

ISSUE: Permit to Demolish/Capsulate (partial)

APPLICANT: Nabers Cabaniss Johnson, Trustee

LOCATION: Old and Historic Alexandria District
804 Prince Street

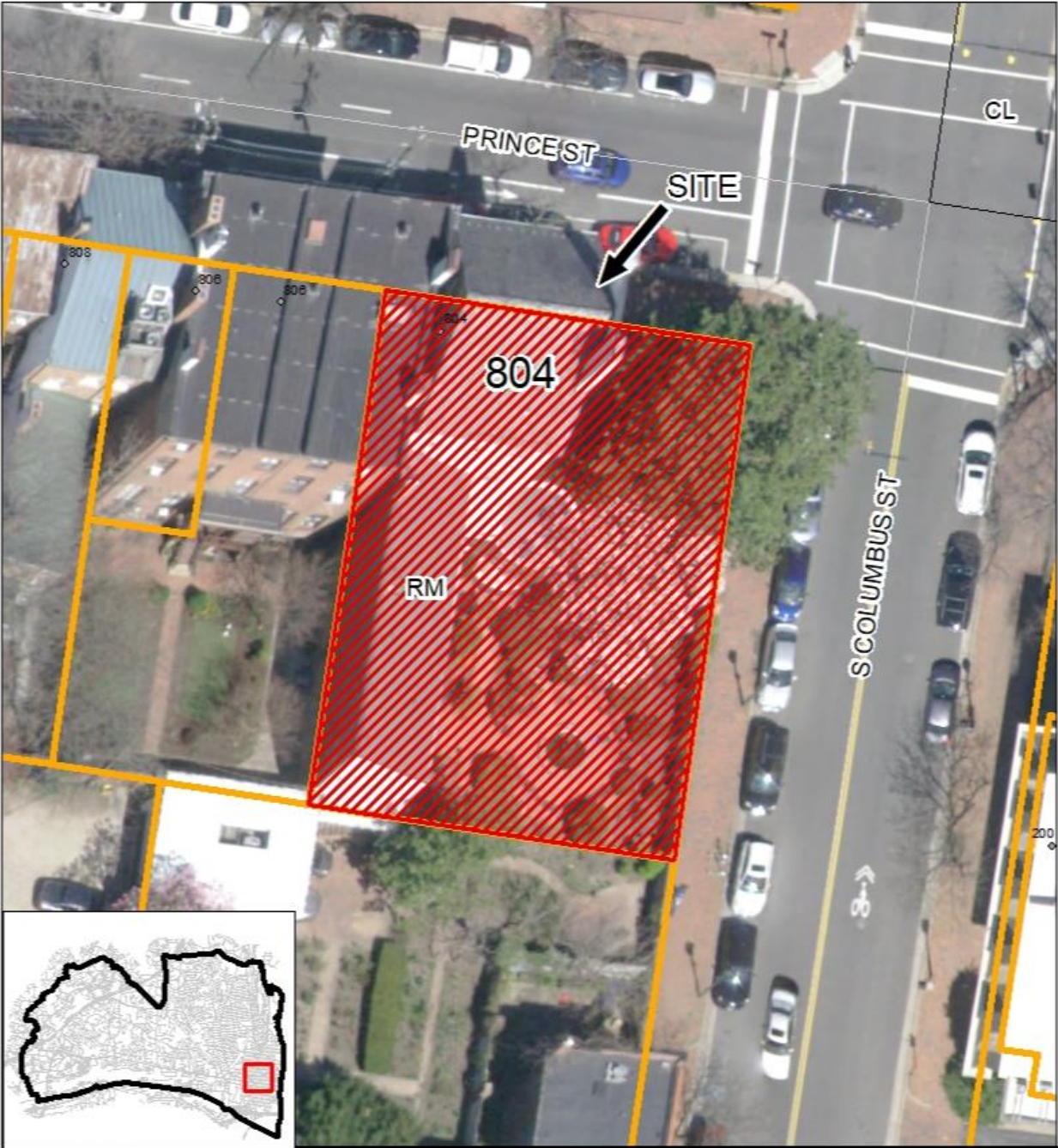
ZONE: RM/Townhouse Zone


STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial), as submitted, noting the recommendations of Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT


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



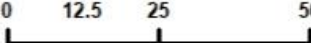


BAR#2024-00304
804 Prince Street

N



0 12.5 25 50 Feet



Note: The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish (partial) to remove a portion of the east elevation to install one new window and one new door at the basement level. The proposed window, door, and railing are not visible from the public right of way and therefore do not require BAR approval.

Site context

The property is located at the southwest corner of Prince Street and South Columbus Street. An open side yard surrounded by a brick garden wall occupies the east side of the site with the house along the western property line. The proposed demolition will be located on the lower portion of the east elevation of the house and will not be visible from either Prince Street or South Columbus Street because of the tall garden wall.

II. HISTORY

According to Ethelyn Cox's book *Historic Alexandria Virginia Street by Street*, the house was built around 1815-1820 by James Keith Jr. who was the cousin of the Chief Justice of the Supreme Court, John Marshall. As noted in the application, a history of the property by Ruth Kaye indicates that the original construction date is **circa 1817**.

Previous BAR Approvals

Permit 6144 – February 16, 1945 – Install three windows on east elevation

Permit 12154 – June 14, 1955 – Repair of damaged chimney

March 15, 1972 – Construct carport

May 17, 1972 - Alterations to porch and garden wall

June 21, 1972 – Install windows

Permit 44378 – September 25, 1987 – Replace garage roof

1998-00149 – Build brick stairs, alter windows and door, and screen HVAC equipment

1999-00014 – Replacement of southern stairs and screening of HVAC equipment

III. ANALYSIS

The applicant requests a Permit to Demolish (partial) to remove approximately 34 square feet of exterior wall at the lower portion of the east wall of the structure (Figure 1). The area is being removed to install a new window and door providing light and access to the basement level.



Figure 1: East elevation showing area of exterior wall to be removed

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B) which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No

(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	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.

As noted in the submission materials, it appears that the location for the proposed window and door coincides with locations of previously infilled windows. While the brick was toothed in from the exterior, when viewed from the existing basement, remnants of the windows remain (Figure 2). It appears that the windows were infilled as part of the construction of a deck in the area. The proposed alteration of the exterior wall will return the building to a condition that is similar to the original configuration.



Figure 2: View of previously infilled windows from building interior

The area of proposed demolition is not original to the structure and its removal would not represent the loss of historic fabric or have an effect on the historic integrity of the structure. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted.

Staff therefore has no objection to the proposed removal of a portion of the exterior wall and recommends approval of the Permit to Demolish/Capsulate, noting the recommendations of Alexandria Archaeology.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, 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

C-1 Proposed basement window and stairs to basement will comply with zoning.

Code Administration

C-1 A building permit is required.

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 Based on a study of maps and historic documents, the main house on this lot was likely built in the first half of the 19th century. Twenty-five years ago Alexandria Archaeology helped the property owner at that time assess and excavate a well shaft in the far southwest corner of the property. The project currently proposed is unlikely to impact significant archaeological resources, however given the relatively early date of construction, the property could contain significant archaeological remains that pertain to the early development of Old Town Alexandria. As such, we would like to have a member of Alexandria Archaeology staff monitor when construction begins on proposed exterior basement steps.
- R-1 Please contact Deputy City Archaeologist Garrett Fesler (703-746-4399 or garrett.fesler@alexandriava.gov) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. Our monitoring will not delay or impede the project. Our intention is to simply be on hand to ensure that significant archaeological remains are recorded. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
- R-2 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 temporarily 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.
- R-3 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.

- 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

- Completed application
- Plans (included in application)
- Material specifications (included in application)
- Photographs (included in application)

2 – Supplemental Materials

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 804 Prince Street

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: Map-Block-Lot Number: 074.02-12-08 ZONING: RM

APPLICATION FOR: *(Please check all that apply)*

☐ CERTIFICATE OF APPROPRIATENESS

☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Nabers Cabaniss Johnson, Trustee

Address: 804 Prince Street

City: Alexandria State: VA Zip: 22314

Phone: 540-349-2601 E-mail: naberscj57@gmail.com

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____

Name: Outerbridge Horsey Phone: 202-714-4826

E-mail: oh@outerbridgehorsey.com

Legal Property Owner:

Name: NELLIE NABERS CABANISS JOHNSON TRUST

Address: 804 Prince Street

City: Alexandria State: VA Zip: 22314

Phone: 540-349-2601 E-mail: naberscj57@gmail.com

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

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

The project involves two new openings at the basement level of the east brick wall of the main (front) portion of the house facing the front section of the garden: A window at the south and of the east façade and an areaway stair and new basement door at the north end of the east façade. Neither of these openings is visible from the street or sidewalk due to the tall brick wall surrounding the property.

The three-story, front portion of the house dates from circa 1817, according to a house history by Ruth Kaye. Examining the exterior and interior brickwork (as illustrated in the submission packet), it appears that there were once windows at both these locations. A one-story porch was added to the east façade in 1950's-60's when the ground floor of the house was used as doctor's offices. This porch was removed in 1972 by the parents of the current owner. It is certainly possible that the prior basement windows were bricked-up when the porch was added.

The excavation for the areaway will occur at the permitter of the root zone on the large Southern Magnolia in the NE corner of the property; we have consulted with an arborist and will include his letter report as well with the submission.

☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

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

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- ☐ ☐ Square feet of existing signs to remain: _____.
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

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

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

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

- ☒ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ 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: Outerbridge Horsey

Date: August 1, 2024

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. Nellie Nabers Cabaniss Johnson	804 Prince Street, Alexandria, VA	50%
2. Christopher Johnson	804 Prince Street, Alexandria, VA	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 804 Prince Street, Alexandria, VA (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
Nellie Nabers Cabaniss Johnson Trust Nellie Nabers Cabaniss Johnson and Christopher Johnson, Trustees	804 Prince Street, Alexandria, VA	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.		
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.

August 2, 2024
Date

Outerbridge Horsey, Architect
Printed Name


Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 804 Prince Street RM
 Street Address Zone

A2. 7388 x 1.50 = 11,082
 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"/> 1633	Basement**	<input type="text"/> 1633	B1. <input type="text"/> 9212 <input type="text"/> Sq. Ft.
First Floor	<input type="text"/> 2345	Stairways**	<input type="text"/> 501	Existing Gross Floor Area*
Second Floor	<input type="text"/> 2144	Mechanical**	<input type="text"/>	B2. <input type="text"/> 3818 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/> 1111	Attic less than 7'***	<input type="text"/> 1681	Allowable Floor Exclusions**
Attic	<input type="text"/> 1979	Porches**	<input type="text"/>	B3. <input type="text"/> 5398 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions (subtract B2 from B1)
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"/> 9212	B2. <u>Total Exclusions</u>	<input type="text"/> 3814	

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/> 0	Basement**	<input type="text"/>	C1. <input type="text"/> 0.00 <input type="text"/> Sq. Ft.
First Floor	<input type="text"/> 0	Stairways**	<input type="text"/>	Proposed Gross Floor Area*
Second Floor	<input type="text"/> 0	Mechanical**	<input type="text"/>	C2. <input type="text"/> 0.00 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/> 0	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/> 0	Porches**	<input type="text"/>	C3. <input type="text"/> 0.00 <input type="text"/> Sq. Ft.
Porches	<input type="text"/> 0	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
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"/> 0.00	C2. <u>Total Exclusions</u>	<input type="text"/> 0.00	

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

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

D. Total Floor Area

D1. 5398 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 0.00 Sq. Ft.
 Total Floor Area Allowed by Zone (A2)


E. Open Space

E1. 5093 Sq. Ft.
 Existing Open Space

E2. 2586 Sq. Ft.
 Required Open Space

E3. 5043 Sq. Ft.
 Proposed Open Space

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

Signature: 

Date: August 5, 2024

804 PRINCE STREET

ALEXANDRIA, VA 22314



EAST SIDE OF FRONT OF HOUSE



EAST SIDE OF FRONT EXISTING

LIST OF DRAWINGS

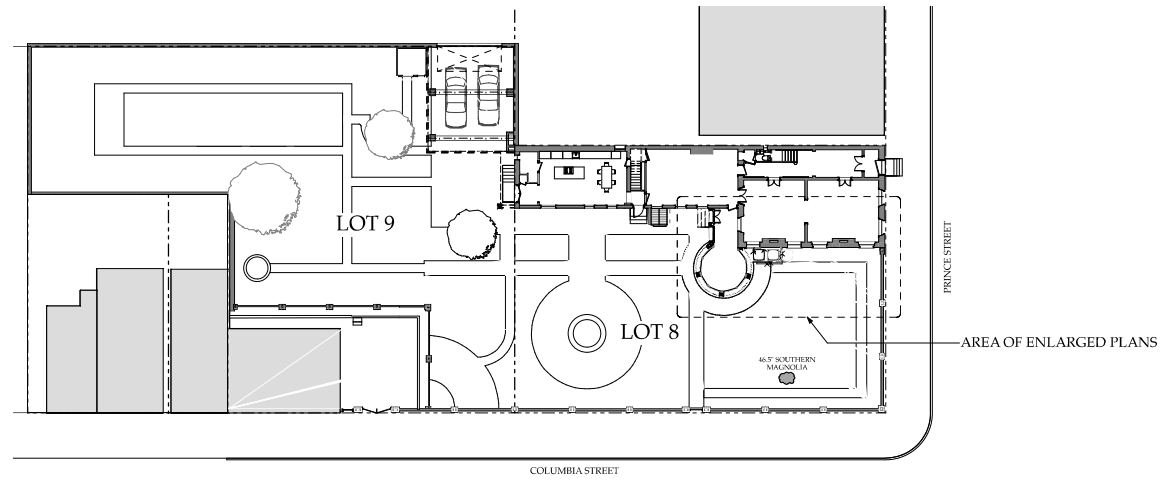
- A-0 COVER
- A-1 EXISTING AND PROPOSED SITE PLANS
- A-2 DEMO EAST ELEVATION AND BASEMENT PLAN
- A-3 PROPOSED EAST ELEVATION AND BASEMENT PLAN
- A-4 AREAWAY AND WINDOW SECTIONS AND DETAILS
- A-5 EXTERIOR PHOTOGRAPHS
- A-6 INTERIOR PHOTOGRAPHS



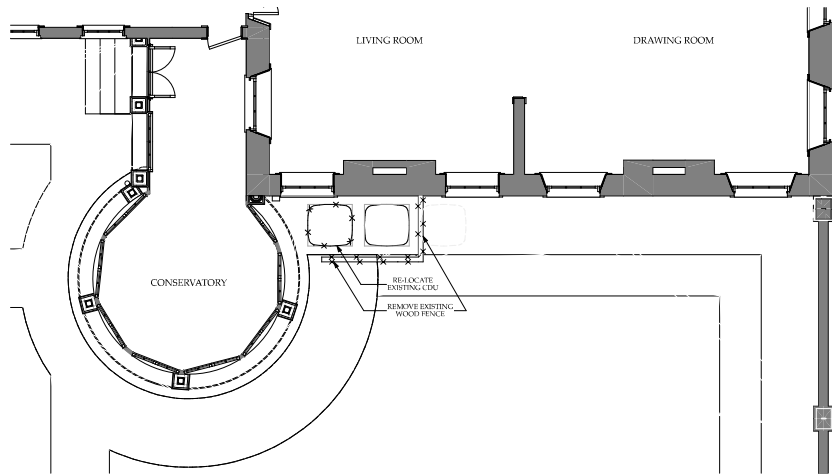
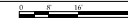
EAST SIDE OF HOUSE



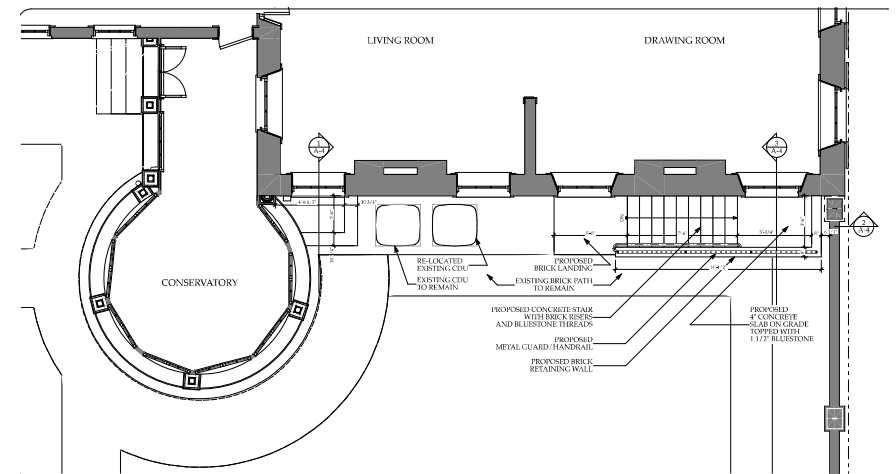
EAST SIDE OF FRONT PROPOSED



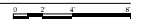
1 EXISTING SITE PLAN
SCALE 1/8" = 1'-0"



2 EXISTING SITE PLAN DETAIL DEMOLITION
SCALE 1/4" = 1'-0"

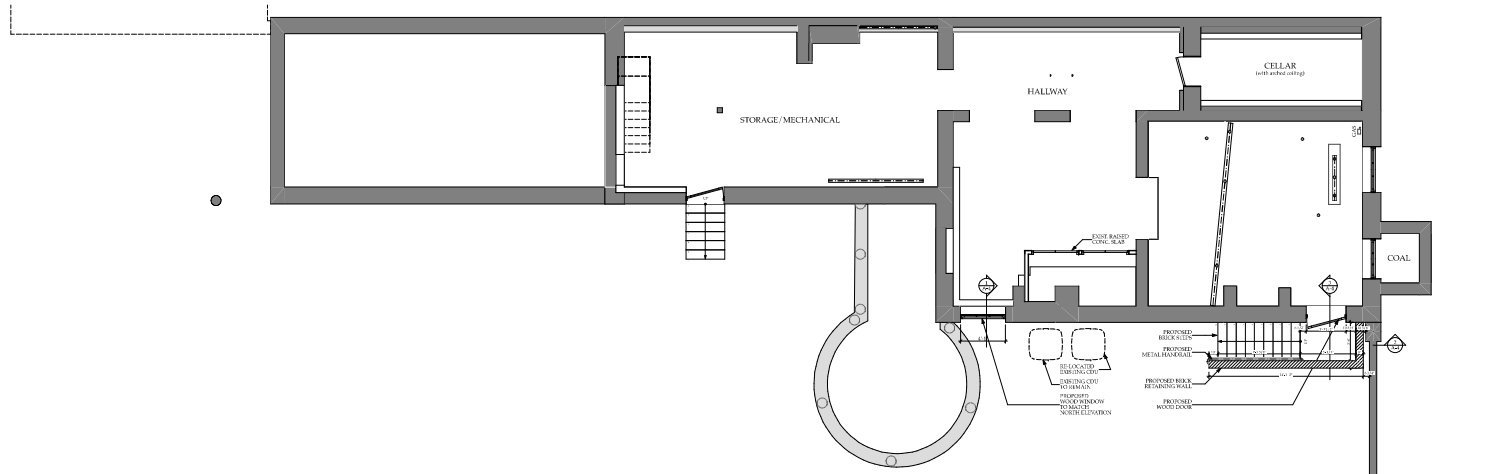


3 PROPOSED SITE PLAN DETAIL
SCALE 1/4" = 1'-0"



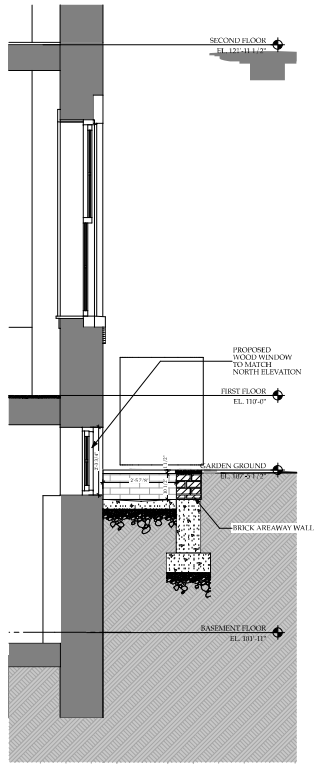


1 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

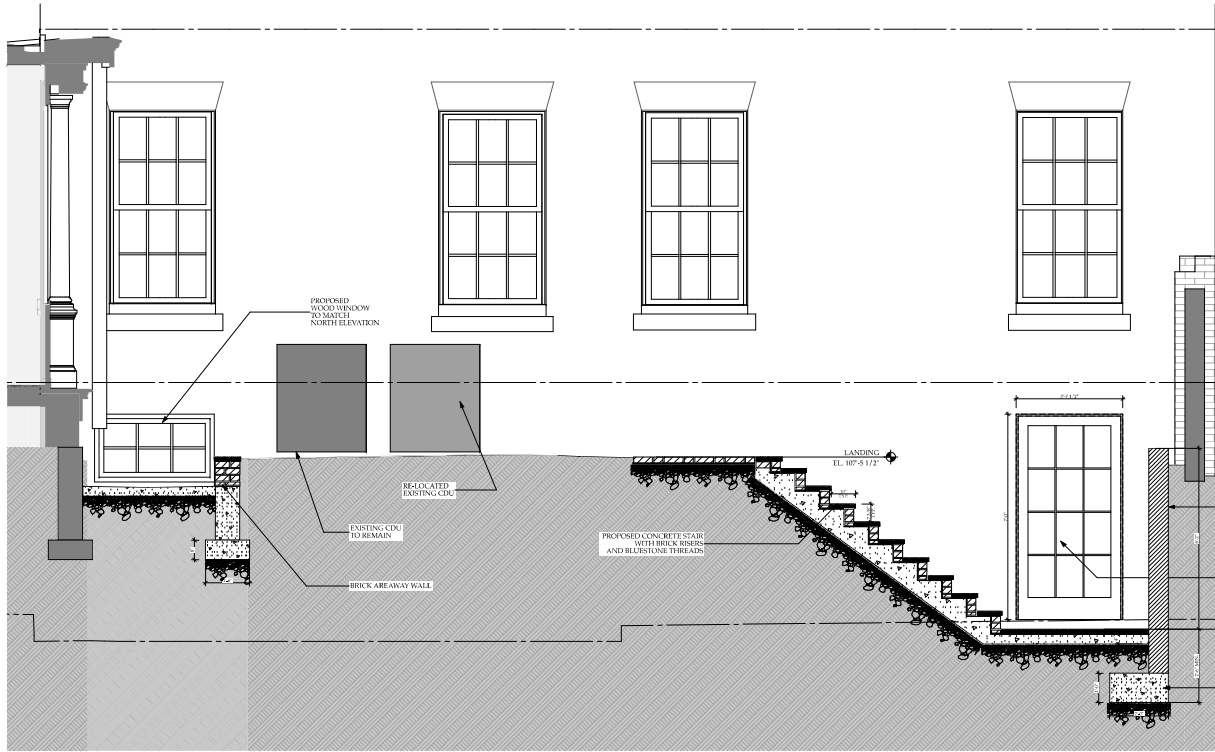


2 PROPOSED BASEMENT PLAN
SCALE: 3/16" = 1'-0"

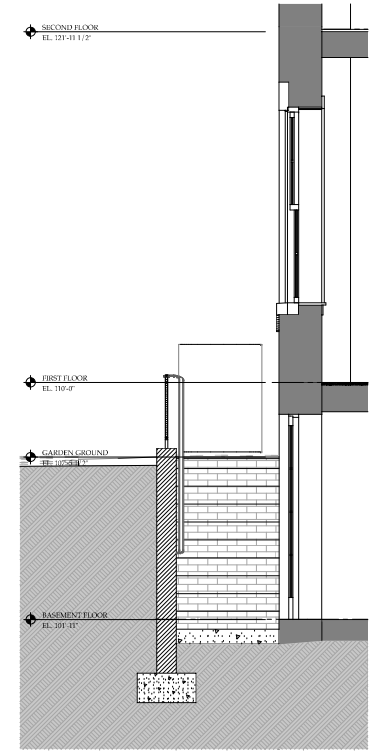




1 PROP. WALL SECTION
SCALE: 1/2" = 1'-0"



2 PROPOSED AREAWAY SECTION
SCALE: 1/2" = 1'-0"



3 PROPOSED AREAWAY CROSS SECTION
SCALE: 1/2" = 1'-0"



07/06/2024

**804 Prince St, Alexandria, VA New Areaway Stair and Exterior Waterproofing In
Magnolia Root Zone**

To whom it may concern,

I met with Nabers Johnson on 7/1 at her home to discuss the proposed areaway stair and exterior waterproofing work proposed within the 46.5" DBH Southern Magnolia's Critical Root Zone.

The Magnolia is in Fair condition and mild decline. It exhibits tip dieback, reduced foliage, and decay in the main trunk. The tree essentially sits in a giant planter box in the backyard, however it has had ample room for root growth and I estimate the tree to be around 100 years old. Ms. Johnson had it deep root fertilized recently and I'm hopeful that also aerated the soil during the process.

The work involved for the new areaway stair and waterproofing requires that excavation occur at approximately 4.5' from the building. Preliminary digging to remove a slate walkway at the new excavation location has revealed the presence of smaller 1-2" diameter roots from the Magnolia in that area.

It is my recommendation that this work may proceed with the implementation of a tree preservation plan to include but not be limited to the following: root pruning along the excavation line by a Certified Arborist, tree protection fencing to define the boundaries of the work zone, and ground protection matting and woodchips to bridge the gap between the root pruning and fencing.

This concludes my report at this time.

Sincerely,

Matt Madeira
Certified Arborist MA 4784A





1. VIEW from SE of Main House from Columbus Street



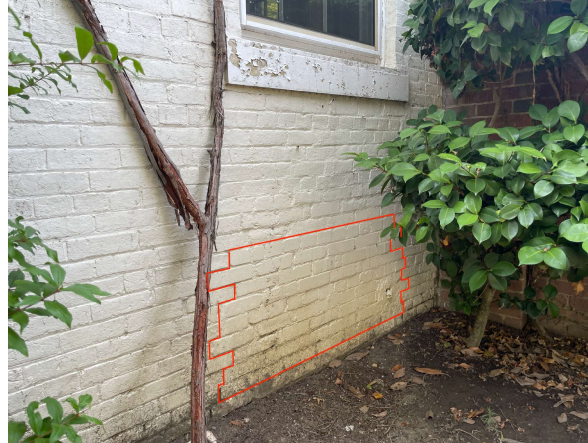
2. View from NE at intersection of Prince and Columbus Streets



3. View from NW on Prince Street



4. Main house - east side from SE



5. View of infilled opening on east facade, north end



6. Main house - east side from NE



1. Detail of Opening A with sash raised



2. Detail at Opening A with sash lowered



3. Detail at Opening B



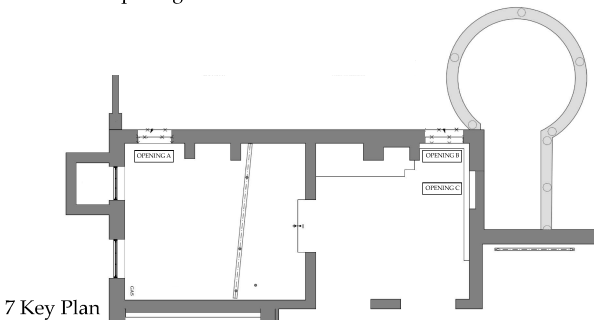
4. Detail at Opening C



5. Overall of Opening A



6. Overall of Opening B



7 Key Plan