

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Moore Construction Group represented by Rachel DeBaun, Contractor

LOCATION: Old and Historic Alexandria District
409 South Royal Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends **denial** of the Certificate of Appropriateness for alterations.

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.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for alterations to:

- Paint the unpainted brick façade and brick windowsills of the front and side elevation
- Add decorative painted wood window trim at the front and side elevation main and upper levels
- Add decorative fascia trim and roof cresting at the front, side, and rear elevations

Staff notes that several proposed alterations included in the application do not require BAR approval and are thus not discussed in this report:

- Repainting the brick façade on the rear elevation
- Replace shed in rear yard with greenhouse structure (not visible from public right-of-way)
- Install decorative fence at rear yard (not visible from public right-of-way)

Site Context

The subject property is one twin of a set of attached townhouses at 409-11 South Royal Street. The property is bound by South Royal Street to the east and a private alley to the rear (west).

II. HISTORY

The 1885 Sanborn Map shows several “Negro Dwellings” around the approximate site of the subject property (Figure 1). At the time, the property was part of the Hayti neighborhood, an African American community dating back to the early 19th Century. By 1891 the parcel is shown on the Sanborn Map as a vacant lot. The property remained vacant until the present dwelling was constructed. The two-story Colonial Revival style townhouse at 409 South Royal Street, along with its twin at 411 South Royal Street, was approved by the BAR on May 15, 1952. A building permit was issued for construction on June 5, 1952 (Permit #5420).

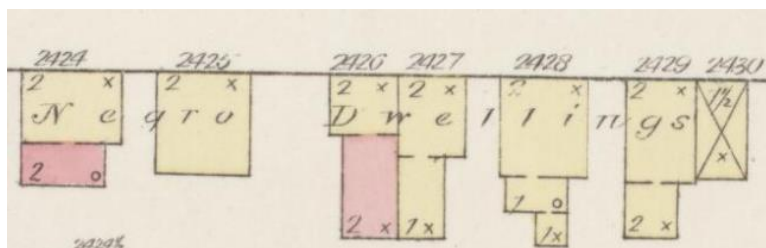


Figure 1 (above, left). 1885 Sanborn Map showing the west side of the block of South Royal Street between Wolfe and Wilkins Streets.

Figure 2(right). Photo of subject property ca. 1980s (taken from Real Estate Property Record Card)



Previous BAR Approvals

BAR-91-223

BAR2018-00319

BAR2019-00071

BAR2026-00129

Install storm door

Replace windows

Remove chain link fence

Install shutters

III. ANALYSIS

The *Design Guidelines* state that “Windows are a principal character-defining feature of a building, serving both functional and aesthetic purposes. Their size, location, type, material, and trim are essential to a building’s architectural style. Changes to these elements can significantly affect the historic appearance of a structure”. 409 and 411 South Royal Street were approved by the BAR in 1952 and constructed as twins with identical architectural features. Since their construction, the facades of both properties have remained largely unaltered except for the addition and removal of shutters throughout the years. In the opinion of staff, adding decorative window trim and roof cresting to the subject property is inappropriate for several reasons. First, it would detract from the symmetry shared between the two twin properties (Figure 3). The decorative window trim would add new ornamentation that is inconsistent with the restrained character of the Colonial Revival Style. Similarly, decorative roof cresting is not an architectural feature commonly found on Colonial Revival style buildings. Roof cresting is a high-style feature most commonly associated with Victorian-era architectural styles, including Italianate and Second Empire buildings, and is not a character-defining feature of Colonial Revival architecture. Adding these features would not be sympathetic to the building’s architectural style.



Figure 3a (left). Photo of 409 South Royal Street, provided by applicant (2026).

Figure 3b (right). Photo of 409-411 South Royal Street, taken from Google Streetview (2025).

The *Design Guidelines* also state that “Masonry building and garden walls are character-defining features that help convey a property’s architectural style and age... The Board strongly discourages painting or staining currently unpainted masonry.” Staff believes that it is inappropriate to paint the unpainted masonry on the subject property. While the Board has approved painting of unpainted masonry in a very limited number of cases on Later buildings, staff is opposed to the

painting of this building. Painting a masonry building that is attached to another unpainted masonry building would result in an asymmetrical visual appearance that conflicts with the original red brick approved for the pair by the BAR in 1952. Additionally, Colonial Revival buildings typically have a design that incorporates contrast between brick and painted trim, as shown in Figure 3. The unpainted brick masonry is a character-defining feature of the building and painting it would permanently alter the historic appearance of the structure while detracting from its original architectural character.

Therefore, staff recommends **denial** of the Certificate of Appropriateness for alterations.

STAFF

Brendan Harris, Historic Preservation Planner, Planning & Zoning
Julie Weisgerber, Historic Preservation Principal Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- C-1 Proposed painting of brick, window trim and other minor exterior changes will comply with Zoning.
- F-1 Proposed greenhouse and fence though not included in this proposal must comply with the regulations of the Zoning Ordinance.

Code Administration

No comment.

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)
- F-2. If the alley adjacent to the parcel is to be used at any point of the construction process, the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- C-1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Alexandria Archaeology Findings

- F-1 Historic maps and aerial photographs indicate that this property had a small building standing on it in the mid-nineteenth century. At the time, the property was part of the Hayti neighborhood, an African American community dating back to the early nineteenth century. By the late nineteenth century the property is shown as vacant. The property remained vacant until the present dwelling was built in the mid-twentieth century. The property could contain significant archaeological resources that pertain to mid-twentieth century Alexandria.

Archaeology Recommendations

- R-1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheet piling and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall 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.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria 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*

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 409 S Royal St

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

TAX MAP AND PARCEL: 074.04-08-49 ZONING: RM

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☒ Business *(Please provide business name & contact person)*

Name: Moore Construction Group

Address: [REDACTED]

City: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ contractor

Name: Rachel DeBaun, Moore Construction Group Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: Meredith Pohl

Address: [REDACTED]

City: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

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 _____ | Window and Roof Trim _____ | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Paint unpainted brick facade of front and side. Repaint masonry facade of rear.

Add decorative window trim around windows at front and side main level and upper level windows of home.

Add decorative fascia trim and roof cresting at front, side, and rear of home.

Replace existing shed at rear yard with new greenhouse structure.

Install decorative fence at rear yard between parking pad and yard.

SUBMITTAL REQUIREMENTS:

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

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☐ ☐ Description of the reason for demolition/encapsulation.
- ☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- ☐ ☐ Square feet of existing signs to remain: _____.
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ☒ ☐ ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☒ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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

- ☒ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: Rachel DeBaun

Printed Name: Rachel DeBaun, Moore Construction Group

Date: 04/14/2026

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. Moore Construction Group	[REDACTED]	0%
2. Rachel DeBaun	[REDACTED]	0%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 409 S Royal St (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. Meredith Pohl	[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.		
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.

4/30/26 Rachel DeBaun [Signature]
 Date Printed Name Signature

Moore Construction
 Group

Paint Specification

Primer: Benjamin Moore Fresh Start® High-Hiding All Purpose Primer

Paint: Element Guard® Exterior Paint - Low Lustre

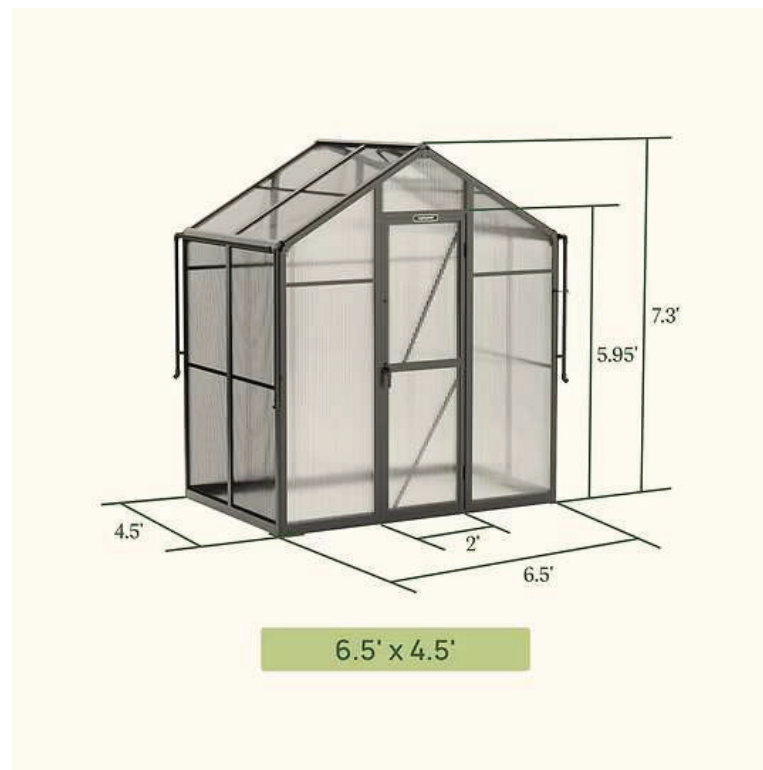
Color: Capitol White CW-10



Greenhouse Specification

Vego Junior Victorian Greenhouse - 6.5ft Wide

<https://www.vegogarden.com/products/vego-garden-junior-victorian-greenhouse-6-5-ft>



Window Specifications



409 S Royal – Existing Window

Add wood trim to top of window.
Paint to match existing door trim

https://www.vandykes.com/restorers-architectural-7-inch-classic-urethane-door-or-window-crosshead/p/227004/s/02100173/?msclkid=d4ce134eebe817aa73bf7abd440ec6db&utm_source=bing&utm_medium=cpc&utm_campaign=PMax%3A%20Shopping_Excluded_Upgrade&utm_term=2329727700633061&utm_content=Wood%20Excluded

Paint existing brick
sill to match door trim color



Example: Fairfax Street, Alexandria

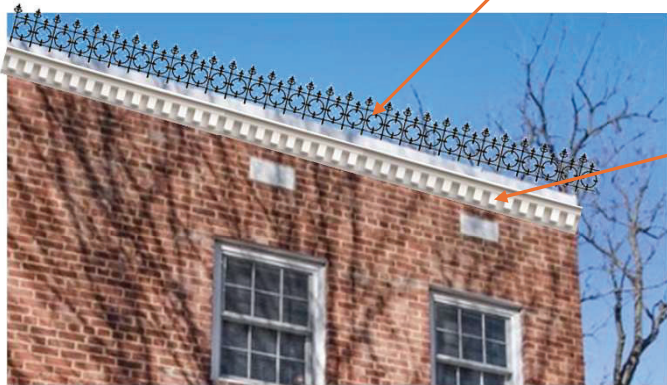
Frieze / Cresting Specifications



Gramercy Profile

Add metal roof cresting to top of roof line.
Gramercy profile by AIC

<https://architecturaliron.com/product-families/gramercy/?p=Crestings>



Add frieze board with dentil patten to top of roof line.
Frieze board to be composite trim matching header of front door.

<https://www.architecturaldepot.com/DENPMAT01.html>

Fence Specification

YARDLINK Grand Empire 3-ft H x 4-ft W Powder-coated Steel No Dig Fence

https://www.lowes.com/pd/No-Dig-Actual-3-37-ft-x-4-12-ft-Grand-Empire-Powder-coated-Steel-Pressed-Point-Decorative-Metal-Fence-Panel/3028522#no_universal_links

Height: 40"

Openness: 84% opacity

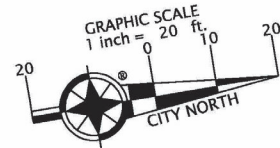


- NOTES: 1. FENCES ARE CHAIN LINK UNLESS NOTED.
2. TOTAL AREA = 3,271 SF.

FEDERAL HILL SECTION 2

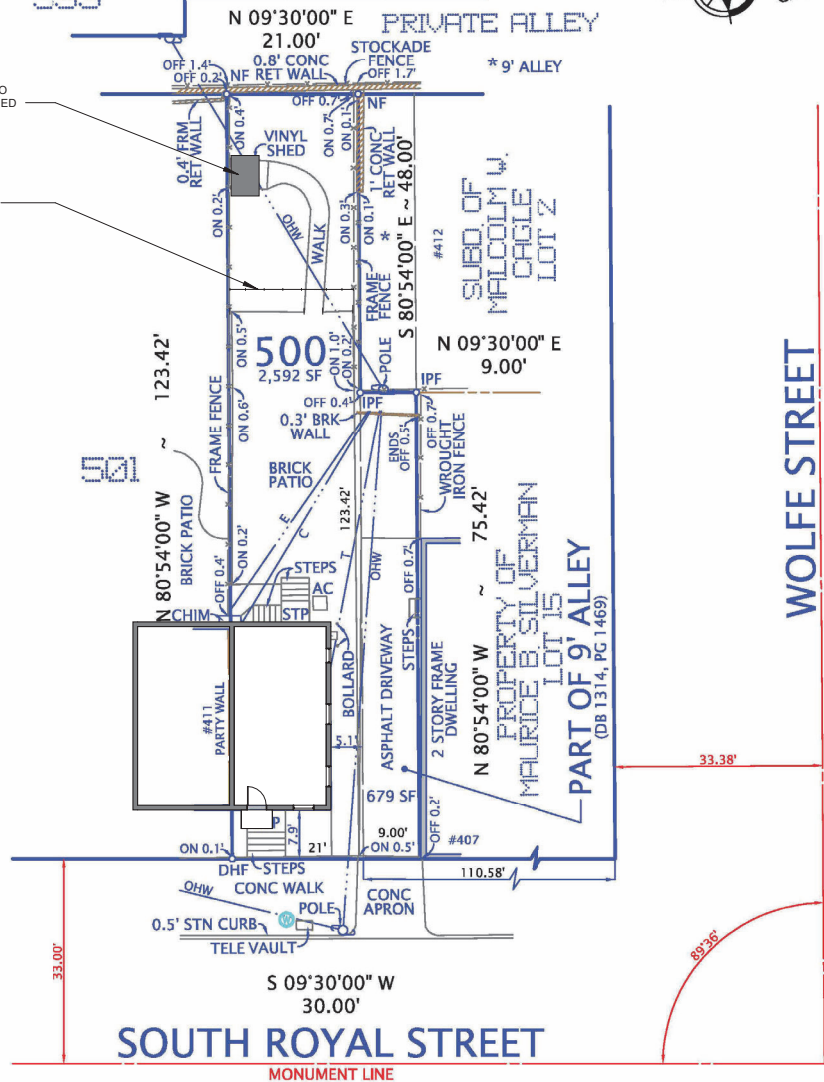
PROPERTY OF
NATHANIEL C.
AND ISABELLE
T. JASPER
533

533 534 535



PROPOSED GREENHOUSE, TO
REPLACE EXISTING VINYL SHED

PROPOSED FENCE & GATE



PLAT
SHOWING HOUSE LOCATION ON
LOT 500
OF A DIVISION OF THE PROPERTY OF
MILTON R. GREENLAND, ET UX,
(DEED BOOK 338, PAGE 184)
AND
ANY RIGHTS CONVEYED
IN THAT PORTION OF A NINE FOOT ALLEY
BY QUITCLAIM DEED IN
(DEED BOOK 1314, PAGE 1469)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JANUARY 16, 2025

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:

EKKO
TITLE

410 Pine Street, Suite 220
Vienna, Virginia 22180
Phone: (703) 537-0800 Fax: (888) 448-3556

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