

**ISSUE:** Permit to Demolish (full), Certificate of Appropriateness for addition, Waiver of Fence Height

**APPLICANT:** Basilica of Saint Mary

**LOCATION:** Old and Historic Alexandria District  
1001 South Royal Street

**ZONE:** RM/Residential Townhouse Zone

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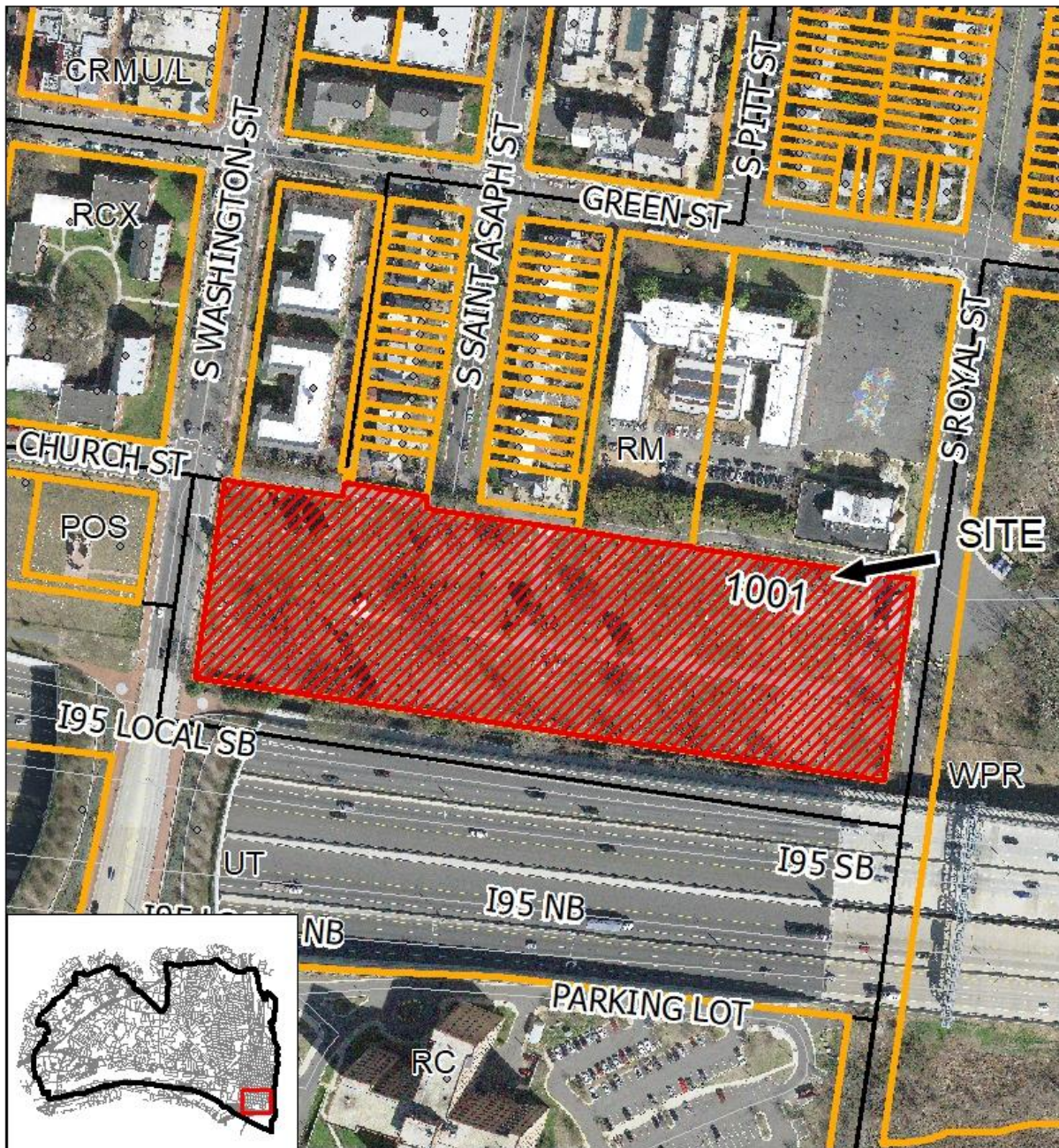
**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate, the Certificate of Appropriateness, and Waiver of Fence Height, as submitted, with the following archaeological condition:

1. Include the following statements on all construction documents involving demolition or ground disturbance, so that on-site contractors are aware of the requirements.
  - a. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.
  - b. Call Alexandria Archaeology immediately (703-838-4399) if any graves, 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.

**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](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 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 #2019-00308 & BAR #2019-00309**  
**1001 South Royal Street**



0 85 170 340 Feet



**Note:** *Staff coupled the applications for a Permit to Demolish/Capsulate (BAR #2019-00308); Certificate of Appropriateness; and Waiver of Fence Height (BAR #2019-00309) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate and Certificate of Appropriateness and Waiver of Fence Height to implement a four-phase master plan to provide additional interment sites at the Basilica Cemetery of Saint Mary at 1001 South Royal Street. The applicant requests BAR approval of only Phase 1 and 2 at this time.

### **Permit to Demolish/Capsulate**

As part of Phase 2 of the project, the applicant intends to demolish an unused, sealed brick wellhead, as well as a simple, four-post, roofed structure without walls that shelters the wellhead. Based on Sanborn maps and aerial photographs, this structure was not built until the late 1950s, well past the 1934 period of significance. This structure is twelve feet tall with a width of eight feet eight inches and a depth of eight feet six inches (Figure 1).



**Figure 1: Structure and wellhead to be demolished, as seen from South Washington Street**

### **Certificate of Appropriateness**

Phase 1 includes the construction of a six-foot high solid brick wall along the property line at South Royal Street incorporating a fifteen-foot tall decorative end wall for a pergola which will provide a shaded gathering spot for cemetery visitors.

Phase 2 will follow the demolition of the well head for the construction of a structure in the style of a funerary monument in the center of the cemetery. It consists of a U-shaped, nine-foot tall stone structure open to the sky with burial niches on all sides.

Phases 3 and 4 are long-term future projects. Phase 3 includes a three-foot high stone wall with niches and a twenty-foot high stone shrine with niches in the base. Phase 4 is an extension of Phase 1, at the southeast corner of the site (Figure 2). These will come before the BAR at a future date.





Figure 2: Cemetery improvement phases

#### Waiver of Fence Height

Due to the topography of the site, the applicant requests a waiver of fence height. Phases 1 and 4 will each have a six-foot high brick privacy wall with seven-foot, six-inch tall piers, as measured from grade on the cemetery side. As the columbarium design requires level sections of wall between piers, some portions of each wall section will exceed the six-foot height. Wall height may, due to sloping grade, be at certain points as high as seven feet, eight inches on the South Royal Street side. The applicant requests that the BAR approve a six-foot-tall wall with a maximum wall height of seven feet, eight inches at certain points, and a maximum pier height of nine feet, two inches on the South Royal Street side. Maximum pier height on South Royal Street is not expected to exceed eight feet, six inches above grade. The exterior wall of the pergola, incorporated into the wall on South Royal and not considered fencing, will reach a maximum height of sixteen feet, eight inches (Figure 3).



Figure 3: South Royal Street elevation

## **II. HISTORY**

The Basilica of Saint Mary Cemetery dates to the founding of the parish in **1795**. According to parish records, William Thorton Alexander officially deeded the land to St. Mary's Catholic Church in 1803. The original brick church building stood on this lot until 1810, when the parish relocated to its present location at 310 South Royal Street. This cemetery is the oldest public Roman Catholic cemetery in Virginia and the oldest active cemetery in Alexandria.

### *Previous BAR Approvals*

BAR2002-00200: The BAR approved widening the South Washington Street entrance and the construction of a chain-link fence and a new maintenance building along the property line on South Royal Street. The proposed brick wall in Phase 1 will link this 2002 building to the proposed Phase 1 pergola.

## **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.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</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?	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?	No
(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	No

	heritage, and making the city a more attractive and desirable place in which to live?	
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In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The demolition impacts a mid-20th century structure which is not of unusual or uncommon design and it could be reproduced easily today.

Certificate of Appropriateness

The Basilica Cemetery of Saint Mary has served the Roman Catholic community for over 200 years and has reached capacity. In order to continue to provide resting places, the parish wishes to install columbarium niches. Along with the niches, the parish would like to construct a boundary wall along South Royal Street and incorporate a pergola into that wall.

The subject property is located within the Old & Historic Alexandria District and is also located on the George Washington Memorial Parkway, individually listed on the National Register of Historic Places. The project is in conformance with the Standards and Additional Standards for Washington Street outlined in Chapter 10 of the Zoning Ordinance and Chapter 7 of the BAR's *Design Guidelines*.

According to the *Design Guidelines*: "An important feature of the historic districts are the fences, garden walls and gates that define property lines. Fences serve as a distinctive feature of the streetscape and individual yards. Fences and garden walls also provide a sense of privacy and enclosure for property owners."

Currently, a chain link fence and a brick maintenance building define the property line along South Royal Street. Phase 1 of the project will greatly improve the streetscape here and better define the site. The proposed classically-designed brick wall and columbarium will provide more privacy for the cemetery while presenting a more dignified appearance to the street. Furthermore, replacing the chain link fence with a brick wall will screen the cemetery from the adjacent bike trail and the recycling dumpsters located immediately across South Royal Street. The proposed fifteen-foot tall pergola incorporated into the wall along South Royal Street will be at least 80% open, with brick piers and wood beams. The pergola will provide shade and a gathering space for mourners.

The *Design Guidelines* further state that, "The predominant building materials for buildings on Washington Street are wood and brick. In addition, there are examples of stone and stucco on architecturally and historically significant buildings on Washington Street. The building materials for new buildings or additions to buildings should reflect these traditional materials." All four phases of the proposed project utilize brick with stone or cast stone detailing, and wood, in accordance with the *Design Guidelines*.



The proposed columbarium in Phase 2 is barely visible from both South Washington Street and South Saint Asaph Street (Figures 4 - 7 below). Due to its closed walls and dressed stone building material, the proposed columbarium may be more prominent than the extant structure. However, the classical design harmonizes with existing funerary statues and obelisks, as well as the adjacent Saint Mary's school building that is visible from these streets, and the columbarium and brick wall will not negatively affect the viewsheds.



Figures 4 and 5 above: Views from South Washington Street



Figures 6 and 7 above: Views from South Saint Asaph Street

Phase 3 includes a twenty-foot high, eight foot four-inch-wide monument which will only be visible from the Woodrow Wilson Bridge pedestrian path. As with the other proposed additions, the classical design complements the existing elements in the cemetery and the shrine will not negatively affect views of the cemetery from the bridge.

Staff does not object to the proposed additions to the site, as they are well designed and compatible with the site function and the surrounding community. They will provide appropriate spaces for interment and privacy for those visiting their loved ones.

#### Waiver of Fence Height

Due to changes in grade, in some areas the proposed brick wall will exceed the six-foot height maximum. The zoning ordinance prohibits fence heights greater than 6 feet in height throughout

the City. However, Section 7-202(C) permits the BAR to waive or modify the fence height “where the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district.” The BAR has in some instances approved fence waivers to allow for 7’ to 8’ tall fences in specific locations where it is compatible, either due to topographical differences, minimal visibility from the public way, or where existing, previously approved fences are already of that height. In this case, the topographical differences necessitate a fence height waiver. Staff therefore supports the height waiver, which is required due to the topography of the sloping site and the need for level wall sections between piers of the columbarium. There is significant open space in the park on the opposite side of the street and the scale of the wall is diminutive relative to the adjacent Woodrow Wilson Bridge.

Staff supports the Permit to Demolish/Capsulate, the Certificate of Appropriateness for the additions and the Waiver of Fence Height, as submitted, and the Alexandria Archaeology recommendations below.

**STAFF**

Susan Hellman, 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**

F-1 Proposal meets zoning requirements.

**Code Administration**

C-1 Due to limited information in application, a building code consultation is recommended to determine scope of work and permit requirements.

**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 A released grading plan is required prior to submitting for building 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 Although obviously this cemetery is a sensitive historic property, the nature of the four proposed undertakings will have minimal impact to below-ground resources. However, we do encourage the applicant to consider conducting a ground penetrating radar (GPR) study within the Lines of Disturbance for each of the four areas if there is any question whether graves are present.
- R-1\* The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any graves, 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.
- R-2\* The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "\*" 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.

**V.     ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2019-00308 & 00309, 1001 South Royal Street*

1001 S Royal Street, Alexandria, VA 22314

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 083.02-01-01 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)*MHP 8/9/2019 ☒ 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 Mary

Address: Attn: St. Mary's Basilica Office, 313 Duke Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-4100 E-mail: jharchick@stmaryoldtown.org

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

Name: Michael Patrick, AIA Phone: 202-337-7255

E-mail: mpatrick@barnesvanze.com

**Legal Property Owner:**

Name: Most Reverend Michael Burbidge, Bishop, Catholic Diocese of Arlington

Address: Attn: St. Mary's Basilica Office, 313 Duke Street

City: Alexandria State: VA Zip: 22314

Phone: 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).*

Proposing needed Columbarium installations with a shaded pergola and patio for small gathering. Submitting a Master Plan for approval for long-term future, and Phase 1 plans for installation along S Royal Street this or next year. Demolition of small non-historic open-air structure as part of Phase 2

**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, AIA

Date: 8/6/2019

# 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 1001 S Royal Street 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.

8/2/2019

Date

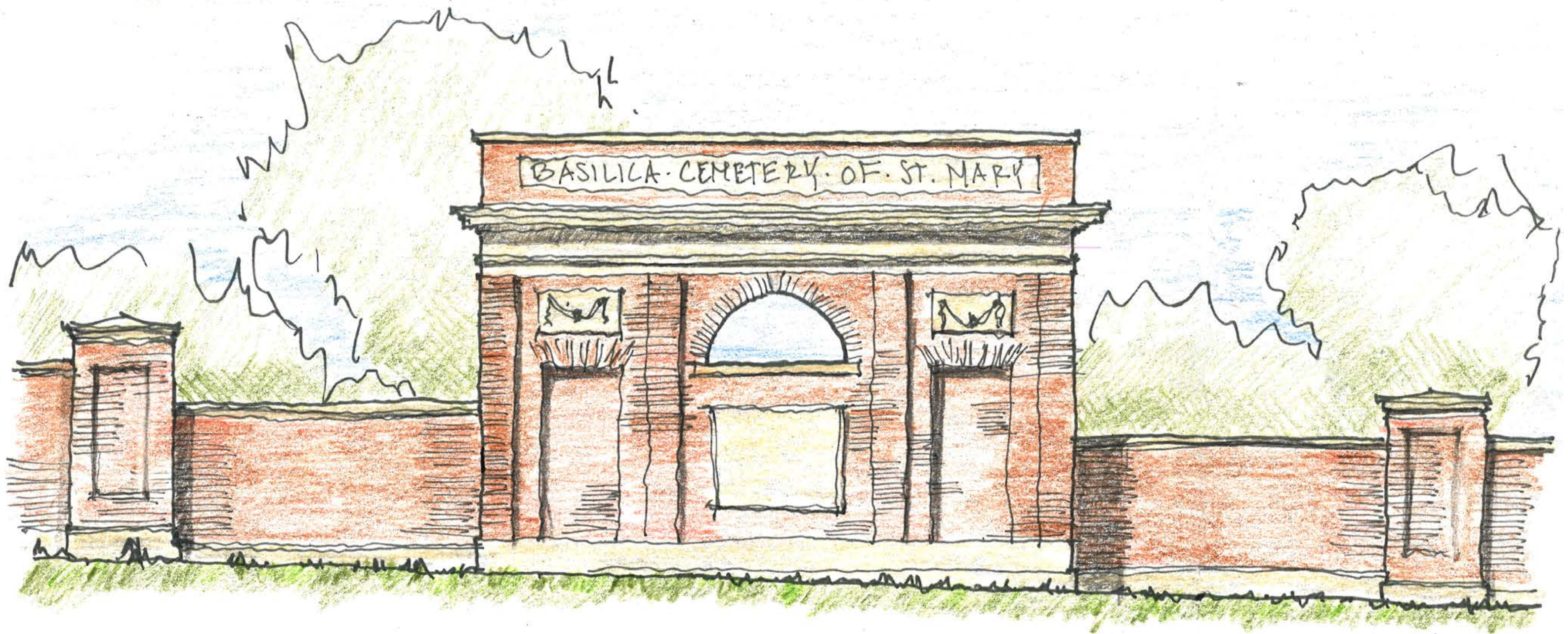
Michael Patrick, AIA

Printed Name



Signature





## BASILICA CEMETERY OF SAINT MARY COLUMBARIUM MASTER PLAN



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PROJECT NARRATIVE

Basilica Cemetery of Saint Mary

1001 S Royal Street  
Alexandria Virginia 22314

Map #083.02-01-01  
Zoning District: RM  
Old & Historic Alexandria District

Project Statement

Expand access for burial sites  
The Basilica of Saint Mary wishes to expand access for burial service to a larger number of local citizens in its Catholic Community. As the available in-ground burial sites are sold, and the remaining un-filled plots are rapidly being filled, the Parish desires to install Columbarium niches in the Cemetery for burial of cremated remains.

Proposed Master Plan  
The Parish has asked Barnes Vanze Architects (BVA) to create a Master Plan for long-term development of Columbarium burial sites and related funerary monuments, gathering areas, shading structures, and paths. BVA and the Parish have met with City Staff on 5/23/2019 and 7/29/2019 to discuss the proposed improvements. The resulting plan is intended to meet the Owner’s requirements while enthusiastically supporting the intent of the Board of Architectural Review for the Old & Historic Alexandria District.

Phase 1 Implementation  
The Master Plan includes four phases. Only Phase 1, along S Royal Street, near the existing brick work-building on the Cemetery grounds, is intended for construction at this time. Phase 2, a small construction in the style of a funerary monument, is in the middle of the Cemetery, and is intended for construction in the foreseeable future. Phases 3 and 4 are long-term look-ahead projects for where Columbaria could be built in the future. The Parish hopes to build these at some point, but has no immediate plans to do so.

SEE FOLLOWING PAGE FOR DESIGN INTENT & ZONING

PROJECT NARRATIVE, CONT'D

Design Intent

Aesthetic Theme

The Master Plan creates a perimeter Architecture of Old Town brick walls and a pergola, with stone / cast stone detailing and natural wood pergola beams, protecting an interior world of funerary monuments made of classically detailed dressed stone facades, similar to other existing funerary monuments in the Cemetery.

Phased Sites - Detail

The Master Plan identifies four sites for Columbaria areas to be developed over time, within the above guiding aesthetic:

Phase 1 is along S Royal St near the existing brick work building, in a current grassy area that was not developed for in-ground grave sites. Phase 1 includes the following proposed elements:

- 6'+/- high brick wall along property line at S Royal St, with 7'-6"+/- high piers
- 15'+/- high wood pergola structure in a natural finish supported on brick piers and a protective brick privacy wall along the property line at S Royal St
- 1,340+/- SF brick and flagstone patio, hidden from public view.

Phase 2 is in the center of the site, in an area with an existing simple four-post roofed wood shelter structure with no apparent historic or aesthetic interest. The structure appears to be of 1960's construction. Phase 2 includes the following proposed elements:

- 9'+/- high dressed stone "U"-shaped structure open to the sky with niches on all sides of the walls.

Phase 3 is at the south edge of the site, where a small area has not yet been filled with in-ground burial sites. Phase 3 includes:

- 3'-0"+/- high low wall of dressed stone and Columbarium niches similar in height to many grave site headstones. Due to sloping land, this wall may reach 3'-6" in height +/-.
- 20'-0"+/- high vertical stone Marian shrine with Columbarium niches in the base (shown as 19'-10" on elevations)

Phase 4 is along S Royal Street at the SE corner of the site. It is an extension of Phase 1.

Phases 1 & 4 are the perimeter, protective sites presenting an Old Town aesthetic to the public way. Phases 2 & 3 are deeply interior. They are designed as dressed stone funerary monuments.

Design intent & Zoning - Wall

Request for perimeter wall height approval

The Owner has asked the team to design a nominal 6'-0" high site wall with 7'-6" high piers along S Royal Street for the following reasons:

PROJECT NARRATIVE, CONT'D

Visual and auditory privacy and reverence for those visiting loved ones who will be buried in the Columbarium niches on the Cemetery side of the new wall, especially noting that along S Royal St there is an active bike trail

Maximizing capacity of niches to allow for greatest access to burial sites for local citizen who are part of our local Catholic community

To maintain and extend the traditional expression of the Architecture of the Cemetery, taller piers are used to structurally and visually anchor each section of wall

Sloping grade to street

Phases 1 and 4 are therefore designed with a nominal 6' high brick privacy wall, with 7'-6" high piers, as measured from grade on the Cemetery side. As the existing topography at this point slopes quickly down east to west from the Cemetery to S Royal Street, and the wall is nominally 2'-0" thick, the line of grade on the S Royal side is approximately 6" to 12" lower than on the Cemetery side.

Sloping grade along street

Also, especially in Phase 4, the topography slopes up significantly from north to south along S Royal Street. As the Columbarium design and the desired traditional aesthetic require level sections of wall between piers, an average height of 6'-0" results in some portions of each wall section sometimes being several inches higher than 6'-0".

The Owner is requesting approval for the following:

Wall height, along S Royal Street, nominally 6'-0" above the Cemetery grade, and up to 7'-0" along S Royal Street grade at the base of the wall. Wall height may, due to north-to-south sloping grade, be at certain points as high as 6'-8" on the Cemetery side and 7'-8" on the S Royal side. At these conditions, the taller height from grade will diminish as grade rises along each section of wall.

**We are asking that the project be approved with a nominal 6'-0" wall (from Cemetery side), with the result of maximum height of wall on S Royal St side of 7'-8" at certain points, and maximum height of piers of 9'-2". On average, walls are expected to be 7'-0" or less above grade on S Royal side, and piers are expected to be 8'-6" or less above grade on S Royal St side.**

Design intent & Zoning - Pergola

Request for confirmation of Pergola by right

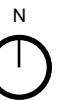
Phase 1 is also designed with a nominally 15' tall pergola structure on the property line, to provide a shaded structure for a gathering place for mourners or visitors to the Cemetery. We are seeking your agreement with our interpretation of this as a by-right condition, as we understand that Pergolas are allowed in a required yard. The pergola will be at least 80% open to the air above.

**We are asking that the project be approved by right with a nominal 15'-0" pergola (from Cemetery side), with the result of a maximum height of pergola on S Royal St side of 16'-8" at certain points, based on sloping grade.**





PLAN - NTS







PLAN - NTS







**Legend**

- Phase 1 - Area of Disturbance 3895 ft2
- Phase 2 - Area of Disturbance 1530 ft2
- Phase 3 - Area of Disturbance 1950 ft2
- Phase 4 - Area of Disturbance 2345 ft2



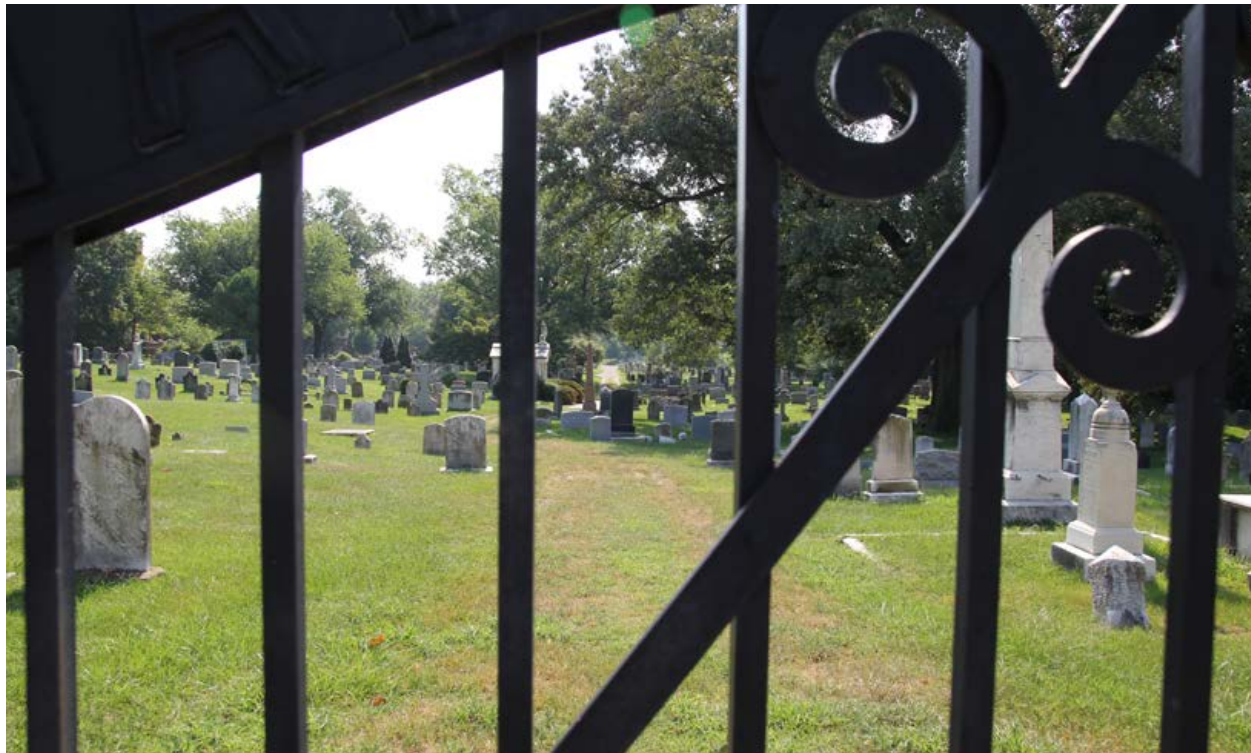




VIEW OF PHASE 1 AND 4 FROM SOUTH ROYAL STREET



VIEW OF PHASE 1 AND 4 FROM WILSON BRIDGE WALKING TRAIL



VIEW OF PHASE 1 AND 4 FROM SOUTH WASHINGTON STREET (NOT SIGNIFICANTLY VISIBLE)



VIEW OF PHASE 1 AND 4 FROM WILSON BRIDGE WALKING TRAIL

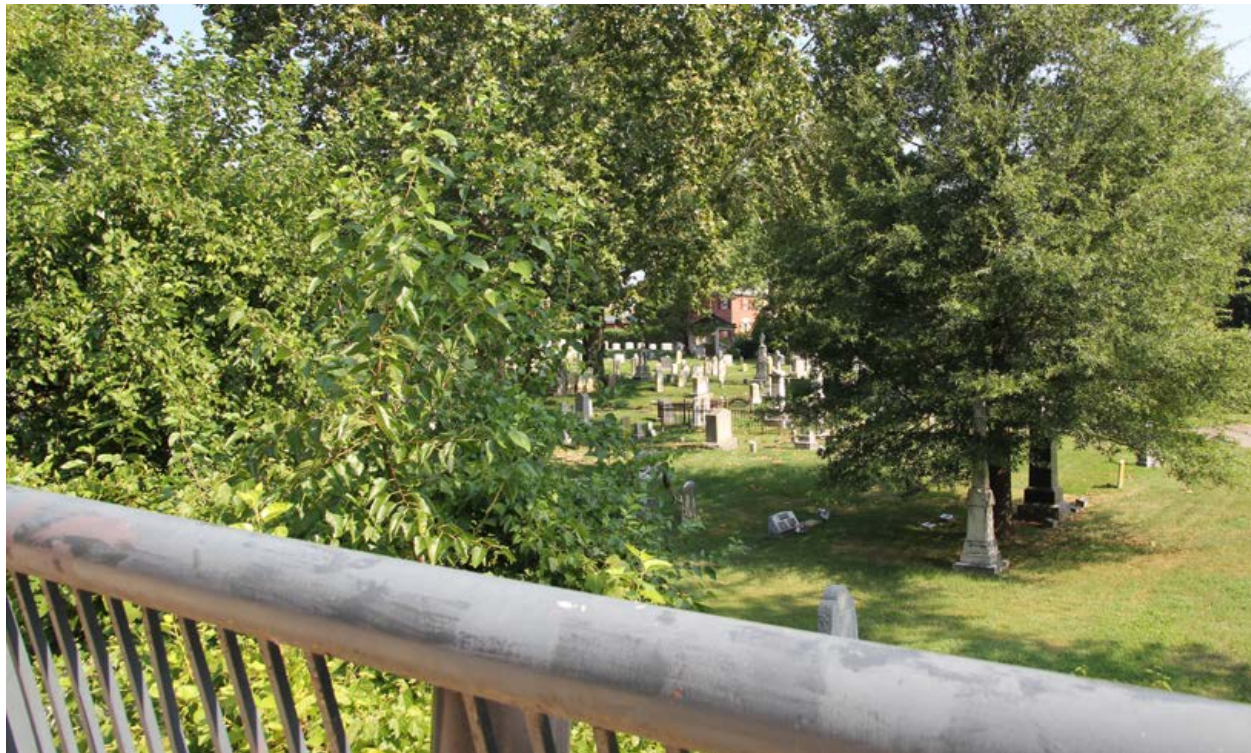




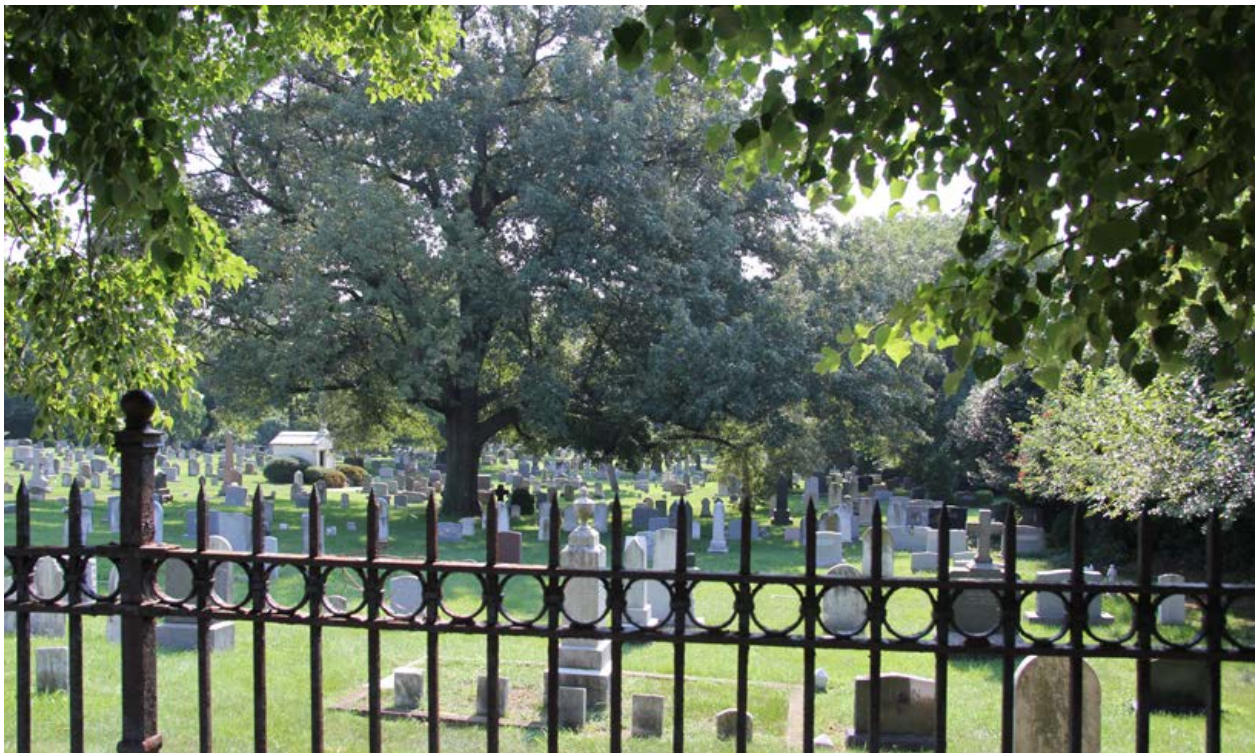
VIEW OF PHASE 2 AREA FROM SOUTH WASHINGTON STREET



VIEW OF PHASE 3 AREA FROM WILSON BRIDGE WALKING TRAIL

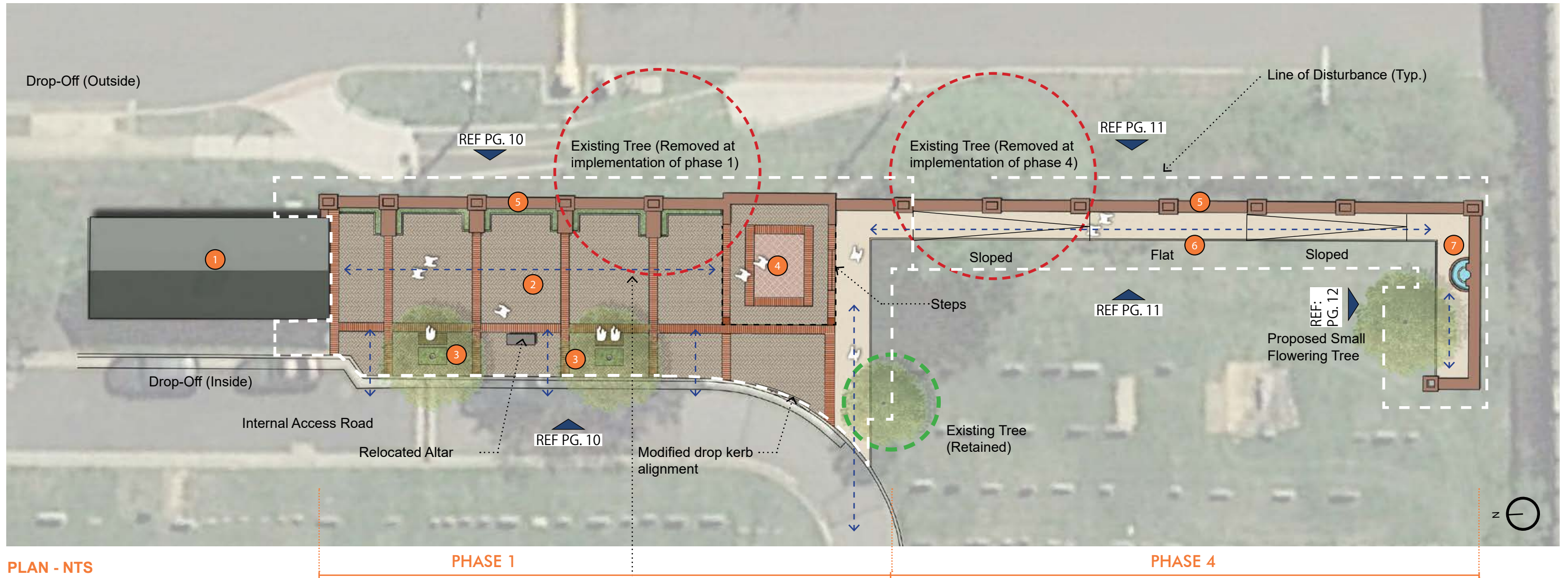


VIEW OF PHASE 2 AREA FROM WILSON BRIDGE WALKING TRAIL



VIEW OF PHASE 3 AREA FROM SOUTH WASHINGTON STREET (NOT VISIBLE)





Formal grid to align with decorative columbarium wall columns. Careful selection of a complimentary material palette that ties into the immediate cemetery and local surroundings.



Recommended existing 2no. Silver maple to be removed.  
1no. tree removed during commencement of Phase 1 & 1no. removed at commencement of Phase 4.



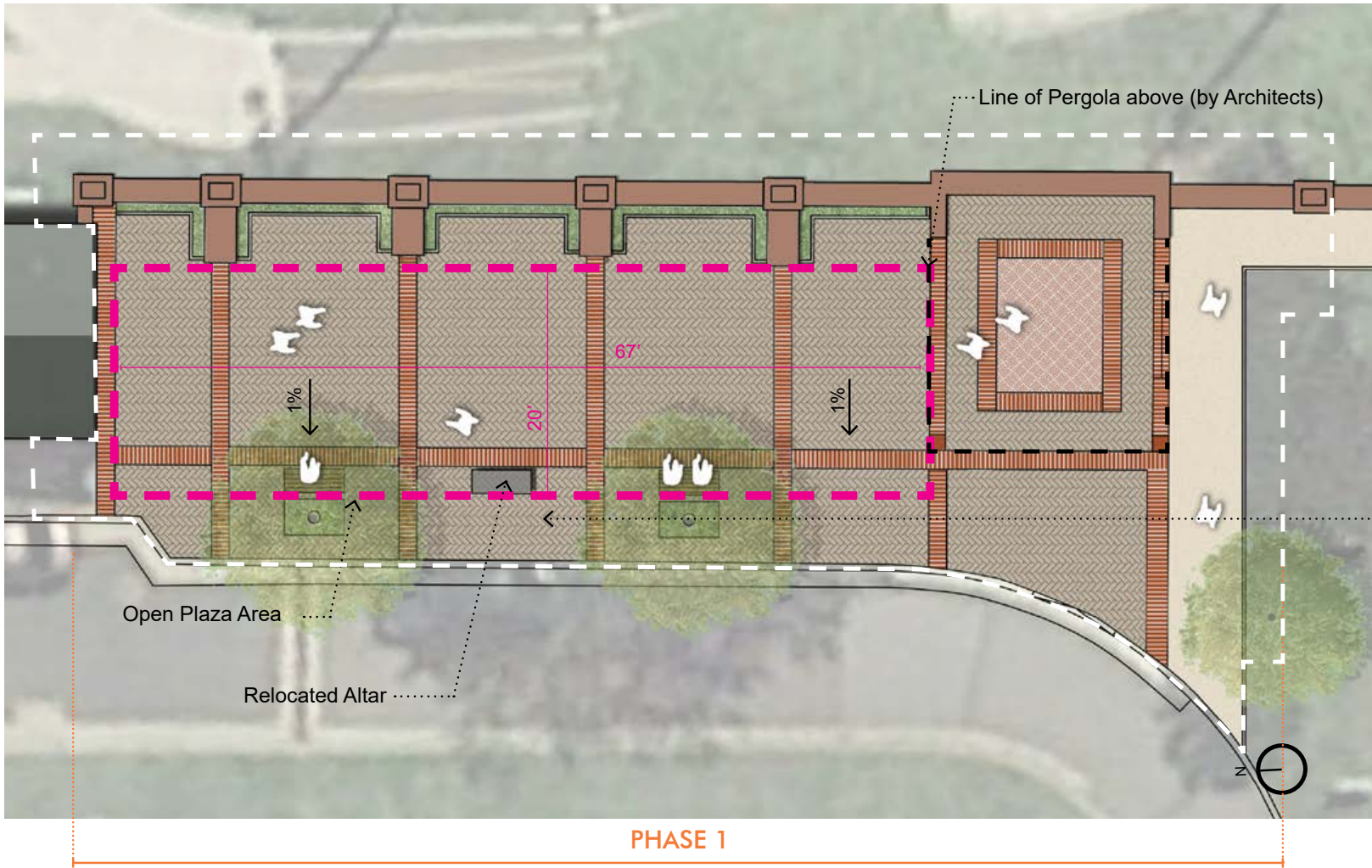
Groundcover planting in front of columbarium wall to soften plaza area.

#### Legend

- 1 Existing building
- 2 Plaza
- 3 Small flowering tree in low groundcover & seating underneath
- 4 Feature pavilion / pergola structure (designed by Architects)
- 5 Columbarium wall with decorative columns
- 6 Sloped Pathway with landing required every 30'
- 7 Opportunity for a small focal water feature or sculptural element



**ST. MARY'S CEMETERY**  
**PLAZA AREA & COLOMBARIA WALL - PHASE 1**



Recommended relocation of existing altar

Open Plaza Area - Total Area 1340ft<sup>2</sup>  
(2 Adults per 4 ft<sup>2</sup>)  
Total - 670 people

**SOFT LANDSCAPE MATERIALS**

Small Flowering Tree



*Amelanchier canadensis*

Groundcover



*Liriope muscari* 'Big Blue'



*Pachysandra terminalis*  
'Green Sheen'

**HARD LANDSCAPE MATERIALS**

Paving



Banding - Permeable Boardwalk Clay Brick 2-1/4x9x3" Paver, 30 Clear Red, laid in stacked pattern - Supplier Whitcare Greer or equivalent approved.



Decorative Infill Paving - Permeable Boardwalk Clay Brick 2-1/4x9x3" Paver, 43 Tangerine, laid in stacked pattern - Supplier Whitcare Greer or equivalent approved.



Infill Paving - Permeable Boardwalk Clay Brick 2-1/4x9x3" Paver, 56 Desert Grey, laid in herringbond pattern - Supplier Whitcare Greer or equivalent approved.

Aggregate



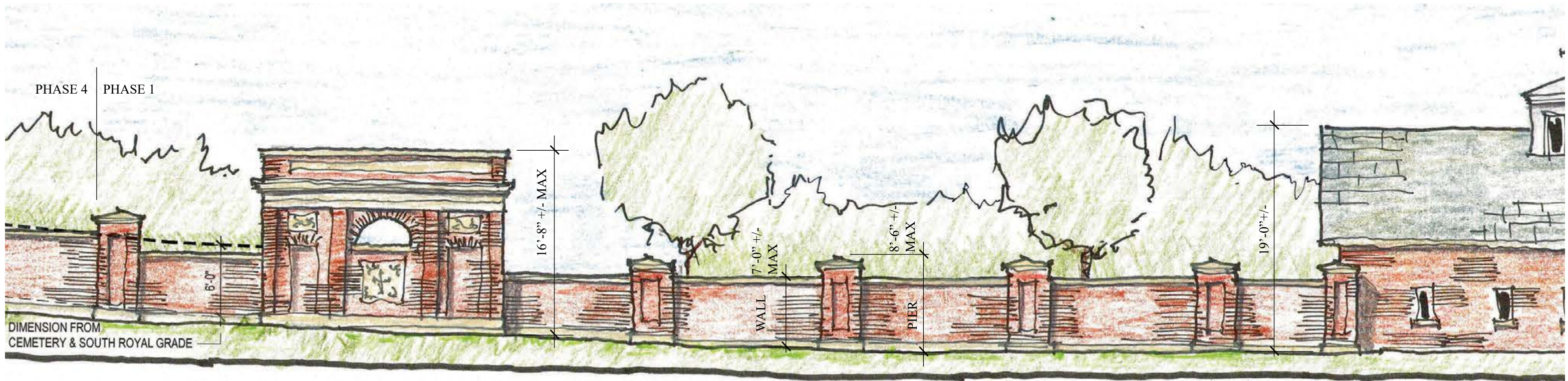
Medium Grey Colour - Decomposed Granite

**FURNITURE**

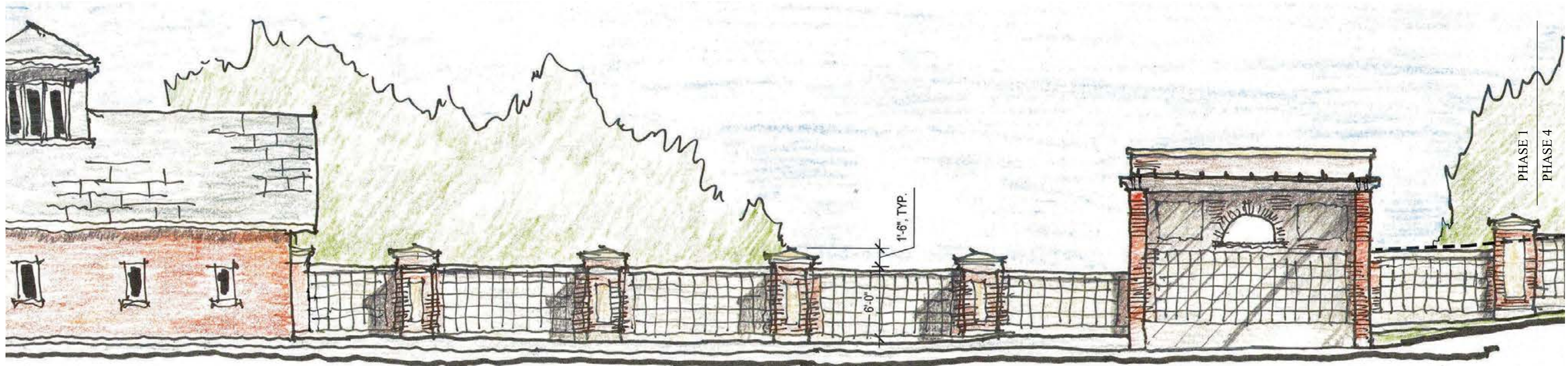


Generation 50 Bench DSTMA Wood & Powdercoated Steel - Supplier Landscape forms or equivalent approved.



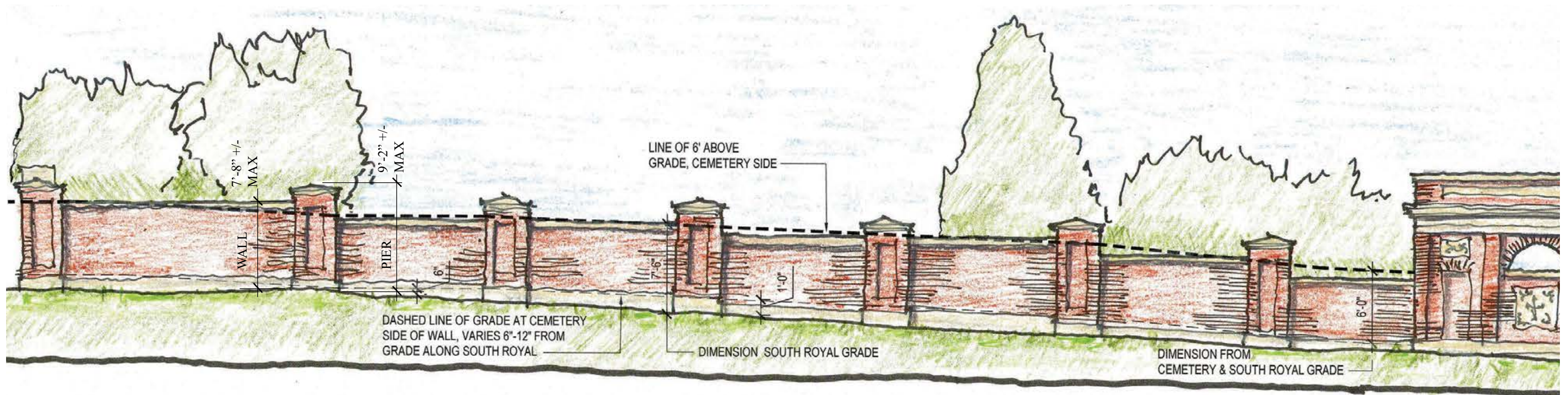


ELEVATION OF PHASE 1 FROM SOUTH ROYAL STREET  
SCALE: 1/8" = 1'-0"

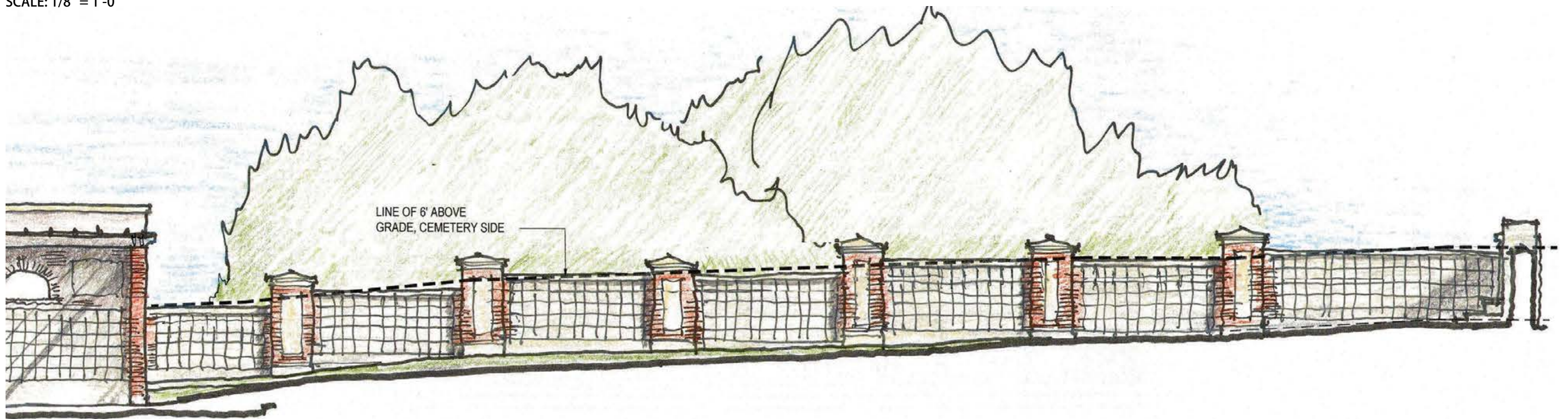


ELEVATION OF PHASE 1 FROM CEMETERY  
SCALE: 1/8" = 1'-0"



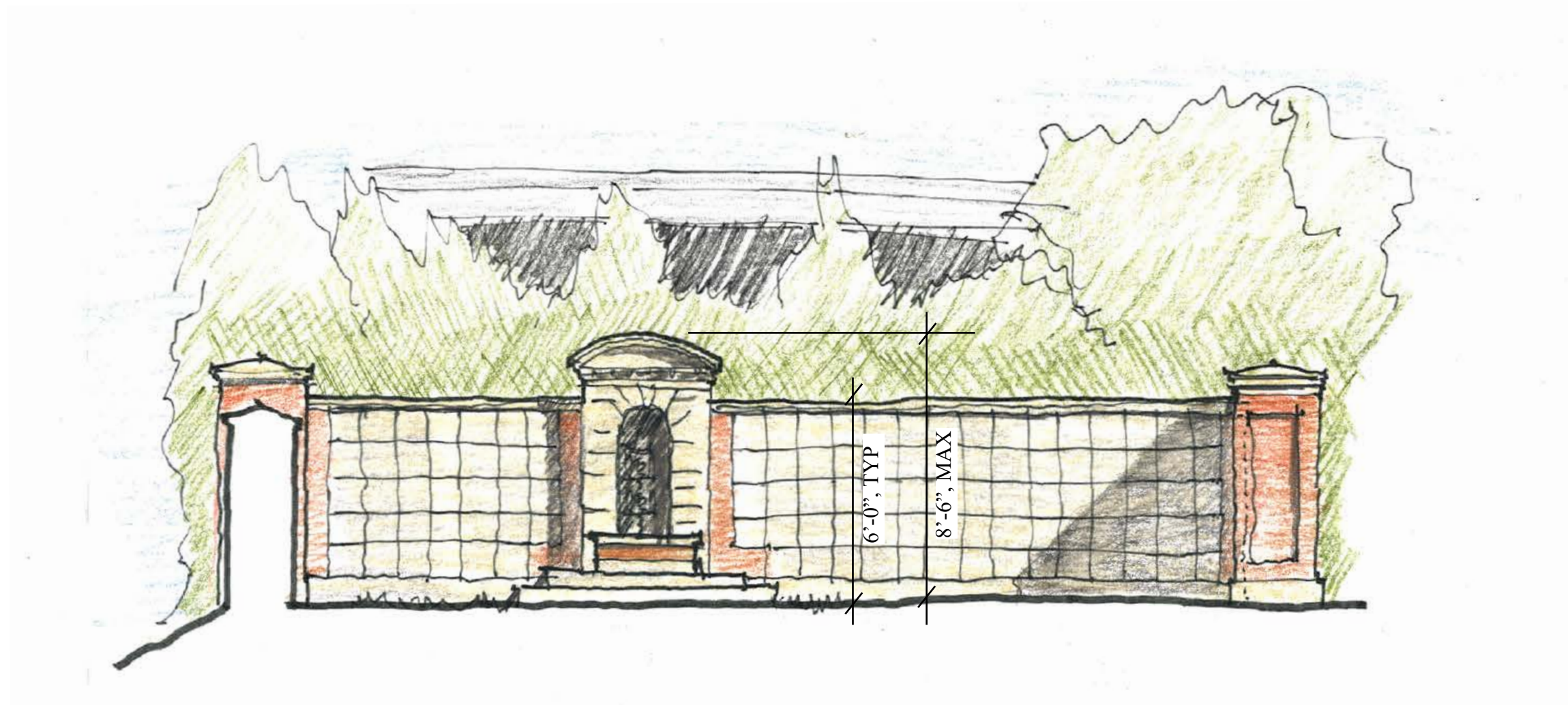


**ELEVATION OF PHASE 4 FROM SOUTH ROYAL STREET**  
 SCALE: 1/8" = 1'-0"



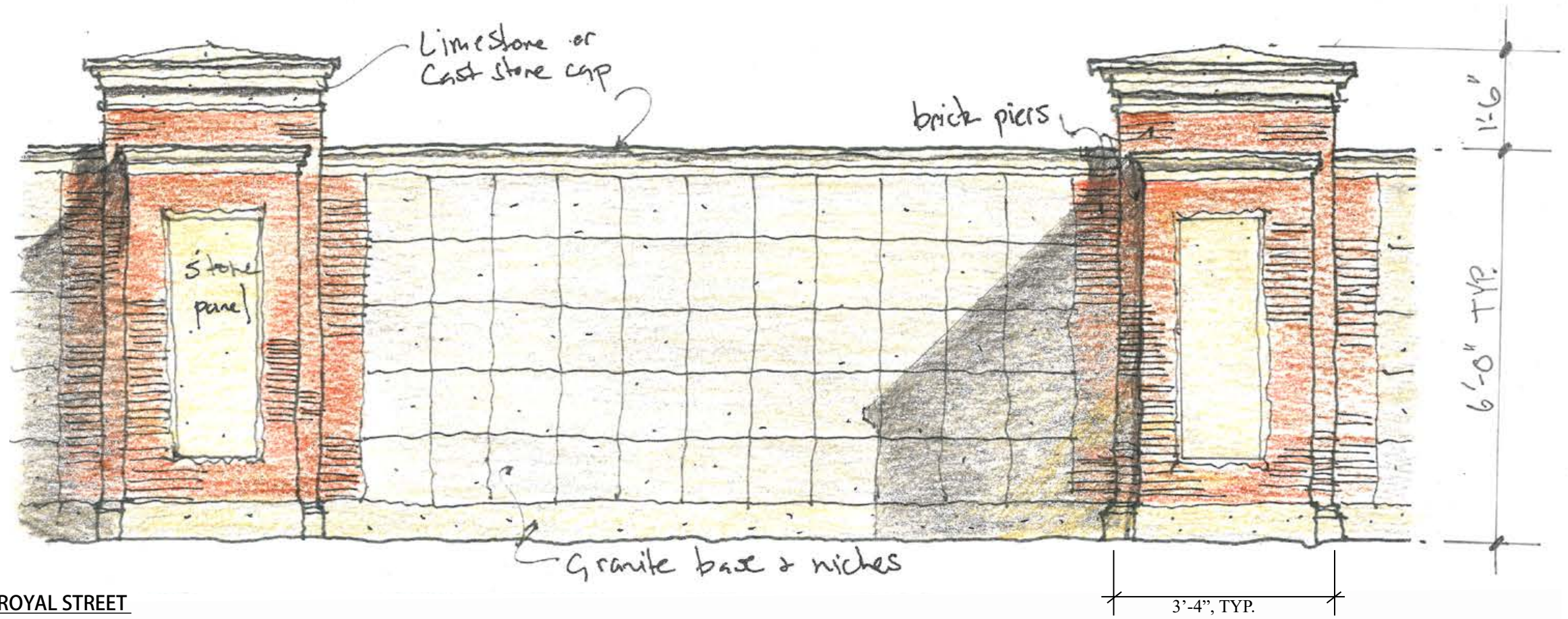
**ELEVATION OF PHASE 4 FROM CEMETERY**  
 SCALE: 1/8" = 1'-0"



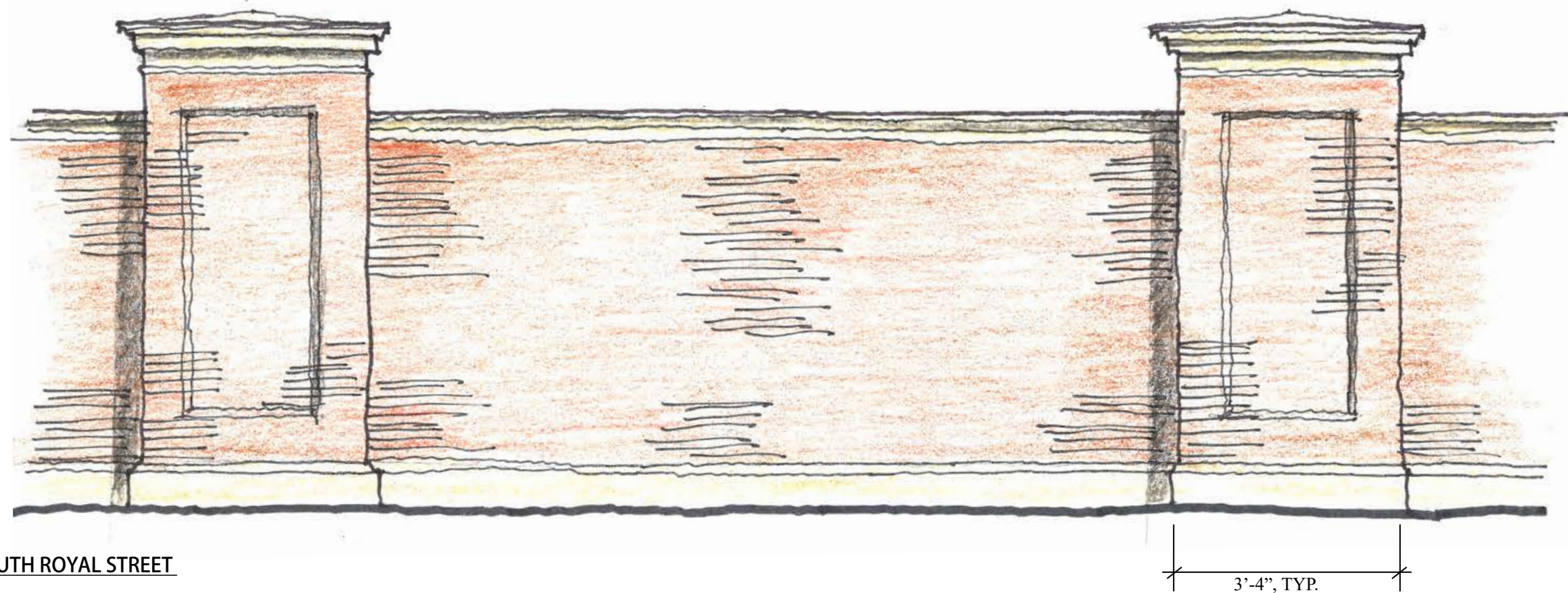


ELEVATION OF PHASE 4 GARDEN WALL FACING SOUTH  
SCALE: 1/4" = 1'-0"



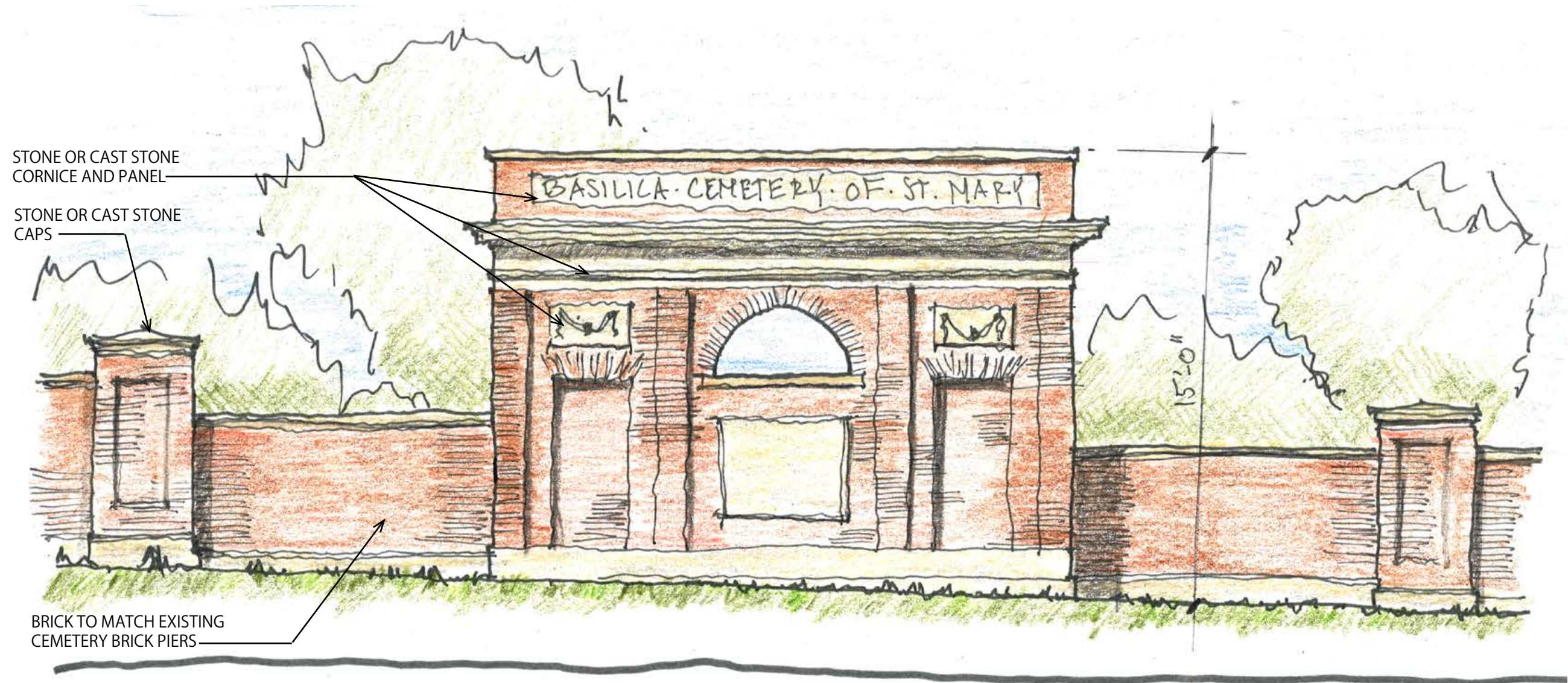


GARDEN WALL DETAIL FROM SOUTH ROYAL STREET  
SCALE: 1/2" = 1'-0"



GARDEN WALL DETAIL FROM SOUTH ROYAL STREET  
SCALE: 1/2" = 1'-0"



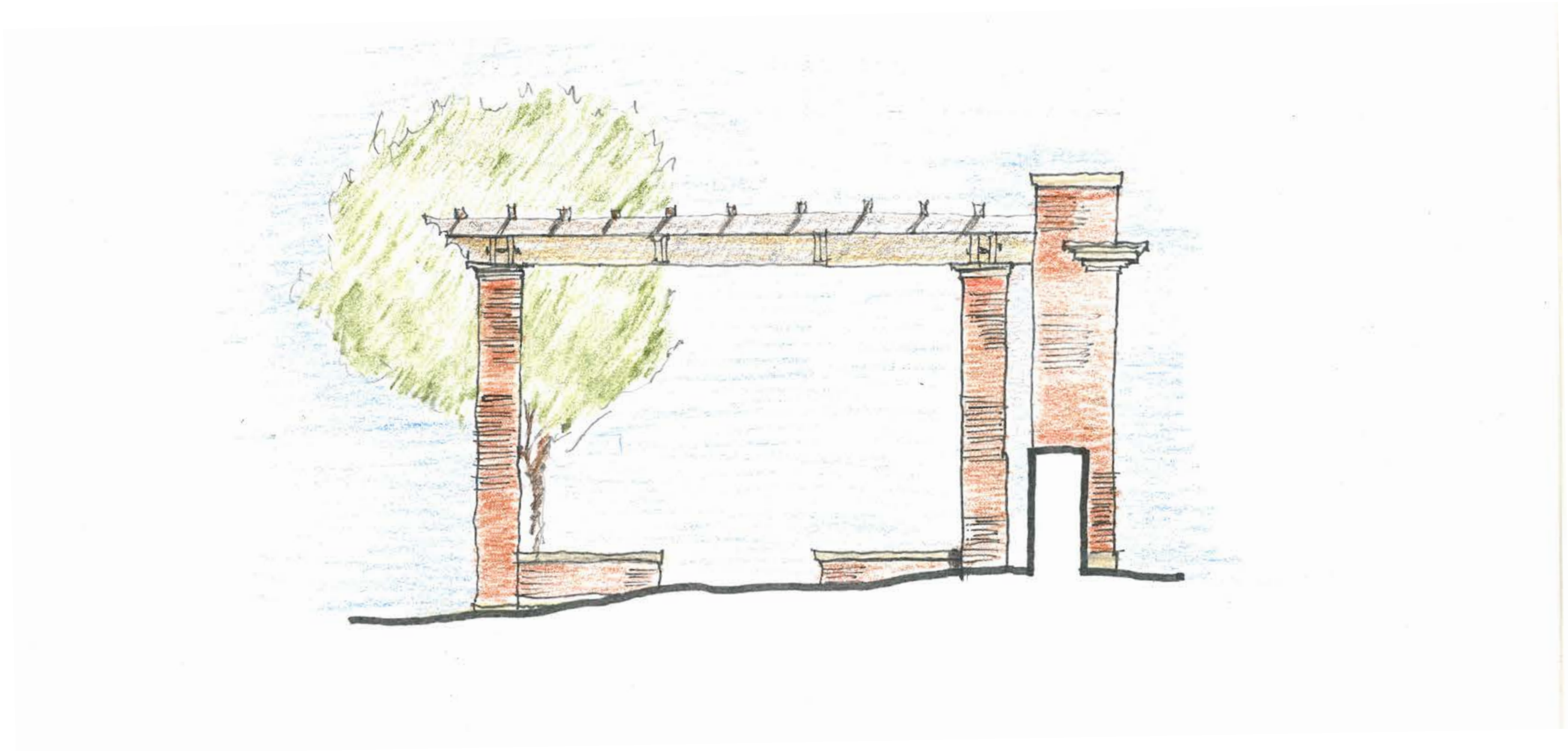


**PERGOLA FACADE ELEVATION FROM SOUTH ROYAL STREET**  
 SCALE: 1/4" = 1'-0"



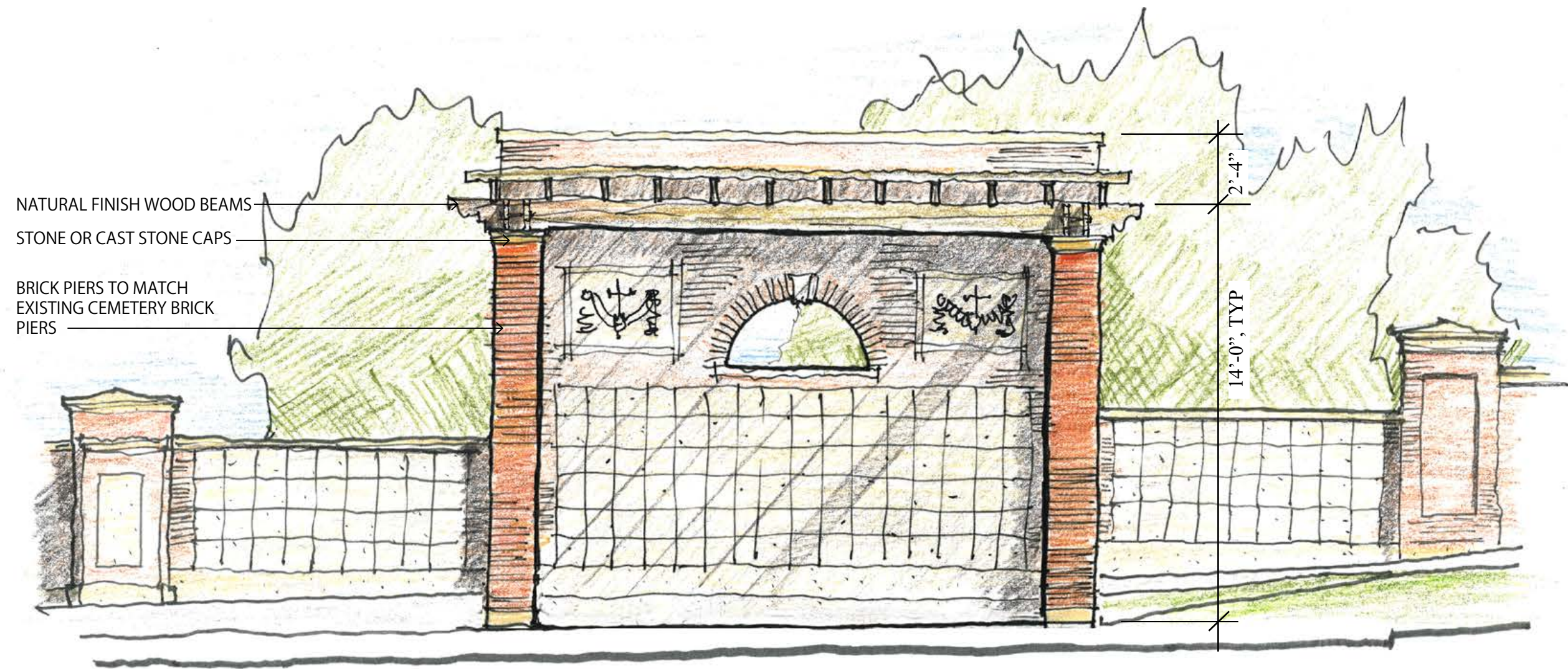
**PHOTO OF EXISTING BRICK PIERS AT CEMETERY**





**PERGOLA NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"





**LEFT: PERGOLA ELEVATION FROM CEMETERY**  
**SCALE: 1/4" = 1'-0"**



ST. MARY'S CEMETERY  
COLOMBARIA - PHASE 2 & 3 PLANS

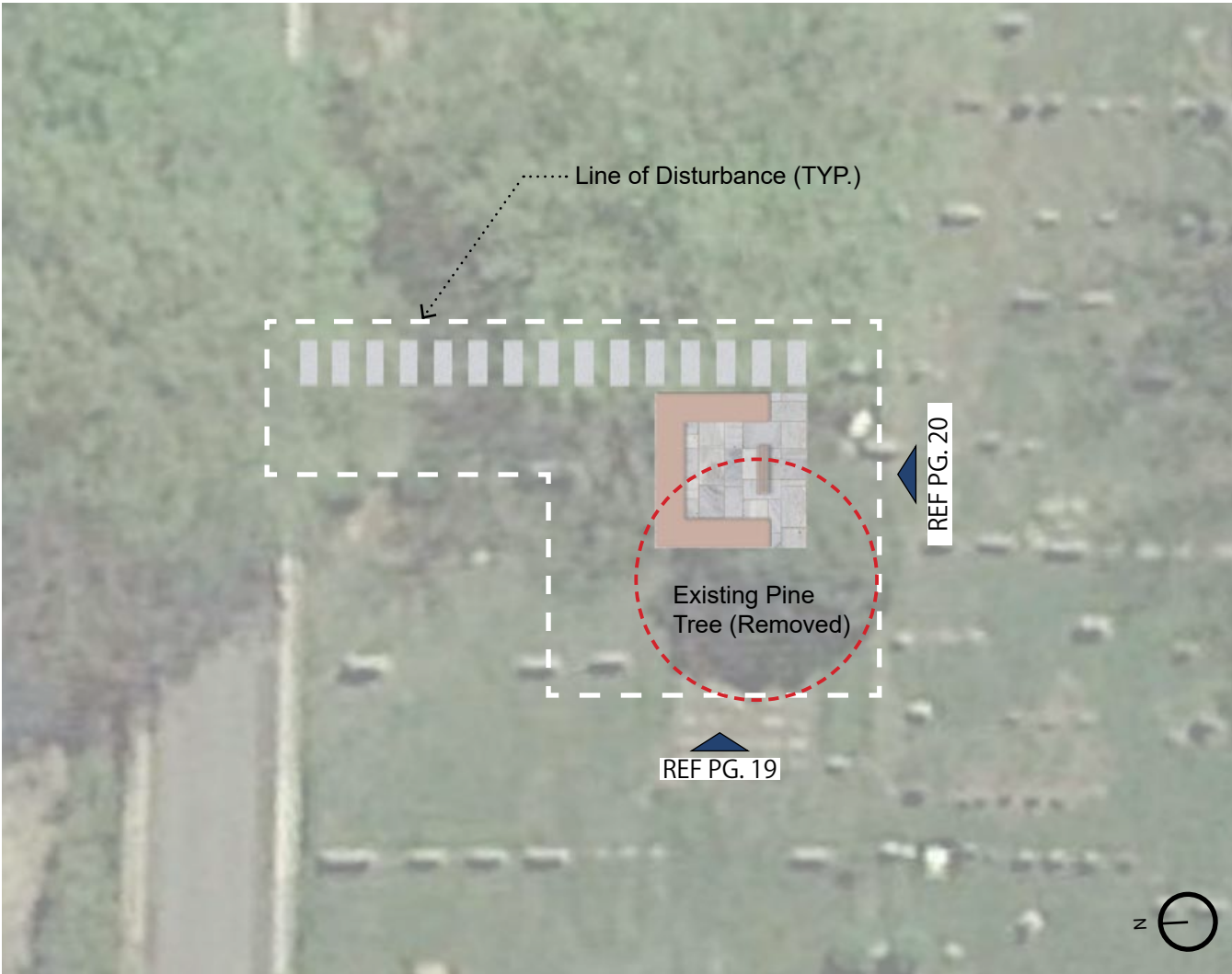


PHOTO OF EXISTING OPEN-AIR STRUCTURE TO BE REMOVED

STRUCTURE DIMENSIONS:  
WIDTH: 8'-8"  
DEPTH: 8'-6"  
HEIGHT: 12'-0"

DEMO WOOD POSTS,  
BEAMS, AND ROOF

DEMO PREVIOUSLY  
FILLED BRICK WELL-HEAD



PHASE 2 SITE PLAN

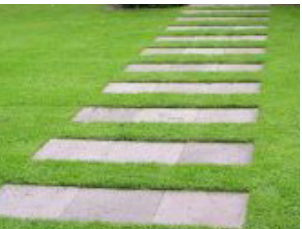
HARD LANDSCAPE MATERIALS



Infill Paving - Natural Stone  
Pavers



Edging - Concrete  
Light Grey



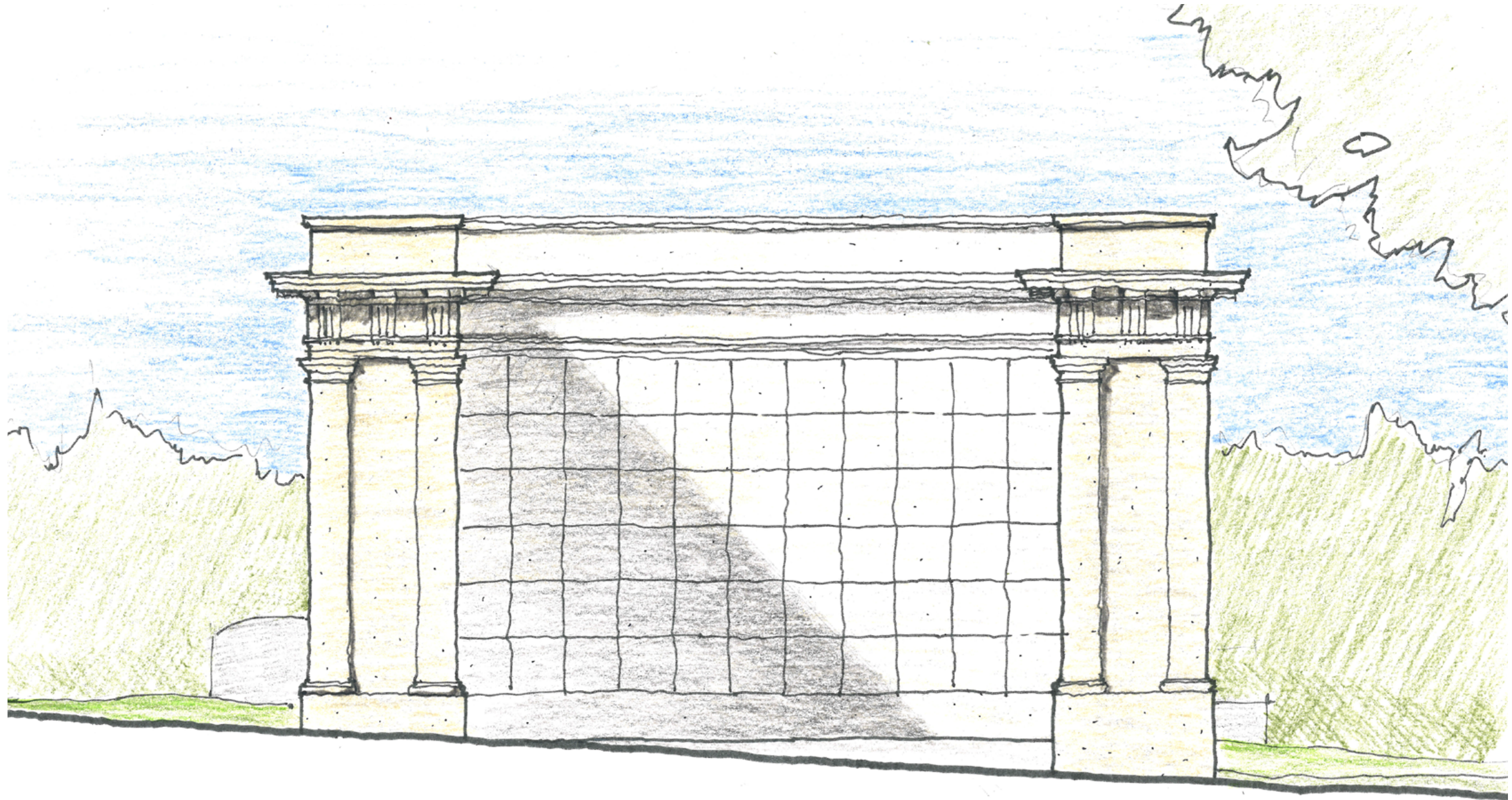
Stepped Paving - Natural  
Stone Paver 12x18x3"  
Paver

FURNITURE



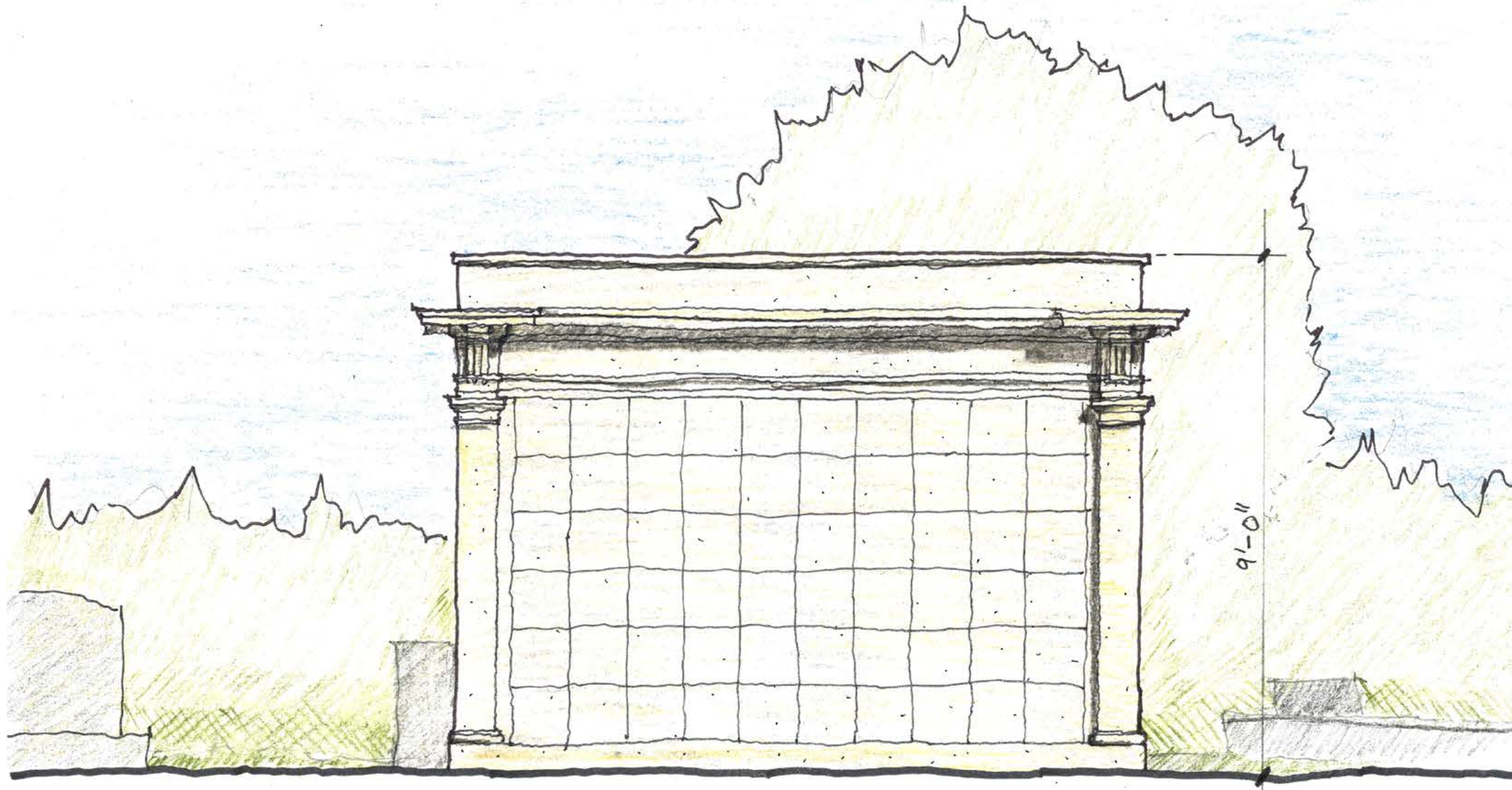
Generation 50 Bench  
DSTMA Wood &  
Powdercoated Steel -  
Supplier Landscape forms  
or equivalent approved.





**SOUTH ELEVATION OF PHASE 2 COLUMBARIUM**  
 SCALE: 1/2" = 1'-0"





WEST ELEVATION OF PHASE 2 COLUMBARIUM  
 SCALE: 1/2" = 1'-0"



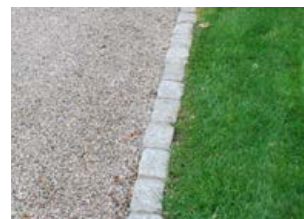


## PHASE 3 SITE PLAN

## HARD LANDSCAPE MATERIALS



Warm Colored -  
Crushed Stone  
Aggregate



Edging - Natural  
Stone Edging

## FURNITURE



Generation 50 Bench  
DSTMA Wood &  
Powdercoated Steel -  
Supplier Landscape forms  
or equivalent approved.

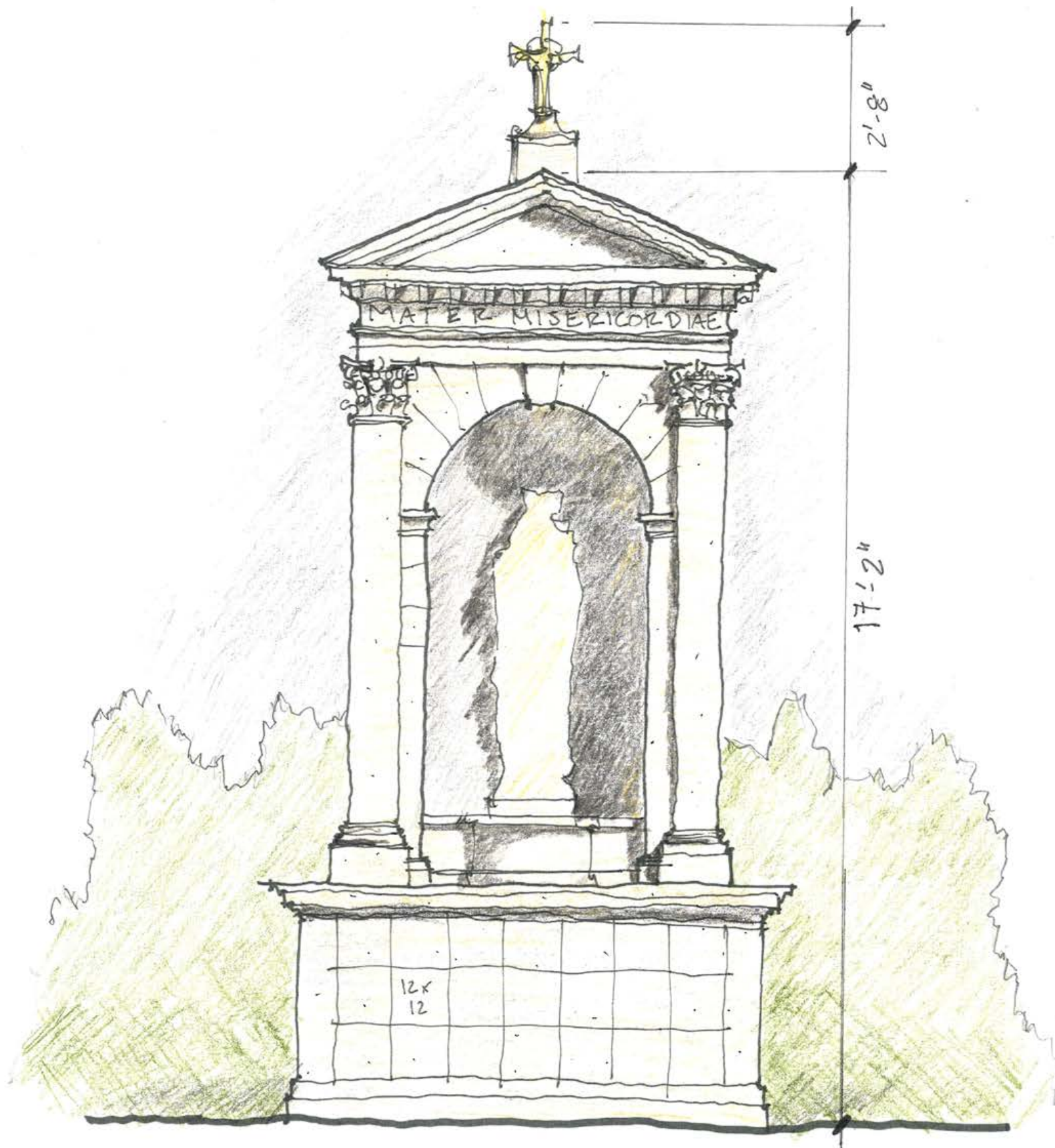




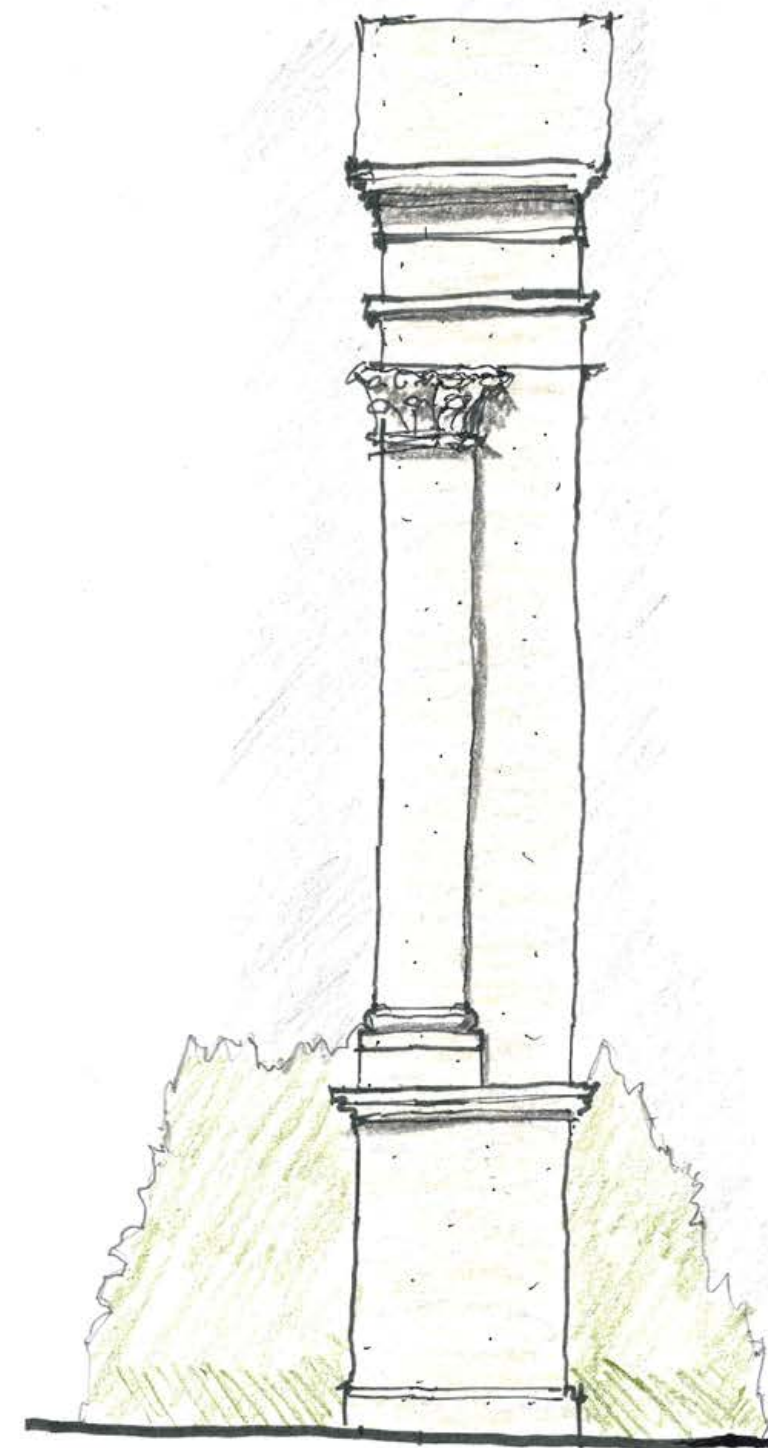
**ELEVATION OF PHASE 3 COLUMBARIUM**  
 SCALE: 1/2" = 1'-0"







NORTH ELEVATION OF PHASE 3 MARIAN SHRINE  
NTS



WEST ELEVATION OF PHASE 3 MARIAN SHRINE  
NTS