

Docket Item # 4  
BAR CASE # 2018-0315

BAR Meeting  
July 25, 2018

**ISSUE:** Alterations

**APPLICANT:** Michael and Alexis Doxey

**LOCATION:** 801 South Royal Street

**ZONE:** RM/ Townhouse zone.

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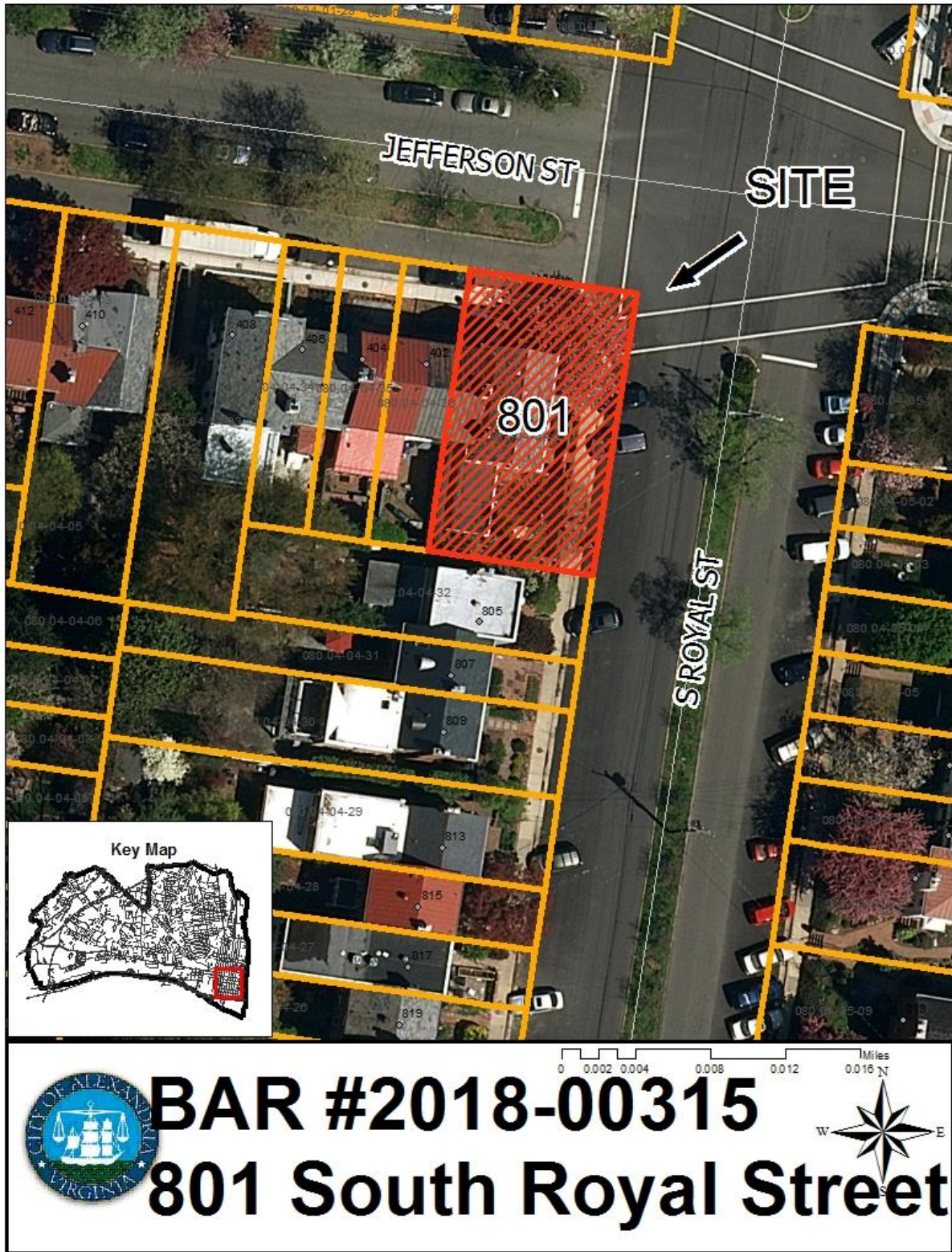
**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness, with the following conditions:

1. To the maximum extent possible, salvage and reuse the existing brick to create the new window jamb and lintel;
2. The new window must comply with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts policy and;
3. A true, translucent white-wash must be applied that allows the color of the brick to be seen.

## **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](mailto: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, 703-746-4200 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.



## **I. ISSUE**

The applicant is requesting a Certificate of Appropriateness for alterations at 801 South Royal Street. The proposed alterations will be located on the north elevation (Jefferson St.) and are as follows:

- Remove 8 square feet of surrounding brick adjacent to the first-floor window;
- Installation of one 41" x 29" six-over-six, double hung aluminum clad wood window, which will match the existing window;
- White wash the north elevation to match the existing S. Royal St. facade;
- Expand the brick lintel detailing above the new first floor window and repair and paint the window trim and sill as needed to match the existing adjacent window.

## **II. HISTORY**

801 South Royal Street is a three-bay, end unit rowhouse constructed of common bond brick. The property was constructed in **1940** as part of the Yates Garden subdivision. Built as a part of the November 1940 – December 1941 expansion phase, the property first appears on the 1941 Sanborn Fire Insurance Map.

### *Previous Approvals:*

May 13, 1964 – approved with conditions for HVAC screening.

April 17, 1974 – an application was filed to add a wall and alter the front stoop.

May 15, 1974 – approved for an addition.

## **III. ANALYSIS**

The Yates Garden Subdivision features a collection of rowhouses all built with a Colonial Revival vocabulary and with a variety of window configuration, some with similar first-story window arrangements. The *Design Guidelines* state that “Windows are a principal character-defining feature of a building and serve both functional and aesthetic purposes.” (Windows – Page 1) The neighboring rowhouses on the 800 block of South Royal Street and 400 block of Jefferson all have varied window styles. This variety of window types is a character-defining feature of Yates Garden that adds visual interest and individuality to each property while maintaining the Colonial Revival style.

The proposed alterations will enlarge the existing window opening to allow for an additional window. Character defining features of the existing window, including the lintels, sill and brick moulding, will be incorporated into the new window. The shutters on the existing single window will not be retained because they would no longer be operable on the new paired opening. The new window will match the existing in size, material, design, and configuration. Staff has no objection to this minor alteration, and although the proposed new window unit complies with the BAR’s policy for a later building such as this, staff could not approve this proposal administratively because it is beyond a simple repair or replacement within the existing masonry opening.





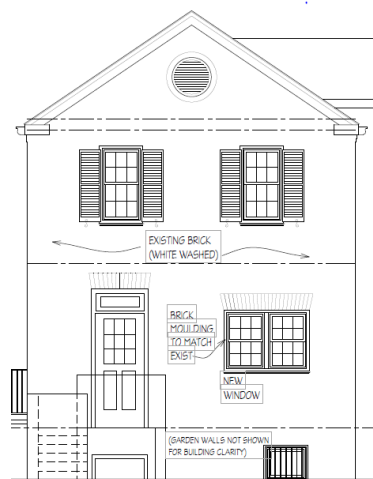
**Figure 1: 404-408 Jefferson Street with various configurations of first-story windows.**

The new window configuration will consist of two adjoining six-over-six aluminum clad double-hung windows on the first-story. The proposed alterations will require 8 square feet of the surrounding brick surface on the north elevation to be removed. Staff recommends that the bricks be retained and used to expand the lintels detailing above the new window and repair the affected area, which will also be white washed to match the façade. Staff notes that the new paired windows will be symmetrically located below the existing second floor window and create a more aesthetically balanced façade. Staff reminds the applicant that the new window will also require a building permit from Code Administration.

As evident in Figure 2, the north elevation of the subject property has traces of previous white washing and this was a popular Colonial Revival motif to create an instant patina of age. Staff has no objection to the north elevation being whitewashed again. The translucent application of color should match the existing Royal Street elevation and the color of the underlying brick should remain clearly visible.



**Figure 2: Location of proposed alterations.**



**Figure 3: Proposed alterations.**

**STAFF**

Amirah Lane, 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**

Proposed window enlargement complies with zoning.

**V. ATTACHMENTS**

- 1 – Application for BAR 2018-0315: 801 South Royal Street*
- 2 – Supplemental Materials*

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 801 South Royal St.TAX MAP AND PARCEL: \_\_\_\_\_ 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: Michael + Alexis DoxeyAddress: PSC 482 Box 2677 (mailing address until Aug 1, 2018)City: FPO, AP 96362 State: \_\_\_\_\_ Zip: \_\_\_\_\_Phone: \_\_\_\_\_ E-mail: ml doxey@gmail.comAuthorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: Rebecca LG Postick, Architects Inc Phone: 703 768 2250E-mail: rbarch@mindspring.com

Legal Property Owner:

Name: Michael + Alexis DoxeyAddress: 801 S. Royal StreetCity: Alexandria State: VA Zip: 22314Phone: \_\_\_\_\_ E-mail: ml doxey@gmail.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*

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

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

enlarge kitchen from 1 window to 2 windows

**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.*

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



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

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

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

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

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

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

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, ~~the applicant,~~ or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

**Attachment 1 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. Michael + Alexis Dorey	801 S. Royal 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 801 S. Royal 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. Michael + Alexis Dorey	801 S. Royal Street	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. Michael Dorey	none	BAR
2. Alexis Dorey	none	BAR
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.

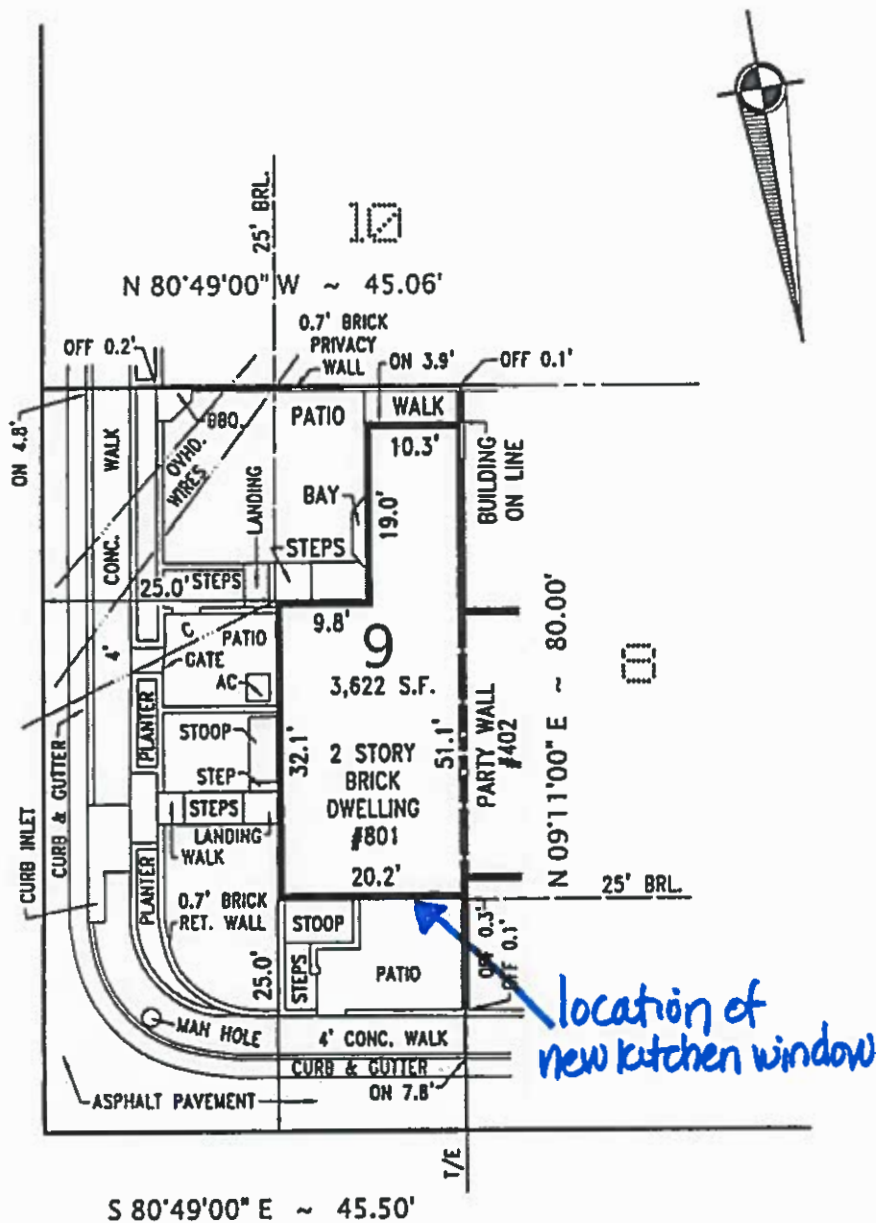
06/11/18      Rebecca Bostick      11      Rebecca Bostick  
Date      Printed Name      Signature





66' R/W

**S 09°30'00" W ~ 80.00'**



# JEFFERSON STREET

66' R/W

PLAT

SHOWING HOUSE LOCATION ON  
LOT 9, BLOCK 2, SECTION 1

# YATES GARDENS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

NOVEMBER 03, 2000

PLAT SUBJECT TO RESTRICTIONS OF  
RECORD.

**TITLE REPORT NOT FURNISHED.**

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

KENNETH W. WHITE . . . . . L.S.



**CASE NAME:**

BLANCHERI - KIERCE

**CURTIN, NOLAN,  
GALLAGHER & MROZ, LTD.**

**ALEXANDRIA SURVEYS, INC.**  
**6343 SOUTH KINGS HIGHWAY**  
**ALEXANDRIA, VIRGINIA 22306**  
**703-660-6615**  
**FAX 703-768-7764**



CORNER- S. ROYAL & JEFFERSON



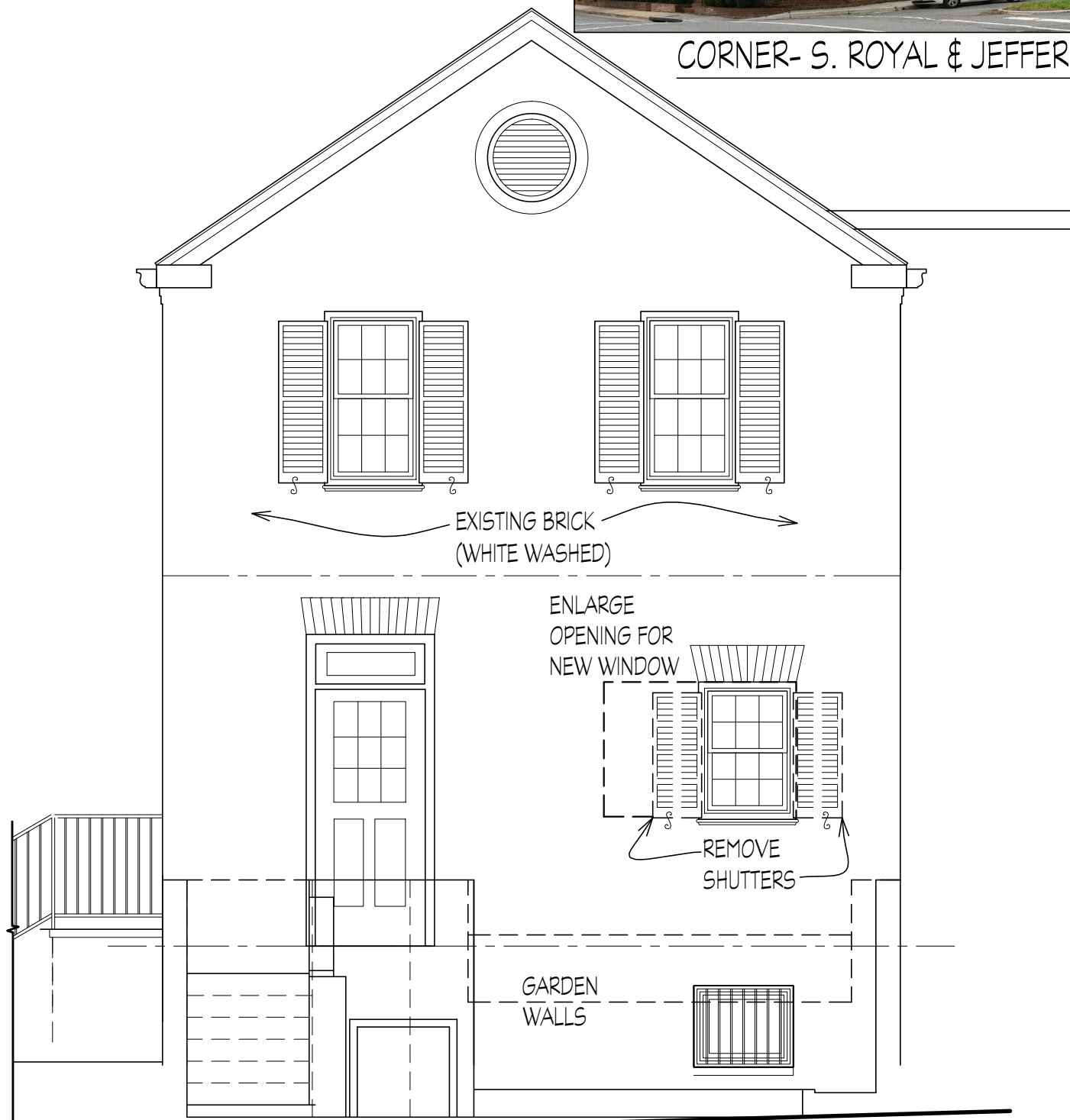
JEFFERSON ST. ELEV

EXTERIOR WALLS: PAINTED (WHITE WASH FINISH) BRICK- TO MATCH  
EXISTING HOUSE

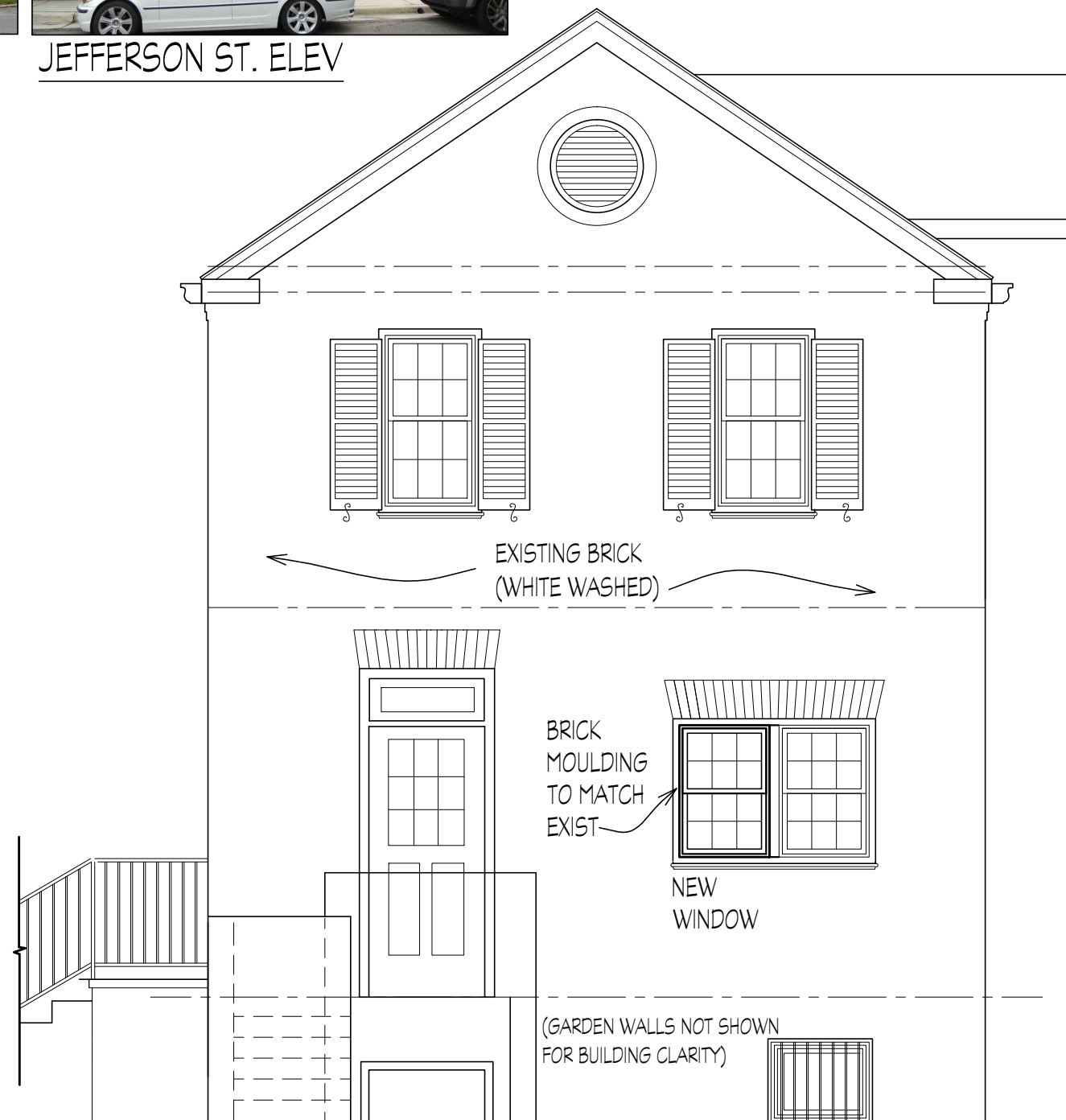
TRIM- PAINTED WHITE COLOR- TO MATCH EXISTING TRIM COLOR.

WINDOWS: PELLA DOUBLE HUNG- WHITE ALUM CLAD FINISH, CLEAR INSULATED GLASS WITH TRADITIONAL 7/8" MUNTIN BARS (INTEGRAL MUNTIN BARS USING PELLA INTEGRAL LIGHT TECHNOLOGY)

NO NEW MECHANICAL EQUIPMENT IS BEING ADDED.



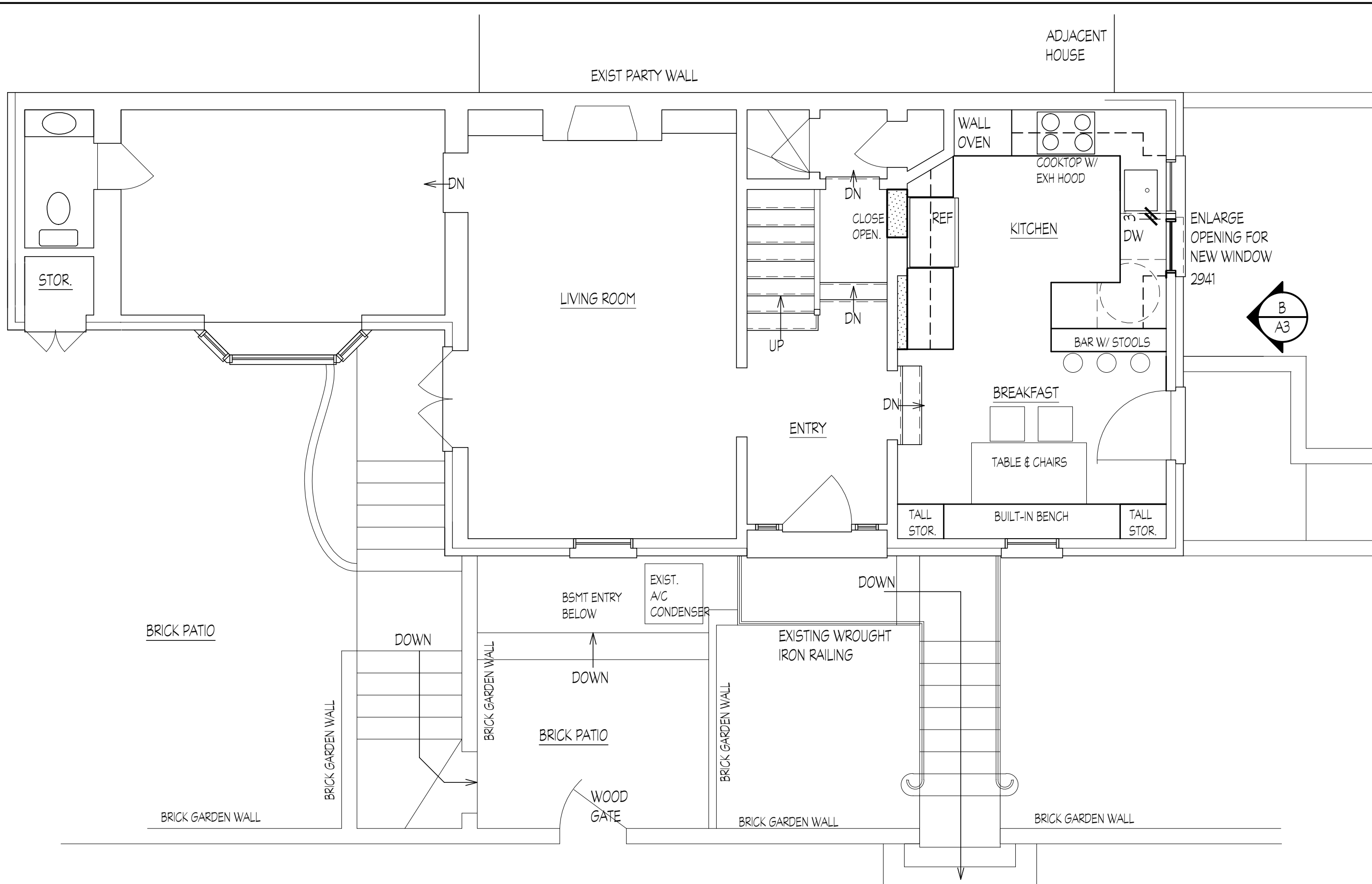
(A) NORTH ELEV. (JEFFERSON ST) - EXISTING  
(A2) 1/4" - 1'-0"



 NORTH ELEV. (JEFFERSON ST) - PROPOSED

REBECCA L.G. BOSTICK, AIA  
ARCHITECT  
1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307  
(703) 768-2250

A2  
SHEET 2 OF 2  
DATE 6/29/18  
REVISED 7/18/18



FIRST FLOOR PLAN - PROPOSED

REBECCA L.G. BOSTICK, AIA  
A R C H I T E C T  
1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307  
(703) 768-2250

**A1**  
SHEET 1 OF 1  
DATE 6/29/18  
REVISED \_\_\_\_\_