

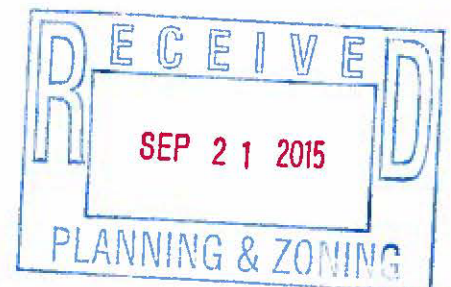
ADDRESS OF PROJECT: 207 Prince Street, Alexandria, Virginia 22314TAX MAP AND PARCEL: 075.01-07-15ZONING: RMAPPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ 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: Robert L. Montague IVAddress: 207 Prince StreetCity: Alexandria State: VA Zip: 22314Phone: 703-836-8437 E-mail: dimondadams@comcast.netAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Stephanie R. Dimond Phone: 703-836-8437E-mail: dimondadams@comcast.net

Legal Property Owner:

Name: Montague, Robert L. III and Robert L. IVAddress: 207 Prince StreetCity: Alexandria State: VA Zip: 22314Phone: 703-836-8437 E-mail: dimondadams@comcast.net

☒ 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 <u>Covered porch</u> | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Revision of previously approved BAR application: Applicant is requesting approval for changes to previously approved design. Applicant is requesting a 2nd story covered porch over 1st story addition and will be retaining all of the portion of existing North chimney wall previously approved for demolition.

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.

* Note: There are no alternatives to demolition/encapsulation

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 12 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 12 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: Stephanie R. DimondDate: 9.21.15

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. Robert Latane Montague, IV	207 Prince Street, Alexandria, VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 207 Prince Street (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. Robert Latane Montague IV	207 Prince Street, Alexandria, VA 22314	100%
2.		
3.		

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

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

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.

9.21.15

Date

Stephanie R. Dimond

Printed Name


Signature



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

A. Property Information

A1. Street Address 207 PRINCE ST Zone RM
 A2. 9776 x 1.5 = 14,664
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	<u>2468.75</u>	Basement**	<u>2338.75</u>
First Floor	<u>2742</u>	Stairways**	<u>430.75</u>
Second Floor	<u>2612</u>	Mechanical**	<u>121.25</u>
Third Floor	<u>1270.75</u>	Other**	<u>1112.5</u>
Porches/Other	<u>912.5</u>	Total Exclusions	<u>4003.25</u>
Total Gross *	<u>10,006</u>		

B1. Existing Gross Floor Area *
10,006 Sq. Ft.

B2. Allowable Floor Exclusions**
4003.25 Sq. Ft.

B3. Existing Floor Area minus Exclusions
6002.75 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	<u>Ø</u>	Basement**	
First Floor	<u>331.25</u>	Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other	<u>294</u>	Total Exclusions	<u>Ø</u>
Total Gross *	<u>625.25</u>		

C1. Proposed Gross Floor Area *
625.25 Sq. Ft.

C2. Allowable Floor Exclusions**
— Sq. Ft.

C3. Proposed Floor Area minus Exclusions
625.25 Sq. Ft.
 (subtract C2 from C1)

open

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 6,628 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 14,664 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.

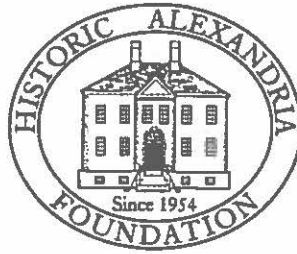
F. Open Space Calculations

Existing Open Space	<u>6059</u>
Required Open Space	<u>3,421.6</u>
Proposed Open Space	<u>5,751.8</u>

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

Signature: SK

Date: 9.21.15



September 21, 2015

Mr. and Mrs. R. Latane Montague, III
207 Prince Street
Alexandria, Virginia 22314

Dear Mr. and Mrs. Montague:

The Historic Alexandria Foundation, a co-holder of the easement on your house at 207 Prince Street, Alexandria, approves the revised plans for your kitchen addition.

We are pleased that you have preserved the fireplace and most of the north facing wall. The removal of the (20th Century) staircase does provide for the needed enlargement of the kitchen footprint without harming the early fireplace.

The design of the second story porch is duly differentiated from the existing porch.

As you have received the conditions set forth in the Virginia Department of Historic Resources guidelines, HAF concurs in these items.

We wish you well in the enjoyment of your expanded kitchen!

With kind regards,

Morgan D. Delaney, President

Leslie S. Ariail,

Chair, Easement Committee

APPLICATION MATERIALS
BAR2015-00328/00329
207 Prince St
9/21/2015



COMMONWEALTH of VIRGINIA

Department of Historic Resources

Molly Joseph Ward
Secretary of Natural Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

September 10, 2015

Latane and Patricia Montague
207 Prince Street
Alexandria, Virginia 22314

RE: Revised kitchen addition
George William Fairfax House, 207 Prince Street, City of Alexandria
DHR File No. 100-0022_ep

Dear Mr. and Mrs. Montague:

Thank you for inviting Department of Historic Resources (DHR) easement staff to visit your property, the George William Fairfax House in Alexandria. The visit on September 9, 2015 was helpful in clarifying the revisions to the kitchen addition design, which are reflected in drawings by Dimond Adams Design Architecture, dated 08/03/15. As you are aware, DHR and the Historic Alexandria Foundation, both represented at the site visit, are together responsible for administering the historic preservation easement on the property. The easement permits alterations to the dwelling in order to allow for the continued viability of the property, provided that the historic character of the property is maintained.

The current proposal modifies the design of the kitchen addition based upon information and existing conditions discovered during the selective demolition phase of the construction work. An independent physical investigation conducted recently by Dennis J. Pogue, PhD, RPA confirmed that the existing kitchen stair is highly evolved, both in specific location and design. The revised design includes the removal of this stair. Additionally, the discovery of both a cistern and icehouse within the project boundaries also affected the intended design. Importantly, the revision includes the retention of the entire north wall fireplace. Finally, the proposed rear porch design returned to a prior version with a covered second story; the details of which are slightly differentiated from the existing adjacent porch.

After careful review of the revised scope of work, our office concluded that, in general, the proposal meets the Secretary of the Interior's *Standards for Rehabilitation (Standards)*, and the easement provisions, and is, therefore, approved, provided the following conditions are met:

Administrative Services
10 Courthouse Ave.
Petersburg, VA 23803
Tel: (804) 862-6408
Fax: (804) 862-6196

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

- Please retain a legible trace of the kitchen stair illustrating its current location within the new kitchen ceiling. The mortise joint should also remain in place.
- The new door opening at the southeast corner of the kitchen should be slightly differentiated from the existing openings (i.e. simpler trim).
- Please retain an indication of the existing opening at the southwest corner of the kitchen (i.e. recess the infill slightly) such that the existence of a prior opening in this location is legible.
- Retain as much of the existing wall east of the fireplace as possible.

This approval is valid for one year from the date of this letter. If the work is not initiated within a year's time, please contact me for an extension of this approval. Thank you for your stewardship of this property. Please let me know if you have any questions or concerns.

Sincerely,



Megan Melinat
Easement Program Architect
Megan.melinat@dhr.virginia.gov

C: Morgan Delaney, Historic Alexandria Foundation
Leslie Ariail, Historic Alexandria Foundation
Stephanie Dimond, Dimond Adams Design Architecture

APPLICATION MATERIALS
BAR2015-00328/00329
207 Prince St
9/21/2015

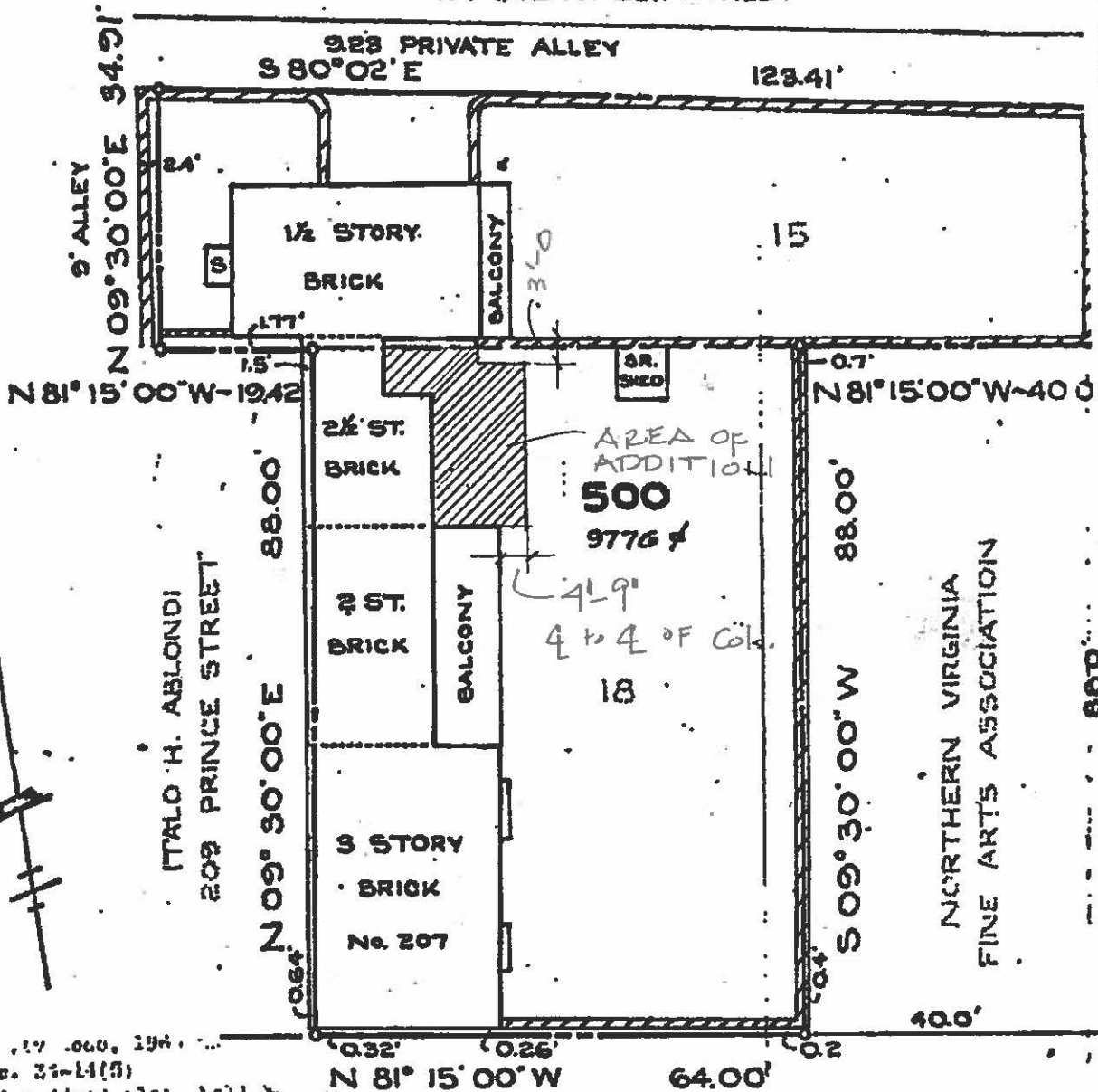
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Fax: (540) 868-7033

NORMAN BERNHEIMER
117 SOUTH LEE STREET



PRINCE STREET

MONTAGU RESIDENCE

NO TITLE REPORT
FURNISHED

B.A.P. SUBMISSION 9.21.15



207 Prince Street
Front Elevation

Montague Residence

207 Prince Street

BAR Submission for Hearing
October 21, 2015

APPLICATION MATERIALS
BAR2015-00328/00329
207 Prince St
9/21/2015



East Elevation of front block of house and partial EII



East Elevation of EII looking Southeast towards main block

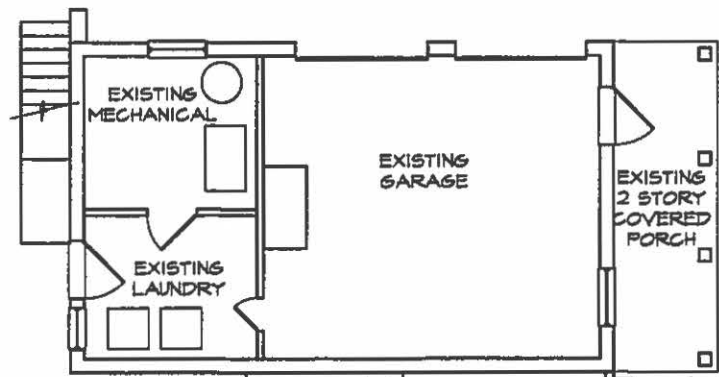


East Elevation at Area of Proposed Addition

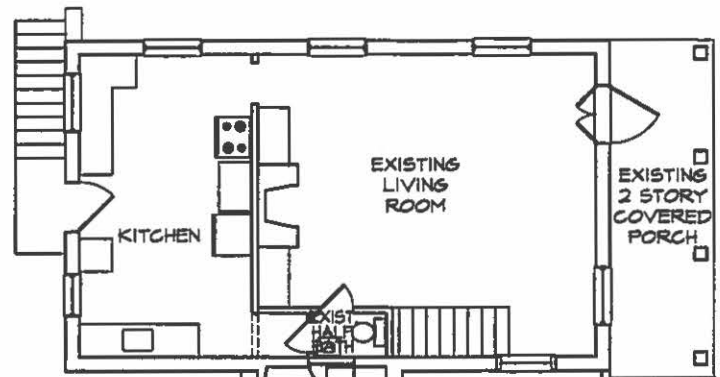


Looking North from Subject Property Towards 119 South Lee Street

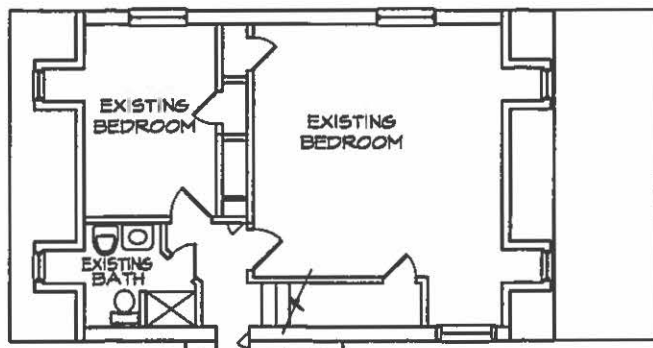
APPLICATION MATERIALS
 BAR2015-00328/00329
 207 Prince St
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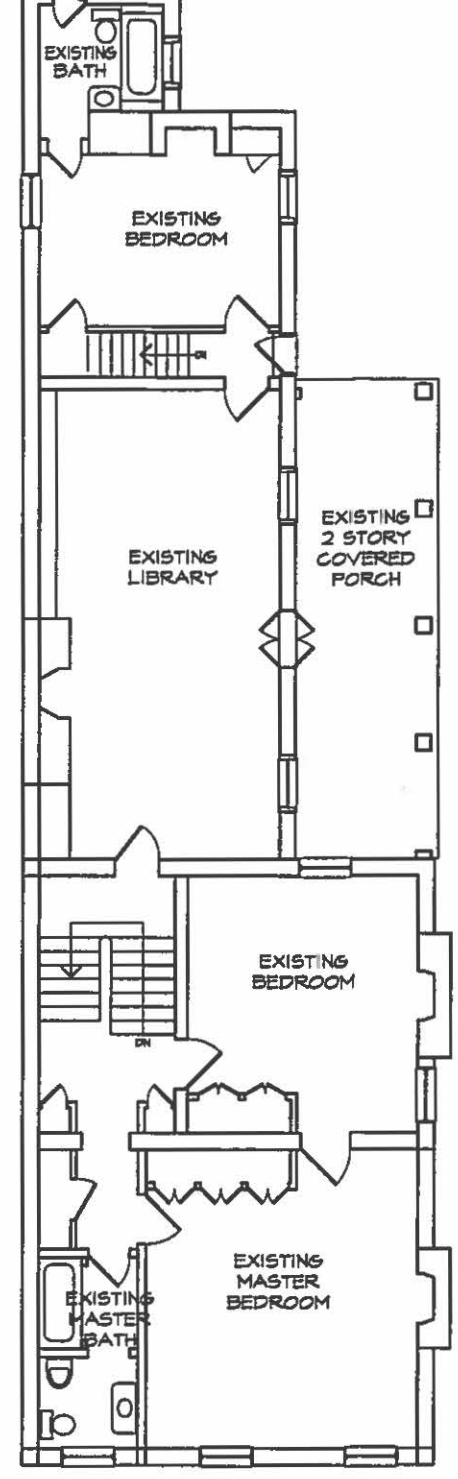
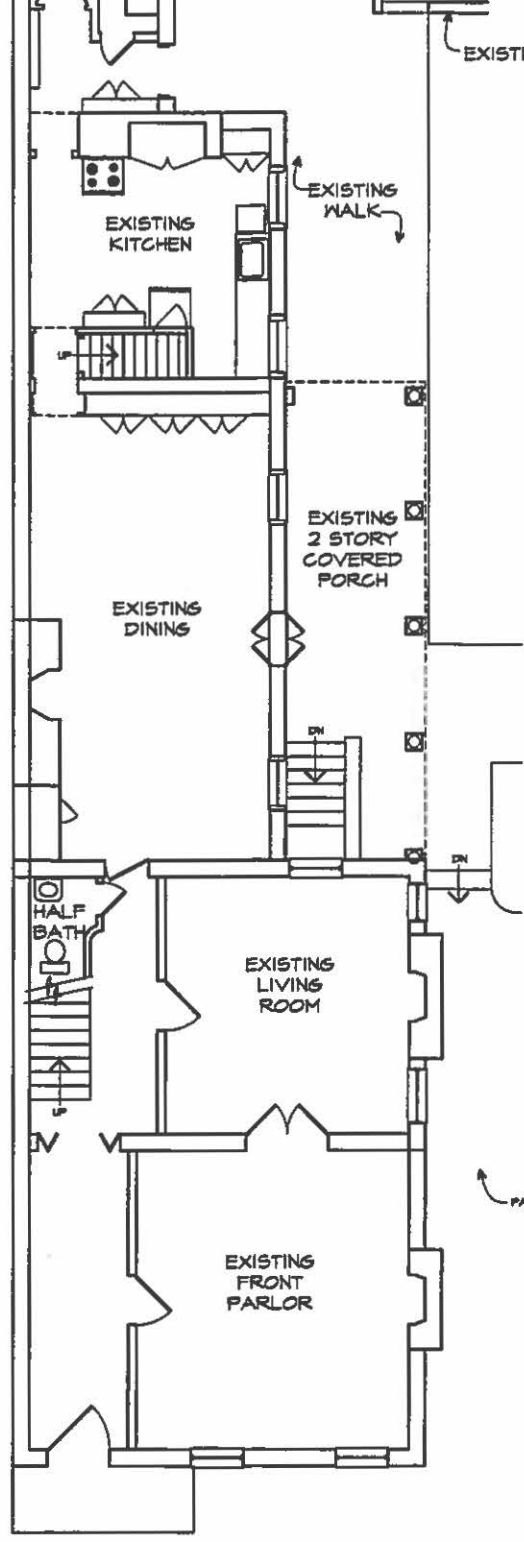
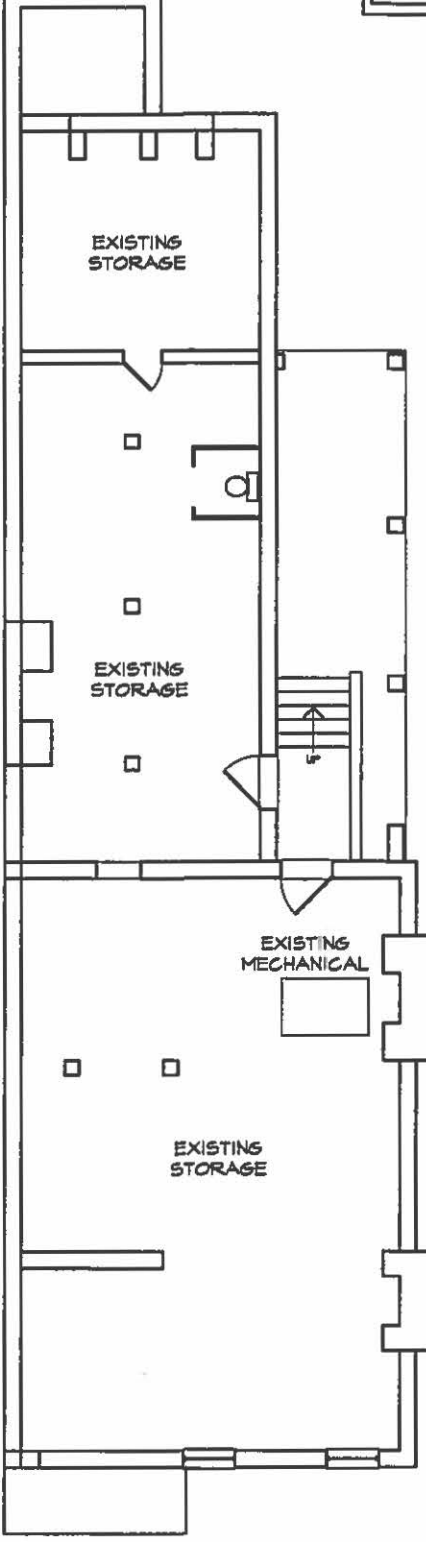
EXISTING BACK OF HOUSE FLOOR PLAN (14'-0" x 14'-0")



EXISTING FIRST FLOOR PLAN (14'-0" x 14'-0")



EXISTING SECOND FLOOR PLAN (14'-0" x 14'-0")



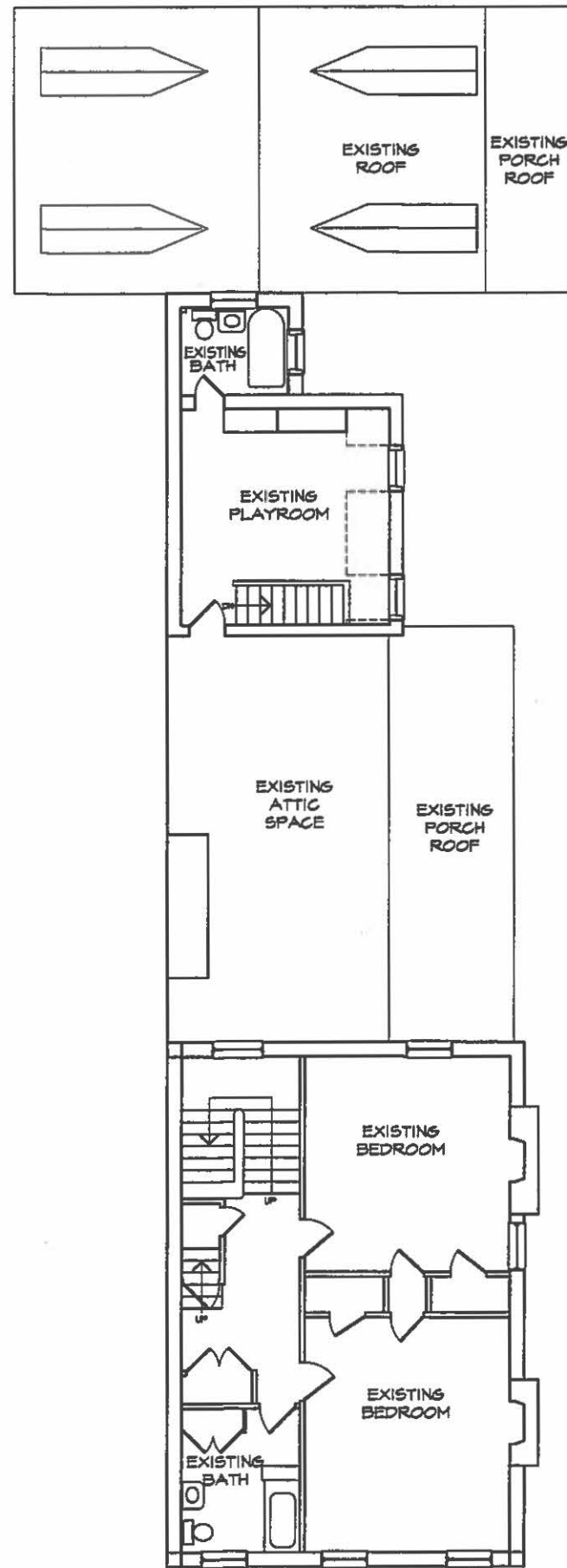
DIMOND & ADAMS
 DESIGN ARCHITECTURE
 1000 14TH STREET, ALEXANDRIA, VIRGINIA 22304
 (703) 746-1111
 www.dimondandadams.com

MONTAGUE RESIDENCE
 207 PRINCE STREET
 ALEXANDRIA, VIRGINIA 22304

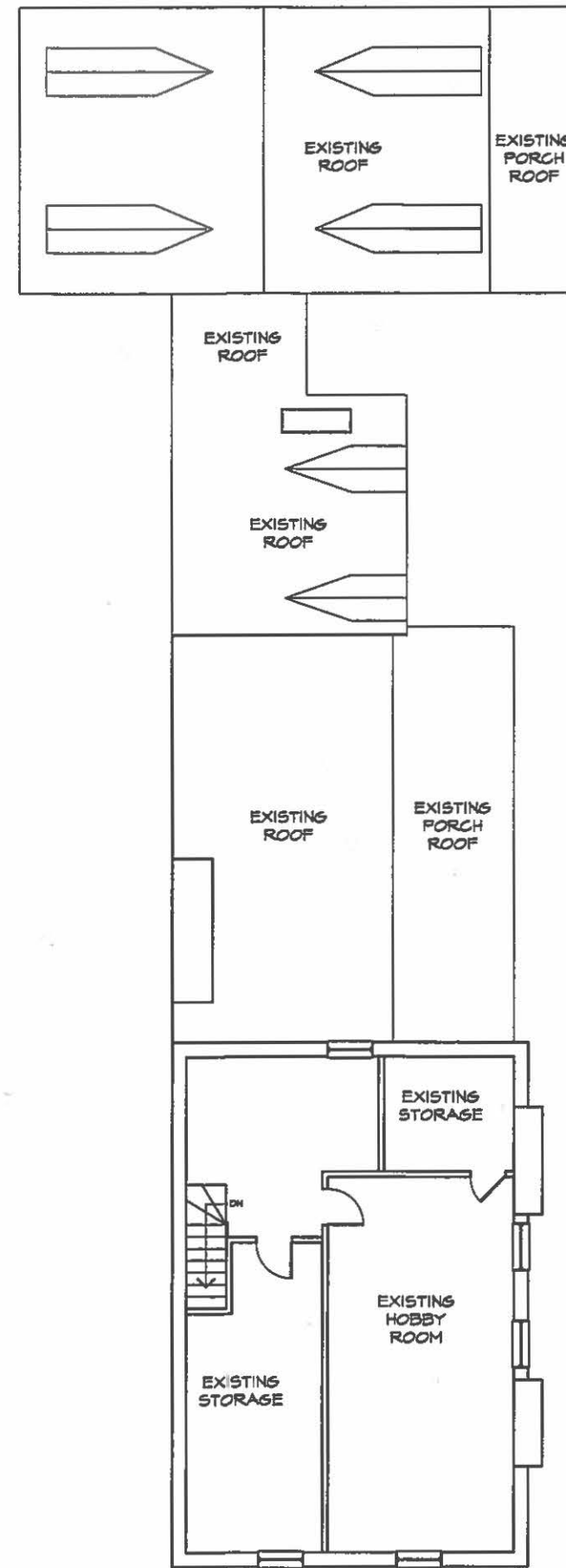
DATE: 09/21/15
 BY: JHA
 CHECKED: JHA

EXISTING PLANS
 A-1

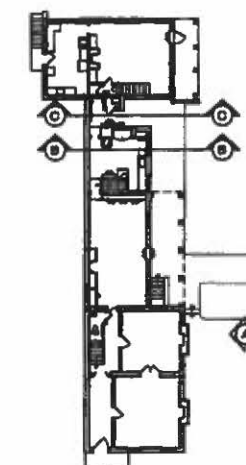
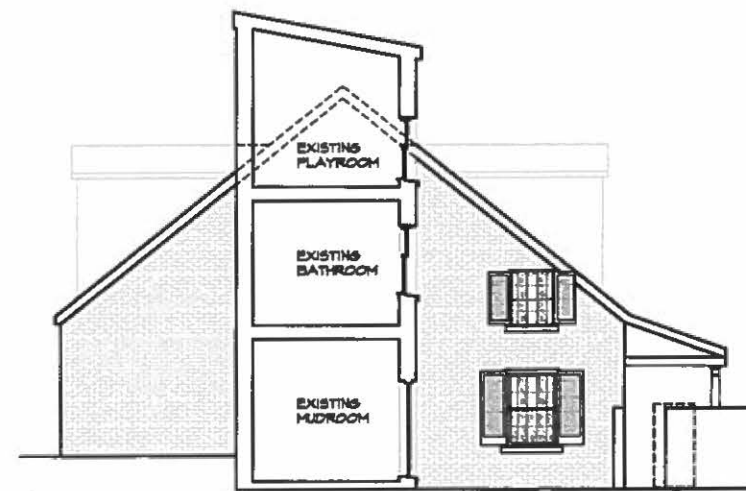
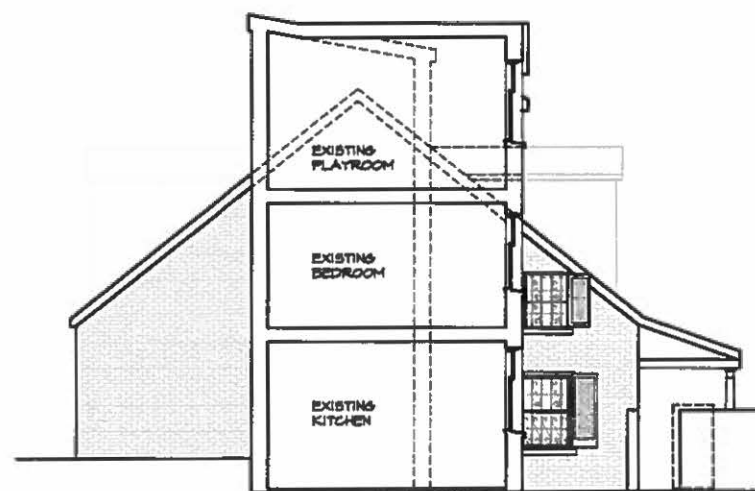
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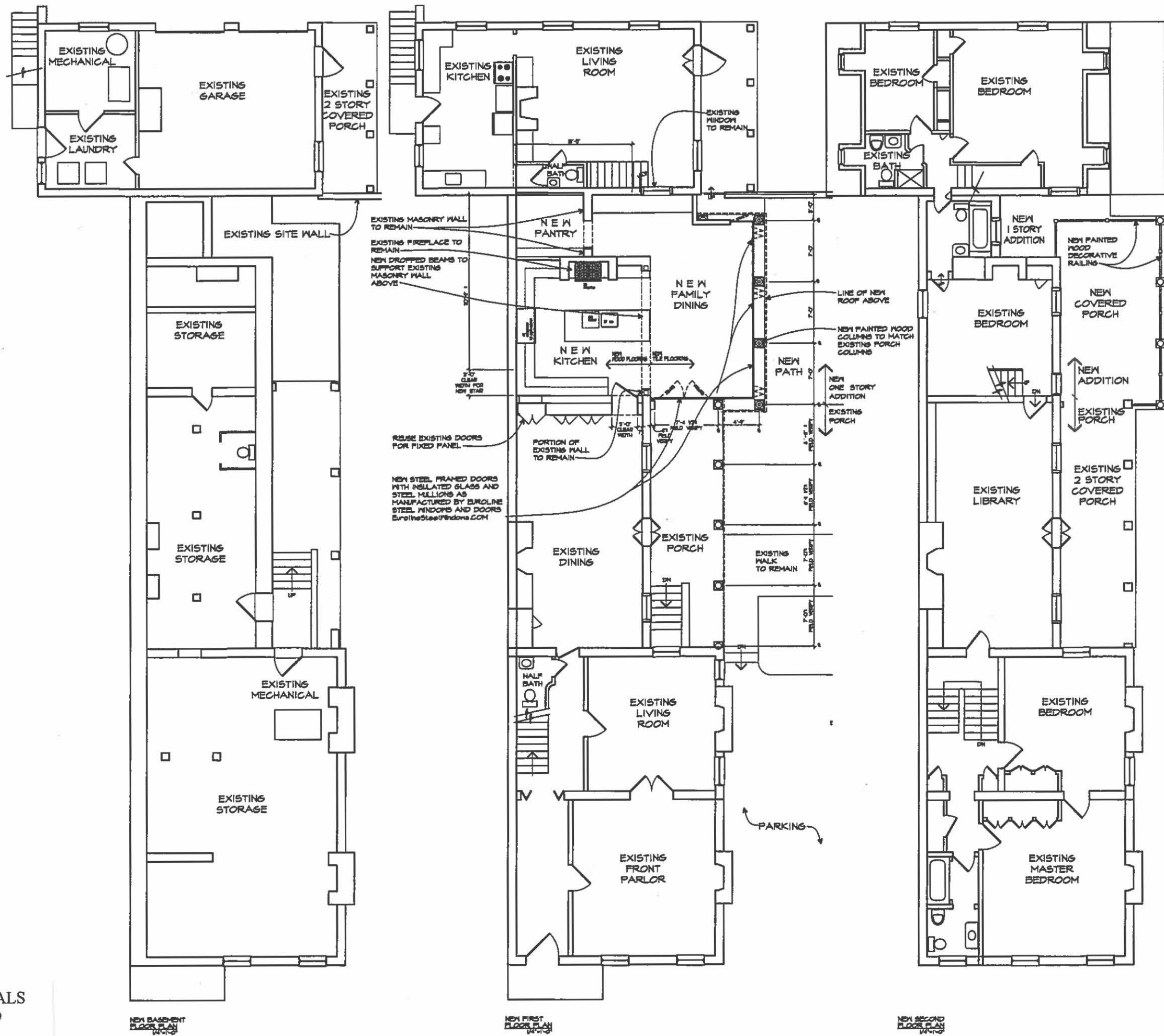


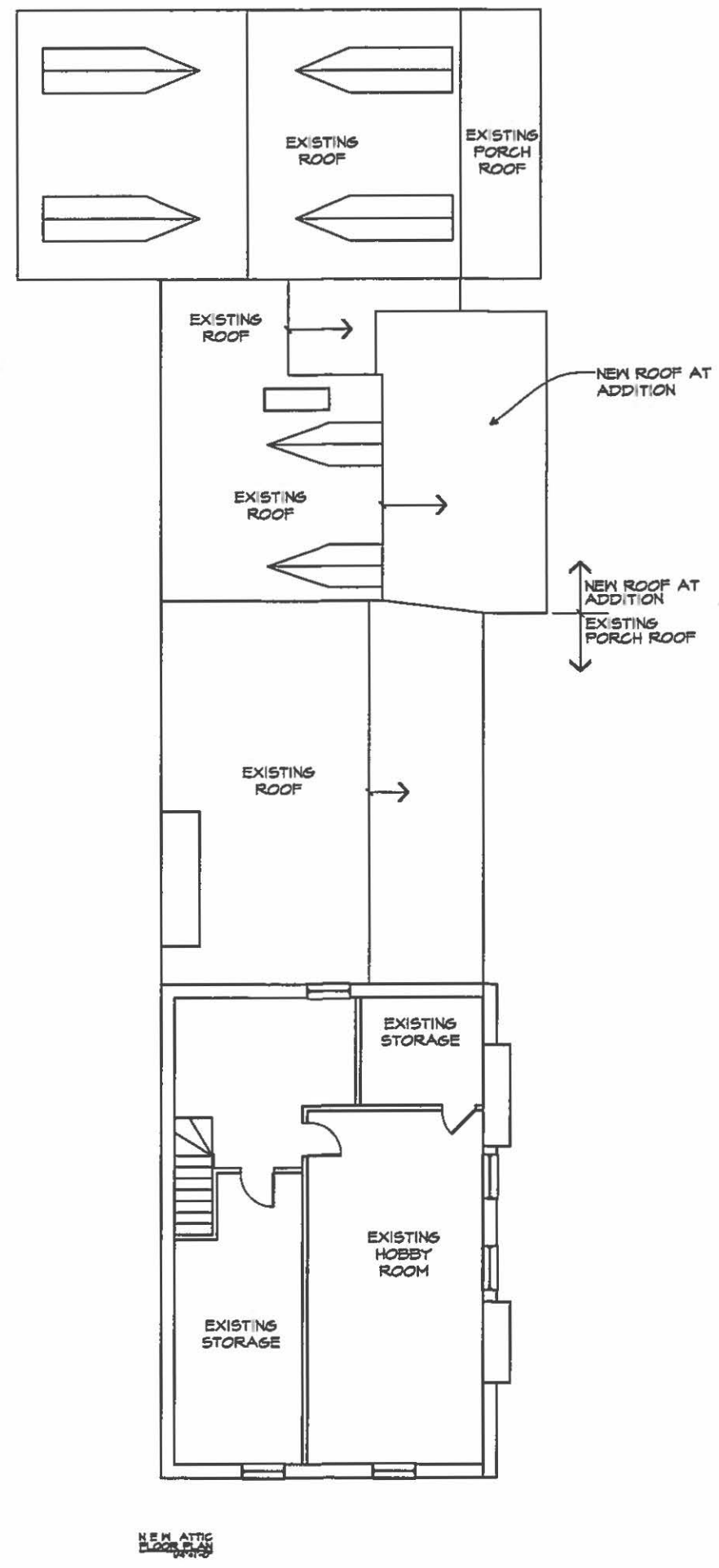
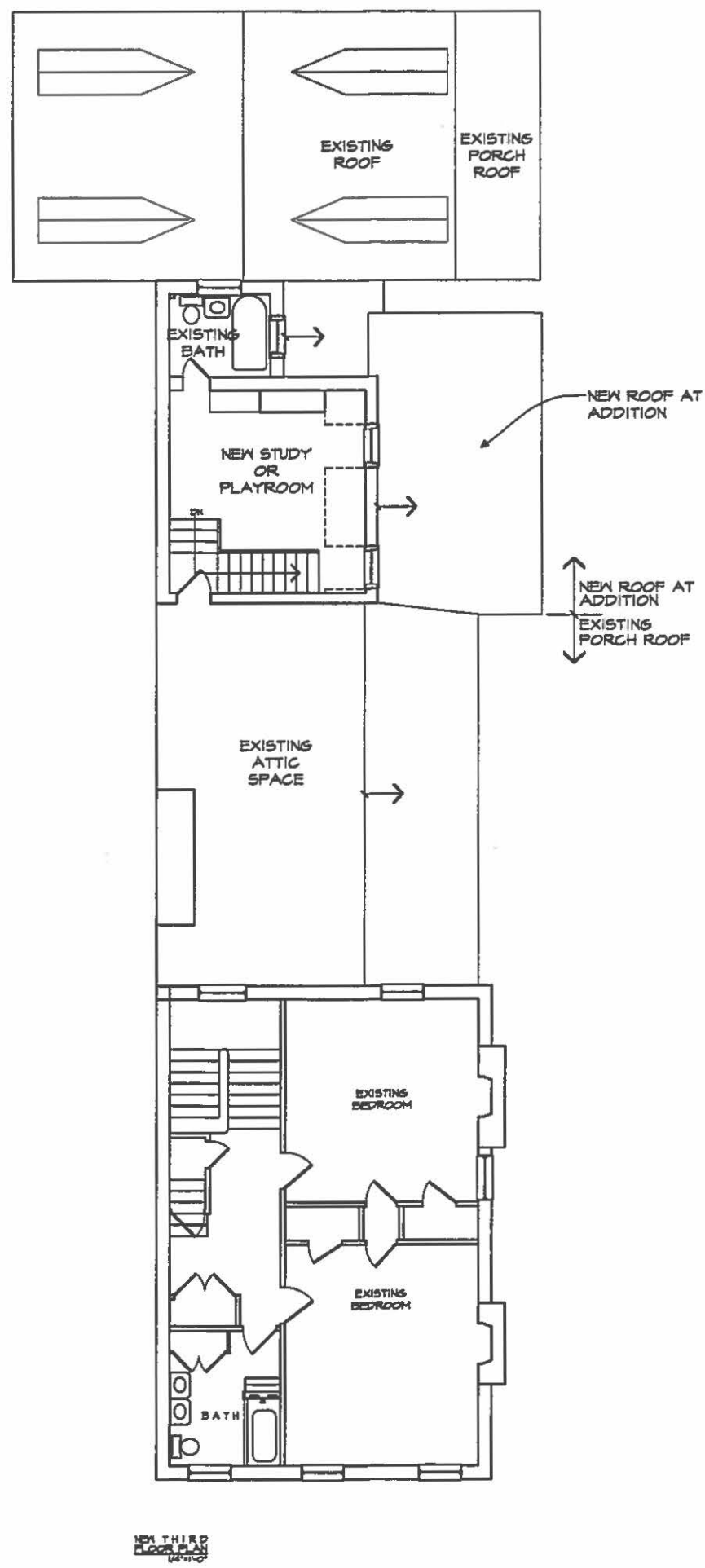
EXISTING FIRST
 FLOOR PLAN
 10/21/15



EXISTING SECOND
 FLOOR PLAN
 10/21/15

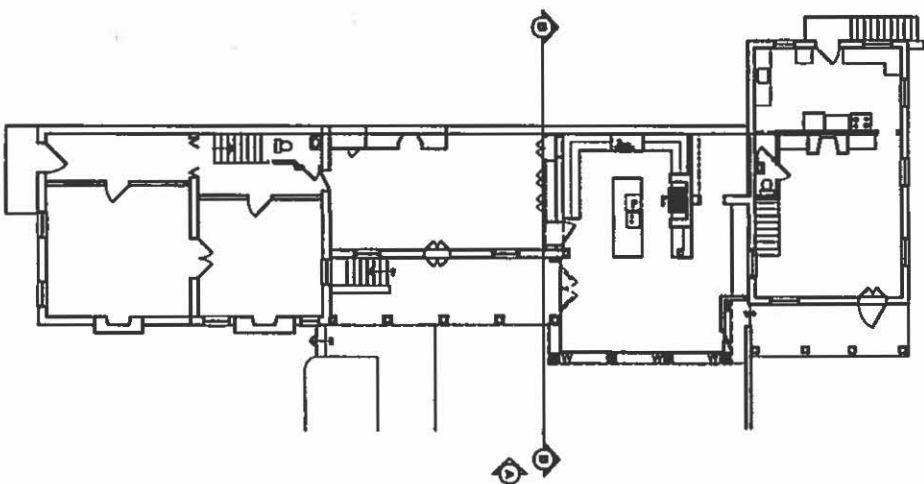






DIMOND ADAMS
DESIGN ARCHITECTURE
5 WEST MAPLE STREET • ALBANY, VERMONT 05210
(800) 541-1111 • FAX (800) 541-1112

NOTES



EXISTING THIRD FLOOR

EXISTING SECOND FLOOR

EXISTING FIRST FLOOR AT KITCHEN

EXISTING BASEMENT

B — **NEW SECTION ELEVATION**
4421.0

KEY PLAN