

Docket Item # 5 & 6
BAR CASE # 2015-00328
& 2015-00329

BAR Meeting
October 21, 2015

ISSUE: Revisions to Previously Approved Plans & Permit to Demolish

APPLICANT: Robert L. Montague IV

LOCATION: 207 Prince Street

ZONE: RM/Residential

STAFF RECOMMENDATION

Approval, as submitted, with continuation of the archaeological conditions previously approved.

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.



BAR2015-00328 & BAR2015-00329



Note: Staff coupled the reports for BAR #2015-00328 (Permit to Demolish/Capsulate) and BAR #2015-00329 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant returns to the Board for approval of a revised scope of demolition/capsulation and construction in order to avoid the unnecessary destruction of below ground archaeological resources and the 18th century firebox and foundations at the north wall of the ell (BAR#2013-0066 and #2015-0067). The proposed kitchen addition will now extend an additional ~4 feet to the east, but the scope of demolition on the ell of 207 Prince Street will be much diminished. There will be an increased capsulation of the circa 1940's guest house at the rear of the property. However, the general architectural design and materials for the kitchen/family room addition remain unchanged, with the exception of a new second story open porch on the proposed addition.

II. HISTORY

The house at 207 Prince Street is located at the east end of Gentry Row and was individually listed on the National Register of Historic Places in 1991. Virginia McAlester, author of *A Field Guide to American Houses*, once called Gentry Row the most beautiful grouping of Georgian townhomes in the United States.

The house is a three-bay, three-and-one-half story painted brick dwelling in the Georgian style with a two-and-one-half story rear ell on the north side. Attached to the rear ell is an addition constructed in 1934 and referred to as the "little house". The two properties were consolidated in 1974 and the dwellings are occupied by an extended family.

House History

Based on research performed for the 2013 application and repeated here, the lot on which the house stands was first purchased and owned by Colonel William Fairfax from 1749 until 1771. Local regulations required that a dwelling be built within two years of ownership and it is probable that a dwelling was constructed during this time. It is also possible that Wales' brewery occupied a portion of this site. This structure however, was likely dismantled, encapsulated, or otherwise incorporated into the rear ell of the house. The National Register Nomination, written by Calder C. Loth, suggests a construction date of **circa 1780** based on the architectural style and detailing. Historical documentation is limited and mostly inconclusive.

Staff examined the first-story floor joists which revealed that there are at least two phases of construction for the house. The first-story floor joists of the three-story main block and southern portion of the rear ell were machine sawn, as evidenced by the vertical saw marks. However, the joists of the northern portion of the rear ell (the current kitchen) were pit sawn, indicating a different and, perhaps, slightly earlier date of construction.

The rear ell has had many alterations over time, particularly on the east elevation, as evidenced by historic Sanborn Fire Insurance Maps. In fact, between 1891 and 1896, a

one story, metal roof addition was constructed on the east side of the ell. This addition was later removed and replaced with a two-story projecting bay and a one story covered porch.

In the 20th century, owner and resident, Gay Montague Moore, undertook restoration of the house - the results of which are mostly intact today. It is known that Moore employed at least one well known Williamsburg-trained restoration architect, Alexandria native Milton L. Grigg, to design alterations to the property. Her efforts to restore the property in the 1930's can be regarded as emblematic of the American preservation movement during this period and undoubtedly contributed to the creation of the local Old and Historic Alexandria District and later the creation of a National Historic Landmark District. A more detailed history of the building located at 207 Prince Street can be found in the 2013 staff report online here: [BAR2013-0066 & 0067](#)

BAR Case History

On October 16, 2013 the Board approved a Permit to Demolish and Certificate of Appropriateness to construct a kitchen addition. The approval included demolition of a rare 18th century foundation, hearth, and firebox which was not supported by staff. The Board's decision was appealed by petitioners in the community to City Council and on April 12, 2014 City Council upheld the BAR's decision.

III. ANALYSIS

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):

- (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, the criteria for a Permit to Demolish are generally not met and approval should be granted. The scope of demolition and capsulation of 18th century fabric is much diminished from the previous proposal and staff is gratified that the

historic house form, including the original chimney and hearth foundations on the north wall will be retained. Staff has no objection to capsulation of the small amount of additional wall area of the guest house at the back of the property, as this is a mid-20th century addition and the scope of capsulation is consistent with what the Board typically approves on structures of a similar age. The window proposed for demolition is not a character defining feature of the house or property and the capsulation of the guest house will not negatively impact the site or landscape of the historic district. Staff recommends approval of the Permit to Demolish/Capsulate, as submitted.

Certificate of Appropriateness

Staff remains supportive of the architectural design of the kitchen addition, as it is quite similar to the previously approved design, which was supported by staff, and it is consistent with the intent of the *Design Guidelines* for residential additions. The proposed addition is sufficiently differentiated, yet compatible with the historic structure and it will only be visible from a public way as viewed obliquely on Prince Street. Staff has no objection to the second story porch, as it is easily reversible and is in keeping with the character of the Colonial Revival period alterations to the house made by Gay Montague Moore. The materials remain unchanged from the previous submission and are high quality materials that comply with BAR policies. Staff strongly recommends approval, as submitted.

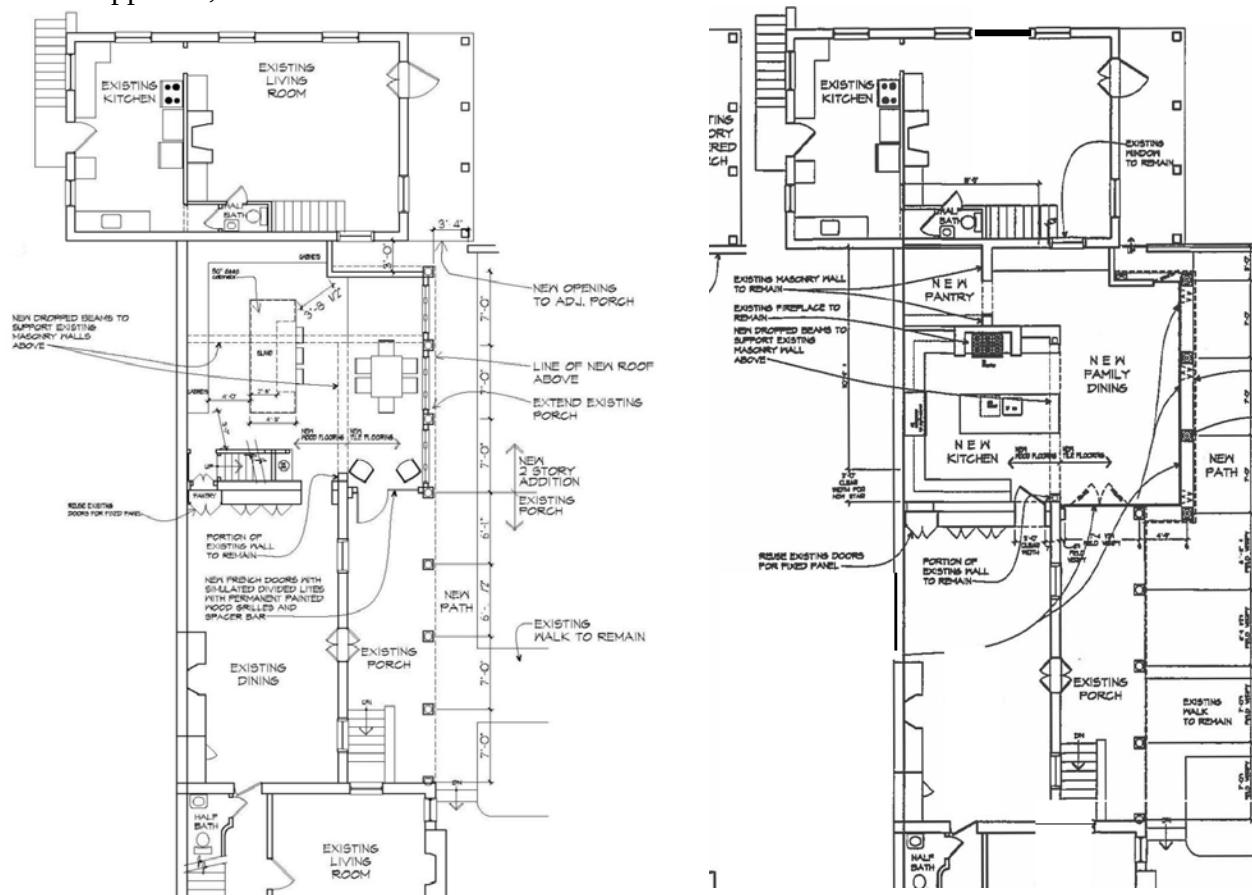


Figure 1: Originally approved plans (left) and current proposal (right) for first floor alterations, showing the retention of the historic masonry walls and firebox.

STAFF

Mary Catherine Collins, 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

Zoning Comments

C-1. Proposed second story open porch complies with zoning.

Code Administration

No comments provided.

Transportation and 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 [BAR2013-00066;67] (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)

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)

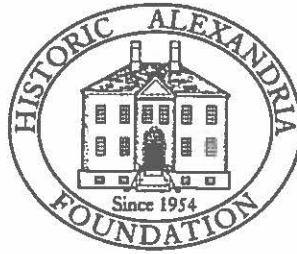
Alexandria Archaeology

- F-1 The property at 207 Prince Street is a registered Virginia Historic Landmark. George William Fairfax received this property from his father in 1752. The original house probably was built in the 1750s, with numerous changes, additions, and improvements over the years. Fairfax conveyed the property to Robert Adams, who sold it to John Harper, who sold it to William Hodgson in 1790, all politically influential members of Alexandria. The house continued to be associated with eminent politicians in the nineteenth and twentieth centuries including Alexandria mayor Lewis McKenzie and Virginia governor Andrew J. Montague.
- R-1 The applicant has retained Dr. Dennis Pogue to address historic preservation issues for this project. In a report on the project dated September 15, 2013, Dr. Pogue stated that “Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.” Additionally, Dr. Pogue has devised an action plan “to safeguard any archaeological resources outside the building in the project area that may be impacted by the construction.” Alexandria Archaeology concurs with Dr. Pogue’s findings and recommendations and will work with him as the project moves forward to ensure that all significant archaeological resources will be properly mitigated. (Archaeology)
- 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 in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-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. (Archaeology)

V. ATTACHMENTS

1 – *Supplemental Materials*

2 – *Application for BAR2015-00328 & 00329: 207 Prince Street*



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

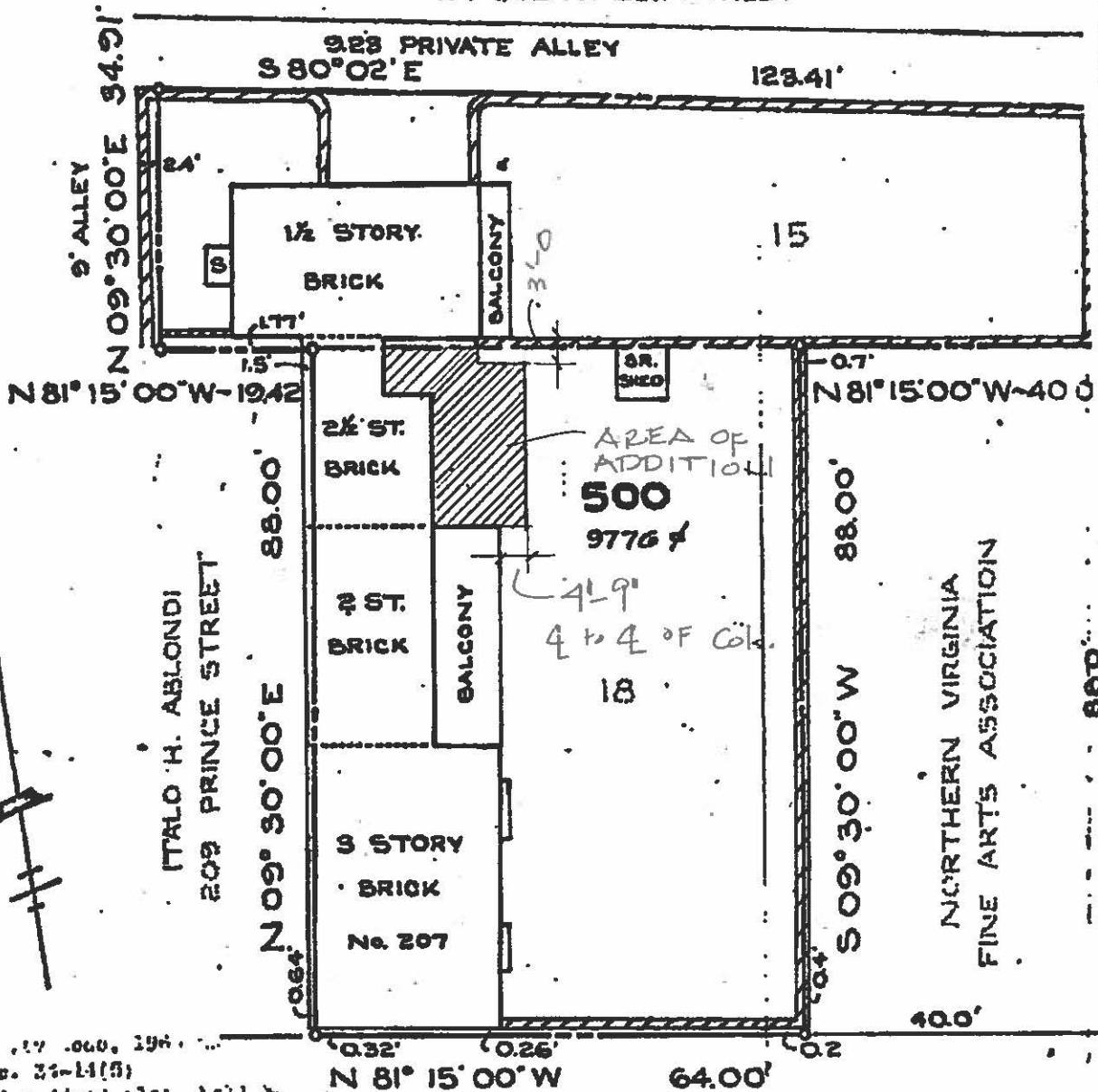
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Fax: (540) 868-7033

NORMAN BERNHEIMER
117 SOUTH LEE STREET



Virginia, 17.000, 198. ...
Sec. 31-14(5)
level of a final plat shall be
provided within ninety (90) days
after date of approval...
Approval of this plat shall be null
and void after 2-28-75

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

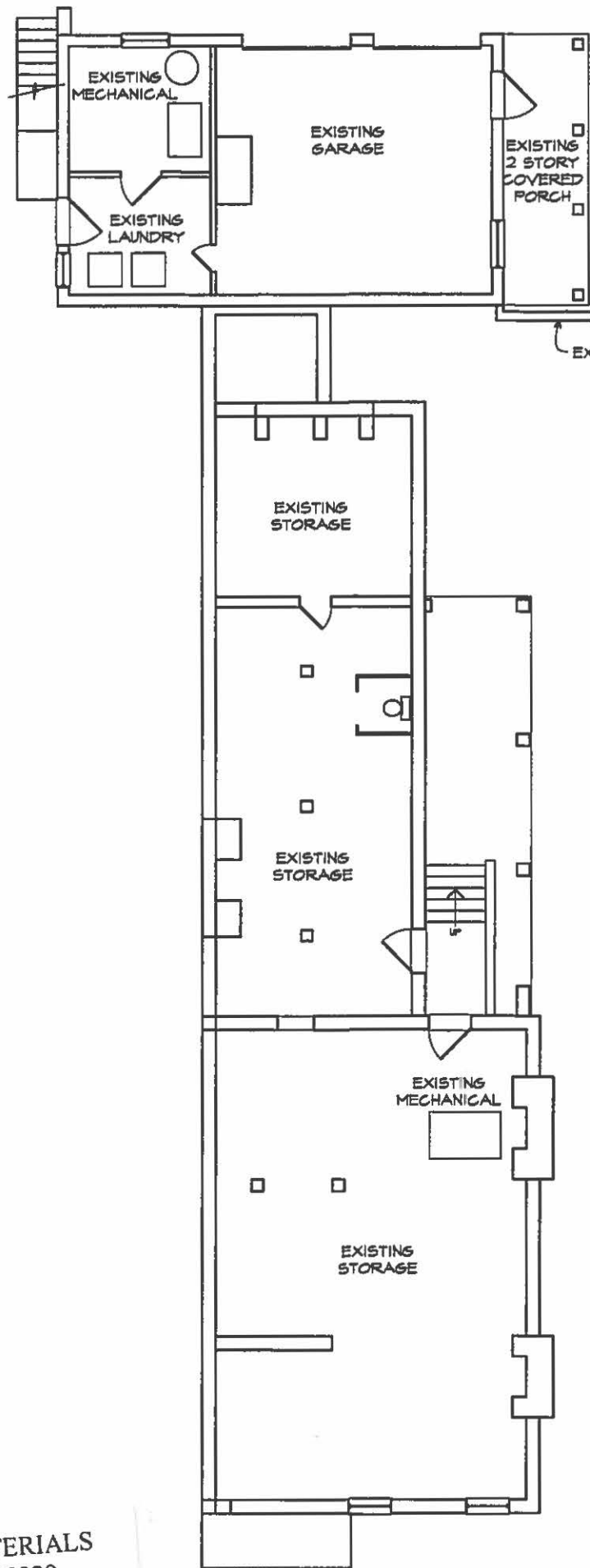


East Elevation at Area of Proposed Addition

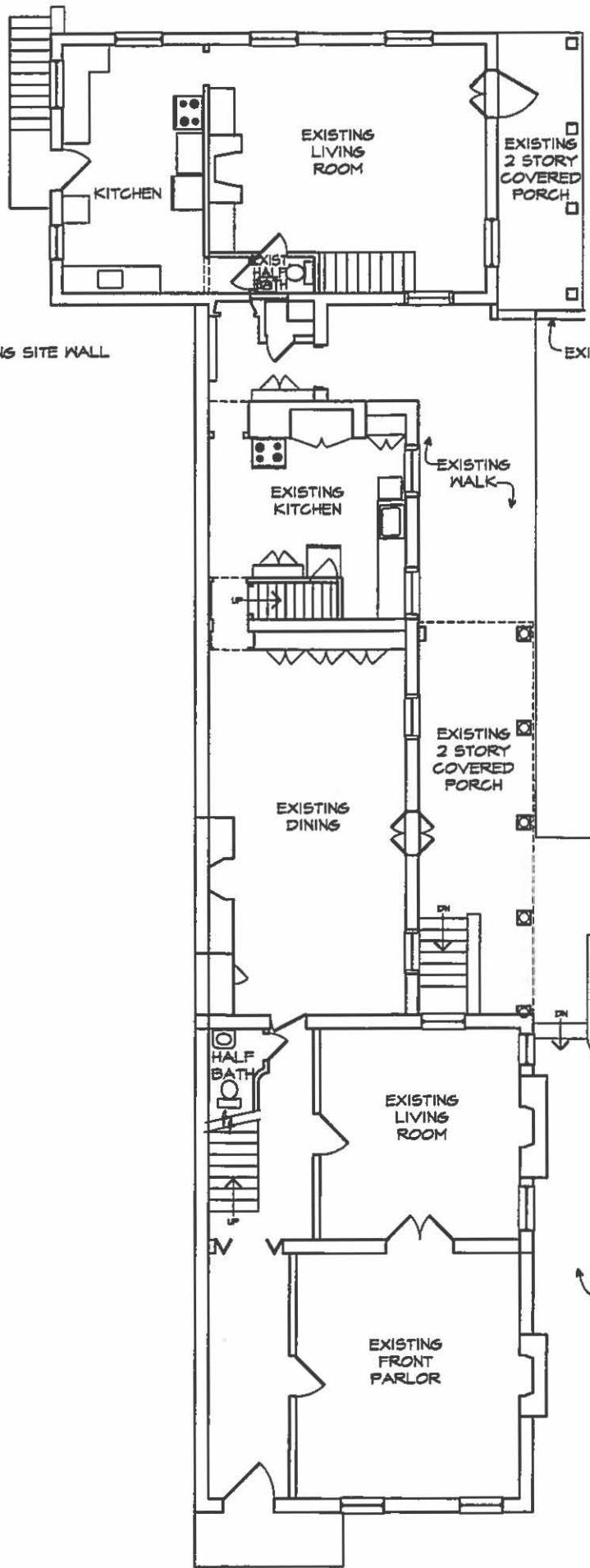


Looking North from Subject Property Towards 119 South Lee Street

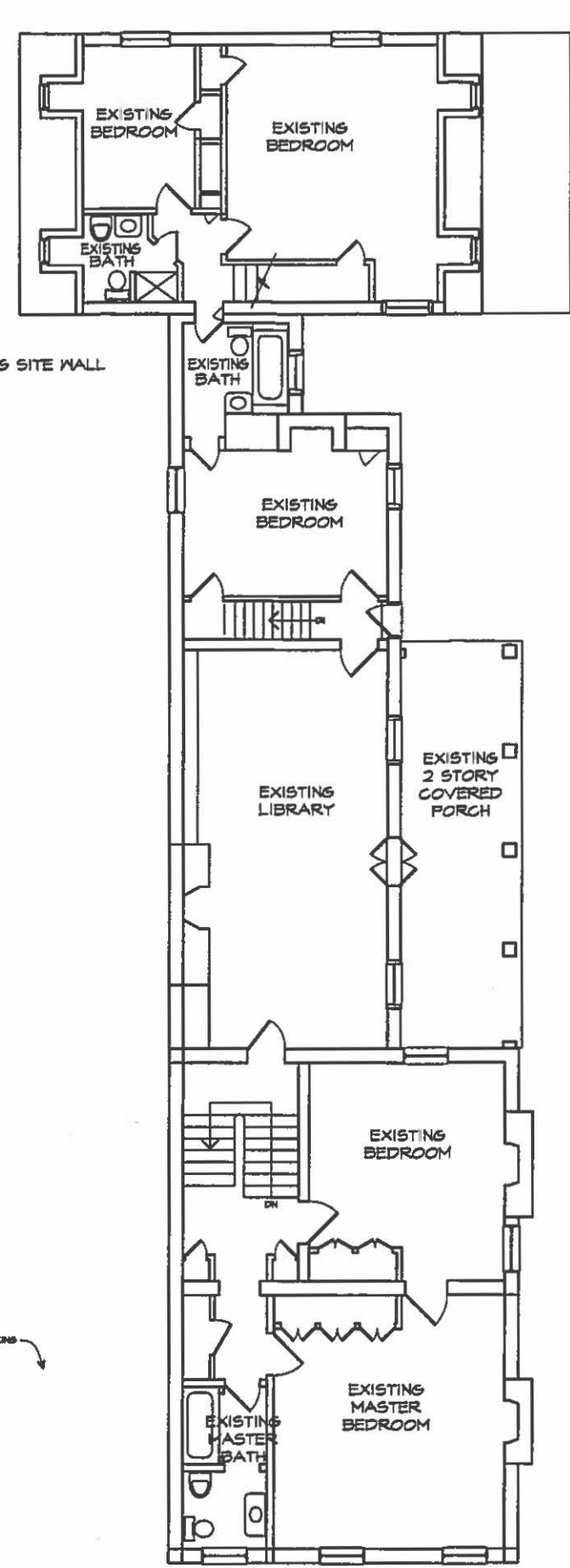
APPLICATION MATERIALS
 BAR2015-00328/00329
 207 Prince St
 9/21/2015



EXISTING BACKYARD
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 (14'x13')

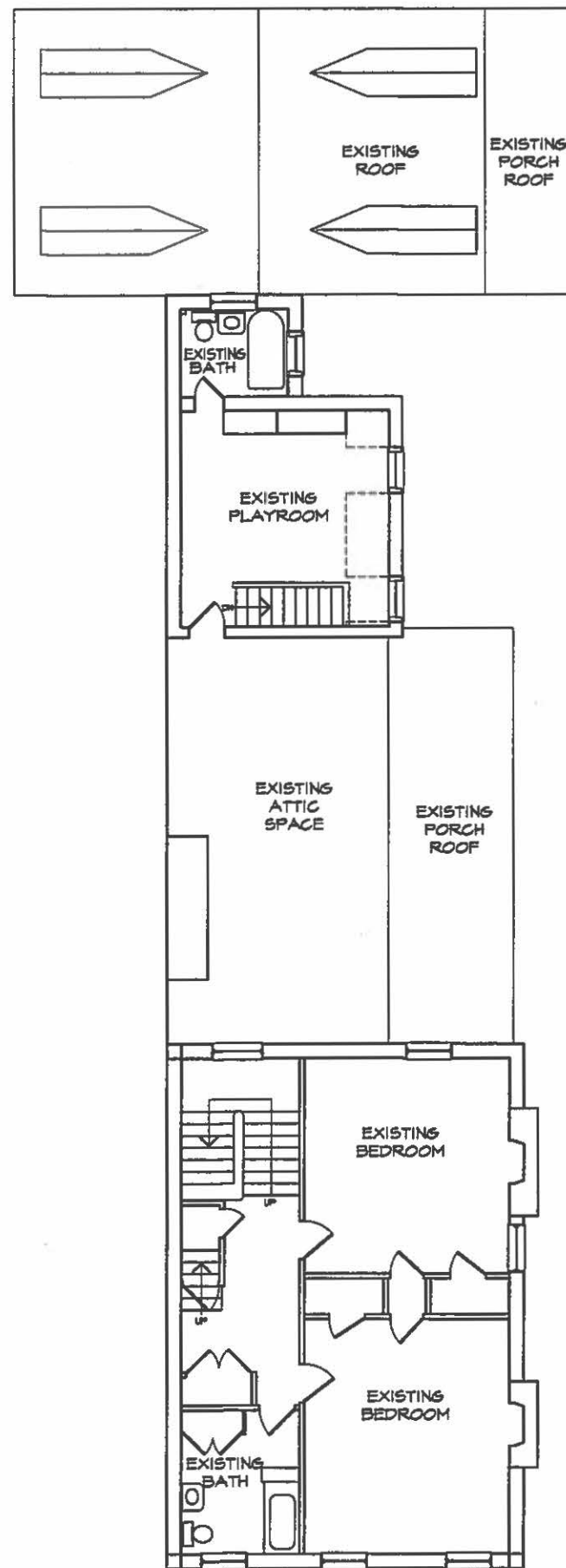


EXISTING FIRST
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 (14'x13')

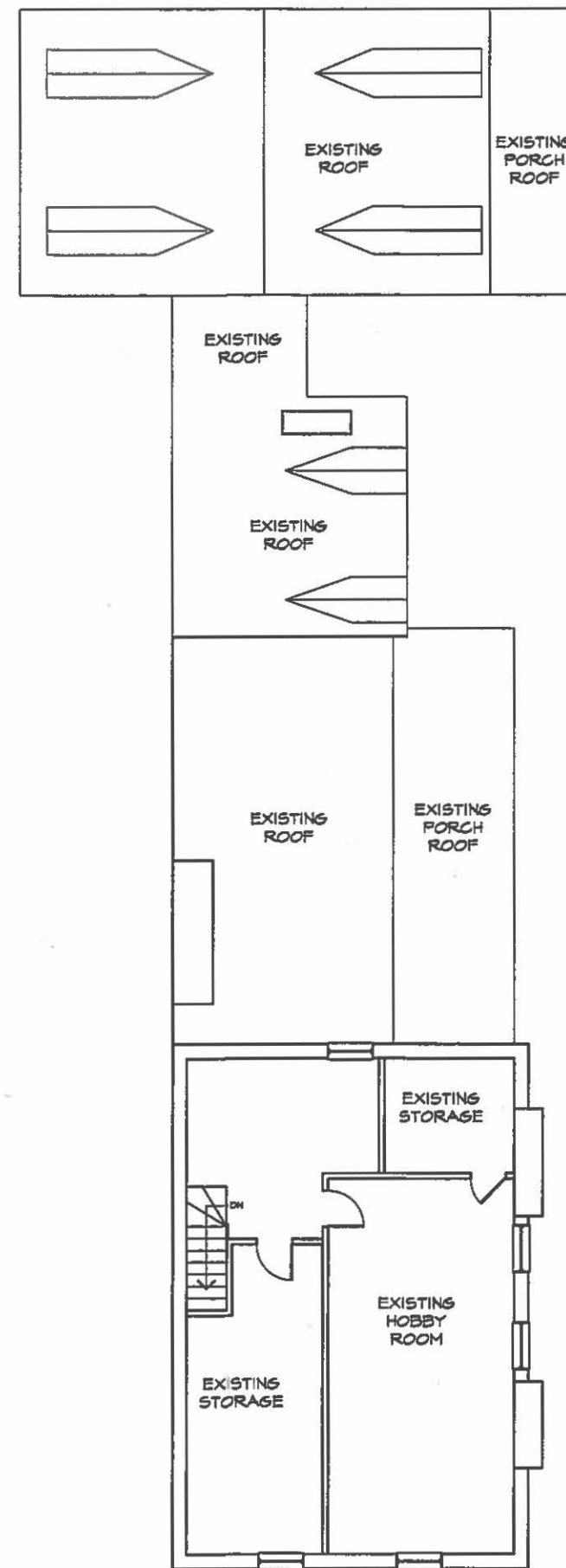


EXISTING SECOND
 FLOOR PLAN
 (14'x13')

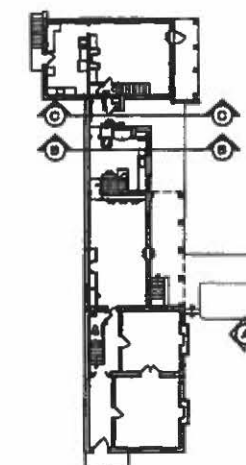
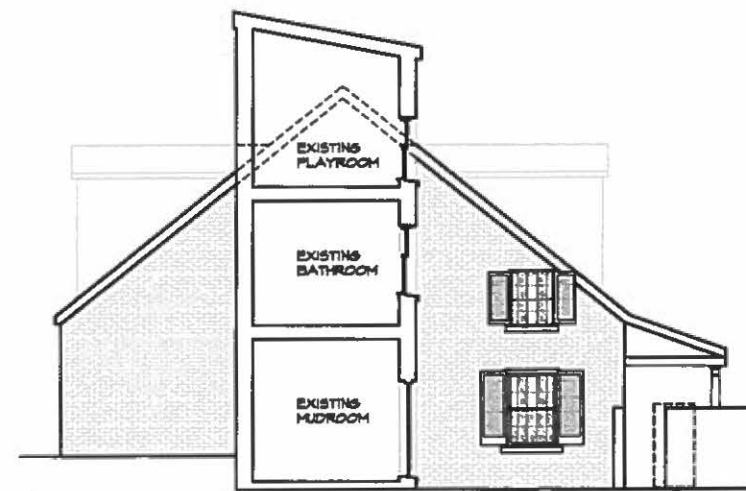
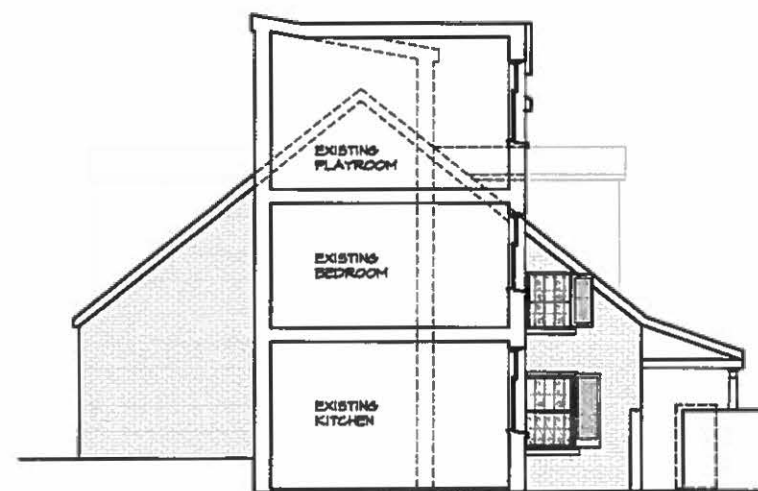
APPLICATION MATERIALS
 BAR2015-00328/00329
 207 Prince St
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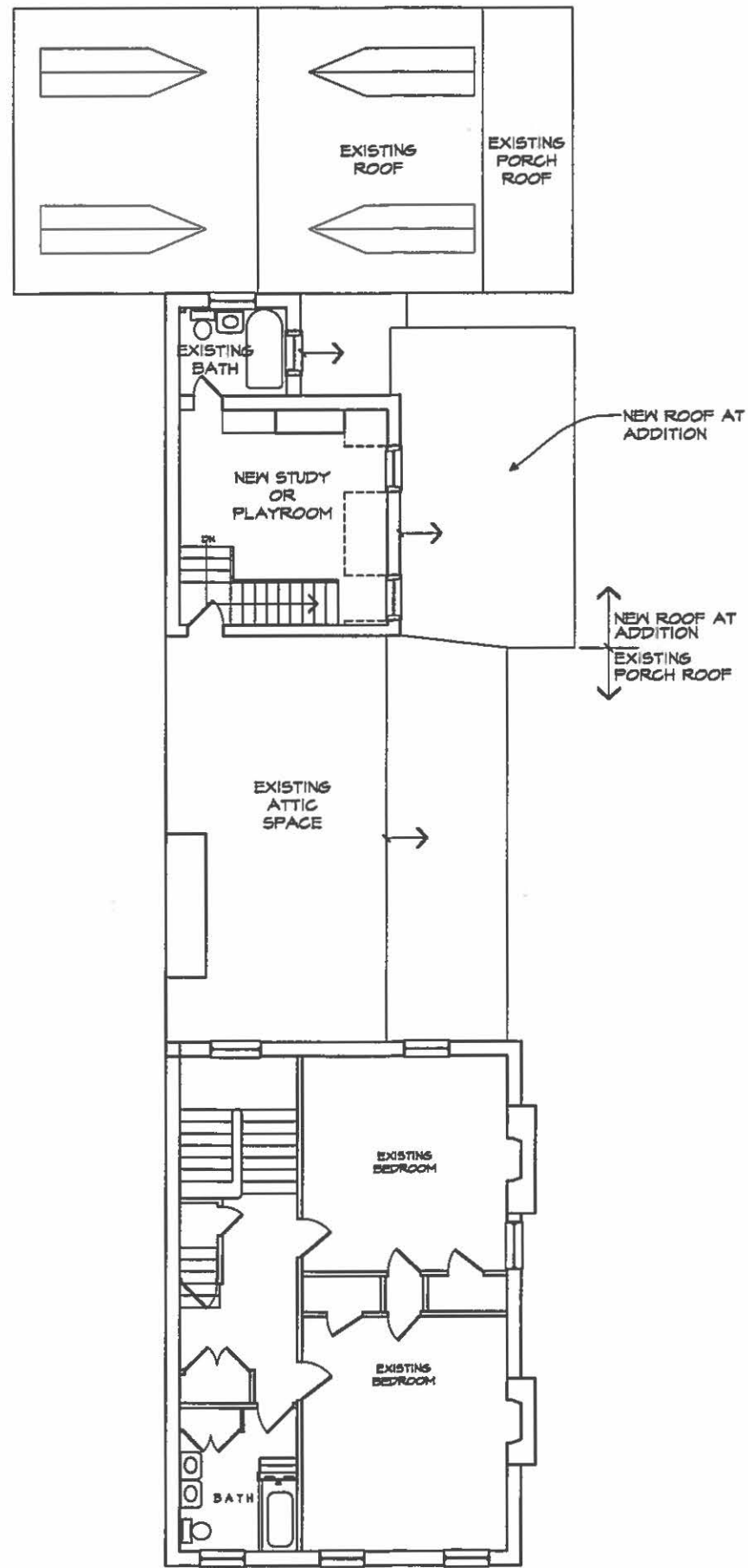


EXISTING FIRST FLOOR PLAN
 09/21/15

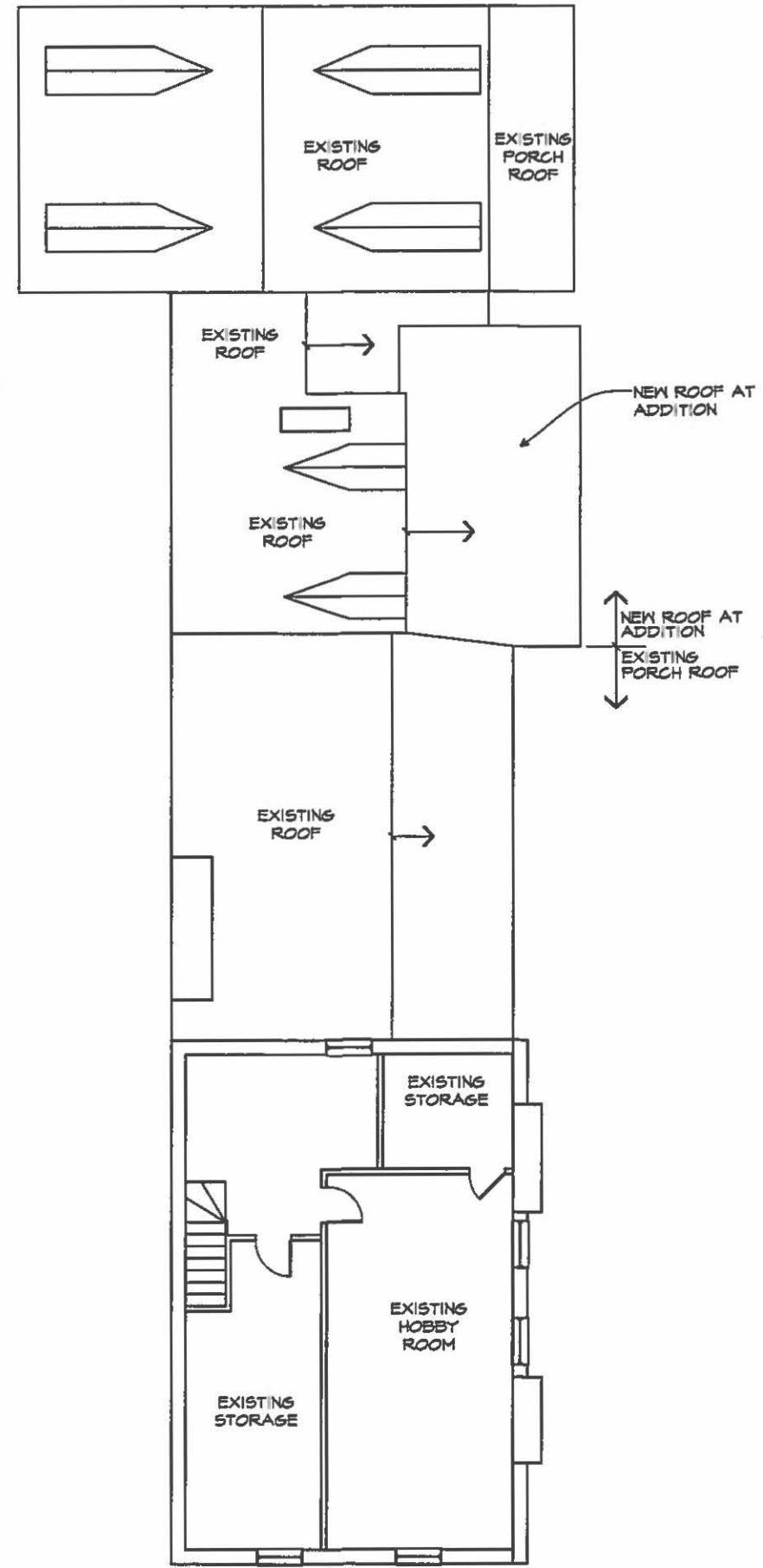


EXISTING SECOND FLOOR PLAN
 09/21/15



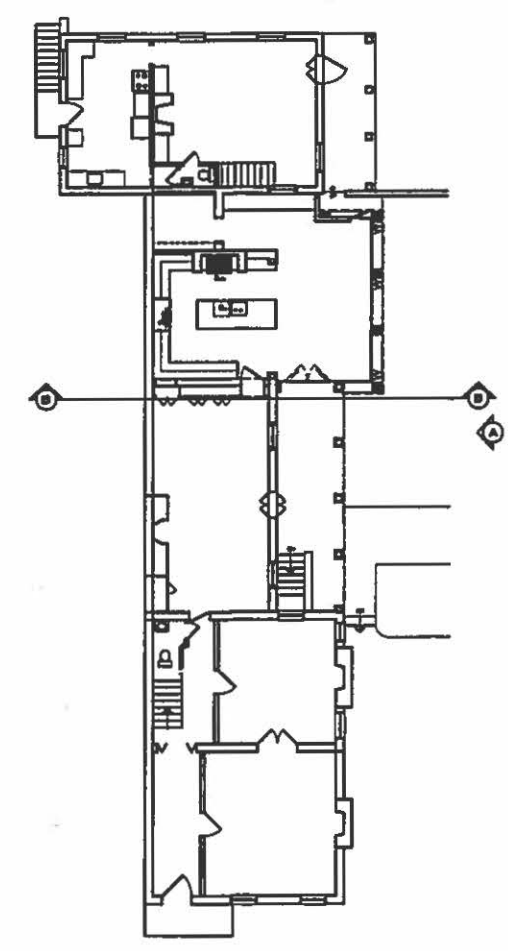
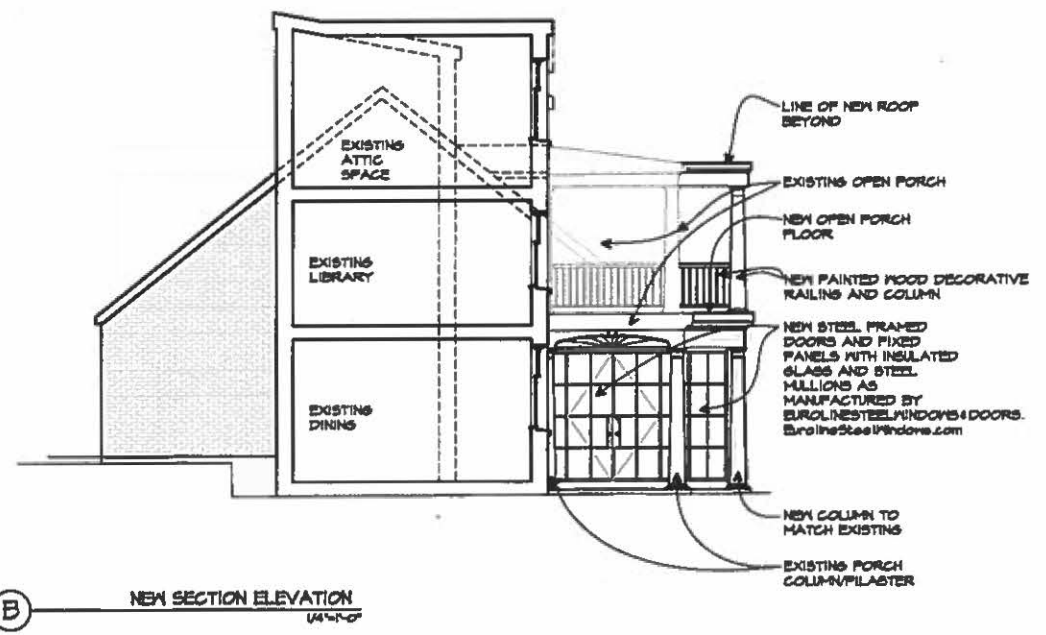


NEW THIRD
 FLOOR PLAN
 10-1-15



NEW ATTIC
 FLOOR PLAN
 10-1-15

EXISTING THIRD FLOOR
EXISTING SECOND FLOOR
EXISTING FIRST FLOOR AT KITCHEN
EXISTING BASEMENT



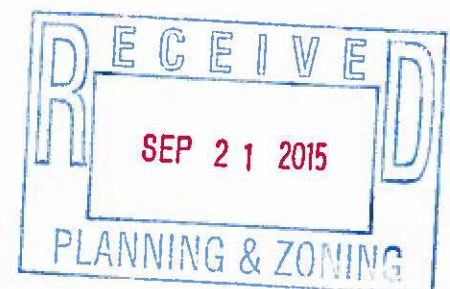
BAR Case # 2015-00328/00329ADDRESS OF PROJECT: 207 Prince Street, Alexandria, Virginia 22314TAX MAP AND PARCEL: 075.01-07-15 ZONING: RMAPPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet 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