

Docket Item # 14 & 15
BAR CASE #2015-0194 & 0195

BAR Meeting
September 16, 2015

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

APPLICANT: Karen Campbell

LOCATION: 821 S Royal Street

ZONE: RM / Residential

STAFF RECOMMENDATION

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

1. Include the following archaeology comments on all construction documents related to ground disturbance, so that on-site contractors are aware of the requirements:
 - a. 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. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT:

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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



BAR2015-00194 & BAR2015-00195



Note: Staff coupled the reports for BAR #2015-0194 (Permit to Demolish/Capsulate) and BAR #2015-0195 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. UPDATE

The applicant is requesting re-approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness for alterations and a one-story rear addition at 821 South Royal Street. As the Board may remember, this project has been to the BAR on two previous occasions, first for approval of the addition and front façade alterations in 2013, and again for modifications to the proposed addition in 2014. The Board's approval has expired and the applicant seeks re-approval of the project, with some minor modifications.

Permit to Demolish/Capsulate:

Because the height of the rear addition has not changed the amount of proposed demolition on the first floor of the rear elevation remains the same, at 17' by 11'. However, the applicant now intends to demolish the rear roof slope in order to accommodate two dormers and a change in roof slope.

New Construction and Alterations

The proposed 309 square foot one-story rear addition will measure roughly 16.8 feet wide by 18.4 feet deep, which is 4 feet deeper than the originally proposed addition. Stylistically, the addition has not changed. The basement level will have two egress windows with at-grade window wells. The rear (west) elevation will have both fixed and operable French doors with panels, while the north and south elevations will be blank due to their location on the property line. The addition will have a conservatory style roof with glazing.

The change in proposed rear roof slope will add approximately 3' - 3.5' to the height of the west elevation, which will have painted wood panels and inset gable roof dormers. The dormers match the Board's previously approved dormers.

On the front façade, the improvements are also consistent with the Board's prior approval, with the exception of the inset panels, which will now have more simplified grill work. In addition, the light fixtures previously flanking the entrance will be replaced with a single copper-finished hanging light fixture.

The front walk has been simplified from the design the Board saw previously. It will now consist of a new brick walk leading straight from the street to the front entrance. The yard will be enclosed by a simple metal fence atop a low brick wall. In the rear yard, the applicant proposes a pergola and two small garden sheds (4.5' by 5.5') at the rear yard corners. The existing masonry walls will be rebuilt or repaired as necessary to enclose the rear yard.

The proposed materials include: painted brick, fiber cement for the columns and trim, wood simulated divided light windows (including replacement windows) and French doors with ¾ inch muntins, a hanging light with a copper finish, a six-panel wood front door, operable wood

shutters, and copper gutters. The existing front roof slope, as well as the new rear slope, will both be clad with new slate shingles.

II. HISTORY

The two-story, two-bay brick Colonial Revival style Yates Garden townhouse was constructed in **1941**. The Board has reviewed a number of proposals for a rear addition at the subject property over the past 15 years. At the first hearing, in 1999, the addition was deferred in order to restudy the massing (BAR Case #1999-0189 & 0190). In 2002, the Board approved a smaller, redesigned two-story rear addition (BAR Case #2002-0021 & 0022). However, this addition was never constructed. On July 24, 2013, the BAR approved alterations to the front façade, as well as a one-story rear conservatory-style addition (BAR Case #2013-0214 & 0215). On January 22, 2014 the applicant received approval to make modifications to the proposed addition (BAR Case #2014-0001).

III. ANALYSIS

The proposed addition and alterations comply with the zoning ordinance.

Permit to Demolish/Capsulate

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 10-105(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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

In the opinion of Staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The area of impact is minimal and has little cultural or architectural significance. The demolition does not remove any portion of the building containing character defining features of uncommon design or historic merit, and does not compromise the integrity of the building as a whole.

Certificate of Appropriateness

As with the previously proposed rear conservatory, Staff recommends re-approval of the one-story addition. The *Design Guidelines* encourage “designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.” The one-story rear addition is well designed and appropriately scaled, and will have less of a visual impact than the two-story rear addition approved in 2002. The proposed cupola is well proportioned and Staff does not believe that the additional depth of the conservatory will have an adverse effect on neighboring properties. Because there is no rear alley, public views will be limited to the break between houses on South Pitt Street.

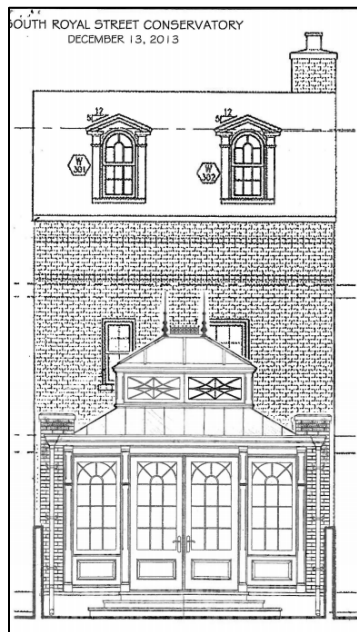


Figure 1: January 2014 BAR approval – rear elevation



Figure 2: Proposed rear elevation rendering

The front portico is similarly well designed and not an uncommon feature on Yates Garden townhouses. The alterations will improve the current appearance of the townhouse, which has been unoccupied for years.



Figure 3: BAR approved facade

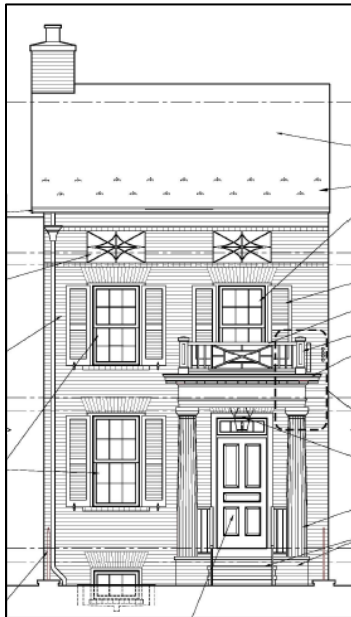


Figure 4: Proposed front facade

Staff recommends approval of the Permit to Demolish/Capsulate and the Certificate of Appropriateness and, as always, recommends that new and replacement windows and materials comply with the Board's adopted policies.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

- F-1 The following comments are for BAR review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 Building and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) the building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Transportation & Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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 Previously reviewed under [BAR2014-0001] (T&ES)
- F-2 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)

Code Requirements

- 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 Archeology

Archaeology Findings

- F-1. Based on historic maps that date back to the Civil War era, it would appear the subject property (and the entire block) remained largely vacant until the mid-twentieth century. However, unrecorded habitation or activity could have occurred on the lot. Given the close proximity of Battery Rodgers two blocks to the east, the possibility exists that Civil War soldiers temporarily encamped on the vacant block during the war. Therefore, archaeological resources related to the nineteenth century or later may be present on the property.

Archaeology Recommendations

- *R-1. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

- R-3. The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

1 – Supporting Materials

2 – Application BAR2015- 0194 & BAR2015-0195 at 821 S Royal Street



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 821 S. ROYAL ST Zone RM
 A2. 2,176 S.F. x 1.5 = 3,264
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	411	Basement**	411
First Floor	411	Stairways**	36
Second Floor	411	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	447
Total Gross *	1,233		

B1. Existing Gross Floor Area *

1,233 Sq. Ft.

B2. Allowable Floor Exclusions**

447 Sq. Ft.

B3. Existing Floor Area minus Exclusions

786 Sq. Ft.

(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	314	Basement**	314
First Floor	308	Stairways**	
Second Floor		Mechanical**	
Third Floor/ATTIC	411	Other**	
Porches/ Other ⁵ / ₁₆	80.5	Total Exclusions	314
Total Gross *	1,113.5		

C1. Proposed Gross Floor Area *

1,113.5 Sq. Ft.

C2. Allowable Floor Exclusions**

314 Sq. Ft.

C3. Proposed Floor Area minus

Exclusions 799.5 Sq. Ft.

(subtract C2 from C1)

D. Existing + Proposed Floor AreaD1. Total Floor Area (add B3 and C3) 1,585.5 Sq. Ft.D2. Total Floor Area Allowed by Zone (A2) 3,264 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	1,765
Required Open Space	762
Proposed Open Space	1,370.5

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

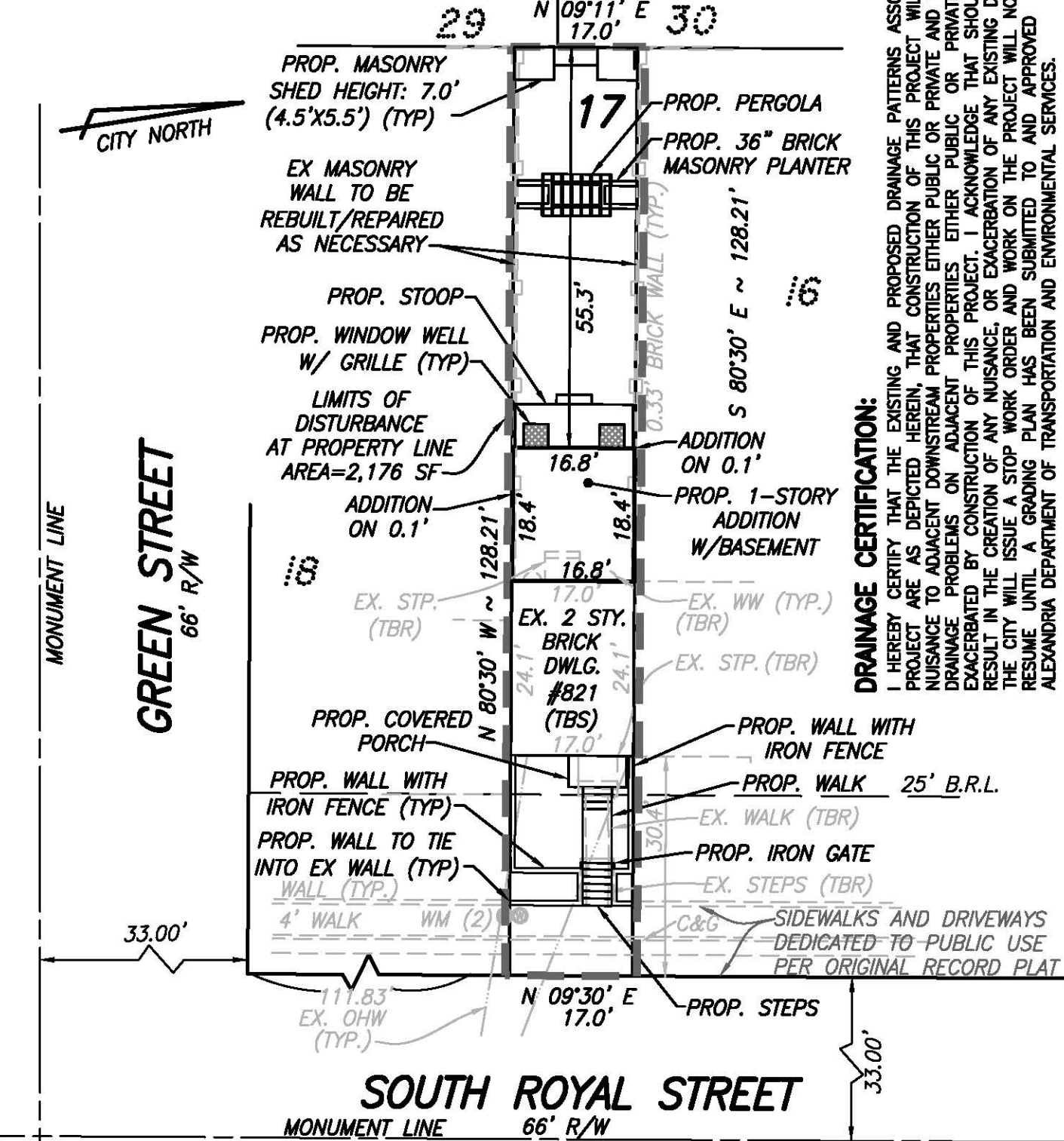
Signature:  Date: 8/19/2015



821 S. ROYAL STREET
ALEXANDRIA VIRGINIA
REAR ELEVATION

DISTURBED AREA CERTIFICATION:
I HEREBY CERTIFY THAT THE LIMITS OF DISTURBANCE ASSOCIATED WITH THIS PROJECT REPRESENT A TOTAL LAND DISTURBANCE OF LESS THAN 2,500 SQUARE FEET. I FURTHER CERTIFY THAT NO CONSTRUCTION WORK, MATERIAL STORAGE, DUMPSTER PLACEMENT, CONSTRUCTION ACCESS OR DISTURBANCE OF ANY OTHER KIND WILL TAKE PLACE BEYOND THE LIMITS OF DISTURBANCE. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN LAND DISTURBANCE EQUAL OR GREATER THAN 2,500 SQUARE FEET, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THE PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL A GRADING PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

(COMP.)
I HEREBY CERTIFY THAT THE EXISTING AND PROPOSED DRAINAGE PATTERNS ASSOCIATED WITH THIS PROJECT ARE AS DEPICTED HEREIN, THAT CONSTRUCTION OF THIS PROJECT WILL NOT CREATE A NUISANCE TO ADJACENT DOWNSTREAM PROPERTIES EITHER PUBLIC OR PRIVATE AND THAT ANY EXISTING DRAINAGE PROBLEMS ON ADJACENT PROPERTIES EITHER PUBLIC OR PRIVATE WILL NOT BE EXACERBATED BY CONSTRUCTION OF THIS PROJECT. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN THE CREATION OF ANY NUISANCE, OR EXACERBATION OF ANY EXISTING DRAINAGE PROBLEM, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THE PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL A GRADING PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.



PLAT

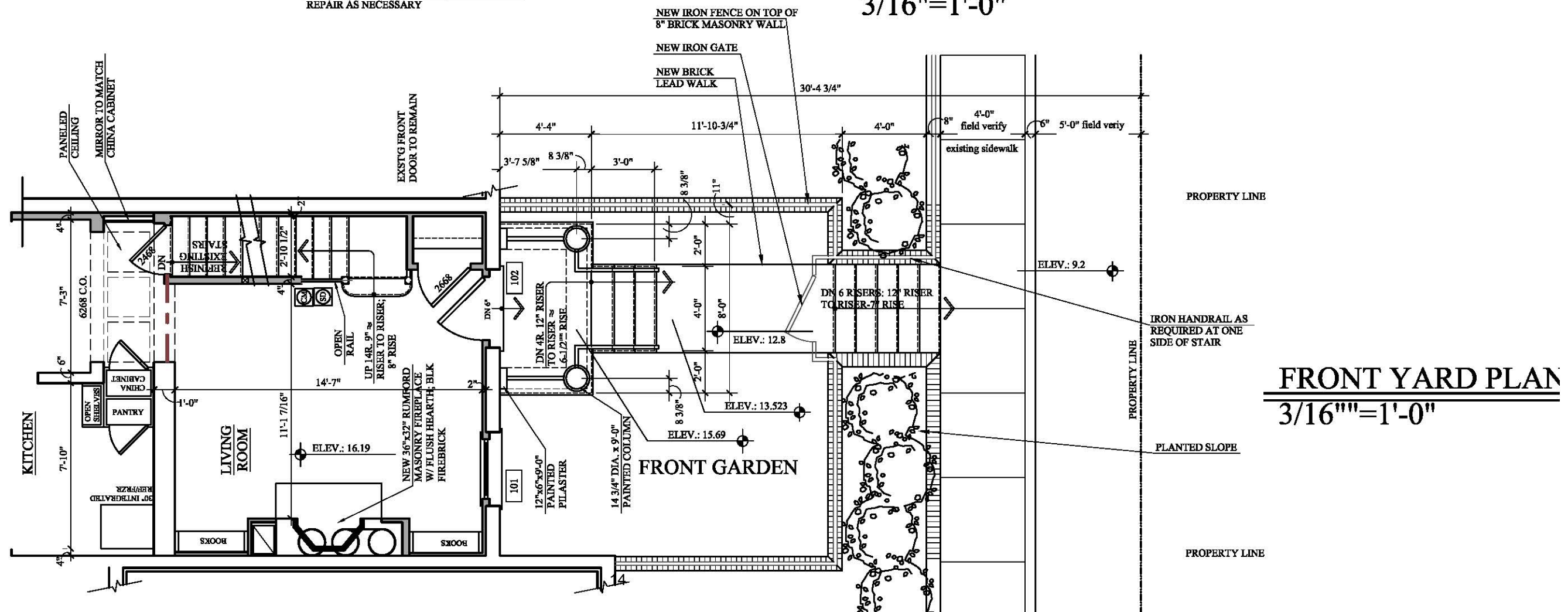
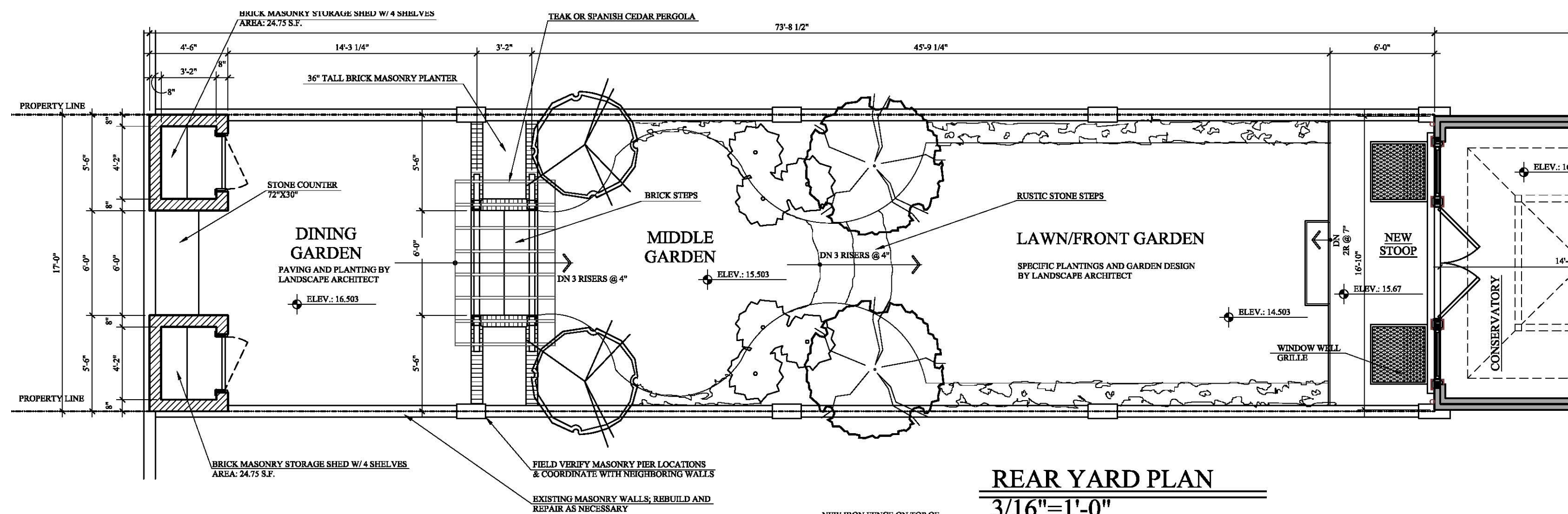
SHOWING PHYSICAL IMPROVEMENT SURVEY

LOT 17, BLOCK 2, SECTION 1

YATES GARDENS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'	CASE NAME: FRANK B. OR KAREN S. CAMPBELL	<div><div>COMMONWEALTH OF VIRGINIA</div><div>Ronald J. Keller</div><div>RONALD J. KELLER</div><div>Lic. No. 1457-B</div><div>20 AUGUST 2015</div><div>LAND SURVEYOR</div></div>
DATE: AUGUST 20, 2015	<div><div>RCF</div><div>FIELDS & ASSOCIATES, INC.</div><div>ENGINEERING • LAND SURVEYING • PLANNING</div><div>730 S. Washington Street www.rcfassoc.com</div><div>Alexandria, Virginia 22314 (703) 549-6422</div></div>	
DEED BOOK REF.: 1418/653		
PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.		
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT AND, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.		





AS-BUILT FRONT ELEVATION

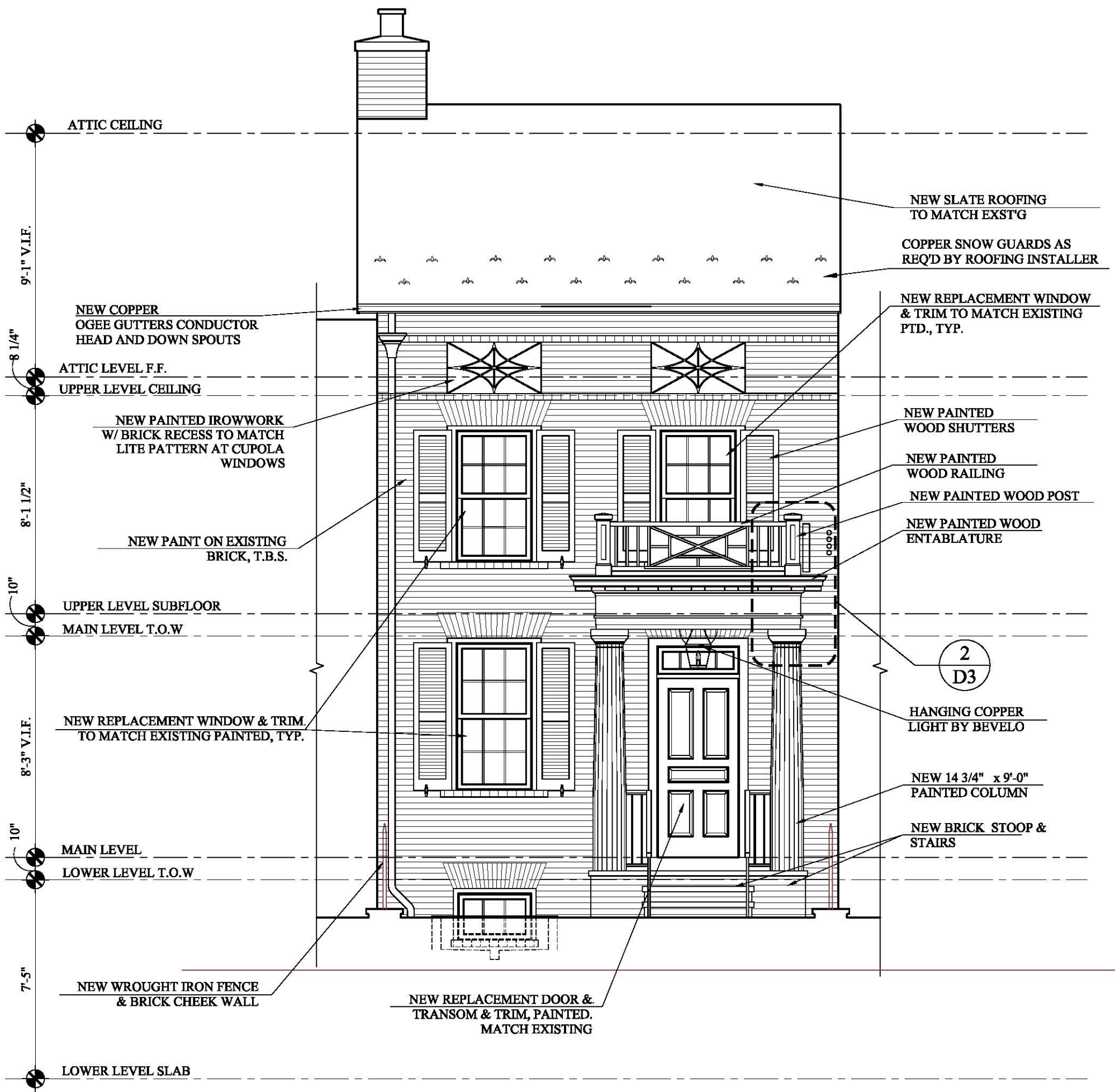
SCALE: 1/4" = 1'-0"



2
AB-3.000

AS-BUILT REAR ELEVATION

SCALE: 1/4" = 1'-0"

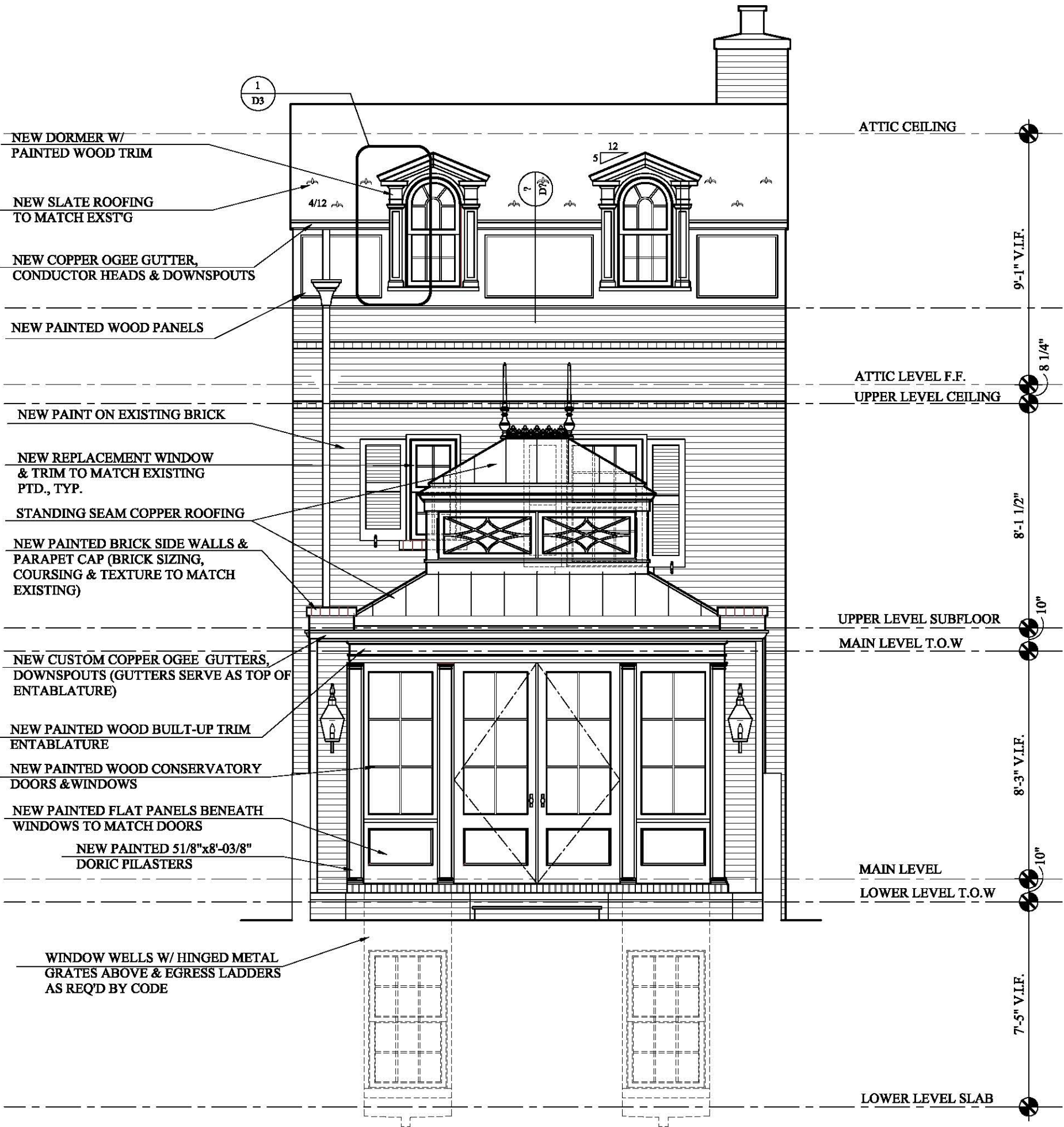


1
A3

FRONT ELEVATION

1/4" = 1'-0"

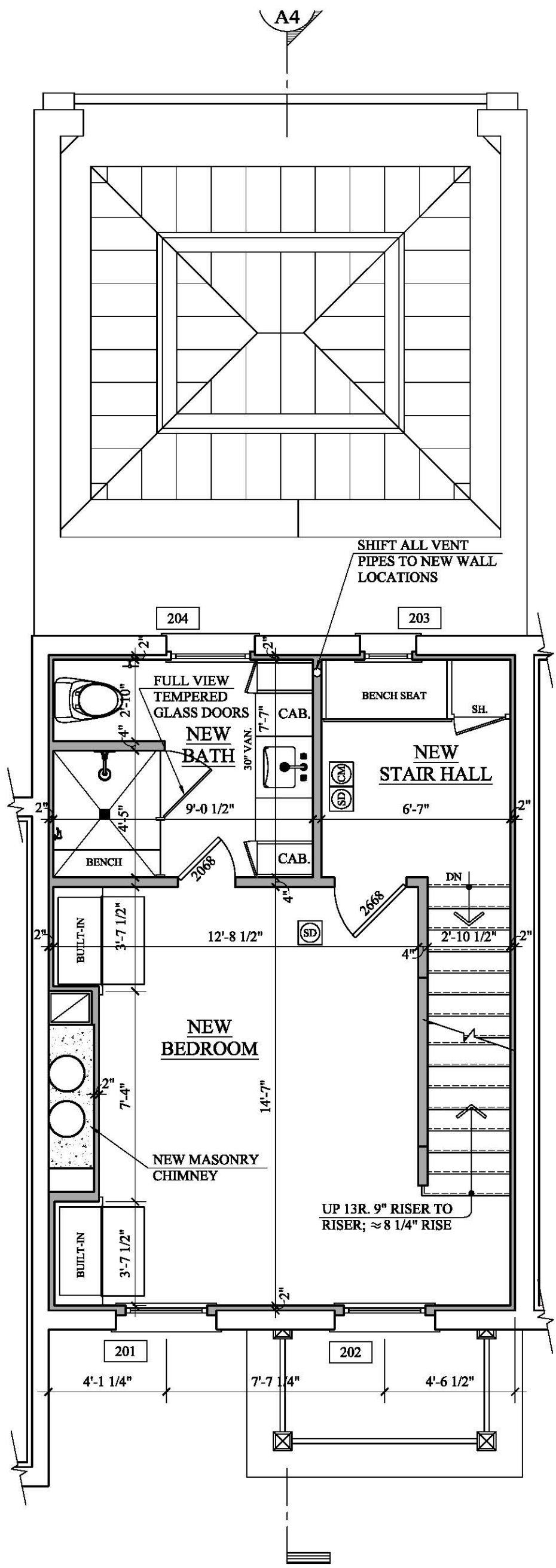




2
A3

REAR ELEVATION

1/4" = 1'-0"

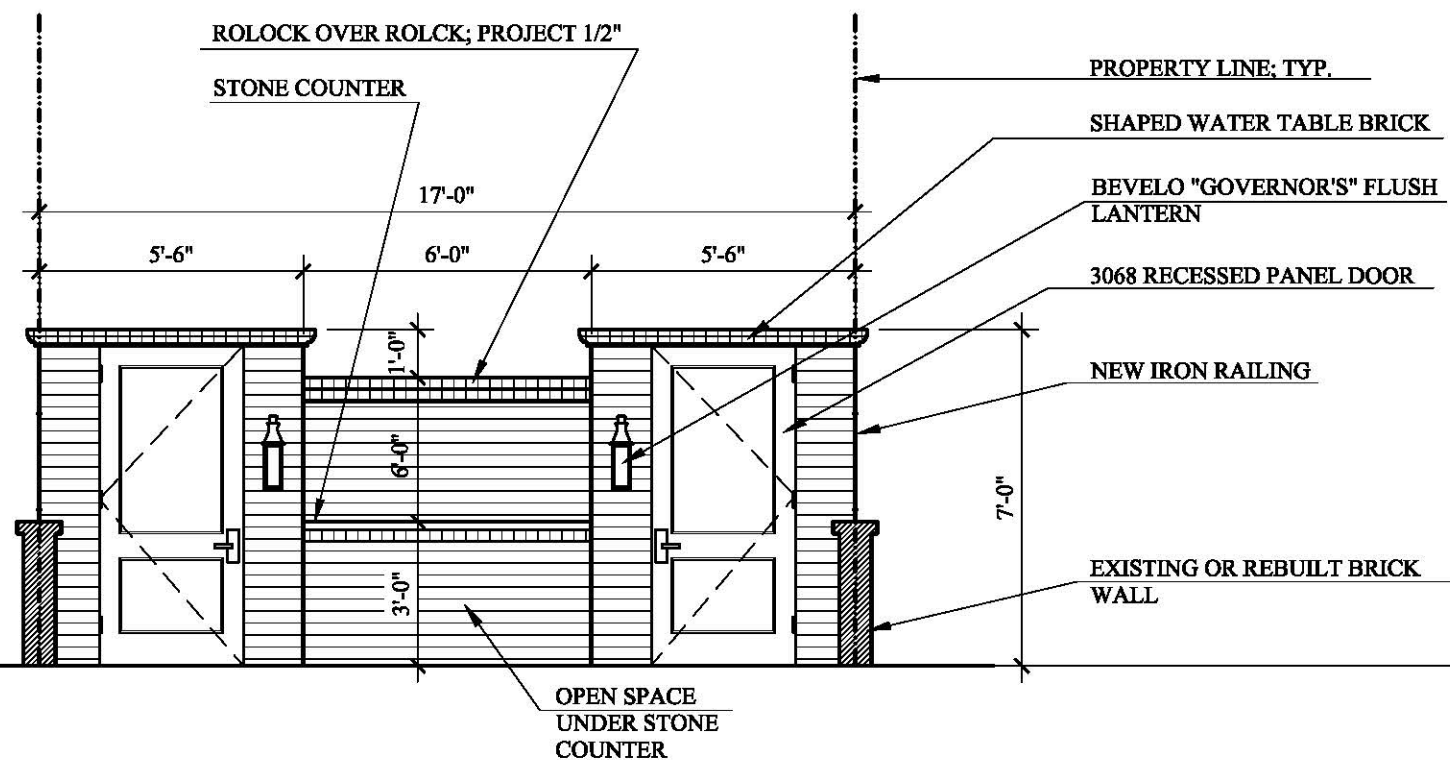


1

A2

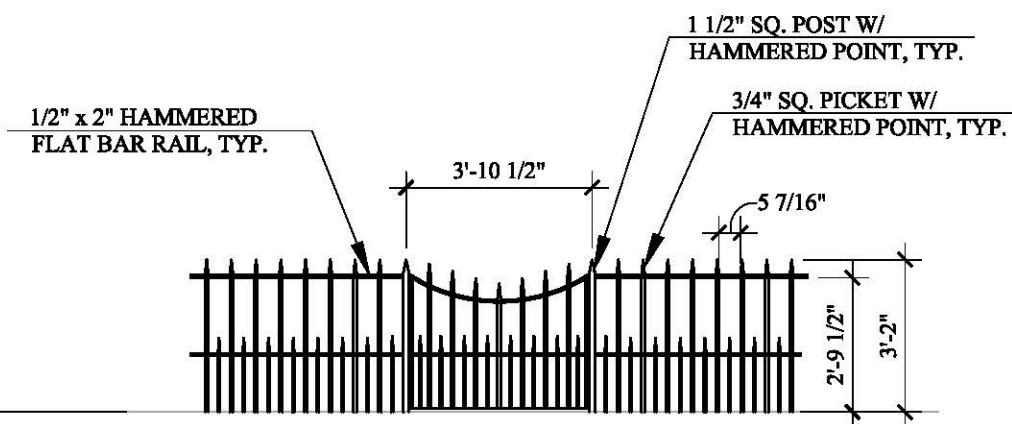
UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"



SHED ELEVATION

1/4" = 1'-0"



WROUGHT IRON GATE DETAIL

1/4" = 1'-0"

4
A2a

Item : 0001

Qty : 3

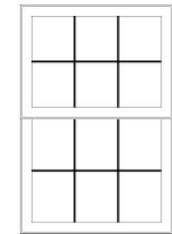
Location : W101,201,202: FRONT

Exterior View

Frame Size : 40" x 60"

Rough Opening : 40 3/4" x 61 13/32"

Outside Casing : 42 11/16" x 62 13/32"



Frame Size : 1016 X 1524
** NOTE: Frame Size height measurement does not include the 28mm (1 3/32") thickness of the Subsill. **
Wood Species: Douglas Fir
Double Hung - Equal Split
Exterior : Primed Wood
Primed Interior Interior (Primed Interior)
Jamb : 4 9/16" (116)
Brick Mould : Standard 2" Brick Mould (WBM)
Includes Tilting Sash
Includes Standard Mount Brick Mould / Casing
Heat-Smart D 272 (HP1)
3.1 / 63-122 / 3.1
272/CLR
Stainless Steel Spacer (S63-122)
Oil Rubbed Bronze Hardware (ORB)
White Screen Frame (WHTM)
No Drip Flashing Supplied (NONF)
Standard Packaging 35 cubic ft. each
(PRM HP1 (272/CLR) SDL)

25DSH - custom 25DH 3426
25DSH - custom 25DH 3426 Heat-Smart D 272 (HP1)
Add for Custom Size Cutting Charge
Includes Wood Sill
Primed Frame with Primed Exterior Sash
Add for Primed Interior
Add for Standard 2" Brick Mould c/w Standard Subsill
Includes Jamb Jacks
Includes Stainless Steel Spacer Bar (3.1 / 63-122 / 3.1)
Add for Upper Sash - (3W2H) Colonial 5/8" (16 mm) SDL (Putty-Ogee) with Deep Shadow Bar
Add for Lower Sash - (3W2H) Colonial 5/8" (16 mm) SDL (Putty-Ogee) with Deep Shadow Bar
NOTE: Grille Alignment - Equal lite
Add for Oil Rubbed Bronze Camlock (1 Per Unit)
Includes Full Screen w White Frame and Black Fiberglass Cloth
NFRG: U-factor: 0.29 CR: 56 SHGC: 0.26 VT: 0.44
SUPPLY WITH 5/8" PUTTY SDL BARS

Total Price for Qty -3

\$

Item : 0002

Qty : 1

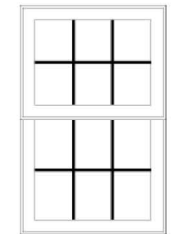
Location : W102: REAR

Exterior View

Frame Size : 30" x 47"

Rough Opening : 30 3/4" x 48 7/16"

Outside Casing : 32 11/16" x 49 13/32"

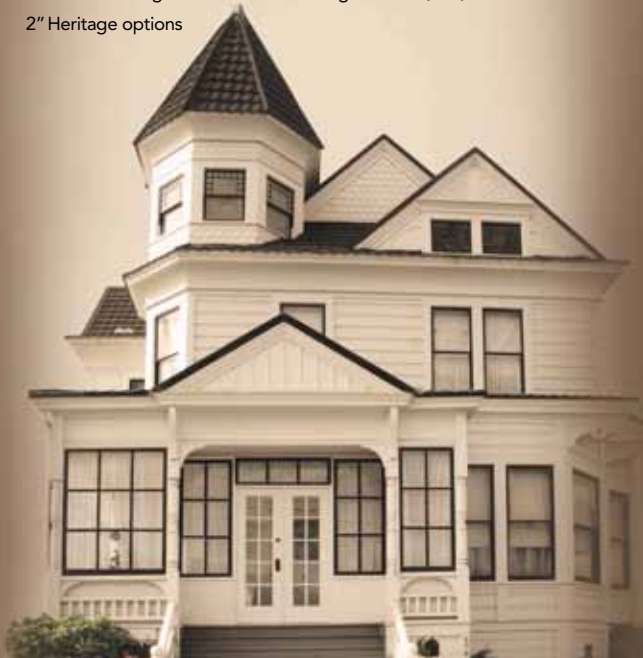


25DSH - custom 25DH 2419
25DSH - custom 25DH 2419 Heat-Smart D 272 (HP1)
Add for Custom Size Cutting Charge
Includes Wood Sill
Primed Frame with Primed Exterior Sash
Add for Primed Interior
Add for Standard 2" Brick Mould c/w Standard Subsill
Includes Jamb Jacks
Includes Stainless Steel Spacer Bar (3.1 / 63-122 / 3.1)
Add for Upper Sash - (3W2H) Colonial 5/8" (16 mm) SDL (Putty-Ogee) with Deep Shadow Bar
Add for Lower Sash - (3W2H) Colonial 5/8" (16 mm) SDL (Putty-Ogee) with Deep Shadow Bar
NOTE: Grille Alignment - Equal lite
Add for Oil Rubbed Bronze Camlock (1 Per Unit)
Includes Full Screen w White Frame and Black Fiberglass Cloth

Historic styling

From time-honored architectural details to authentic, luxury-grade hardware, the new Loewen Double Hung window has been designed to complement the depth and character of the traditional North American home.

- Hidden jamb liner with no exposed vinyl, tilt latches and sash stops
- Flush, narrow checkrail and square frame edges
- Authentic, luxury grade hardware in a variety of finishes
- Historic tall bottom rail (3 1/2") that replicates historical architecture
- Archetypal casing profiles including Adams, Williamsburg, Flat and Brickmould options
- Classic sill nosings and sub sills including Standard, BC, and 2" Heritage options



Hidden jamb liner with traditional flush checkrail and square frame edge



Traditional head with removable head parting stop



Historic tall bottom rail, 2" Brickmould and standard sill nosing



Williamsburg casing (Adams, Flat and Brickmould options available)

PROGRESSIVE PERFORMANCE

We've combined superior strength and durability with leading manufacturing techniques and innovative efficiency options to deliver a window that not only matches the look of your residence, but also delivers the progressive performance it deserves.

- Innovative balance system allows windows to open and close smoothly
- Single-handed lock/tilt mechanism allows for inward tilting of the sash for easy cleaning
- Integrated structural sill block and metal nailing flange allows for enhanced moisture management and maximum protection against water infiltration
- Thermally broken aluminum sill for maximum energy efficiency

SUPERIOR DESIGN

- Integrated glazing leg
- Extruded aluminum cladding
- Authentic stile and rail aesthetics
- Hidden corner and sill keys
- Full and half-screen options
- Jamb jacks for improved site installation
- Removable jamb covers for serviceability
- Unified jamb tracks
- Liberty (non-tilting) option available with removable stops
- Impact tested (Liberty option)

WOOD SPECIES

Double Hung windows are available in standard Douglas Fir or optional Mahogany.

METAL CLAD COLOR SPECTRUM

Choose from a variety of standard, architectural and custom colors.

HARDWARE FINISHES

Double Hung locks, keepers, and sash lifts are available in linen, bronze, sandstone, black, bright brass, antique brass, brushed chrome, satin nickel and oil rubbed bronze.

GLAZING

- Standard is Heat-Smart® (Low-E²) insulated glazing with 1/2" (12mm) air space; optional upgrades to Heat-Smart® X or Thermal Spacers
- Decorative glass and custom glazing options available
- Simulated Divided Lites (SDLs) available in 3/4", 1 1/8" and 2" widths
- Standard for SDLs to have internal spacers, where possible

For full details, contact your Authorized Loewen Dealer.



Luxury grade lock and keeper (shown in oil rubbed bronze)



Luxury grade, optional sash lifts (shown in oil rubbed bronze)



LIGHTING
BY BEVELO



BASIC PORCH
LANTERN



LADDER RACK AND HANGING
LANTERN



SHED LANTERNS



GARDEN LANTERN



PORCH LANTERN
IMAGE SHOWING
INSTALLATION



REAR (WEST) ELEVATION & YARD



8 2 3



8 2 7

ROYAL ST. CONTEXT



8 1 7

8 1 9



ROYAL ST. CONTEXT



WEST (REAR YARD) CONTEXT



ROYAL ST (EAST) ELEVATIONS



EAST ELEVATION DETAIL

BAR Case # 2015-00194/00195

ADDRESS OF PROJECT: 821 S. ROYAL ST.TAX MAP AND PARCEL: 080.04-04-25 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: KAREN S. CAMPBELLAddress: 15301 MASONWOOD DR.City: DARNESTOWN State: MD Zip: 20878-3611Phone: 301/208-1568 E-mail: KSCAMPBE@AOL.COMAuthorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____Name: MARK R. SULLENBERGER Phone: 703/749-9040E-mail: MARK@CDCARCH.COM

Legal Property Owner:

Name: FRANK B. OR KAREN S. CAMPBELLAddress: 821 S. ROYAL ST.City: ALEXANDRIA State: VA Zip: 22314Phone: 301/208-1568 E-mail: KSCAMPBE@AOL.COM

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

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

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

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

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

SEE FOLLOWING PAGE

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.*

- | | |
|--|---|
| <input type="checkbox"/> <input checked="" type="checkbox"/> | N/A |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | Description of the reason for demolition/encapsulation. |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible. |

DESCRIPTION OF PROPOSED WORK
821 S. ROYAL STREET
ALEXANDRIA VIRGINIA

EXTERIOR FRONT: We are proposing to replace the windows with new traditional double hung windows. (See attached) New windows sizes will match existing sizes. A covered front porch will be added over the stoop, and the stoop will be rebuilt and covered with paving brick to match existing. Traditional louvered shutters will be added to the windows on the front. As a part of replacing the existing slate roof with a new slate roof copper snow guards will be added per the recommendations of the roofing contractor. The wood lattice in the existing brick openings on the front elevation below the eaves will be replaced with decorative metal coverings.

EXTERIOR REAR: An addition consisting of new living space is proposed at the main level in the rear. (See architectural drawings for details) Traditional louvered shutters will also be added to the rear elevation, and the windows will be replaced with like sizes. We propose to raise the rear eaves 2'-7" and re-build the rear roof prior to re-roofing with natural slate material. The ridge of the roof is not being raised. Two traditional dormers are being added to the rear attic. The area between the raised eaves and the existing brick will be detailed with traditional painted panels.

Both facades will be repainted to match the existing paint.

SITE IMPROVEMENTS:

The front entry court will be re-worked with new brick cheek walls and iron railings. See details. A small potting shed and pergola will be added adjacent to the rear property line.

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.*

- ☒ ☐ ^{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 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: 

Printed Name: MARK R. SULLENBERGER

Date: 8.19.15

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 ten 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. FRANK B. CAMPBELL	15301 MASONWOOD DR. DARNESTOWN MD 20878	50%
2. KAREN S. CAMPBELL	15301 MASONWOOD DR DARNESTOWN MD 20878	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 821 S. ROYAL ST. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. FRANK B. CAMPBELL	15301 MASONWOOD DR DARNESTOWN MD 20878	50%
2. KAREN S. CAMPBELL	15301 MASONWOOD DR DARNESTOWN MD 20878	50%
3.		

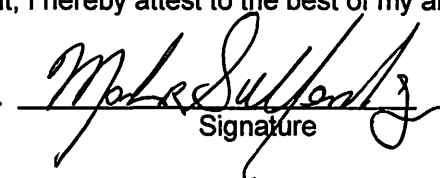
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this 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. FRANK B. CAMPBELL	NONE	NONE
2. KAREN S. CAMPBELL	NONE	NONE
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.

8.19.15 MARK R. SULLENBERGER
Date Printed Name


Signature