

Docket Items #11 & 12
BAR #2018-00505 & 2018-00506

BAR Meeting
December 19, 2018

ISSUE: Partial Demolition/Capsulation and Addition and Alterations

APPLICANT: Carolyn J. & Ronald S. Cooper, TR, represented by Dimond Adams Design Architecture

LOCATION: 507 Prince Street

ZONE: RM/Townhouse zone.

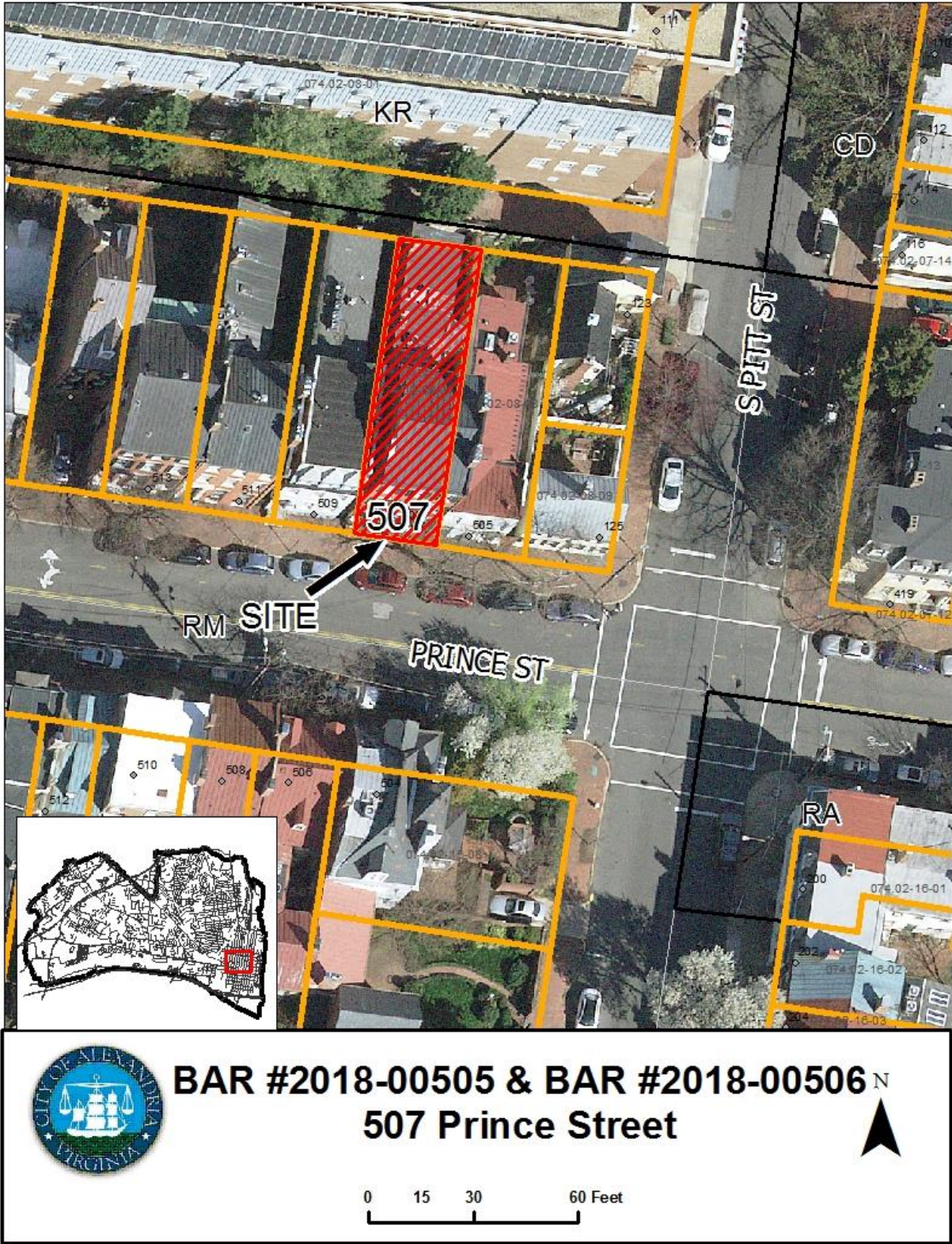
STAFF RECOMMENDATION

Staff recommends the Permit to Demolish/Capsulation and the Certificate of Appropriateness for an addition and alterations be approved with the following conditions:

1. Install the newel for the new handrail on the east side of the steps in the hole previously created by the existing railing to minimize further damage to the historic stone steps.
2. Include the statements in archaeology conditions below in the General Notes of all site plans and on all construction documents 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:
 - a. The applicant/developer shall 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. The applicant/developer shall not allow any metal detection to 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, 703-746-4200 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 Permit to Demolish/Capsulate to demolish approximately sixty-four square feet of the basement entrance below grade to accommodate an elevator shaft addition and the removal of three existing windows and portion of the masonry wall below the window sills to accommodate new elevator doors within those openings at the rear (north) elevation. Approximately 210 square feet of the rear elevation will be capsulated for the addition.

The applicant is also requesting a Certificate of Appropriateness to build an elevator shaft addition approximately seven feet wide, five feet deep, and three-stories in high on the north elevation. The shaft will be constructed of brick to generally match the rest of the rear of the building and will have a flat roof. Furthermore, the applicant is proposing to salvage the windows from the area to be capsulated on the rear elevation and re-install them at the rear of the elevator shaft to simulate the original north elevation.

Finally, the applicant is proposing to remove the existing decorative railing on the right side of the front stoop and to install a pair, one at each side, of railings with a simpler, more appropriate design.

II. HISTORY

The three-story, brick, Greek Revival style building was built circa **1854** according to the *Historic Alexandria Virginia Street by Street* guide by Ethelyn Cox.

The property came before the BAR for the replacement of the basement windows at the front of the house on November 6, 2002 BAR #2002-0272.

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), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No

(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No
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IV. **ANALYSIS**

Permit to Demolish/Capsulate

Staff has no objection to the partial demolition of the rear wall historic fabric and basement entrance because neither meet the criteria above on this secondary elevation and the small portion of the original north elevation wall that is going to be removed to accommodate doors connecting the new elevator shaft addition with the existing house is minimal. The BAR has routinely permitted removal of the area below a window to convert it to a door within the same width opening.

Furthermore, staff does not object to the partial capsulation (approximately 210 square feet) of the historic north elevation wall for the new three-story elevator shaft addition since additions on historic buildings' rear are not an unusual request and the majority of the wall will remain. The Board generally approves small changes on the rear elevations of historic buildings to accommodate a more modern and functional interior layout as tastes and technology evolve and this addition is, in theory, reversible in the future with only minor harm to the existing wall.

Therefore, staff recommends that the Permit to Demolish/Capsulate be granted.

Certificate of Appropriateness

Elevator

Staff has no objection to the proposed brick elevator shaft addition at the rear of the building because it will be minimally visible from a public way and it is designed in accordance with the *Design Guidelines* which recommend that:

- The design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent buildings.
- Respectful additions make use of the design vocabulary of the existing historic structure.
- An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past.

Moreover, the applicant is proposing to salvage the three windows that are being removed from the original north elevation wall to re-install them on the elevator shaft addition to preserve the building's visual integrity. New window sills and headers will also be installed to match the originals.

Staff would not normally support reuse of original windows in this fashion because it confuses the chronology of the evolution of the house for future scholars. However, in this instance, in order to preserve as much light as possible inside the house, the owner will be installing glass windows in the elevator cab and glass doors in the existing window openings. Some light will, therefore, be transmitted through the shaft and into the house. Staff also agrees with the applicant that the original windows are probably safer reinstalled on the rear elevation than they would be if they were stored in the basement. As windows on an elevator shaft are not a design issue in this minimally visible location on the rear, staff supports this proposal.

Handrails

The applicant is also requesting approval of the removal of the existing decorative handrail on the right side of the front stoop and the installation of a pair of railings, one at each side, with a simpler and stylistically appropriate design consistent with the *Design Guidelines*, which recommend that:

- Stoops, steps and railings should be appropriate to the historic style of the structure; and
- Stoops, steps and railings should not hide, obscure or cause the removal of historic architectural details. (Stoops, steps & railings – Page 3)

Handrails were generally not installed on stoops in Alexandria until cast iron stoops and railings became available in the late 19th century and the present railing is likely a mid-20th century “traditional” design constructed with mass produced material. The BAR’s current policy states that new handrails may be approved administratively if they are visually minimal, such as a post and rail without balusters, unless a guardrail is required by the building code, so that they do not detract from the extremely handsome Seneca sandstone steps, wood door and architrave around the entry. The handrails were included by staff in the present application to save the owner the additional application fee. Staff supports the new railing design for safety reasons but recommends that the newel for the new handrail be installed in the hole previously created on the east side of the bottom step by the existing railing to minimize further damage to the historic stone steps.

Therefore, staff recommends that the Certificate of Appropriateness for an addition and alterations be granted, as submitted.

STAFF:

Marina Novaes, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

VI. CITY DEPARTMENT COMMENTS:

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

Zoning

C-1 The proposed elevator addition will comply with zoning if the shed is removed to gain open space to meet the requirement.

Code Administration

A building permit, plan review and inspections are required prior to the start of construction in the historic district.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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 George Washington once owned this lot but did not develop it. He sold the lot to Ezra Lunt in 1799 and Lunt built a frame dwelling on it valued at \$1,200. Over the years Lunt rented out the property to a variety of people. By the mid-1820s Lunt sold the property to Richard M. Scott. In 1833 Scott brought suit against Lunt, claiming that the original 1799 deed included an annual fee of \$73 to be paid for the right to own the property, and therefore Lunt owed Scott over \$1,200 in accrued fees. The case was heard by the Supreme Court who ruled against Scott. Eventually in the mid-1850s Scott's heirs replaced the frame house on the lot with a sizeable brick house valued at \$6,000.
- R-1 The statements in archaeology conditions below 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:
 - a. The applicant/developer shall 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. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2018-00505 & 2018-00506 – 507 Prince St

BAR Case # _____

ADDRESS OF PROJECT: 507 Prince Street, Alexandria, Virginia 22314

TAX MAP AND PARCEL: 074.02-08-07 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: Carolyn J. & Ronald S. Cooper, TR

Address: 507 Prince Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@comcast.net

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

Name: Stephanie R. Dimond, Dimond Adams Design Architecture Phone: 703-836-8437

E-mail: dimondadams@comcast.net

Legal Property Owner:

Name: Carolyn J. & Ronald S. Cooper, TR

Address: 507 Prince Street

City: Alexandria State: VA Zip: 22314

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

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

Small 3 story addition for an elevator at rear of main block of house and new railing at front entrance.

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: 11.2.18

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. Carolyn J. Cooper, TR	507 Prince Street, Alexandria, VA 22314	100%
2. Ronald S. Cooper, TR	507 Prince Street, Alexandria VA 22314	100%
3. N/A		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 507 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. Carolyn J. Cooper, TR	507 Prince Street Alexandria, VA 22314	100%
2. Ronald S. Cooper,	507 Prince Street Alexandria, VA 22314	100%
3. TR		

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. Carolyn J. Cooper, TR	N/A	N/A
2. Ronald S. Cooper, TR	N/A	N/A
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.

11.2.18

Stephanie R. Dimond

Date

Printed Name

Signature





Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 507 Prince St.
Street Address RM
Zone

A2. 2068.05 sq. ft. x 1.5 = 3102.07 sq. ft.
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 1461.94
First Floor 1447.28
Second Floor 1407.44
Third Floor 792.12
Attic 792.12
Porches
Balcony/Deck
Lavatory*** 180
Other**

Allowable Exclusions**

Basement** 1461.94
Stairways** 546
Mechanical** 150
Attic less than 7*** 792.12
Porches**
Balcony/Deck**
Lavatory*** 180
Other** 19.84 Demo'd she
Other**

B1. 6061.06 Sq. Ft.
Existing Gross Floor Area*

B2. 3149.9 Sq. Ft.
Allowable Floor Exclusions**

B3. 2911.16 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

We are removing an existing garden shed a

B1. Total Gross 6080.9 B2. Total Exclusions 3,149.9

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 36.58
First Floor 36.58
Second Floor 36.58
Third Floor 36.58
Attic N/A
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement** 36.58
Stairways** 109.74 elevator
Mechanical**
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

C1. 146.32 Sq. Ft.
Proposed Gross Floor Area*

C2. 146.32 Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 146.32 C2. Total Exclusions 146.32

D. Total Floor Area

D1. 2911.16 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3102.07 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 498.59 Sq. Ft.
Existing Open Space

E2. 723.82 Sq. Ft.
Required Open Space

E3. 498.9 Sq. Ft.
Proposed Open Space

Notes

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

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

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

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

14

Signature: _____

Date: 12.1.18

NOTES: 1. WALLS ARE 0.7' BRICK UNLESS NOTED. 2. BE DIMENSIONS = 4.2' X 4.0'.

GADSBY COMMERCIAL URBAN
RENEWAL PROJECT
PHASE II, BLOCK 2
PUBLIC WAY & UTILITY

S 80°55'00" E
24.33'

BRICK BUILDING

OUTLOT "C" OUTLOT "D" 49 SF
OUTLOT "E"

COVERED
STORAGE
(6.2' X 3.2')

N 09°30'00" E
85.00'

DWELLING
#509

BRICK PATIO AREA

GATE WALK

ONLINE

OFF 0.2'

STP

BRICK WALK

OFF 12.5'

0.5' CURB

N 80°55'00" W
24.33'

PRINCE STREET

MONUMENT LINE

PLAT

SHOWING HOUSE LOCATION ON

THE PROPERTY LOCATED AT

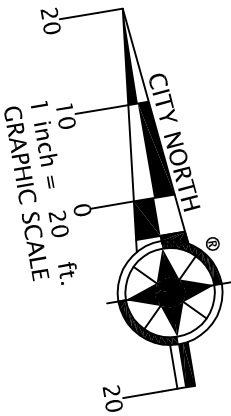
#507 PRINCE STREET

(INST #140001490)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

OCTOBER 29, 2018
NOVEMBER 28, 2018 (REV.)



SOUTH PITT STREET

MONUMENT LINE

PLAT

SHOWING HOUSE LOCATION ON

THE PROPERTY LOCATED AT

#507 PRINCE STREET

(INST #140001490)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

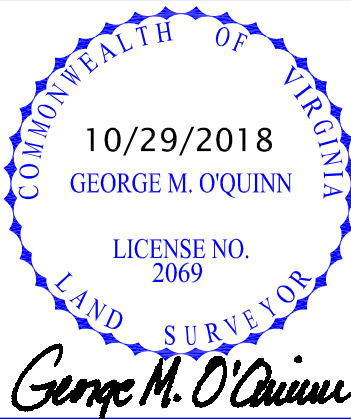
OCTOBER 29, 2018
NOVEMBER 28, 2018 (REV.)

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:

COOPER, TR.

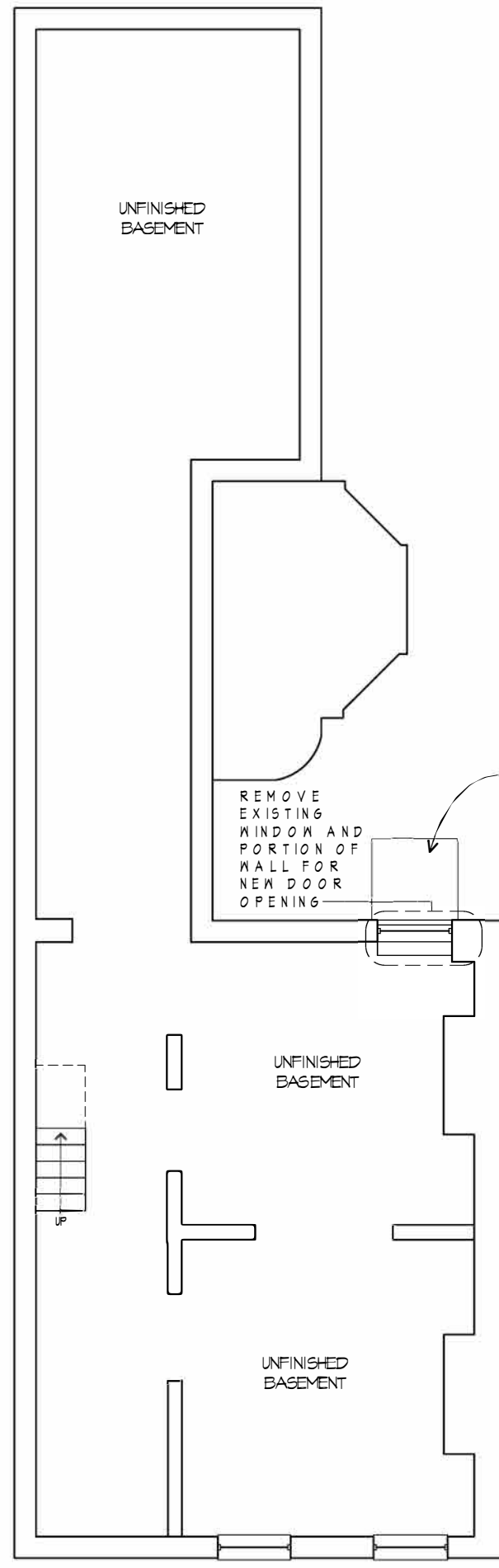
DIMOND ADAMS



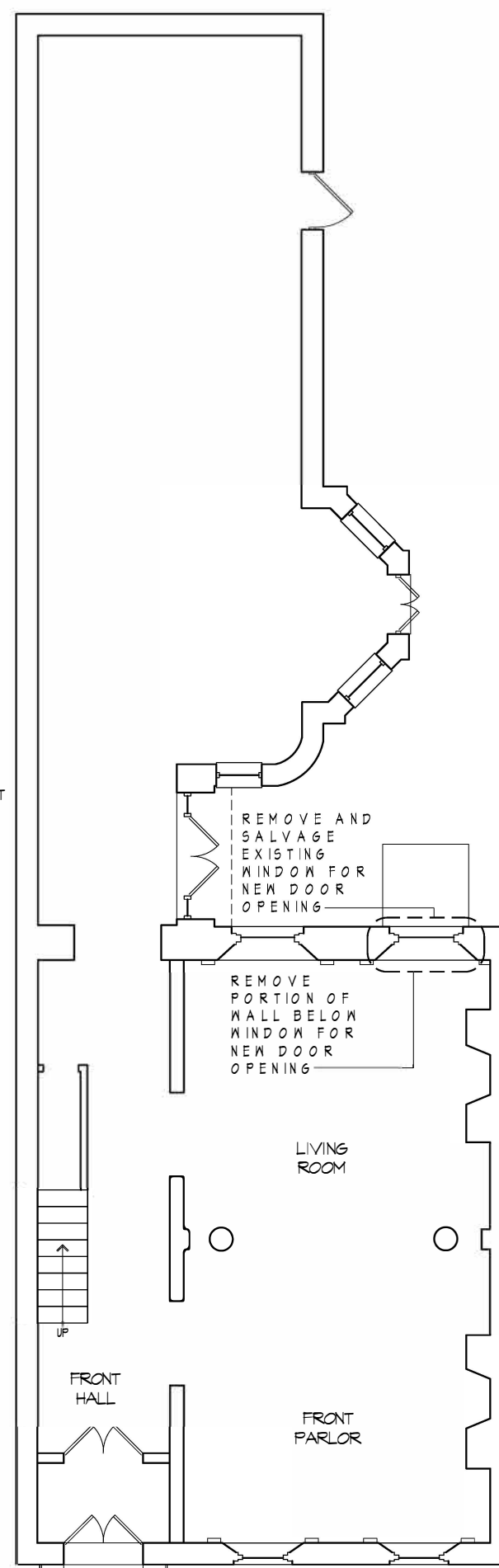
DOMINION

Surveyors
Inc.®

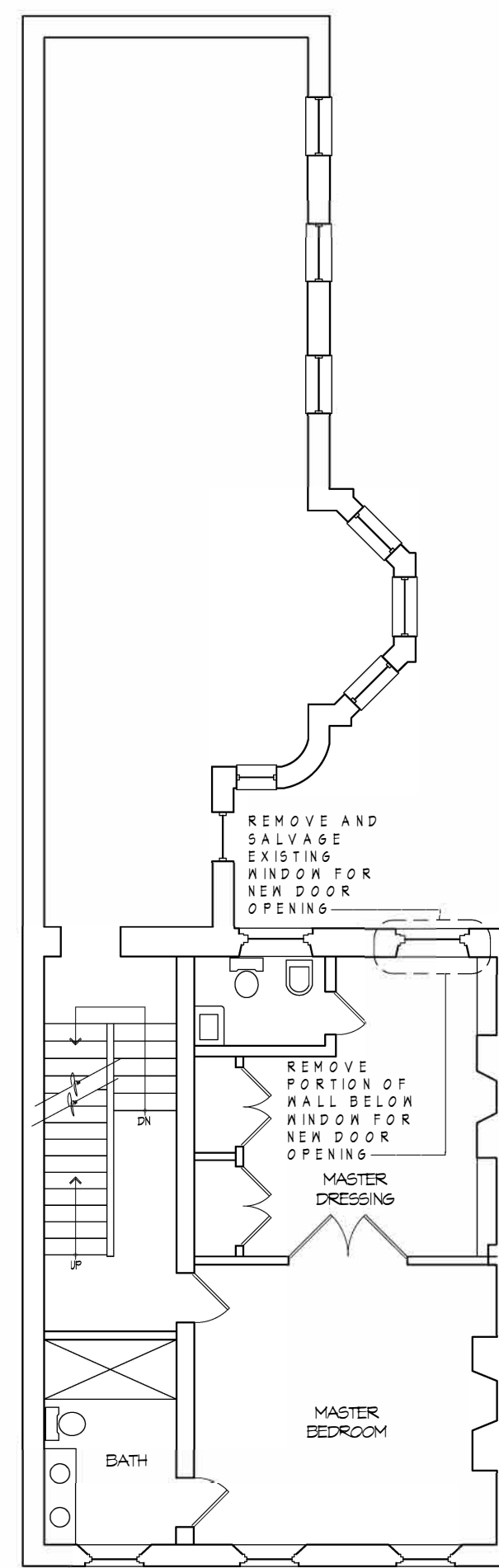
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412



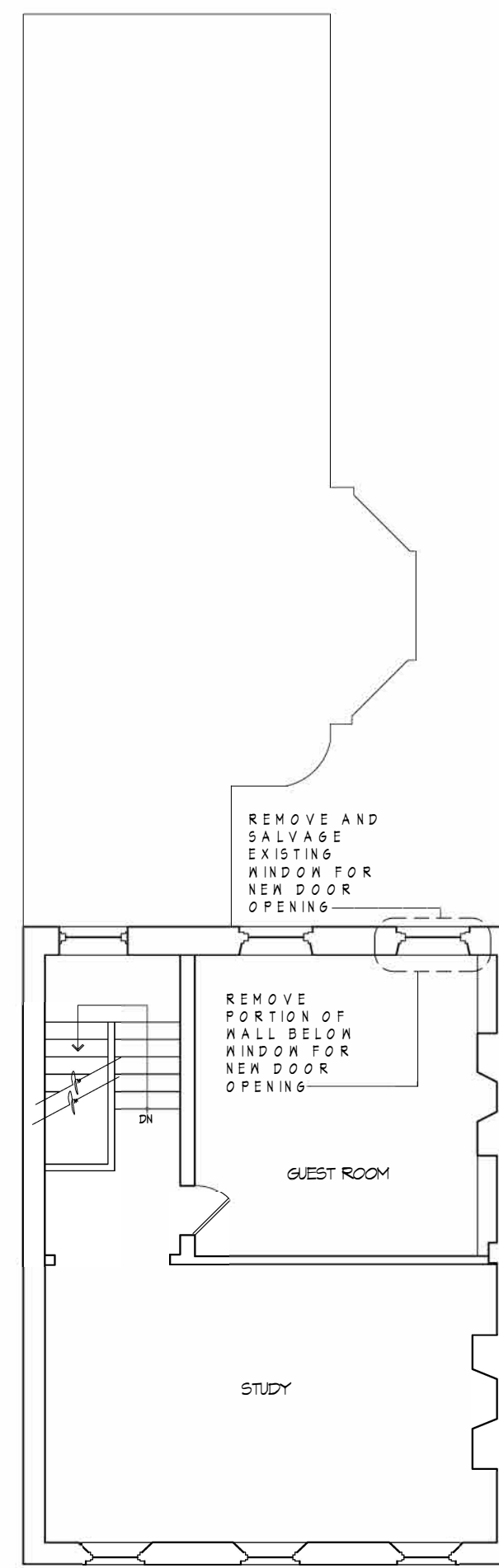
EXISTING
BASEMENT
P L A N
1/8"=1'-0"



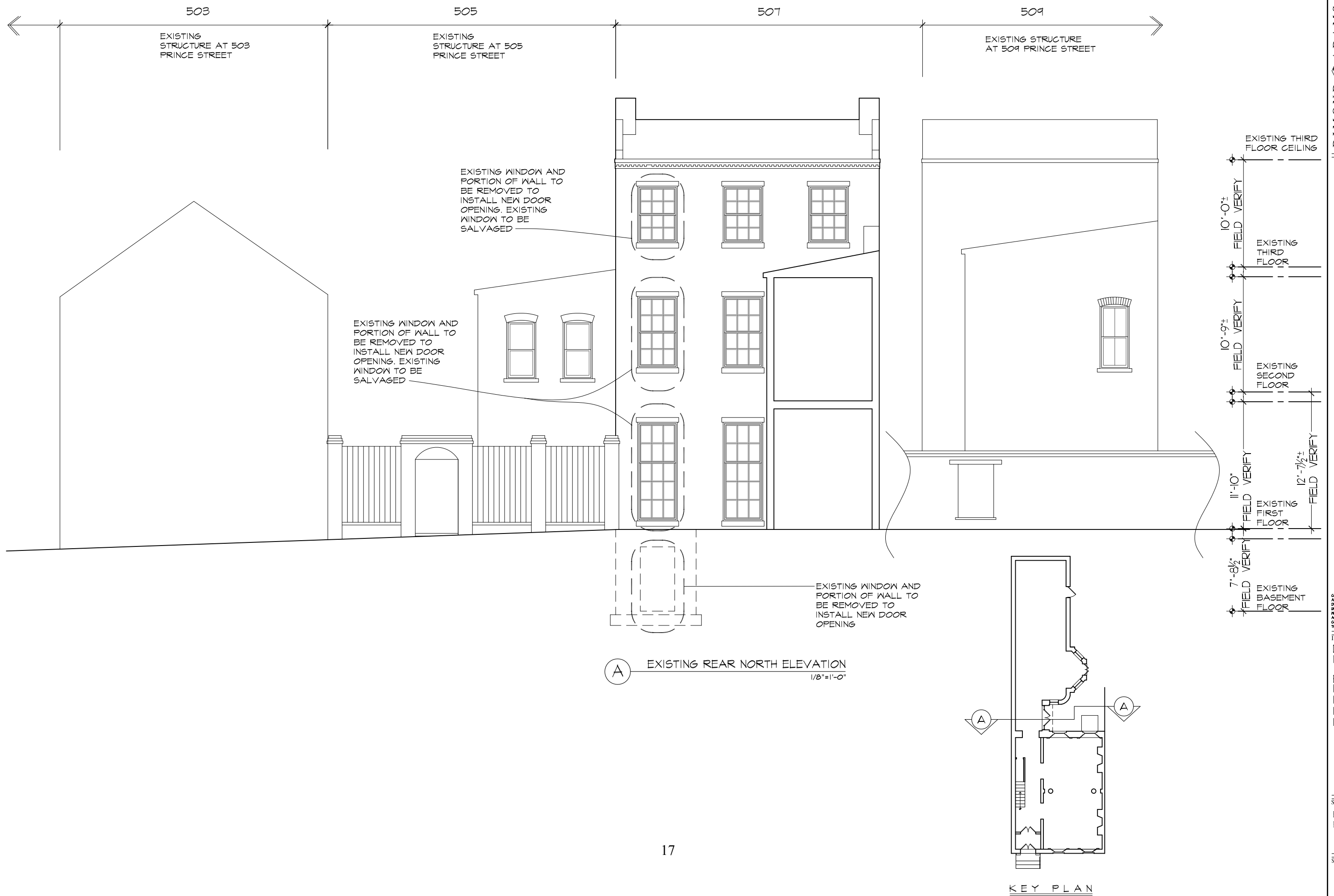
EXISTING
FIRST FLOOR
P L A N
1/8"=1'-0"

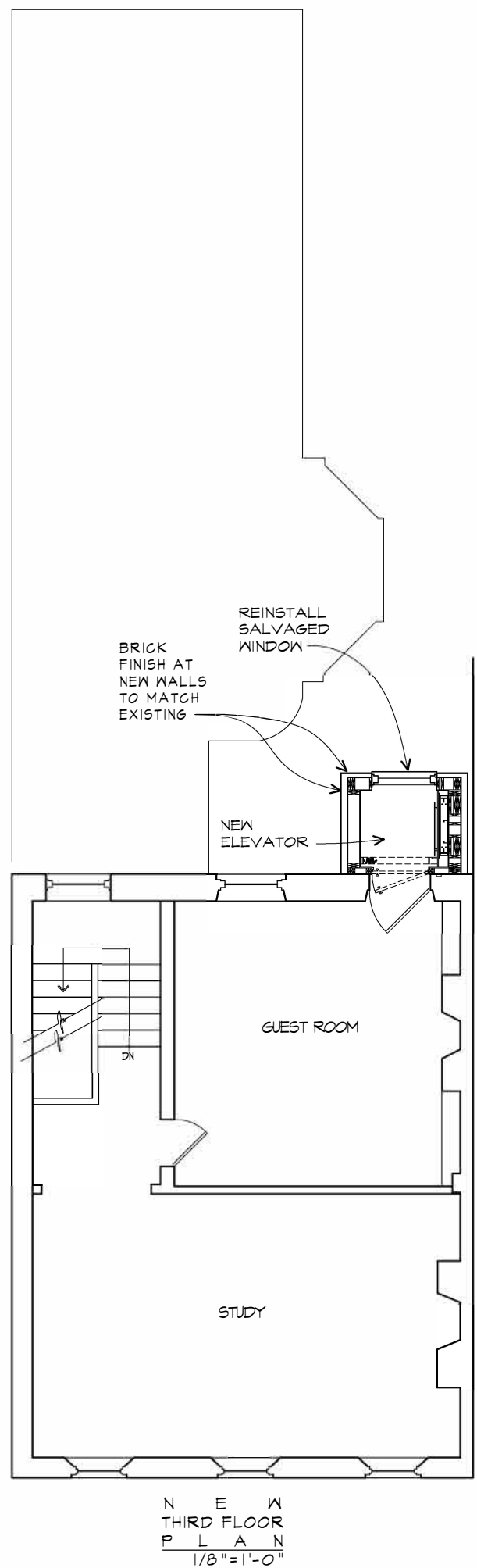
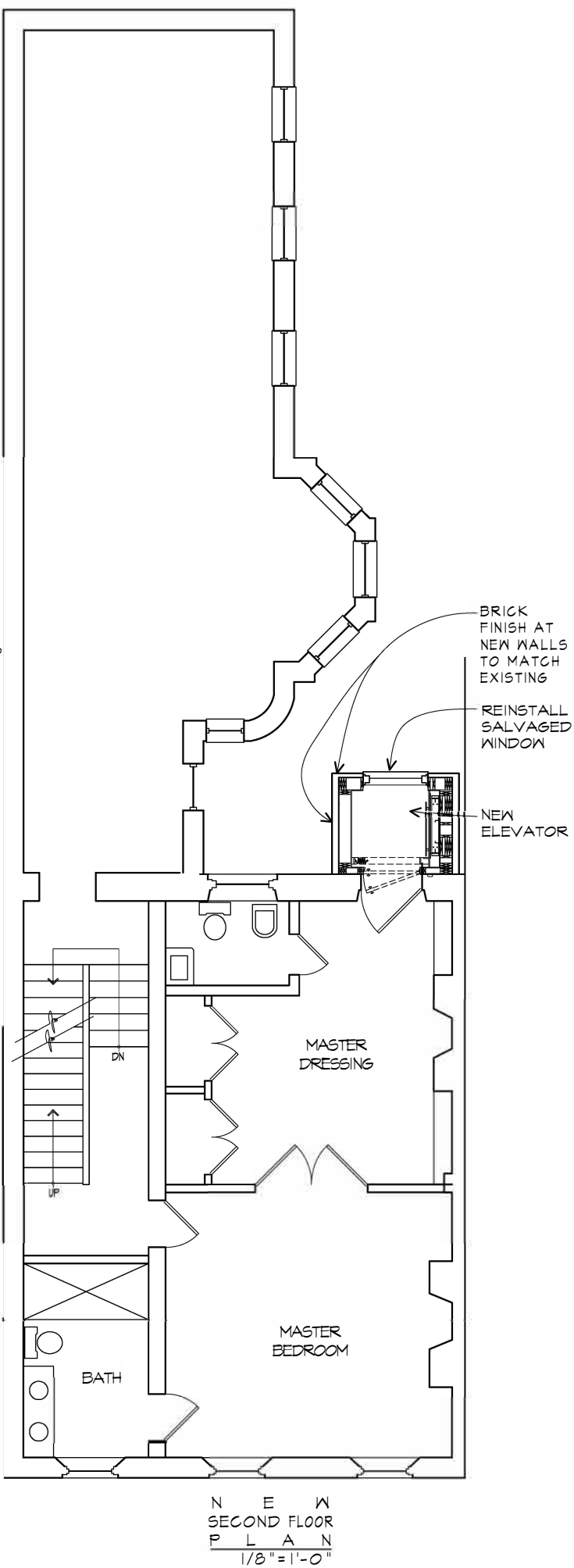
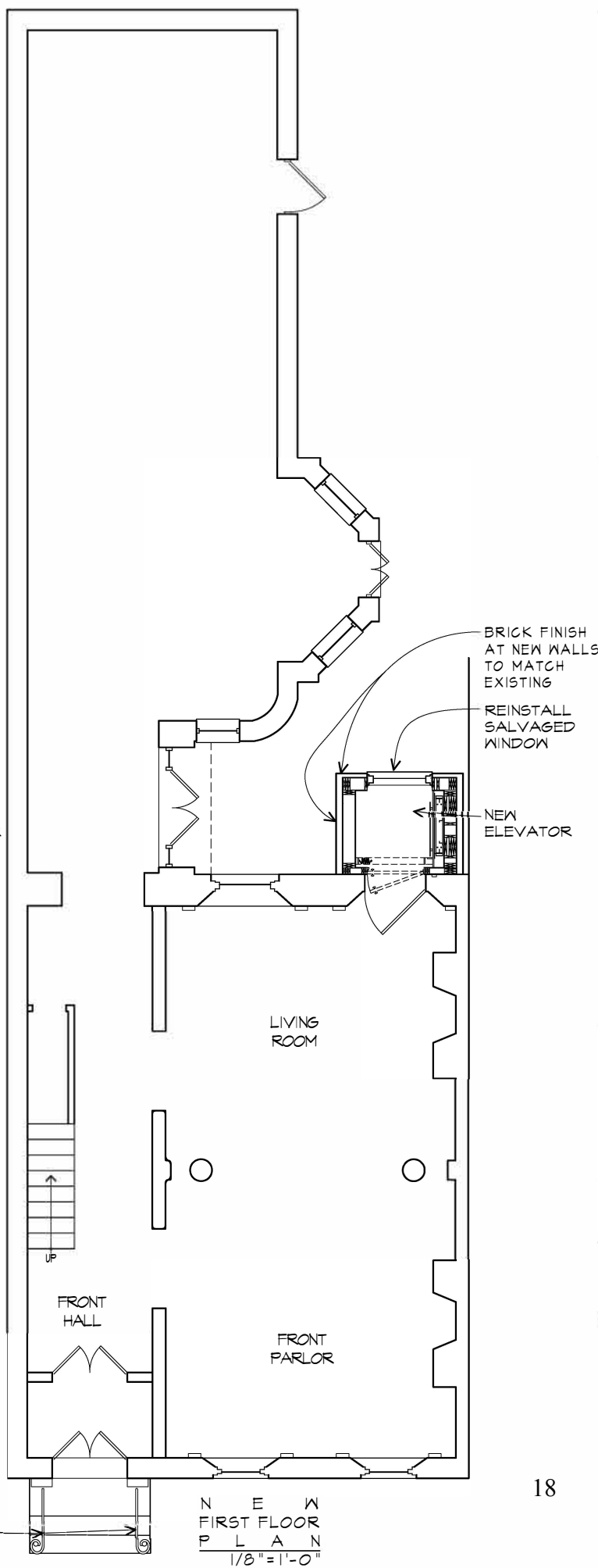
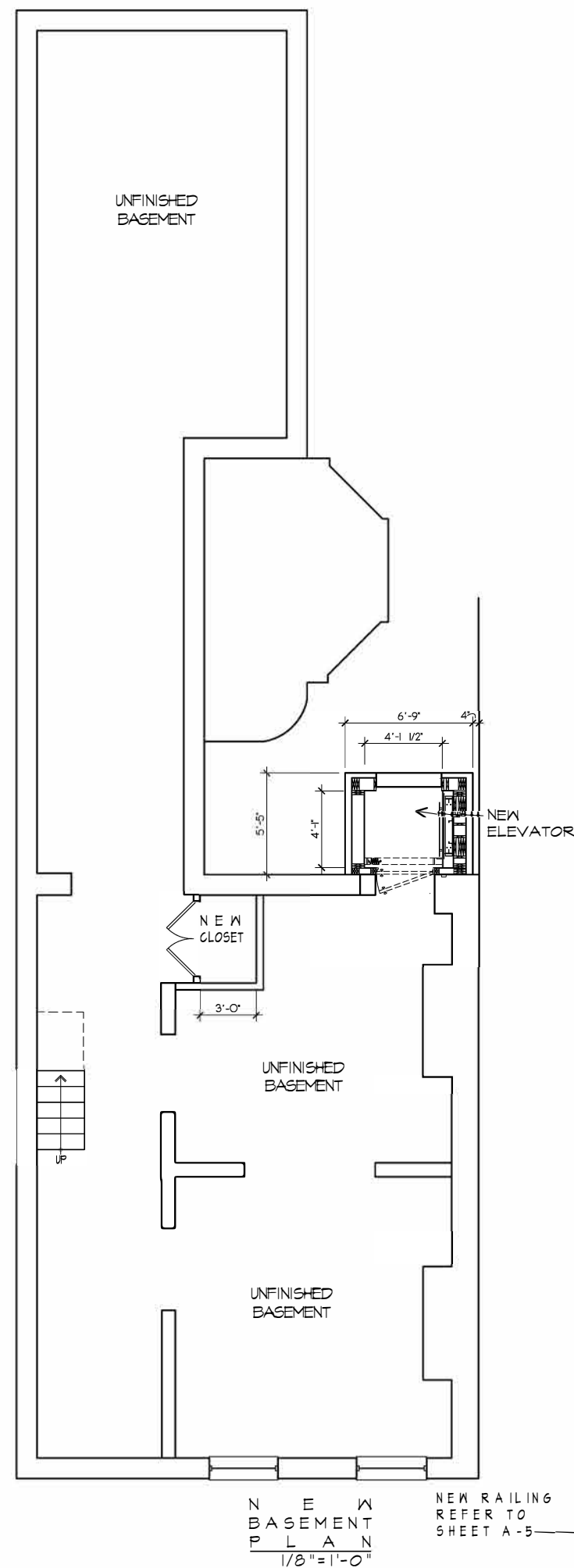


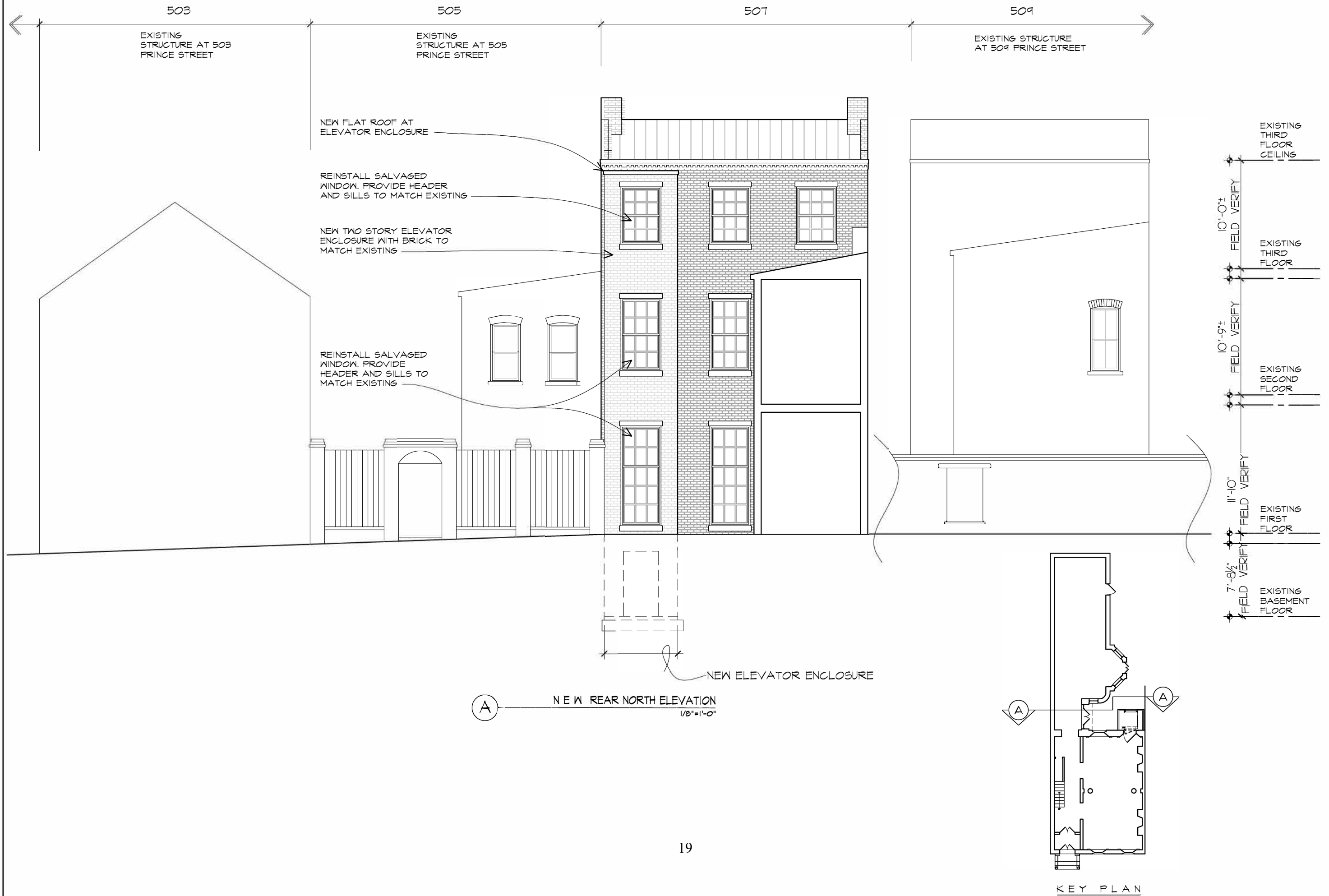
EXISTING
SECOND FLOOR
P L A N
1/8"=1'-0"



EXISTING
THIRD FLOOR
P L A N
1/8"=1'-0"









EXISTING
FRONT
STOOP



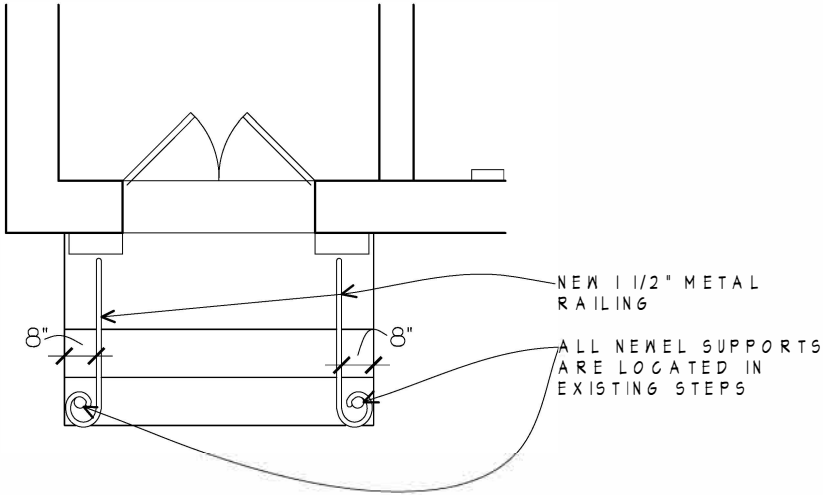
REMOVE
EXISTING
RAILING

EXISTING
FRONT
STOOP



STYLE OF
RAILING TO BE
INSTALLED

PROPOSED
NEW
RAILING



N E W
S T O O P
P L A N
1/4" = 1'-0"

**Cooper Residence
507 Prince Street
Alexandria, VA 22314**



Front Elevation



**Rear Elevation -
As seen from alley behind property**



**Rear Elevation -
As seen from west side of existing bay**