

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for addition and alterations

APPLICANT: Erica Rossi & John Medici

LOCATION: Old and Historic Alexandria District
820 South Lee Street

ZONE: RM/Residential Townhouse Zone

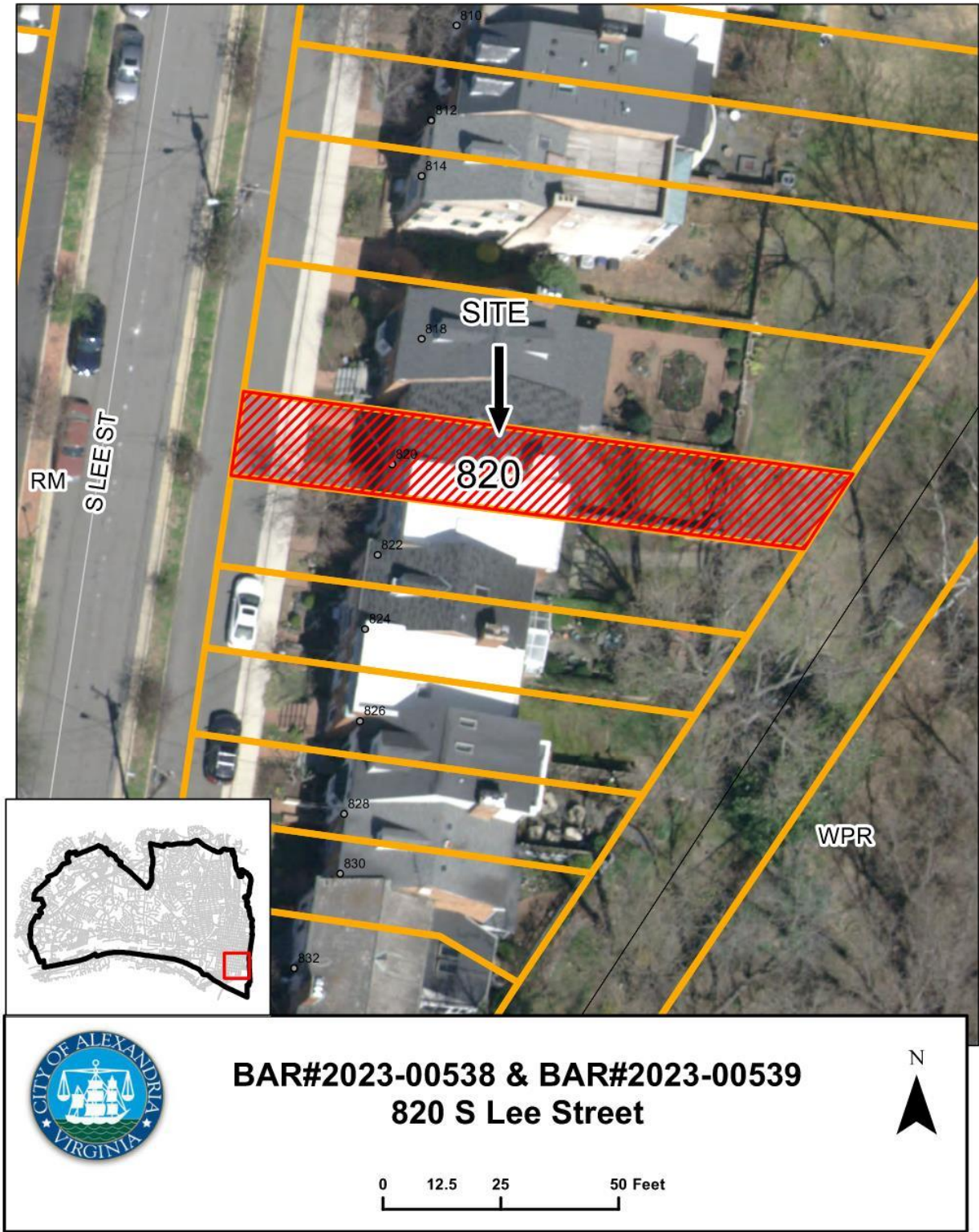
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for addition and alterations with the following conditions:

- The shutters be made of wood;
- The shutter dogs be installed in mortar joints;
- Window/door glazing is clear, reflective, without tint, complying with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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#2023-00538 & BAR#2023-00539
820 S Lee Street

0 12.5 25 50 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2023-00539) and Certificate of Appropriateness (BAR #2023-00538) 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 (partial) and Certificate of Appropriateness to add a third story and a rear first-floor open deck, as well as alterations, at 820 South Lee Street.

Permit to Demolish/Capsulate

- Remove existing roof
- Remove roof over rear/east open patio
- Remove windows and portions of wall on the rear/east first level in order to add doors here.

Certificate of Appropriateness

Addition The applicant proposes to add a third story which will have two gable dormer windows on the front/west elevation and a shed dormer with doors and a Juliet balcony on the rear/east elevation. The new roof on the west elevation will be standing seam metal and the shed dormer will be clad in cementitious siding with an asphalt shingle roof on the east elevation. On the rear/east elevation, an open deck with a metal railing at the first level, above the existing covered patio, will also be constructed as part of this project. This will entail removing the existing window and wall space in order to add wood-clad bifold doors in this location.

Alterations The front/west shutters on the windows and entry door will be replaced, as will the front/west railing and fencing. The chimney will be altered and extended, and new trim will be added to the existing window on the first level of the primary/west elevation. Wood-clad bifold doors accessing the open deck will be added to the first level of the rear/east elevation. All brick will be stained or limewashed.

Site context

Jones Point Park, a national public park, is immediately east of the subject property. This area is heavily wooded, resulting in minimal visibility of the rear elevation of the subject property.

II. HISTORY

The interior unit townhouse at 820 South Lee Street was constructed as part of the Yates Garden subdivision **ca. 1953**. It is a three-bay, two-and-a-half story brick townhouse with a partial raised basement in a row of eight townhouses with alternately projecting and set back facades. The main level has a single eight-over-eight window on the south half of the primary/west elevation and a small octagonal window over the main entry at the north half of this elevation. The third level has three six-over-six windows with shutters. The Board approved the construction of these rowhouses on March 12, 1953.

Previous BAR Approvals

BAR2012-00321 administrative approval for window replacement

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

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. 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 area which will be demolished on this 1950s townhouse is not historic and the

proposed demolition does not compromise its integrity. The materials to be demolished are not of unusual or uncommon design and could be reproduced easily.

Certificate of Appropriateness

Staff supports the proposed addition and alterations to this property. They are appropriate for this mid-20th century Colonial Revival townhouse. Since the 1950s construction of these townhouses, there have been a number of significant third floor additions in this block, including:

- 826 South Lee Street: BAR2022-00230 & BAR2022-00235
- 812 South Lee Street: BAR2010-0050
- 833 South Lee Street: BAR2007-0002
- 809 South Lee Street: BAR2006-0002
- 821 South Lee Street: BAR2001-0080

The *Design Guidelines* encourage “respectful additions” which “make use of the design vocabulary of the existing...structure” and supports additions that “are compatible with both the architectural character of the existing house and the immediate neighborhood.” Staff finds that the proposed Colonial Revival addition fully complies with these guidelines. Figure 1 depicts the proposed addition to 820 South Lee in the context of its blockface. The subject property will be no taller than 818 South Lee immediately to the north and will harmonize with 822 and 824 to the south. Much like other houses on the block, the proposed third story will have gable dormer windows.

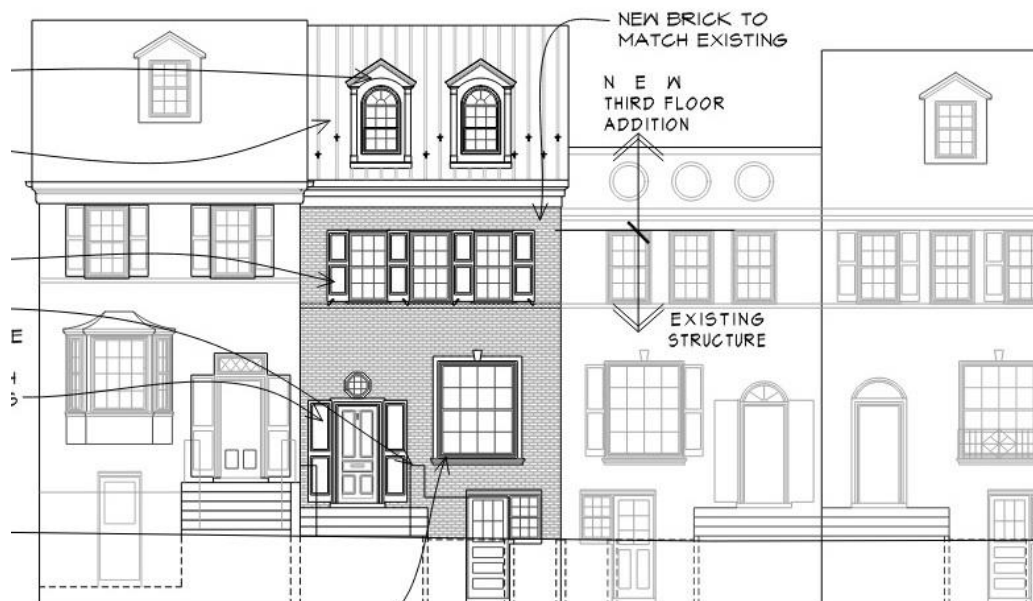


Figure 1: 818 - 824 S. Lee with 820 proposed elevation second from left

The standing seam metal roof will improve the appearance of the primary elevation, as will the new operable paneled shutters with shutter dogs. Staff also finds that limewashing or staining the exterior brick would be appropriate for this 1950s building. It will not harm the brick and could

improve the house's appearance, as the brick is an unusual color with some areas of discoloration. The new Pella Architect Series aluminum-clad windows are appropriate and could be administratively approved.

As for the rear/east elevation, this will be barely visible from Jones Point Park due to the numerous trees here. Compared to other rear additions in this block, the proposed alterations are minimal. See Figure 2 for the proposed alterations to 820 South Lee and Figure 3 for the rear elevations of 800 – 814 South Lee.

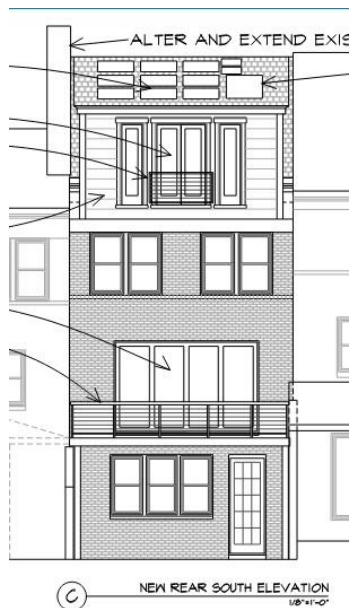


Figure 2: proposed rear addition



Figure 3: rear elevations of 800 – 814 S. Lee

The rear/east shed roof portion of the addition will have an asphalt shingle roof with solar panels. The sides of this addition will be cementitious siding and the chimney will be expanded. New doors will be wood clad and the Juliet balcony at the third story and the open deck at the first story will both have metal railings. These alterations and materials also comply with the *Design Guidelines* and will be minimally visible from a public right of way.

The *Design Guidelines* state that open decks “are primarily a late-20th century occurrence... and are suburban in character.” The Board has previously approved the construction of open decks in sections of the districts with a distinctly suburban feel or where there is minimal visibility of the deck from a public way. The subject property meets both these criteria. These 1950s townhouses are in a part of Alexandria with a distinct suburban feel. As noted above, it will be minimally visible and the wall area and window to be removed in order to construct the deck are not of unusual or uncommon design and could be reproduced easily.

With the conditions that the shutters be made of wood, the shutter dogs be installed in mortar joints, and the replacement window/door glazing is clear, reflective, without tint, complying with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*, staff recommends approval of the project.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed third story dormer will comply with zoning.

C-2 Area under the roof above 7' counts towards FAR.

Code Administration

C-1 A building permit is required.

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)

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 No archaeological oversight is required.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 820 South Lee St

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

TAX MAP AND PARCEL: 081 03 02 10 -Lot 507 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: Marks Woods Construction Services
 Address: 205 S. Union St
 City: Alexandria State: VA Zip: 22314
 Phone: 7039282513 E-mail: G.Marks@markswoods.com

Authorized Agent (if applicable): Attorney Architect Contractor
 Name: Greg Marks Phone: 7039282513
 E-mail: Gmarks@markswoods.com

Legal Property Owner:

Name: Erica Rossi + John Medici
 Address: 820 S. Lee St
 City: Alexandria State: VA Zip: 22314
 Phone: 2022708861 E-mail: ericam.rossi1@gmail.com

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - 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).*

Removing existing roof and adding third story.
Adding open deck at first floor
Replacing front fencing

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.

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: Gregory T. Marks

Date: 12/27/23



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid gray; height: 60px; margin-top: 5px;"></div>
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other <input type="text"/> covered ratio	Other** <input type="text"/>	
B1. Total Gross <input type="text"/>	B2. Total Exclusions <input type="text"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other <input type="text"/>	Other** <input type="text"/>	
C1. Total Gross <input type="text"/>	C2. Total Exclusions <input type="text"/>	

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.

D. Total Floor Area

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

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

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

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

Signature: _____

Date: _____

REMOVE
EXISTING ROOF
AT COVERED
PATIO



COVERED
PATIO

REMOVE
EXISTING ROOF
AT COVERED
PATIO

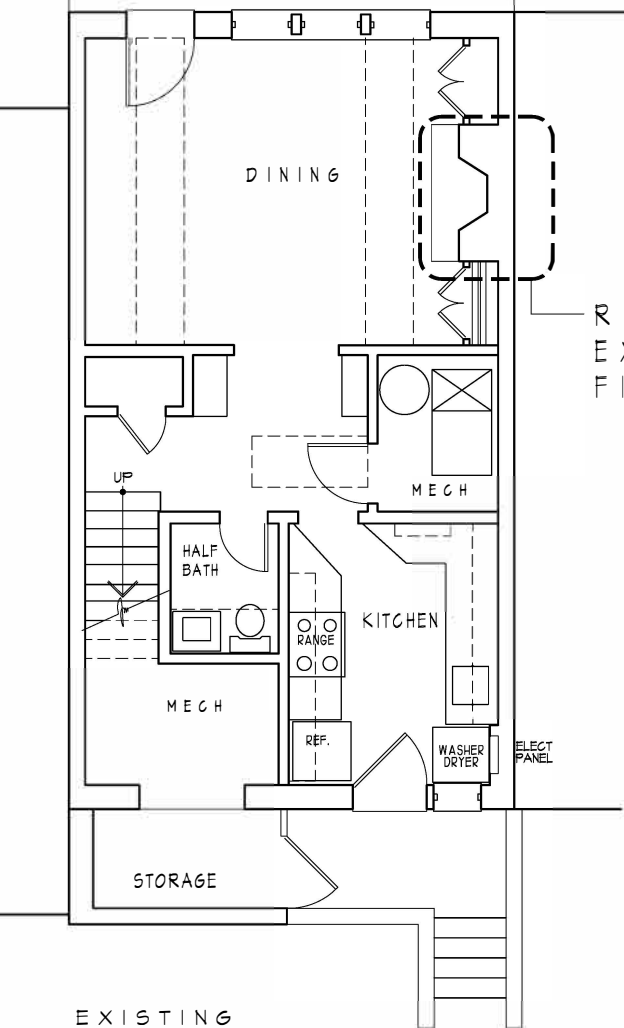
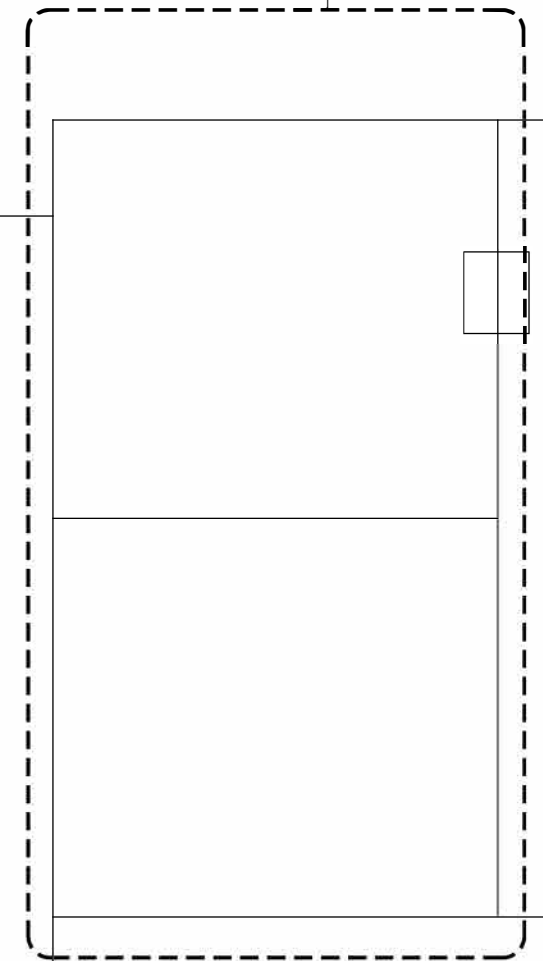


ROOF BELOW

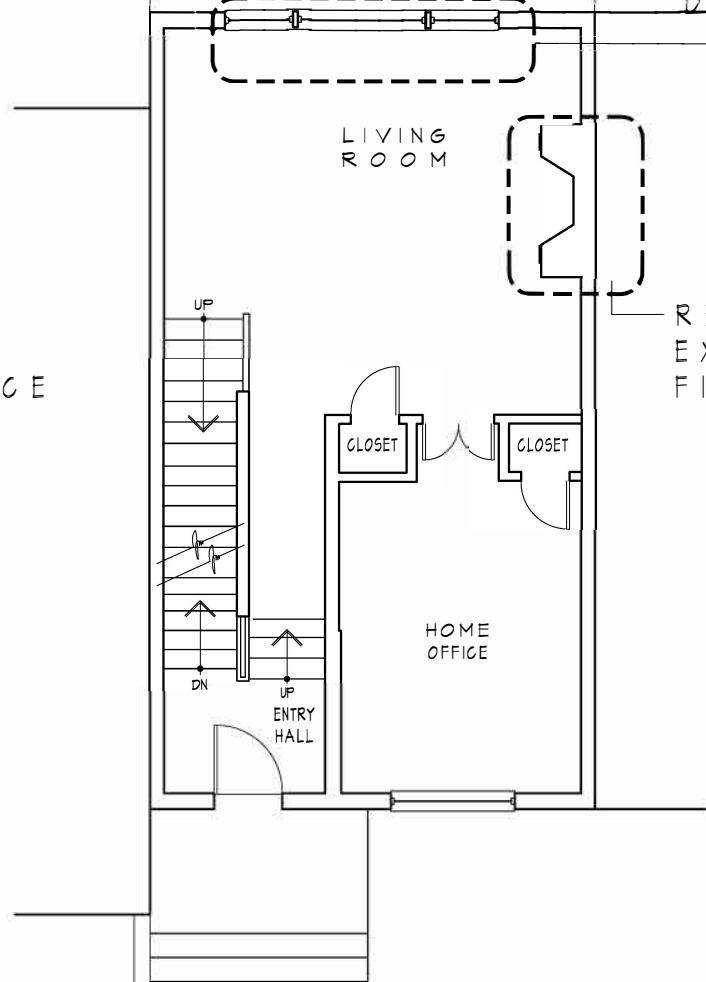
REMOVE EXISTING
WINDOWS & WALL
BELOW FOR NEW
DOORS

ALTER
EXISTING
FIREPLACE

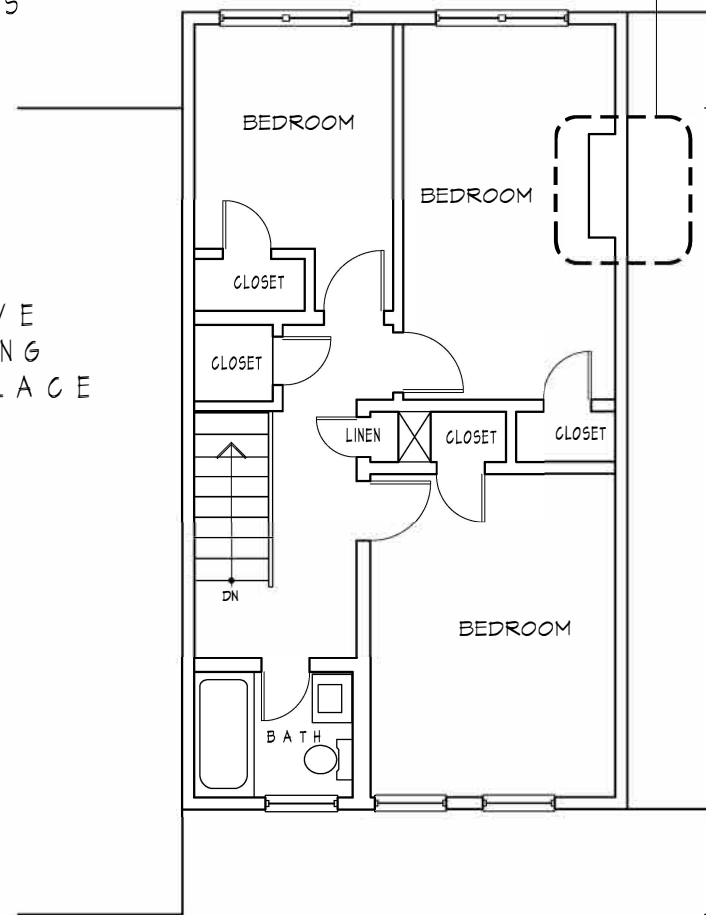
REMOVE
EXISTING ROOF



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

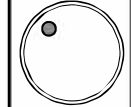


EXISTING
FIRST FLOOR
P L A N
1/8" = 1'-0"



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

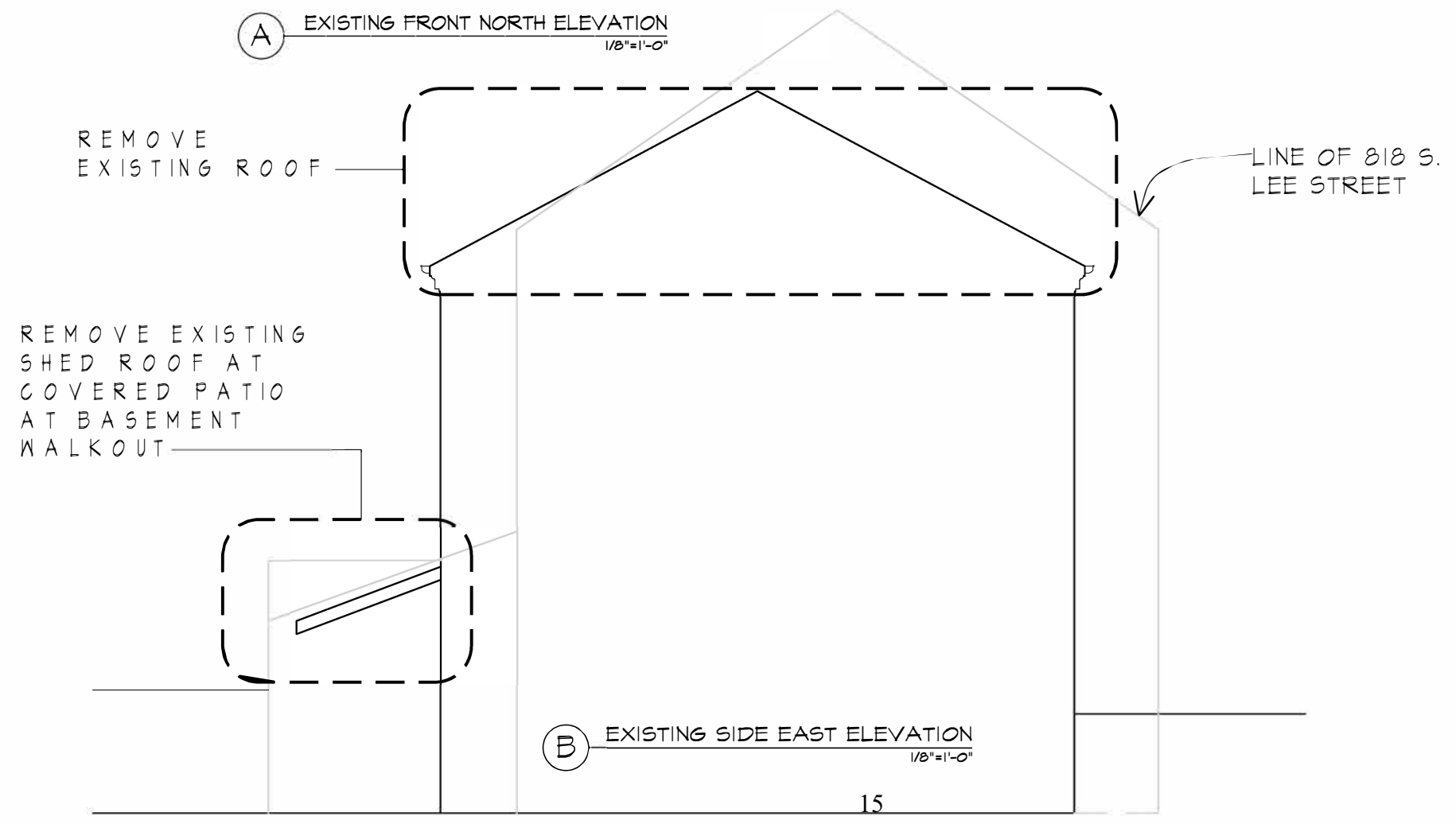
EXISTING
R O O F
P L A N
1/8" = 1'-0"



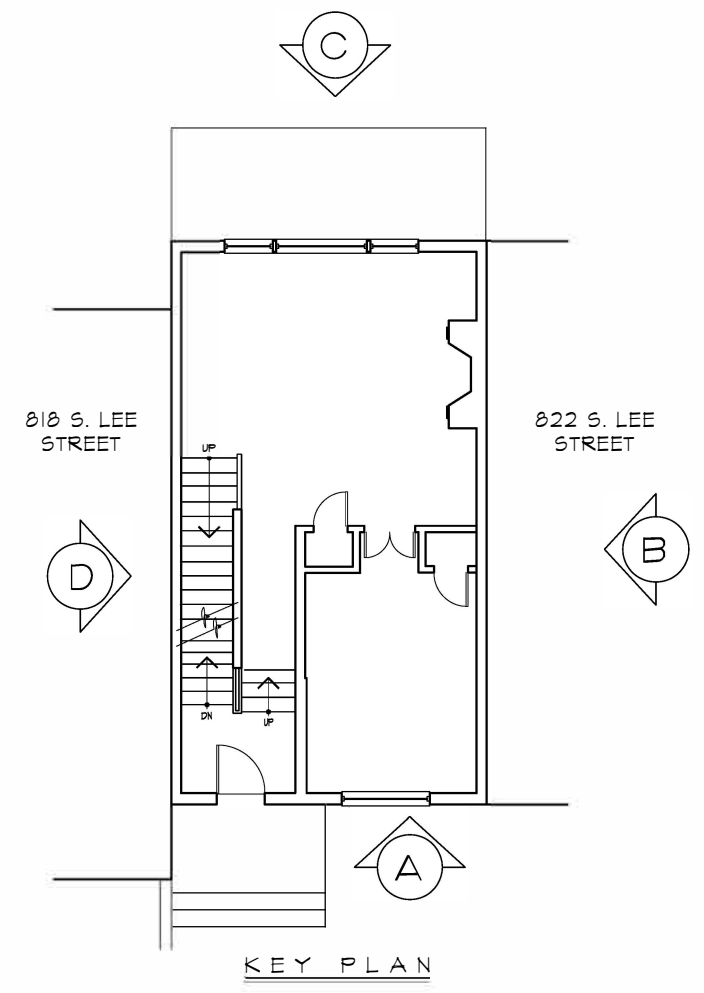
EXISTING RIDGE
 8'-11" FIELD VERIFY
 EXIST ATTIC
 EXIST 2ND FLR CEILING
 8'-1/2" FIELD VERIFY
 EXISTING 2ND FLOOR
 9'-7" FIELD VERIFY
 EXISTING FIRST FLOOR
 EXIST BASEMENT CLG
 EXIST ENTRY FLOOR
 9'-6"± FIELD VERIFY
 8'-0"± FIELD VERIFY
 6'-9"± FIELD VERIFY
 EXISTING BASEMENT



(A) EXISTING FRONT NORTH ELEVATION
 1/8"=1'-0"



(B) EXISTING SIDE EAST ELEVATION
 1/8"=1'-0"



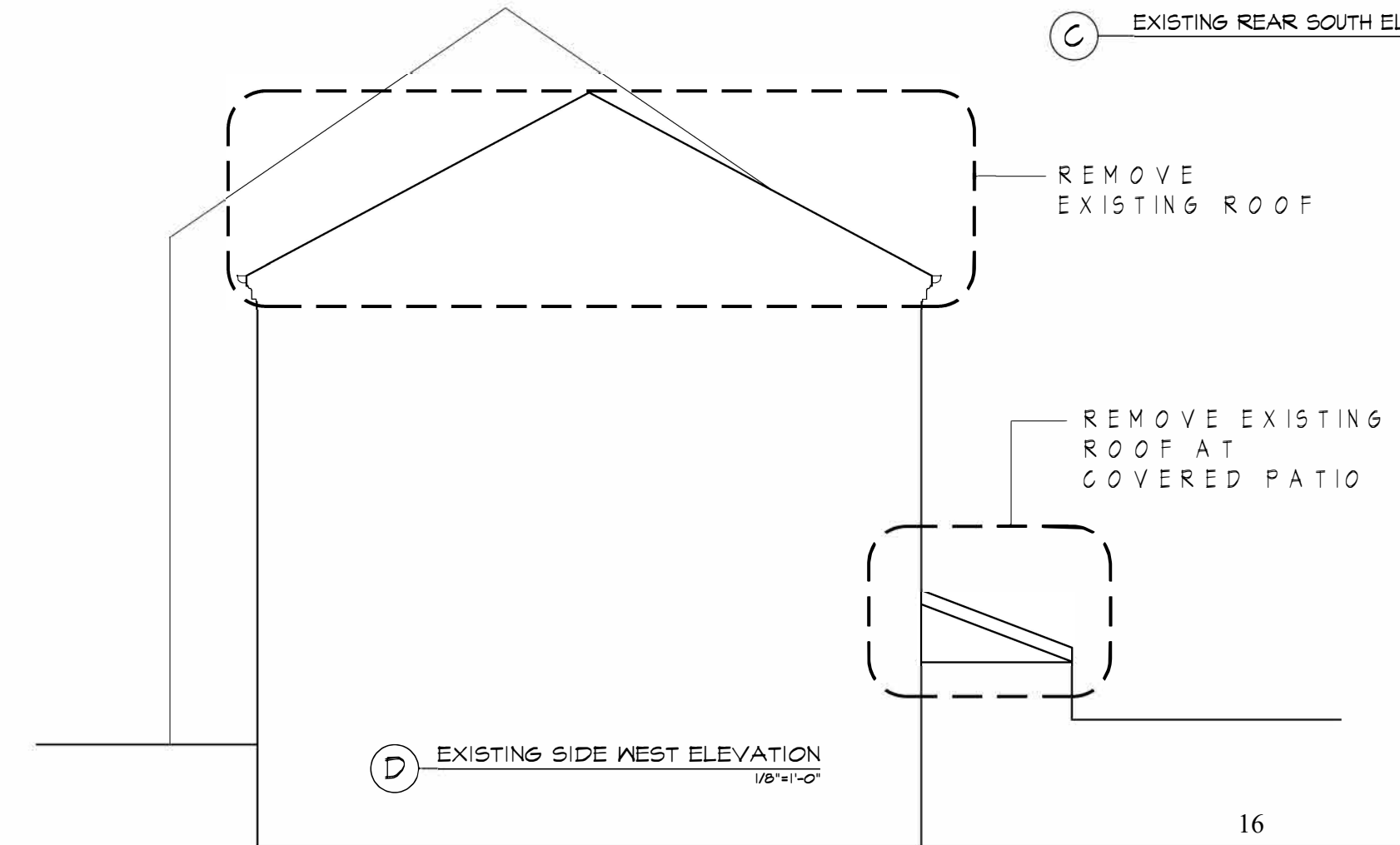
KEY PLAN

REMOVE EXISTING ROOF

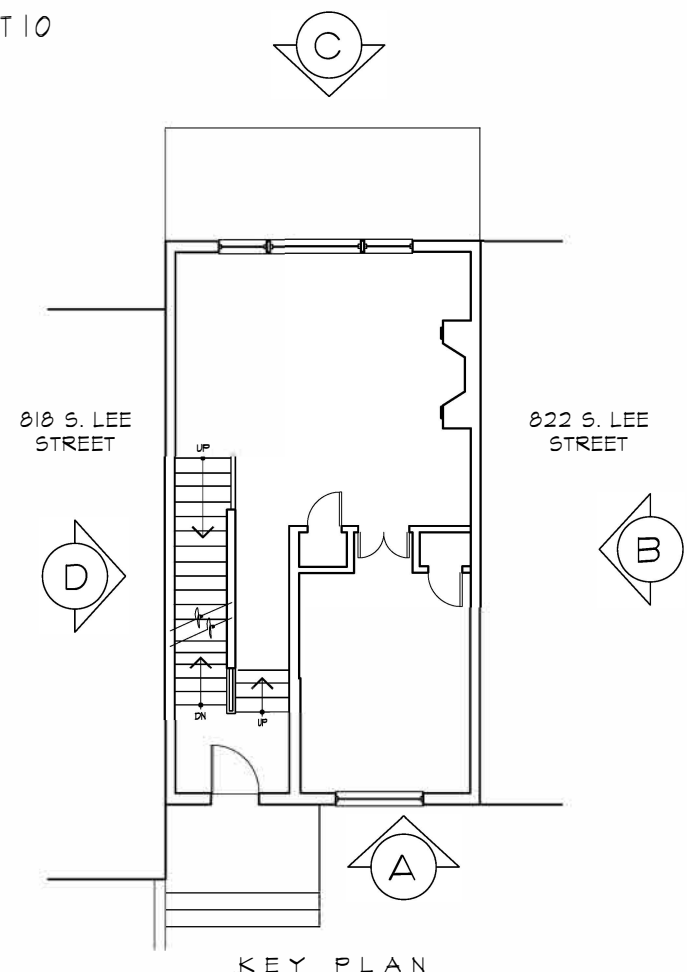


(C) EXISTING REAR SOUTH ELEVATION
1/8"=1'-0"

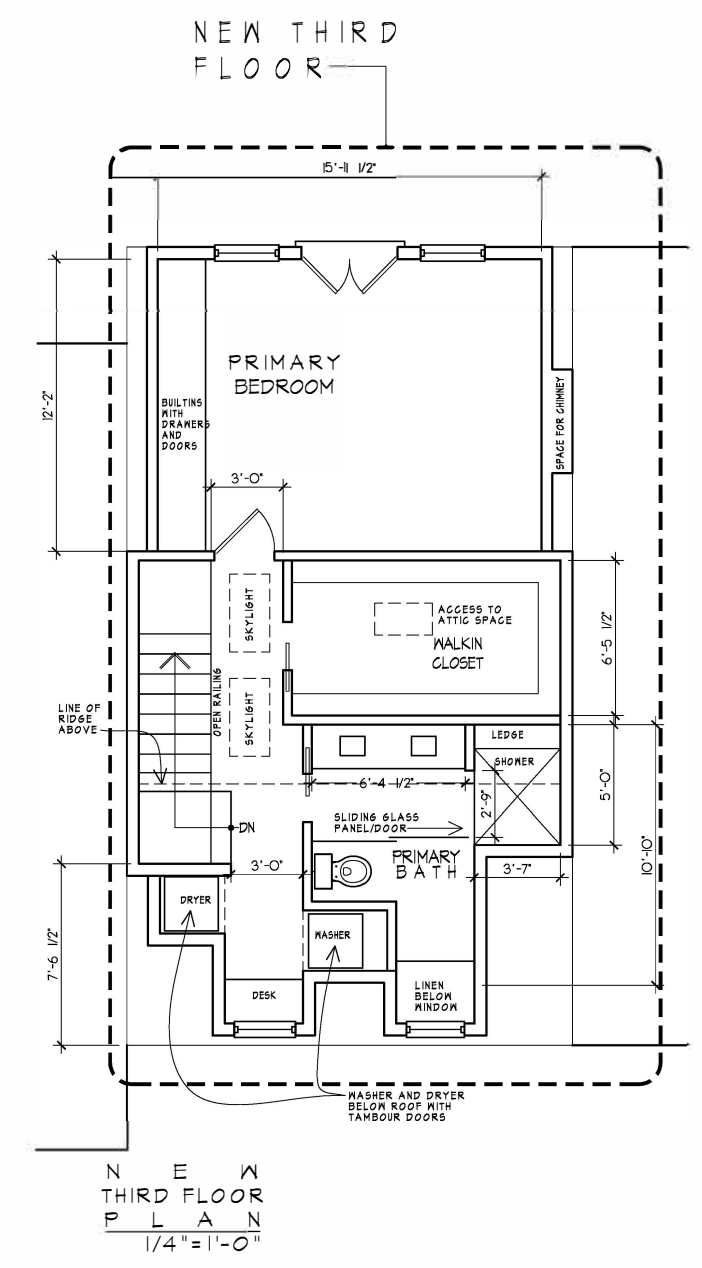
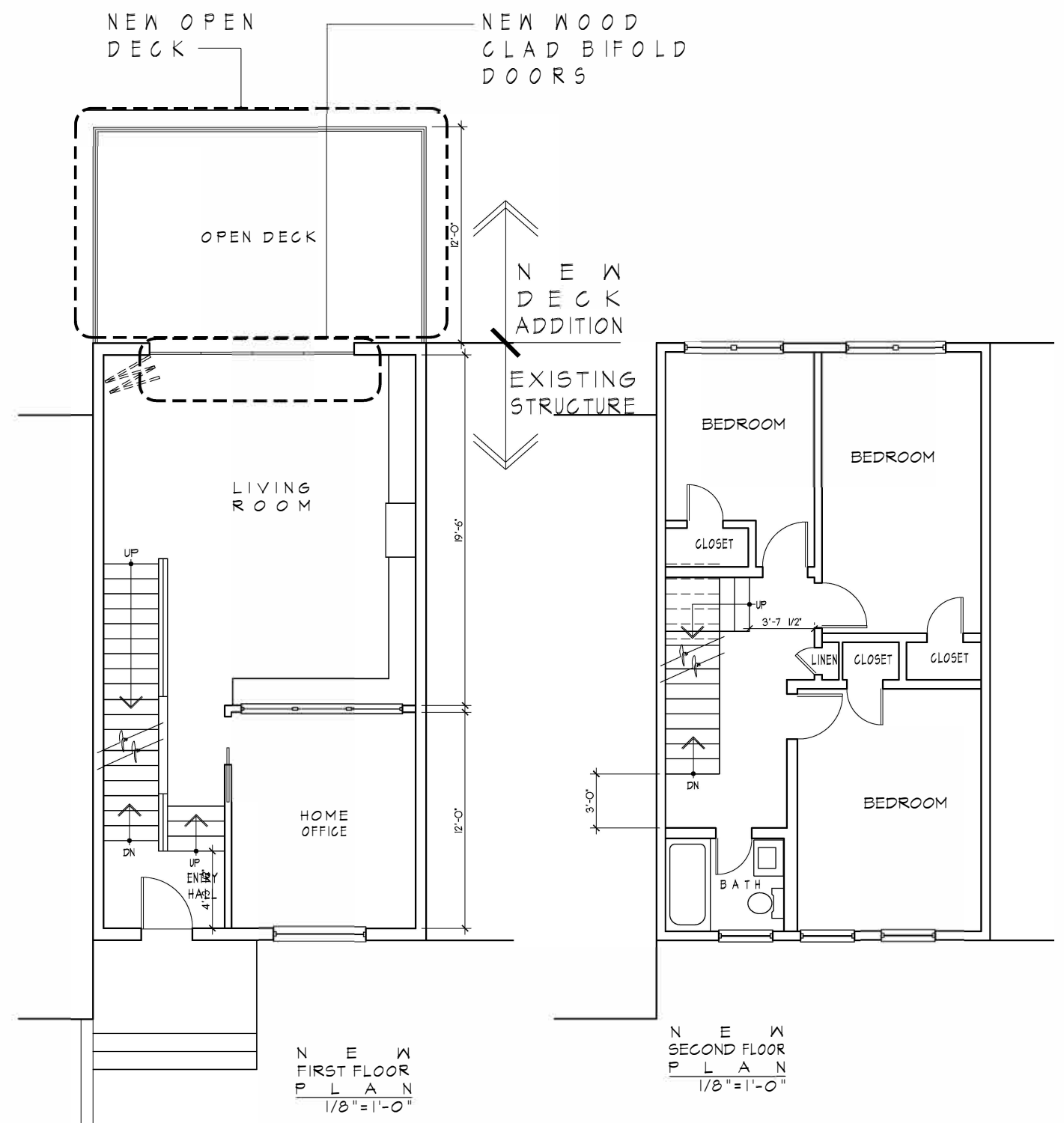
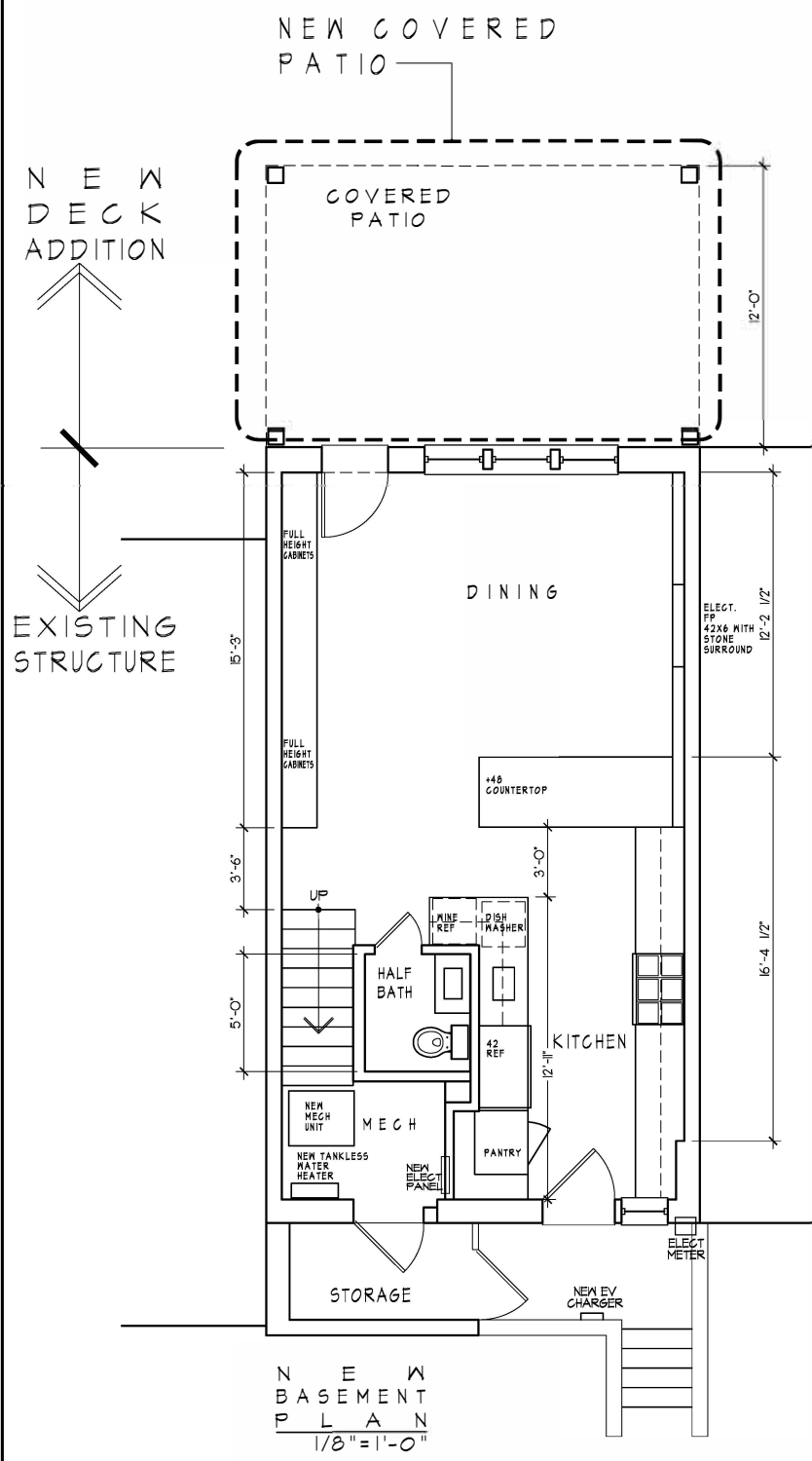
REMOVE EXISTING ROOF AT COVERED PATIO



(D) EXISTING SIDE WEST ELEVATION
1/8"=1'-0"



KEY PLAN



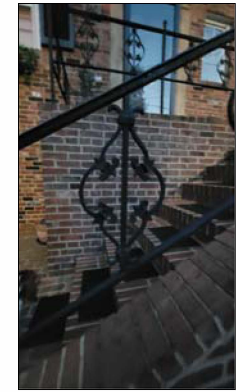
NEW DORMER WITH DOUBLE HUNG & ARCHED TRANSOMS WOOD WINDOWS WITH CLAD EXTERIOR & SIMULATED DIVIDED LITES

NEW STANDING SEAM METAL ROOF

NEW OPERABLE PANELED SHUTTERS WITH SHUTTER DOGS

FRONT RAILING AND FENCING TO BE REPLACED

NEW OPERABLE PANELED SHUTTERS WITH SHUTTER DOGS



PROPOSED FRONT RAILING AND FENCING

LINE OF 818 S. LEE STREET BEYOND

NEW SHED DORMER

NEW DORMER WITH DOUBLE HUNG & ARCHED TRANSOMS WOOD WINDOWS WITH CLAD EXTERIOR & SIMULATED DIVIDED LITES

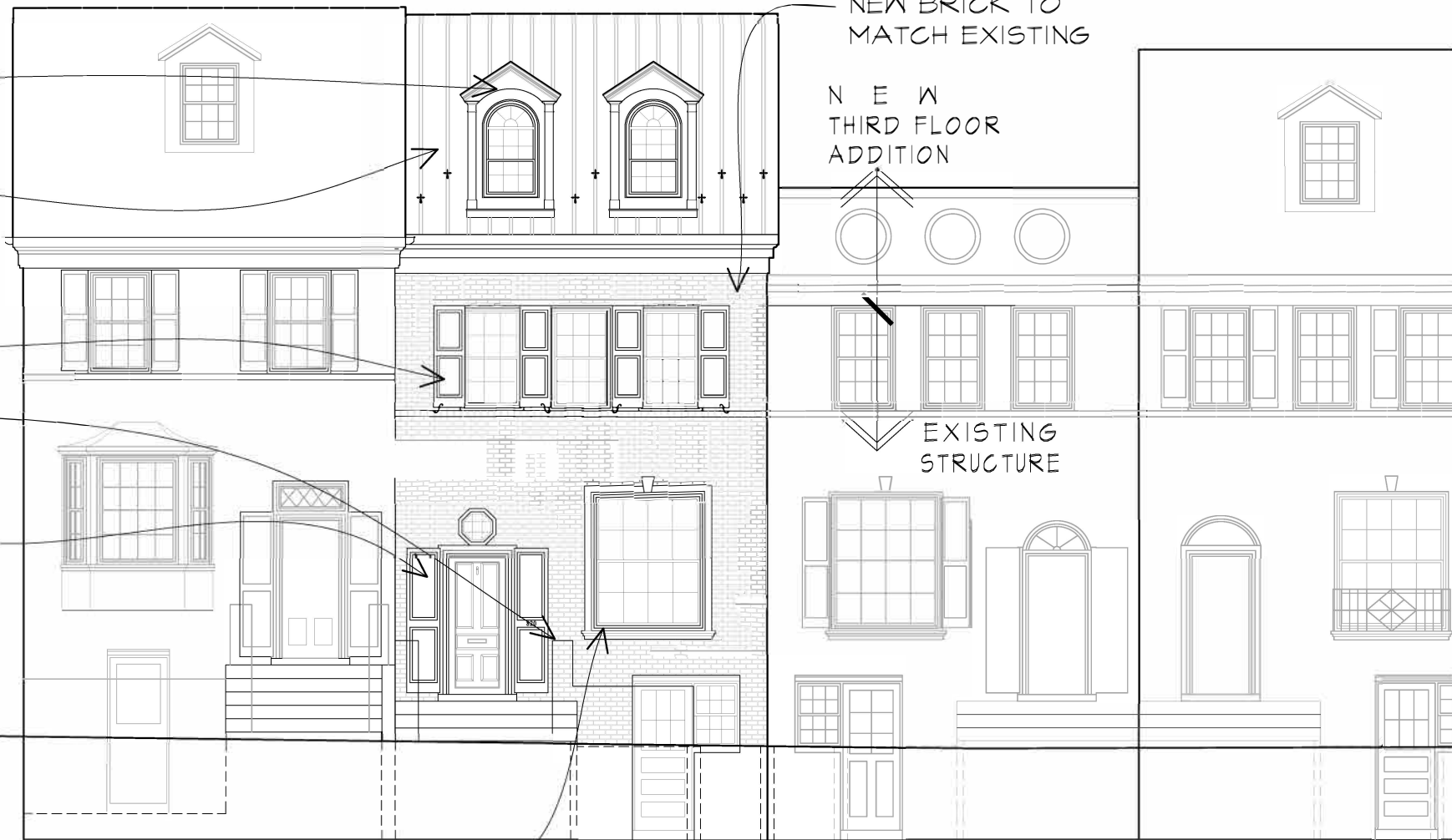
NEW 8" CEMENTITIOUS PAINTED SIDING

LINE OF 818 S. LEE STREET BEYOND

NEW OPEN DECK WITH METAL RAILING

LINE OF 818 S. LEE STREET BEYOND

B NEW SIDE EAST ELEVATION
1/8"=1'-0"



NEW BRICK TO MATCH EXISTING

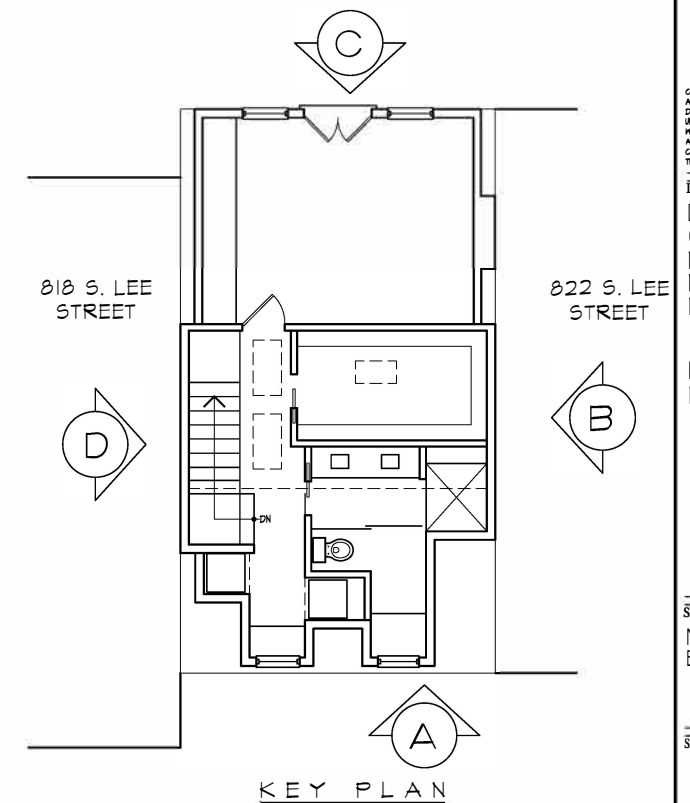
NEW
THIRD FLOOR
ADDITION

EXISTING
STRUCTURE

NEW TRIM AT EXISTING WINDOW

A NEW FRONT NORTH ELEVATION
1/8"=1'-0"

GENERAL NOTE:
ALL NEW AND EXISTING
BRICK TO BE STAINED OR
LIMEWASHED



KEY PLAN

NEW SHED DORMER WITH ASPHALT SHINGLES, NEW SOLAR PANELS

NEW WOOD CLAD EXTERIOR DOORS

NEW METAL RAILING AT "JULIET" BALCONY

NEW 8" CEMENTITIOUS PAINTED SIDING

NEW WOOD CLAD BIFOLD DOORS

NEW OPEN DECK WITH METAL RAILING

ALTER AND EXTEND EXISTING CHIMNEY

NEW MECH. UNIT

NEW THIRD FLOOR ADDITION

EXISTING STRUCTURE

NEW SHED DORMER

NEW 8" CEMENTITIOUS PAINTED SIDING

NEW THIRD FLOOR ADDITION

EXISTING STRUCTURE

NEW BRICK TO MATCH EXISTING

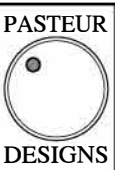
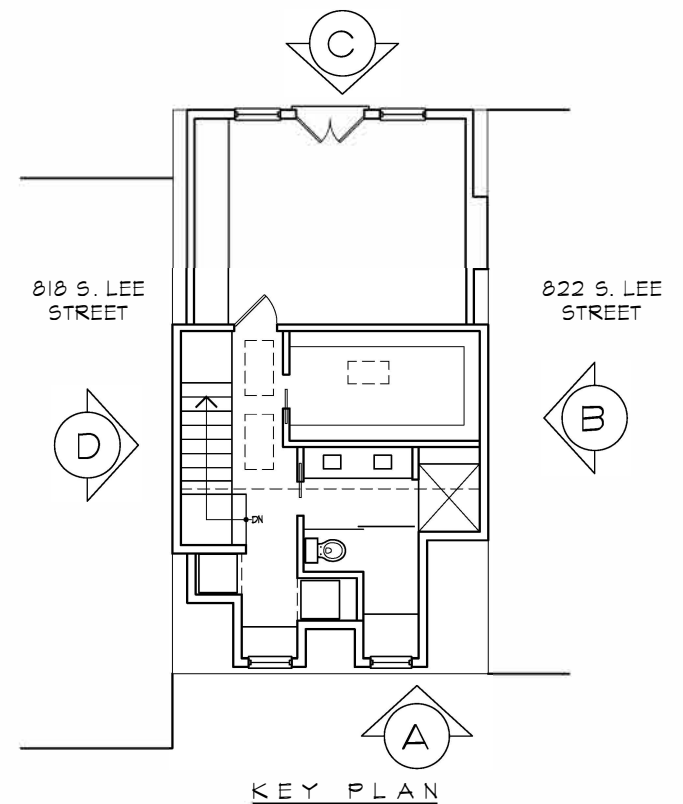
NEW OPEN DECK WITH METAL RAILING

NEW DORMER WITH DOUBLE HUNG & ARCHED TRANSOMS WOOD WINDOWS WITH CLAD EXTERIOR & SIMULATED DIVIDED LITES

LINE OF 818 S. LEE STREET

NEW REAR SOUTH ELEVATION
1/8"=1'-0"

NEW SIDE WEST ELEVATION
1/8"=1'-0"



9303 IRVING STREET
MANASSAS VA
20110-5110

E.MAIL: lcy@pasturdesigns.com

TELEPHONE: 703 472 4172
FACSIMILE: 703 393 8706



ROSSI MEDICI RESIDENCE
820 S LEE STREET
ALEXANDRIA VIRGINIA

COPYRIGHT 2023 LUCILE P. ADAMS ARCHITECT. THESE DRAWINGS ARE COPYRIGHTED UNDER THE PROVISIONS OF THE U.S. COPYRIGHT PROTECTION ACT. ANY UNAUTHORIZED USE, COPYING OR REPRODUCTION OF THE ORIGINAL IS PROHIBITED.

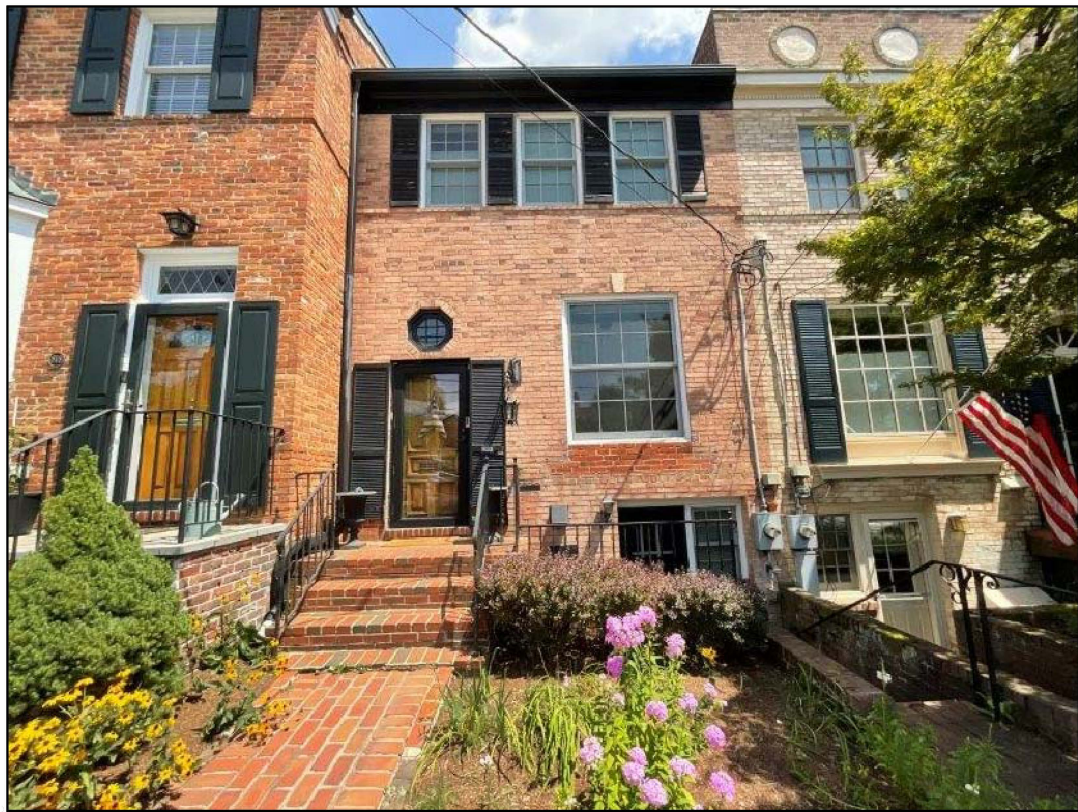
ISSUE DATE
DESIGN 09/07/23
11/03/23
11/08/23
12/05/23

B A R
12/27/23

SHEET TITLE
NEW ELEVATIONS

SHEET NUMBER

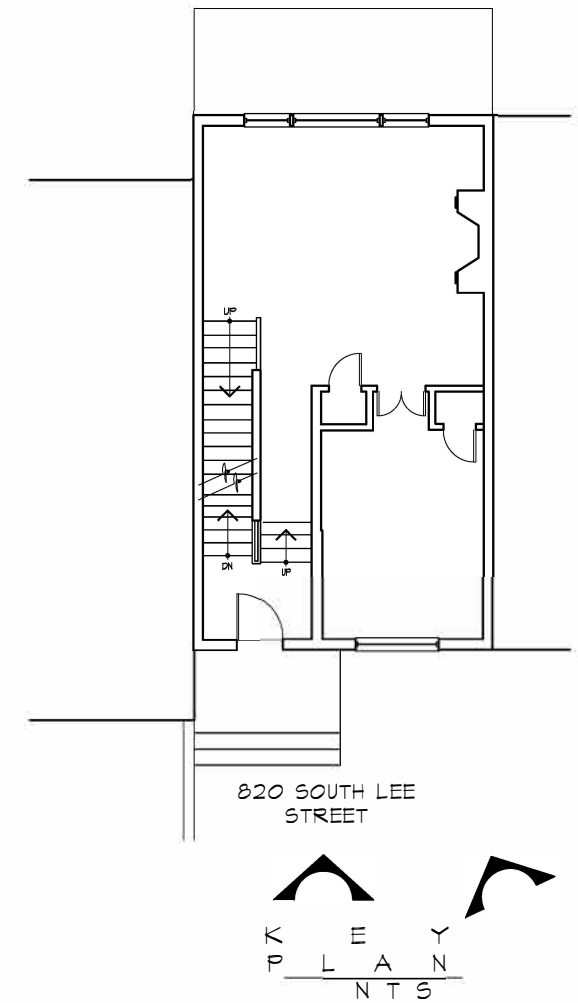
A-6



FRONT WEST ELEVATION
820 SOUTH LEE STREET



FRONT WEST ELEVATION
820 SOUTH LEE STREET





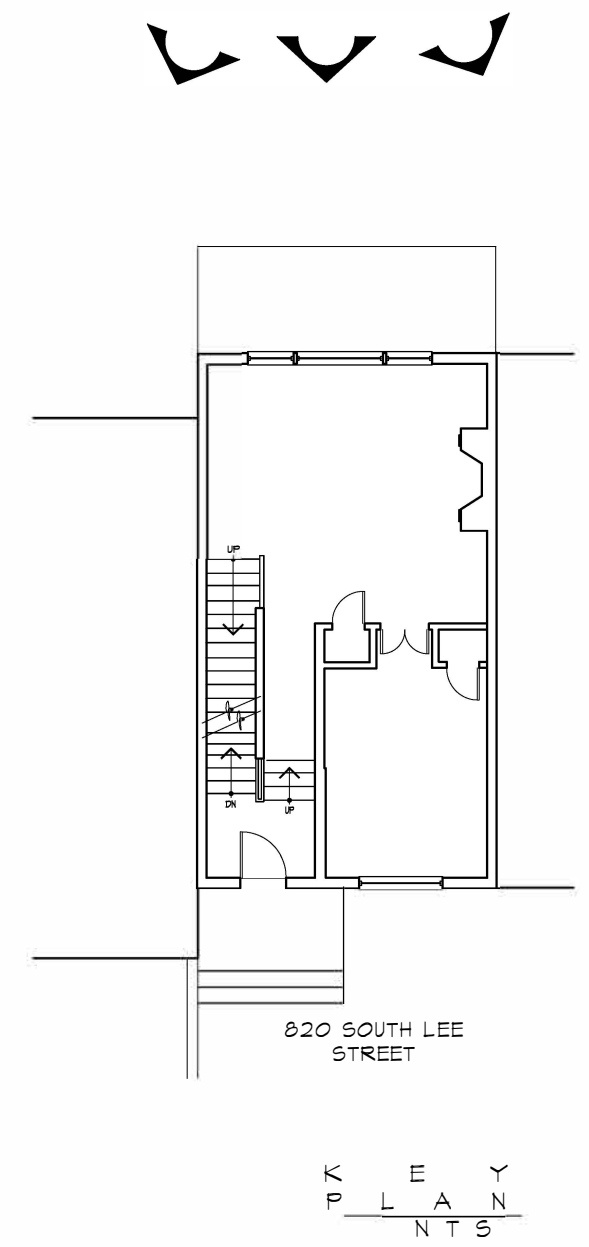
REAR EAST ELEVATION
820 SOUTH LEE STREET



REAR EAST ELEVATION
818 SOUTH LEE STREET



REAR EAST ELEVATION
822 SOUTH LEE STREET

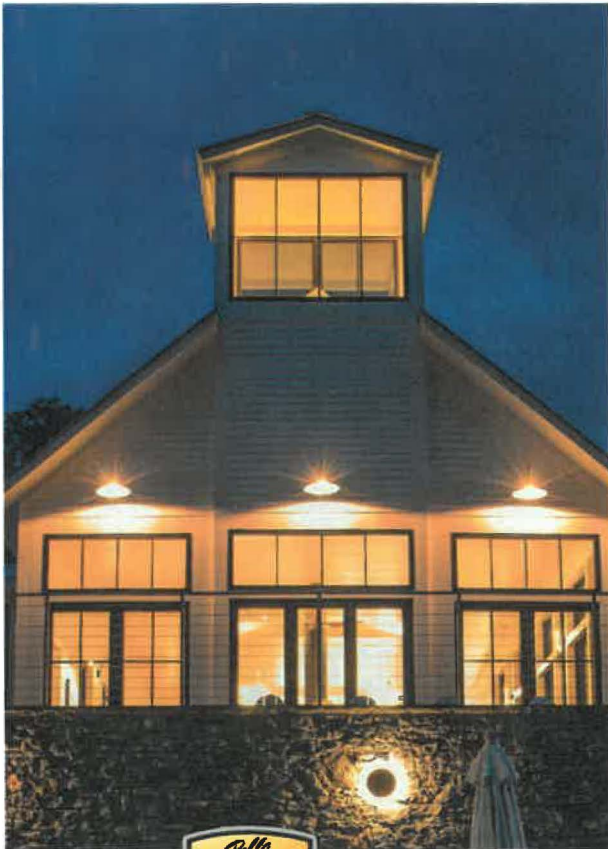




Architect Series® Reserve™



Photograph(s)
© Scott Barrow Photography



Wood Windows and Patio Doors

Authentically Detailed.

Meticulously designed to replicate the historical millwork process, Pella® Architect Series® Reserve™ offers unparalleled authenticity. Each piece is original, featuring excellent craftsmanship to reflect your project's unique personality and customized to fit your vision.

- A wide range of glazing options as well as HurricaneShield® impact-resistant.
- Divided light options available in Integral Light Technology® grilles, grilles-between-the-glass or wood removable grilles in standard and custom patterns.
- Wide range of historically authentic features and attributes including butt joinery and through stiles
- Two exterior sash profiles are available: Ogee and Putty Glaze.
- Virtually unlimited exterior color options, EnduraClad® protective finish in 27 standard colors plus nearly unlimited custom colors and Anodized finishes.



Available with factory-installed integrated security sensors.

Brand Overview

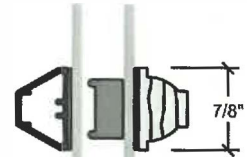
Grilles

For a full list of grille size and pattern availability contact your local Pella sales representative.

Integral Light Technology® Grilles

- Extruded aluminum or wood grilles are adhered to the exterior face
- Wood grilles are adhered to the interior face
- Between-the-glass foam spacers, which are aligned with the interior and exterior grilles, replicate the appearance of true divided lights
- Typical grilles are 7/8" wide putty glazed or ogee profile, other standard and custom widths are available
- Custom grille patterns are available

Grille Profile



7/8", 1-1/4", and 2" widths

Roomside Removable Grilles

- Roomside wood grilles are securely attached to the interior, but can be removed for glass cleaning
- Typical grilles are 3/4" wide, other standard and custom widths and profiles are available

Grille Profile

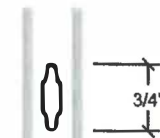


3/4", 1-1/4", and 2" widths

Grilles-Between-the-Glass

- Permanent aluminum grilles are factory-installed inside the airspace of insulating glass
- White, Tan₂, Brown, Putty₂, Black, Morning Sky Gray, Ivory, Sand Dune, Harvest, Cordovan or Brickstone interior.
- Grilles are 3/4" wide
- Interior colors complements today's most popular interior finishes; choose a color to coordinate with the window or door frame, or select a contrasting grille color for a one-of-a-kind look

Grille Profile

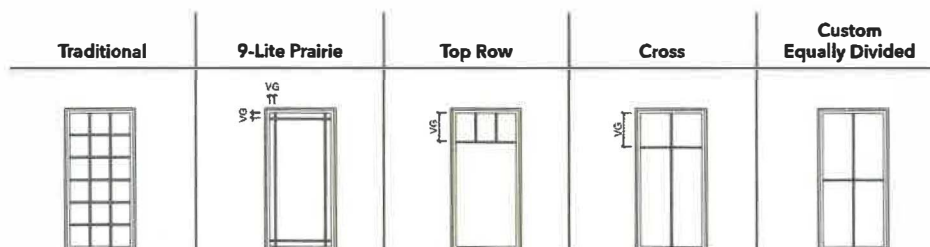


3/4" width

Interior GBG Colors



Available Patterns



Pattern availability may vary depending on size of unit.

Custom configurations are also available, for details contact your local Pella sales representative.

1) Appearance of exterior grille color may vary depending on the LowE insulating glass selection.

(2) Tan or Putty Interior GBG colors are available in single tone (Tan/Tan or Putty/Putty).

Pella 7/8 grille BAR



7/8" Integral Light Technology Grilles



1-1/4" Integral Light Technology Grilles



2" Integral Light Technology Grilles

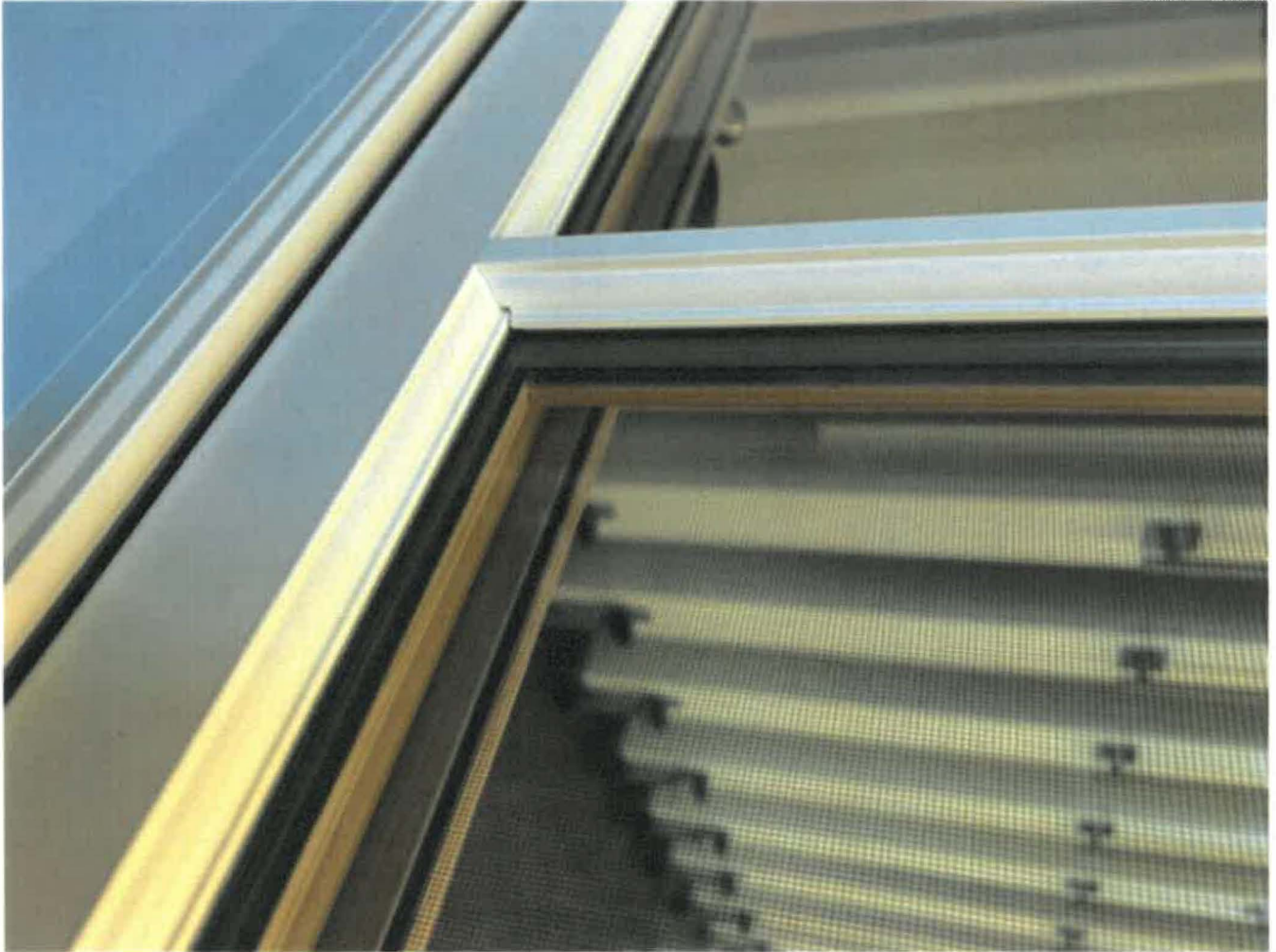
SIMULATED-DIVIDED-LIGHT GRILLES

- Grilles are permanently bonded to the inside and outside of the glass
- No spacer between the grilles

BEST USE: When you want the traditional look of divided-light windowpanes.

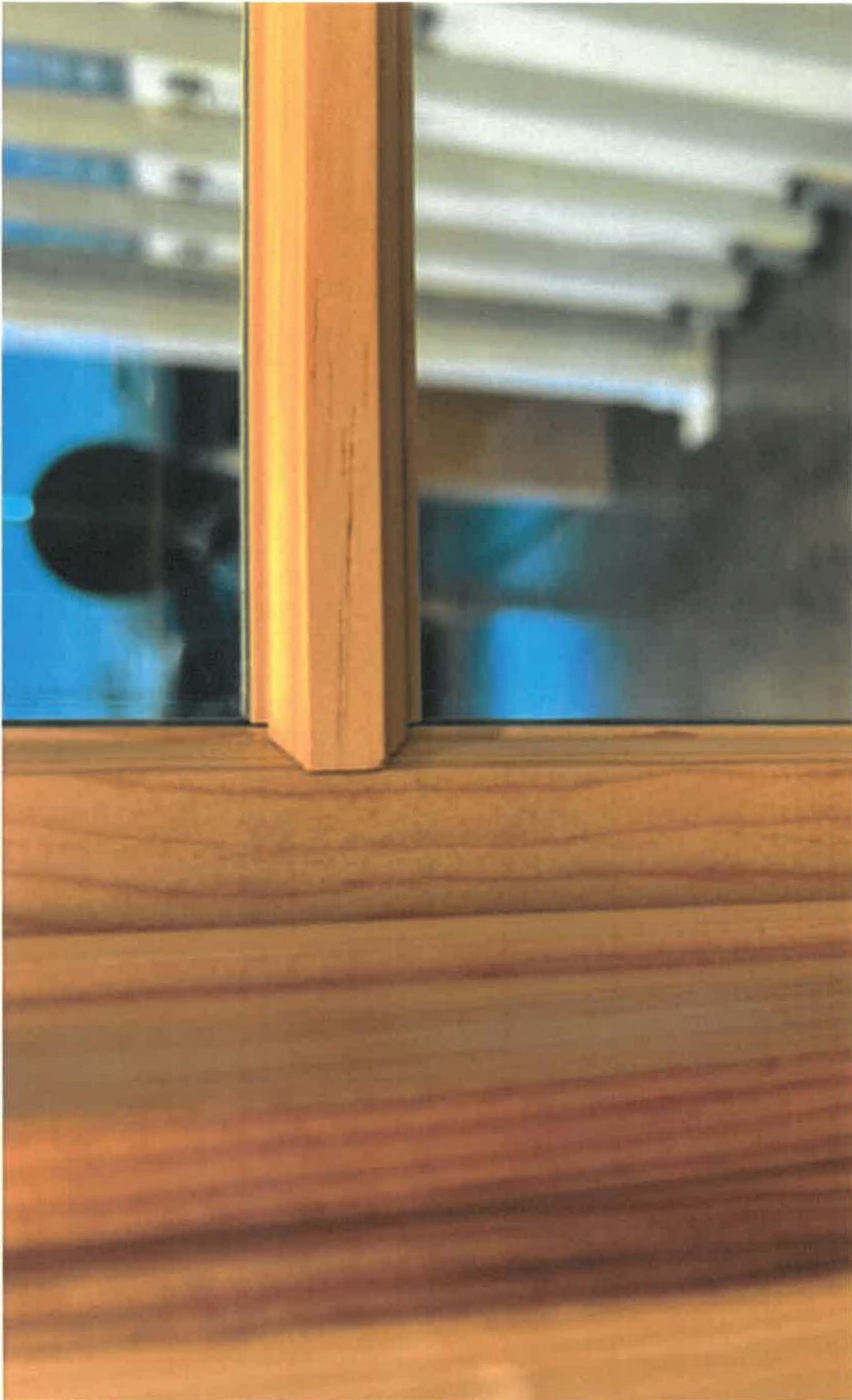


Expense



Side Views

Interior



Finishes

EnduraClad® Protective Finish Standard Colors + Virtually Unlimited Custom Colors and Wood Options



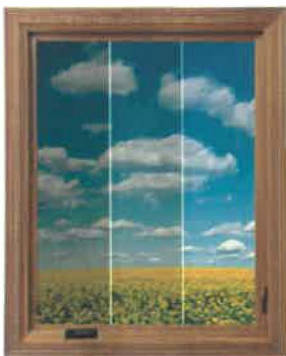
Anodized Finishes



Interior Prefinished Colors



Screens



Vivid View® Screen

Provides the sharpest view and available as an upgrade on Pella wood windows and patio doors. Allows in 29% more light and is 21% more open to airflow compared to conventional screen. PVDF 21/17 mesh, 78% light transmissive.

InView™ Screen

Standard screen on Pella wood windows and patio doors, as well as Rolscreen® retractable screens on wood casement windows and Integrated Rolscreen® on Architect Series® Reserve™ single- and double-hung windows.

More transparent than conventional fiberglass, allows 14% more light and is 8% more open to airflow than conventional screen.

Vinyl coated 18/18 mesh fiberglass, Complies with performance requirements of SMA 1201.

Conventional Screen

Standard on Rolscreen® retractable screens on patio doors.

Black vinyl coated 18/14 mesh fiberglass, Complies with ASTM D 3656 and SMA 1201.

Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

Because of printing and display limitations, actual colors may vary from those shown.

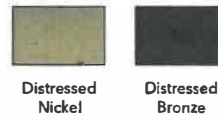
Hardware

Consult your local Pella Sales Representative for a full list of available hardware options.

Rustic Collection



Finishes



Classic Collection



Finishes



Essential Collection



Finishes

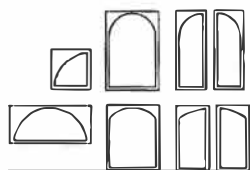


Finishes



Custom Capabilities

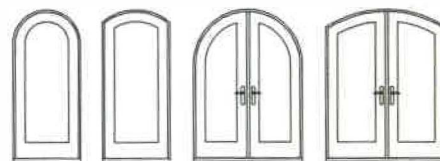
Consult your local Pella Sales Representative for available options.



Custom Glass Shapes Available

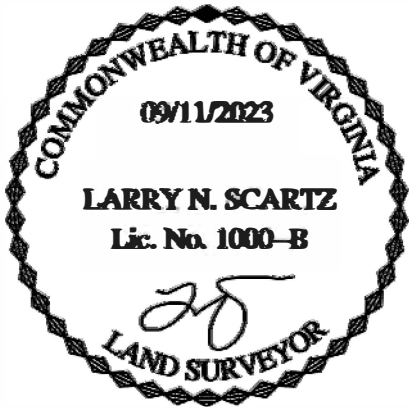


Custom Stile and Rail Widths Available

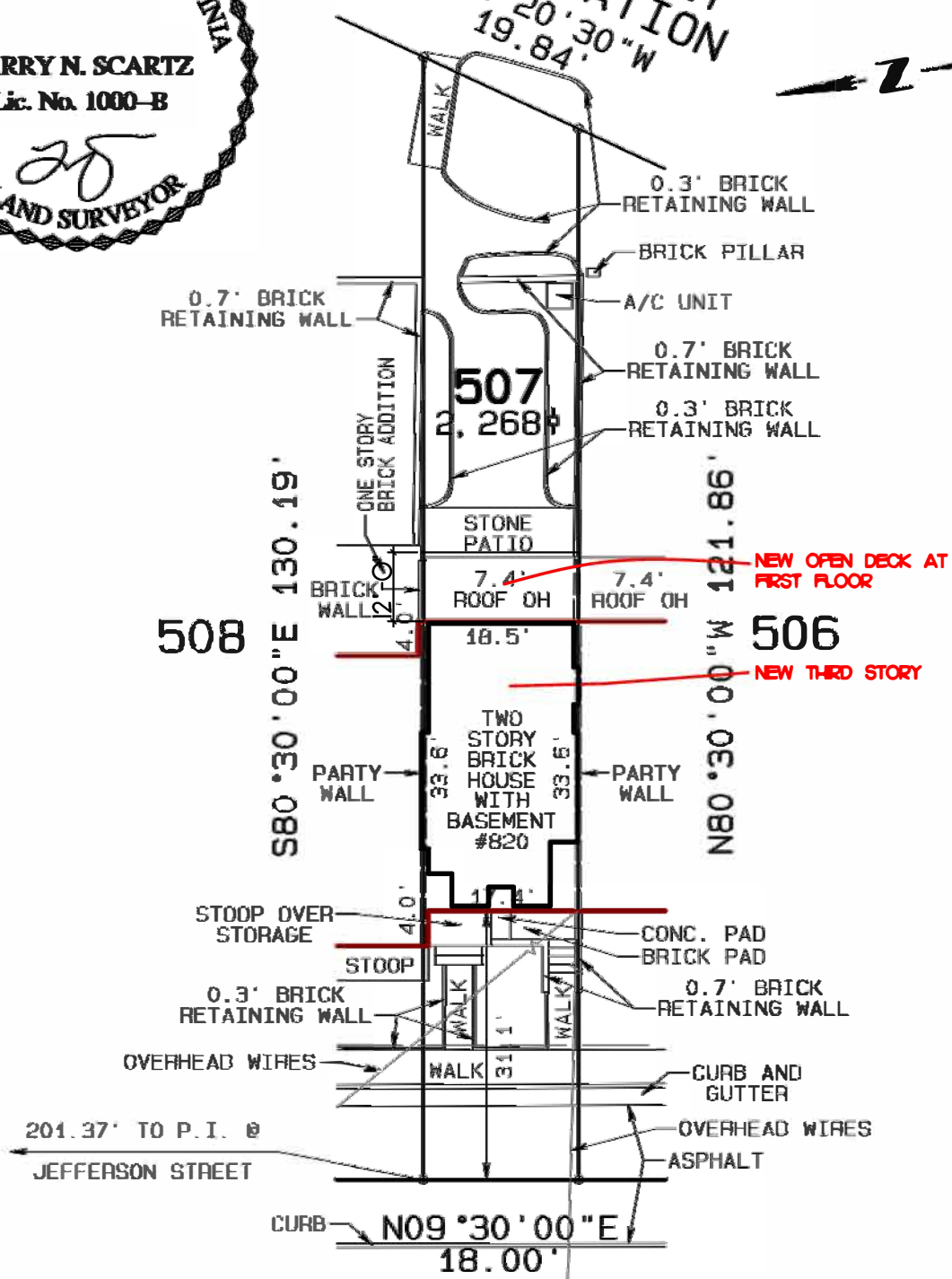


Custom Door Shapes Available

(1) Only available on Bifold configurations with a passage door. (2) Will not allow lead panel to stack completely. Because of printing and display limitations, actual colors may vary from those shown.



LEE STREET CORPORATION
 S34°20'30"W
 19.84'



SOUTH LEE STREET
 50' R/W

PHYSICAL IMPROVEMENTS SURVEY

LOT 507, BLOCK 7

YATES GARDENS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'

DATE: SEPTEMBER 11, 2023

CASE NAME: ROSSI / MEDICI

NO TITLE REPORT FURNISHED.

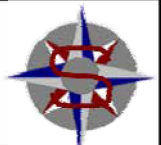
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

LARRY N. SCARTZ
 CERTIFIED LAND SURVEYOR
 WOODBRIDGE, VIRGINIA

LOCAL (703) 494-4181
 FAX (703) 494-3330
 LARRY.SCARTZ@SCARTZ.COM



January 22, 2024

To the City of Alexandria Board of Architecture Review,

We have lived at 802 South Lee Street since 2014. During that time, we have fallen in love with our vibrant community and are proud of the rich architectural history of the Southeast Quadrant. Our neighbors, John Medici and Erica Rossi, share our love and respect for Old Town.

John and Erica have shared their proposed plans for improving their home at 820 South Lee Street with us, and we support them fully. Their proposed design complements the existing streetscape beautifully. We look forward to seeing their vision take shape.

Kind regards,

Julie Obiala and Jake Dowling
802 South Lee Street

January 20, 2024

Hourig and John Charalambopoulos
819 S Lee Street
Alexandria VA 22314

To The Board of Architectural Review ,

We are writing this letter in support of Erica Rossi and John medici's request to make modifications to their home at 820 S Lee Street .

We have known Erica and John since moving to the 800 block of S Lee in 2013 and know them be excellent neighbors who take pride in their home and neighborhood.

We have seen the plans for their home renovation and find the design to be tasteful and in keeping with the architectural style of our street.

We therefore fully support their request with the BAR and look forward to seeing the plans for their home realized.

Sincerely

Hourig and John Charalambopoulos