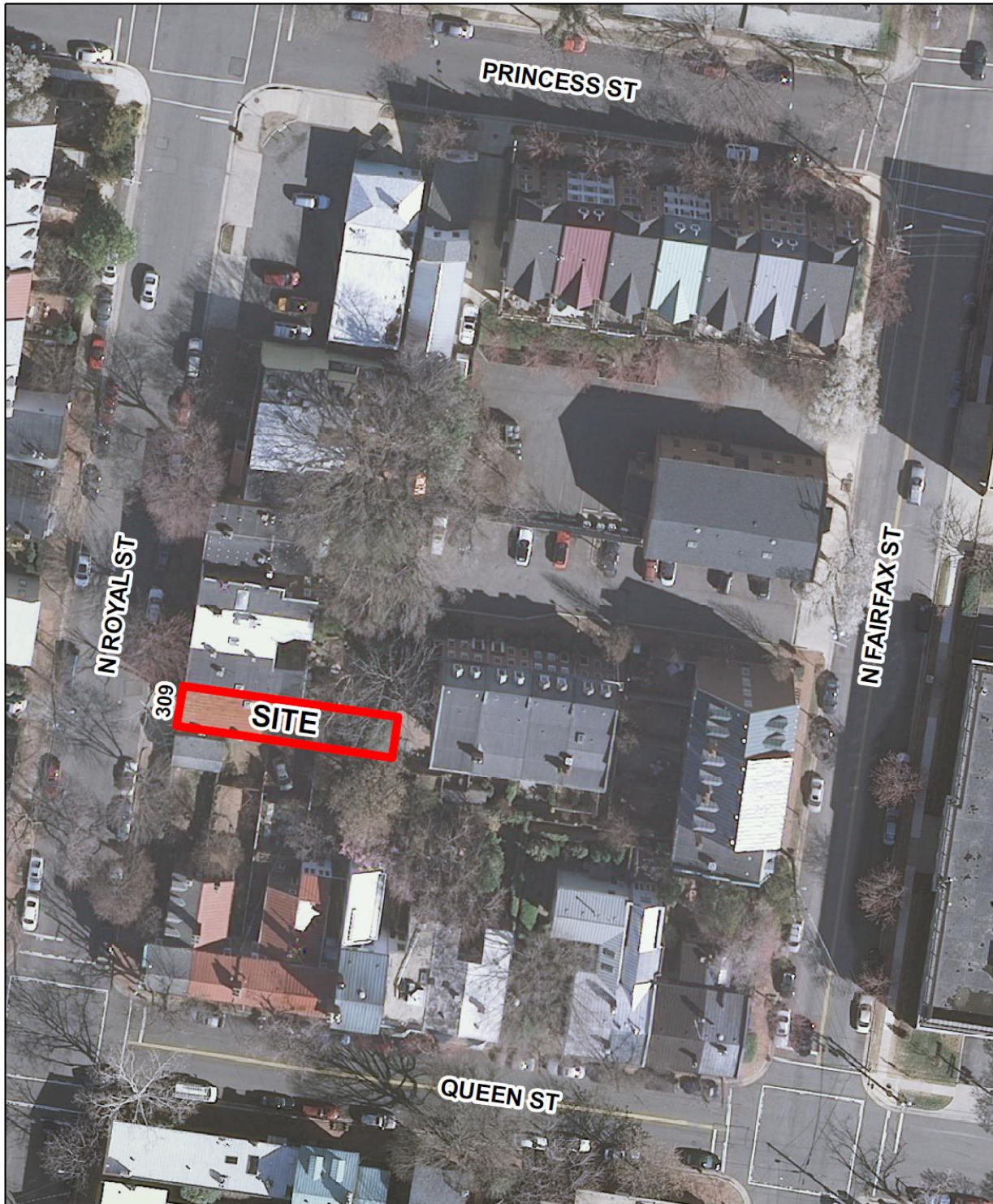
If there is any ground disturbance as a result of the proposed addition, Alexandria Archeology recommends that the following language be included on all final site plan sheets involving any ground disturbing activities:

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.
2. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays.

**\*EXPIRATION OF APPROVALS:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.

**\*\*BUILDING PERMIT:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.

**\*\*\* 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.



BAR2013-00362



**Note:** This item requires a roll call vote.

## **I. ISSUE**

The applicant is requesting approval of a Permit to Demolish/Capsulate in order to construct a one-story addition extending from the rear elevation of 309 North Royal Street. The Board is only reviewing the demolition/capsulation required for the proposed rear addition, not its design or materials, as the rear of the property is not visible from public right-of-ways<sup>1</sup> and therefore not under the preview of the Board. The proposed area to be demolished is approximately 120 sq. ft. of masonry wall.

## **II. HISTORY**

The two townhouses at 309-311 North Royal Street were constructed between 1885 and 1896. The front elevations of these Victorian buildings contain 2/2 wood windows with segmental arches and a corbelled cornice. Based on Sanborn map documentation these, three-bay, two-story brick townhouses replaced earlier two, story structures which housed “negros.”

Further research from Alexandria Archaeology, has identified that James McGuire owned a house and stable on the east side of the 300 block of Royal Street, but it is unlikely that McGuire’s holdings were located within the lot at what is now 309 N. Royal Street (1850 tax assessments.) Mr. McGuire also appears in the Census of that same year as a 76 year old male with no recorded means of employment.

### *Previous Approvals*

Staff was not able to locate any prior BAR approvals.

## **III. ANALYSIS**

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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,

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<sup>1</sup>The ownership of the 10’ wide alley along the south elevation is currently classified as “undetermined” by the City Surveyor’s office. The Surveyor’s office is currently working on researching ownership of their undetermined list of alleys 10’ or greater within the City. Since ownership is unknown, BAR staff is viewing this alley as private for the purposes of this BAR application. In the future, if the ownership of this alley is determined to be public, future applications to the BAR could potentially be affected.

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?

In the opinion of Staff, none of the above criteria are met and the Permit to Demolish/Capsulate should be granted. The proposed area to be demolished/capsulated is relatively small in area (120 sq. ft) and the existing wood frame exterior wall is not of old, unusual or uncommon design, texture or material. It could, therefore, be easily reproduced.

The proposed addition will extend from the rear, a secondary elevation of the existing dwelling, and will not affect its primary front (west) and side (south) elevations. The addition will not be visible from the public right-of-ways. Views of the addition will be minimal from the adjacent private properties and alley, which is accessed from North Royal Street, as the entire subject property is surrounded by a six-foot privacy fence. Finally, although it appears that the addition will be constructed on a built up slab, Alexandria Archaeology has recommended conditions, should any ground disturbing activity occur. Staff recommends approval of the application, as submitted.

**STAFF**

Michele Oaks, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning Section**

C-2 Proposed addition complies with zoning.

**Code Administration**

F-1 The following comments are for BAR review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.

C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Proposed addition requires building and trade permits followed by inspections.

**Transportation and Environmental Services**

**RECOMMENDATIONS**



- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R3. 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)
- R4. The building permits must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

#### FINDINGS

- F1. 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)

#### CITY CODE REQUIREMENTS

- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 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-5 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

#### **Alexandria Archaeology**

##### Comments:

- 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)

2. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, 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)

Findings:

F-1 According to the 1850 tax assessment rolls, James McGuire owned a house and stable on the east side of the 300 block of Royal Street, but it is unlikely that McGuire's holdings were located within the lot at what is now 309 N. Royal Street. McGuire appears in the Census of that same year as a 76 year old male with no recorded means of employment. By the 1860s a small outbuilding or stable of some sort may have been standing on the lot fronting the street. This structure is depicted in an 1877 map as a 10 ft. wide brick building, seemingly not big enough to function as a dwelling. Sanborn Fire Insurance maps in 1885 and 1891 depict the lot as vacant. By 1896 the Sanborn map of that year shows the building that currently stands on the lot. Given the fact that any ground disturbance for this project will occur toward the back (east side) of the lot, there is a possibility that evidence of late nineteenth- or early twentieth-century—or by some quirk of fate, something even earlier—could be uncovered during the course of the proposed project, and therefore vigilance is warranted as represented by our comments above.

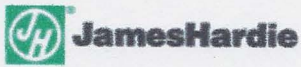
Code

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

**V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application for BAR2013-0362 at 309 North Royal Street*



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WARRANTY

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Length: 12' planks

WIDTHS	5.250"	6.250"	7.250"	8.250"
EXPOSURE	4.0"	5.0"	6.0"	7.0"
COLORPLUS®	✓	✓	✓	✓
PRIMED	✓	✓	✓	✓

### Color Palette



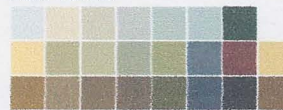
### Smooth Lap Siding C+



Thickness: 5/16"  
Weight: 2.3 lbs./sq. ft.  
Length: 12' planks

WIDTHS	5.250"	6.250"	7.250"	8.250"
EXPOSURE	4.0"	5.0"	6.0"	7.0"
COLORPLUS®	✓	✓	✓	✓
PRIMED	✓	✓	✓	✓

### Color Palette



### Beaded Cedarmill®



Thickness: 5/16"  
Weight: 2.3 lbs./sq. ft.  
Length: 12' planks

### Color Palette





10/10/13

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COLORPLUS®  
PRIMED



Beaded Smooth



Thickness: 5/16"  
Weight: 2.3 lbs./sq. ft.  
Length: 12' planks  
WIDTH 8.250"  
EXPOSURE 7.0"  
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Color Palette



COLOR TO MATCH  
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What's This?





## Proposal - Detailed

Pella Window and Door Showroom of Falls Church  
7505-D Leesburg Pike Idylwood Plaza  
Falls Church, VA 22043  
Phone: 7038475772 Fax: 7038475788

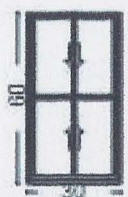
Sales Rep Name: Dowdy, Richard  
Sales Rep Phone: 703-926-5751  
Sales Rep E-Mail: rdowdy@kc-pella.com  
Sales Rep Fax: 703-669-3919

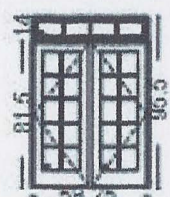
Customer Information	Project/Delivery Address	Order Information
<b>Cathleen Curtin Architects PLC</b> 501 Princess St  ALEXANDRIA, VA 22314-2332 <b>Day Phone:</b> (703) 8368276 <b>Mobile Phone:</b> <b>Fax Number:</b> (703) 8368288 <b>E-Mail:</b> CCURTIN1@COMCAST.NET <b>Contact Name:</b>  <b>Great Plains #:</b> CO5VVN <b>Customer Number:</b> 1006202102 <b>Customer Account:</b> 1001797410	<b>North Royal Project</b> North Royal  <b>Lot #</b> ALEXANDRIA, VA <b>County:</b> ALEXANDRIA (IND CITY) <b>Owner Name:</b>  <b>Owner Phone:</b>	<b>Quote Name:</b> White Clad, Primed Interior  <b>Order Number:</b> 060 <b>Quote Number:</b> <b>5075545</b> <b>Order Type:</b> Non-Installed Sales <b>Wall Depth:</b> <b>Payment Terms:</b> C.O.D. <b>Tax Code:</b> ALEXANVA <b>Cust Delivery Date:</b> None <b>Quoted Date:</b> 9/17/2013 <b>Contracted Date:</b> <b>Booked Date:</b> <b>Customer PO #:</b>

Customer Notes: All Product Specifications to be Verified prior to Order

White Cladding Exterior with Factory Primed Interiors  
4-9/16" Standard Jamb  
White Window Hardware  
Brass Door Hardware  
Installation Fins



Line #	Location:	Attributes			
10		<b>ProLine, Double Hung, 30 X 60, White, 4-9/16"</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$459.11	6	\$2,754.66
	PK # 586	<b>1: Non-Standard Size Double Hung, Equal Split</b> <b>Frame Size:</b> 30 X 60 <b>General Information:</b> Clad <b>Exterior Color / Finish:</b> Standard EnduraClad, White <b>Interior Color / Finish:</b> Primed Interior <b>Glass:</b> Insulated Low E Advanced Argon Gas <b>Hardware Options:</b> Standard Lock, White, Order Sash Lift <b>Screen:</b> Full Screen, InView <b>Grille:</b> SDL, No, 7/8", Traditional (2W1H / 2W1H) <b>Wrapping Information:</b> Foldout Fins, Factory Applied, 4-9/16" Standard 4-sided Jamb Extension, Factory Applied, Perimeter Length = 180", Glazing Pressure = 90.			
Viewed From Exterior					
Rough Opening: 2' 6 3/4" X 5' 0 3/4"					
Final Wall Depth: 4-9/16"					

Line #	Location:	Attributes			
15		<b>Architect, Outswing Door, Architect, Transom, 59.25 X 95.5, White, 4-9/16"</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$4,025.24	1	\$4,025.24
	<div><p>Viewed From Exterior</p><p>Rough Opening: 5' 0" X 8' 0"</p><p>Final Wall Depth: 4-9/16"</p></div>	<div><p>PK #</p><p>586</p><p><b>1: 6082 Active / Passive Outswing Door</b> <b>Frame Size:</b> 59 1/4 X 81 1/2 <b>General Information:</b> Standard, Clad, Pine, Standard Sill, Brown Finish Sill, Standard Frame Stops <b>Exterior Color / Finish:</b> Standard EnduraClad, White <b>Interior Color / Finish:</b> Primed Interior <b>Glass:</b> Insulated Tempered Low E Advanced Argon Gas <b>Hardware Options:</b> Multipoint Lock, Order Handle Set, Brass <b>Grille:</b> ILT, No, 7/8", Traditional (2W5H / 2W5H) <b>Horizontal Mull 1:</b> FactoryMull, Standard (Horizontal Factory) (0")</p><p><b>2: 6014 Transom</b> <b>Frame Size:</b> 59 1/4 X 14 <b>General Information:</b> Standard, Clad, Pine <b>Exterior Color / Finish:</b> Standard EnduraClad, White <b>Interior Color / Finish:</b> Primed Interior <b>Glass:</b> Insulated Tempered Low E Advanced Argon Gas <b>Grille:</b> ILT, No, 7/8", Traditional (5W1H) <b>Wrapping Information:</b> Foldout Fins, Factory Applied, 4-9/16" Factory Applied, Perimeter Length = 310", Glazing Pressure = 205.</p></div>			

Line #	Location:	Attributes			
20		OBLT5000 - Keylock, Brass, Keyed Alike	Item Price	Qty	Ext'd Price
			\$14.31	1	\$14.31



Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
25		OBLT5002 - Keylock, Brass, No Key	\$14.31	1	\$14.31

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
30		DIYDELVRYCHRG - SHIPPING-HANDLE	\$75.00	1	\$75.00

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### PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor K. C. Company, Inc. will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

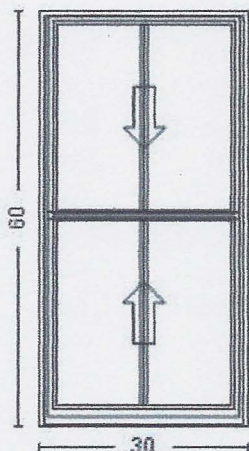
### TERMS & CONDITIONS:

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)



# Customer Approval Form:

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



Viewed from the Exterior

Quote Number: 5075545

Line Number: 10

Quote Qty: 6

Scaling: 1/2" = 1'

Description: ProLine, Double Hung, 30 X 60, White, 4-9/16"

Rough Opening: 2' 6 3/4" X 5' 0 3/4"

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual\*\* responsible for the project and are not intended to create any warranty or other liability. The user\*\* is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

\*\* building owner, architect, contractor, installer and/or consumer



Quote Name: White Clad, Primed Interior

Project Name: North Royal Project

Jobsite Location: ALEXANDRIA, VA

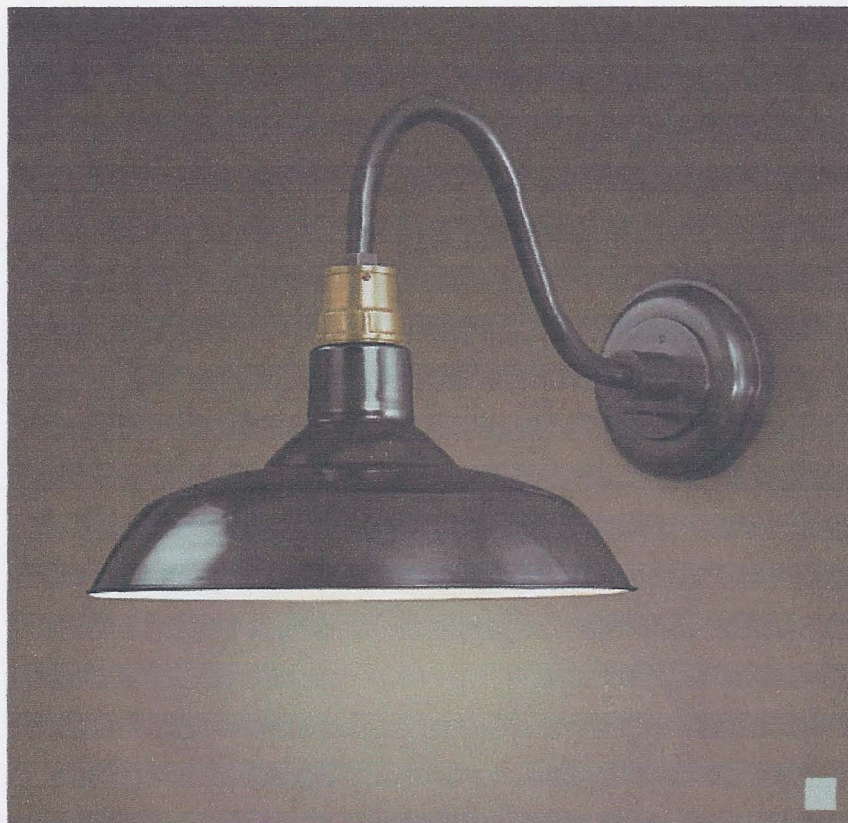
Room Location:

Sales Branch Location: 06000 K. C. Company, Inc.





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[18" Installation Instructions >](#)



#### Finish Options



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SIZE

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FINISH

Bronze

PRICE QUANTITY

0 ▼



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WATTAGE

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PRICE QUANTITY

0 ▼

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Twist 0

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# DEPARTMENT OF PLANNING AND ZONING

## FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address 309 N. Royal St Alexandria VA Zone Rm  
 A2. 1520.4 sq ft x 1.5 sq ft = 2280.6 sq ft  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	322.45 sq ft	Basement**	322.45 sq ft
First Floor	810.57 sq ft	Stairways**	
Second Floor	810.57 sq ft	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *	1943.59 sq ft		

B1. Existing Gross Floor Area \*  
1943.59 Sq. Ft.

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

B3. Existing Floor Area minus Exclusions  
1621.14 Sq. Ft.  
 (subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	36.41 sq ft	Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *	36.41 sq ft		

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

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

C3. Proposed Floor Area minus Exclusions  
36.41 Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1621.14 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 2280.6 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

### F. Open Space Calculations

Existing Open Space	684 sq ft
Required Open Space	560 sq ft
Proposed Open Space	652 sq ft

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: C. Curtin Date: 10.31.13

309 N. Royal Street Renovation

309 North Royal Street  
Alexandria, VA 22314

DRAWING LIST

- CS

COVER SHEET
- SITE 1

SCALED SURVEY PLAT + PROPOSED ADDITION
- SITE 2

PHOTOGRAPHS OF SITE - 1
- SITE 3

PHOTOGRAPHS OF SITE - 2
- A 1

NEW BASEMENT PLAN
- A 2

NEW 1ST FLOOR PLAN
- A 3

NEW 2ND FLOOR PLAN
- A 4

REAR EXTERIOR ELEVATIONS (EXSTG + PROPOSED)
- A5

SIDE EXTERIOR ELEVATIONS (EXSTG + PROPOSED)
- AB 1

EXSTG BASEMENT PLAN
- AB 2

EXSTG 1ST FLOOR PLAN
- AB 3

EXSTG 2ND FLOOR PLAN

SEE ATTACHED: BAR APPLICATION, FAR + OPEN SPACE FORM,  
AND MANUFACTURER SPECIFICATIONS.



BUILDING CODE:  
THE INTERNATIONAL BUILDING CODE, 2006 & 2009

DESIGN STANDARDS:  
ACI 318, BUILDING CODE AND COMMENTARY  
ASCE 7, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES  
AISC, MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN  
ANSI/NF0PA NDS, NATIONAL DESIGN SPECIFICATION OF WOOD CONSTRUCTION  
ACI 530/ASCE 6/TMS/602, BUILDING CODE REQUIREMENTS FOR MASONRY CONSTRUCTION

OTHER REFERENCES:  
LVL STRUCTURAL DESIGN PROPERTIES

- ABBREVIATION KEY
- AB - AS BUILT
- ABV - ABOVE
- AC - ABOVE COUNTER
- ADJ - ADJUSTABLE
- BC - BELOW COUNTER
- BDRM - BEDROOM
- CAB - CABINET
- CATV - CABLE TV
- CL - CLOSET
- CLG - CEILING
- CSMT - CASEMENT
- CT - COUNTERTOP
- CTR - CENTER
- DBL - DOUBLE
- DEMO - DEMOLITION
- DIAM - DIAMETER
- DR - DOOR
- DWR - DRAWER
- EBB - ELECTRIC BASE BOARD HEATER
- ELEV - ELEVATION
- EQ - EQUAL
- EPB - ELECTRIC PANEL BOX
- EXT - EXTERIOR
- EXSTG - EXISTING
- FLR - FLOOR
- GC - GENERAL CONTRACTOR
- GD - GARBAGE DISPOSAL
- HDWR - HARDWARE
- HWH - HOT WATER HEATER
- KIT - KITCHEN
- LAV - LAVATORY
- MED CAB - MEDICINE CABINET
- MT - MARBLE THRESHOLD
- MTD - MOUNTED
- MW - MICROWAVE
- OA - OVERALL
- OPNG - OPENING
- OPP - OPPOSITE
- REF - REFRIGERATOR
- R + S - ROD + SHELF
- S - SHELVES
- SIM - SIMILAR
- SK - SCHEMATIC
- SGL - SINGLE
- SQ - SQUARE
- T - THRESHOLD
- TBD - TO BE DECIDED
- TYP - TYPICAL
- UPR - UPPER
- W/ - WITH
- WC - WATER CLOSET

CATHLEEN CURTIN  
AIA  
ARCHITECT    PLC

501 PRINCESS STREET  
ALEXANDRIA VA 22314

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FAX    703    836    8288

THOMAS    DOWNEY    LTD    ENGINEERS  
301 N. FAIRFAX STREET    #108  
ALEXANDRIA    VIRGINIA    22314  
TEL    703    548    3403  
FAX    703    548    3715

ROYAL STREET  
KITCHEN  
RENOVATION

No.	Description	Date

Martinez - Johnson

309 N Royal Street  
Alexandria VA, 22314

COVERSHEET

Project number	M.J.R.511
Date	10/11/2013
Drawn by	BK
Checked by	CC
CS	
Scale	

ORIGINAL SET IS ON 24" x 36". IF THIS IS ON  
11" x 17" SHEETS ALL DRAWINGS ARE  
HALF THE NOTED SCALE.



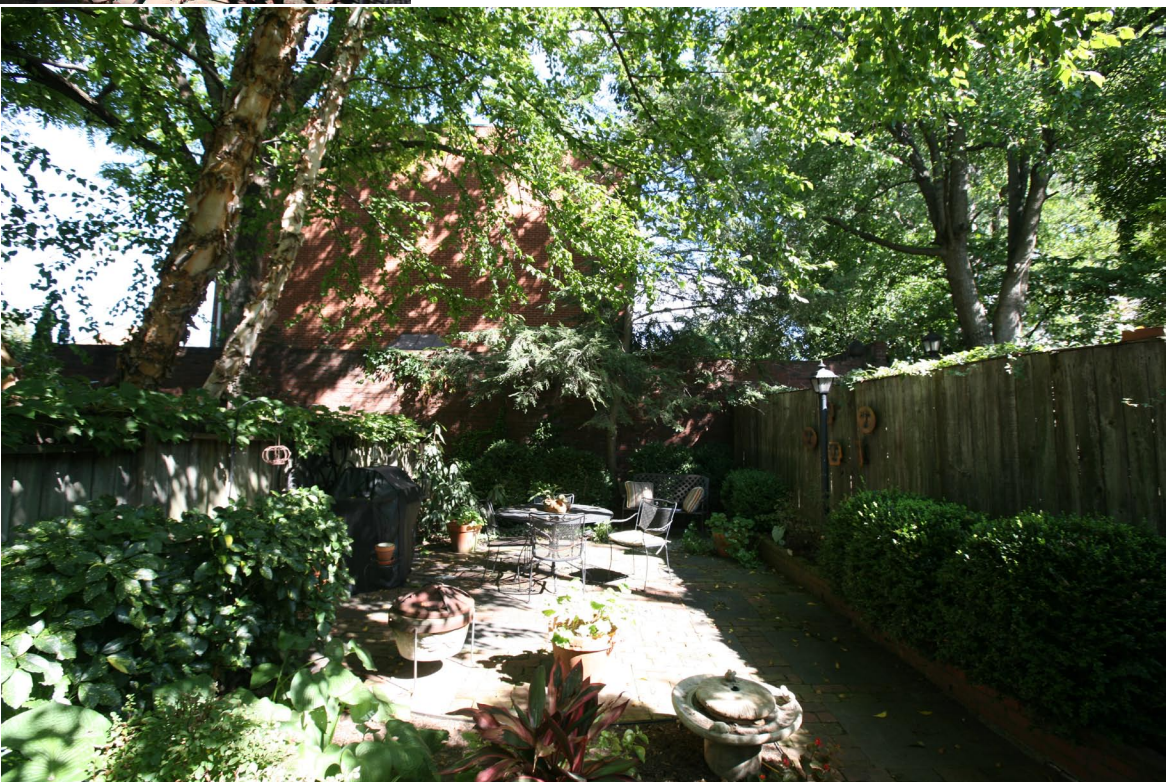




GIS Parcel Image of Site from Alexandria.gov Parcel Viewer w/ Photographs of Site + Surrounding Properties  
309 N. Royal Street Alexandria VA



1 - Rear view of 309 N. Royal (left) + adjacent neighbor

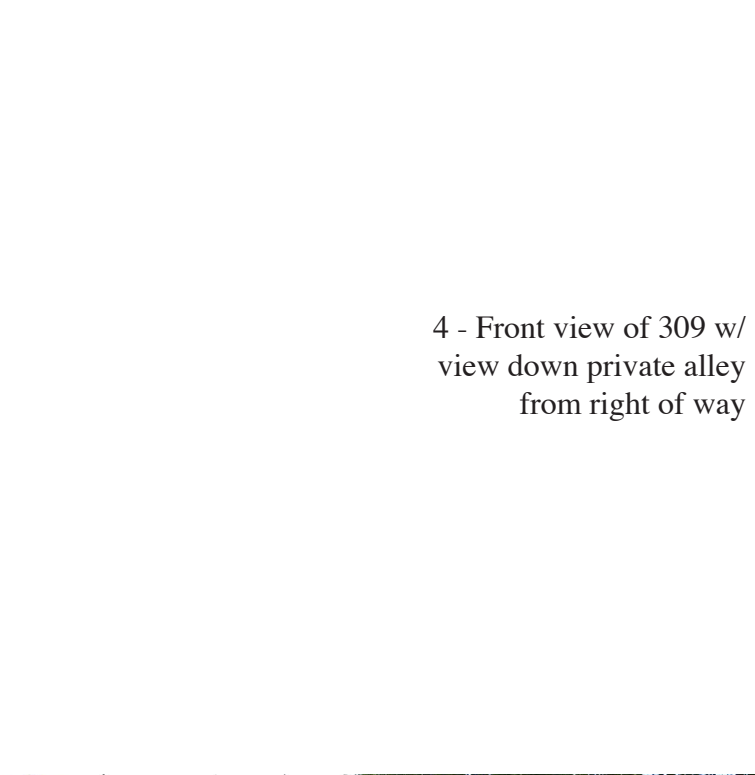


2 - View to rear of parcel of townhouses behind





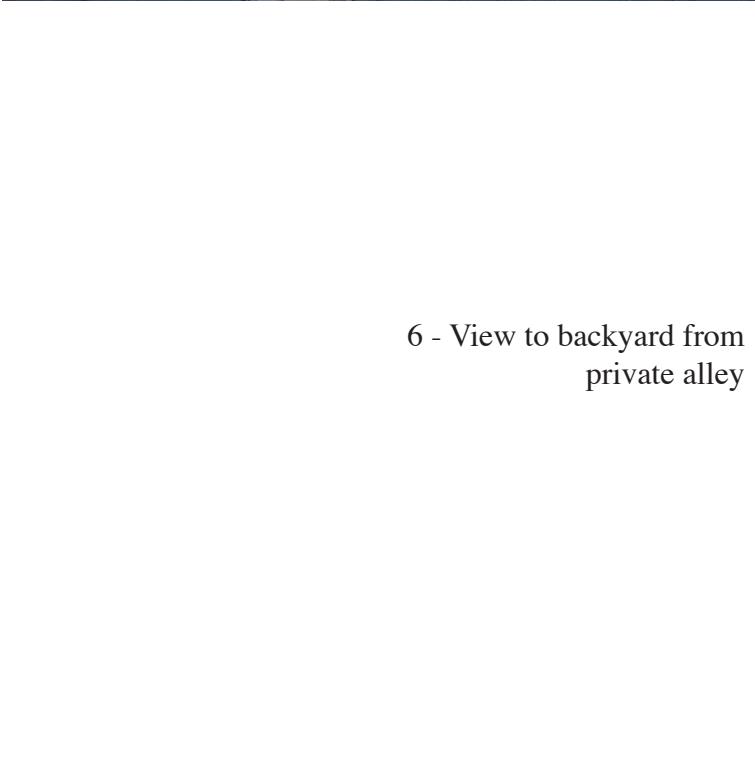
3 - Front view of 309 w/  
adjacent neighbors



4 - Front view of 309 w/  
view down private alley  
from right of way



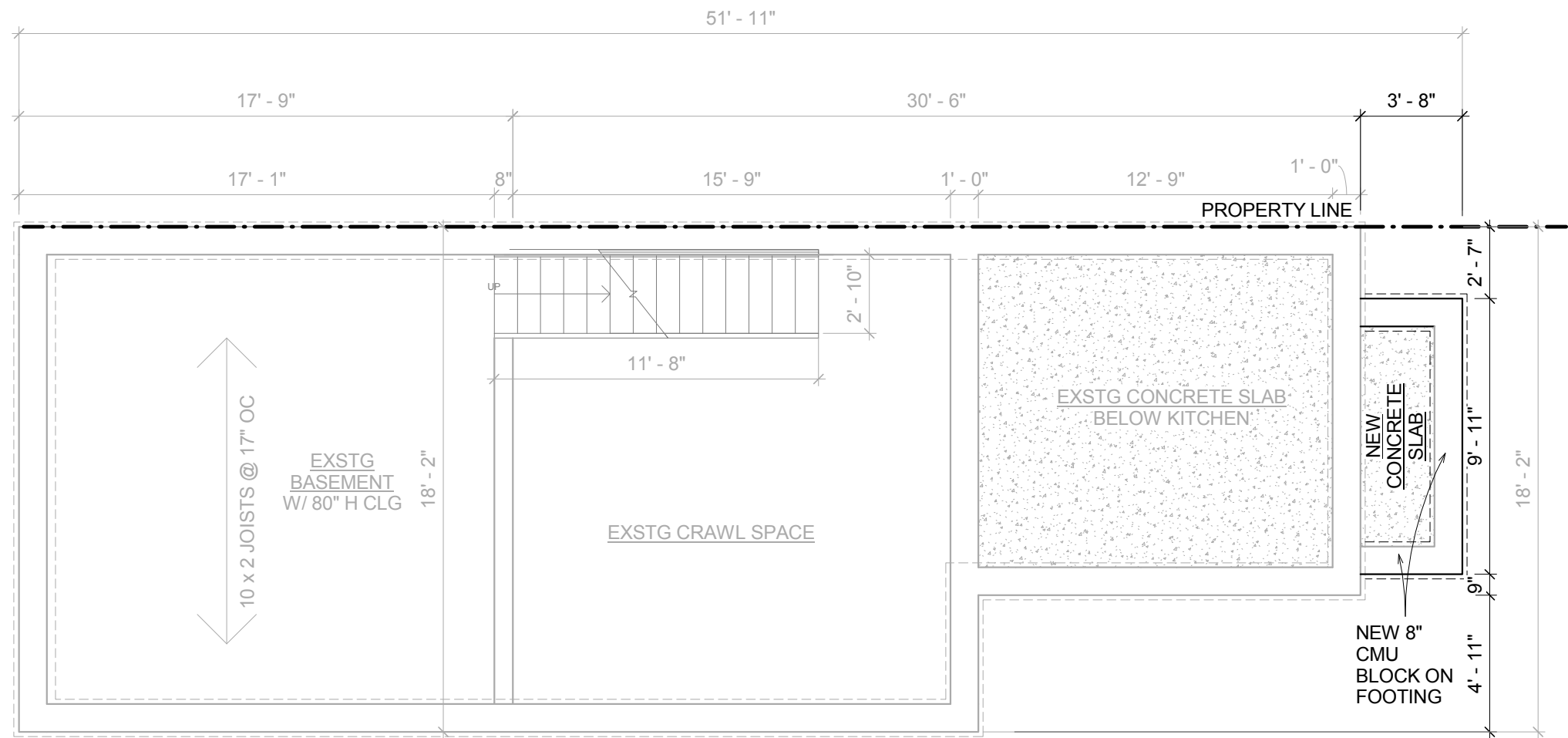
5 - View down private alley  
from right of way



6 - View to backyard from  
private alley







① NEW BASEMENT  
3/8" = 1'-0"

**CATHLEEN CURTIN**  
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**ARCHITECT PLC**

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ROYAL STREET  
KITCHEN  
RENOVATION

No.	Description	Date

Martinez - Johnson

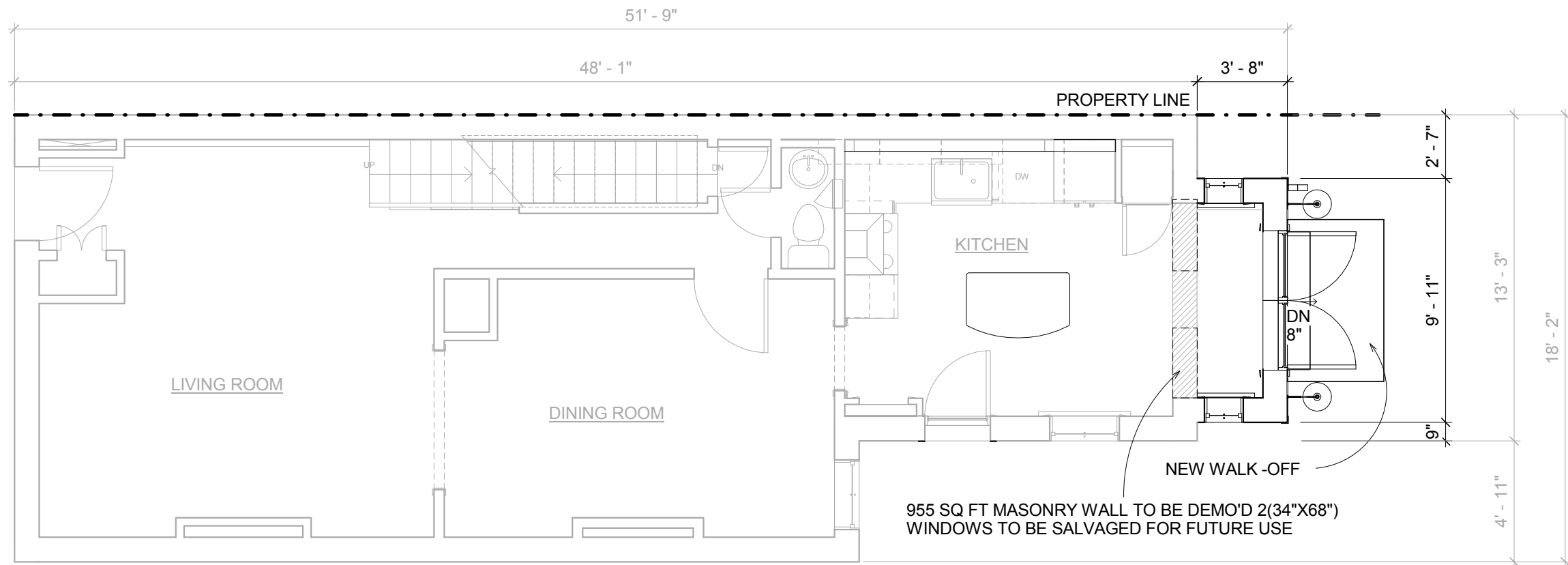
309 N Royal Street  
Alexandria VA, 22314

NEW BASEMENT  
PLAN

Project number MJ.R.511  
Date 10/11/2013  
Drawn by KV  
Checked by CC

A 1

Scale 3/8" = 1'-0"



① NEW 1ST FLOOR W/ ADDITION  
3/8" = 1'-0"

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ARCHITECT PLC**

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ALEXANDRIA VA 22314**

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**ROYAL STREET  
KITCHEN  
RENOVATION**

No.	Description	Date

Martinez - Johnson

309 N Royal Street  
Alexandria VA, 22314

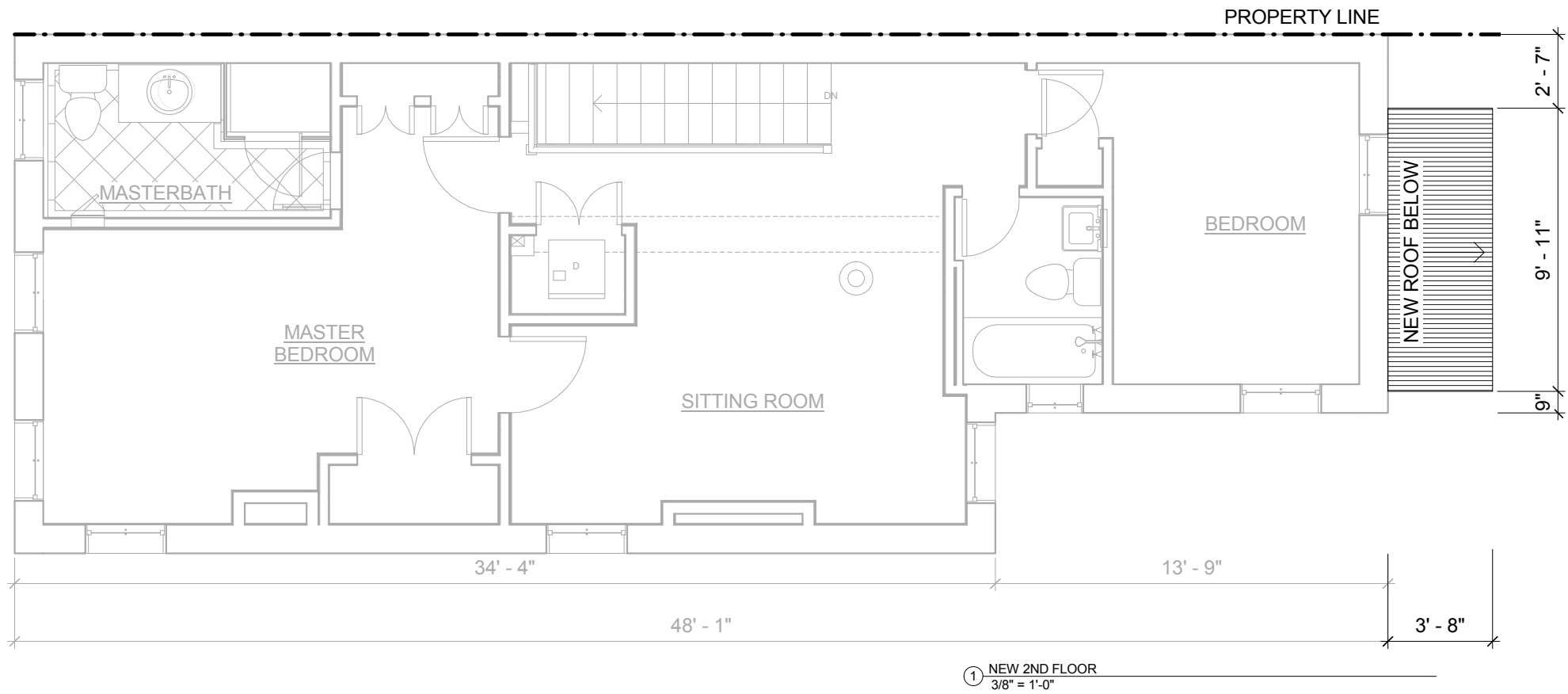
**NEW 1ST FLOOR  
PLAN**

Project number	M.J.R.511
Date	10/11/2013
Drawn by	KV
Checked by	CC

**A 2**

Scale	3/8" = 1'-0"
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ROYAL STREET  
KITCHEN  
RENOVATION

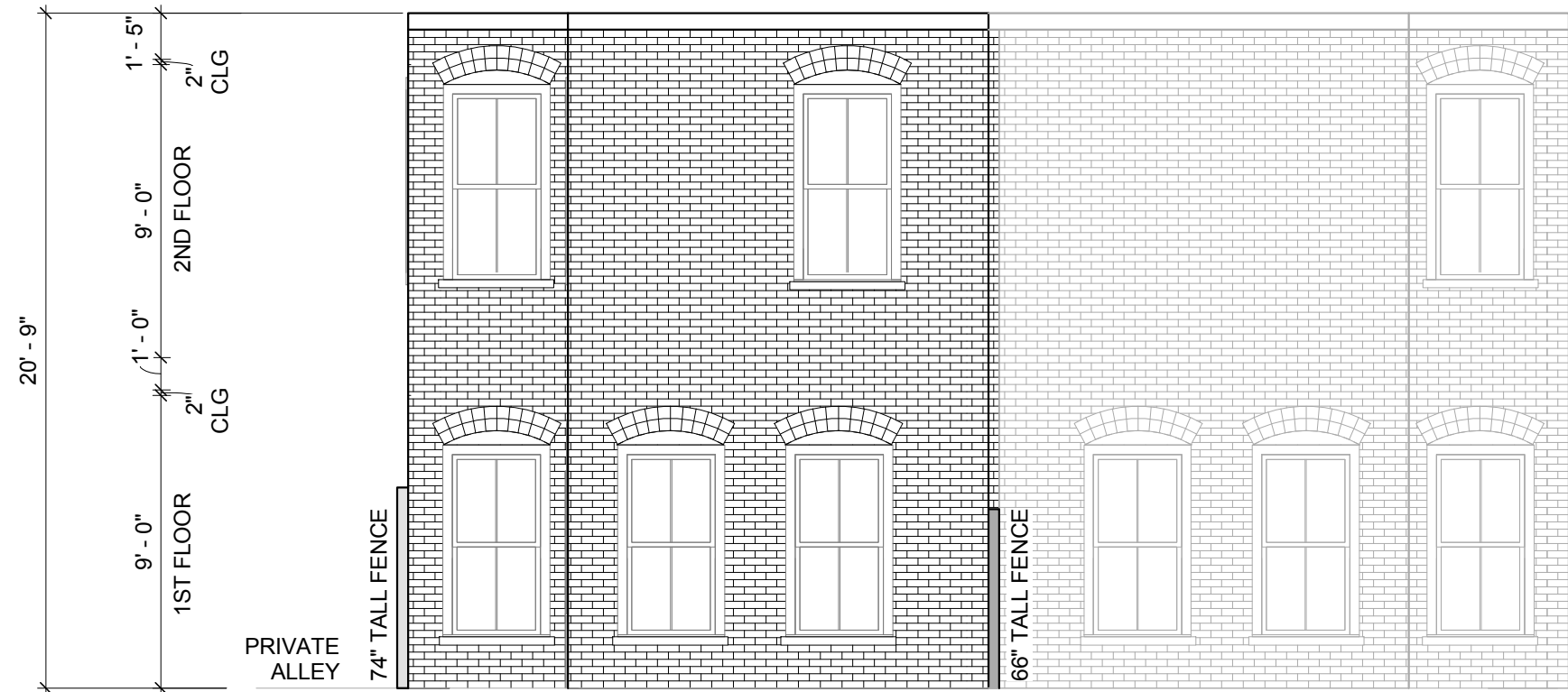
No.	Description	Date

Martinez - Johnson

309 N Royal Street  
Alexandria VA, 22314

NEW 2ND FLOOR

Project number	M.J.R.511
Date	10/11/2013
Drawn by	KV
Checked by	CC
A 3	
Scale	3/8" = 1'-0"



NEW ASPHALT SHINGLE/ STD SEAM ROOF

NEW WINDOWS AND DOOR BY PELLA, AL CLAD EXTERIOR TO MATCH EXT WINDOW FRAMES

NEW GUTTER W/ DOWNSPOUT

HORIZONTAL HARDY CEMENTITIOUS SIDING TO MATCH EXSTG BRICK

(2) NEW EXTERIOR LIGHT FIXTURES



NEW REAR ELEVATION W/ ADJACENT NEIGHBOR  
3/8" = 1'-0"

**CATHLEEN CURTIN  
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ARCHITECT PLC**

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ALEXANDRIA VA 22314**

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ALEXANDRIA VIRGINIA 22314  
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**ROYAL STREET  
KITCHEN  
RENOVATION**

No.	Description	Date

**Martinez - Johnson**

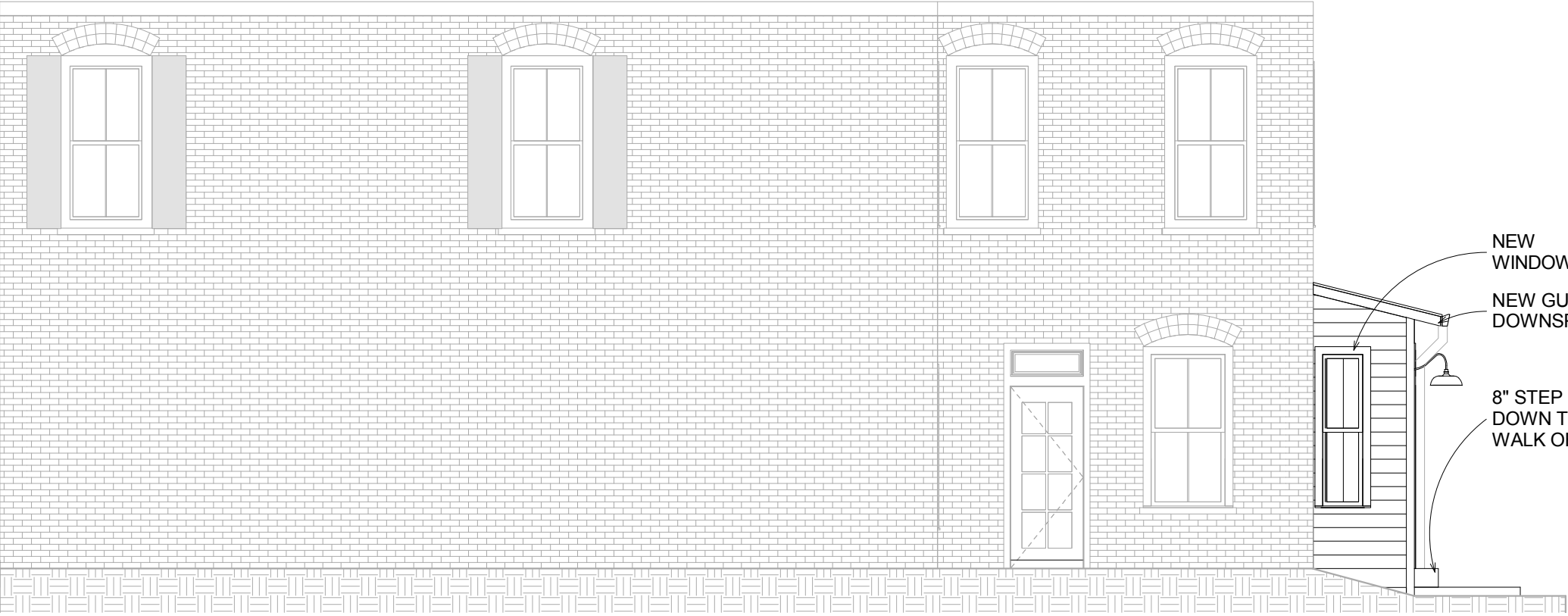
**309 N Royal Street  
Alexandria VA, 22314**

**REAR EXTERIOR  
ELEVATIONS**

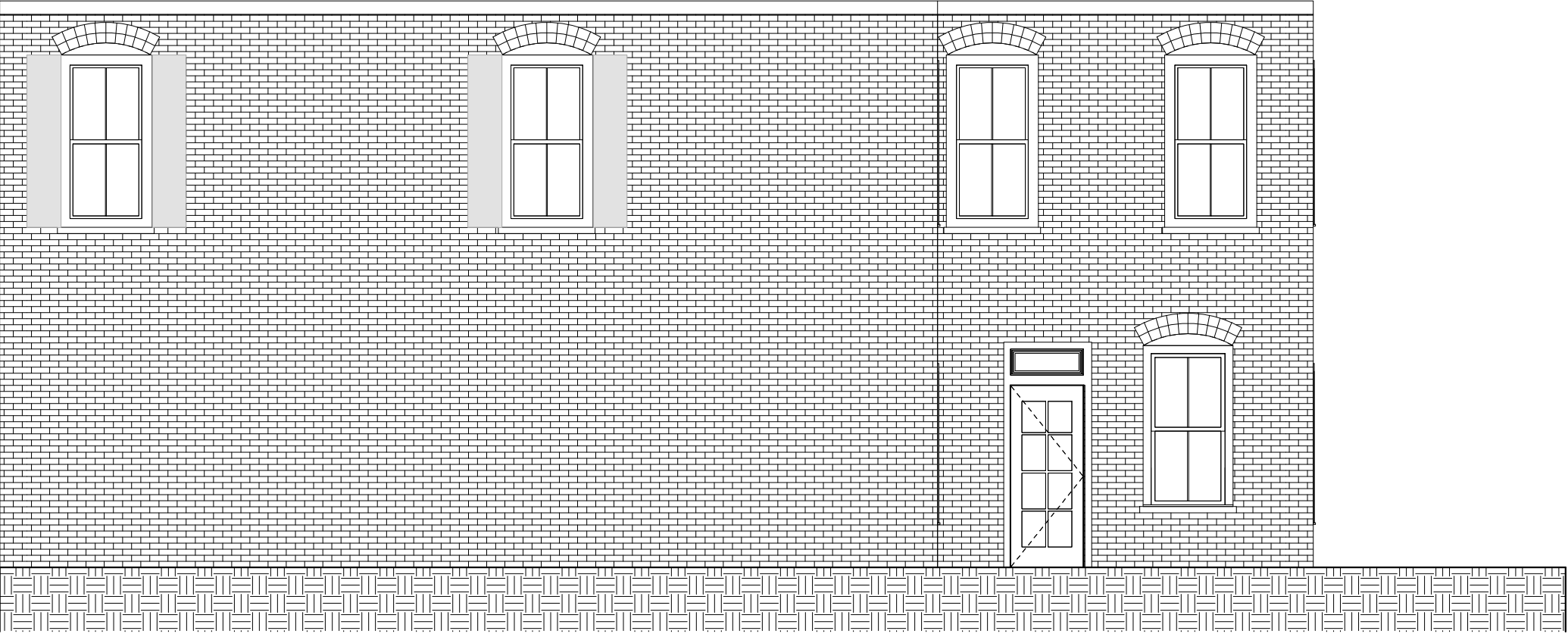
Project number M.J.R.511  
Date 10/11/2013  
Drawn by KV  
Checked by CC

**A 4**

Scale 3/8" = 1'-0"



① NEW ELEVATION - SIDE  
3/8" = 1'-0"



② EXSTG ELEVATION - SIDE  
3/8" = 1'-0"

CATHLEEN CURTIN  
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ROYAL STREET  
KITCHEN  
RENOVATION

No.	Description	Date

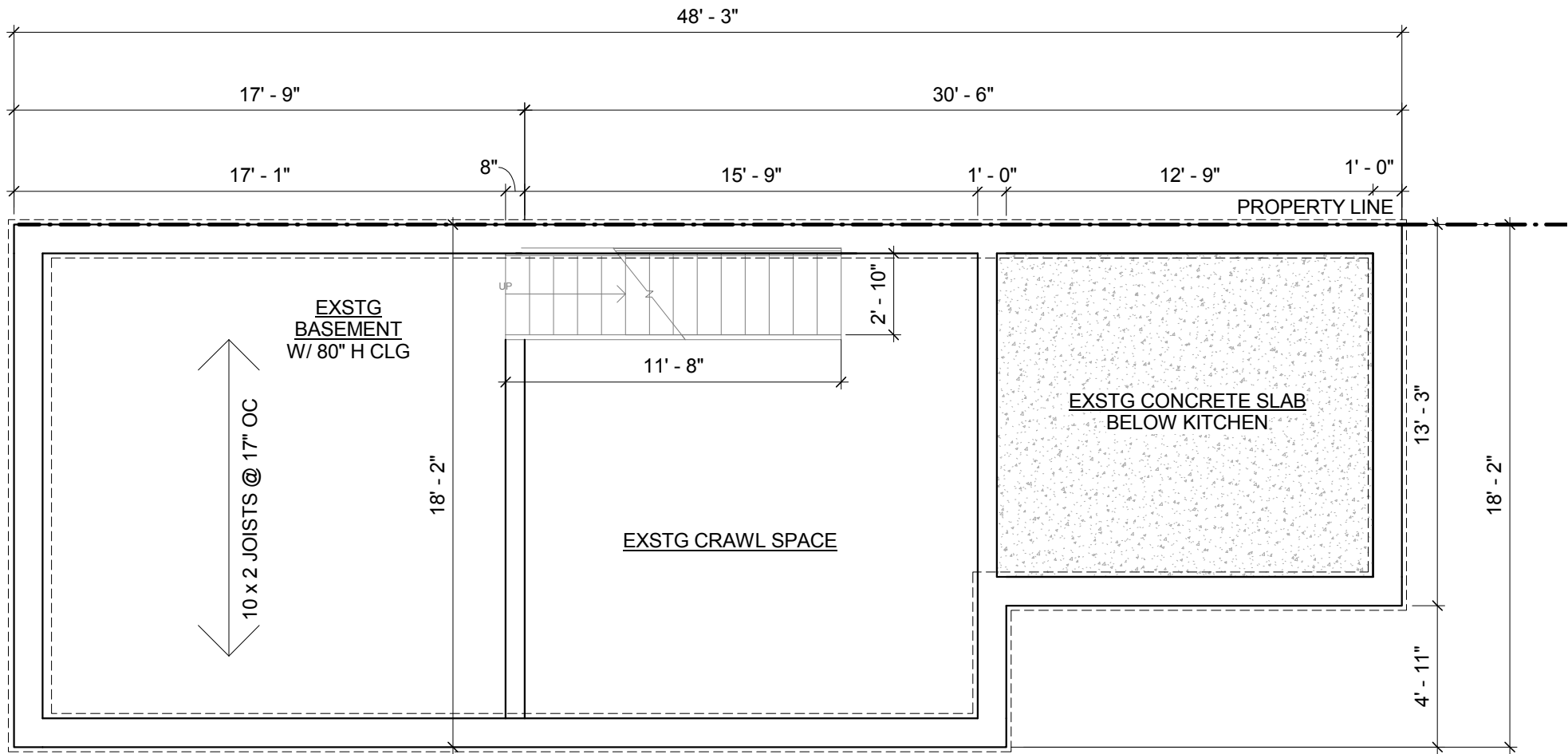
Martinez - Johnson

309 N Royal Street  
Alexandria VA, 22314

SIDE EXTERIOR  
ELEVATIONS

Project number	MJ.R.511
Date	10/11/2013
Drawn by	KV
Checked by	CC
A 5	
Scale	3/8" = 1'-0"





① EXSTG BASEMENT  
3/8" = 1'-0"

CATHLEEN CURTIN  
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ARCHITECT PLC

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ROYAL STREET  
KITCHEN  
RENOVATION

No.	Description	Date

Martinez - Johnson

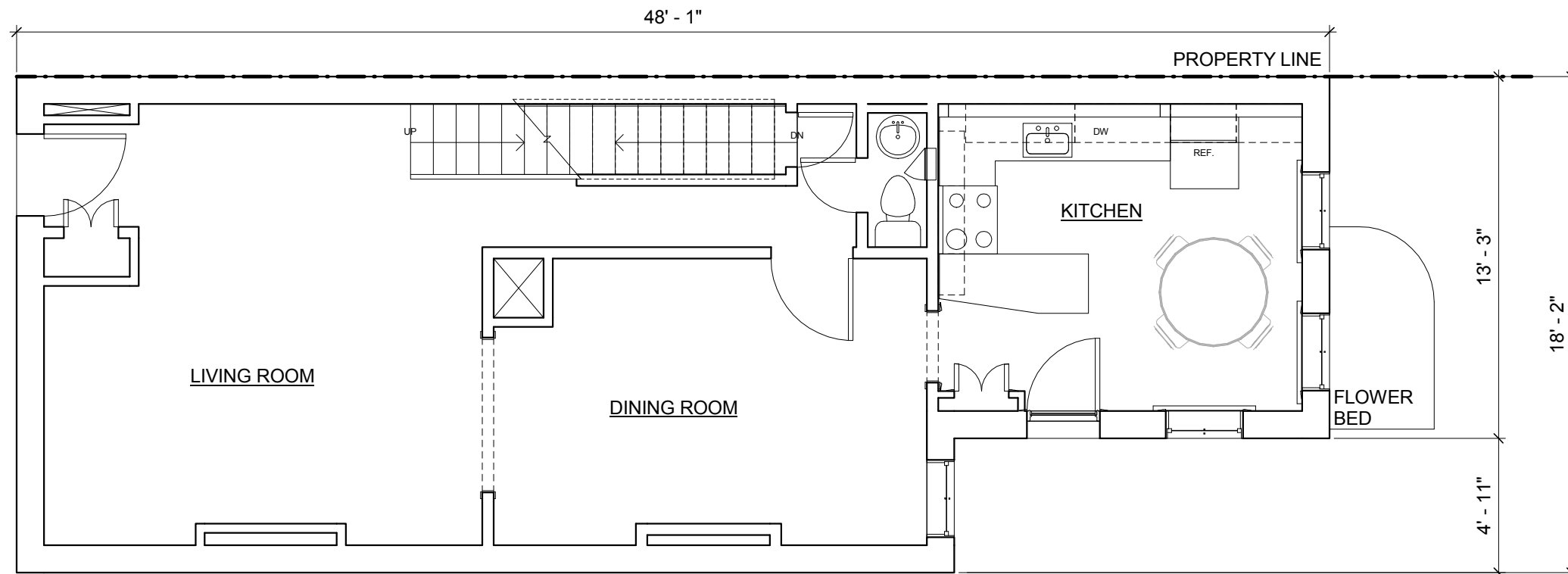
309 N Royal Street  
Alexandria VA, 22314

EXSTG BASEMENT  
PLAN

Project number	MJ.R.511
Date	10/11/2013
Drawn by	KV
Checked by	CC

AB 1

Scale	3/8" = 1'-0"
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① EXSTG 1ST FLOOR W/ ADDITION  
3/8" = 1'-0"

**CATHLEEN CURTIN  
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ARCHITECT   PLC**

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ALEXANDRIA VA 22314**

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301 N. FAIRFAX STREET   #108  
ALEXANDRIA   VIRGINIA   22314  
TEL   703   548   3403  
FAX   703   548   3715

**ROYAL STREET  
KITCHEN  
RENOVATION**

No.	Description	Date

Martinez - Johnson

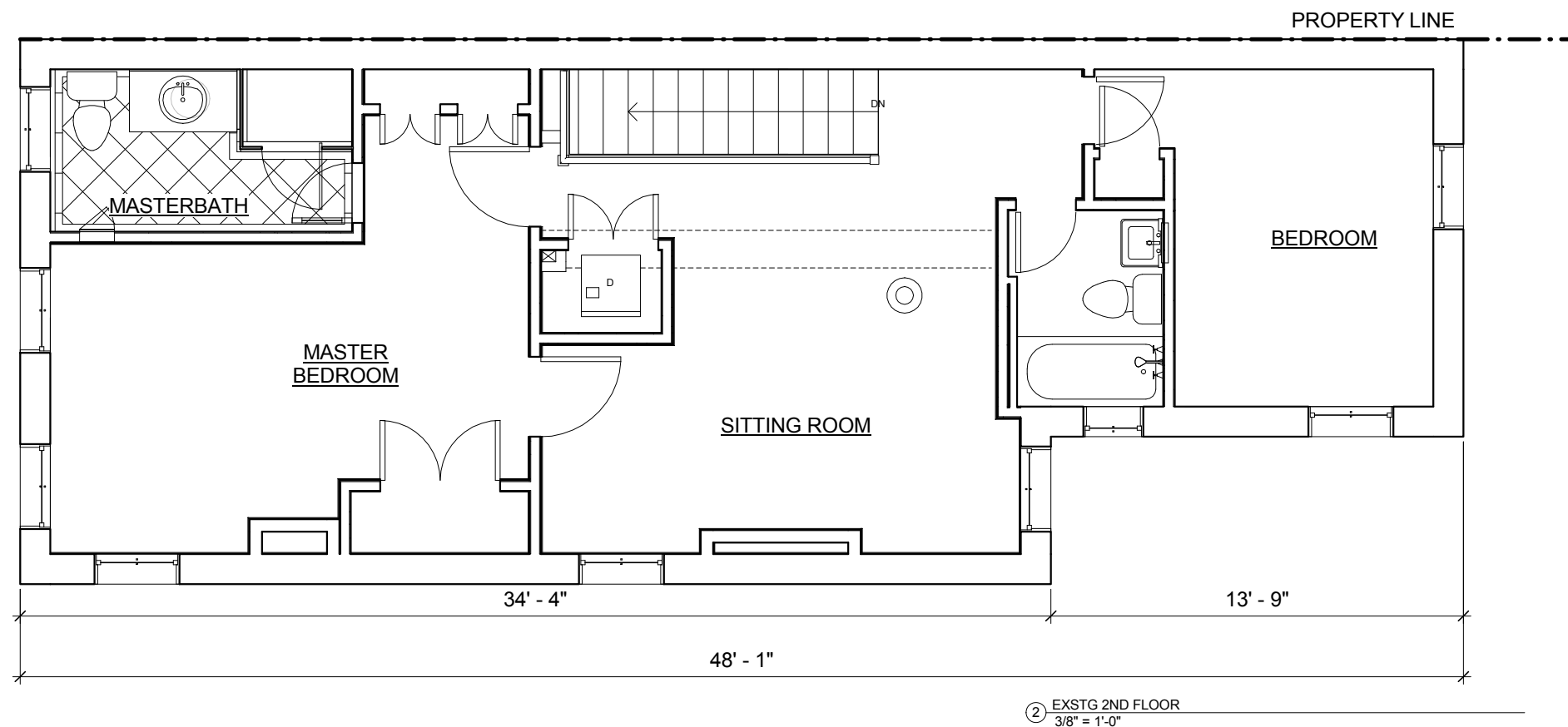
309 N Royal Street  
Alexandria VA, 22314

**EXSTG 1ST FLOOR  
PLAN**

Project number	M.J.R.511
Date	10/11/2013
Drawn by	KV
Checked by	CC

**AB 2**

Scale	3/8" = 1'-0"
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**ROYAL STREET  
KITCHEN  
RENOVATION**

No.	Description	Date

Martinez - Johnson

309 N Royal Street  
Alexandria VA, 22314

**EXSTG 2ND FLOOR  
PLAN**

Project number	M.J.R.511
Date	10/11/2013
Drawn by	KV
Checked by	CC

**AB 3**

Scale	3/8" = 1'-0"
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ADDRESS OF PROJECT: 309 N. Royal Street Alexandria VA 22314TAX MAP AND PARCEL: Tax Map 65.03 Parcel # 309 ZONING: RMAPPLICATION 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: Kevin + Gebe JohnsonAddress: 309 N. Royal St.City: Alexandria State: VA Zip: 22314Phone: (703) 549-4702 E-mail: \_\_\_\_\_Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: Cathleen Curtin ArchitectsPhone: (703) 549-4702E-mail: CCurtin1@comcast.netC 9309322  
O 8368276

Legal Property Owner:

Name: Kevin + Gebe JohnsonAddress: 309 N. Royal St.City: Alexandria State: VA Zip: 22314Phone: (703) 549-4702 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.*
- |                                      |   |   |                                   |
|--------------------------------------|---|---|-----------------------------------|
| <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).*

NEW, REAR ADDITION TO FIRST FLOOR KITCHEN PROJECTING 3'-8" BY 9'-11"  
 WIDE INTO REAR YARD. NEW ADDITION TO HAVE 2 NEW WINDOWS AND PAIR  
 OF FRENCH DOORS WITH TRANSOM TO MATCH EXISTING. DEMOLITION OF 95  
 SQ. FT. EXISTING MASONRY WALL + 2 SASH WINDOWS (34" X 68") TO BE  
 SALVAGED FOR FUTURE USE. DEMOLITION NECESSARY FOR EXPANSION OF  
 FIRST FLOOR KITCHEN. THE WIDTH OF THE LOT ONLY PERMITS A REAR  
 ADDITION, A SIDE ADDITION IS NOT FEASIBLE.

**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.

Electronic copies of submission materials should be submitted whenever possible.

**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
- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Survey plat showing the extent of the proposed demolition/encapsulation.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.                       |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Description of the reason for demolition/encapsulation.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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. All plans must be folded and collated into 5 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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.



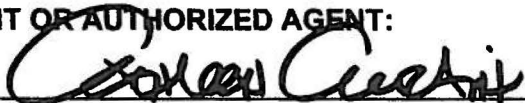
**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- ☒ 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 5 sets of 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: Cathleen CurtinDate: 10/11/2013

# 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 ten 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. Kevin + Gebe Johnson	309 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 309 N. Royal St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Kevin + Gebe Johnson	309 N. Royal St.	100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Kevin + Gebe Johnson	NA	NA
2. NA	NA	NA
3. NA	NA	NA

**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.

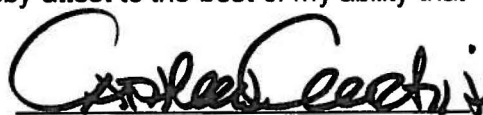
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

10/11/2013

Date

Cathleen Curtin

Printed Name



Signature