

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

**APPLICANT:** Leonard Swyer and Alison Hall

**LOCATION:** Old and Historic Alexandria District  
719 South Lee Street

**ZONE:** RM/Residential Townhouse Zone

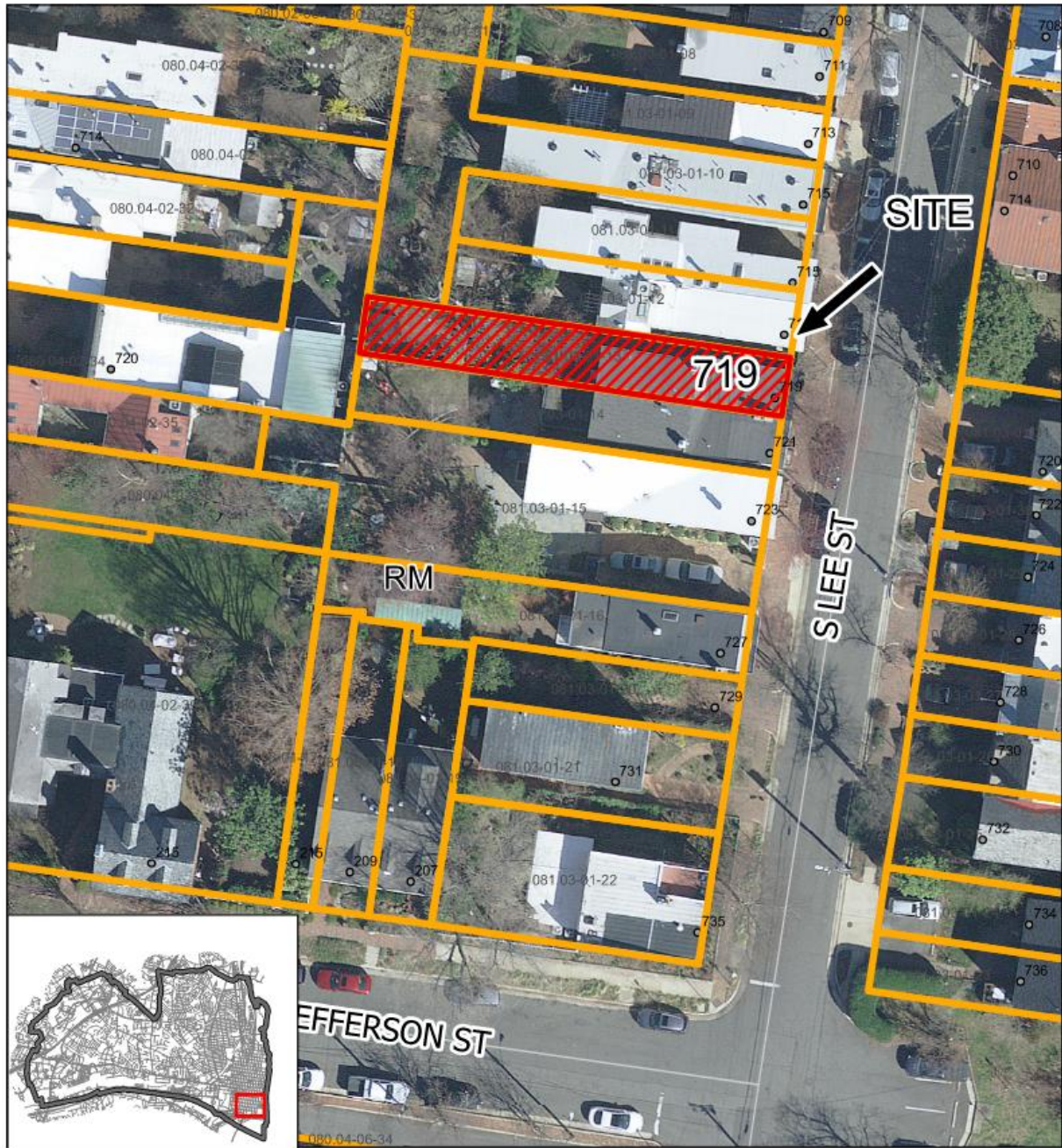
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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of appropriateness for alterations and addition as submitted.

**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 #2022-00160 and BAR #2022-00161**  
**719 South Lee Street**



0 15 30 60 Feet

**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2022-00161) and Certificate of Appropriateness (BAR #2022-00160) 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 build a one-story addition, at 719 South Lee Street.

### **Permit to Demolish/Capsulate**

The applicant proposes to demolish 84 SQF of the first floor of the existing rear/west ell brick addition to add a one-story addition.

### **Certificate of Appropriateness**

The project calls for the construction of a one-story addition at the rear of the property. The 20' - 0" x 13' - 6" addition with a low sloped roof with a parapet wall and wood siding clad will bump out 2' - 0" from the existing two-story ell addition's east wall; the proposed one-story addition will be minimally visible from South Lee Street (Figure 1). The addition's east elevation will have a band of four SDL wood windows with four lights each; these windows will be minimally visible from South Lee Street. The rear/west elevation is not visible from any public way, therefore not under the BAR purview.



**Figure 1- visibility from South Lee Street**

Site context

The subject building sits in the middle of the 700 block of South Lee Street on the west side. There are no alleys adjacent to this property.

## **II. HISTORY**

The two-story, two bay frame vernacular, semi-detached building with Victorian features was built sometime between **1896 and 1902** when it first appears on the Sanborn Fire Insurance Map.

*Previous BAR Approvals*

A rear addition was approved by the BAR on June 8, 1966, and a second story addition on June 21, 1978. No other approvals were found for this property.

## **III. ANALYSIS**

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.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	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,	No



	educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	
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In the opinion of staff, none of the criteria for demolition and capsulation are met in this case and the Permit to Demolish/Capsulate should be granted. The building is considered an Early (built before 1934) structure in the Old and Historic Alexandria District, however, the fabric to be demolished is limited to the rear elevation of the late 20<sup>th</sup> century addition and will not compromise the integrity of the main block. The materials and workmanship of the affected portions could be reproduced easily today.

#### Certificate of Appropriateness

According to the *Design Guidelines*, “As a general rule, the Boards favor contextual background buildings which allow historic structure to maintain the primary visual importance.” Furthermore, “It is not the intention of the Boards to dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsible to the needs and tastes of the late 20<sup>th</sup> century while being compatible with the historic character of the districts.”

Staff has no objection to the construction of a one-story addition at the rear of the existing rear ell. The addition will be functionally not visible from the public way and will not detract from the historic character of the main historic building or the historic district. Furthermore, the Board routinely approves changes on the rear elevations of historic buildings to accommodate a more modern and functional interior layout as tastes and technology evolve. The existing rear elevation do not exhibit a high level of design or architectural detail as well. Therefore, staff recommends approval of the project, with note to the recommendations of Alexandria Archaeology and zoning.

#### **STAFF**

Marina Novaes, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

### **III. CITY DEPARTMENT COMMENTS**

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

#### **Zoning**

F-1 The proposal will not meet the open space requirement with the shed in the rear yard. The applicants have stated they will be removing the shed in the rear of the property and will submit a revised site plan noting the removal of the shed when applying for a building permit.

F-2 Once the rear shed is removed, the proposed rear addition will comply with zoning.

**Code Administration**

- F-1 Side wall opening should comply with VRC Table R302.1(1). No opening with 3ft to fire separation distance.

**Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- 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)

**Alexandria Archaeology**

- F-1 This property is situated immediately to the west and slight north from the site of Battery

Rodgers, a Union Army fortification constructed during the Civil War. Civil War maps depict two structures standing on the lot across the street from 719 S. Lee St., but nothing on this lot itself. By the early twentieth century a dwelling house was standing on the present lot. Archaeological resources may be present on the lot that could provide insight into military life during the Civil War or the early twentieth century development of Old Town.

- R-1 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.
- R-2 The applicant should not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The above statements (in R-1, R-2) must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2022-00160& 2022-00161: 719 South Lee Street*

ADDRESS OF PROJECT: 719 South Lee StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 081.03-01-13ZONING: RMAPPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☐ Property Owner ☐ Business *(Please provide business name & contact person)*Name: Leonard Swyer and Allison HallAddress: 719 South Lee StreetCity: Alexandria State: VA Zip: 22341

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: Erin May, AIA Phone: 703-836-6666E-mail: erin@erinmayarch.com

Legal Property Owner:

Name: Leonard Swyer and Allison HallAddress: 719 South Lee StreetCity: Alexandria State: VA Zip: 22314

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.



**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION  
☒ EXTERIOR ALTERATION: *Please check all that apply.*  
     ☐ awning                      ☐ fence, gate or garden wall    ☐ HVAC equipment                      ☐ shutters  
     ☐ doors                              ☒ windows                      ☐ siding                              ☐ shed  
     ☐ lighting                      ☐ pergola/trellis                      ☐ painting unpainted masonry  
     ☐ other \_\_\_\_\_  
☒ ADDITION  
☒ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

Demolish 84SF of rear masonry wall for new addition.

New 1-story addition.  
 Relocate condensing unit (at grade)

**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.

Electronic copies of submission materials should be submitted whenever possible.

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

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

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

- ☐ <sup>N/A</sup> ☒ 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.*

- ☐ <sup>N/A</sup> ☒ 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.*

- ☐ <sup>N/A</sup> ☒ 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 3 sets of revised materials.

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: Erin L. May

Printed Name: Erin L May, AIA

Date: 3/30/2022

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Leonard Swyer	719 S. Lee St. Alexandria, VA 22314	100%
2. Allison Hall	719 S. Lee St. Alexandria, VA 22314	100%
3.		

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

Name	Address	Percent of Ownership
1. Leonard Swyer	719 S. Lee St. Alexandria, VA 22314	100%
2. Allison Hall	719 S. Lee St. Alexandria, VA 22314	100%
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. n/a		
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/30/2022

Date

Erin L May, AIA

Printed Name

*Erin L May*

Signature



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

as of 12/20/18

**CS-2**

**B**

### A. Property Information

A1.  Street Address  Zone

A2.  x  =   
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	<b>Comments for Existing Gross Floor Area</b> <input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/>		B2. <u>Total Exclusions</u> <input type="text"/>		

### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u> <input type="text"/>		C2. <u>Total Exclusions</u> <input type="text"/>		

### D. Total Floor Area

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

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

### E. Open Space

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  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: \_\_\_\_\_

*Evin 2.4 May*

13

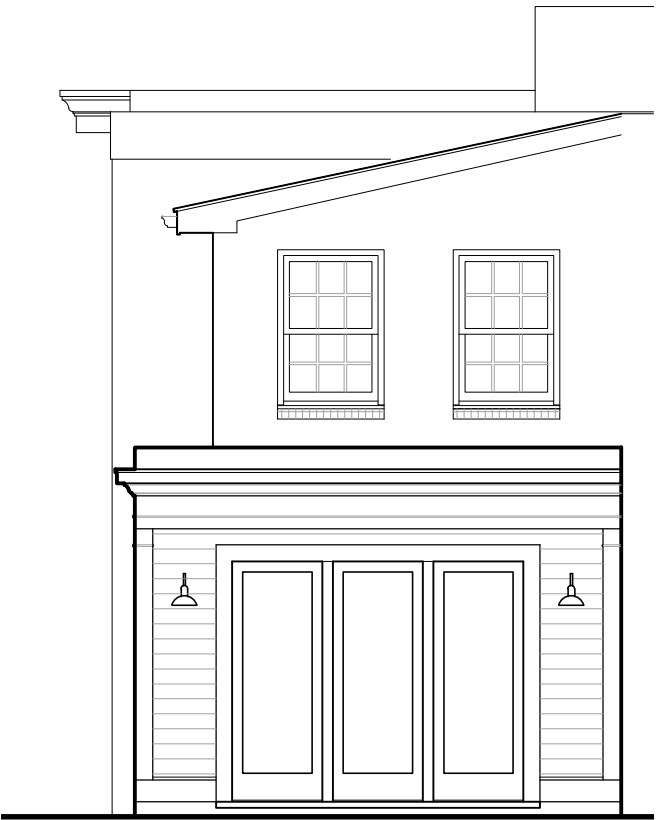
Date: \_\_\_\_\_

# Swyer Residence

719 South Lee Street  
Alexandria, Virginia

## BOARD OF ARCHITECTURAL REVIEW

Application Deadline: April 2, 2022  
Hearing Date: May 2, 2022



### DRAWING INDEX

- CS-1 Cover Sheet, Drawing Index
- CS-2 FAR Worksheet
- CS-3 Existing Photos
- EX-0 Existing Survey
- EX-1 Existing Side and Rear Elevations
- EX-2 Existing/Demo Plan
- A-0 Proposed Survey
- A-1 Proposed Side and Rear Elevations
- A-2 Proposed Plan
- A-3 Proposed Window and Door Specifications

Erin May, Architect

703.836.6666 erin@erinmayarch.com



William Cromley Design / Development

426 N. Columbus St. Alexandria, VA 22314

Swyer Residence  
719 South Lee St. Alexandria, VA 22314

Issue Set: BAR  
Date: 03/31/2022

CS-1






EXISTING WEST (REAR) ELEVATION

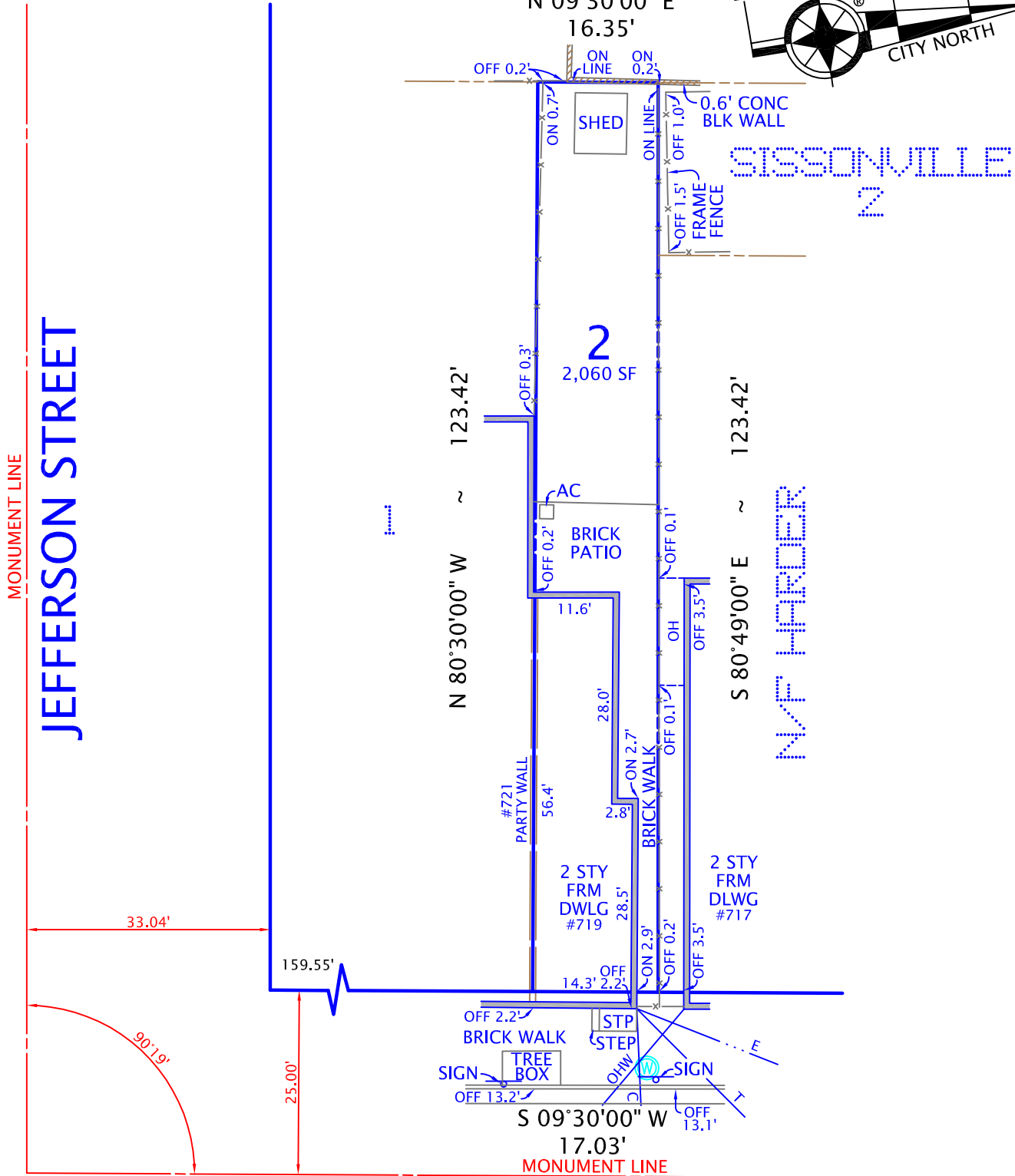
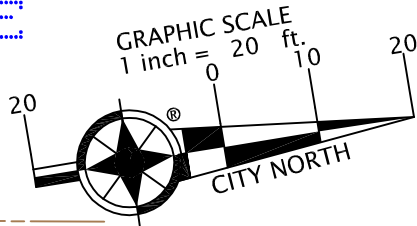


EXISTING NORTHEAST CORNER

<b>Erin May, Architect</b> 703.836.6666    erin@erinmayarch.com 	<b>William Cromley Design / Development</b> 426 N. Columbus St.    Alexandria, VA 22314	EXISTING PHOTOS  <b>Swyer Residence</b> 719 South Lee St. Alexandria, VA 22314	Issue Set: BAR Date: 3/31/2022	<b>CS-3</b>
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NOTES: 1. FENCES ARE STOCKADE UNLESS NOTED.

SISSONVILLE



SOUTH LEE STREET

PLAT

SHOWING HOUSE LOCATION ON  
LOT 2

PHILMAR

(DEED BOOK 655, PAGE 630)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

JANUARY 10, 2022

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:

LEONARD SWYER



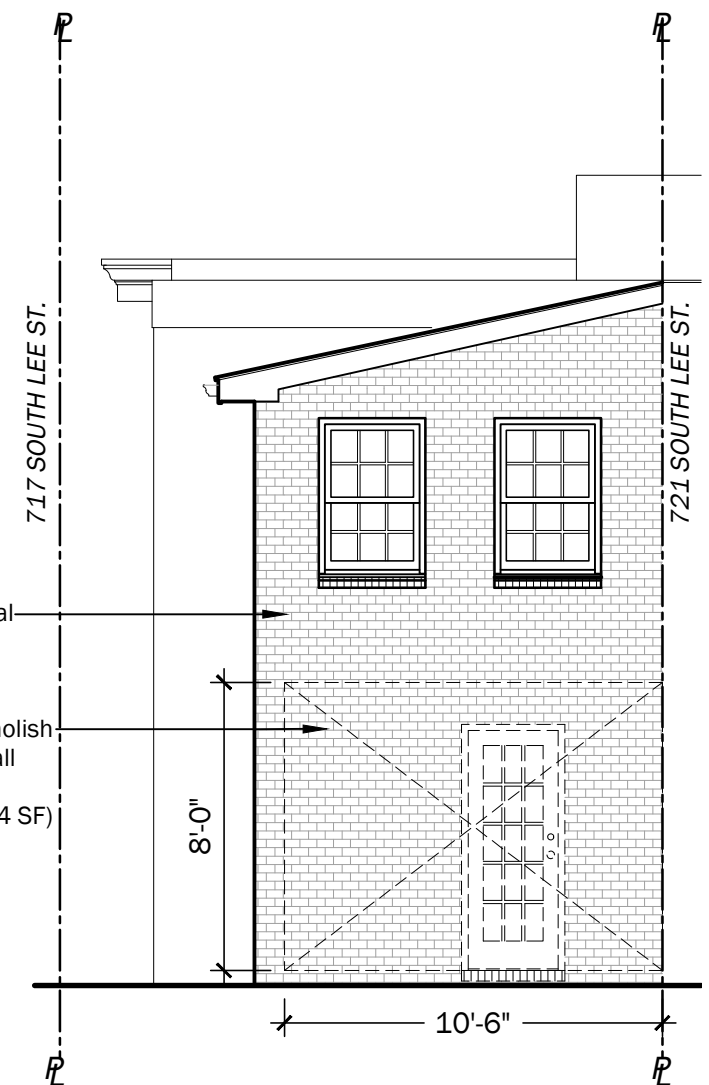
DOMINION

Surveyors Inc.®


8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

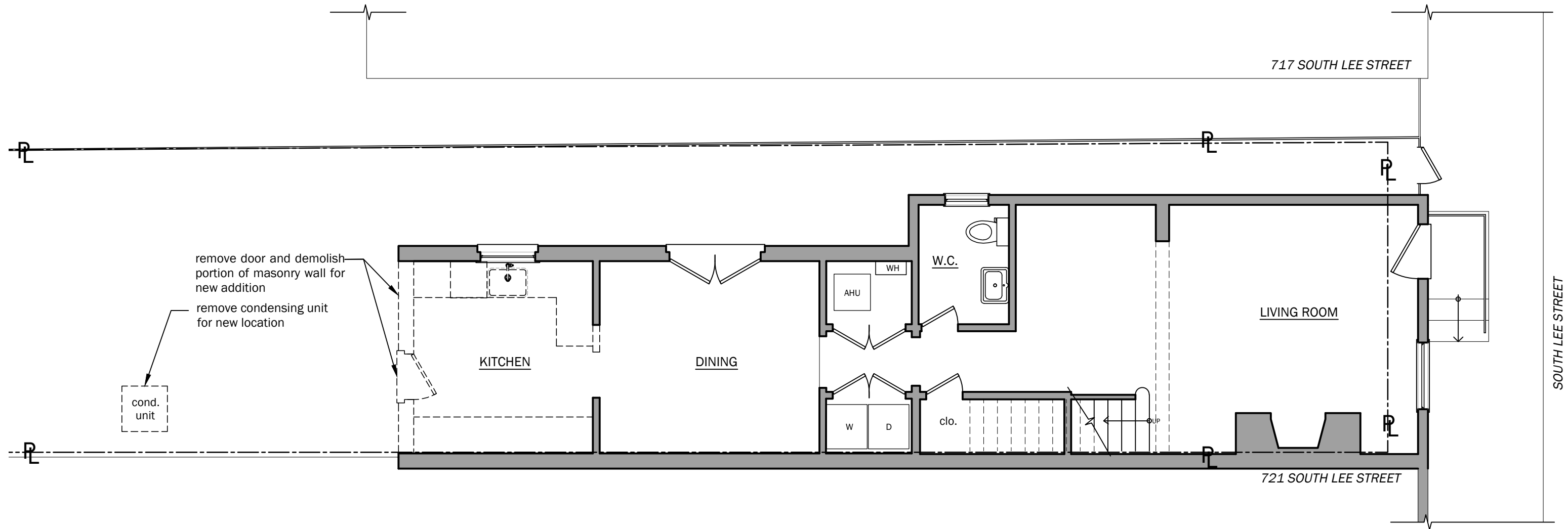


SIDE (NORTH) ELEVATION



REAR (WEST) ELEVATION

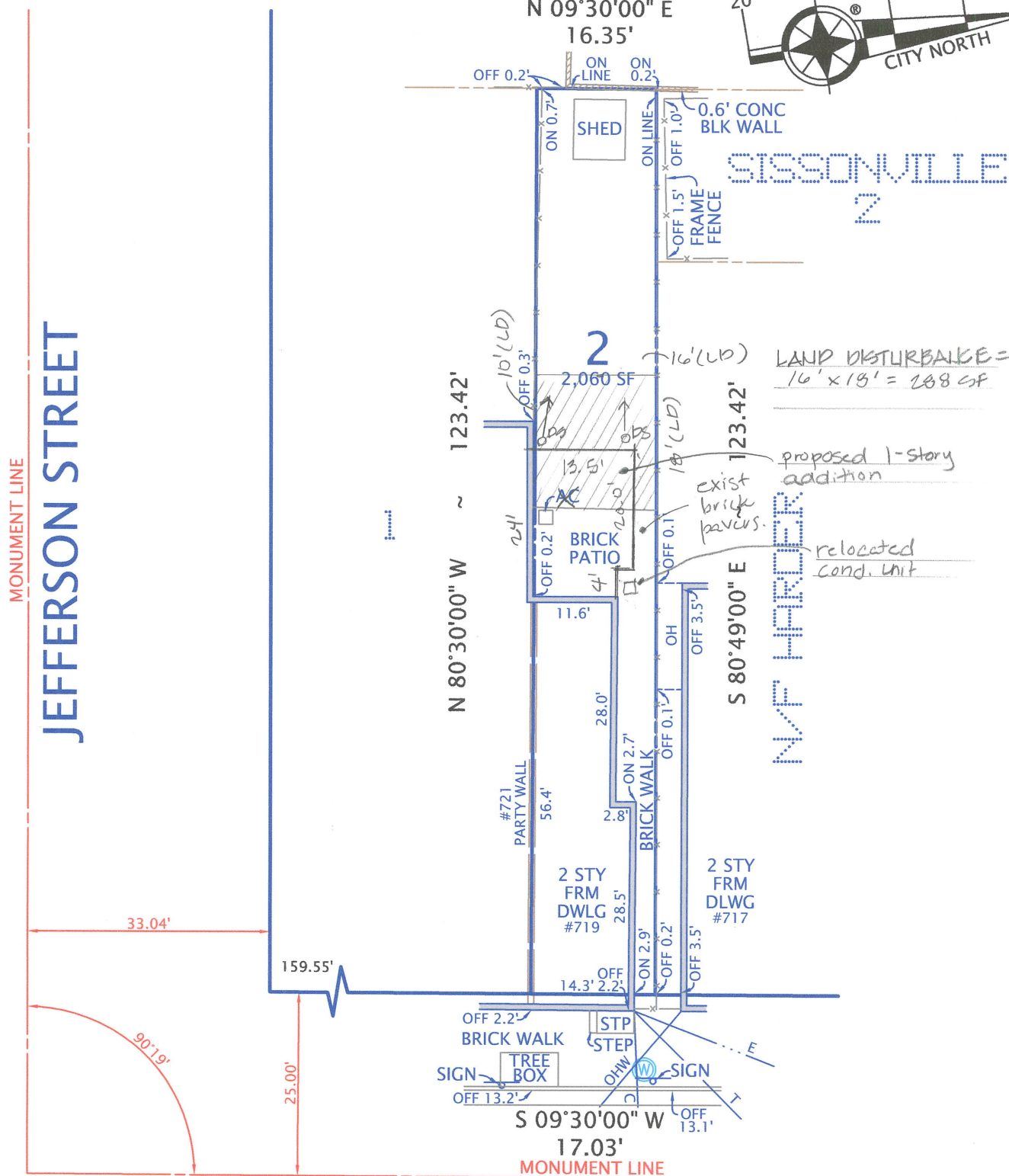
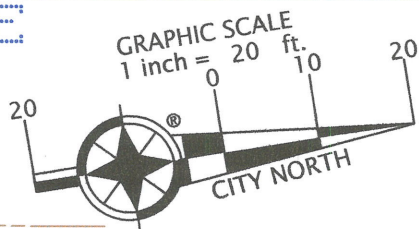
<b>Erin May, Architect</b> 703.836.6666    erin@erinmayarch.com 	<b>William Cromley Design / Development</b> 426 N. Columbus St.    Alexandria, VA 22314	<b>EXISTING ELEVATIONS</b>  <b>Swyer Residence</b> 719 South Lee St. Alexandria, VA 22314	Issue Set: BAR Date: 3/31/2022	<b>EX-1</b>
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NOTES: 1. FENCES ARE STOCKADE UNLESS NOTED.

SISSONVILLE



SOUTH LEE STREET

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 2

PHILMAR

(DEED BOOK 655, PAGE 630)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

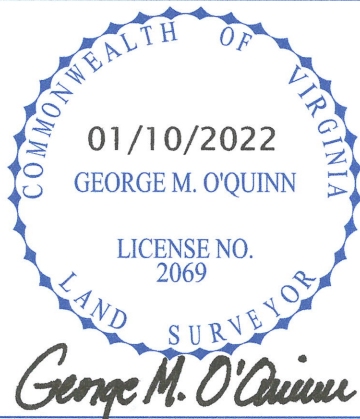
JANUARY 10, 2022

I HEREBY CERTIFY THAT THE POSITIONS OF  
ALL THE EXISTING IMPROVEMENTS HAVE BEEN  
CAREFULLY ESTABLISHED BY A CURRENT FIELD  
SURVEY AND UNLESS SHOWN THERE ARE NO  
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO  
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:

LEONARD SWYER



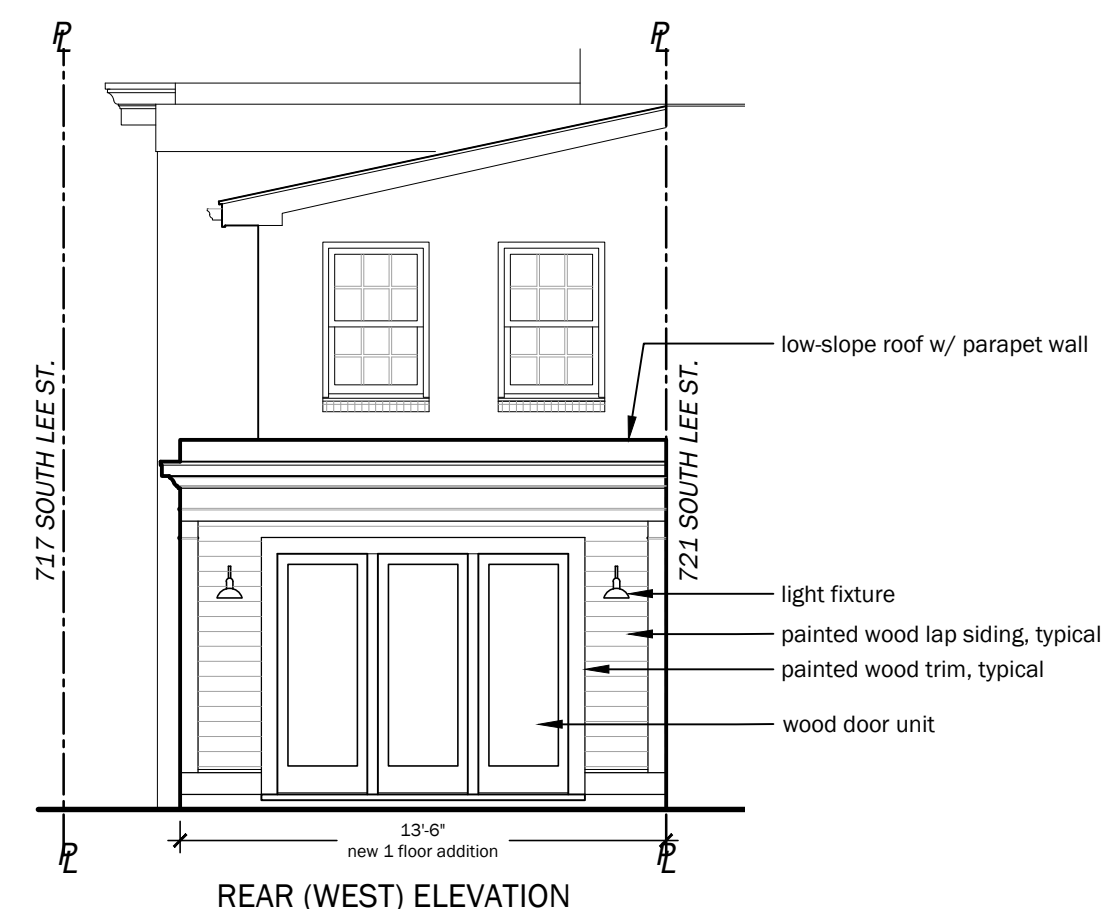
**DOMINION**


Surveyors  
Inc.®

8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

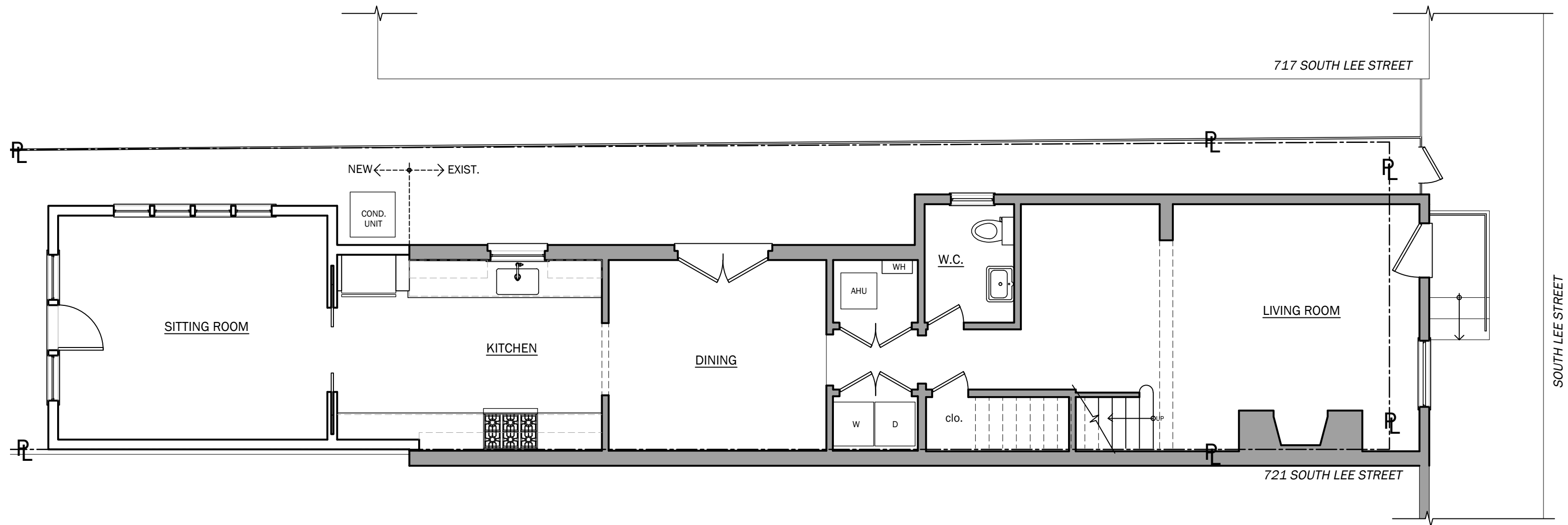
CASE NAME: SWYER/HALL

#211202025



<b>Erin May, Architect</b> 703.836.6666    erin@erinmayarch.com 	<b>William Cromley Design / Development</b> 426 N. Columbus St.    Alexandria, VA 22314	<b>PROPOSED ELEVATIONS</b>  <b>Swyer Residence</b> 719 South Lee St. Alexandria, VA 22314	Issue Set: BAR Date: 3/31/2022	<b>A-1</b>
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This time-honored window design captures the original depth and beauty of Lincoln products. Our Primed Wood products are architect friendly and designed for new construction or historical renovation.

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

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

### Features

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



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

#### Lite & Grille Options

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



#### Simulated Divided Lite

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



#### Interior Wood Grille

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

