

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for addition and alterations

APPLICANT: John and Kerri Neary

LOCATION: Old and Historic Alexandria District
315 South Lee Street

ZONE: RM/Residential Townhouse Zone

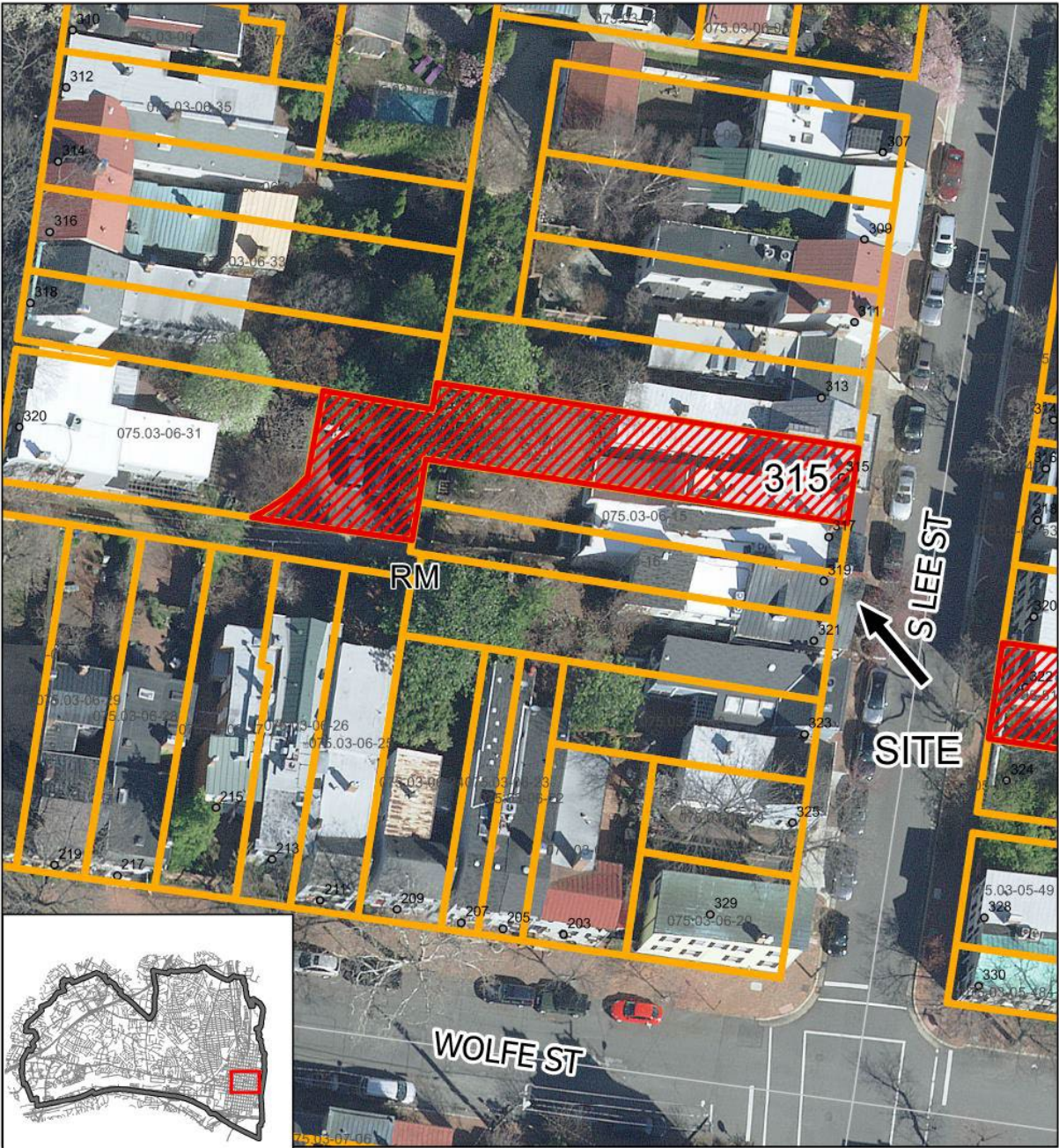
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness with the following conditions:

1. Work with staff to achieve a better alignment of the proposed window openings on the south elevation of the addition and second story of the ell;
2. Submit final window specifications that comply with the *Alexandria New and Replacement Window Performance Specifications* with building permit; and,
3. 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 Sheeting 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.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2022-00019 & BAR #2022-00026
315 South Lee Street



0 15 30 60 Feet

Note: *Staff coupled the applications for a Permit to Demolish (BAR2022-00026) and Certificate of Appropriateness (BAR2022-00019) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct a second story addition and cantilevered box bay, as well as alterations, at 315 South Lee Street.

Permit to Demolish/Capsulate

1. Partial demolition of west elevation including four windows
2. Demolition of 1960s era masonry chimney
3. Remove all doors and windows on south elevation for replacement or relocation
4. Demolition of masonry steps to grade on west and south elevations

Certificate of Appropriateness

1. Two-story addition with wood siding, low-sloped metal roof, and masonry landing and steps on the west elevation of the later addition
2. Wood cantilevered box bay window on the south elevation of the ell
3. New wood multi-pane windows on the south elevation of the ell and rear addition
4. Infill asphalt shingle roof to match existing
5. Infill/new painted wood siding to match existing on south elevation

All proposed materials comply with the Board design guidelines and policies. The application also includes the removal of all plumbing pipes and mechanical ducts for relocation to interior of structure, this does not require Board approval.

Site context

The alley to the south, behind the subject property, is private, as is one slightly to the north. The proposed addition and alterations will not be visible from the right-of-way. See Figure 1.



Figure 1: 315 South Lee parcel map

II. HISTORY

According to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, Ebenezer Bacon constructed the house sometime between **1851 and 1852**. The three-bay, two-and-a-half story Federal style house consists of a frame main block and a two-story frame ell with a 1960s two-story addition. Sanborn map research shows the rear ell was extended with two 1-story additions by 1921.

Previous BAR Approvals

In the late 1960s, the BAR approved significant alterations to the property including kitchen extension and rear addition (Permit #22937) and alterations to the bay window on the ell (Permit #23404). The residence was also reroofed in 1977 (Permit #33216).

BAR2012-00108 – Administrative approval for siding repair. 4/16/2012

BAR2021-00623 – Administrative approval to replace siding on the north elevation. 11/12/2021

BAR2022-00054 – Administrative approval for gas meters. 2/10/2022

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 historical interest that its moving, removing, capsulating or razing 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 a 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?	N/A

(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 in which to live?	N/A
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In the opinion of staff, none of the criteria for demolition and capsulation for the existing two-story addition and south wall of the ell are met, and the Permit to Demolish/Capsulate should be granted. The two-story rear addition was constructed in 1966 and the south elevation of the ell has previously been modified. The partial demolition of the addition and reconfiguration of windows and doors on the south elevation of the ell will not be a detriment to the public interest or detract from the historic character of the building. These portions of the property are not of unusual or uncommon design, as these are typical building conditions for the historic district. Additionally, the portions of the property under review are not visible from the public right-of-way.

Staff also supports the removal of the utilitarian chimney/flue on east-section of the addition's roof because it is not visible from the public right-of-way and is not a prominent architectural feature. The property does have a prominent brick chimney that is highly visible at the southeast portion of the main block's roof that will remain. The *Design Guidelines* state that existing chimneys should be maintained *in situ* and not removed without a compelling reason and substantial justification. The Board has objected to the demolition of prominent brick chimneys in the past, as was the case at 515 South Fairfax Street (BAR2018-00528). However, the Board has routinely approved the removal of small utilitarian chimneys/flues to accommodate a more functional interior layout. Therefore, the Permit to Demolish should be granted.

Certificate of Appropriateness

According to the *Design Guidelines*, "an addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past." The proposed painted wood with low-sloped metal roof addition will be located on the west elevation of the 1966 two-story addition. The modest expansion will also only be visible from a private alley. The use of the selected material accomplishes the *Design Guidelines*' goal that the addition not "obscure or dilute" the historic structure. The proposed design also harmonizes well with the historic structure.

The *Design Guidelines* state that "windows are a principal character defining feature of a building and serve both functional and aesthetic purposes." The south elevation of the addition and ell are not visible from the public right-of-way. The two-over-two double hung windows are appropriate for the 1966 addition. Staff recommends that the applicant work with staff to achieve a better alignment of the proposed window openings on the south elevation of the existing addition. Staff supports the proposed cantilevered box bay window on the first story of the ell, noting that the existing bay window is a 1970s alteration. The location of the two proposed windows on the second

story should be modified to be more aligned with the proposed bay window and the existing two-story window.

Staff has no objection to the remaining proposed alterations, which are architecturally appropriate and located on secondary elevations. With the condition above, staff recommends approval of the project.

STAFF

Amirah Lane, Historic Preservation 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

F-1 The property is less than 25 feet wide and is a lot of record, therefore, it has no required side yard setbacks.

F-2 The proposed addition and alterations comply with zoning.

Code Administration

A building permit and plan review are required prior to the start of construction.

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 The 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 located at the rear of 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 the 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 Roof, surface, and sub-surface drains are connected to the public storm sewer system, if available, by a continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate the 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 According to Ethelyn Cox's, *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings*, the structure on this lot was built by Ebenezer Bacon in the early 1850s. The property therefore has the potential for archaeological resources to be present that could provide insight into residential life in early Alexandria.
- 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 Sheeting 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
- 2 – Supplemental Materials

ADDRESS OF PROJECT: 315 South Lee St.DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 075.03-06-14 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: John and Kerri NearyAddress: 315 South Lee St.City: Alexandria State: VA Zip: 22314Phone: _____ E-mail: jmneary@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Erin MayPhone: 703-836-6666E-mail: erin@erinmayarch.com

Legal Property Owner:

Name: John and Kerri NearyAddress: 315 South Lee St.City: Alexandria State: VA Zip: 22314Phone: _____ E-mail: jmneary@gmail.com

- ☐ 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
☒ doors
☐ lighting
☐ other _____

☐ fence, gate or garden wall
☒ windows
☐ pergola/trellis

☐ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed

☒ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Front (East) - no work

North Side - no work

South Side - replace existing windows in-kind; replace bow bay with box bay;
 relocate all waste stacks and duct work to interior of structure.

Rear (West) - construct new 2-story addition (3'x10')

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 or 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: Erin L. MayPrinted Name: Erin L MayDate: 1/18/2022

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. Kerri L. Neary	315 S. Lee St. Alexandria, VA 22314	100%
2. John Michael Neary	315 S. Lee St. Alexandria, VA 22314	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Kerri L. Neary	315 S. Lee St. Alexandria, VA 22314	100%
2. John Michael Neary	315 S. Lee St. Alexandria, VA 22314	100%
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. n/a		
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.

1/18/2022

Date

Erin L May

Printed Name

Erin L. May

Signature



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 315 S. Lee St. RM
Street Address Zone

A2. 4,176.00 x 1.50 = 6,264.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	1,209.00	Basement**	1,209.00	B1. 3,454.00 Sq. Ft.
First Floor	1,127.50	Stairways**	48.50	Existing Gross Floor Area*
Second Floor	1,117.50	Mechanical**	59.00	B2. 1,414.30 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		B3. 2,039.70 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***	97.80	(subtract B2 from B1)
Lavatory***		Other**		Comments for Existing Gross Floor Area
Other**		Other**		
B1. <u>Total Gross</u>	3,454.00	B2. <u>Total Exclusions</u>	1,414.30	

Attic not included in the calculations

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		C1. 139.00 Sq. Ft.
First Floor	31.60	Stairways**		Proposed Gross Floor Area*
Second Floor	31.60	Mechanical**		C2. 75.80 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**	25.90	C3. 63.20 Sq. Ft.
Porches	25.90	Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Lavatory***	49.90	(subtract C2 from C1)
Lavatory***	49.90	Other**		Notes
Other		Other**		
C1. <u>Total Gross</u>	139.00	C2. <u>Total Exclusions</u>	75.80	

Notes

*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

D1. 2,102.90 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 6,264.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 2,479.00 Sq. Ft.
Existing Open Space

E2. 1,461.60 Sq. Ft.
Required Open Space

E3. 2,347.50 Sq. Ft.
Proposed Open Space

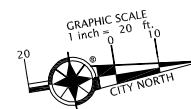
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____

Date: 1/18/2022

2. SUBJECT TO RIGHT OF WAY RECORDED IN DEED BOOK 1682, PAGE 1588.

MONUMENT LINE

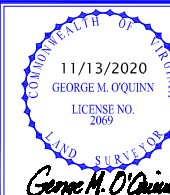


MONUMENT LINE
WOLFE STREET

MONUMENT LINE
DUKE STREET

SCALE: 1" = 20' NOVEMBER 13, 2020

CASE NAME: PALMER/BROWN ~ NEARY



MBH
Settlement Group, L.C.

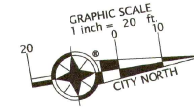
DOMINION Surveyors
Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

228 S. Washington Street
Suite 100
Alexandria, VA 22314
PH: 703-739-0100
Fax: 703-739-8339

#201105021

2. SUBJECT TO RIGHT OF WAY RECORDED IN DEED BOOK 1682 PAGE 1588.

198.80'



MONUMENT LINE
WOLFE STREET

MONUMENT LINE
DUKE STREET

INGRESS - EGRESS ESM
(INST #170007361)
LOT 601
RESUBD. OF THE PROPERTY OF
JOHN. A. NEARY, ETC.

S 09°30'00" W
23.78'

LAND DIST.
AREA = 216.79F

9' x 3' MASONRY
LANDING
12' x 3' 2-STORY
ADDITION

1'-6" x 9'-6" BAY
(CANTILEVERED)

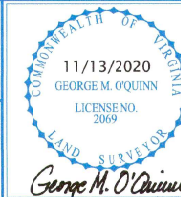
PLAT
SHOWING HOUSE LOCATION ON
LOT 501
SUBDIVISION OF THE PROPERTY OF
RICHARD E. PALMER
(DEED BOOK 698, PAGE 267)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' NOVEMBER 13, 2020

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.



MBH
Settlement Group, L.C.

 **DOMINION** Surveyors
Inc.*
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

Ordered by:

CASE NAME: PALMER/BROWN ~ NEARY

CASE NO: 22-20-18659

#201105021



Drainage Certification:

I hereby certify that the existing and proposed drainage patterns associated with this project are as depicted herein, that construction of this project will not create a nuisance to adjacent or downstream properties either public or private and that any existing drainage problems on adjacent or downstream properties either public or private will not be exacerbated by construction of this project. I acknowledge that should this project result in the creation of any nuisance, or exacerbation of any existing drainage problem, the City will issue a stop work order and work on this project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Transportation and Environmental Services.


Disturbed Area Certification:

I hereby certify that the limits of disturbance associated with this project represent a total land disturbance of less than 2,500 square feet. I further certify that no construction work, material storage, dumpster placement, construction access or disturbance of any other land will take place beyond the limits of disturbance as depicted. I acknowledge that should this project result in land disturbance equal to or greater than 2,500 square feet, the City will issue a stop work order and work on the project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Environmental Services.

Neary Residence
 315 South Lee Street Alexandria, Virginia
BOARD OF ARCHITECTURAL REVIEW
 Application Deadline: Jan. 31, 2022
 Hearing Date: March 2, 2022



DRAWING INDEX	
C-1	Cover Sheet, Drawing Index
EX-1	Existing Survey
EX-2	Existing Photographs
EX-3	Existing Elevations
A-1	Proposed Survey
A-2	Proposed Elevations
Issue Set: BAR Date: 1/18/2022	
C-1	

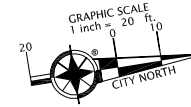
Erin May, Architect 703.396.6666 erin@erinmayarch.com 		William Cromley Design / Development 426 N. Columbus St. Alexandria, VA 22314	COVER SHEET NEARY RESIDENCE 315 S. Lee St. Alexandria, VA 22314		
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- NOTES: 1. WALLS ARE 0.7" BRICK UNLESS NOTED,
2. SUBJECT TO RIGHT OF WAY RECORDED IN DEED BOOK 1682, PAGE 1588.

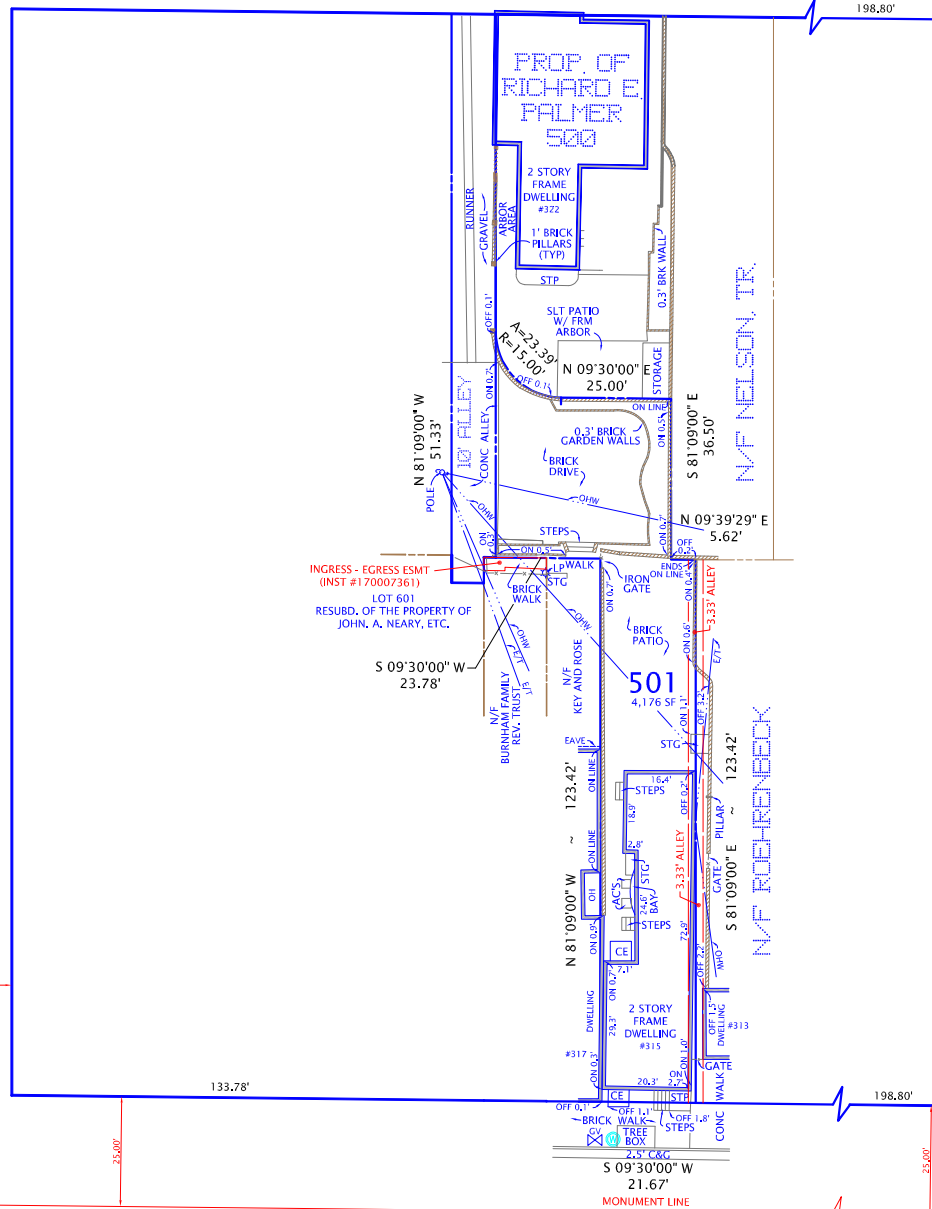
SOUTH FAIRFAX STREET

EX-1



WOLFE STREET

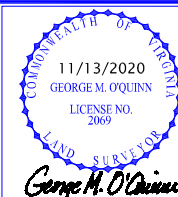
DUKE STREET



PLAT
SHOWING HOUSE LOCATION ON
LOT 501
SUBDIVISION OF THE PROPERTY OF
RICHARD E. PALMER
(DEED BOOK 698, PAGE 267)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' NOVEMBER 13, 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
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Ordered by:
MBH
Settlement Group, L.C.
228 S. Washington Street
Suite 100
Alexandria, VA 22314
PH: 703-739-6100
Fax: 703-739-6112

DOMINION Surveyors
Inc.[®]
8808-H PEAR TREE VILLAGE COURT
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703-619-6555
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CASE NAME: PALMER/BROWN - NEARY

CASE NO: 22-2018659

#201105021



EXISTING REAR (WEST)

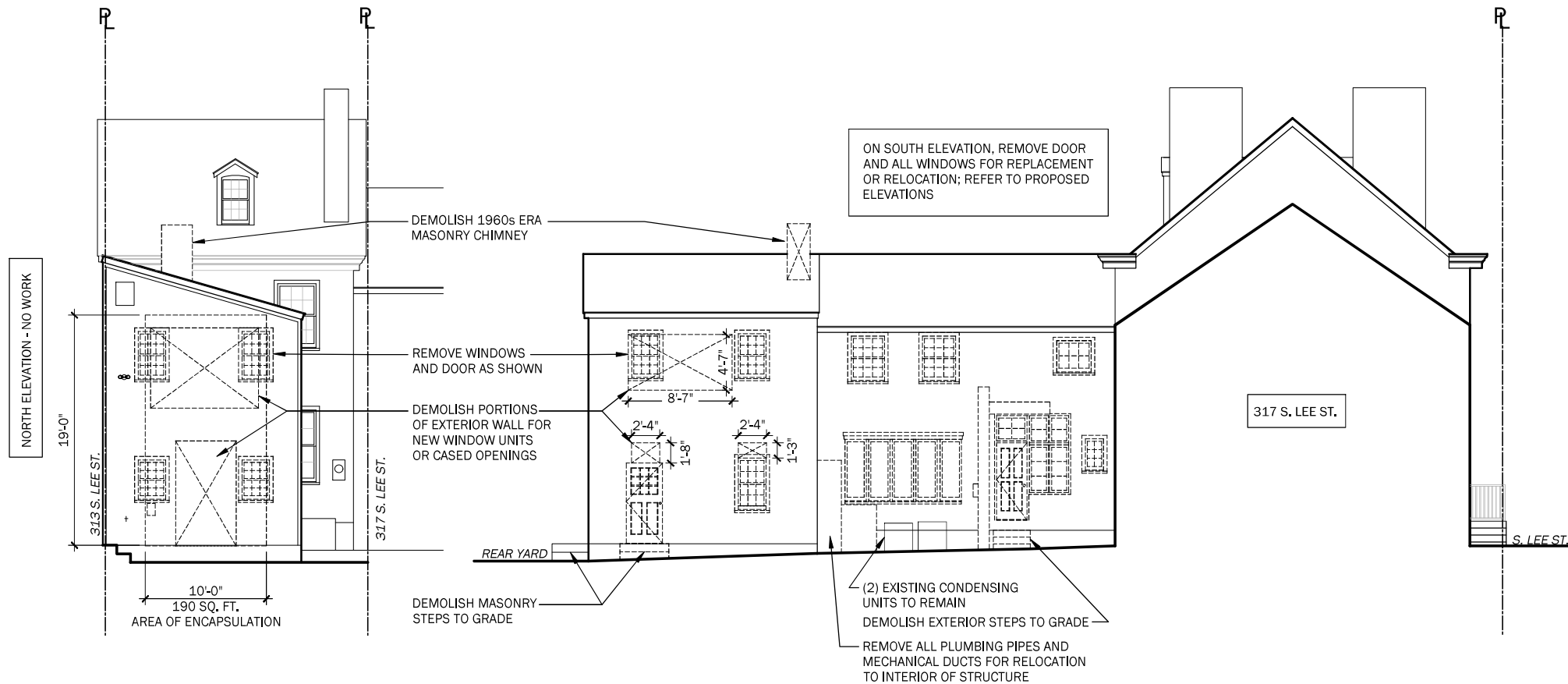


EXISTING SIDE (SOUTH)



EXISTING SIDE (SOUTH)


Erin May, Architect	William Cromley Design / Development	EXISTING PHOTOGRAPHS			
703.356.6666 erin@erinmayarch.com <i>em</i>	426 N. Columbus St Alexandria, VA 22314	NEARY RESIDENCE 315 S. Lee St. Alexandria, VA 22314		Issue Set: BAR Date: 1/18/2022	EX-2

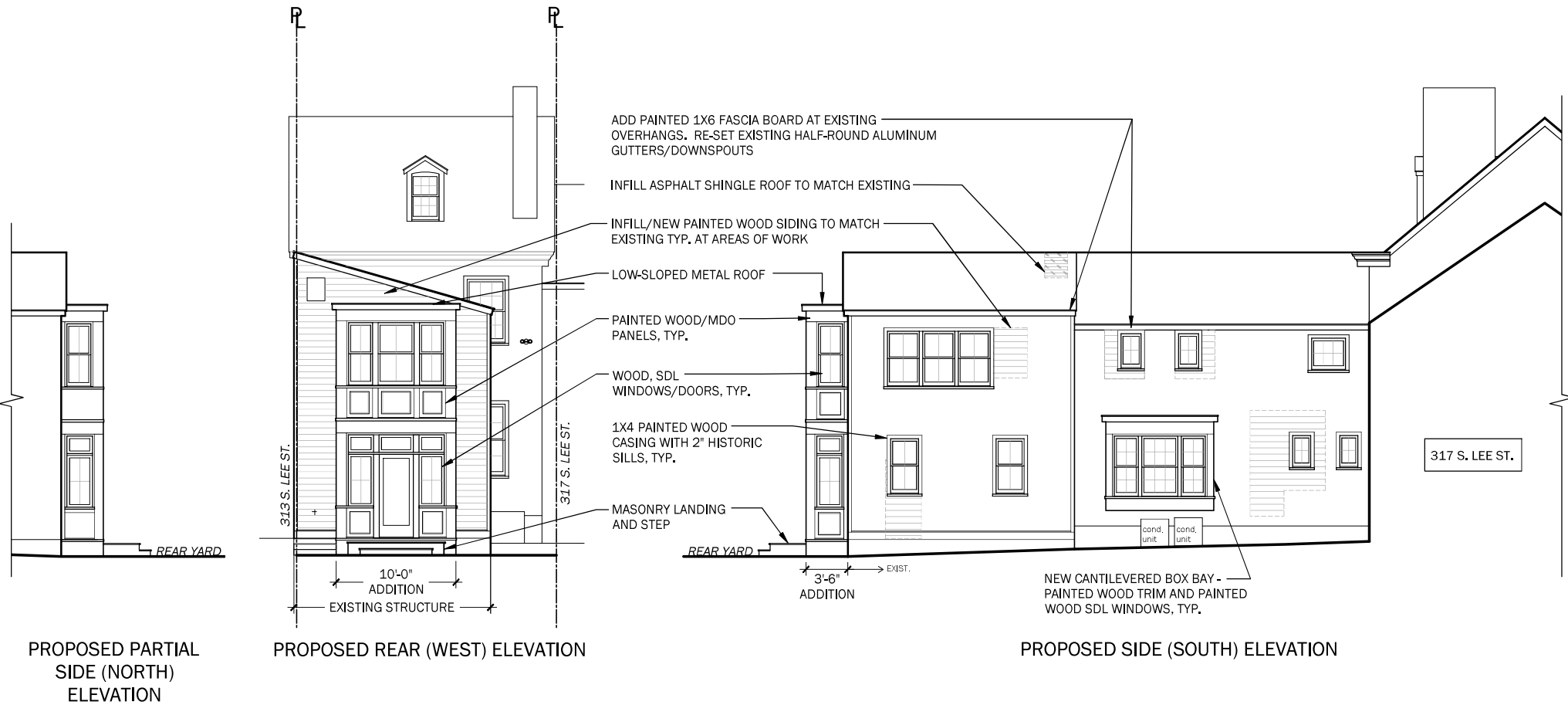



EXISTING REAR (WEST) ELEVATION

EXISTING SIDE (SOUTH) ELEVATION

NO WORK AT FRONT AND NORTH SIDE ELEVATIONS

Erin May, Architect 703.836.6666 erin@erinmayarch.com 	William Cromley Design / Development 426 N. Columbus St Alexandria, VA 22314	EXISTING REAR AND SIDE ELEVATIONS NEARY RESIDENCE 315 S. Lee St, Alexandria, VA 22314	Scale: 1/8" = 1' Issue Set: BAR Date: 1/18/2022	EX-3
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Erin May, Architect 703.836.6666 erin@erinmayarch.com 	William Cromley Design / Development 426 N. Columbus St Alexandria, VA 22314	PROPOSED REAR AND SIDE ELEVATIONS NEARY RESIDENCE 315 S. Lee St. Alexandria, VA 22314	Scale: 1/8" = 1' Issue Set: BAR Date: 1/18/2022	A-2
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This time-honored window design captures the original depth and beauty of Lincoln products. Our Primed Wood products are architect friendly and designed for new construction or historical renovation.

High risk rot-prone components are substituted with cPVC parts ready for a high quality heat reflective and UV resistant exterior paint color choice.

From a traditionalist point-of-view, Lincoln's stylish windows, patio doors and shapes are dimensionally accurate, historically desired and design friendly.

Features

- **Available Product:**
Extensive product selection.
- **Maintenance:**
Moderate. Apply UV resistant paint and periodic check-up.
- **Structural Performance:**
Exceptional strength.
- **Thermal Performance:**
Very high.



The wood exterior product lines are available with cPVC 2" brickmould. Other styles of cPVC trim include Backband and Williamsburg along with flat casings up to 8" in width. When using heavier trims, the double hung & casement lines come with an optional 2" sill nosing for complimentary style. Primed and stain grade unfinished brickmould, sill and sill nosing are also available as options.

cPVC



2" Brickmould



Williamsburg



Backband



Flat Casing
Any dimension up to 8"



1" Sill Nosing



2" Casement Sill Nosing



2" Double Hung Sill Nosing

Primed Wood



2" Brickmould



Williamsburg



Flat Casing
Any dimension up to 8"



1" Sill Nosing

Natural Wood



2" Brickmould



Williamsburg



Flat Casing
Any dimension up to 8"



1" Sill Nosing



Here is another opportunity to have your windows and doors made to fit the interior design, décor and style of the room. Additionally, the exterior interacts with the overall architecture and creates fantastic curb appeal. Enhancing windows and doors with lite divisions definitely puts the icing on the cake. Although there are standard lite configurations designated for all products, custom designs are also welcome.

Lite & Grille Options

- Simulated Divided Lite (SDL)
- Interior Wood Grille
- Internal Aluminum Grille (GBG)
- Lincoln Divided Lite (LDL)



Simulated Divided Lite

- $\frac{5}{8}$ ", $\frac{7}{8}$ ", $1\frac{1}{8}$ " and 2"
- Profiled or Square
- Bronze, Black & Mill Finish
- Shadow Bar



Interior Wood Grille

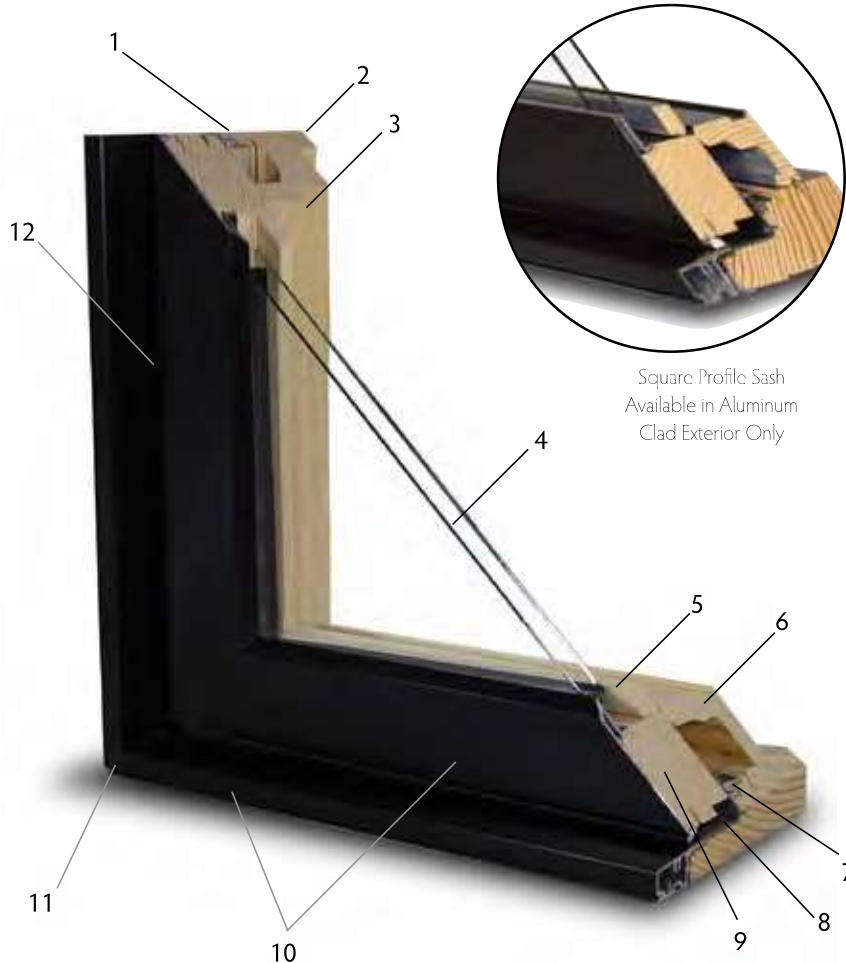
- Single Profile Widths:
 $\frac{5}{8}$ ", 1", $1\frac{1}{8}$ " and $1\frac{1}{4}$ "
- Double Profile Width: $\frac{7}{8}$ "
- With Surround
- Without Surround



Available as a traditional cranking unit or as our increasingly popular push-out style, Lincoln casements and awnings have a lot to offer.

Casement and awning features include an architecturally pleasing recessed sash, mortise and tenon joinery, multi-point locking hardware with single handle activation and adjustable hinges.

Awnings can be mulled above or below a studio window or utilized as a standalone element. Because they are hinged at the top, awnings provide secure ventilation and shed water during a light rain.



Square Profile Sash
Available in Aluminum
Clad Exterior Only

Specifications

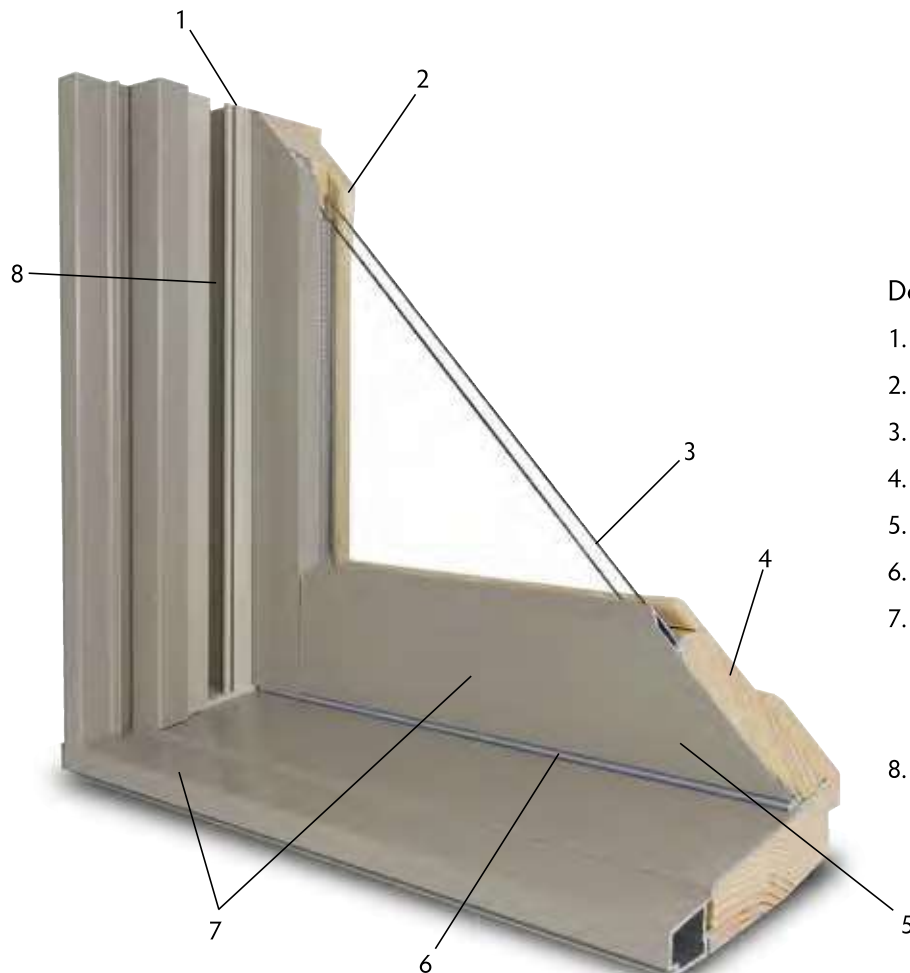
Maximum RO Width	42 ½"
Maximum RO Height	96 ½"
Sash Thickness	1 ¾" thick

1-3/4" Sash

1. 4-9/16" jamb.
2. 1-3/16" thick side jambs, head and sill.
3. Clean interior stop design.
4. 7/8" warm edge insulating glass.
5. Interior wood glazing bead.
6. Maximum thickness sill cover.
7. Full surround frame weatherstrip..
8. Thermally enhanced frame with specialty composite polymer.
9. 1-3/4" thick sash.
10. .050 extruded aluminum on sash and frame. Vinyl exteriors utilize .050 extruded PVC vinyl. Wood units have primed sash on the exterior with cPVC, sill nosing and brickmould.
11. Gasketed frame corners on aluminum clad products with corner key for added stability.
12. Sash weatherstrip with combination drip cap detail on top rail.

Double hung windows are popular due to their traditional design that compliments so many different styles of homes. They're also easy to operate, maintain and clean.

Lincoln double hungs allow architects, designers and builders to customize and tailor each individual project. Your specialist will create a contemporary edge with the clean lines of our narrow rail sash. Or stick with a strong historical influence by utilizing our traditional wide rail sash. Double hungs offer the flexibility to accommodate many design elements and are a great choice for both residential or light commercial projects.



Specifications	
Maximum RO Width	45 3/4"
Maximum RO Height	93"
Sash Thickness	1 7/16" thick
Bottom Rail Height	2 1/16"

Double Hung with Wide Rail Sash

1. Full 4-9/16" jamb depth.
2. Interior wood glazing bead.
3. 11/16" warm edge insulating glass.
4. 1-7/16" thick sash.
5. Traditional wide rail sash profile option.
6. Weatherstripped at head, sill and checkrail.
7. .050 extruded aluminum on sash and frame. Vinyl exteriors utilize .050 extruded PVC vinyl. Wood units have primed sash on the exterior with cPVC sill, sill nosing, blindstops and brickmould.
8. Recessed jambliner option with inverted balance system.

Our most comprehensive door category, swing products are widely used for nearly every type of project including new construction, remodeling and light commercial. Swing doors are versatile, long-lasting and design friendly.

Configurations

- 1, 2, 3 and 4-wide
- French doors: 2, 3 and 4-wide
- Transoms: 1, 2, 3 and 4-wide
- Sidelites: 2 1/2", 3 3/8" & 4 13/16" Stiles
- Segment head:
 - 1 and 2-wide
 - French 2-wide
 - Quarter segment French sidelite
- Full Radius



	Specifications
Maximum RO Width	1 wide = 3' 7 7/8" -- 2 wide = 6' 2 7/8"
Maximum RO Height	9' 2 3/4"
Door Panel Thickness	1 3/4" thick panels
Stile Widths	3 3/8", 4 13/16" & 6"
Top Rail Heights	3 3/8", 4 13/16" & 6"
Bottom Rail Heights	4 13/16", 7 3/8" & 12"

1. 4 5/8" jamb.
2. 1 3/4" thick panels.
3. 3/4" tempered insulating glass.
4. Interior wood glazing bead.
5. .125 pultruded resin coated fiberglass sill.
6. Panel drip edge.
7. Full surround weatherstrip.
8. .050 extruded aluminum clad on sash and frame. Wood units have primed panels on the exterior with cPVC brickmould.

Options

Design flexibility and accommodating accurately describe Lincoln's swing patio doors. Three different size options for stiles, rails and mid-rails epitomize versatility with options to customize doors for any design aesthetic.

- Top Rail sizes: 3 3/8", 4 13/16", 6"
- Stile sizes: 3 3/8", 4 13/16", 6"
- Mid Rail sizes: 3 3/4", 4 3/4", 6 3/4"
- Bottom Rail sizes: 4 13/16", 7 3/16", 12"

These doors limit the limitations. Pick the door that's right for you from Lincoln and enjoy the possibilities.



Styles

In-Swing: Make a statement with Lincoln's most popular door product. In-swing doors blend with almost every architectural theme and they are incredibly stylish. Secure multipoint hardware makes a Lincoln in-swing door both beautiful and strong.

Adjustable hinges are standard (residential) and ball-bearing hinges (light commercial) are available. Easy operating color matched sliding screens feature extruded framing for superior strength.

Out-Swing: Lincoln out-swing door products are packed with performance. The harder the weather pushes against the operable panels, the tighter the weatherstrip seal on the frame becomes.

Also, by swinging to a building's exterior, this type of door will not create an interruption to your interior décor. Durable maple thresholds are standard. Optional ADA compliant (low profile) thermally broken sills are available.

