

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

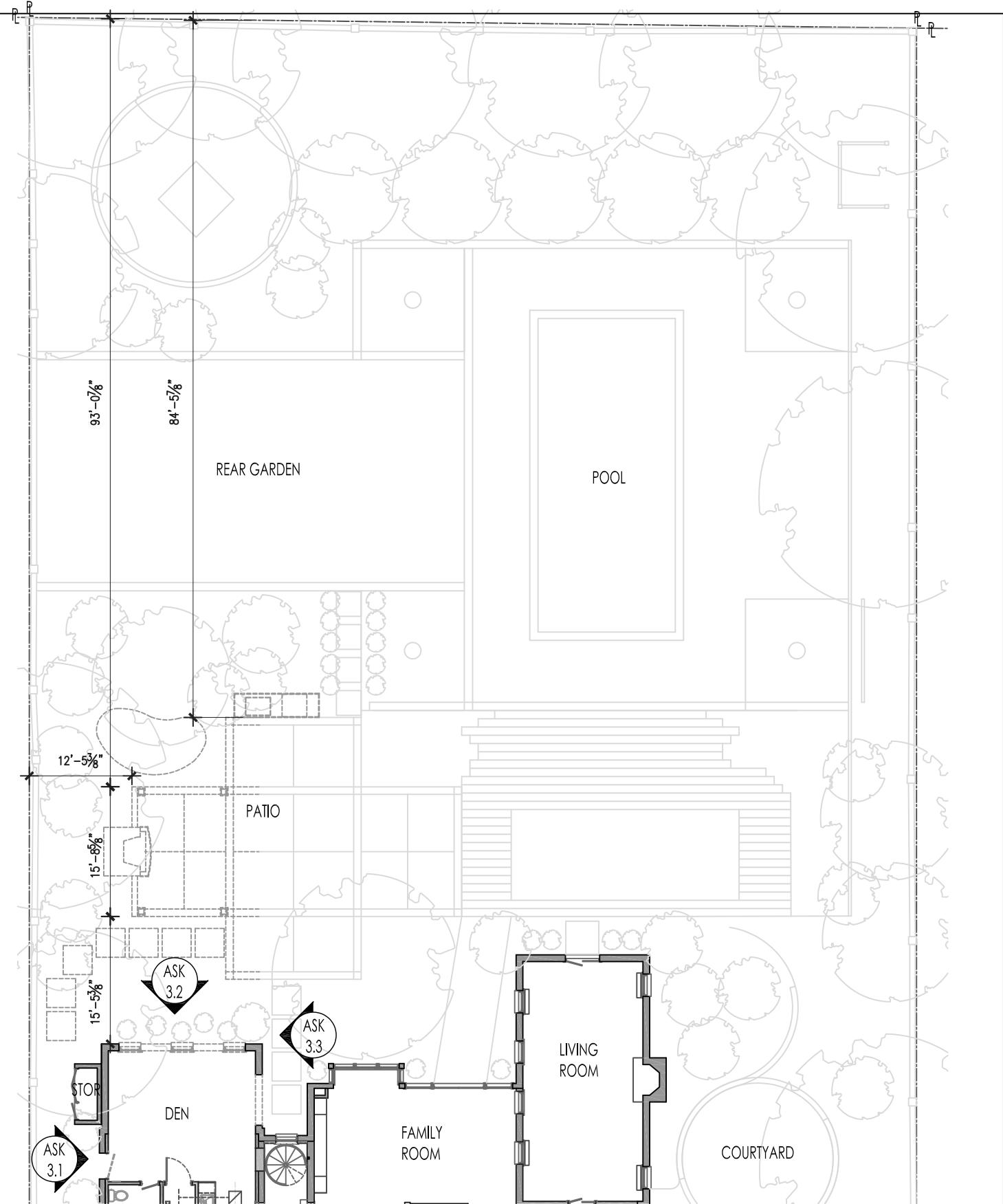
Karen Conkey

Date

Printed Name



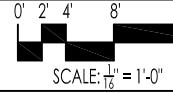
Signature



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

COPYRIGHT ©

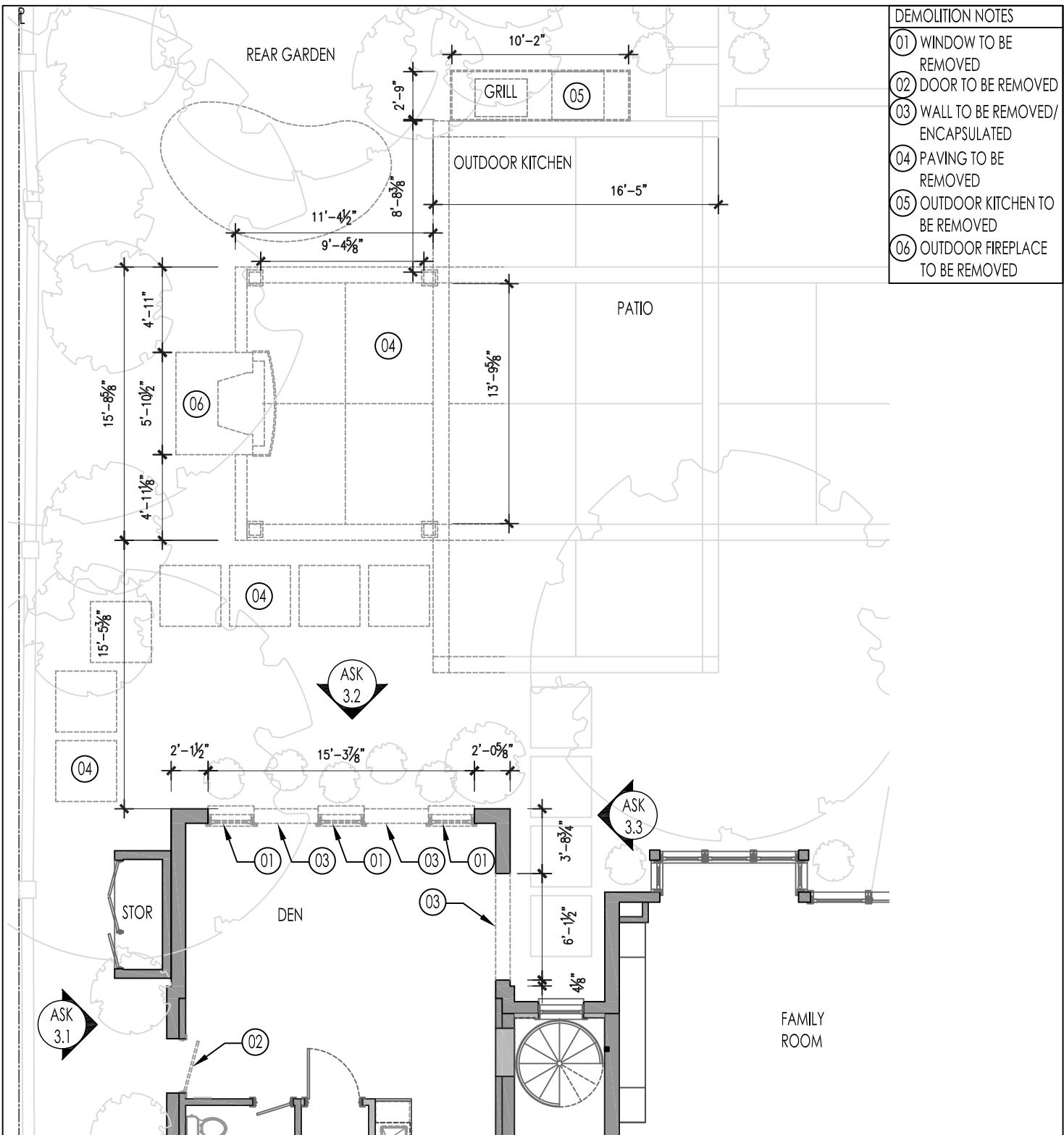
ARCHITECT:  
407 south lee street  
alexandria, va 22314  
703 . 589 . 4550  
info@conkeyarchitects.com

Conkey | architects

BAR APPLICATION

**ASK  
1.0**

NOT FOR CONSTRUCTION

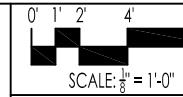
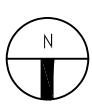


THESE DRAWINGS AND SPECIFICATIONS, AND THE IDEAS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, CONKEY ARCHITECTS. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT, OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER 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



12 JANUARY 2026

COPYRIGHT ©

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

**Conkey | architects**

BAR APPLICATION

**ASK  
2.1**

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  |

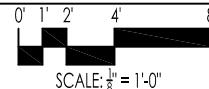


THESE DRAWINGS AND SPECIFICATIONS, AND THE IDEAS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, CONKEY ARCHITECTS. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT, OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER 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 EAST SIDE ELEVATION SHOWING PROPOSED DEMOLITION

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



12 JANUARY 2026

COPYRIGHT ©

ARCHITECT: 407 south lee street  
alexandria, va 22314  
703.589.4550  
info@conkeyarchitects.com

**Conkey | architects**

BAR APPLICATION

**ASK**  
**3.1**

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  |

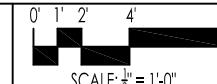


THESE DRAWINGS AND SPECIFICATIONS, AND THE IDEAS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, CONKEY ARCHITECTS. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT, OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER 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 REAR ELEVATION SHOWING PROPOSED DEMOLITION

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



12 JANUARY 2026

COPYRIGHT ©

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

**Conkey | architects**

BAR APPLICATION

**ASK**  
**3.2**

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  |

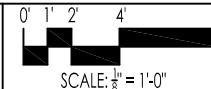


THESE DRAWINGS AND SPECIFICATIONS, AND THE IDEAS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, CONKEY ARCHITECTS. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT, OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER 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 WEST SIDE ELEVATION SHOWING PROPOSED DEMOLITION

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



12 JANUARY 2026

COPYRIGHT ©

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

**Conkey | architects**

BAR APPLICATION

**ASK**  
**3.3**

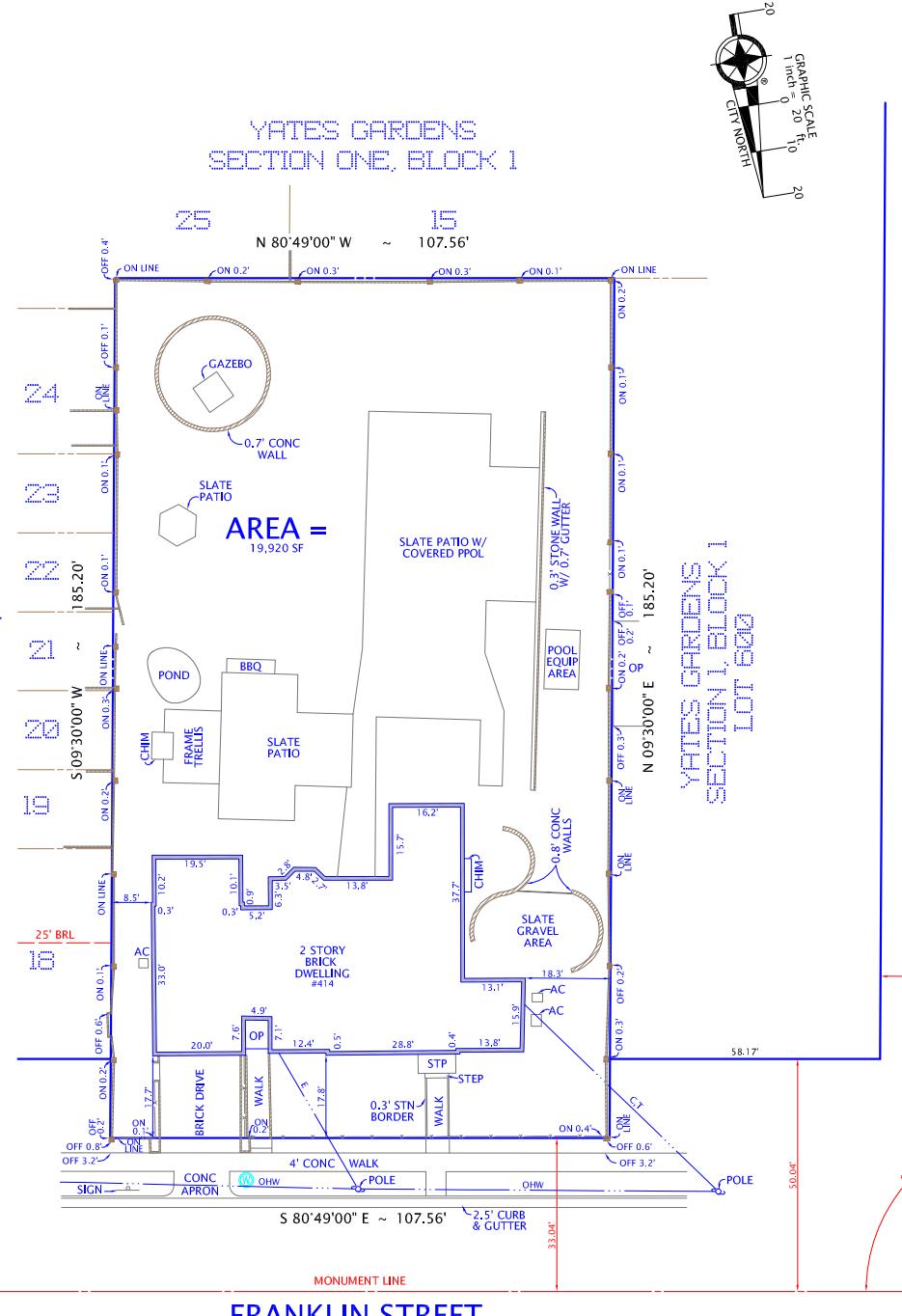
NOT FOR CONSTRUCTION

卷之三

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

NOTES ON THE BLODGETT SNAKE-SALP.

YATES GARDENS  
SECTION ONE, BLOCK 1



**SOIITH PITT STREET**  
MONUMENT LINE

**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

The logo for Dominion Surveyors, featuring the word "DOMINION" in a large, bold, blue sans-serif font, with "Surveyors Inc.®" in a smaller, blue, sans-serif font to its right. A blue horizontal bar is positioned behind the text.