

ISSUE: Certificate of Appropriateness for (alterations)

APPLICANT: Basilica of Saint Mary

LOCATION: Old and Historic Alexandria District
310 South Royal Street

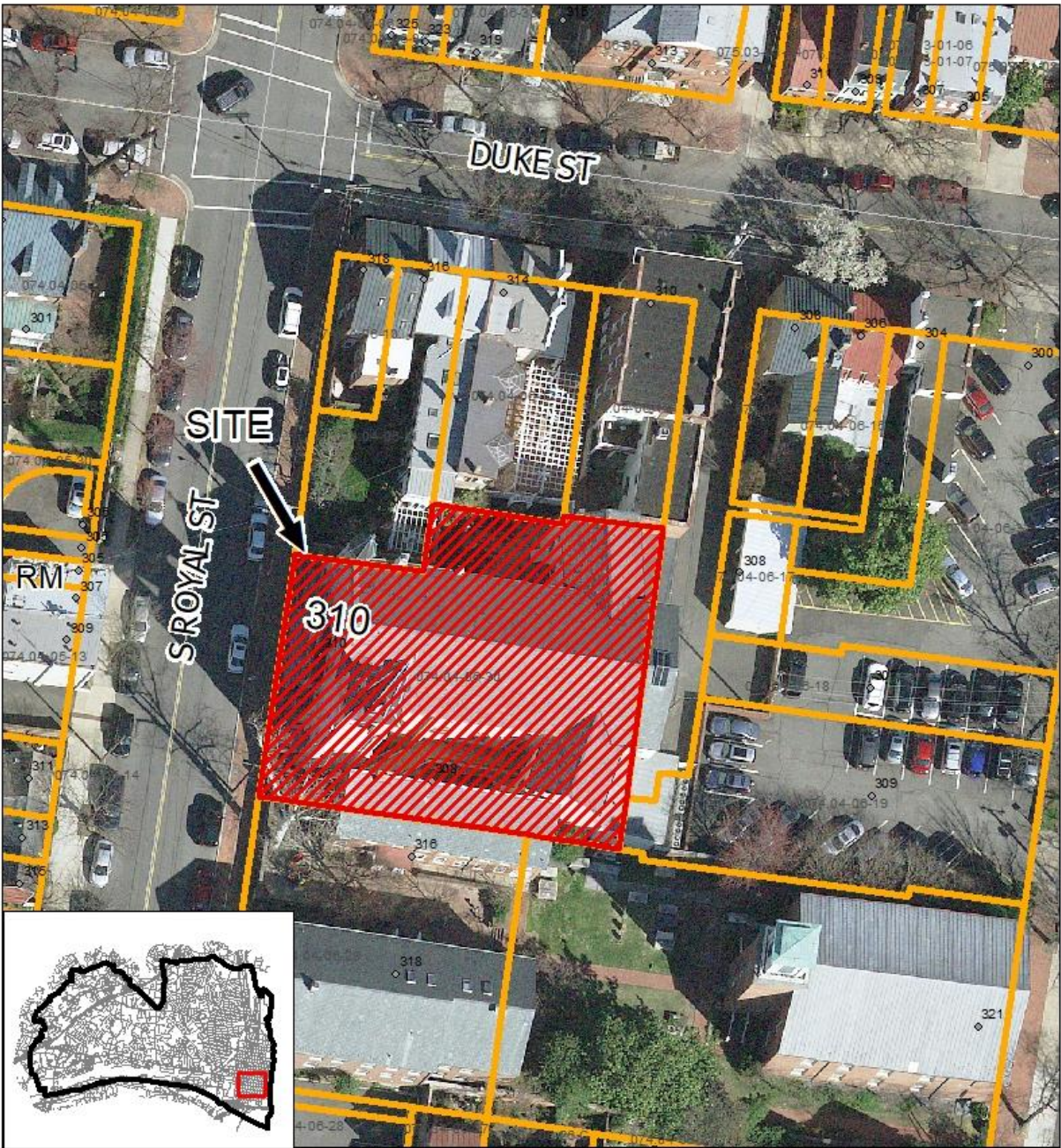
ZONE: RM/Townhouse zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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 Department of 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.



BAR #2019-00266
310 South Royal Street
(Parcel Address: 308 South Royal Street)

0 20 40 80 Feet



I. APPLICANT'S PROPOSAL

The applicant is requesting a Certificate of Appropriateness to replace three multi-light metal windows with three stained glass windows, at 310 South Royal Street.

II. HISTORY

Founded in 1795, the Basilica of Saint Mary is the first Roman Catholic parish in the Commonwealth of Virginia and West Virginia, which were one state until 1863. President George Washington made the first contribution for the creation of a Roman Catholic parish in Virginia in the late 1700s, equivalent to approximately \$1,200 today. According to Ethelyn Cox in *Historic Alexandria, Virginia: Street by Street*, the first Saint Mary's Church was built between 1789-1793 on the southeast corner of Washington and Church streets, where the adjoining cemetery survives. In 2018, the Vatican elevated Saint Mary's Church to the Basilica of Saint Mary, only the second basilica in the Washington, DC metropolitan area. The current church on South Royal Street was consecrated on March 4, **1827**. The present rusticated stone façade, in the Flamboyant Gothic style, dates to **1856**.

Previous BAR Approvals

The Board has approved several of alterations since 1966 including railings, replacement windows and signage. The recent approvals are the following:

BAR2018-00294/00295 – The Board approved a Permit to Demolish/Capsulate and a Certificate of Appropriateness for alterations

BAR2018-00229 – administrative approval of replacement handrails on the front entrance

BAR2012-00398 – administrative approval of HVAC screening

III. ANALYSIS

The *Design Guidelines* state that windows are a character-defining feature and serve both functional and aesthetic purposes. The applicant proposes to change the design of three metal multi-light windows to single-light stained-glass windows on the east elevation of the subject property. The windows are minimally visible from the public right-of-way and the alley east of the elevation is private. It is likely that the existing metal windows are not the original windows, given the material type and that the BAR has approved a number of window replacements over the years. Staff has no objection to the proposed window alterations because the proposed replacement windows will fit in the existing window openings and the brick lintels will not be altered or removed. The proposed alterations will not alter the historic period of the structure and is appropriate given the use of the property.

Staff recommends approval of the Certificate of Appropriateness, as submitted.

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 scope of work involves the replacement of existing windows with stained glass windows.
Proposed scope of work meets zoning ordinance requirements of the RM zone.

Code Administration

No Comments Received.

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 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)

- 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

No archaeological oversight necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00266: 310 South Royal Street

ADDRESS OF PROJECT: 310 S Royal Street, 22314DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 074.04-06-30 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: Basilica of Saint MaryAddress: 310 S Royal Street, 22314City: Alexandria State: VA Zip: 22308Phone: 703-836-4100 E-mail: jharchick@stmaryoldtown.orgAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Michael Patrick, AIA Phone: 202-337-7255E-mail: mpatrick@barnesvanze.com**Legal Property Owner:**Name: Most Reverend Michael Burbidge, Bishop, Catholic Diocese of ArlingtonAddress: Attn: St. Mary's Basilica Office, 313 Duke StreetCity: Alexandria State: VA Zip: 22308Phone: 703-836-4100 E-mail: jharchick@stmaryoldtown.org

- ☐ 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 _____
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Replace three existing metal windows on a side alley with new stained glass windows with outer clear storm glass lite in metal frame, per drawings. The Church would like to install stained glass windows, and the existing multi-lite windows have small lites and numerous mullions that will destroy the effect of the stained glass on the interior. It is likely that the existing windows are not the original windows, although no known record exists of the original condition.

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.

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

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

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

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

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

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

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
 - ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
 - ☒ I, the applicant, or an authorized representative will be present at the public hearing.
 - ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.
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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: Michael Patrick, AIADate: 6/24/2019

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 three 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. Catholic Diocese of Arlington	Attn: St. Mary's Basilica Office, 313 Duke Street	100%
2.	Alexandria VA 22314	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Catholic Diocese of Arlington	Attn: St. Mary's Basilica Office, 313 Duke Street	100%
2.	Alexandria VA 22314	
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. Catholic Diocese of Arlington	N/A	N/A
2.		
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.

6/24/2019

Date

Michael Patrick, AIA

Printed Name



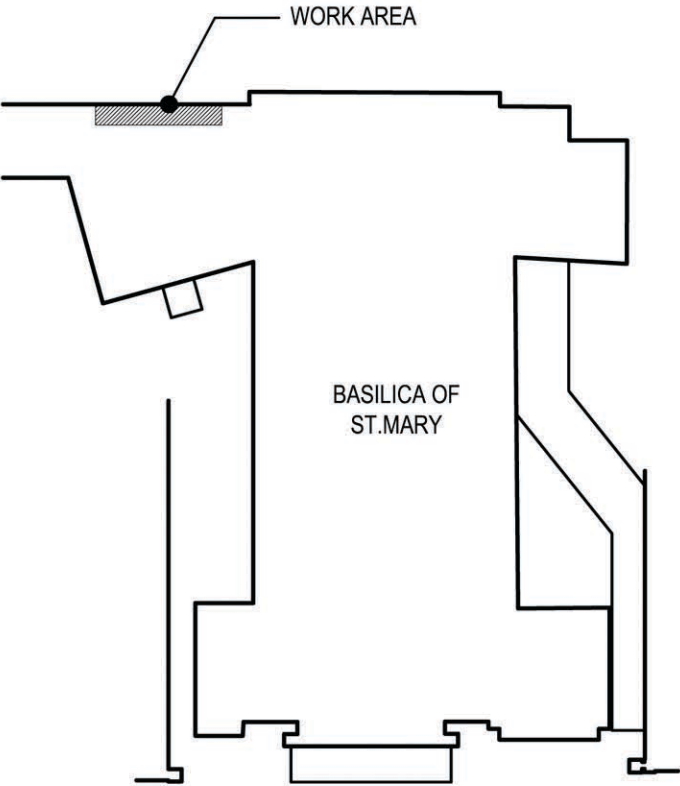
Signature



SITE LOCATION PLAN

AREA OF WORK

WORK LIMITED TO HATCHED AREA AT EXISTING SACRISTY



PROJECT TEAM

OWNER: ST. MARY'S PARISH (AS PART OF THE CATHOLIC DIOCESE OF ARLINGTON) 313 DUKE STREET ALEXANDRIA, VA. 22314	ARCHITECT: BARNES VANZE ARCHITECTS, INC. 1000 POTOMAC ST. NW, SUITE L2 WASHINGTON DC, 20007 CONTACT: MICHAEL PATRICK TEL: (202) 337-7255
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FULL DRAWING INDEX

CO	COVER SHEET
A1	PHOTO OF SACRISTY EXTERIOR FROM DUKE STREET
A2	PHOTO OF SACRISTY EXTERIOR FROM SOUTH FAIRFAX STREET
A3	EXISTING SACRISTY ELEVATION DRAWING AND PHOTOGRAPHS OF EACH EXISTING INDIVIDUAL WINDOW
A4	PROPOSED SACRISTY ELEVATION DRAWING AND DRAWINGS OF EACH PROPOSED INDIVIDUAL WINDOW
A5	PROPOSED WINDOW DETAILS

BV

BARNES VANZE ARCHITECTS

1000 POTOMAC STREET, NW SUITE L-2 WASHINGTON, DC 20007
www.barnesvanze.com TELE: 202.337.7255 FAX: 202.337.0609

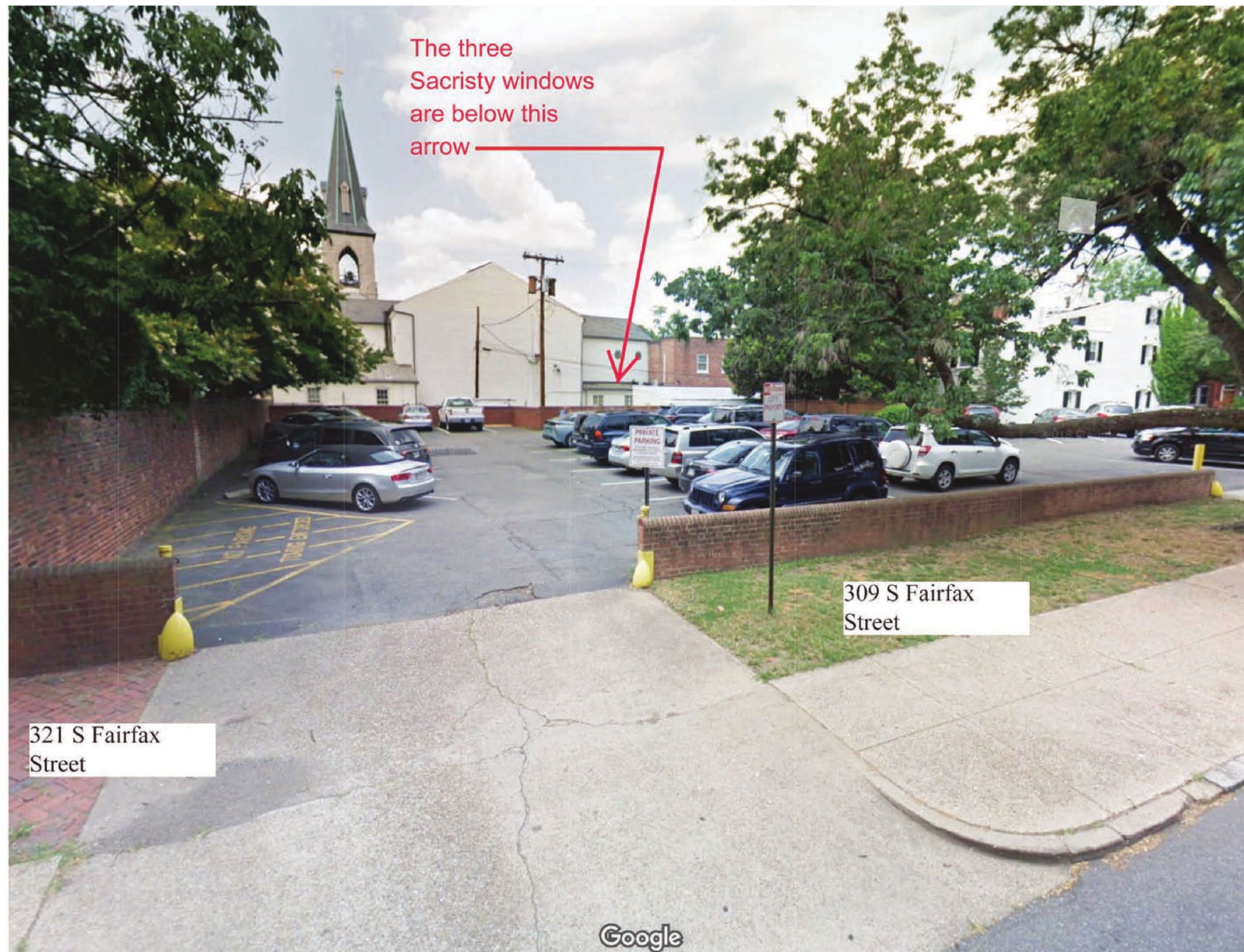
BASILICA OF ST MARY
SACRISTY WINDOW RENOVATION
310 S ROYAL STREET, ALEXANDRIA, VA 22314

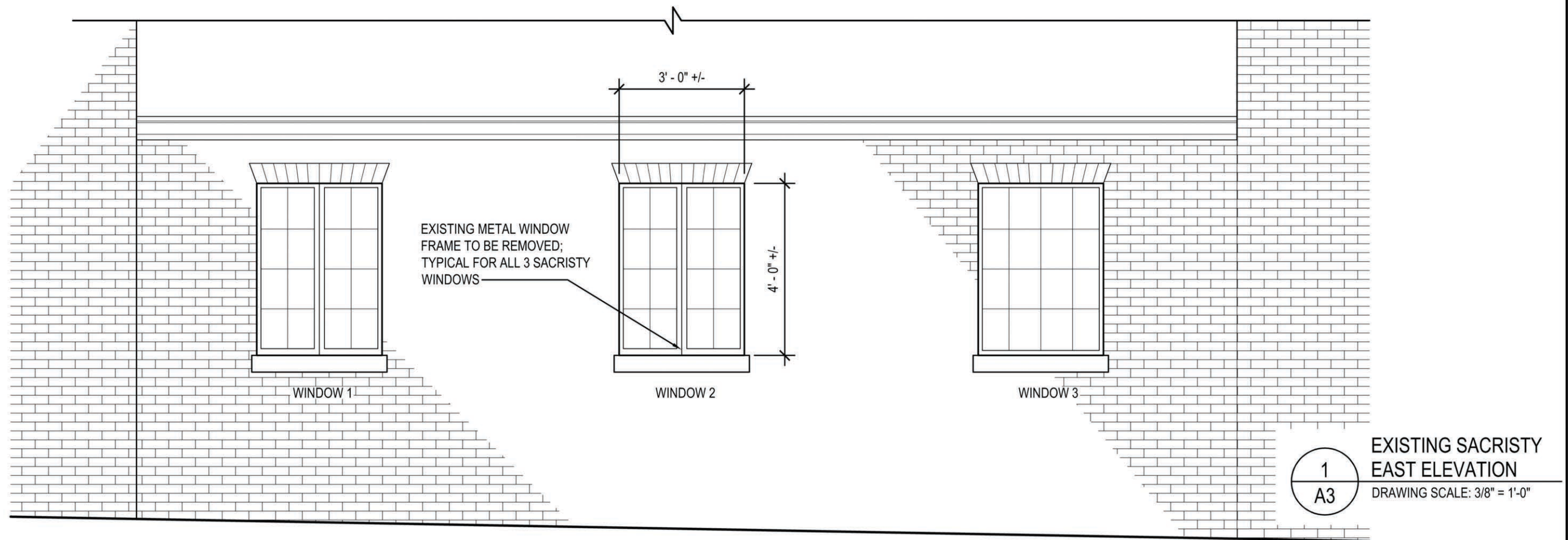
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ISSUED FOR:			
06.24.2019	BAR APPLICATION		

CO

SHEET 1 OF 6







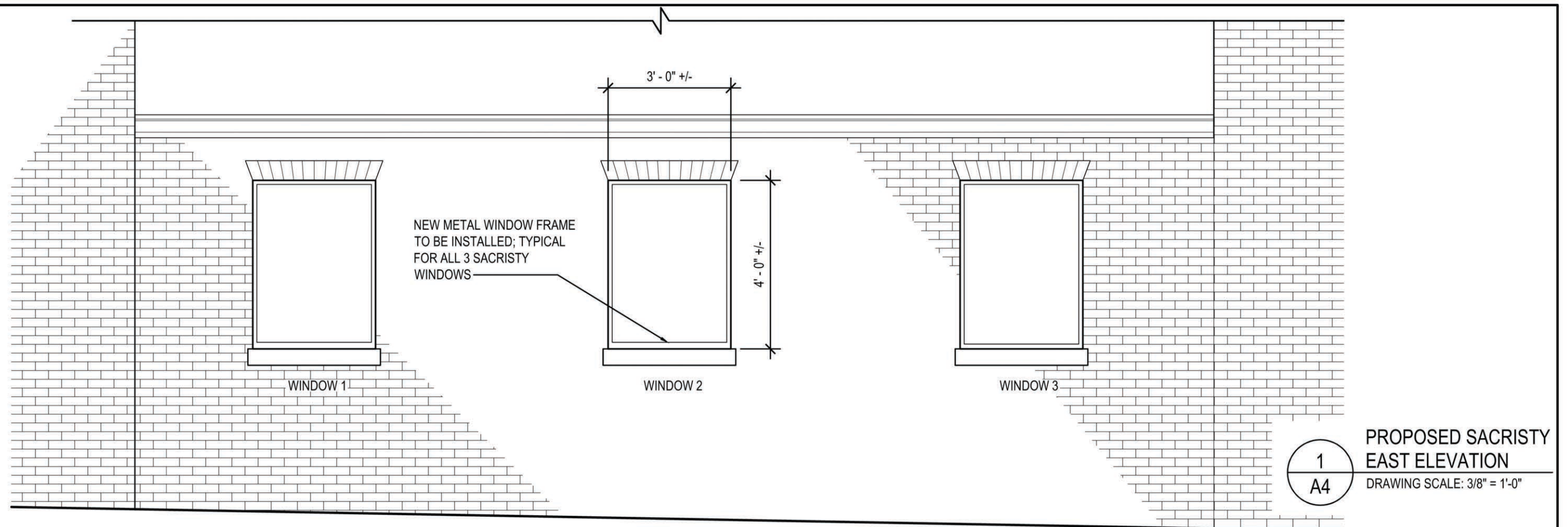
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A3 PHOTO OF EXISTING WINDOW 1
NOT TO SCALE



3
A3 PHOTO OF EXISTING WINDOW 2
NOT TO SCALE



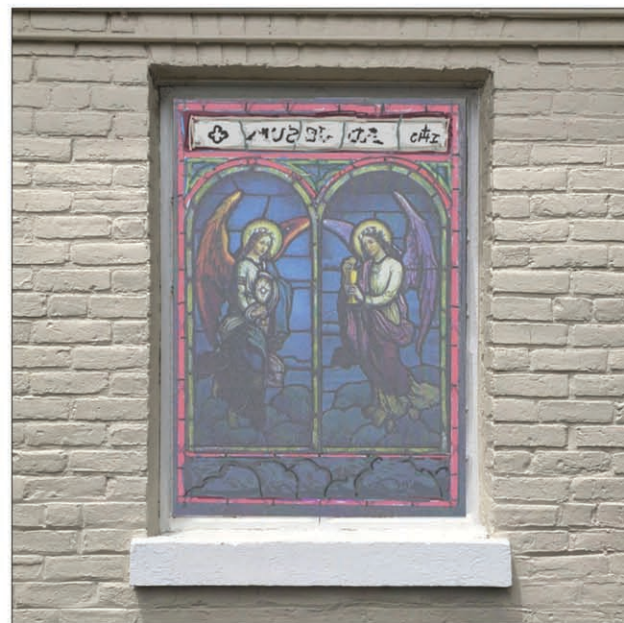
4
A3 PHOTO OF EXISTING WINDOW 3
NOT TO SCALE



2
A4

PHOTO OF PROPOSED WINDOW 1

NOT TO SCALE



3
A4

PHOTO OF PROPOSED WINDOW 2

NOT TO SCALE



4
A4

PHOTO OF PROPOSED WINDOW 3

NOT TO SCALE

REVISIONS	
ZONE	REV
	Date 12/12/18

48

36

2500 br 2 1/2" double glazed
3 req'd
@\$160.00ea

<p>DIXON STUDIO 323 N CENTRAL AVENUE STAUNTON, VA 24401 800.619.1112 info@dixonstudio.com</p> <p>Virginia Class A Contractor Lic. No. 2705135941</p>	<p>St. Mary's Basilica Alexandria, Virginia</p> <p>Very Rev. Edward Hathaway, Rector</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">SIZE</th> <th style="width: 20%;">FSCM NO.</th> <th style="width: 30%;">DWG NO.</th> <th style="width: 10%;">REV</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">SCALE</th> <th style="width: 70%;">SHEET</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	SIZE	FSCM NO.	DWG NO.	REV					SCALE	SHEET		
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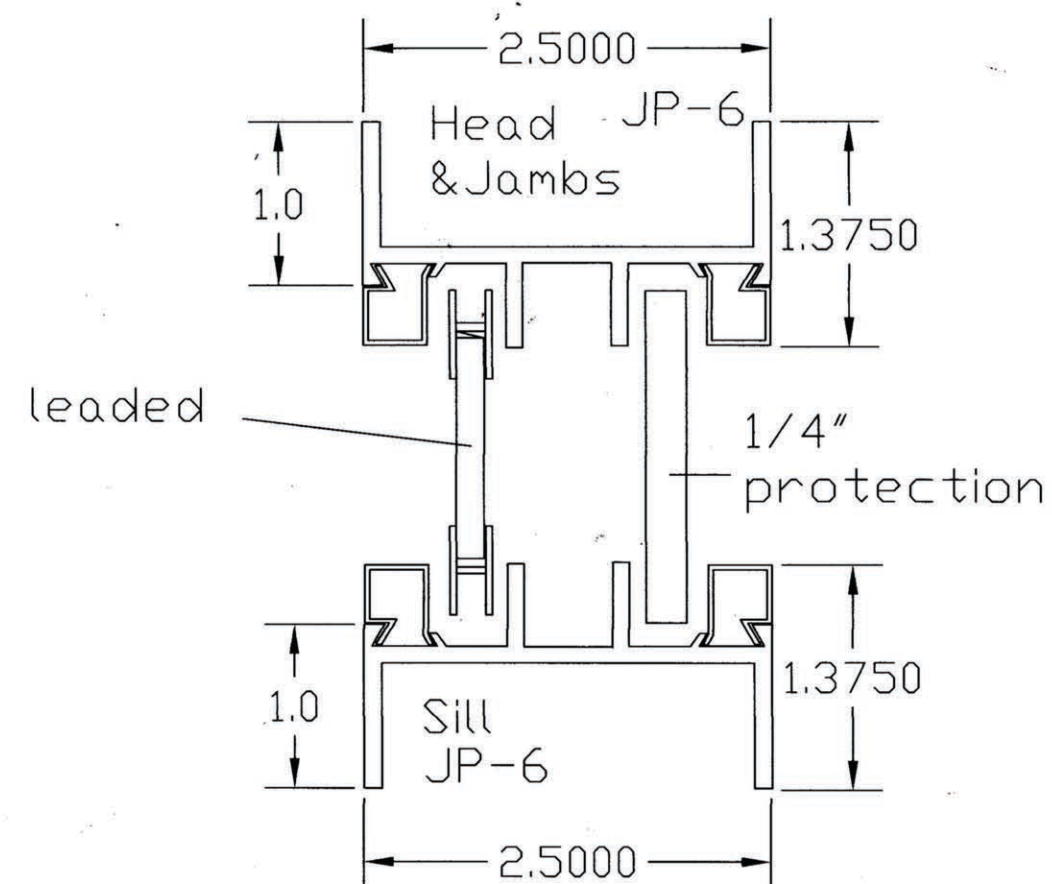
1
A5

ELEVATION FROM SHOP DRAWING OF TYPICAL PROPOSED WINDOW

NOT TO SCALE

DIXON STUDIO
323 N Central Avenue
Staunton, VA 24401
800.619.1112
info@dixonstudio.com

Virginia Class A Contractor
Lic. No. 2705135941



2
A5

DETAIL OF TYPICAL PROPOSED WINDOW FRAME

NOT TO SCALE