

**ISSUE:** 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

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for alterations with the condition that the door and sidelights comply with BAR window glazing specifications: clear, non-reflective, and without tint.

**Minutes from March 2, 2022 BAR Hearing:**

**BOARD ACTION: Partially Approved, Partially Deferred**

On a motion by Ms. Roberts, and seconded by Ms. Ossman, the Board of Architectural Review voted to partially approve, and partially defer BAR #2020-00076 and BAR #2020-00077, as submitted. The motion carried on a vote of 6-0. Mr. Sprinkle recused himself.

**CONDITIONS OF APPROVAL**

1. 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.
5. The ground floor windows are not enlarged
6. The windows on the west elevation are to be single glazed wood to meet the *Alexandria New and Replacement Window Performance Specifications*.

7. At the north and south elevations, the applicant may use aluminum clad windows above the first floor but those on the first floor should be single glazed wood windows.
8. The applicant should return to the Board for approval of the design for the front entry door.

### **REASON**

The Board opposed the enlargement of the ground floor windows and wanted the windows on the west elevation and those closest to grade to be single glazed wood windows.

### **SPEAKERS**

Michael Winstanley, project architect, presented the project and noted that the applicant is no longer planning to replace the existing roof

Yvonne Callahan, 735 South Lee St, expressed concern about the use of aluminum clad wood windows on the building and preferred that the paint be left in its current condition.

Steve Milone, 907 Prince St, appreciated the changes made to the design in response to previous comments. He was concerned about the use of the butt glazed door and sidelights at the main entry and would prefer a wood door that re-uses the existing jamb posts. He further expressed concern about the revised size of the windows on the ground floor.

Gail Rothrock, 209 Duke Street, representing HAF, would like to see the paint remain in its current condition. She inquired as to whether the existing window sills could be saved and re-used and expressed a similar opinion to Mr. Milone regarding the entry door.

Tammy Mann, representing the Campagna Center, thanked the Board and gave a background to the current plan.

### **DISCUSSION**

Ms. Roberts asked the applicant for the height above grade at the east and west sides of the building for the third floor windows. The applicant responded that they are 38' on the west and 25' on the east.

Ms. Irwin asked for a clarification on the drawing of the transom. The applicant noted a drafting error.

Mr. Adams asked about the relationship between the window sill and grade at the north end of the west elevation. The applicant noted that they would need to raise the sill by 12"-18".

Ms. Ossman expressed concern that raising the sill on those windows would result in minimal change to the windows while resulting in the loss of historic fabric.

Ms. Irwin noted that the Board can not mandate that the applicant not paint the previously painted masonry. She suggested that the ground floor windows on the west elevation be wood and aluminum clad elsewhere.

Mr. Adams suggested that the applicant explore alternatives for the front entry door and suggested that the ground floor windows remain their current height.

Ms. Sennott stated that the entry door appears to contemporary and would prefer a wood door. She did not have any problem with lowering the sills on the ground floor windows but felt that

if only the ones on the north side of the west elevation were raised the building would look asymmetrical.

Ms. Roberts expressed concern about the departure from the Window Design Guidelines and stated that this could become a precedent for other large buildings. She asked why this building should be treated differently than residential properties.

Ms. Ossman noted that the current Guidelines do not allow for the proposed windows and the revision to the height of the ground floor windows. She asked the applicant to work with staff on the selection of the proposed paint product to avoid damage to the existing brick.

Ms. Roberts acknowledged Mr. Winstanley who had a suggestion on a possible motion. Mr. Winstanley suggested that they not enlarge the ground floor windows and be allowed to use wood windows on the west elevation and aluminum clad wood windows on other elevations.

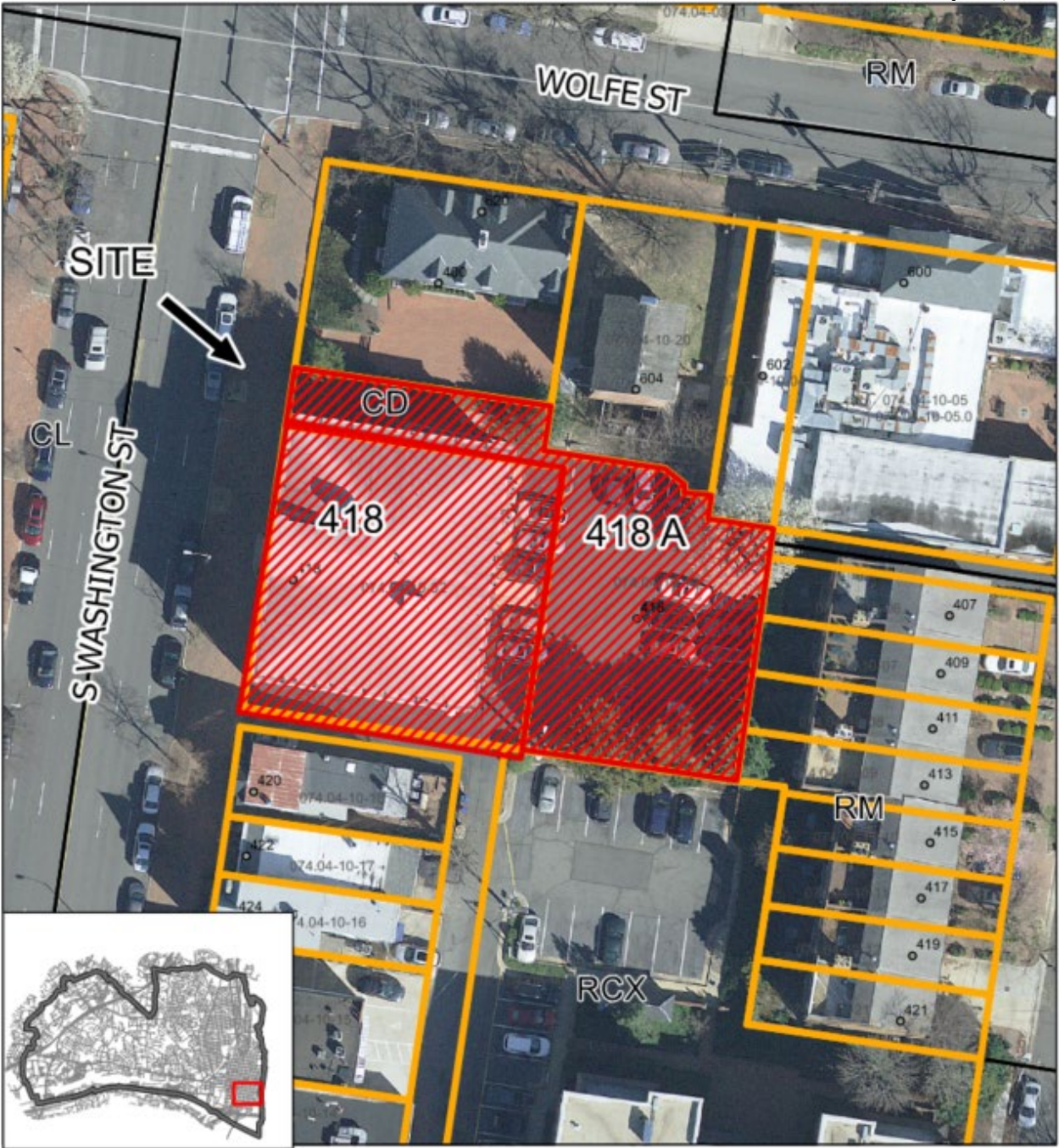
Ms. Roberts made this motion and included a condition that asked for the applicant to defer the design for the main entry door. The motion was seconded by Ms. Ossman.

Ms. Sennot noted that the ground floor windows on the north and south elevations are highly visible from the sidewalk. Ms. Ossman agreed that the ground floor windows on the north and south elevations should be single glazed wood.

Ms. Irwin amended the motion to include wood windows on the ground floor of the north and south elevations. The amendment was accepted and the motion was passed.

**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](mailto: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 #2022-00077**  
**418 and 418 A South Washington Street**

### **Update**

At the March 2, 2022, hearing, the Board voted to approve the Permit to Demolish (BAR 2020-00076) and a portion of the Certificate of Appropriateness to include the following work:

- New windows to be installed throughout. Windows on the west elevation and at the ground floor of the north and south elevations are to be single glazed wood windows in compliance with the *Alexandria New and Replacement Window Performance Specifications*. Windows above the ground floor on the north and south elevations and on the east elevation are to be double glazed aluminum clad 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
- Three new windows installed at the ground floor of the south elevation.
- 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.

The Board deferred the approval of the design for the new main entry door and sidelights at the west elevation and asked the applicant to explore a design that is more in keeping with the design of the historic transom to remain while also allowing for an accessible entry. The applicant returns to the Board with a revised design for the building entry

## **I. APPLICANT'S PROPOSAL**

The applicant is proposing to replace the existing main building entry door and sidelights on the west elevation with a new wood and glass door and sidelights. The new door jambs will be located directly below the transom framing, returning the size of the door opening to the original configuration. The existing transom and associated trim will remain in place. The existing stone sill will be lowered to the elevation of the adjacent sidewalk to allow for an accessible building entrance.

### **Site Context**

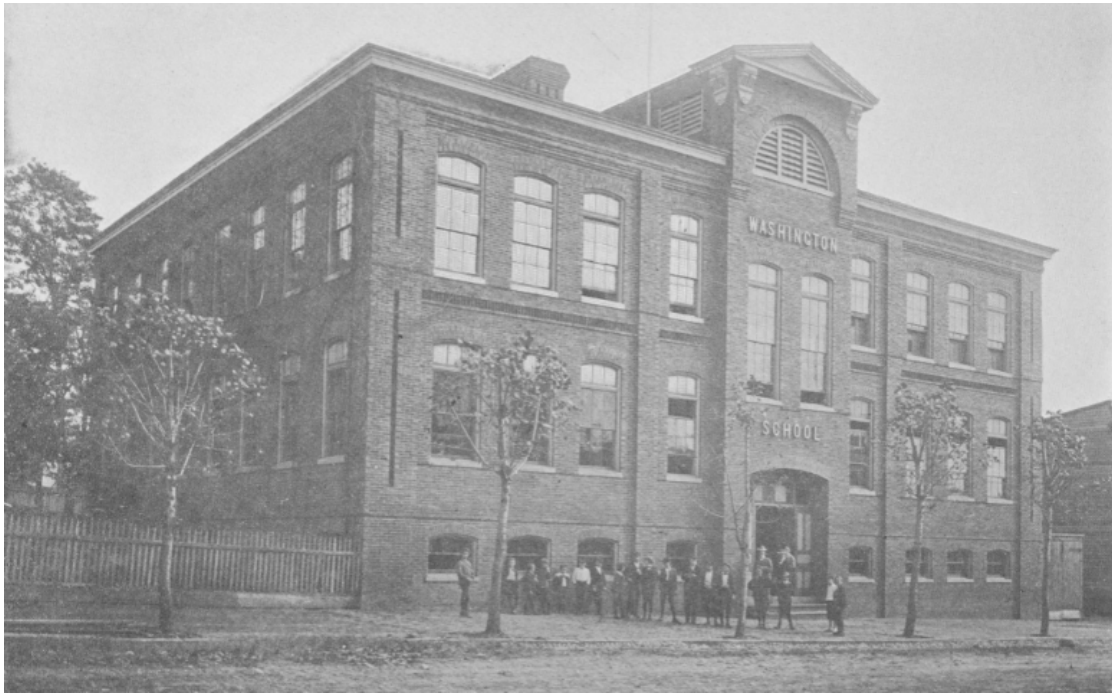
The building sits in the center of the east side of the 400 block of South Washington Street. Due to the adjacent site configuration, the north, west, and south elevations are all visible from South Washington Street. The east elevation is minimally visible from Wilkes Street and the public alley to 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.

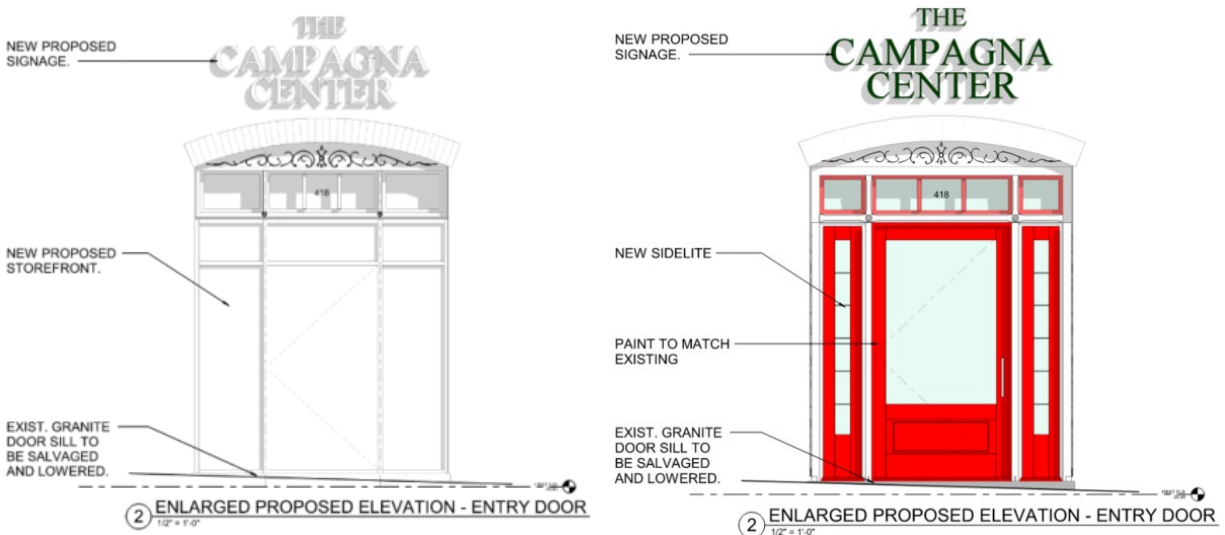
#### Previous BAR Reviews

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

#### Certificate of Appropriateness

As requested by the BAR, the applicant is proposing a modified design for the main building entry on the west elevation. During the previous BAR hearing, the Board expressed concern that the proposed storefront door and sidelight assembly were too contemporary and were not compatible with the historic transom to remain or the overall design of the building. In the revised design, the applicant is proposing to return the overall configuration to its original condition by installing wood jamb posts to match the previously relocated ones in their original location. A large, paneled, wood and glass door and sidelights will be painted to match the historic transom to remain. See Figure 2 below for the comparison of the previously submitted design (left) and the revised design (right) for the building entry.



**Figure 2: Comparison of previous design (left) and revised design (right) for the building entry**

The Design Guidelines state that “Exterior doors and storm doors constitute prominent visual details of the main façade of a building...Exterior doors and surrounding details should complement the architecture of the structure and not detract from it.” By locating the jamb posts in their original location and installing vertical sidelights, the design will reflect the original design intent. The lowering of the door threshold will allow the entry to be accessible but will require the use of an oversized door. The proposed door is taller and wider than typical doors, but staff finds the design of the door itself with the large, glazed area and paneled lower section to be proportionally comfortable. Staff supports the returning of the jamb posts to their original location and recreation of the original entry configuration and finds that the design is clearly of its time while also being compatible with the historic fabric.

Staff recommends approval of the Certificate of Appropriateness for alterations with the condition that the door and sidelights comply with BAR window glazing specifications: clear, non-reflective, and without tint.



**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*

ADDRESS OF PROJECT: 418 and 418 A 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 of bracket if applicable).
- ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

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

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

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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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:

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

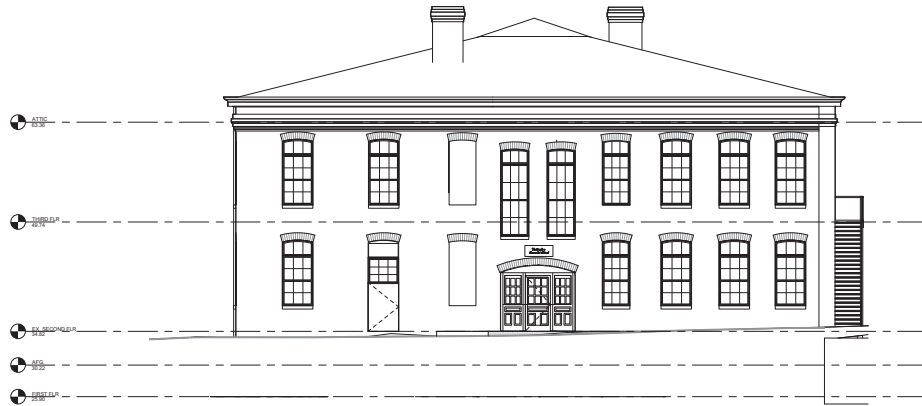
The Campagna Center- COA Submission - Front Entry Door— Revision 2				
4/6/2022				
Count	Sheet #	Sheet Name		Notes
<b>ARCHITECTURAL</b>				
8	B-06	Existing Elevations	●	-Corrected existing entry door
9	B-09	Demolition Elevations	●	-Corrected existing entry door at West elevation -Revised demolition scope at West elevation first floor windows to no longer lower sill heights, and at Western most window of North and South facades.
12	B-09.1	Enlarged Entry Door Exhibit	●	-Modified proposal for entry door at West elevation -Corrected existing door elevation at West elevation
13	B-10	Proposed Elevations	●	-Modified proposed elevations to show a revised brick paint color to off-white. -Modified proposed front entry door at West elevation
14	B-11	Proposed Elevations	●	-Modified proposed elevations to show new shade of white painted brick with grey window frames, trim, and muntins -Raised sill height to match existing condition at South elevation
19	B-18	View from South Washington St Looking South	●	-Revised proposed entry door to show existing transom



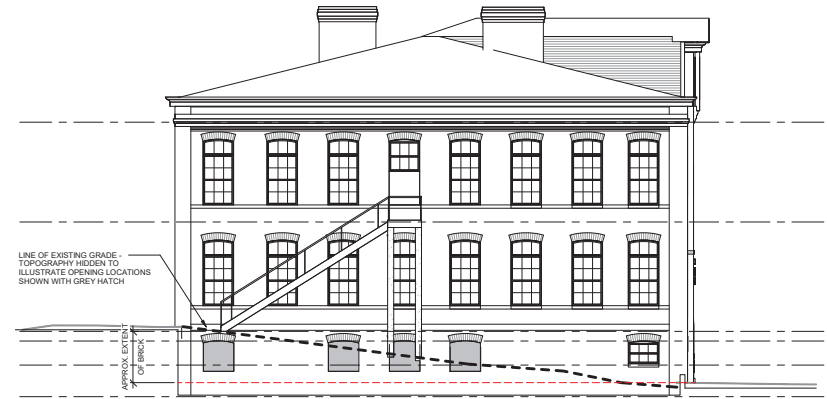
① Existing West Elevation  
1/8" = 1'-0"



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



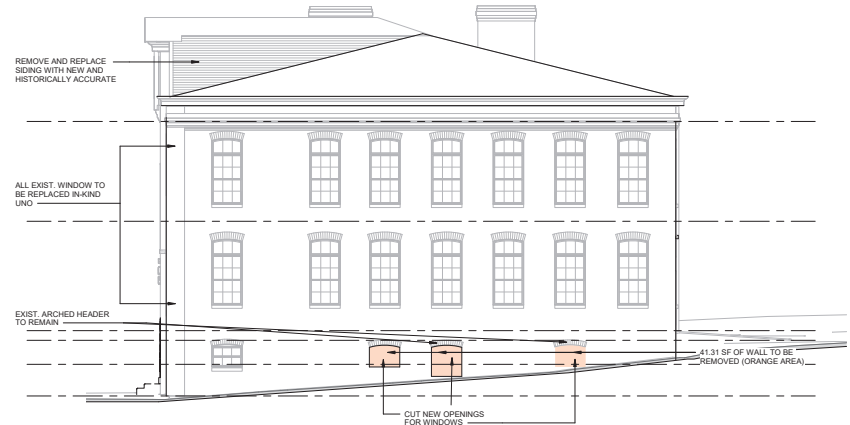
③ Existing East Elevation  
1/8" = 1'-0"



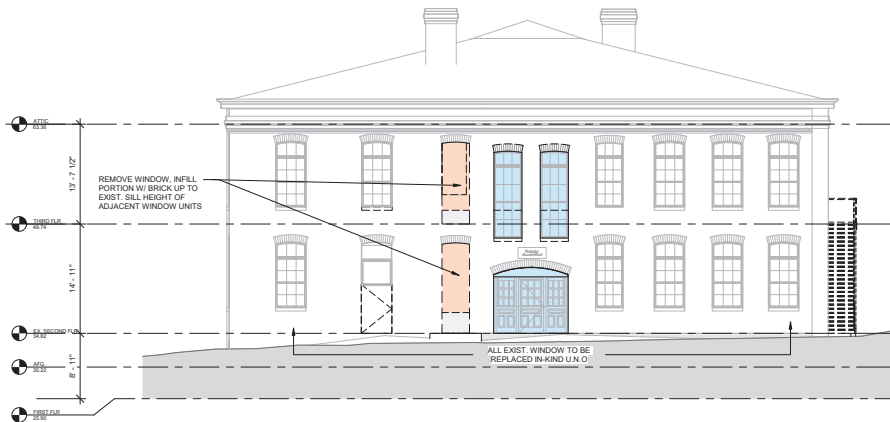
④ Existing North Elevation  
1/8" = 1'-0"



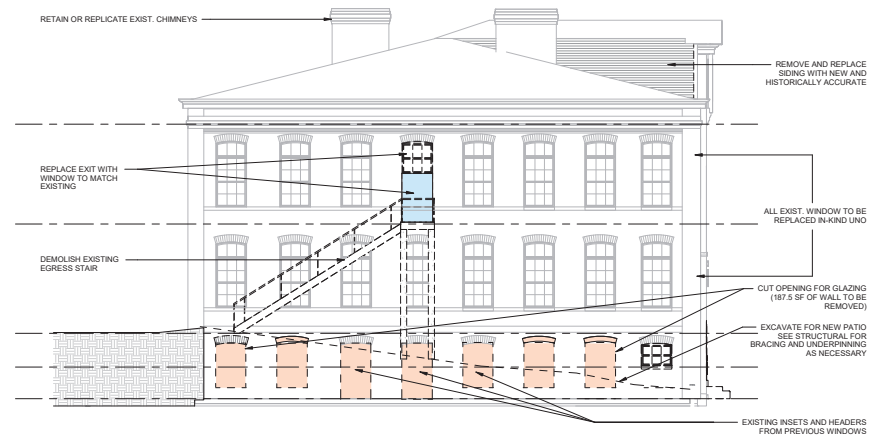
1 DEMOLITION ELEVATION WEST  
1/8" = 1'-0"



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

### 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

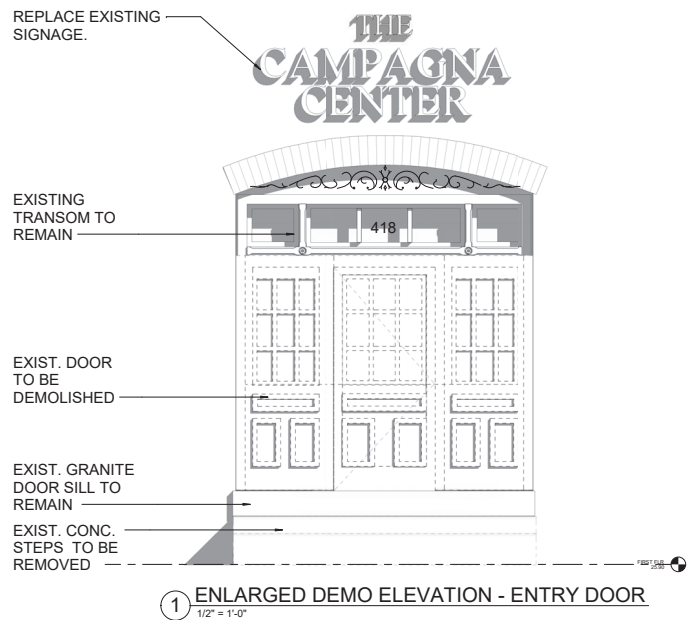
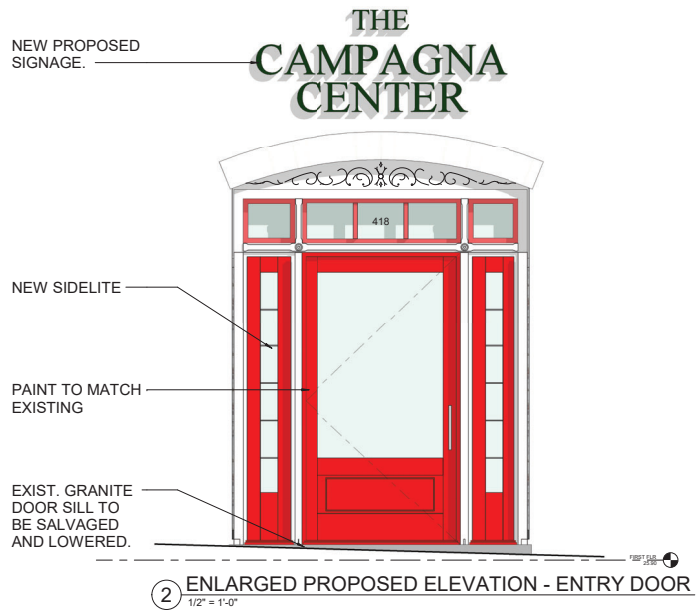
### WALL REMOVAL AND FILL CALCULATION

	NORTH	SOUTH	EAST	WEST	TOTAL
WALL REMOVED SF	187.5 SF	41.31 SF	70.16 SF	10.62 SF	309.59 SF
WALL FILLED SF	29.02 SF		179.51 SF		208.53 SF

\*SEE DEMOLITION ELEVATIONS FOR CALCULATION DIAGRAM



Professional Certification.  
I certify that these documents were prepared or approved by me, and that I am duly licensed architect under the laws of the state of Virginia, license number 0401012377, expiration date 06/30/2022.







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

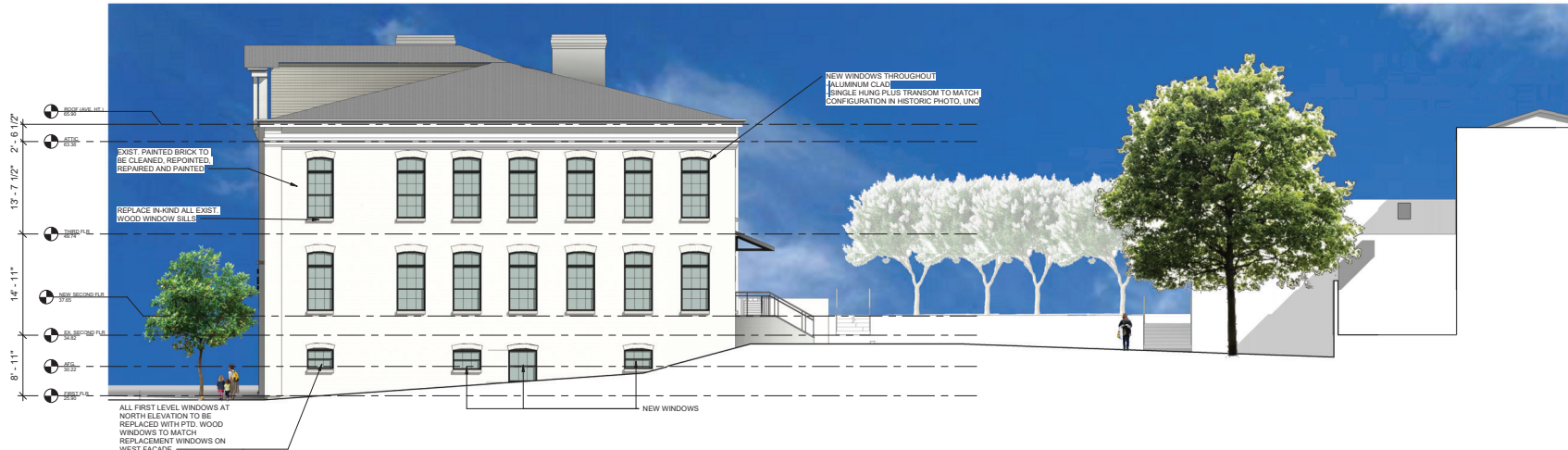


2 EAST ELEVATION  
1/8" = 1'-0"

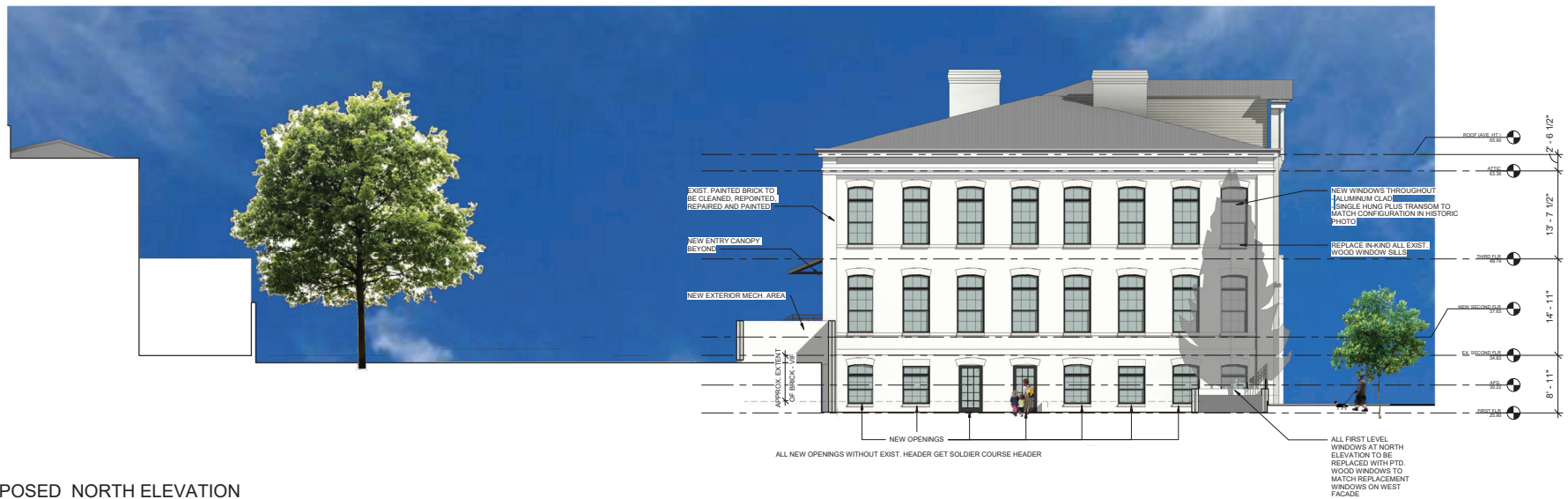
\*BRICK IS EXISTING. BRICK COLOR SHOWN IS AN APPROXIMATION OF EXISTING BRICK COLOR



Professional Certification.  
I certify that these documents were prepared or approved by me, and that I am duly licensed architect under the laws of the state of Virginia, license number 0401012377, expiration date 08/31/2022.



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

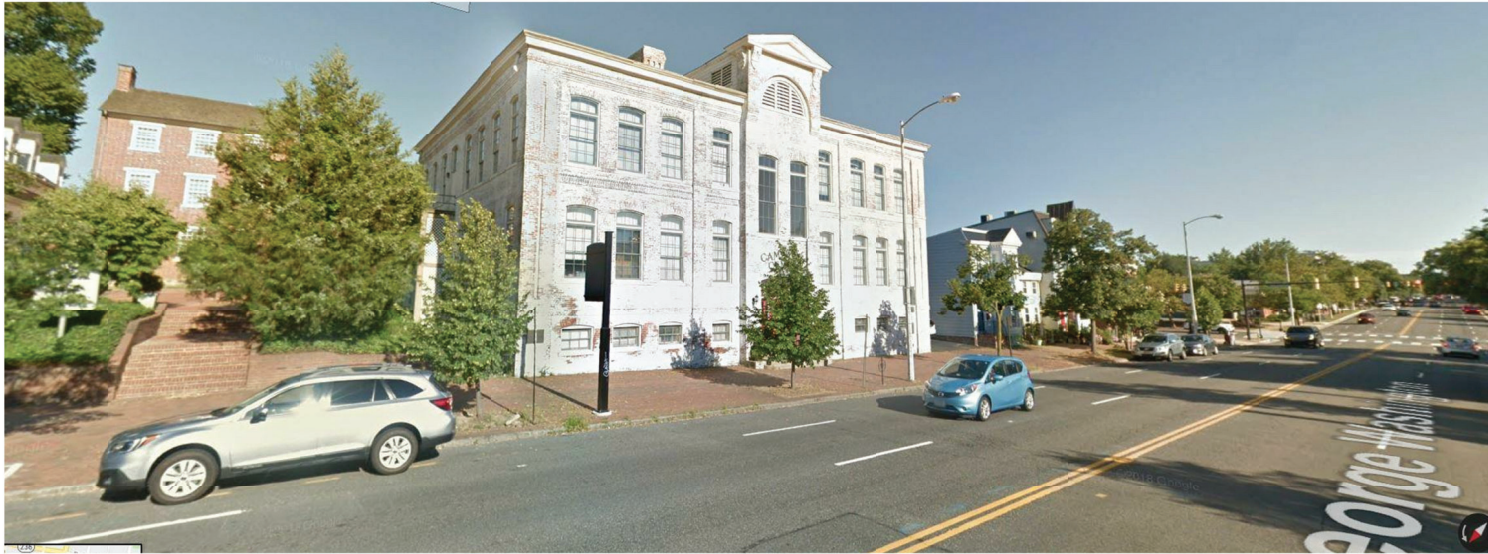


② PROPOSED NORTH ELEVATION  
1/8" = 1'-0"



Professional Certification.  
I certify that these documents were prepared or approved by me, and that I am duly licensed architect under the laws of the state of Virginia, license number 0401012377, expiration date 06/30/2022.





EXISTING



PROPOSED



Professional Certification.  
I certify that these documents were prepared or  
approved by me, and that I am duly licensed architect  
under the laws of the state of Virginia, license number  
0401012377, expiration date 08/31/2022.



THE CAMPAGNA CENTER  
418 S WASHINGTON STREET  
ALEXANDRIA, VA 22314

VIEW FROM SOUTH WASHINGTON ST LOOKING SOUTH

B-18  
03/21/2022

WINSTANLEY  
ARCHITECTS & PLANNERS