

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

APPLICANT: Tammy Mann, The Campagna Center, Inc.

LOCATION: Old and Historic Alexandria District
418 and 418 A South Washington Street

ZONE: CD/Commercial Downtown Zone

STAFF RECOMMENDATION

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

1. The proposed aluminum clad windows be approved but that the applicant submit complete window and glazing specifications to ensure that the proposed windows meet the performance requirements of the *Alexandria New and Replacement Window Performance Specifications* and that the applicant work with staff regarding the final color selection for the aluminum clad windows.
2. The applicant work with staff on details for proposed entry canopy on east elevation
3. The applicant work with staff to identify an “historically appropriate” roofing material to be used to replace the existing roof.
4. Include the statements from Alexandria Archaeology, below, in the General Notes of all on all construction documents 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 or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

Minutes from February 2, 2022 BAR Hearing:

BOARD ACTION: Deferred

On a motion by Ms. Irwin and seconded by Ms. Sennott, the Board of Architectural Review accepted the request for deferral of BAR #2020-00076 and BAR #2021-00077. The motion carried on a vote of 6-0. Mr. Sprinkle recused himself.

CONDITIONS OF APPROVAL

On a vote of 6-0, the Board of Architectural review accepted the request for deferral for BAR 2021-00076 & BAR 2021-00077

REASON

The Board requested additional study of the status of the existing windows and modifications to the proposed design.

SPEAKERS

Michael Winstanley, Project architect, presented the project.

Steve Milone, 907 Prince Street, representing OTCA, presented photos of the existing structure. He indicated that he supports the enlargement of the ground floor windows. Based on his observations, he stated that the windows appeared to be early if not original and encouraged the applicant to retain them and install storm windows. He further stated that the entry transom and framing in addition to the stone sill are original and should be maintained.

Gail Rothrock, 209 Duke Street, stated that the proposed design is an improvement over the previously proposed addition. She urged the applicant to install interpretive panels to document the history of the site and building. She further supported the statement of Mr. Milone and suggested that the existing paint be retained.

Yvonne Callahan, 735 South Lee Street, agreed with the statements of Ms. Rothrock and Mr. Milone. She went on to expand on the history of the Amidon School.

Michael Duchesne, 415 & 421 South Washington Street, supported the proposed renovation.

DISCUSSION

Mr. Spencer asked the applicant if they had read and agree with the staff recommendations. Mr. Winstanley agreed to those recommendations.

Ms. Sennott asked about the height of the proposed retaining wall at the north side of the patio. Mr. Winstanley responded that the wall would be 6' tall.

Ms. Ossman asked what the proposed roofing material would be. Mr. Winstanley clarified that this would be asphalt shingles being replaced in kind.

Ms. Ossman noted concerns about the paint removal process and asked that the process be reviewed by staff.

Ms. Ossman asked if the proposed patio would be at the same grade as the sidewalk and if this could be used as an accessible entry. Mr. Winstanley noted that there will be steps down from the sidewalk to the patio but that the patio would be accessible from inside the building. Mr. Winstanley pointed out that the main building entrance for visitors is at the west elevation, the entrance from the parking lot is intended to be for employees.

Ms. Roberts asked about the extent of demolition proposed at the main building entry. Mr. Winstanley responded that the intent is to remove the doors, framing, steps, and railings. He stated that they could look at retaining portions of the door framing but that the steps need to be removed to create an accessible entrance.

Ms. Irwin asked for clarification on the staff review of the existing windows. Mr. Conkey reviewed the observations made during a site visit.

Ms. Irwin asked if any tests had been made on the potential removal of the existing paint. Mr. Winstanley replied that tests had not been conducted but initial estimates seem to make the work too expensive for the project.

Ms. Irwin noted that per the concept of universal design, it is important to allow for an accessible entrance at the main building entry point.

Mr. Spencer asked about the original roofing material. Mr. Conkey noted that historic maps showed the building with a non-combustible roof, presumably metal.

Ms. Ossman expressed concern regarding the proposed enlargement of the ground floor windows, saying that this represents a loss of historic fabric. She was less concerned about modifications to secondary elevations than to this primary, street facing elevation. She expressed concern regarding the potential loss of historic windows and the removal of the transom framing at the main entrance. She did not support the re-painting of the brick.

Ms. Irwin asked for the retention of the transom and framing at the main entry door as well as the relocation of the granite sill to a lower level. She stated that the new proportion of the ground floor windows is reflective of the proposed use for the area and was comfortable with the proposed modification. She noted the subtle but effective differences in the proposed head treatment at the ground floor openings. She discussed the possibility of reusing some portion of the existing windows if they are found to be original.

Ms. Roberts noted that the presence of cylinder glass does not necessarily reflect the age of the window assembly, older glass was sometimes used in newer frames. She asked staff for a discussion regarding the age of windows and what was presented by Mr. Milone. Mr. Conkey noted that without knowing where a specific photo was taken it is difficult to judge the entirety of the windows. He raised the possibility of working with the applicant to identify any historic material.

Ms. Roberts suggested that the framing and transom above the main entry be kept and that the existing sill be lowered. She suggested a frameless door and sidelights below the historic transom to clearly define it as modern.

Ms. Sennott agreed with her colleagues regarding the retention of historic parts of windows and regarding the framing and transom at the main entry.

Ms. Roberts stated that she did not have a problem with the enlargement of the ground floor windows because their location and width remain the same, keeping the overall rhythm consistent.

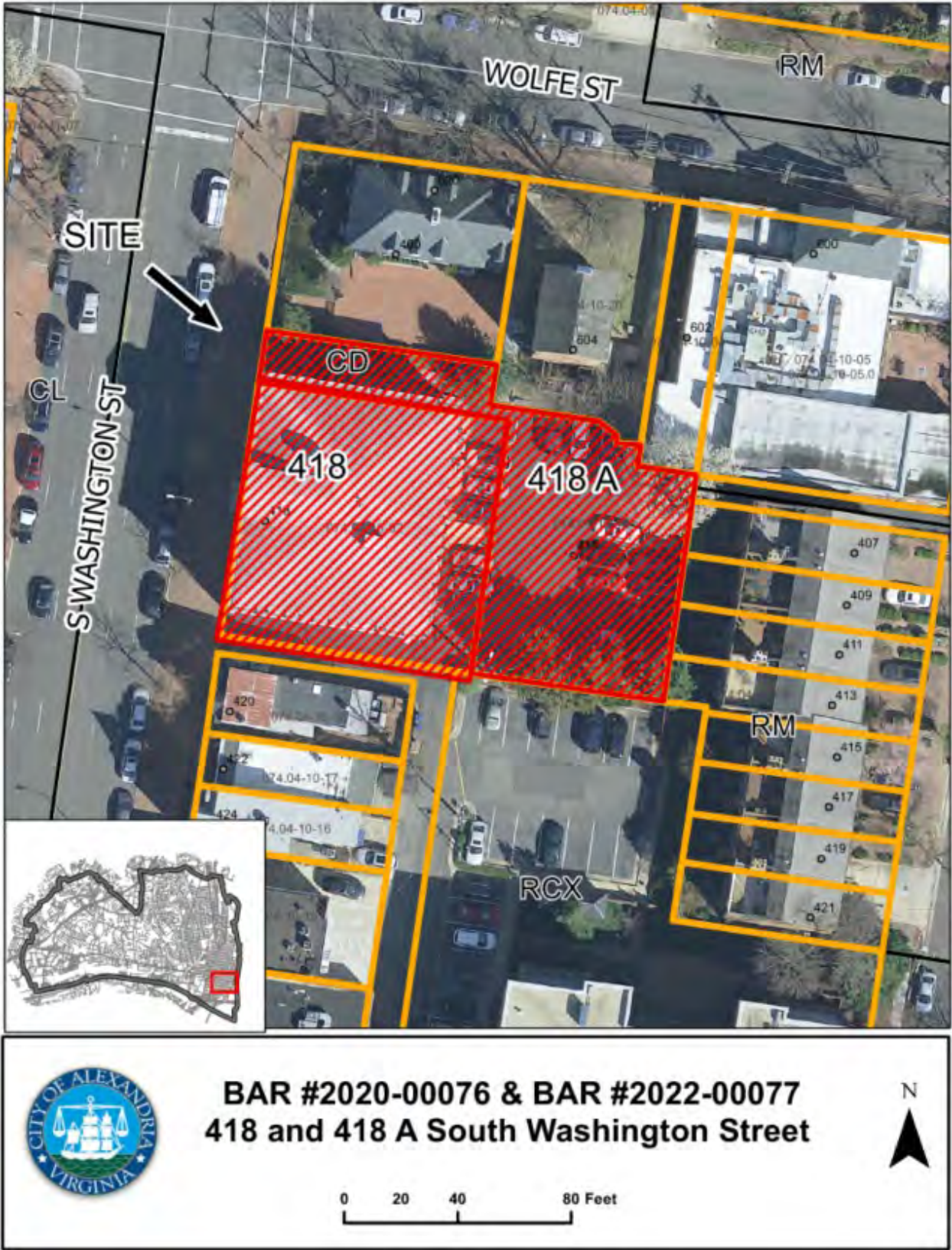
Mr. Adams agreed with previous comments regarding the main building entry. He suggested that it may be possible to harvest parts from windows to allow the west elevation to be made up entirely of historic windows.

Mr. Spencer suggested that the transom and framing at the building entry be kept and that a butt glazed system be used below. He expressed a comfort with the proposed enlargement of the ground floor windows and stated that any replacement windows should be wood in lieu of the proposed aluminum clad windows proposed.

Ms. Roberts asked the applicant if they would request a deferral. Mr. Winstanley asked for a deferral and noted that they would work on options to address comments from staff and the Board.

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.



Update

The case was deferred at the February 2, 2022, hearing to allow the applicant to make design changes to address comments from the Board and to allow for additional research into the age of the existing windows throughout. Specific comments from the BAR included the following:

1. Consider maintaining the existing transom and framing at the main entry door along with the existing stone sill which would be relocated to a lower elevation to allow for an accessible building entry.
2. Conduct a detailed survey of the existing windows to determine their age and condition.

The applicant has made design modifications to the main building entry and has provided a detailed survey of the existing windows and returns to the Board.

Note: Staff coupled the applications for a Permit to Demolish (BAR #2020-00076) and Certificate of Appropriateness (BAR #2020-00077) 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 make various exterior repairs to the building, including the replacement of all exterior windows, modifications to the building entries, and the creation of an at grade patio on the north side of the building.

Permit to Demolish/Capsulate

- Remove all existing windows
- Remove portion of brick below window sills at ground floor west elevation
- Remove exterior entry stairs and entry door and side lights at west elevation
- Remove portion of brick below existing ground floor windows and remove brick for installation of three new windows on the south elevation
- Remove brick at infilled windows on east elevation.
- Remove entry door and surround at east elevation
- Remove exterior egress stair and second floor entry door at north elevation.
- Remove brick at infilled openings in four locations and remove brick for installation of three new windows on the north elevation.
- Regrade site at north end of building to create outdoor patio and expose portion of historic exterior wall.

Certificate of Appropriateness

- New windows to be installed throughout. Windows to be double glazed, aluminum clad wood, single hung with transom to match configuration of historic windows.
- All existing wood window sills to be replaced in-kind
- New brick wall and metal gate to be installed to enclose new exterior patio at north end of site.
- New brick mechanical unit enclosure at north end of site
- Existing ground floor window openings at west elevation to be modified with lower sills

- New entry door storefront to be installed below existing transom to remain at location of existing entry door on west elevation
- Existing ground floor window openings at south elevation to be modified with lower sills and three new windows installed
- Existing entry and two windows on east elevation to be infilled with metal panels in a pattern to match the existing windows.
- New entry stairs, ramp, door, and canopy installed at east elevation.
- Three new windows and four existing window openings modified with lower sills at north elevation.
- Replacement of the existing shingle roofing in kind

The following proposed building modifications comply with the *BAR Policies for Administrative Review*.

- Re-painting existing brick
- Replacement of the existing signage mounted above the main entry door

Site Context

The building sits in the center of the east side of the 400 block of South Washington Street. Due to the adjacent site configuration, the north, west, and south elevations are all visible from South Washington Street. The east elevation is minimally visible from Wilkes Street and the public alley to the south of the project site. The view of the east side of the building from this vantage is oblique, making visibility of any of the recessed elements minimal.

II. HISTORY

The two-story brick building at 418 South Washington Street was built in 1888 as part of the Alexandria public school system. Originally named the Washington School, the structure replaced a previous school building that was built on the site in 1812 and razed in 1888. This previous building was the only schoolhouse owned by the City, other schools occupied rented space. This makes the Washington School the first purpose-built school operated by the Alexandria school system. Modeled on the design of the Amidon School in Washington DC, the budget for the Washington School was between \$10,000 and \$11,000. The architecture of the building is typical of schools built at that time and there are similarities between this and other school buildings constructed in Washington DC in the late 1890s. Featuring a strong symmetrical design with prominent central tower and regular fenestration, the building faces the prominent South Washington Street (Figure 1).

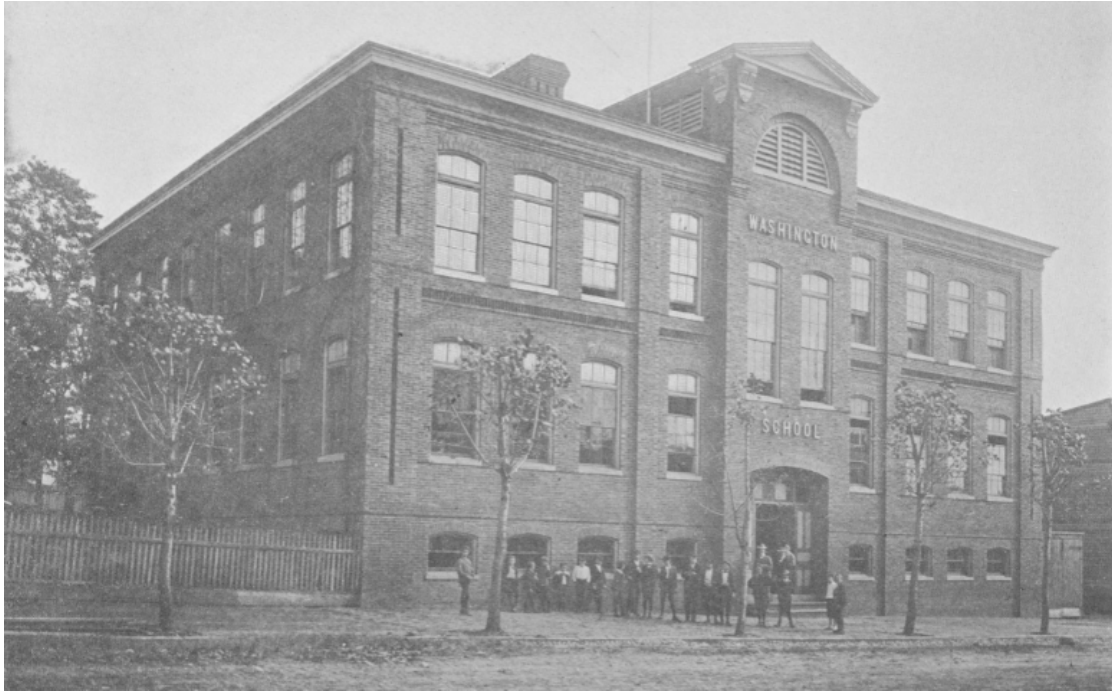


Figure 1: Historic photo of Washington School, approximately 1889

In 1954, the Washington School building was no longer used as educational space; the public school system converted the building to an administrative use at that time and partitioned the large classrooms into smaller offices. In 1981 the Alexandria public school system sold the building to the Community Y for use as office space. The new owners found that the building was in disrepair and required extensive maintenance. The building was sold to developer Sam Finz who proposed a significant renovation and addition to the building. The BAR reviewed this proposal in 1990 and rejected the design. In 1993, the building was purchased by the Campagna Center, the current occupant, who undertook a renovation of the building bringing it into the current state.

Previous BAR Reviews

July 15, 1981 – Request for approval of canopy

BAR 89-213 – Alterations and additions, application was not approved

BAR 93-128 – Alterations and installation of an air conditioning unit

BAR 94-55 – Approval of sign mounted above main entry

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?	No
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The select portions of the building proposed for demolition are not themselves of unusual or uncommon design.

Areas of brick to be removed for the enlargement or installation of windows are not particularly unique and, as indicated on the demolition drawing, the applicant will be salvaging any brick to be removed for reuse.

The existing transom, framing and scrollwork above the main entry door on the west side of the building are original. The entry door and the sidelights are not original and the wood jambs at the entry door appear to have been relocated from their original location. The stone sill at the top of the steps does appear to be original, however the steps and railings are clearly a modern addition. The applicant is proposing to demolish only the entry door, jambs, sidelights, steps and railings at this location. The existing transom and framing will remain in place and the existing stone sill will be relocated to a lower elevation. The entry door and sidelights at the east elevation are not

original and this entry does not include a transom or decorative scrollwork similar to that which is found at the building entry on the west elevation

The exterior egress stair on the north elevation is a later addition and detracts from the original architecture.

In response to comments from the BAR, the applicant has produced a detailed survey of each window in the building. This survey includes photographs of the inside and outside of each window and, where applicable, a detailed photograph; this survey is attached to the report for reference. Along with a local preservation consultant, staff performed a detailed site survey inspecting each of the windows from the exterior where accessible and from the interior for each of the windows. A detailed report of the findings of this survey is also attached for reference. A summary of these findings includes the following:

1. The existing windows and transoms are painted wood, single glazed with glazing compound and metal glazing points. This was the standard glazing method through the mid-20th century.
2. The basement windows are modern with spring sash balances and aluminum tracks.
3. All of the window frames on the second and third floors had pulleys for sash balances but no windows had sash chords or weatherstripping and all of the windows were caulked, painted closed and inoperable.
4. All brickmold now on the exterior of the frame is a simple cove profile and surrounds the entire segmental arched frame without interruption.
5. All wood sills and subsills throughout on the exterior appear to have been replaced in the 20th century.
6. Only a few windows on the west side on the first floor appeared to reuse the original interior sill, identified where it runs wide of the present interior face trim and having a prominent bullnose edge. All other sills are made of two layers of 1x material with an eased edge.
7. No intact Victorian period sash with wood pegs were found anywhere in the building. All of the rail and stile joints in the window sash were nailed, though the rusting finish-nail heads sometimes give the appearance of wood historic pegs through the paint. Several locations were scraped with a knife to confirm the presence of nails below.
8. The patina on the woodwork, in general, does not indicate 130 years of wear from scraping and repainting. On the interior, the majority of the sills, sash and transoms appear to only have had only one coat of paint, with crisp sharp edges on the muntins, rails and stiles. Some portion of the windows on the exterior may have had two coats of paint but other areas, including sills, indicate one coat over a layer of primer.
9. A small percentage of the sash appeared to be reconstructed using a mix of new and reused pieces of earlier rails, stiles and muntins. The face of the earlier muntins is approximately 1/8" wide and the new muntins are 1/4" wide and the profile is slightly different. Earlier moldings show evidence of being scraped and sanded, where the new pieces have crisp edges and only show a single coat of paint.
10. Only a total of approximately a dozen panes of what may be cylinder glass were found scattered in windows throughout the building. All of the rest of the glass was modern float glass. Some of the transom panels appear to have very light imperfections indicating either blown cylinder glass or poor quality float glass.

11. All transoms were fixed and do not appear to have ever been operable. The majority of the transoms were covered by fixed swag curtains on the interior and could not be inspected closely. Viewed from the exterior, some of these appeared to have a lightly textured cylinder glass. However, as viewed from floor level on the interior, the crisp molding profile and patina of the woodwork matched that of the modern window sash below.

It appears that the original Victorian windows and, potentially, frames throughout the building were replaced in the early 20th century when the industry was still using cast iron sash balances with cotton chords pulleys. Cylinder glass with light surface imperfections may still have been in use at that time.

Some pieces of these previous windows were reused when all of the windows were either substantially repaired or replaced in the mid-late 20th century with window sash that used nailed joints and float glass. The sash chords were not replaced at that time and the windows were painted shut and fixed interior storm panels were installed. This could only have occurred after central air conditioning was installed throughout the building and this is reinforced by the evidence of only one coat of paint on the interior of the windows since that alteration. On the exterior, wood sills, subsills and brick mold are also recent and many of the sills are in poor condition because they used modern softwood and weren't installed to properly drain water away from the window and the majority are causing damage to the finishes on the interior. With the exception of approximately 1/2 dozen windows in the southwest corner, the window sills on the interior are not original and none of the interior trim is original. The actual window frames and modern brick mold are generally in good condition and could be retained but are not original or character defining features.

Based on these observations, staff has determined that the existing windows are likely from the early 20th century and not original to the building. As they are not original, staff supports the approval of their demolition.

Certificate of Appropriateness

Pursuant to Section 10-105 (A) (3) (a), additional standards "shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting both sides of Washington Street." As the proposed project is limited to alterations, these standards are not relevant.

Replacement Windows

The *BAR Policies for Administrative Approval in the Old and Historic Alexandria District* indicates that for "buildings or portions of buildings constructed before 1932 with previously replaced windows... Historically appropriate multi-light sash must be single glazed wood windows on street facing elevations, on non-street facing elevations wood windows may be double-glazed."

As stated above, staff has performed a visual inspection of the existing windows and has found that they are not original to the building. The applicant is proposing to use double glazed, aluminum clad wood windows in a configuration and function similar to the windows shown in

the historic photos. These windows do not meet the requirements of the administrative approval requirements and thus the applicant is seeking approval for use of the windows from the BAR.

While staff typically supports the use of windows in compliance with the administrative approval guidelines, the proposed project is unique in a couple of ways that make double glazed, aluminum clad windows appropriate for this building. The existing building is larger than the typical project in the historic district with a height in excess of the typical residential building. The existing window openings are also much larger than typical windows, meaning that they cannot be removed from inside the building to perform the routine maintenance associated with wood windows. In the case of this building, extensive scaffolding would need to be erected to scrape and paint the windows as is regularly required of wood windows. In addition to the cost associated with this regular maintenance, the erection of this scaffolding poses the potential for damage to the building. The complicated nature of this maintenance work also makes more likely the deferral of the work, leading to degradation of the windows and potential damage to the building. The height of the building and its relation to South Washington Street also make it unlikely that pedestrians will interact with the windows at close proximity as they would on a more typical residential project. These factors make this an unusual and unique case within the historic district, different than the typical residential window replacement.

Previously, the approved Administrative Review Policy for windows allowed the use of aluminum clad windows on buildings of four or more stories, for the reasons mentioned above. In fact, in case 2011-0065, the BAR approved the use of clad windows on a four-story commercial building at 101 Columbus Street. The building at 418 South Washington Street is three stories but at a height of almost 38 feet it is more similar to a four-story building. With these factors in mind, staff recommends that the Board allow the applicant to use the proposed double glazed, aluminum clad windows with the condition that the applicant submit product specifications for the glazing to ensure that the proposed windows meet the performance requirements of the *Alexandria New and Replacement Window Performance Specifications*. Staff further recommends that the applicant work with staff on the final color for the windows. The Board does not typically review proposed colors, but aluminum clad windows are factory painted and cannot be readily changed as wood windows. It should also be noted that the Virginia Building Code requires that a permit be issued for all full frame window replacements.

West Elevation

At the main entry door on the South Washington Street elevation of the building, the applicant is proposing to remove the existing entry door, sidelights, steps, and railings. The existing transom, transom framing, and decorative scrollwork above the transom will remain in place. A new storefront style entry door designed to align with the historic transom is being installed at the sidewalk level and the existing stone sill will be relocated to the sidewalk grade. As noted in the application, this work is being undertaken to allow for an accessible main entrance to the building from South Washington Street. An entrance raised above the level of the sidewalk is visible in the early photos however the concrete steps and wood entry doors and sidelights are clearly not original to the building. The applicant is also proposing to replace the existing windows along the ground floor with taller windows by removing the wood sill and a portion of the brick below each window (Figure 2). This is being done to accommodate the lowering of the ground floor level.



Figure 2: Proposed west elevation

Staff supports the proposed work at the main building entrance. The proposed modifications to the main entrance retain the original historic fabric including the masonry opening, the transom, transom framing, decorative scrollwork, and stone sill. The material to be removed is not original and the change in elevation in the current condition presents a barrier to the creation of an accessible entrance to this commercial building. Alternatives to the proposed configuration which would allow for an accessible entrance would include the installation of a ramp which would be more destructive to the historic building than the proposed reconfiguration. This proposal retains the historic fabric of the entrance, while allowing for use of the building by the public (Figure 3).

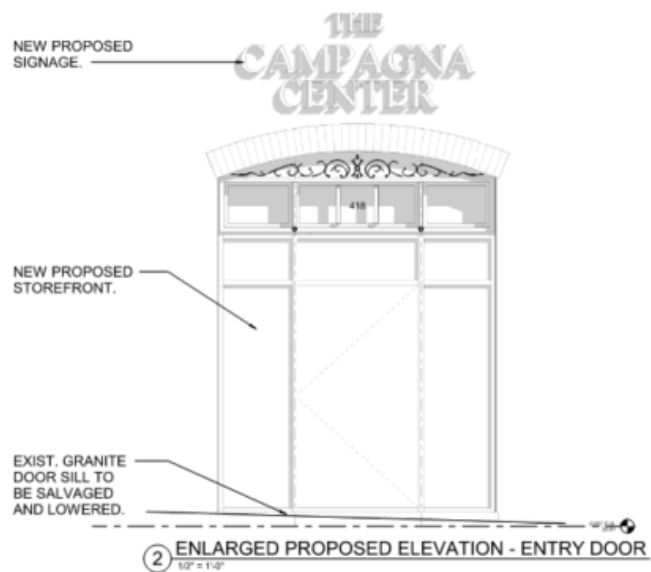


Figure 3: Existing and proposed main building entry

The *Design Guidelines* states that “Windows are a principal character defining feature of a building and serve both functional and aesthetic purposes.” The grade along South Washington Street slopes down along the face of the building, with the high side at the north side of the building. The existing ground floor windows along this elevation are 3 over 3 single hung windows that are significantly wider than they are tall. At the north end of the elevation, the sill is at the approximate third point between the sidewalk and the projecting brick band above the window. At the south end of the elevation, the sill is approximately the midpoint of this section of the wall. In the current configuration, the proportion of the windows and their relationship to the sidewalk is awkward. The proposed modification will lower the sills of the windows to approximately level with grade at the north end and in the lower quarter of the section of wall at the south end. The Board has allowed for modifications to ground level wall openings on commercial buildings on Washington Street in the past and has recognized that commercial buildings have different functional and code requirements than residential buildings. Staff supports this modification to the windows as it maintains the decorative brick arches above the windows and the alignment with the windows above while improving the proportions of the windows and their relationship to the sidewalk.

East Elevation

At the east elevation of the building, the applicant is proposing to remove the existing non-code compliant ramp, ground mounted mechanical equipment, wood deck, and second floor entrance. A new entrance door will be installed in the area of a previous window opening that is currently infilled with brick. A metal canopy will be mounted to the exterior wall above the entry door. At the third floor directly above this entry door, an existing infilled window will be opened up with a new window installed to match the existing adjacent windows. A new accessible ramp will be constructed extending parallel to the face of the building with a brick wall separating the ramp from the adjacent parking area. The applicant is proposing to remove the existing second floor entrance and the two third floor windows above the entrance. In place of the removed windows and doors, metal panels will be installed in the same plane as the original window location. These metal panels will include a pattern that is similar to the muntin pattern originally found on the windows (Figure 4).



Figure 4: Proposed east elevation

The revised configuration of the rear elevation allows for a more effective accessible entrance from the parking lot by turning the ramp to run parallel to the face of the building instead of perpendicular as in the current configuration. The applicant is proposing to keep the masonry opening for the building entrance and the two windows above and fill in these openings with metal panels reminiscent of the windows and doors that are removed. Staff supports the proposed approach to the rear elevation. The reconfiguration of the entry to include the new ramp presents a more organized and composed face to the rear of the building. As noted previously, the existing entry doors and the windows are not original to the building. The important historic aspect of this elevation is the masonry openings. The proposal to maintain these openings intact and to open up two previously modified openings returns this elevation to its original condition. The use of metal panels that are inserted into the openings in the same plane as the windows recreates the original condition while allowing for the reconfiguration required by modern accessibility code concerns.

Another important consideration when reviewing the proposed modifications on the east elevation is the visibility of this elevation from a public right of way. The parking lot behind the building is private property. The alley to the south of the building is public, but it is aligned with the east side of the building, providing only an oblique view of this elevation (Figure 5). From this view it appears that the proposed metal panels may not be visible. Given this extremely limited view of the proposed alterations and the functional improvements to the rear building entry, staff supports the proposed design with the condition that the applicant work with staff on the design for the projecting canopy which will be visible from the public right of way.



Figure 5: View of east elevation from Wilkes Street

North Patio and Elevation

The applicant is proposing to excavate the north end of the site extending to the north property line. This area will be excavated to an elevation similar to the elevation of the ground floor and will be used as an outdoor patio. A planter will be installed at the northwest corner of the patio and a brick enclosure for mechanical equipment will be installed at the northeast corner (Figure 6). A brick and decorative metal site wall with a metal gate will be used to enclose the patio on the west side facing South Washington Street. Per the submitted materials, the design for this wall and gate will be reminiscent of other site walls found within the historic district.

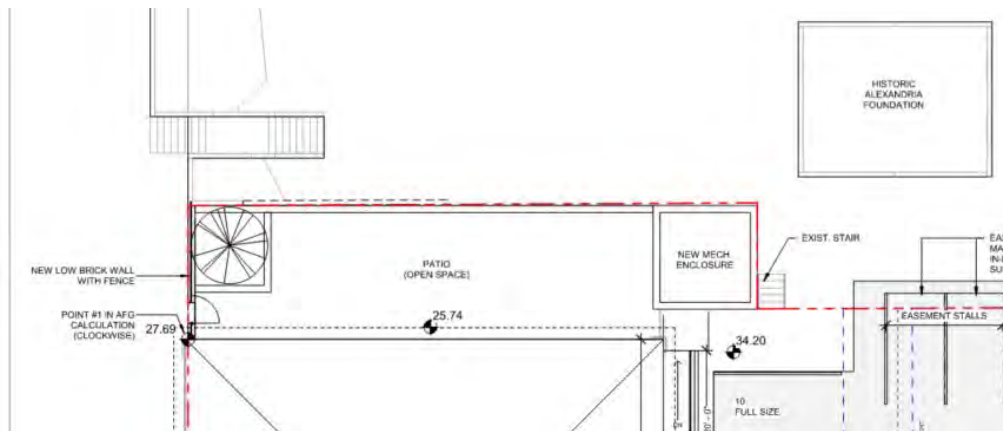


Figure 6: Site plan showing proposed patio

Once the area has been excavated, the ground floor elevation will be modified to open window openings that were closed when the existing berm was built in this area. In addition to opening these windows, two of the previous windows will be converted into doors providing access to the patio and three new window openings will be created. The existing wall openings feature an arched brick head, to differentiate the new openings, they will use a simple soldier course at the head (Figure 7).

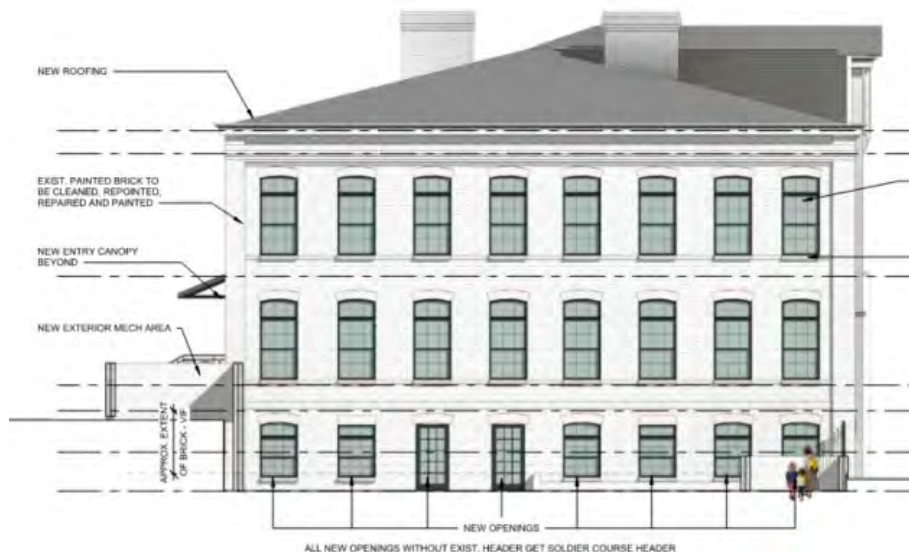


Figure 7: Proposed north elevation

As seen in historic photographs of the site and as evidenced by the infilled window openings on the north elevation, the current grade in this area does not reflect the original configuration (Figure 8). The berm in this area appears to have been added at some time in the 20th century, obscuring a portion of the historic north elevation.



Figure 8: Photo of site from 1918 showing original configuration at the north end of the site

Staff supports the proposed modifications to the north end of the site and to the ground floor of the north elevation and appreciates the efforts of the applicant to restore the original site condition and north elevation. As much of the ground floor of this elevation is obscured by the existing berm and exterior egress stair, the proposed modifications to the elevation do not represent the loss of historic context. The new window openings and enlargement of previous windows into doors fits nicely within the overall pattern of the building and appears much the same as the rhythm of the west elevation. The use of a simple soldier course at the head of the new openings is a subtle but effective way to signal that these are not original openings to future observers. The proposed brick and metal wall and gate are similar to site features found throughout the district and will blend into the historic fabric (Figure 9).



Figure 9: Proposed brick and metal site wall and gate

Roofing Replacement

The submitted documents include notes regarding the replacement of the existing shingle roof. The submission does not specify what material will be used to replace the existing roofing, however, during the last hearing the applicant suggested that the intention is to replace the roofing in-kind. The *BAR Policies for Administrative Approval*, state that “For buildings with historic roofs beyond repair or those with previously replaced roofs, replacement materials should match the original in design, color, texture, and other visual qualities. Where the original roof material is missing and cannot be determined from documentary, physical, or pictorial evidence, roofing historically appropriate to the age of the structure must be utilized.” The existing shingles are not the original roofing material, and it is not possible to determine the original roofing material through the examination of old photographs of the building. Sanborn Insurance Maps indicate that the original roofing material was “non combustible.” Given the age of the structure, this likely meant metal or possibly slate. Per the administrative approval guidelines, any replacement roofing material should be “historically appropriate,” in this case that would mean either a new metal or slate roof. While staff recommends that the applicant use one of these materials for the replacement roof, the Board may consider the overall visibility of the roof. The height of the building and the relatively low slope of the roof make it difficult, but not impossible, to perceive the roofing material.

Exterior Masonry

The applicant is proposing to clean, re-point, repair, and paint the existing exterior brick on all building elevations. Section 10-109 (B) (4) of the Alexandria Zoning Ordinance states that “The painting of a masonry building which was unpainted prior to such painting shall be considered to be the removal of an exterior feature having historic and/or architectural significance requiring a certificate of appropriateness.” The exterior walls of the building are currently in a state of peeling paint with areas of masonry that will need to be re-pointed. As this building was previously painted, the proposed work will not “be the removal of an exterior feature having historic and/or architectural significance.” As such, there is no prohibition on the proposed scope of work and staff would be able to approve this work as building maintenance. It is included in this application as part of the context of the overall renovation, but staff recommends that the Board remain consistent with the Zoning Ordinance and approve the proposed scope of work on the existing exterior masonry walls.

After review of the existing structure to identify existing historic fabric, staff supports the proposed alterations to the historic structure at 418 South Washington Street and recommends approval of the Certificate of Appropriateness with the following conditions.

1. The proposed aluminum clad windows be approved but that the applicant submit complete window and glazing specifications to ensure that the proposed windows meet the performance requirements of the *Alexandria New and Replacement Window Performance Specifications* and that the applicant work with staff regarding the final color selection for the aluminum clad windows.
2. The applicant work with staff on details for proposed entry canopy on east elevation.
3. The applicant work with staff to identify an “historically appropriate” roofing material to be used to replace the existing roof.

4. Include the statements from Alexandria Archaeology, below, in the General Notes of all on all construction documents 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 or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, 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 zoned CD and is a nonresidential use, therefore, it has no open space requirements or required setbacks.
- F-2 Based on the December 30, 2021, plans, the proposed exterior alterations, new rear stoop, new ramp, new front fence and mechanical screening all comply with zoning.

Code Administration

- C-1 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 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)
- R-4 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

- F-1 A released grading plan is required prior to submitting for building permits. (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 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 be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-7 An encroachment request will be required for projections into the public right of way. (T&ES)
- C-8 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Please submit Insurance Certificate:
City of Alexandria
T&ES
Attn: Development Services
301 King Street, Room 4130
Alexandria, VA 22314

Alexandria Archaeology

- R-1 Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)
- R-2 To mitigate any possible adverse impacts that the new construction may cause to archaeological resources on the property, the applicant must hire an archaeological consultant to develop and implement an Archaeology Monitoring Plan. The Monitoring Plan must outline how the archaeological consultant will identify, record, and report any archaeological resources that are encountered during construction—particularly focused on the patio and the parking lot. The Monitoring Plan must be completed and approved by the City Archaeologist prior to submission of the Final Site Plan, and before any ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) begin. (Archaeology)
- R-3 If significant resources are discovered during monitoring, the archaeological consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
- R-4 The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that an approved Archaeological Monitoring Plan is in place. * (Archaeology)
- R-5 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)
- R-6 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)
- R-7 Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final

archaeological report has been received and approved by the City Archaeologist.***
(Archaeology)

- F-1 This property has been occupied by two historic schools and is adjacent to a third historic school. The Alexandria Academy was established in 1785 on the adjacent property at 604 Wolfe Street. George Washington helped fund the Alexandria Academy and was restored in the 1990s. The yard to the south of the historic building is now encompassed within the subject property at 418 S. Washington St. Historic documents suggest that a privy associated with the early school may be located in the vicinity.

In 1812 the Alexandria City Council commissioned the construction of a public school immediately to the south of the Alexandria Academy at what is now 418 S. Washington St. The school employed the Lancasterian method of teaching which involved older students helping to teach younger ones. For many years the Lancasterian school taught African American children. During the Civil War it served as a hospital. It was torn down around 1887 and replaced by the current structure. Initially dubbed the Washington School, it served as a public educational institution for many years until it was acquired by the YWCA and evolved into the Campagna Center. The property at 418 S. Washington St. has the potential to yield significant archaeological information pertaining to education in Alexandria from the late eighteenth century into the early twentieth century.

- F-2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

1. *Application Materials*
2. *Supplemental Materials*
3. *Existing Window Survey – Applicant document (attached as a sperate attachment on the docket)*
4. *418 South Washington Street – Site Survey Field Report (attached as a sperate attachment on the docket)*

ADDRESS OF PROJECT: 418 South Washington StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 074.04-10-02 and 074.04.10.19 ZONING: CDAPPLICATION 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: Tammy Mann, The Campagna Center, Inc.Address: 418 South Washington StreetCity: Alexandria State: VA Zip: 22314Phone: 703-224-2345 E-mail: tmann@campagnacenter.orgAuthorized Agent *(if applicable)*: ☒ Attorney ☐ Architect ☐ _____Name: Amanda Williams, Cooley LLP Phone: 703-456-8701E-mail: awilliams@cooley.com

Legal Property Owner:

Name: The Campagna Center, Inc.Address: 418 South Washington StreetCity: Alexandria State: VA Zip: 22314Phone: 703-224-2345 E-mail: tmann@campagnacenter.org

- ☐ 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).*

See attached narrative.

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.

**City of Alexandria Board of Architectural Review
Old and Historic Alexandria District
Certificate of Appropriateness and Permit to Demolish/Encapsulate**

418 South Washington Street

Project Narrative
December 30, 2021



I. Introduction

The Campagna Center (the “Applicant”) owns and operates its offices at 418 South Washington Street, more specifically identified on the Alexandria Tax Map as 074.04-10-02 and 074.04.10.19 (the “Property”). The Property is located in Old Town Alexandria, on the east side of South Washington Street and south of its intersection with Wolfe Street.

The Applicant works in the community to deliver exceptional educational and social development programs for children, teens, and adults. More specifically, the Applicant offers early childhood education, health and nutrition awareness, before- and after-school programs, tutoring and mentoring, career and college readiness planning, and classes for English language learners. The Property houses the Applicant’s office/administrative operations to support these programs.

The Applicant requests approval of a Certificate of Appropriateness and a Permit to Demolish/Encapsulate to allow much needed renovations to the existing building on the Property to help preserve and enhance its historical architecture (the “Project”). Enclosed with this application is a plan set entitled, “The Campagna Center, BAR CoA Submission” prepared by Winstanley Architects and Planners (the “Plan Set”).

II. Project Details

As the success of the Campagna Center has grown through the years, it looks to perform certain renovations and alterations to its facility on South Washington Street to keep the facility running efficiently while respecting the historic nature of the Property.

Windows

The Applicant intends to replace all windows and create or lower sill heights of window openings along the ground floor of the building as detailed in the Plan Set. Instead of wood windows, the Applicant proposes to install double-glazed, aluminum-clad windows. This decision is driven by the financial burden of maintenance for wood windows; on commercial buildings with as many as three stories, wood windows are quite costly to maintain and treat effectively when repainting. Utilizing double-glaze windows will improve the overall energy efficiency of the building for years to come (and bring the building in conformance with today's energy standards). Importantly, appropriate window grids will be utilized to match the configuration of the original historic windows.

Patio

The Applicant plans to install a patio on the north side of the building as shown on the proposed west streetfront elevation and proposed north elevation on Sheet B-10 and B-11 of the Plan Set, respectively. The patio will provide a high-quality amenity for the Campagna Center and its visitors and employees. As depicted on Sheet B-09 of the Plan Set, the excavation necessary for the patio installation will expose additional areas of the historic building (including additional window openings). The plans also include a low brick wall with wrought iron fencing (as a barrier between the patio and sidewalk along South Washington Street) that will not only be in keeping with the historic character of the building but will even improve the view of the building from the street. Please refer to Sheet B-15 of the Plan Set for precedent images of the wall and fencing along South Washington Street. Note that on this same side of the building the Applicant plans to remove the existing egress stairway that is no longer usable or consistent with the City's requirements.

Modifications to West Elevation (Front Entry)

The Applicant also proposes to demolish the aging front steps at the main entrance off South Washington Street and lower the entry door to be flush with the sidewalk. As mentioned above, along South Washington Street the existing windowsills will also be lowered. These changes will improve the aesthetic and ADA accessibility of the main entrance to the building and its relationship to the streetscape along South Washington Street, while also allowing more light into the ground floor of the building.

Modifications to East Elevation (Back Entry)

The plans also contemplate certain changes to the eastern building façade and back entrance area. The back entry door will be relocated just south of the current entry door to allow for more efficient

internal circulation. A new ramp will be installed to access this back entry door. The new ramp will provide code compliant accessible entrance from the parking lot to the building. Under this proposal, two existing windows and the original back entry door will be filled in to accommodate new bathroom locations inside the building. The previous openings will be maintained but filled with grey insulated metal panels or dark grey brick with insulated metal panel insets. The infill will be made up of small metal panels with a gridded pattern that is similar in size and seam locations to the muntin locations of the original window units. As shown on Sheet B-10 and B-16 of the Plan Set, these infill materials will provide an overall muted tone that (paired with the gridded pattern to match the original windows) does not distract from the building's historical architecture. A new mechanical enclosure is also proposed at the northeast corner of the building. The enclosure will be along the excavated brick wall (and thus, mechanical equipment will not be visible from the street) and fully screened by a brick wall and landscaping on the eastern facade.

Additionally, the Applicant proposes other more general updates to maintain and enhance the building's historical character; these updates include replacing the roof and cleaning, repairing, and repointing the existing brick, and replacing the mechanical/elevator systems. Further, and as mentioned above, the Applicant will remove certain interior partition walls for better circulation inside the building and to accommodate more efficient working spaces for employees and clients. These internal modifications to the building also include raising the ceiling of the first floor by two (2) feet and ten (10) inches to create a more usable first floor space. Overall, the proposed Project will respect and even restore some aspects of the architecture of the existing building and surrounding neighborhood, thereby preserving the general character of Old Town Alexandria.

III. Applicable Master Plan, Small Area Plan, and Design Guidelines

The City's Master Plan (the "Plan") identifies three goals for urban design: (1) to integrate new development into existing development so that the whole is enhanced without aggravating existing problems or creating new ones, (2) to create habitable space with the highest possible quality of life, and (3) to maintain and preserve the City's sense of identity. Among the Plan's objectives to achieve these goals is the recommendation to blend old and new development and to preserve and protect the unique architectural and historic character of the Old and Historic District.

The Property is further guided by the City's Old Town Small Area Plan (the "SAP") and Design Guidelines for the Old and Historic Alexandria District (the "Design Guidelines"). Within Old Town Alexandria, the SAP identifies the goals of protecting buildings and areas of historical and architectural value and further, protecting the appearance of Washington Street as the gateway to Old Town. More specific to new development along Washington Street, the SAP encourages smaller-scale development (i.e. lower heights) to maintain compatibility with nearby historic areas.

The Design Guidelines contain unique recommendations for various segments of the Old and Historic Alexandria District, such as the Washington Street area. The Property is located within a specific stretch of Washington Street between Wilkes Street and Pendleton Street. For new development or additions in this area, the Design Guidelines recommend that projects conform to the requirements of the SAP, reflect the low-scale pattern of the historic area, and maintain the spacing between buildings to reflect the pattern and rhythm of existing development.

The Applicant's proposed renovations are in harmony with these goals outlined in the City's Master Plan, the SAP and the Design Guidelines. As detailed in Section II above, the Project will help preserve the important architectural design of the existing facility and will even enhance the appearance of Washington Street by improving the relationship of the building to the streetscape.

IV. Conclusion

The Campagna Center looks forward to providing needed renovations and upgrades to its facility at 418 South Washington to better serve the educational and social development needs of the community. Accordingly, the Applicant respectfully requests the favorable review of the proposed Project by City Staff and the Board of Architectural review.

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: 

Printed Name: Amanda Williams, Cooley LLP

Date: 12/30/2021



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 418 S Washington St
Street Address

CD (Not available in dropdown menu)

CL
Zone

A2. 15,788.00

Total Lot Area

x

1.50

Floor Area Ratio Allowed by Zone

=

23,682.00

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B1. 0.00 Sq. Ft.

Existing Gross Floor Area*

B2. 0.00 Sq. Ft.

Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.

Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross**

0.00

B2. **Total Exclusions**

0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 5,627.00

First Floor 5,627.00

Second Floor 5,627.00

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement** 980.00

Stairways** 990.00

Mechanical** 140.00

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory*** 200.00

Other**

Other**

C1. 16,881.00 Sq. Ft.

Proposed Gross Floor Area*

C2. 2,310.00 Sq. Ft.

Allowable Floor Exclusions**

C3. 14,571.00 Sq. Ft.

Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross**

16,881.00

C2. **Total Exclusions**

2,310.00

D. Total Floor Area

D1. 14,571.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 23,682.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 1,095.00 Sq. Ft.
Existing Open Space

E2. 0.00 Sq. Ft.
Required Open Space

E3. 1,240.00 Sq. Ft.
Proposed Open Space

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.

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

Signature:

[Handwritten Signature]

31

Date:

12/30/2021

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. N/A	N/A	The Campagna Center is a non-stock corporation
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 418 South Washington 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 The Campagna Center, Inc.	418 South Washington Street	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. The Campagna Center, Inc.	N/A	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.

12/29/2021

Date

Amanda Williams, Cooley LLP

Printed Name



Signature

The Campagna Center- COA Submission - Revision 1

2/23/2022

Count	Sheet #	Sheet Name	Notes
ARCHITECTURAL			
1	B-00	Cover Sheet	<ul style="list-style-type: none"> Updated BAR COA Submission Date
2	B-01	Zoning and FAR	<ul style="list-style-type: none"> Updated Sheet List
3	B-02	Site Context	<ul style="list-style-type: none"> Added street names, property line for clarity
4	B-03.1	Architectural Site Plan - Existing	<ul style="list-style-type: none"> New Sheet
5	B-03.2	Architectural Site Plan - Proposed	<ul style="list-style-type: none"> Updated parking layout Corrected/confirmed property line and tree locations
6	B-04	Proposed Floor Plans	<ul style="list-style-type: none"> No changes
7	B-05	Proposed Floor Plan and Roof Plan	<ul style="list-style-type: none"> No changes
8	B-06	Existing Elevations	<ul style="list-style-type: none"> Corrected existing entry doors at West and East elevations and corrected location of lower level windows at South elevation
9	B-07	Demolition Plans	<ul style="list-style-type: none"> Corrected existing windows at S side of Level 1 plan
10	B-08	Demolition Plans	<ul style="list-style-type: none"> No changes
11	B-09	Demolition Elevations	<ul style="list-style-type: none"> Corrected existing door and entry steps at west elevation. Corrected existing door at East elevation. Corrected existing windows at south elevation
12	B-09.1	Enlarged Entry Door Exhibit	<ul style="list-style-type: none"> New Sheet
13	B-10	Proposed Elevations	<ul style="list-style-type: none"> Modified proposed elevations to show new color scheme: white painted brick with grey window frames, trim, and muntins Modified proposed entry door to show existing transom to remain

14	B-11	Proposed Elevations	<ul style="list-style-type: none"> Modified proposed elevations to show white painted brick and charcoal grey window frame, trim, and muntins.
15	B-14	Transverse Section	<ul style="list-style-type: none"> Corrected location of third floor elevation
16	B-15	Precedents - Decorative Fence	<ul style="list-style-type: none"> No changes
17	B-16	Massing Studies	<ul style="list-style-type: none"> Modified proposed ADA ramp to be shown accurately. Included steps at proposed patio.
18	B-17	View from Wolfe & S Washington - NW Corner	<ul style="list-style-type: none"> Revised proposed entry door, included existing street trees
19	B-18	View from South Washington St Looking South	<ul style="list-style-type: none"> Revised proposed entry door to show existing transom
20	B-19	View from S Washington & Wilkes - NW Corner	<ul style="list-style-type: none"> Included existing street trees. Modified lower level windows to match existing conditions
21	B-20	View from Wolfe Street Thru Plaza	<ul style="list-style-type: none"> No changes



THE CAMPAGNA CENTER

418 S WASHINGTON STREET
ALEXANDRIA, VA 22314



WINSTANLEY
ARCHITECTS & PLANNERS

02/22/22 BAR COA SUBMISSION

BAR SHEET LIST	
B-00	COVER SHEET
B-01	ZONING AND FAR
B-02	SITE CONTEXT
B-03.1	ARCHITECTURAL SITE PLAN - EXISTING
B-03.2	ARCHITECTURAL SITE PLAN- PROPOSED
B-04	PROPOSED FLOOR PLANS
B-05	PROPOSED FLOOR PLAN AND ROOF PLAN
B-06	EXISTING ELEVATIONS
B-07	DEMOLITION PLANS
B-08	DEMOLITION PLANS
B-09	DEMOLITION ELEVATIONS
B-09.1	ENLARGED ENTRY DOOR EXHIBIT
B-10	PROPOSED ELEVATIONS
B-11	PROPOSED ELEVATIONS
B-14	TRANSVERSE SECTION
B-15	PRECEDENTS - DECORATIVE FENCE
B-16	MASSING STUDIES
B-17	VIEW FROM WOLFE & S WASHINGTON - NW CORNER
B-18	VIEW FROM SOUTH WASHINGTON ST LOOKING SOUTH
B-19	VIEW FROM S WASHINGTON & WILKES - NW CORNER
B-20	VIEW FROM WOLFE STREET THRU PLAZA

ZONING ANALYSIS - SITE INFORMATION			
HISTORIC: Mount Vernon / GW Memorial Highway NR			
AVERAGE SITE ELEVATION - 34.15'			
REFERENCE		CITY PROPERTY DESCRIPTION RECORD	PROPOSED
	LOT SIZE (Parcel A 074.04.10.02)	8,046 SF	15,788 SF
	LOT SIZE (Parcel B 074.04.10.19)	7,742 SF	
	BUILDING SIZE	11,216 SF	16,953 SF (exist)
	ZONING	CD (Commercial Downtown Zone)	CD (Commercial Downtown Zone)
	MAP-BLOCK-LOT	074.04.10.02 and 074.04.10.19	074.04.10.02 and 074.04.10.19
	PARCEL	50325500	50325500
	YEAR BUILT	1900	1888
Sec. 4-500-CD	AREA REG	No lot size or frontage requirement (non-residential)	N/A
Sec. 4-500-CD	FAR	1.5 max (2.5 with special use permit)	1.5 FAR = 23,682 SF allowed
Sec. 4-500-CD	OPEN SPACE	Non-res. no requirement except 7-1000 & 7-900	N/A
Sec. 4-500-CD	MAXIMUM HEIGHT	3 Stories, 50'-0"	3 Stories (no change)
Sec. 8-200.A (16) or (19)	PARKING - Office Use	.25/1,000 SF of floor area in enhanced transit area	Min. 6 stalls, Max. 33 stalls Up to 75% may be compact
Sec. 8-200.C (5) a, c	PARKING FACILITY - Location	Not to exceed 1,000 feet in distance from nearest corner of the structure	
Sec. 8-200.D (1)	PARKING SPACE - Design	Full-size: 18.5' x 9', compact: 16' x 8'	
	BICYCLE PARKING	None required	

418 South Washington Street

Michael Winstanley Architects & Planners
Revised: 12/29/21

SITE AREA (Parcel A) 8,046.00 SF
SITE AREA (Parcel B) 7,742.00 SF
TOTAL 15,788.00 SF

LVL	HEIGHTS	GSF	FAR DEDUCTIONS	PROPOSED FAR
		EXISTING- (NO CHANGE)	PROPOSED	
1st (Basement)	11.50	5,627	980	4,647.00
2nd	12.08	5,627	790	4,837.00
3rd	10.75	5,627	540	5,087.00
Total	34	16,881	2,310	14,571.00
		GSF TOTAL	14,571	Proposed FAR

0.92

LVL	FAR EXCLUSIONS (Existing)				TOTAL
	Lavatory	STAIRS/ ELEV.	MECH/ UTILITY/SHAFT	PARKING	
1st (Basement)	50	329	584	0	963
2nd	50	617	94	0	761
3rd	100	617	94	0	811
Total	150	1234	188	0	2,535

LVL	FAR EXCLUSIONS (Proposed)				TOTAL
	Lavatory	STAIRS/ ELEV.	MECH/ UTILITY/SHAFT	PARKING	
1st (Basement)	150	300	530	0	980
2nd	100	620	70	0	790
3rd	100	370	70	0	540
Total	200	990	140	0	2,310

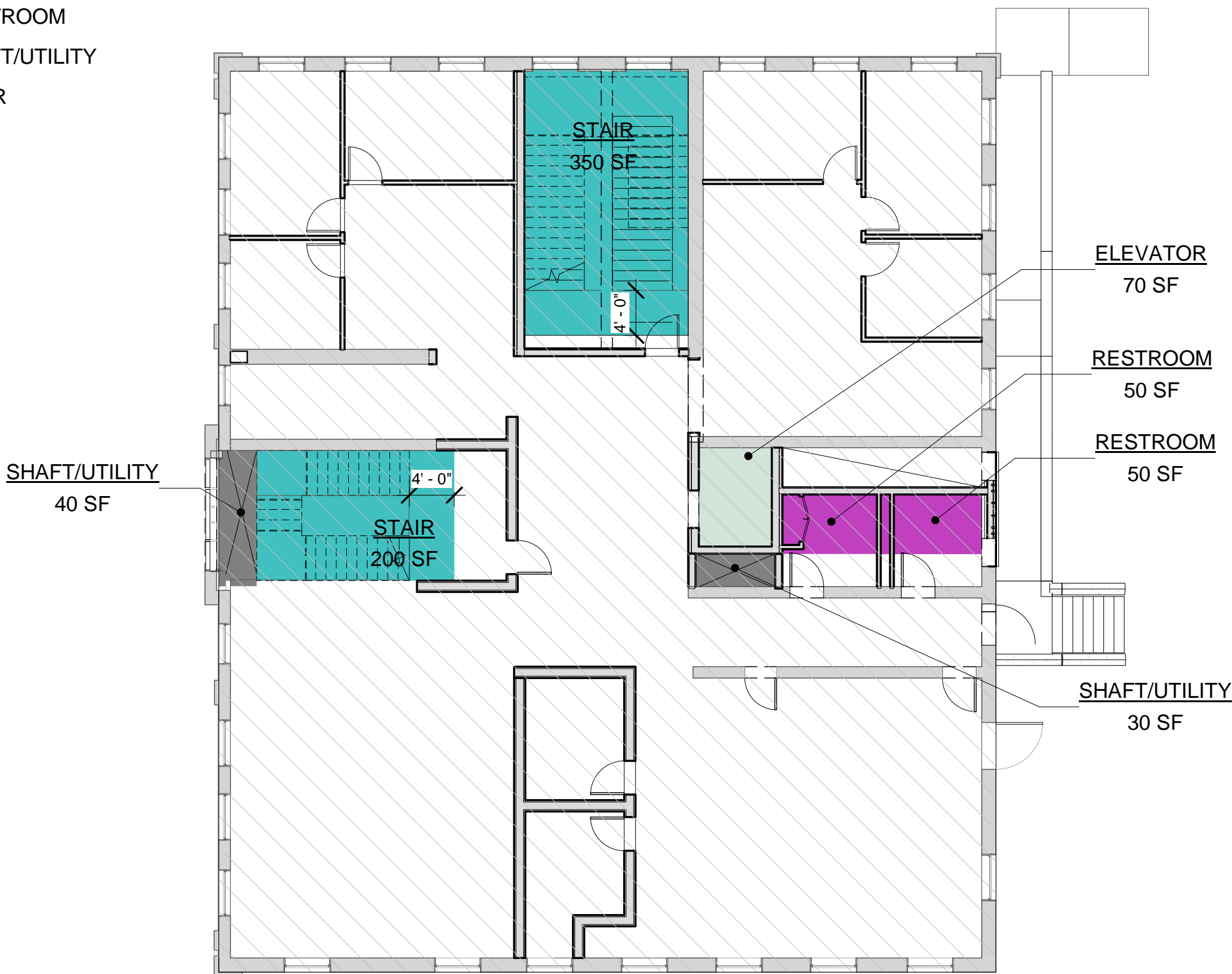
SITE	15,788.00
ALLOWABLE FAR (1.5)	23,682.00
PROPOSED FAR	14,571
REMAINING FAR	9,111.00

LEGEND

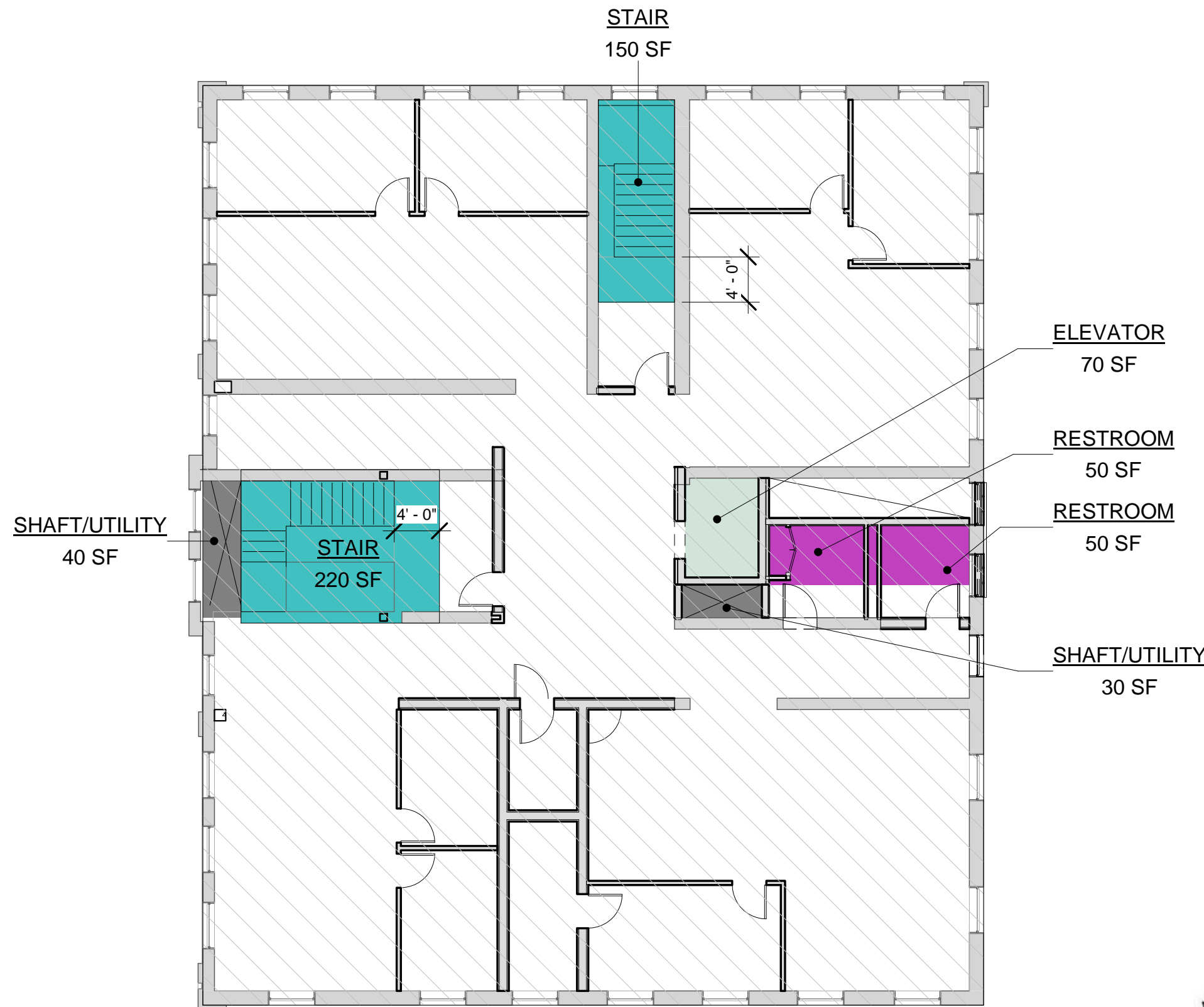
- AREA (Total)
- ELEVATOR
- OPEN SPACE
- RESTROOM
- SHAFT/UTILITY
- STAIR



1 FAR LEVEL 1
3/32" = 1'-0"



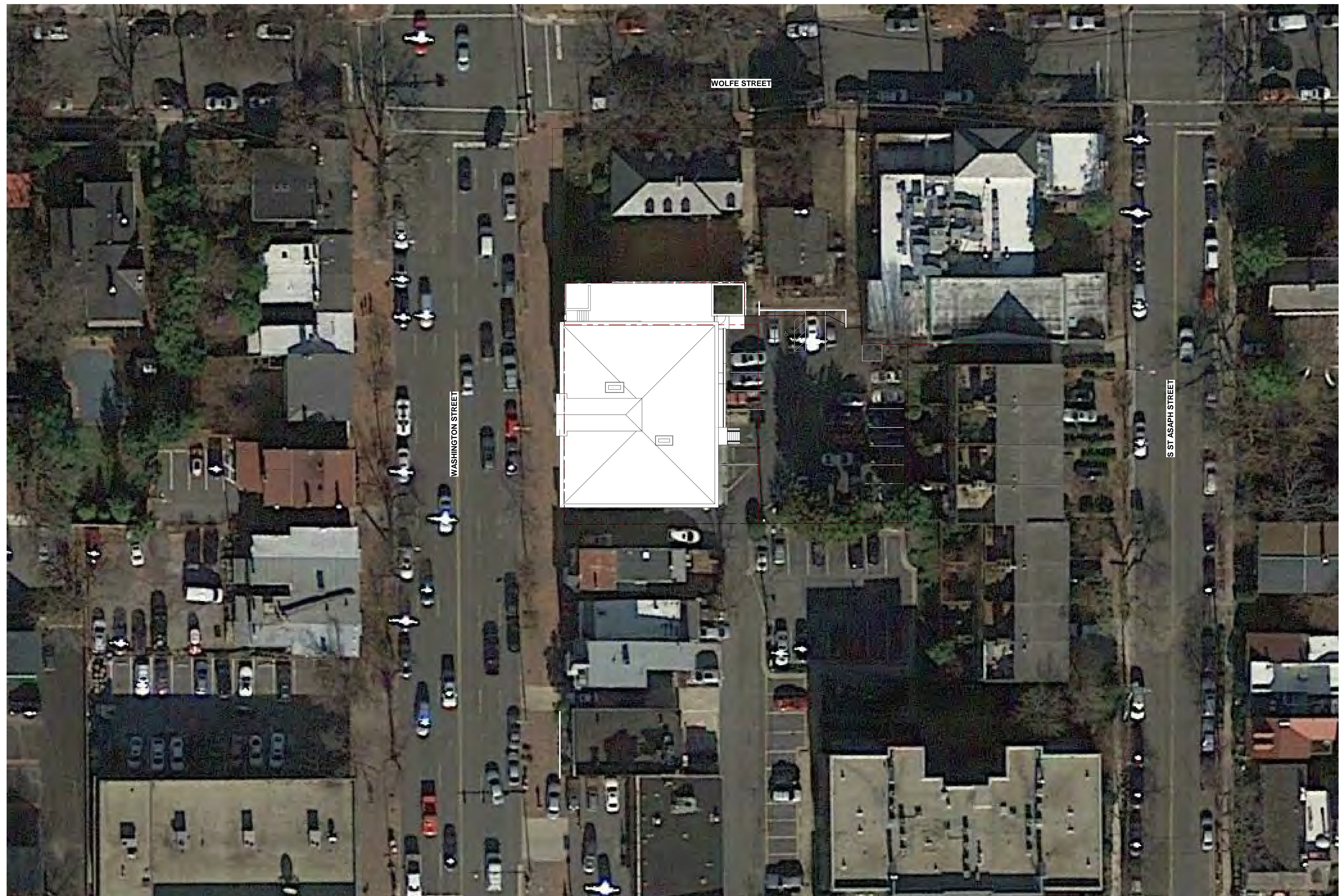
2 FAR LEVEL 2
3/32" = 1'-0"



3 FAR LEVEL 3
3/32" = 1'-0"



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2 LEVEL 2
1/8" = 1'-0"



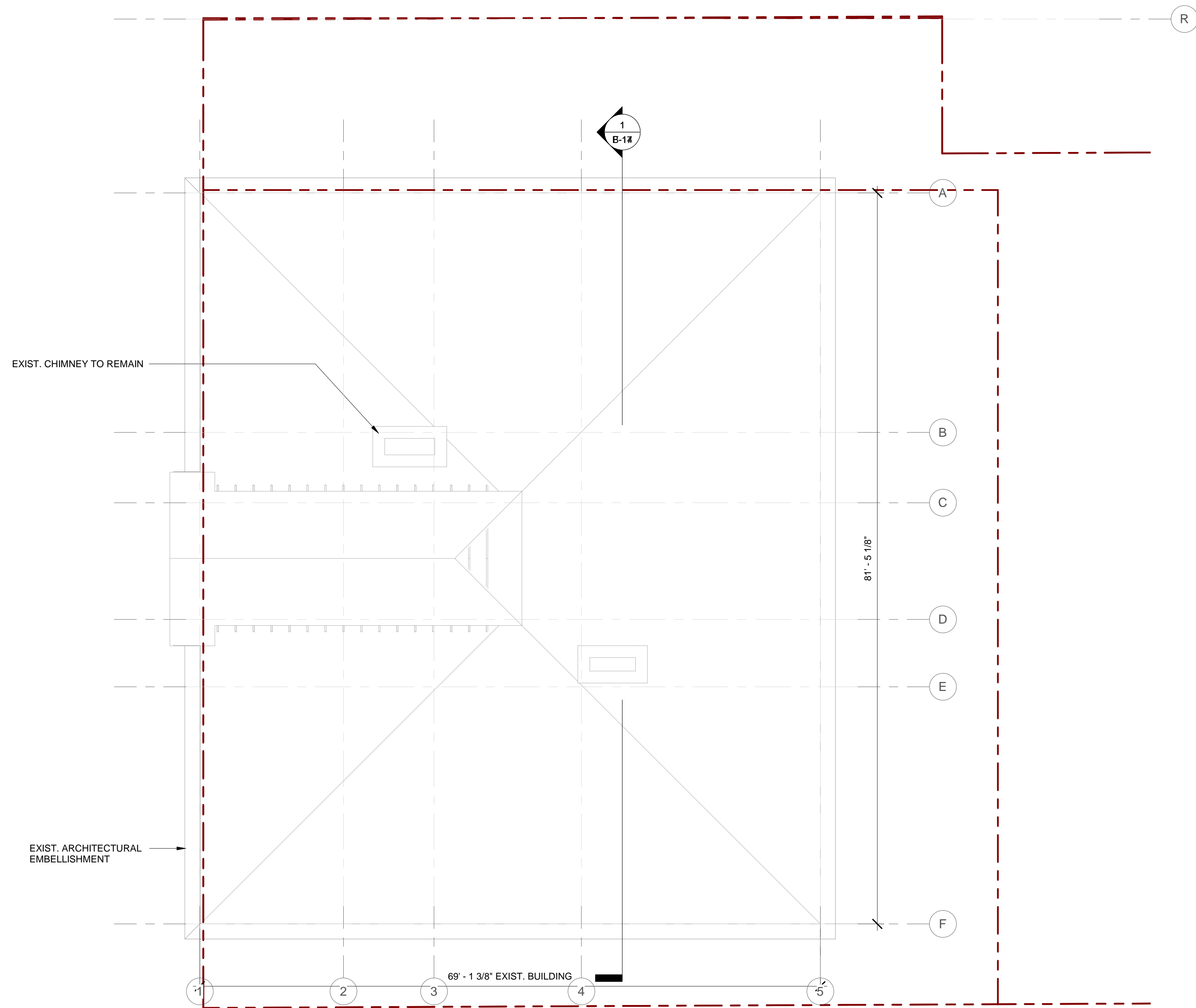
1 LEVEL 1
1/8" = 1'-0"

LEGEND

	EXISTING PARTITION TO REMAIN		EXISTING DOOR TO REMAIN / SALVAGED DOOR		CIRCULATION		MEETING
	NEW MTL. OR WOOD FRAME PARTITION		NEW DOOR		CLOSED OFFICE		SERVICE
	NEW CMU / CMU WALL WITH FURRING				OPEN OFFICE		MECH/STORAGE



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1 ROOF
1/8" = 1'-0"



A2 LEVEL 3
1/8" = 1'-0"

LEGEND

	EXISTING PARTITION TO REMAIN		EXISTING DOOR TO REMAIN / SALVAGED DOOR		CIRCULATION		MEETING
	NEW MTL. OR WOOD FRAME PARTITION		NEW DOOR		CLOSED OFFICE		SERVICE
	NEW CMU / CMU WALL WITH FURRING				OPEN OFFICE		MECH/STORAGE



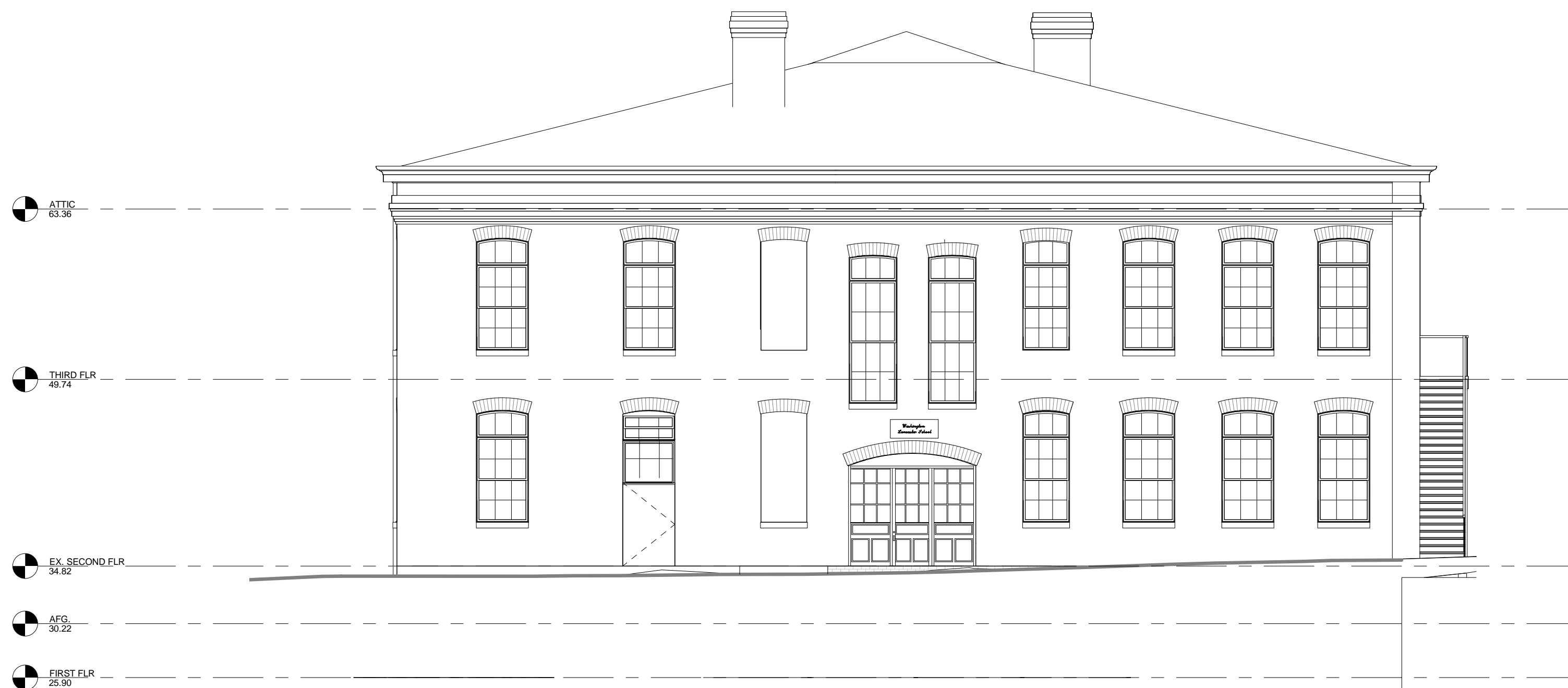
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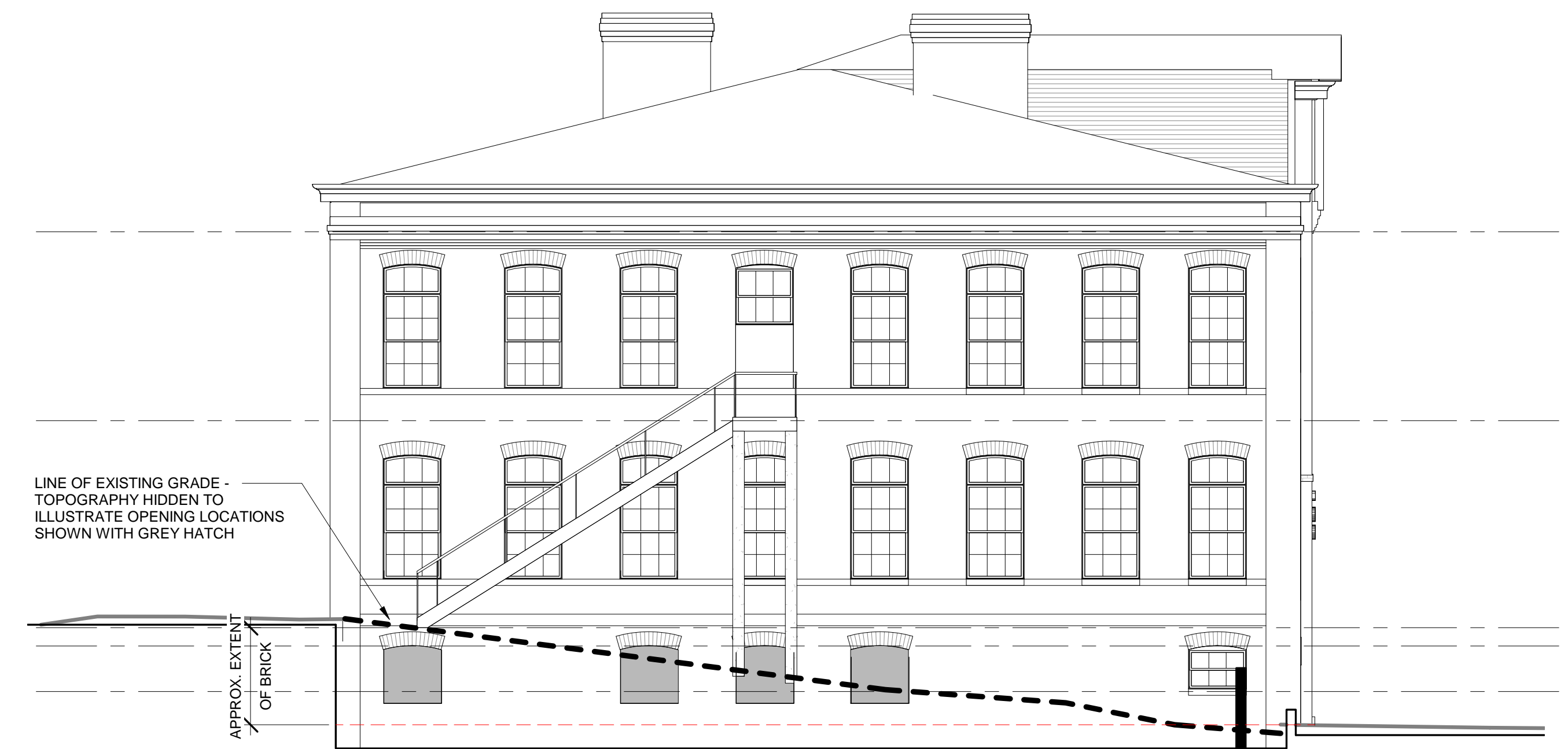
1 Existing West Elevation
1/8" = 1'-0"



2 Existing South Elevation
1/8" = 1'-0"



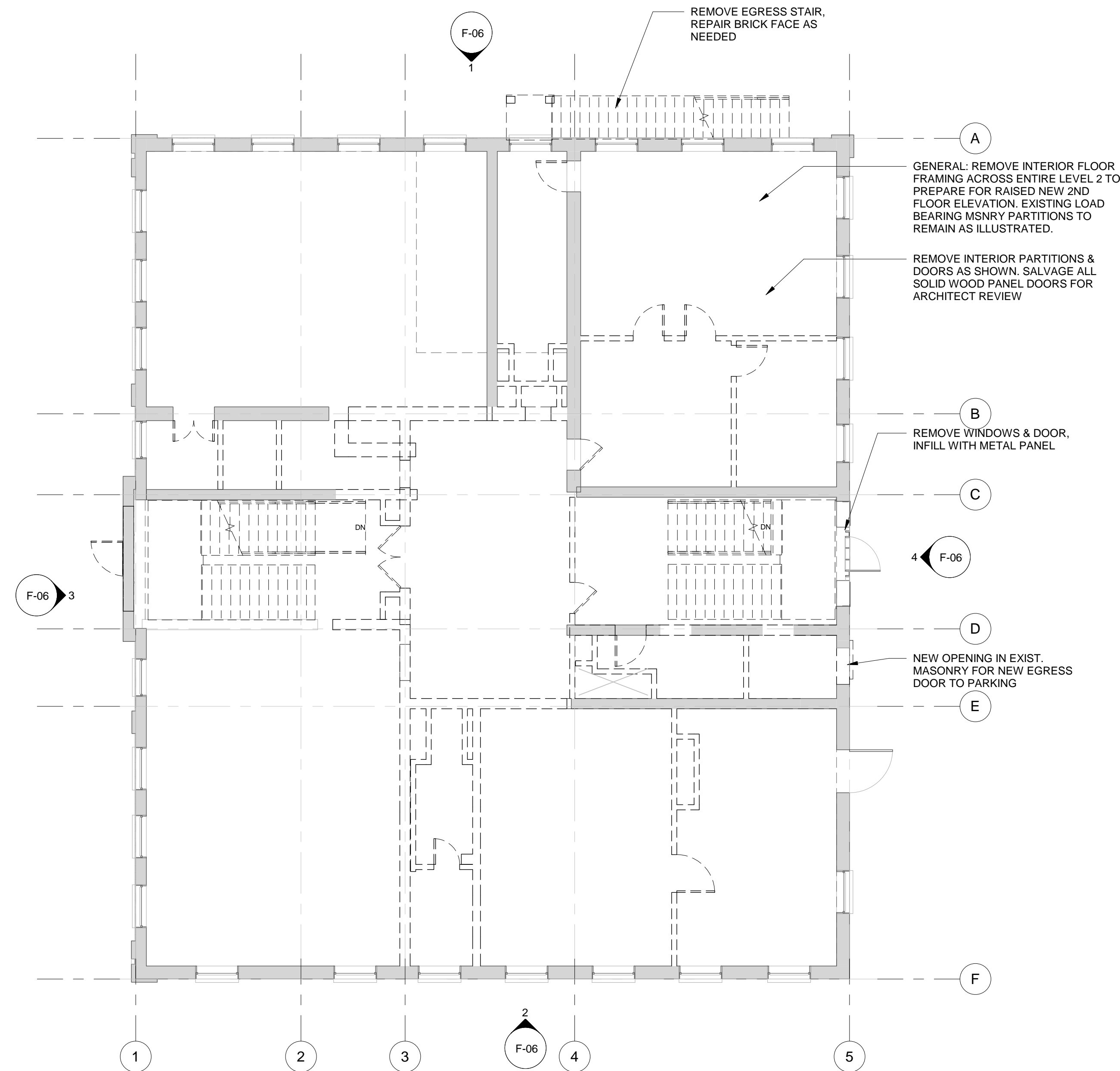
3 Existing East Elevation
1/8" = 1'-0"



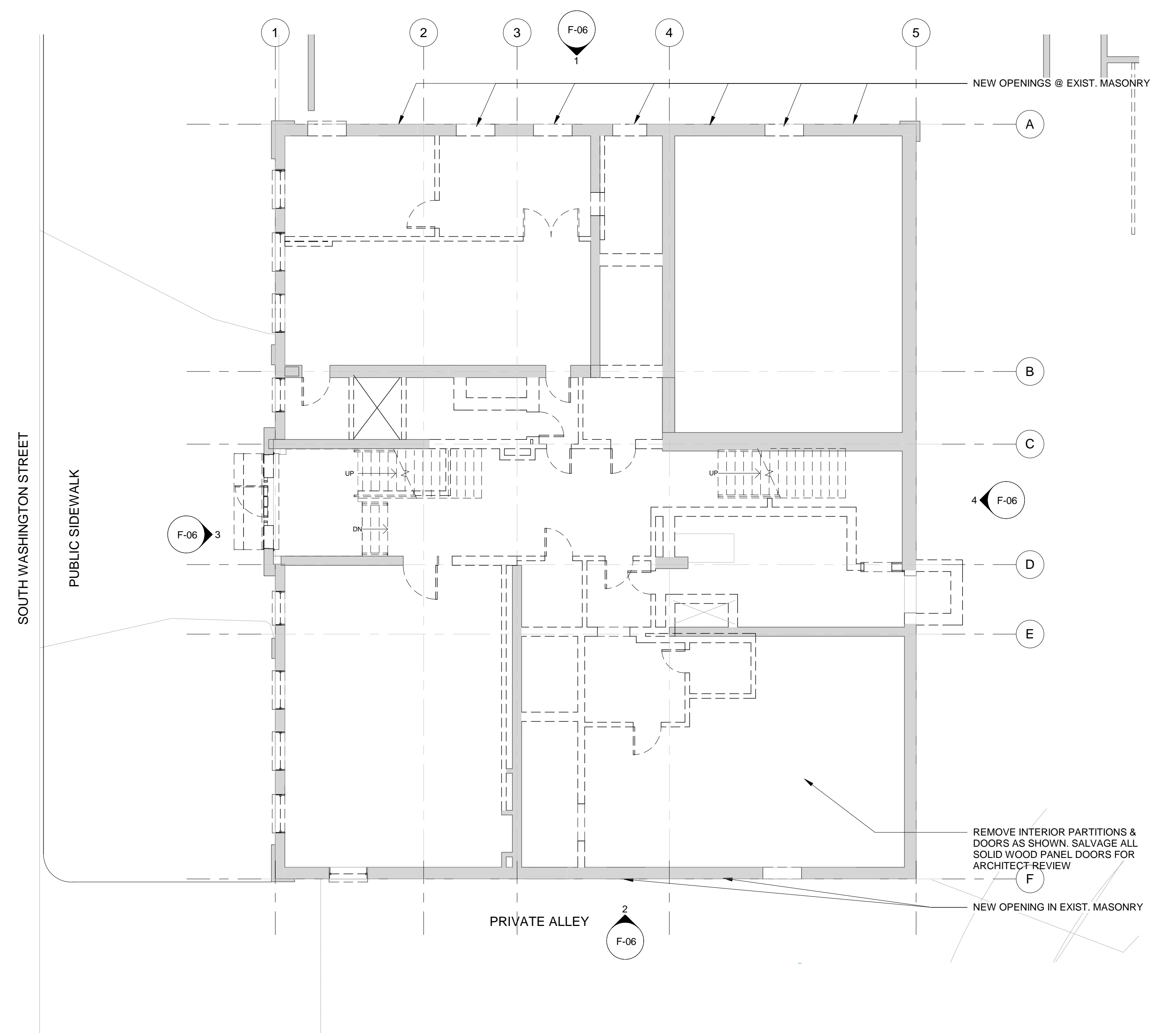
4 Existing North Elevation
1/8" = 1'-0"



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2 LEVEL 2 Demolition
1/8" = 1'-0"



1 LEVEL 1 Demolition
1/8" = 1'-0"

DEMOLITION LEGEND AND NOTES

DEMOLITION NOTES

1. PROTECT AND RETAIN EXISTING ARCHITECTURAL FEATURE U.N.O.
2. ALL EXISTING WINDOWS TO BE REPLACED. OPENINGS SHOWN AS DEMOLISHED TO BE REPAIRED AS NOTED
3. REPOINT AND REPAIR EXISTING BRICK ON ALL FACADES
4. ALL EXISTING BRICKS REMOVED TO CREATE NEW OPENINGS TO BE SALVAGED AND REUSED AS NEEDED

- PROPERTY LINE
- ▨ EXISTING PARTITION TO REMAIN
- - - EXISTING WALL OR PARTITION TO BE DEMOLISHED

- EXISTING DOOR TO BE SALVAGED - REMOVE AND SAVE FOR NEW CONSTRUCTION BUILD-OUT
- EXISTING DOOR TO BE DEMOLISHED
- PROPOSED INFILLED OPENING
- NEW OR MODIFIED OPENING

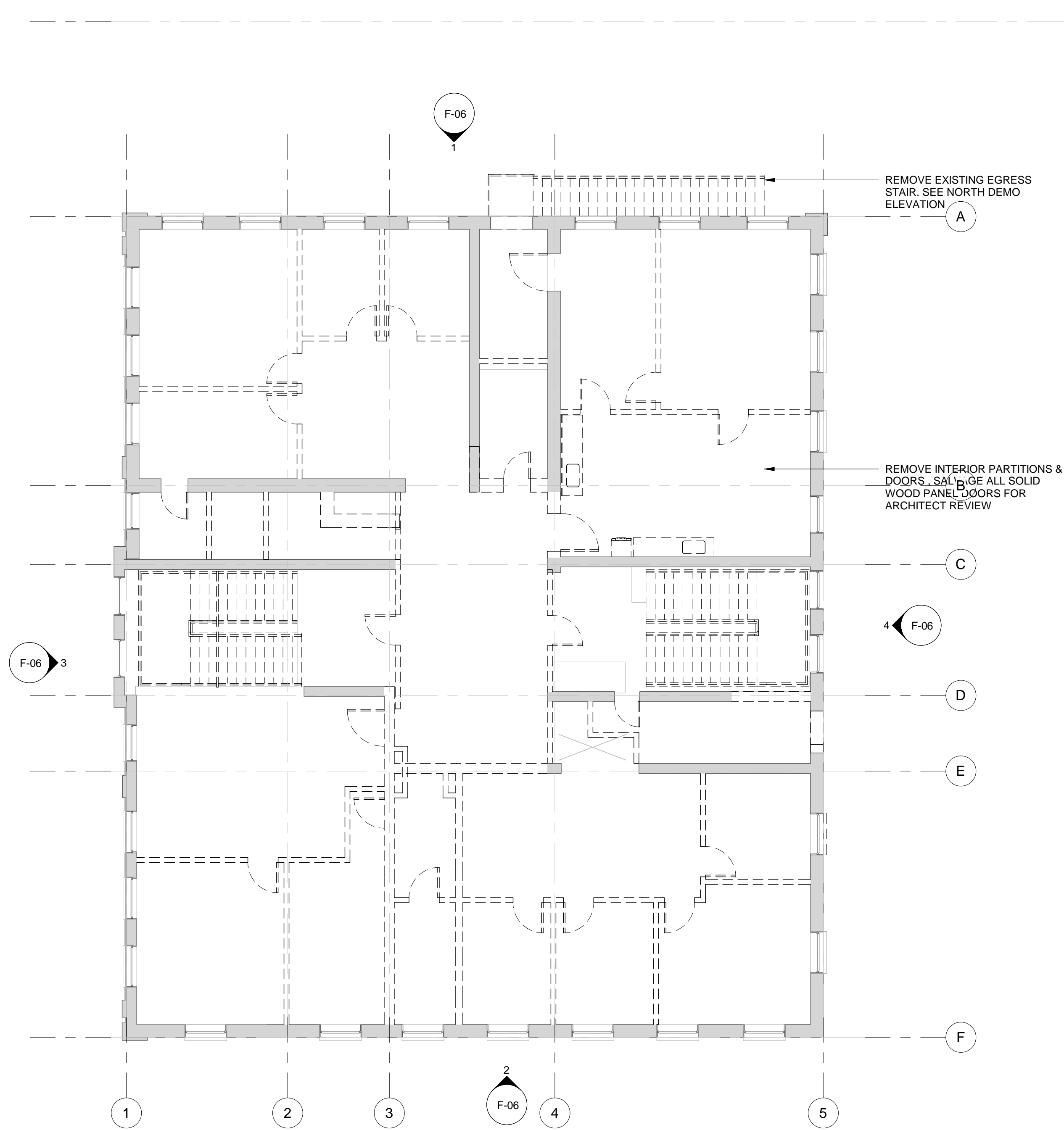
WALL REMOVAL AND FILL CALCULATION

	NORTH	SOUTH	EAST	WEST	TOTAL
WALL REMOVED SF	198.12 SF	55.52 SF	70.16 SF	72.73 SF	396.53 SF
WINDOW FILLED SF			178.51 SF		178.51 SF

*SEE DEMOLITION ELEVATIONS FOR CALCULATION DIAGRAM



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1 LEVEL 3
1/8" = 1'-0"

DEMOLITION LEGEND AND NOTES

DEMOLITION NOTES

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- NEW OR MODIFIED OPENING

WALL REMOVAL AND FILL CALCULATION

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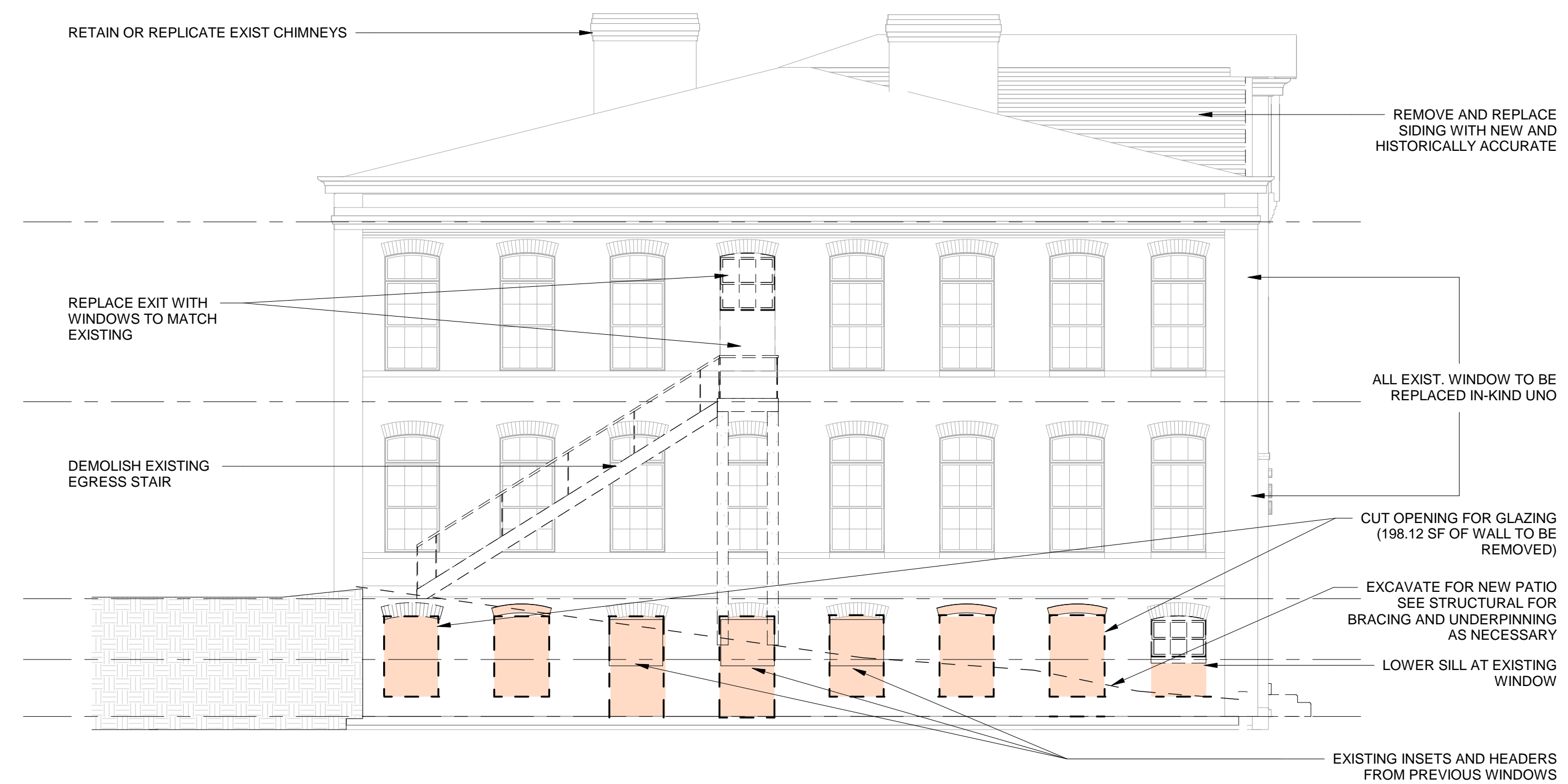
1 DEMOLITION ELEVATION WEST
1/8" = 1'-0"



2 DEMOLITION ELEVATION SOUTH
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 DEMOLITION ELEVATION NORTH
1/8" = 1'-0"

DEMOLITION LEGEND AND NOTES

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- PROPERTY LINE
- EXISTING PARTITION TO REMAIN
- EXISTING WALL OR PARTITION TO BE DEMOLISHED

- EXISTING DOOR TO BE SALVAGED - REMOVE AND SAVE FOR NEW CONSTRUCTION BUILD-OUT
- EXISTING DOOR TO BE DEMOLISHED
- PROPOSED INFILLED OPENING
- NEW OR MODIFIED OPENING

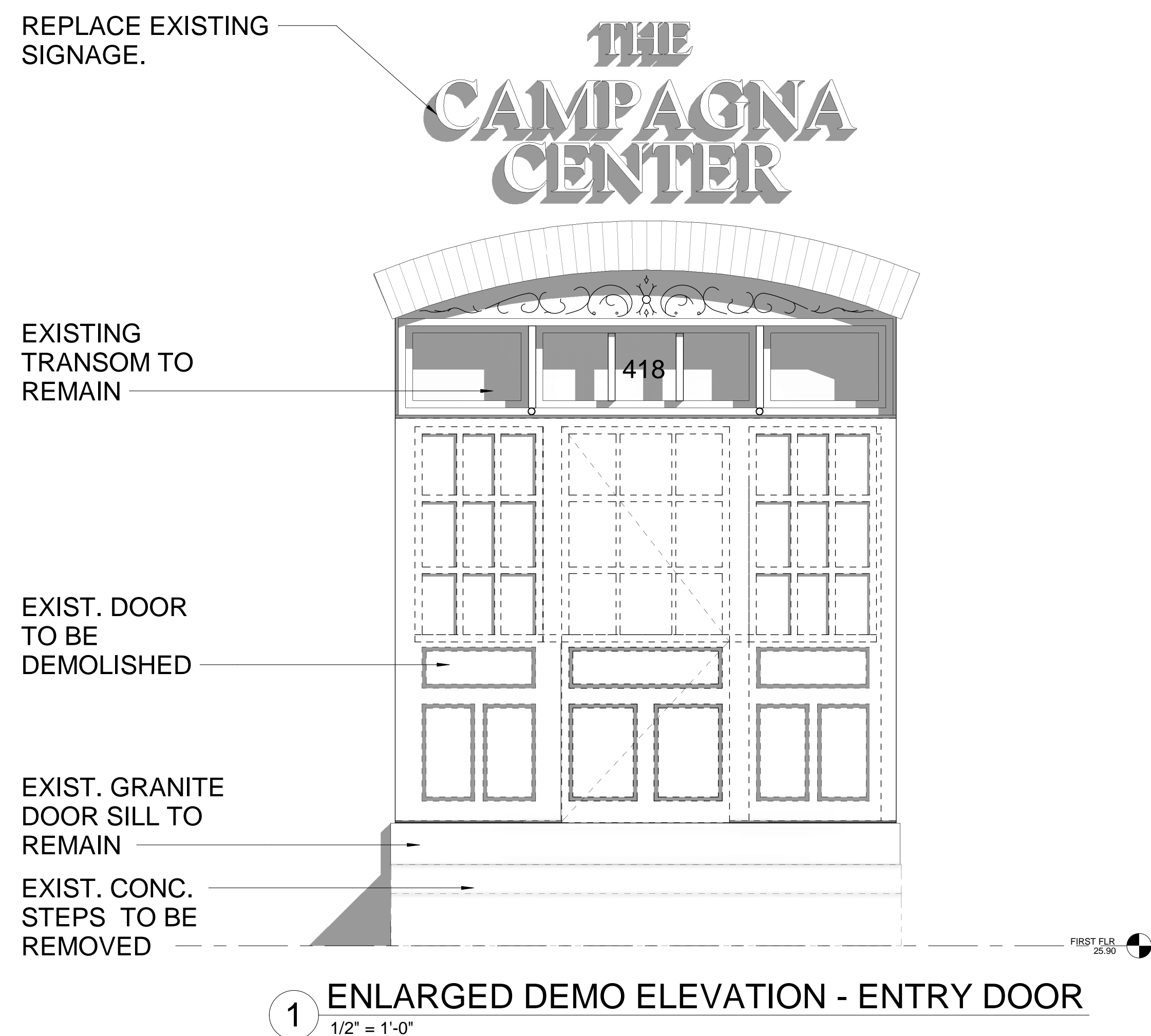
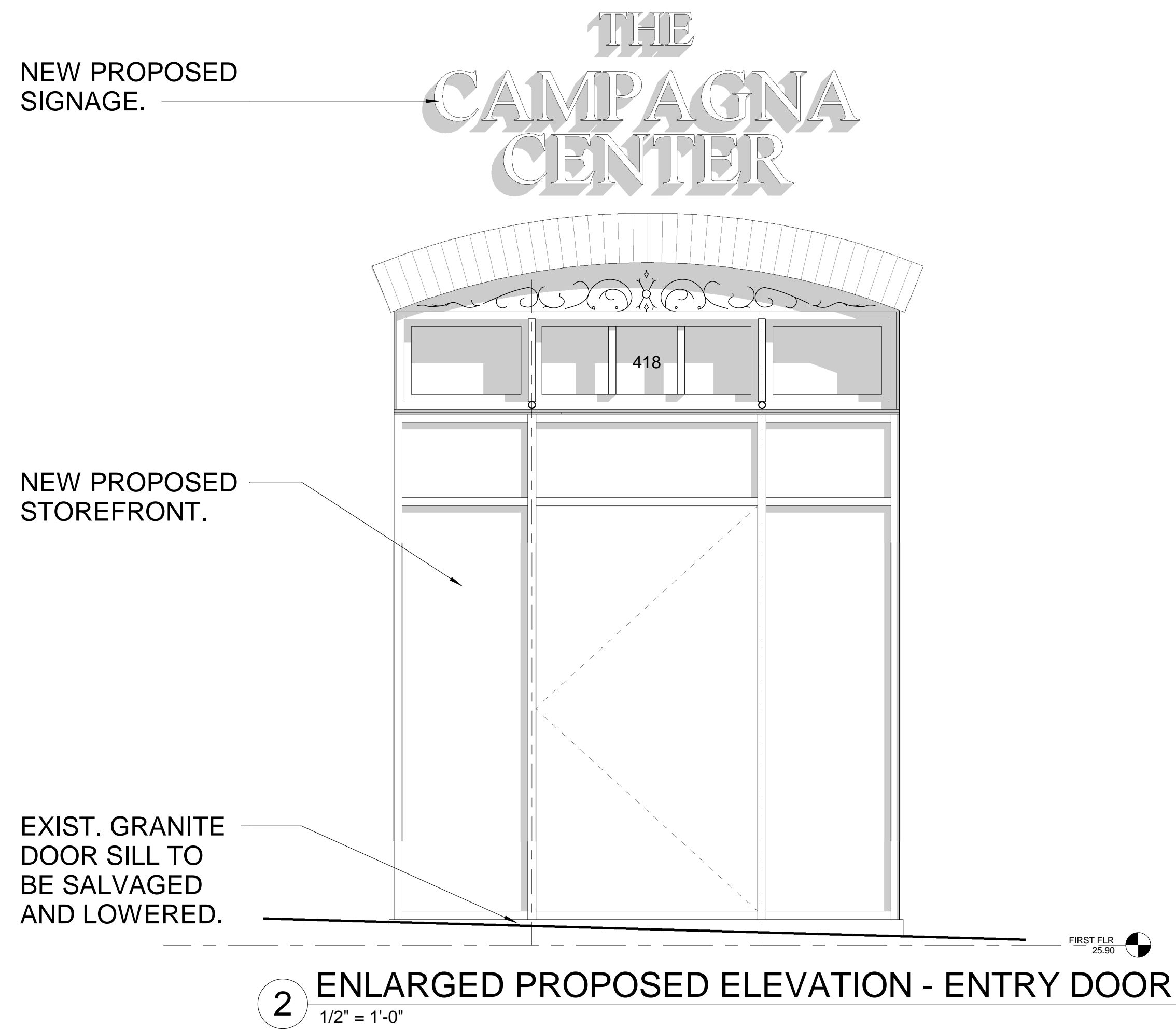
WALL REMOVAL AND FILL CALCULATION

	NORTH	SOUTH	EAST	WEST	TOTAL
WALL REMOVED SF	198.12 SF	55.52 SF	70.16 SF	72.73 SF	396.53 SF
WINDOW FILLED SF			178.51 SF		178.51 SF

*SEE DEMOLITION ELEVATIONS FOR CALCULATION DIAGRAM



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EXISTING ENTRY DOOR



EXISTING ENTRY DOOR - TRANSOM DETAIL



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1 WEST ELEVATION (STREETFRONT)
1/8" = 1'-0"

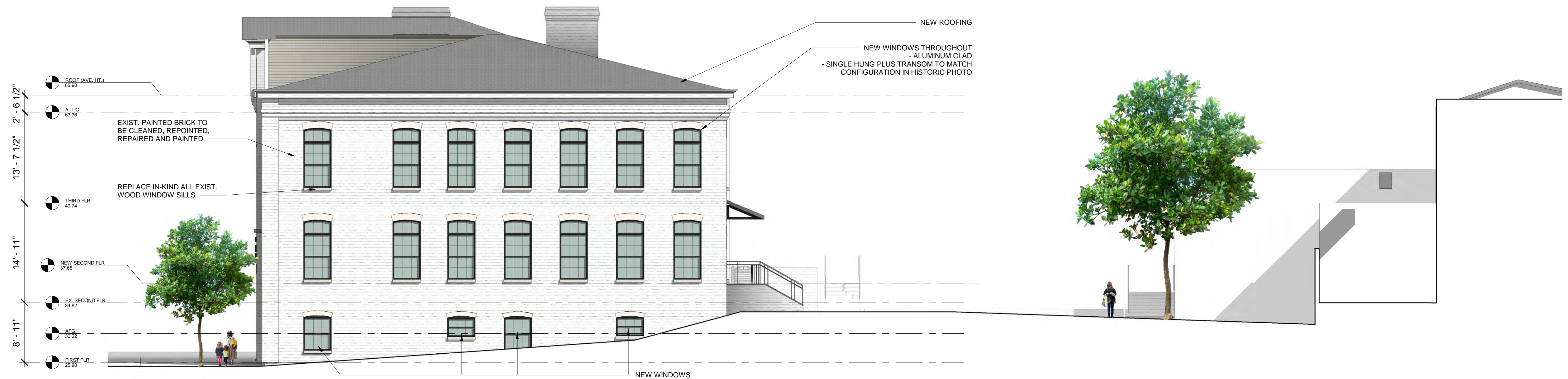


2 EAST ELEVATION
1/8" = 1'-0"

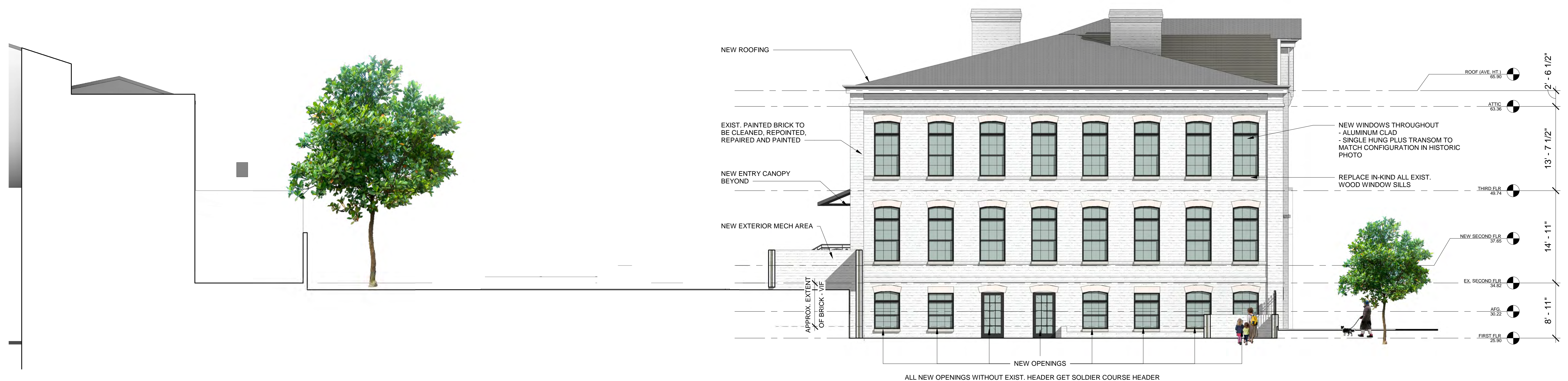
*BRICK IS EXISTING. BRICK COLOR SHOWN IS AN APPROXIMATION OF EXISTING BRICK COLOR



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1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

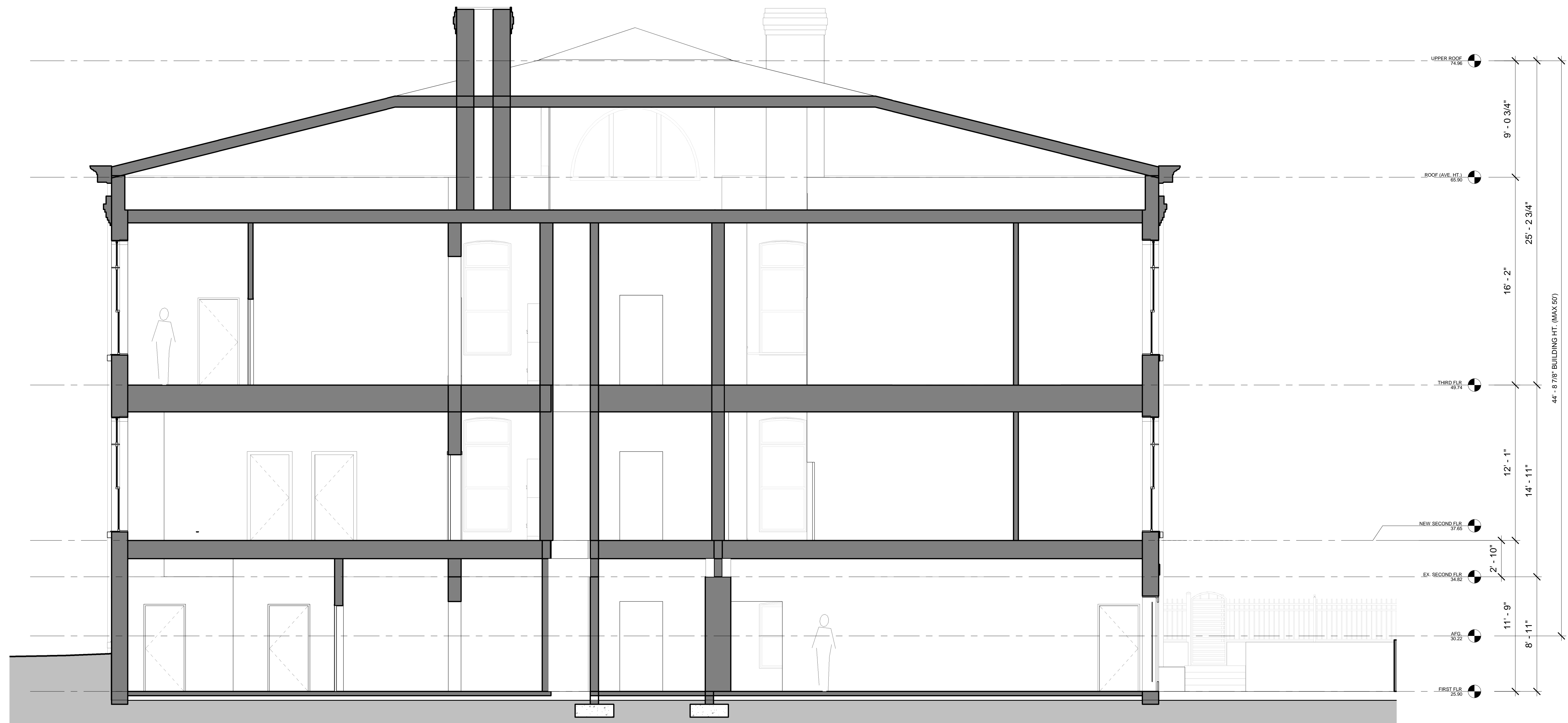


2 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

*BRICK IS EXISTING. BRICK COLOR SHOWN IS AN APPROXIMATION OF EXISTING BRICK COLOR



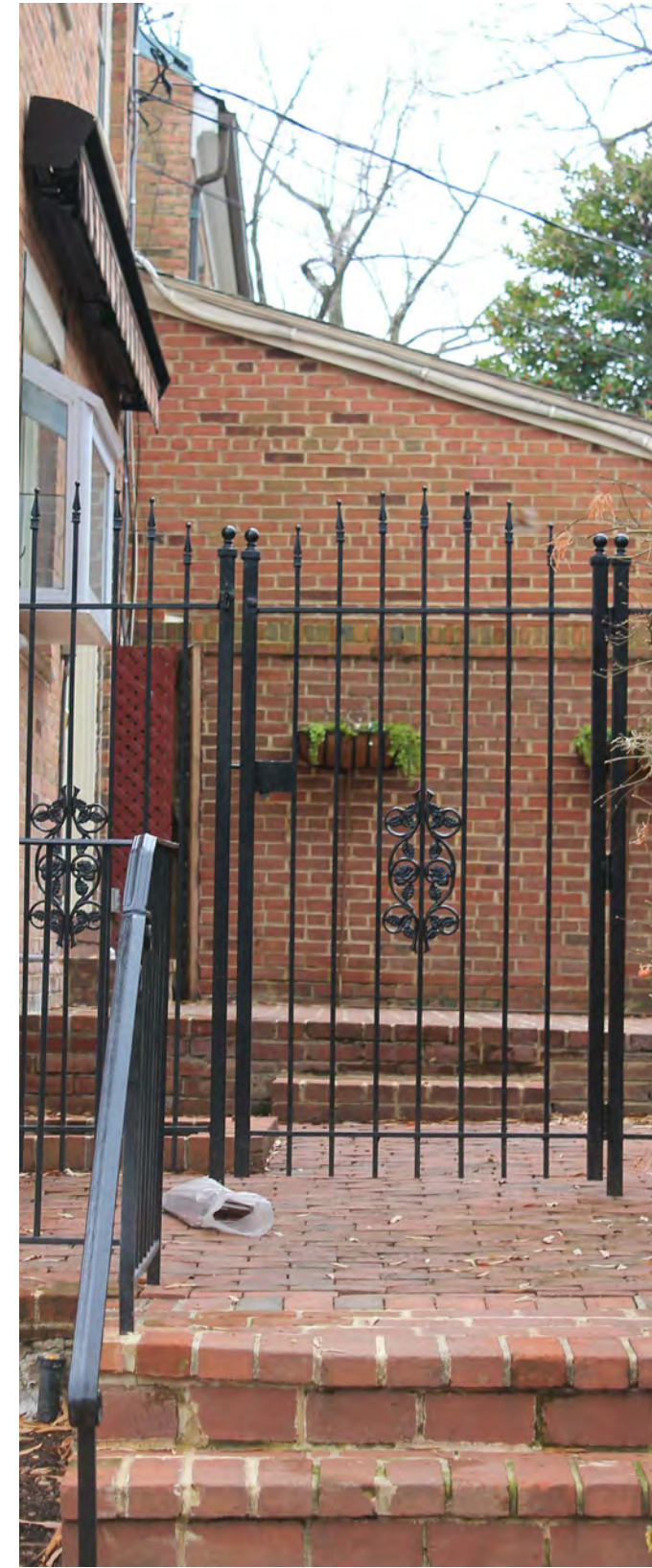
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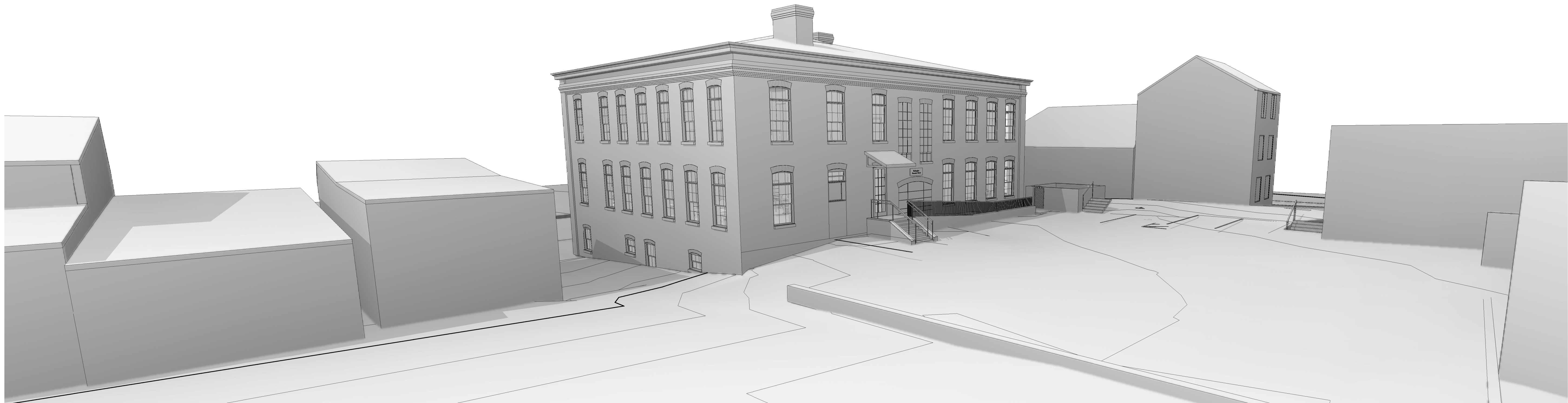
1 TRANSVERSE SECTION
1/4" = 1'-0"



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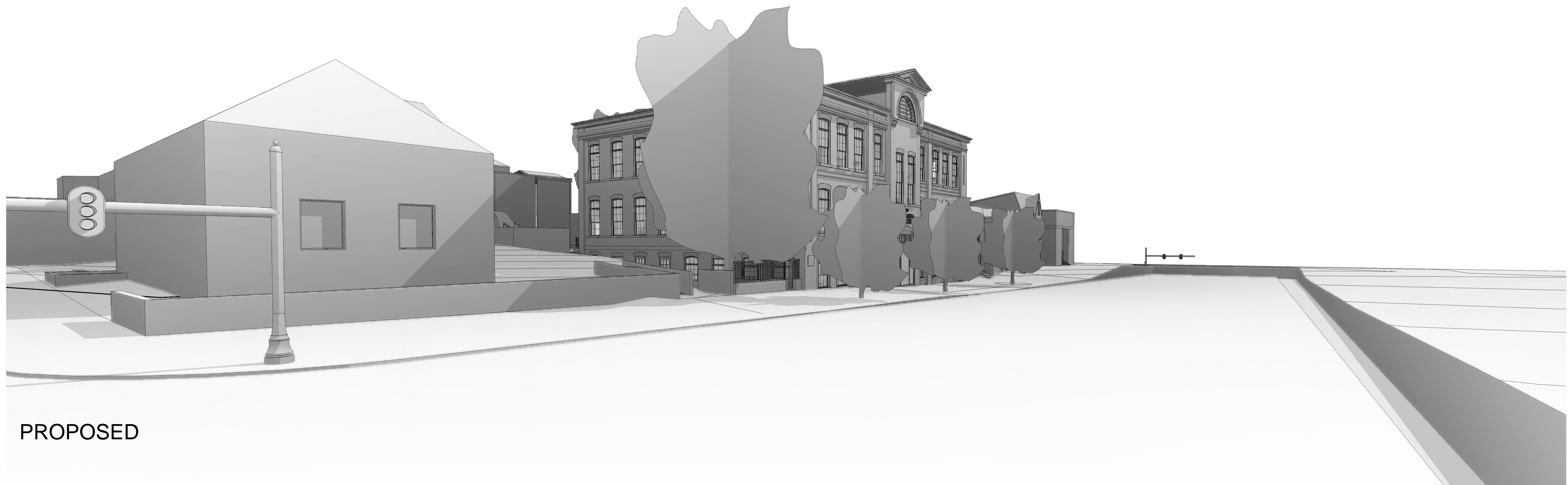
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EXISTING



PROPOSED



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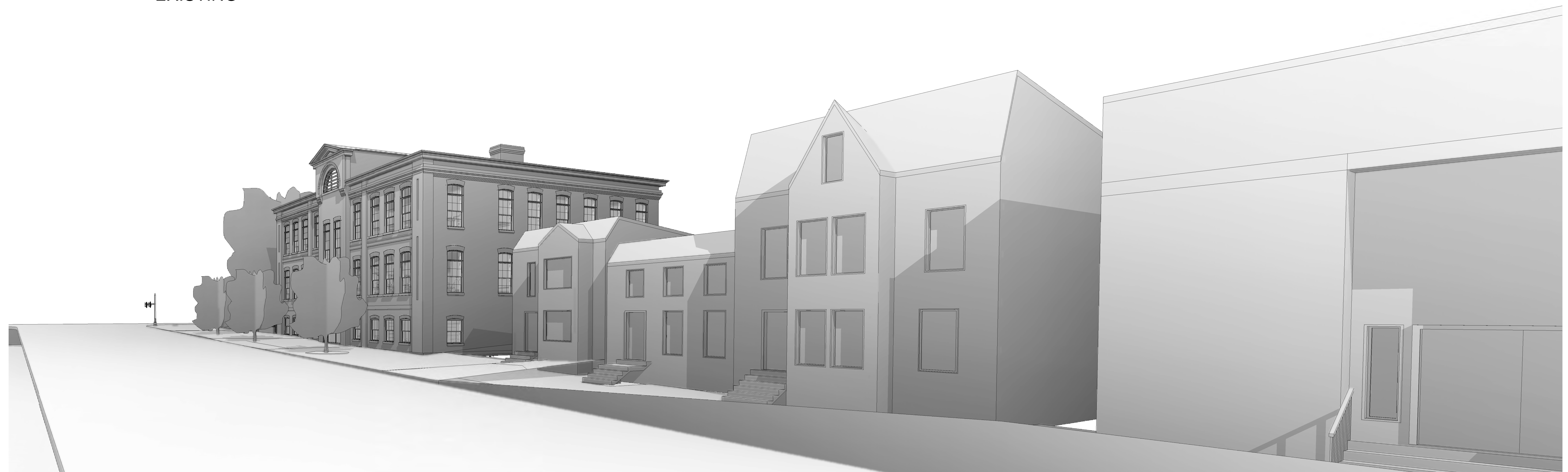
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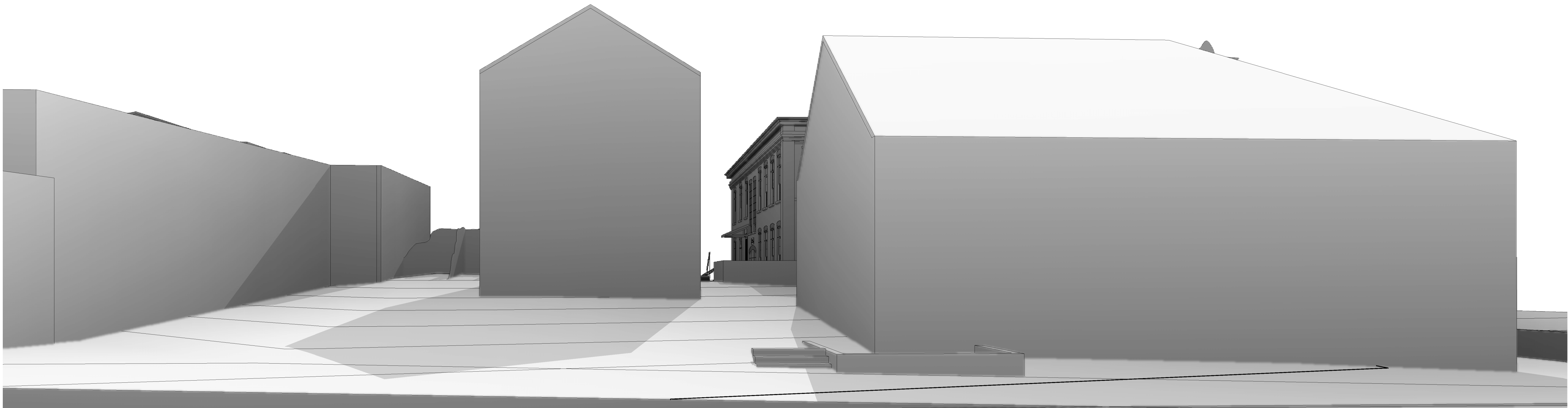
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