

Docket Item # 3 & 4
BAR CASE # 2013-00044
2013-00045

BAR Meeting
March 20, 2013

ISSUE: Permit to Demolish &
Certificate of Appropriateness

APPLICANT: John Thompson, Washington Street United Methodist Church by Theresa del Ninno

LOCATION: 109 South Washington Street and 112A South Columbus Street

ZONE: CD/Commercial downtown zone (109 S Washington Street)
CL/Commercial low zone (112A S Columbus Street)

STAFF RECOMMENDATION: Staff recommends approval of the application, as submitted.

*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.

**BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



**CASE BAR2013-0044 &
CASE BAR2013-0045**



***Note:** The two reports for 109 S. Washington Street and 112 S. Columbus Street, BAR #2013-0044 (Permit to Demolish/Capsulate) and BAR #2012-0045 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant requests approval of a Permit to Demolish and a Certificate of Appropriateness for alterations to the south elevation of 109 South Washington Street and 112A South Columbus Street. The alterations will include a new ADA ramp with canopy along the south elevation of 109 South Washington Street; rebuilding of a two-story addition between 109 and 115 South Washington Street; and a new door, windows, stairs, and railing on the rear porch of 112A South Columbus Street. The proposed alterations are the result of a recent sale of the church's education building at 115 S. Washington. The church must now incorporate functions that were previously in the education building into the existing sanctuary building and in the Columbus Street townhouse. In addition to programmatic functions, mechanical systems and building fire exits must be reconfigured so that each building may operate independently.

109 South Washington Street

The applicant requests approval for a Permit to Demolish a two-story addition of approximately 560 square feet located between 109 and 115 South Washington Street, a one-story shed roof enclosure located behind said buildings, and a second-story enclosed walkway located between 109 and 115 South Washington Street. The demolition will include removal of a wood Colonial Revival-styled door and six-over-six window that faces South Washington Street, as well as two doors on the south elevation of 109 South Washington Street.

The applicant requests a Certificate of Appropriateness to build a new handicap accessibility (ADA) ramp between 109 and 115 South Washington Street. The ramp entrance will face South Washington Street and accessed through a black painted steel gate, six feet in height. The proposed ramp will have a 3/4" thick tempered laminated glass canopy with sandblast finish supported by galvanized stainless steel supports painted black. A continuous bent plate gutter will be painted black to match. The proposal includes five new wall sconces to be evenly spaced on the exterior of the south wall. The wall sconces will be "carbon bronze" color with LED illumination.

The applicant also proposes to rebuild the two-story addition between 109 and 115 South Washington Street to house an exit stair. The new addition will occupy the same footprint as the existing, be faced in running-bond brick, and have a standing seam steel roof in "zinc grey". The east elevation, visible from South Washington Street, will include a four-panel wood door with two lights and decorative iron work and a double-hung two-over-two SDL wood window on the second floor. A wall sconce will be located directly above the proposed exit door.

On the west elevation the applicant proposes constructing a one-story shed roof addition, on the existing footprint, but significantly taller in height to accommodate an exit door. This portion of the addition is not visible from a public right-of-way.

112A South Columbus Street

The applicant requests approval of a Certificate of Appropriateness for alterations to the two-

story rear porch addition to accommodate an exit door. The alterations are limited to the south elevation of the rear porch addition and are only minimally visible from South Columbus Street though a neighbor's gate and from Prince Street between two houses and behind an evergreen hedge (plant material is not considered screening for purposes of determining the Board's purview).

The alterations include a new door opening that will have a six-panel wood door with three-light transom and a six-over-six double-hung wood window. The second story paneling will be replaced to match the existing and the three aluminum windows replaced with six-over-six double hung windows. In addition, the applicant proposes two stairs and landing constructed of brick with a wrought iron rail.



Figure 1 View from Prince Street, looking north. Proposed changes to the rear porch are behind the bushes beyond.



Figure 2: View from South Columbus Street, looking northeast through the gate of a neighboring property to the rear porch beyond.

II. HISTORY

109 South Washington Street - Church

This original Greek Revival Style church commenced construction in 1850, according to Ethlyn Cox. The present Italian Renaissance Revival style façade was added in 1875 and the interior in 1899. Pilasters from the Greek Revival Church are still visible on the north elevation. The area proposed for demolition was approved by the BAR in **1965**.

115 South Washington Street – Education Building

The two-story with raised basement, Colonial Revival style education building dates to **1953** according to the corner stone located on the northeast corner of the building. The brick building has a pedimented entrance floating within a glass storefront system and two story Doric columns facing Washington Street.

112A South Columbus – Church House

The two-story, four-bay, eight-course common bond brick dwelling is believed to have been constructed in 1811 but definitely by **1867**, according to Ethlyn Cox. The arched 2/2 windows were most likely added in the late 19th century. A one-story rear porch appears on the earliest Sanborn Fire Insurance map from 1885, however by 1941 the rear porch has expanded or been rebuilt as two-story.

Previous Approvals

In 2008, the BAR approved signage for the church and adjacent education building (BAR2008-0082 06/1808)

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):

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

In the opinion of Staff, the criteria to demolish and capulate generally are not met and the Permit to Demolish should be granted. The area proposed for demolition does not contain any 19th or early 20th century historic material. Staff does not believe that the proposed demolition will compromise the overall integrity of the house.

Alterations

The proposed alterations comply with zoning. No additional FAR is being added. Proposed area under the canopy was previously under the existing skywalk. The other areas under roof will be occupied by stairs and ramps and are eligible to be excluded from FAR.

109 South Washington Street

Through the choice of materials and design, the applicant has clearly differentiated the new access ramp and canopy from the historic structure to which it is attached. The design is compatible in size and scale and does not damage the integrity of the 19th century church or its environs. The National Park Service (NPS) has expressed concern with the proposed design and has indicated a preference for replicative, Colonial Revival style doors, window, light fixtures, and canopy with pediment. NPS does acknowledge that the alterations will be minimally visible from South Washington Street.

BAR Staff, respectfully, disagrees with NPS and notes that the existing church is a magnificent example of the Italian Renaissance Revival style that has nothing to do with the Colonial Revival period. Further, the proposed minimalist glass canopy appears to conform with the Secretary of the Interior Standards for Rehabilitation, specifically items #9 & #10, below.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff notes that the proposed canopy and gate are set back significantly from the east façade of 109 South Washington Street and will be visible only when directly facing the narrow alley, so it will have no effect on the spatial relationships that characterize the historic property. The canopy structure is elegantly detailed and appears to float between the walls of both buildings. The canopy and gate are, therefore, easily reversible with minimal impact to the historic walls. The proposed iron gate is a security feature that references the side yard gate at 112A South Columbus Street.

112A South Columbus Street

Staff supports the proposed alterations to the rear porch of 112A South Columbus Street. In this case, the frame porch is already clearly defined as an addition to the main block of the masonry structure and Staff feels no further delineation is required through window or door styles. Rear ells and porches frequently evolve over time and it is unlikely that the existing porch retains any historic fabric. The proposed replacement windows meet the specifications set forth in the *BAR Window Policy* and the proposed wood door and wrought iron railing is suitable under the *BAR*

Policies for Minor Architectural Elements.

Staff supports the applicant's request for approval of a Permit to Demolish and Certificate of Appropriateness for alterations to 109 South Washington Street and 112A South Columbus Street. It is the opinion of Staff that the criteria for demolition generally are not met and that the proposed alterations do not significantly impact the historic integrity of the subject buildings. The visual impact on South Washington Street will be minimal. The applicant's proposal is an honest design that is easily understood by the casual observer as non-historic through the use of modern materials and design.

STAFF:

Mary Catherine Collins, Urban Planner, Historic Preservation Section, Planning & Zoning
Al Cox, FAIA, Manager, Historic Preservation Section, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Archaeology

F-1 Although the church is a historic building, the proposed project will have a very limited impact on the ground surface, if at all. Therefore, we find that no archaeological conditions need apply to this project.

R-1 No action required.

Code Administration

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief, at ken.granata@alexandriava.gov or 703.746.4193.

C-1 A Building permit is required for this project. Five sets of *construction documents* that fully detail the construction as well as framing schematics shall accompany the permit application(s). If a Virginia licensed design professional prepares drawings, the plans shall bear the signature and seal of the Virginia licensed design professional in accordance with the Code of Virginia Section 54.1-410B.

C-2 Temporary shoring is required during demolition and construction; new stair construction should comply with VCC chapter 10;

C-3 Details for accessible provisions for the alterations shall comply with ICC/ANSI A117.1-2003.

C-4 No opening allowed on a wall within 3ft to the property line per IRC R302.1

C-5 Easement agreements between the property owners should be signed if any constructions cross the property line.

T&ES

R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

R3. 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)

- R4. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 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-5 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

- 1 – Supporting Materials*
- 2 – National Park Service comments*
- 3 – Application BAR2013-00044 & BAR2013-00045*



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 109 S. Washington St. Alexandria, VA 22314 Zone CD

A2. $\frac{8,684}{\text{Total Lot Area}} \times \frac{1.5}{\text{Floor Area Ratio Allowed by Zone}} = \frac{13,026}{\text{Maximum Allowable Floor Area}}$

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	2,740	Basement**	2,740
First Floor	7,118	Stairways**	1,069
Second Floor	6,993	Mechanical**	
Third Floor	1,679	Other**	
Porches/ Other		Total Exclusions	3,809
Total Gross *	18,530		

B1. Existing Gross Floor Area *
18,530 Sq. Ft.
B2. Allowable Floor Exclusions**
3,809 Sq. Ft.
B3. Existing Floor Area minus Exclusions
14,721 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	-32	Stairways**	220
Second Floor	-25	Mechanical**	
Third Floor		Other**	
Porches/ Other	239	Total Exclusions	220
Total Gross *	182		

C1. Proposed Gross Floor Area *
182 Sq. Ft.
C2. Allowable Floor Exclusions**
220 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
-38 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 14,683 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 13,026 Sq. Ft.

**Gross floor area is the sum of all gross horizontal areas under roof, 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.*

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

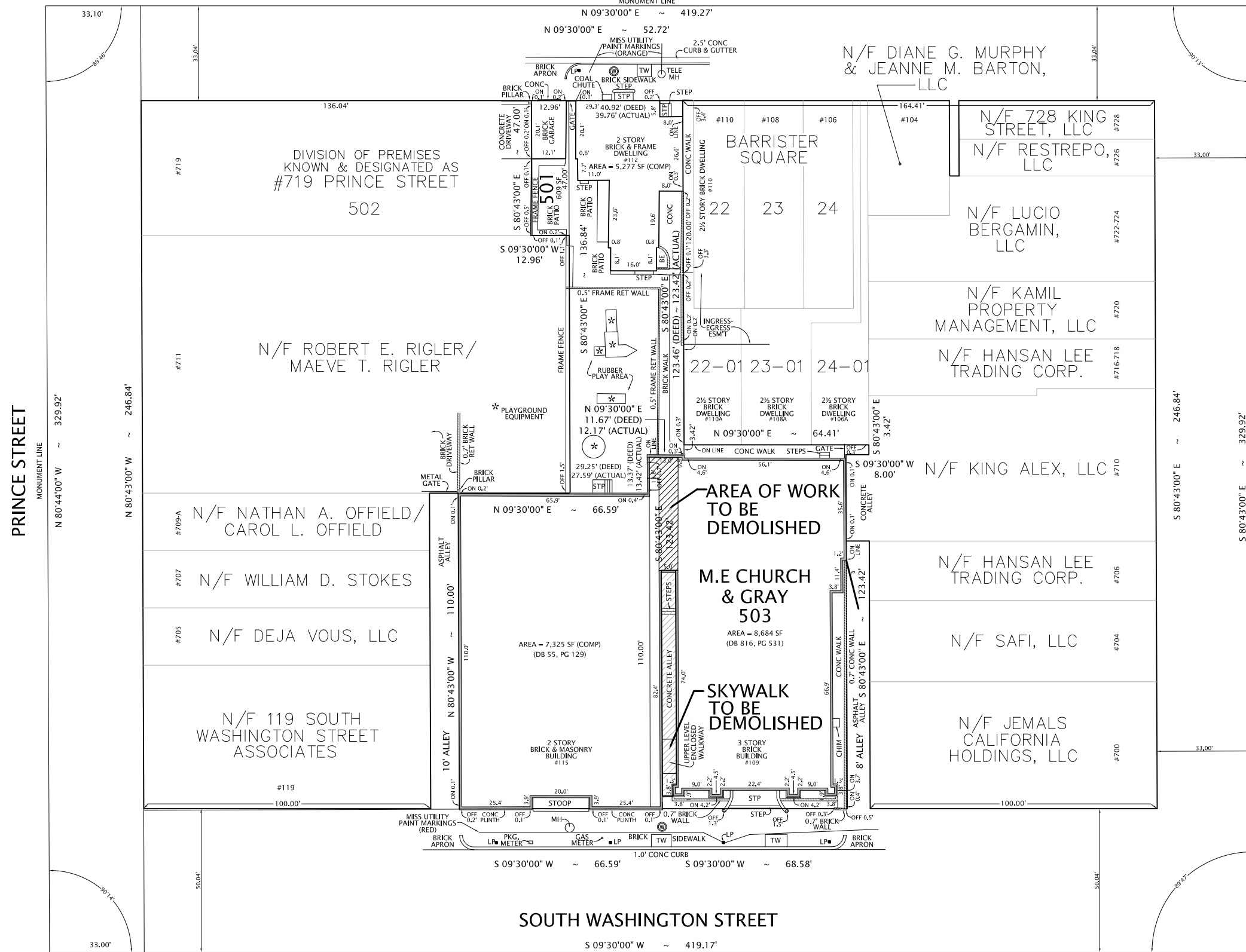
F. Open Space Calculations N.A.

Existing Open Space	
Required Open Space	
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: 2/19/13

SOUTH COLUMBUS STREET



LEGEND

MH	MANHOLE
TW	TREE WELL
LP	LIGHT POLE
STP	STOOP

Project: **WASHINGTON ST. UNITED METHODIST CHURCH**
PLAT SURVEY

PLAT
SHOWING BUILDING LOCATION SURVEY ON
LOT 501
OF THE DIVISION OF
PREMISES KNOWN & DESIGNATED AS
#719 PRINCE STREET
(DEED BOOK 402, PAGE 463)
THE PROPERTY LOCATED AT
#112 SOUTH COLUMBUS STREET
(DEED BOOK 559, PAGE 127)
LOT 503
M.E. CHURCH & GRAY
(DEED BOOK 816, PAGE 531)
AND THE PROPERTY LOCATED AT
#115 SOUTH WASHINGTON STREET
(DEED BOOK 55, PAGE 129)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JULY 6, 2011

Title _____
Date **02/04/13**
Project No. **120060**
Drawing No. _____

PLAT SURVEY
SCALE: 1" = 40'

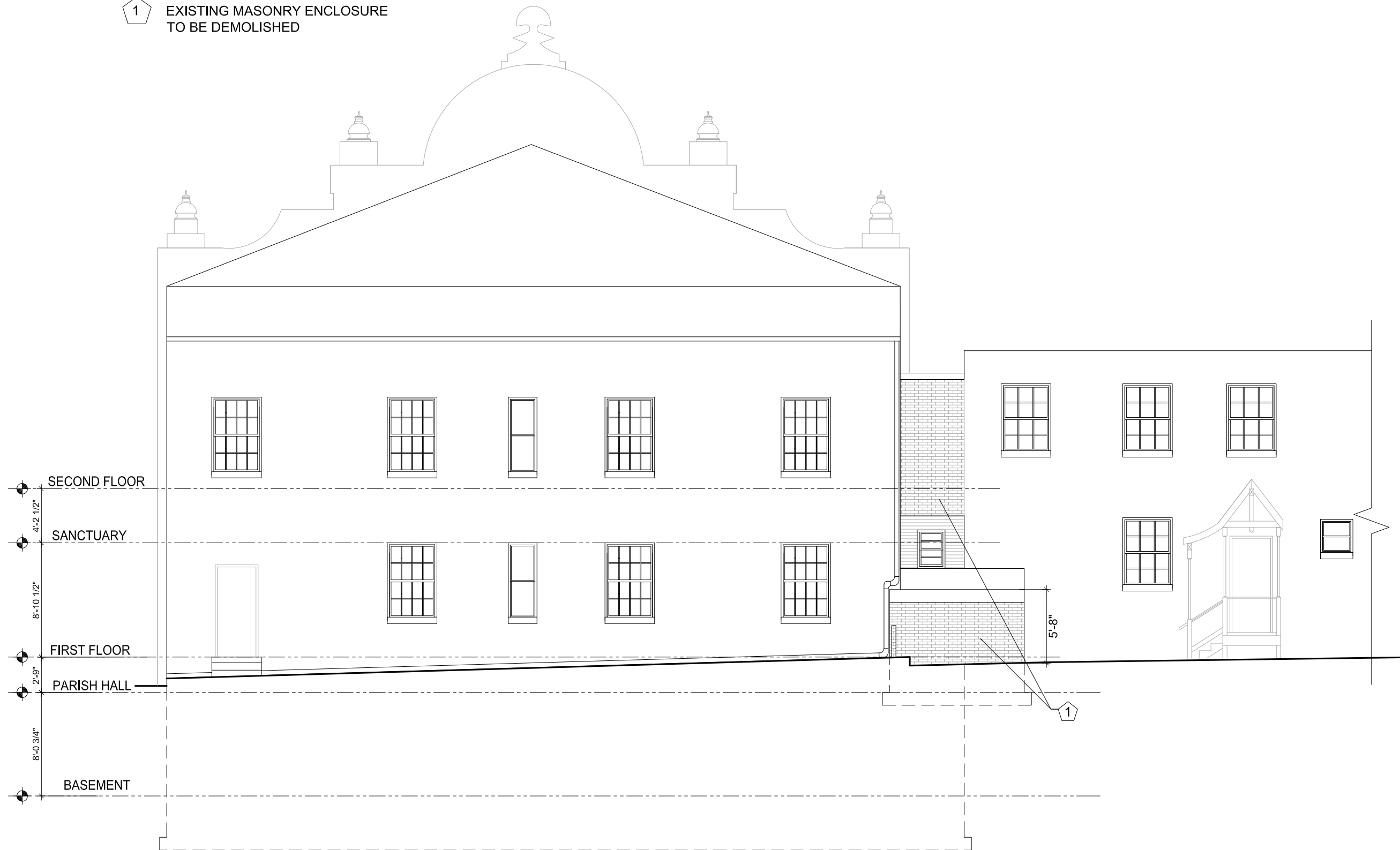


<p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.</p>		<p>CASE NAME: WASHINGTON STREET UNITED METHODIST CHURCH URBAN MATTERS DEVELOPMENT PARTNERS, LLC</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.</p>		<p>8808-H FEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412</p>

CASE NAME: WASHINGTON STREET UNITED METHODIST CHURCH #110629017

KEYNOTES:

- 1 EXISTING MASONRY ENCLOSURE TO BE DEMOLISHED



Project:

WASHINGTON ST. UNITED METHODIST CHURCH
109 South Washington St. Alexandria VA

EXISTING BUILDING- WEST ELEVATION

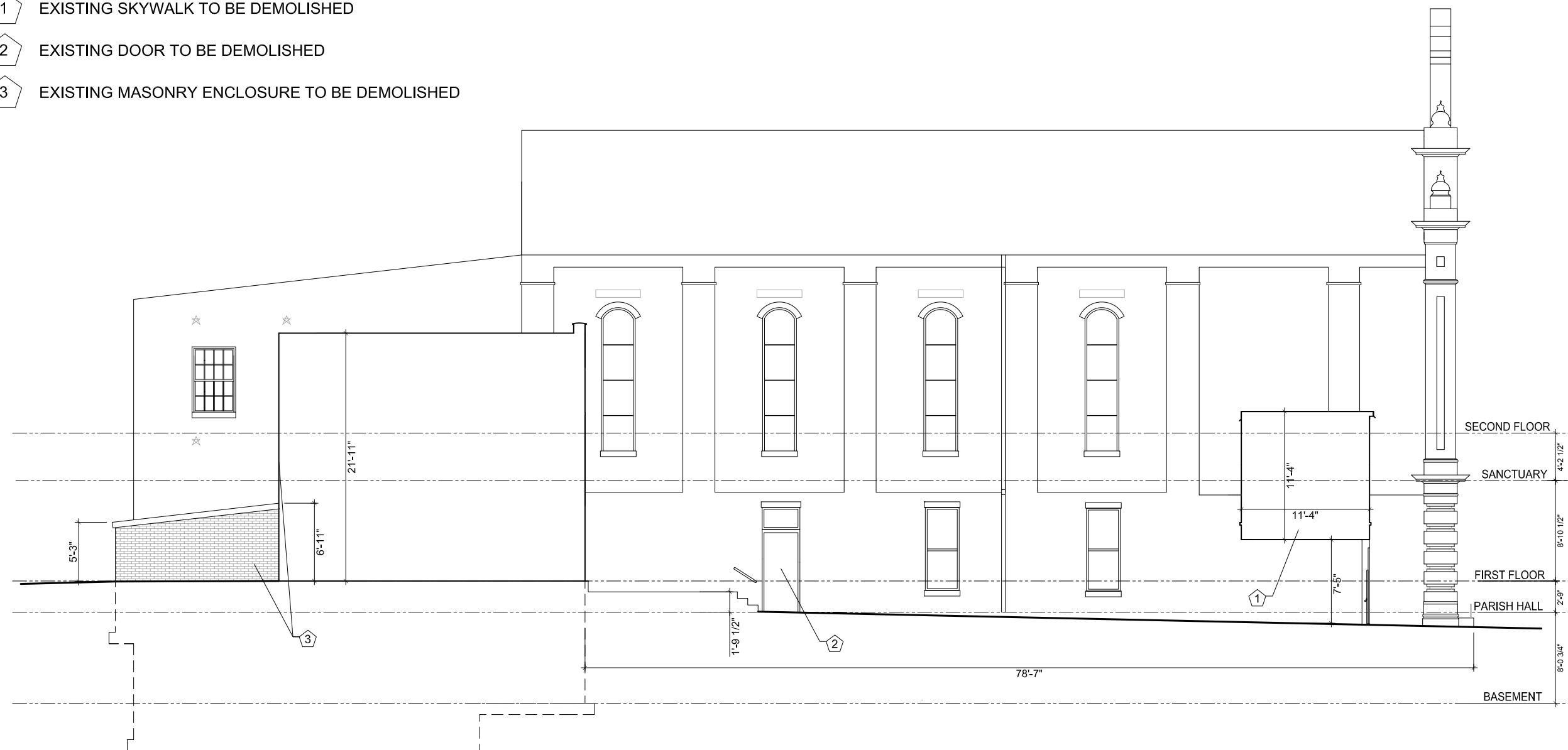
Title
Date 02/05/13
Project No. 120060
Drawing No.

EXISTING WEST ELEVATION FROM WITHIN COURTYARD
SCALE: 1/8" = 1'-0"

EXISTING 1

KEYNOTES:

- 1 EXISTING SKYWALK TO BE DEMOLISHED
- 2 EXISTING DOOR TO BE DEMOLISHED
- 3 EXISTING MASONRY ENCLOSURE TO BE DEMOLISHED



EXISTING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

Project:

WASHINGTON ST. UNITED METHODIST CHURCH
109 South Washington St. Alexandria VA

EXISTING BUILDING- SOUTH ELEVATION

Title

Date 02/05/13

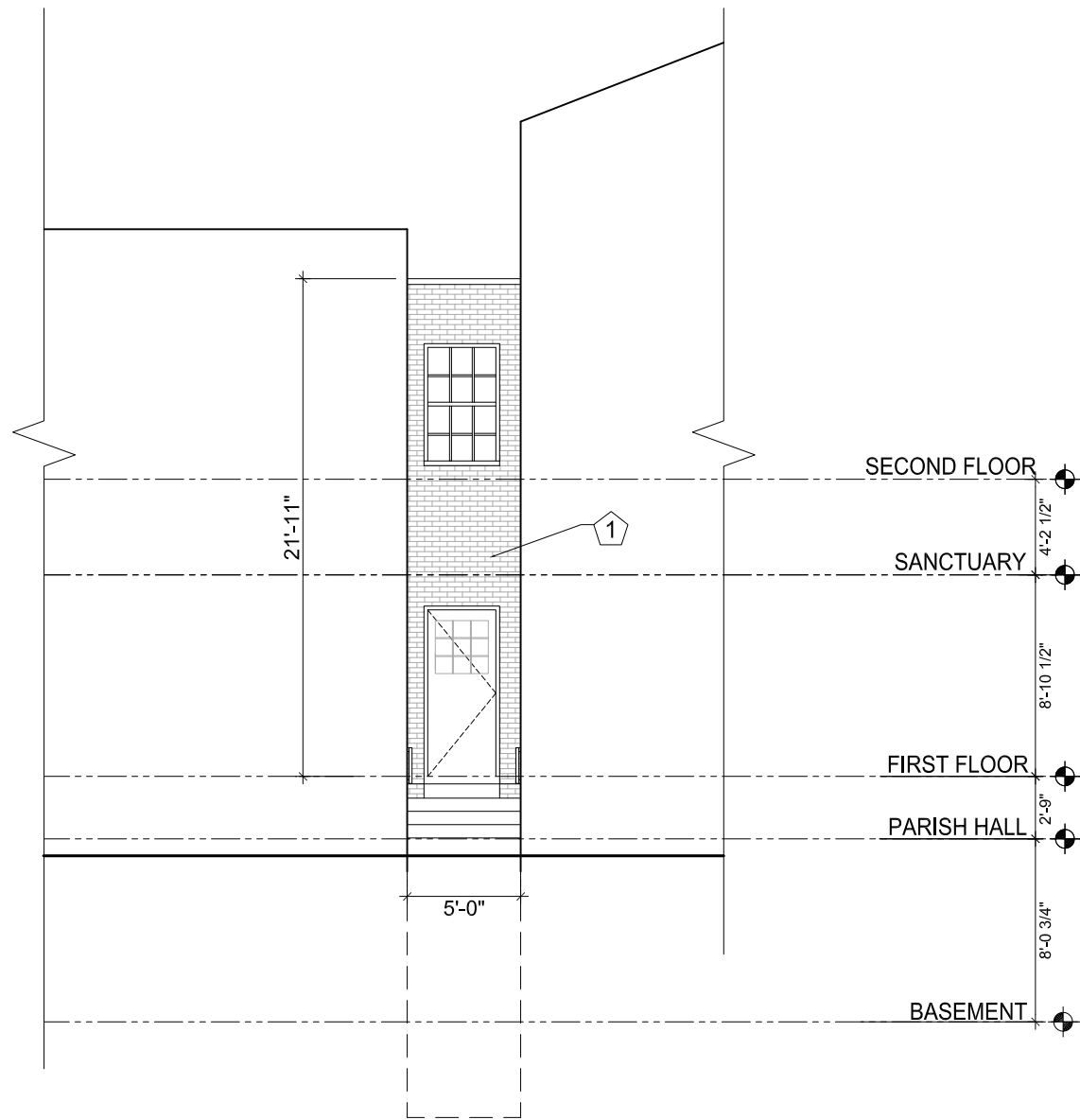
Project No. 120060

Drawing No.

EXISTING 2

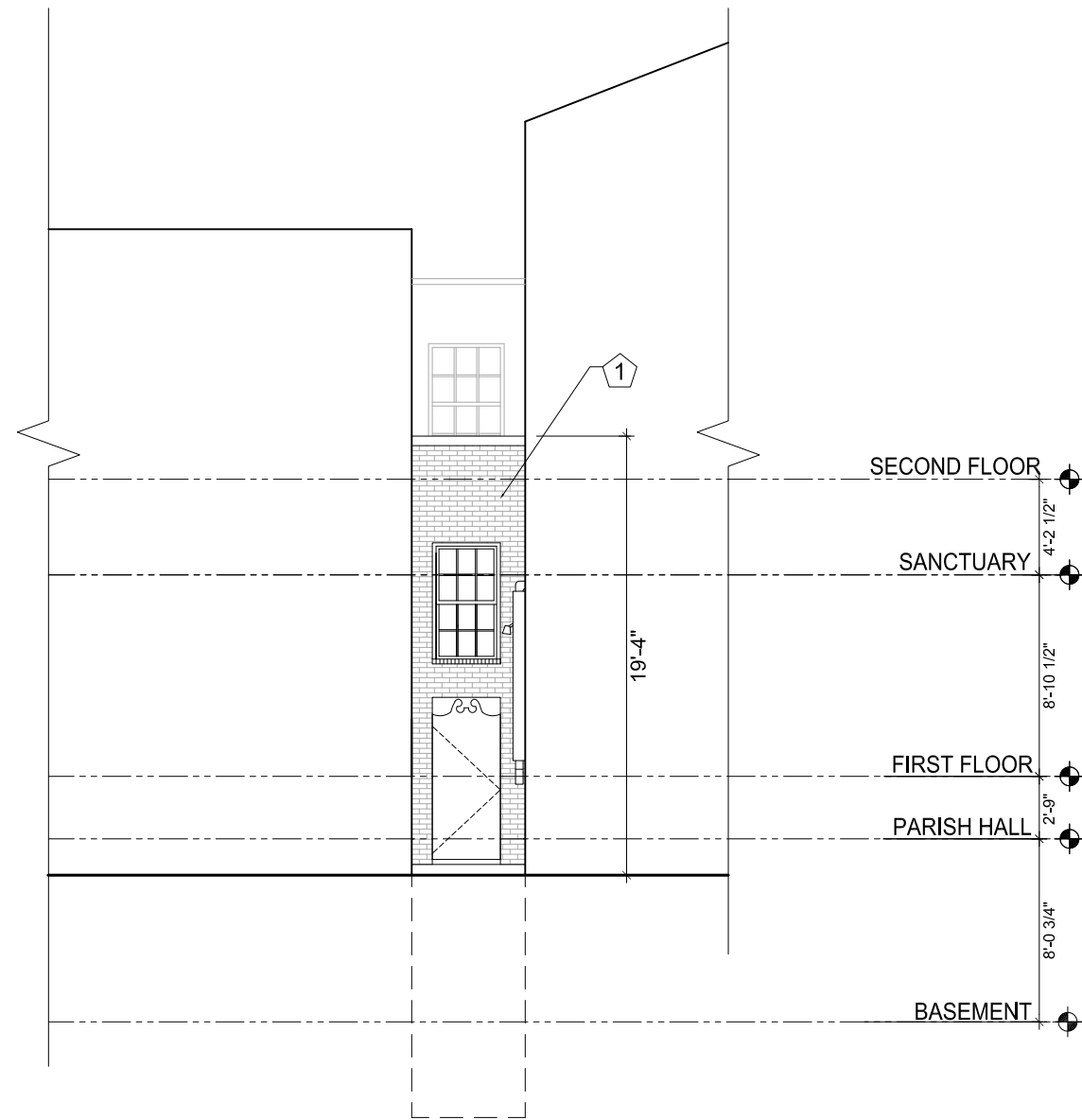
KEYNOTES:

1 MASONRY ENCLOSURE, WINDOW, DOORS TO BE DEMOLISHED.



EXISTING EAST ELEVATION IN PEDESTRIAN ALLEY
(BEYOND SKYBRIDGE)

SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION
KING STREET

SCALE: 1/8" = 1'-0"

Project:

WASHINGTON ST. UNITED METHODIST CHURCH
109 South Washington St. Alexandria VA

EXISTING BUILDING- EAST ELEVATIONS

Title

Date 02/05/13

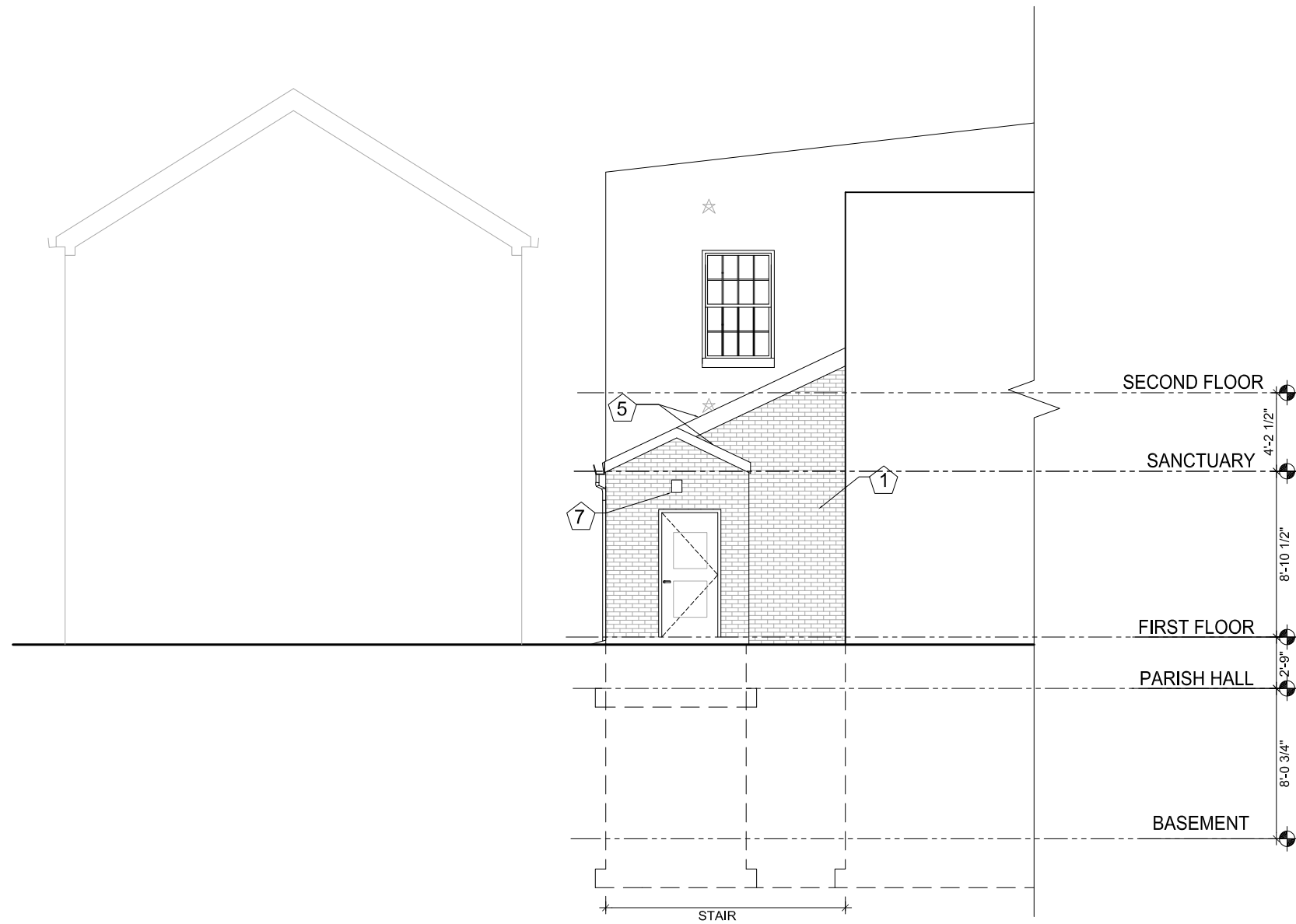
Project No. 120060

Drawing No.

EXISTING 3

KEYNOTES:

- 1 FACE BRICK
- 5 STANDING SEAM METAL ROOF.
- 7 WALL SCONCE



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
16

Project:

WASHINGTON ST. UNITED METHODIST CHURCH

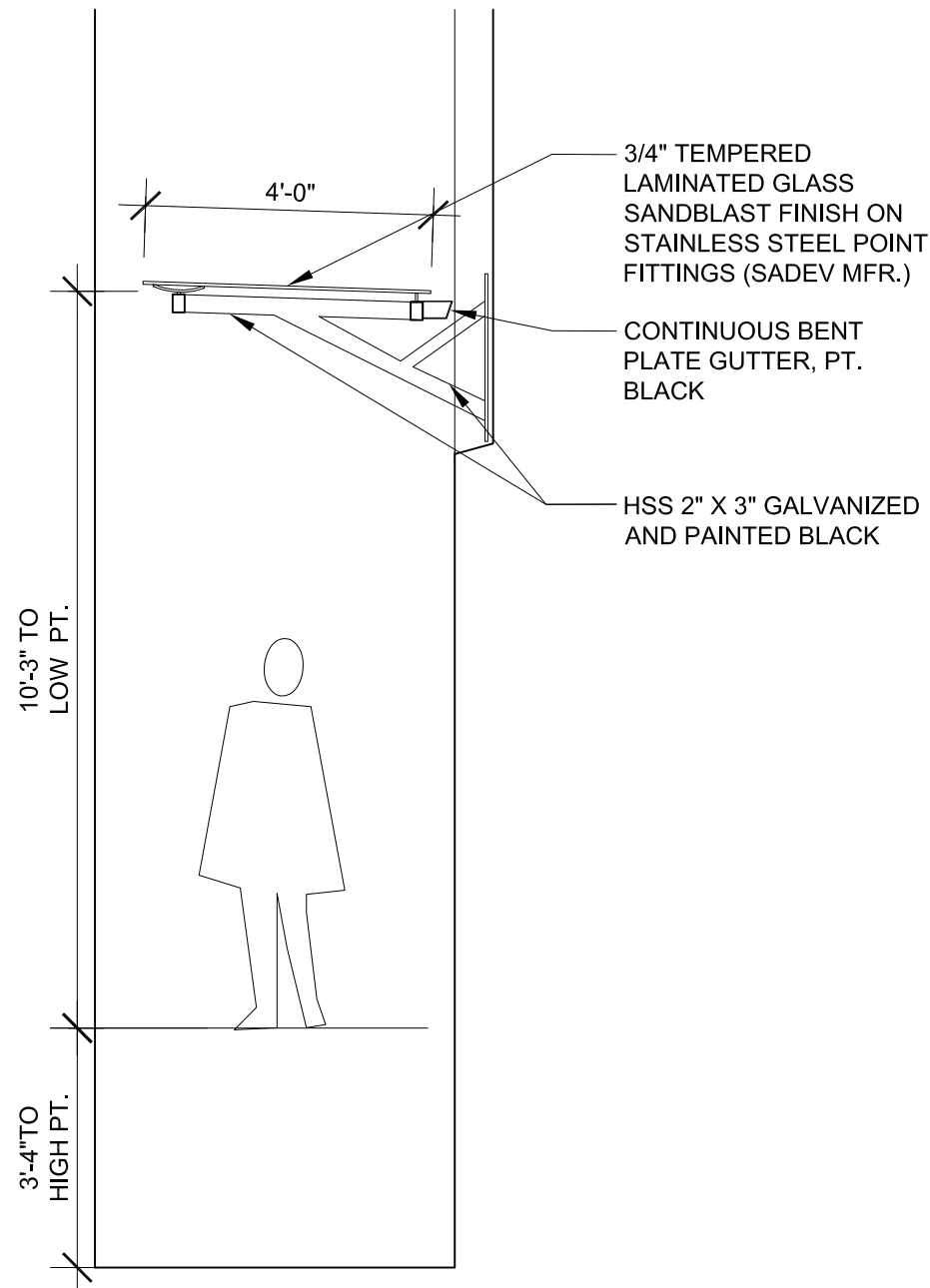
ELEVATION - NEW WORK

Title _____
Date 02/04/13
Project No. 120060
Drawing No.

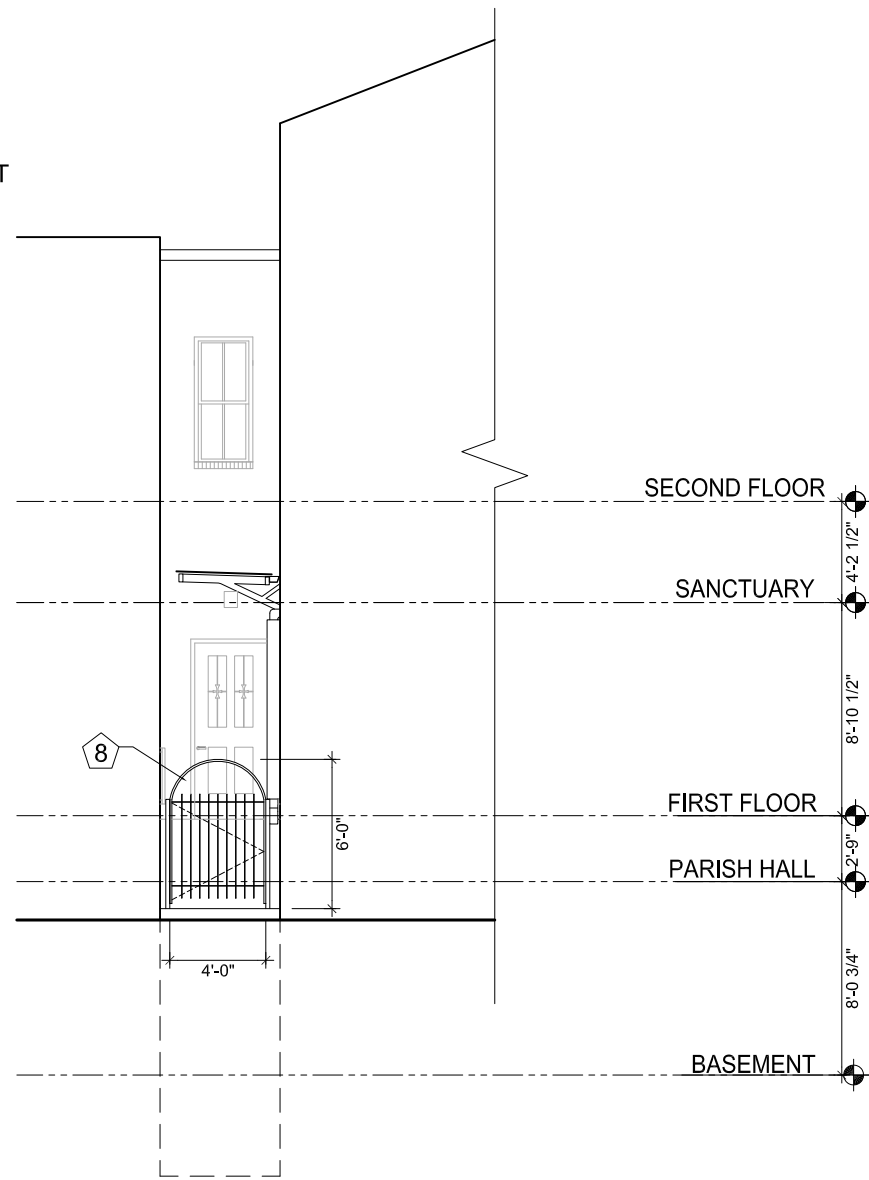
ASK -1

KEYNOTES:

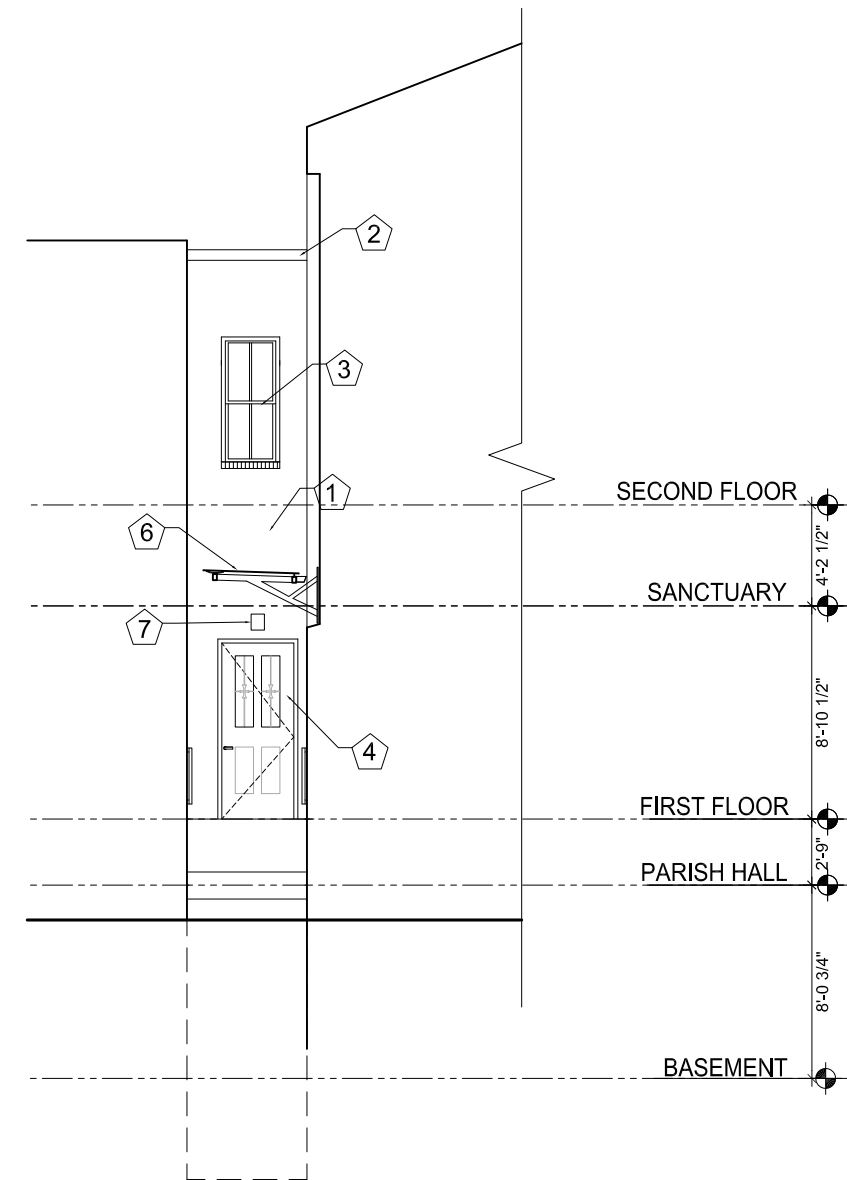
- 1 FACE BRICK
- 2 METAL COPING
- 3 WOOD WINDOW W/ INSULATING FIRE RATED GLASS, 2/2 DOUBLE HUNG.
- 4 WOOD 4 PANEL DOOR W/ 2 PANELS OF INSULATING GLASS/ TOP HALF.
- 6 TEMPERED GLASS CANOPY ON STEEL TUBE SUPPORT- PAINT BLACK. SEE CANOPY DRAWING.
- 7 WALL SCONCE
- 8 BLACK PAINTED STEEL 6' H GATE



CANOPY
SCALE: 3/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

Project:

WASHINGTON ST. UNITED METHODIST CHURCH

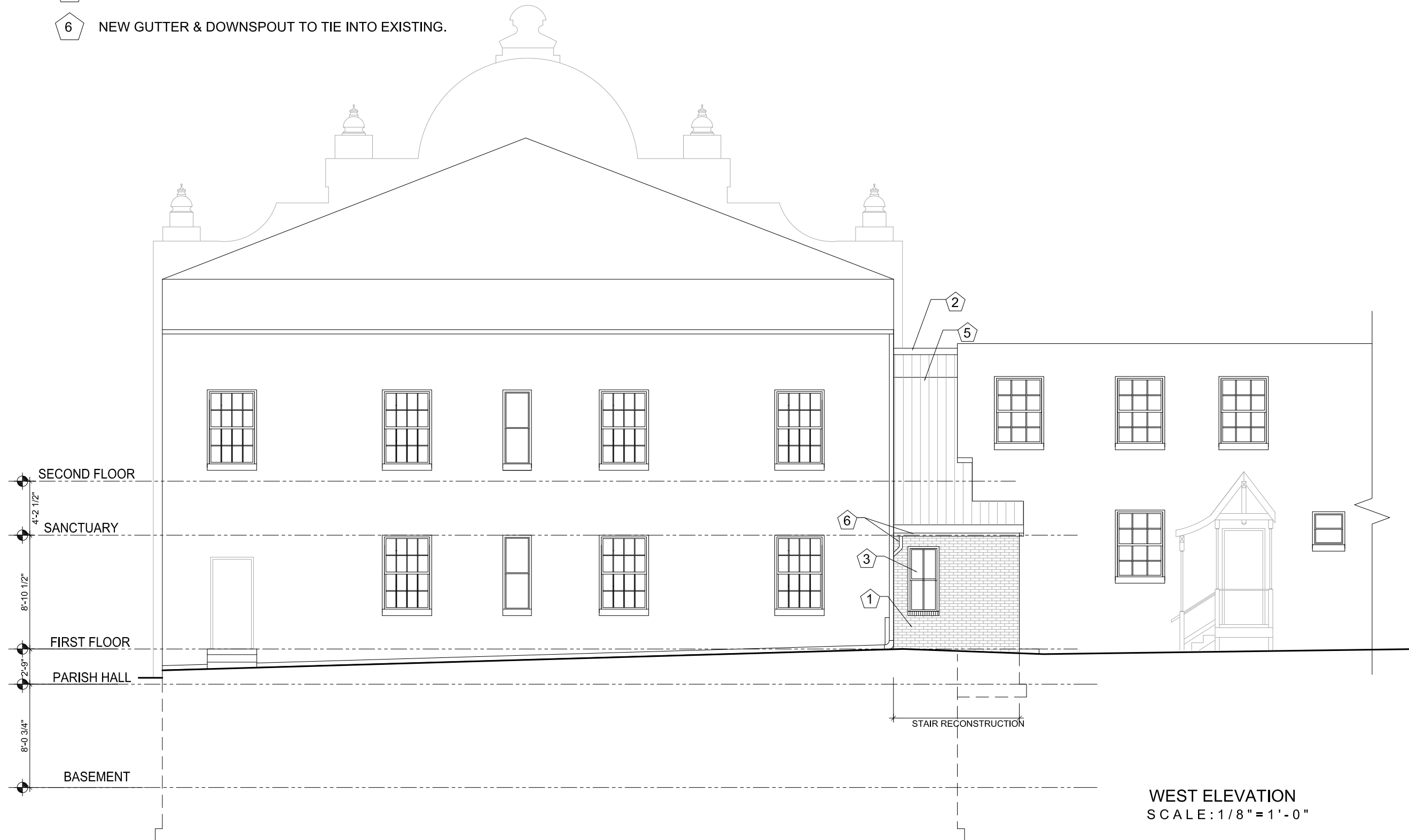
ELEVATIONS - NEW WORK & CANOPY

Title _____
Date 02/04/13
Project No. 120060
Drawing No.

ASK -2

KEYNOTES:

- 1 FACE BRICK
- 2 METAL COPING
- 3 WOOD WINDOW W/ INSULATING GLASS, 2/2 DOUBLE HUNG.
- 5 STANDING SEAM METAL ROOF.
- 6 NEW GUTTER & DOWNSPOUT TO TIE INTO EXISTING.



Project:
WASHINGTON ST. UNITED METHODIST CHURCH
ELEVATION - NEW WORK

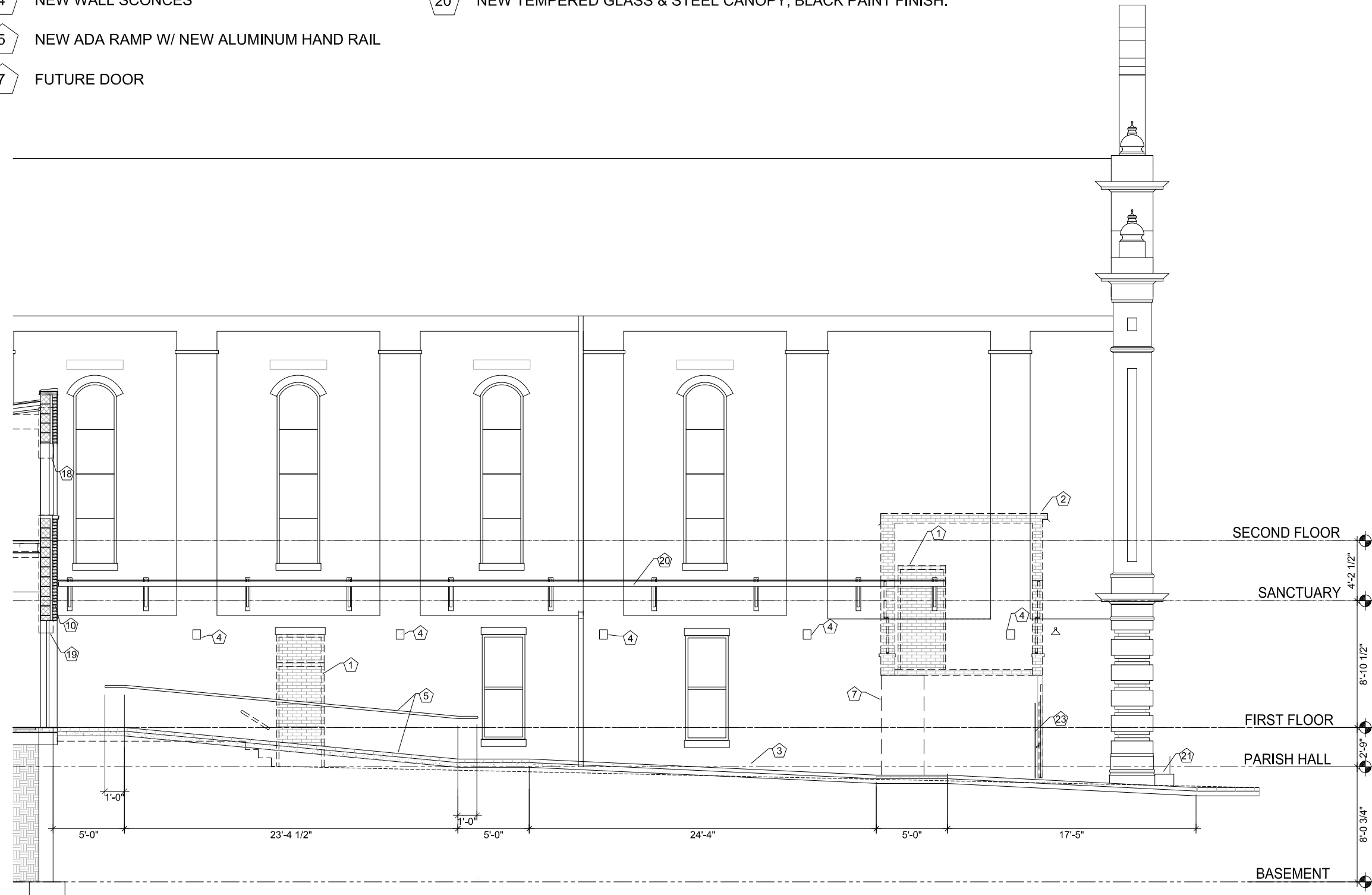
WEST ELEVATION
SCALE: 1/8" = 1'-0"

Title _____
Date 02/04/13
Project No. 120060
Drawing No.

ASK -3

KEYNOTES:

- | | | |
|--|---|------------------------------|
| 1 REMOVE EXISTING DOOR AND INFILL W/ MASONRY | 13 8-17 NOT USED | 21 EXISTING PLANTER |
| 2 DEMOLISH EXISTING SKYWALK | 18 REMOVE EXISTING WINDOW & REPLACE WITH NEW WOOD WINDOW W/ INSULATING GLASS, 2/2 CASEMATE. | 23 STEEL GATE, PAINTED BLACK |
| 3 NEW WALKWAY | 19 REMOVE EXISTING DOOR & REPLACE WITH NEW WOOD PANEL DOOR W/ INSULATING GLASS/ TOP HALF. | |
| 4 NEW WALL SCONCES | 20 NEW TEMPERED GLASS & STEEL CANOPY, BLACK PAINT FINISH. | |
| 5 NEW ADA RAMP W/ NEW ALUMINUM HAND RAIL | | |
| 7 FUTURE DOOR | | |



Project:

WASHINGTON ST. UNITED METHODIST CHURCH
ELEVATION - NEW WORK & DEMO

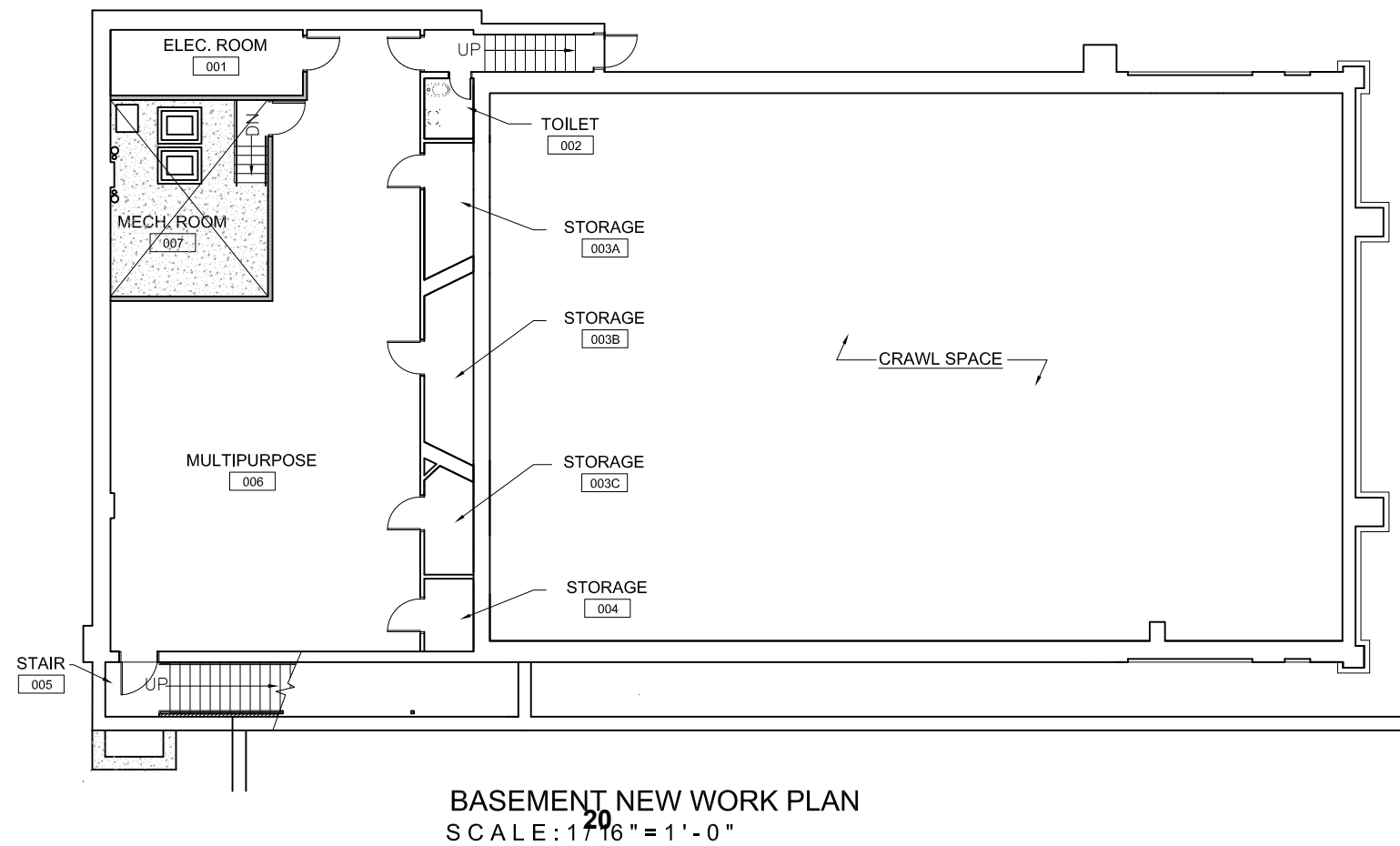
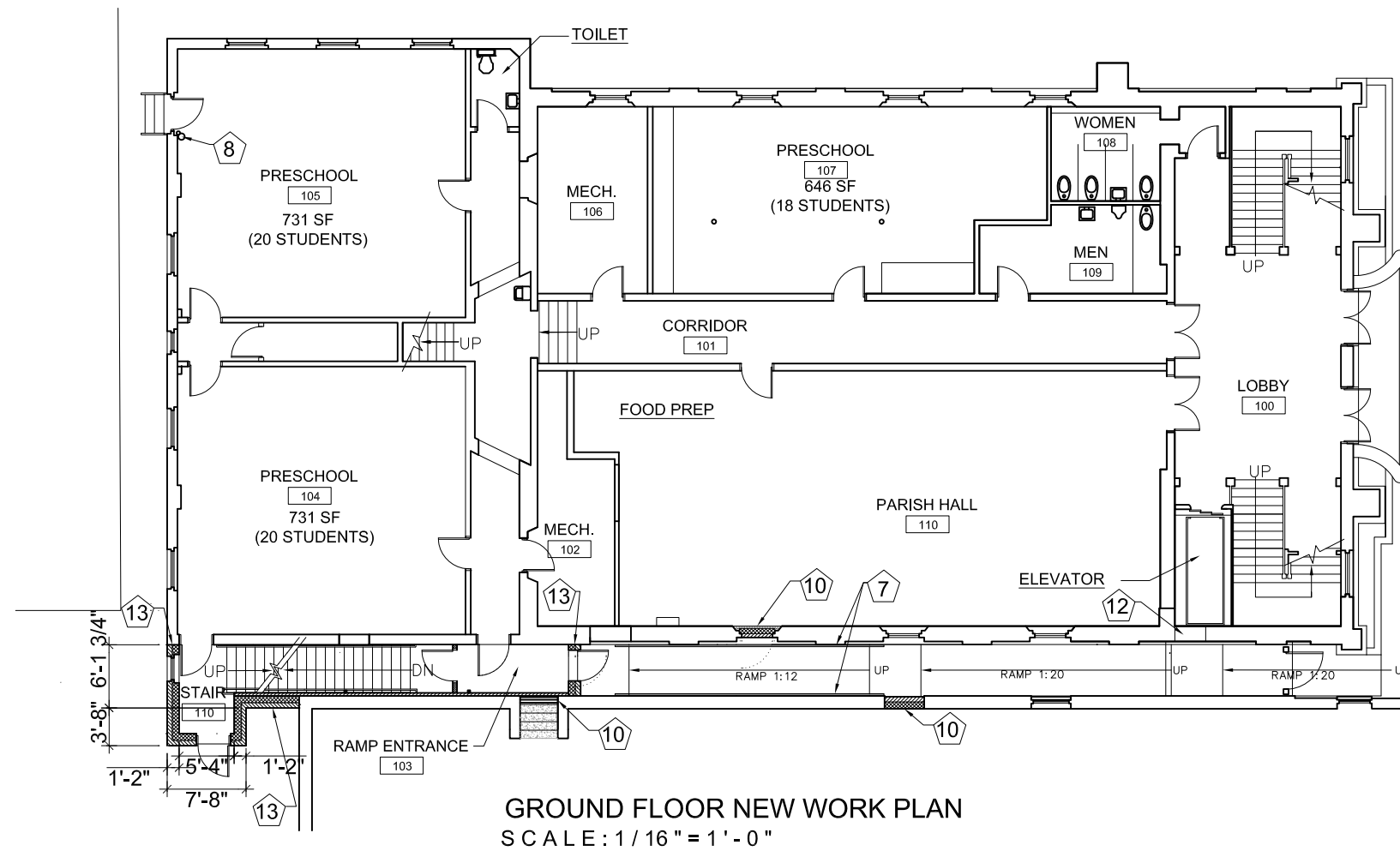
Title _____
Date 02/04/13
Project No. 120060
Drawing No. _____

SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 19

ASK -4

KEYNOTES:

- 7 NEW ALUMINUM HAND RAILINGS.
- 8 NEW HOT WATER PIPING IN EXISTING LOCATION- REMOVE PORTIONS OF EXISTING CEILING, FLOOR, ETC. & PATCH. PAINT EXISTING EXPOSED VERTICAL PIPING.
- 10 INFILL W/ BRICK TO MATCH EXISTING.
- 12 FUTURE DOOR
- 13 NEW BRICK MASONRY & CMU WALL ON EXISTING FOUNDATION.



WASHINGTON STREET

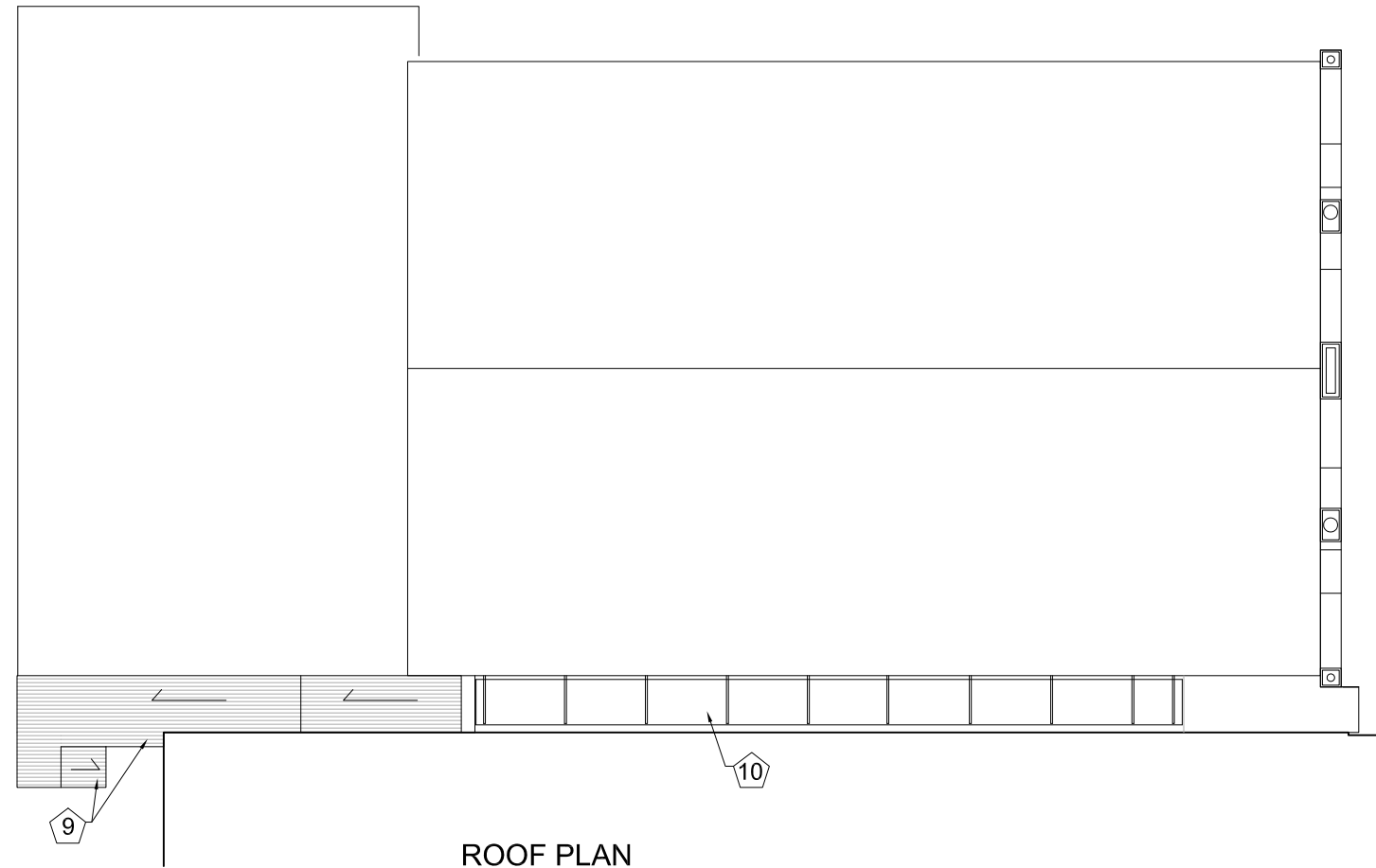
Project:
WASHINGTON ST. UNITED METHODIST CHURCH
FLOOR PLANS - NEW WORK



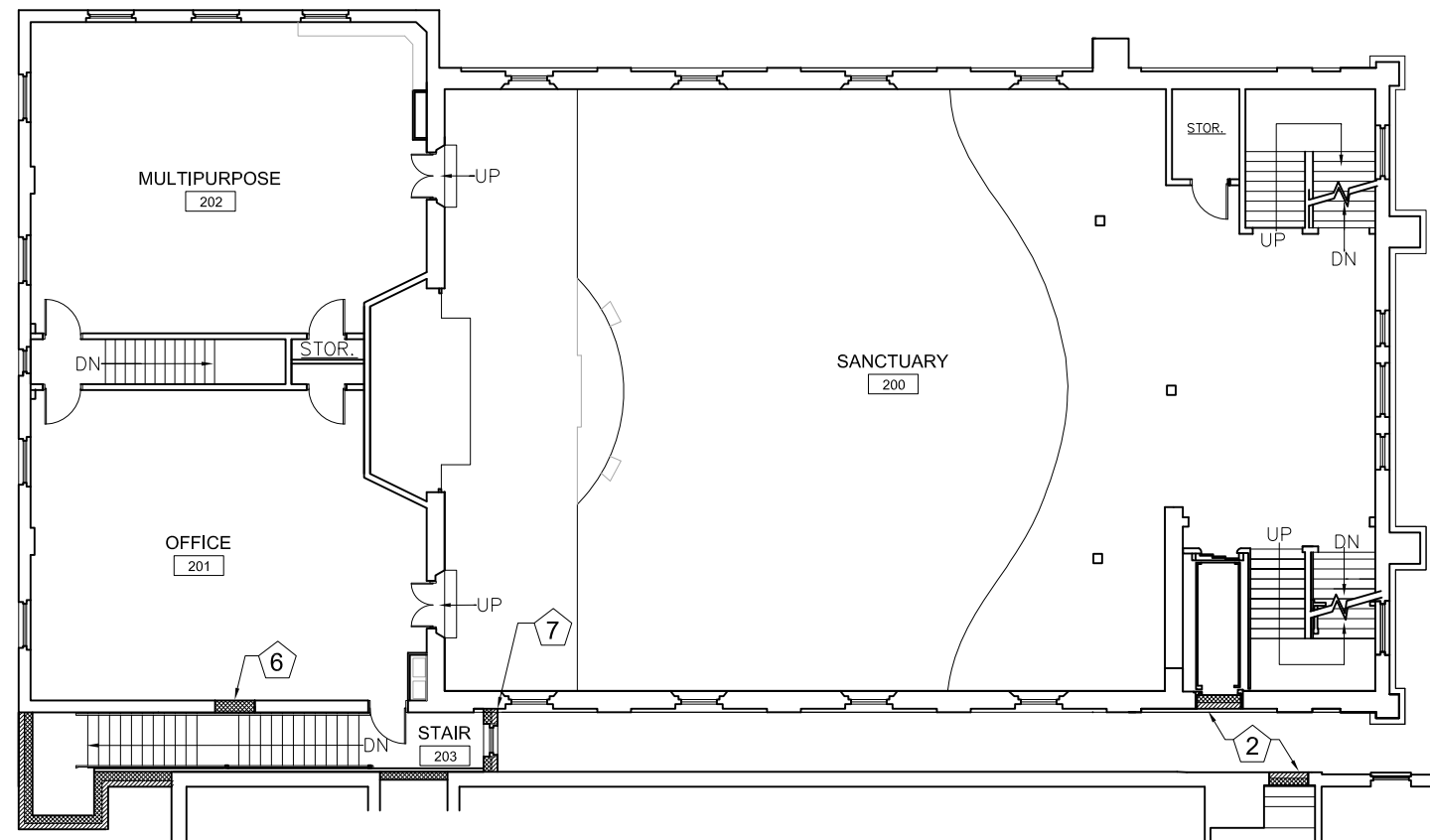
Title _____
Date 02/04/13
Project No. 120060
Drawing No. _____
ASK -5

KEYNOTES:

- 2 INFILL BRICK TO MATCH EXISTING
- 6 INFILL WALL TO MATCH EXISTING
- 7 NEW WOOD WINDOW W/ INSULATING GLASS
- 9 NEW STANDING SEAM METAL ROOF
- 10 NEW TEMPERED GLASS & STEEL CANOPY, BLACK PAINT FINISH.



ROOF PLAN
SCALE: 1/16" = 1'-0"



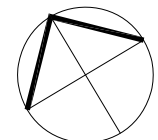
SECOND FLOOR NEW WORK PLAN
SCALE: 1/16" = 1'-0"

Project:

WASHINGTON ST. UNITED METHODIST CHURCH

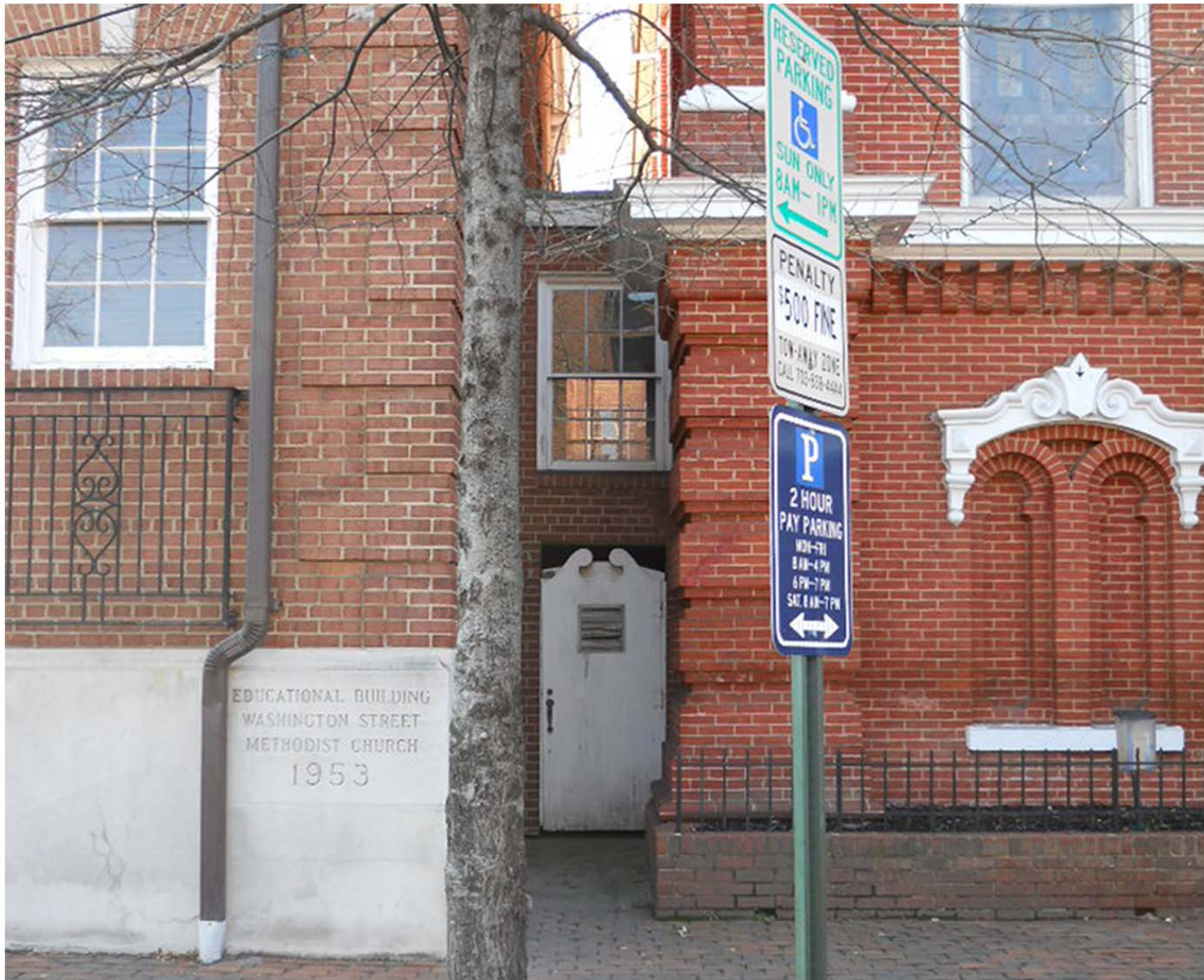
FLOOR PLANS - NEW WORK

NORTH



Title _____
Date 02/04/13
Project No. 120060
Drawing No. _____

ASK -6



VIEW FROM WASHINGTON ST.

Washington St. United Methodist Church²²
109 S. Washington St. Alexandria, VA 22314

MAGINNIS+
DEL NINNO
ARCHITECTS



VIEW FROM WASHINGTON ST.

Washington St. United Methodist Church²³
109 S. Washington St. Alexandria, VA 22314

MAGINNISS+
DEL NINNO
ARCHITECTS



DEMOLISHED SKYBRIDGE

NEW GATE

NEW RAMP AREA
TO KING STREET

EAST VIEW- WALKWAY TO KING STREET

Washington St. United Methodist Church
109 S. Washington St. Alexandria, VA 22314

MAGINNIS+
DEL NINNO
ARCHITECTS



EAST VIEW- NEIGHBORING SCHOOL

Washington St. United Methodist Church²⁵
109 S. Washington St. Alexandria, VA 22314

MAGINNISS+
DEL NINNO
ARCHITECTS



WEST VIEW- STAIR FROM INSIDE COURTYARD

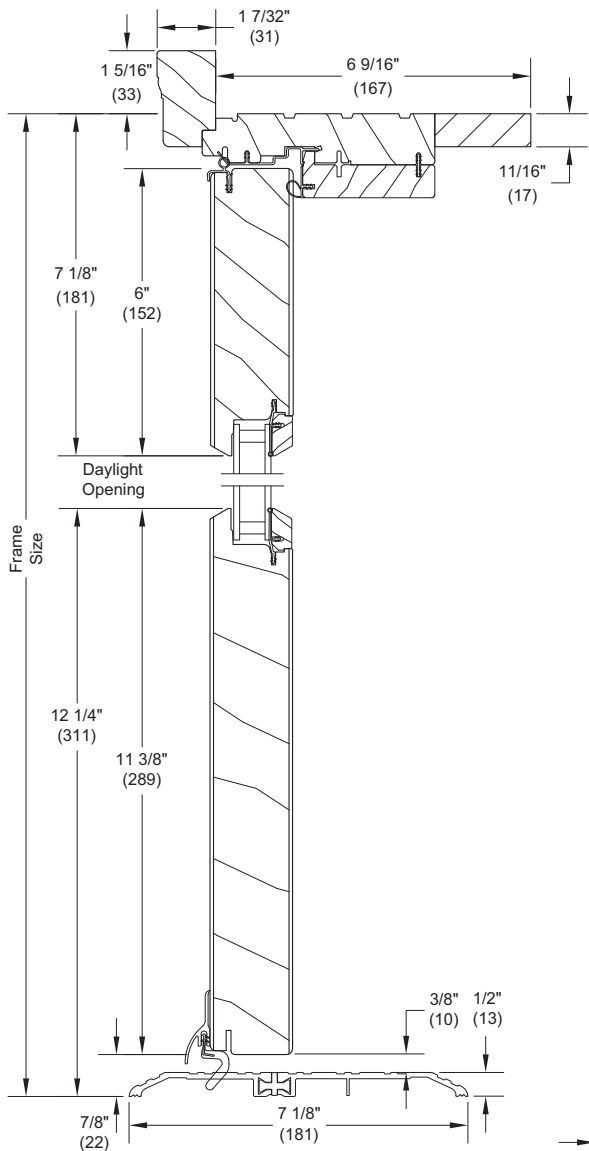
Washington St. United Methodist Church
109 S. Washington St. Alexandria, VA 22314

MAGINNIS+
DEL NINNO
ARCHITECTS

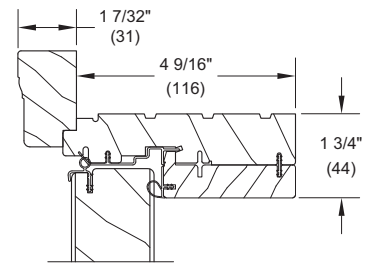
Wood Commercial Door

1 3/4" Commercial Section Details: Operating

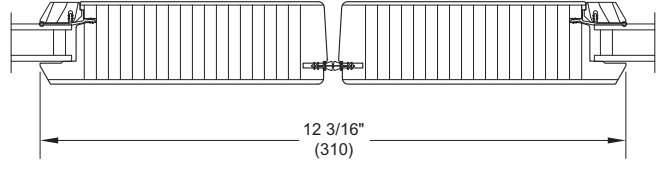
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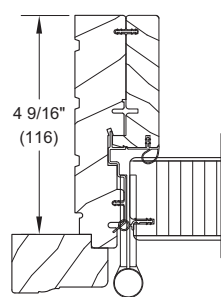
Head Jamb and Sill



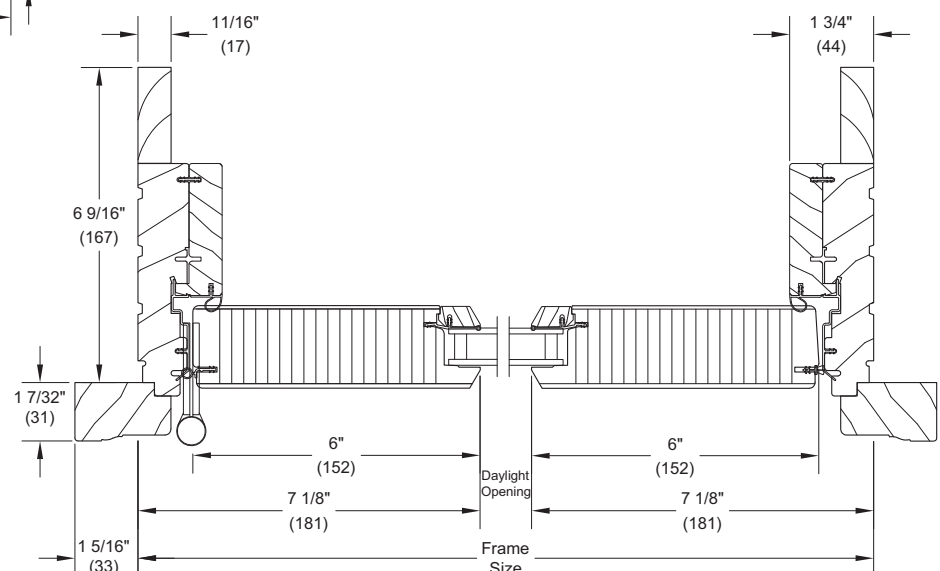
4 9/16" Head Jamb



XX - Meeting Stiles



4 9/16" Jamb



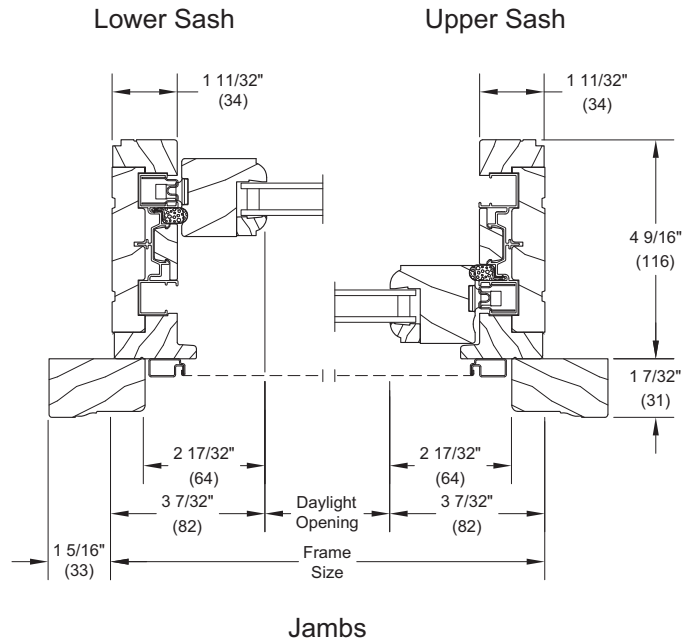
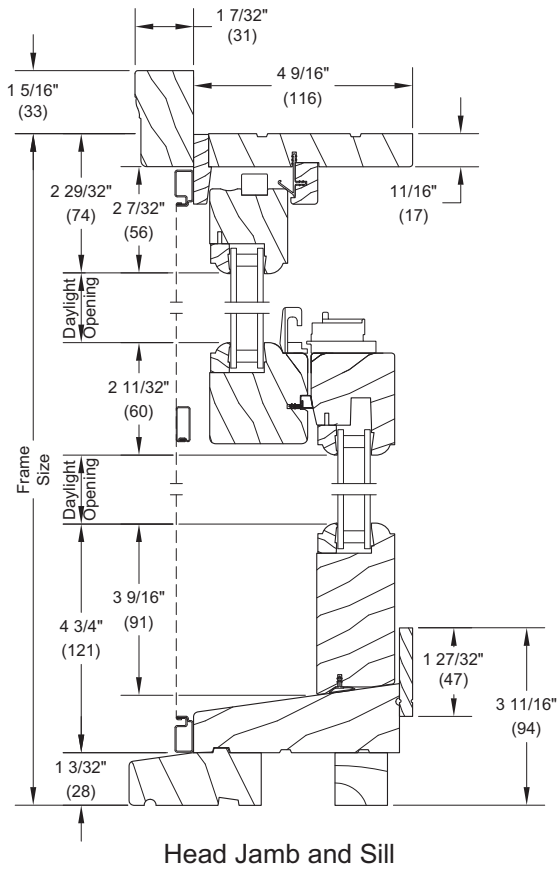
X - LHR - Jamb

Wood Ultimate Double Hung

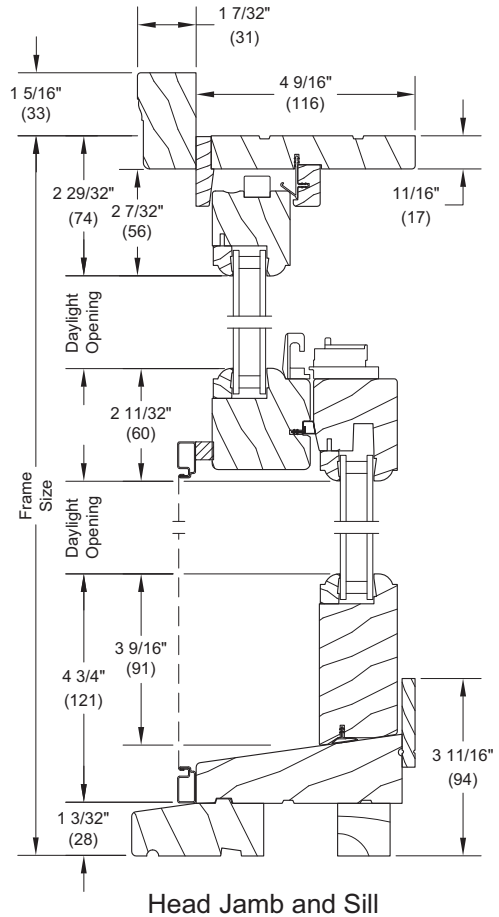
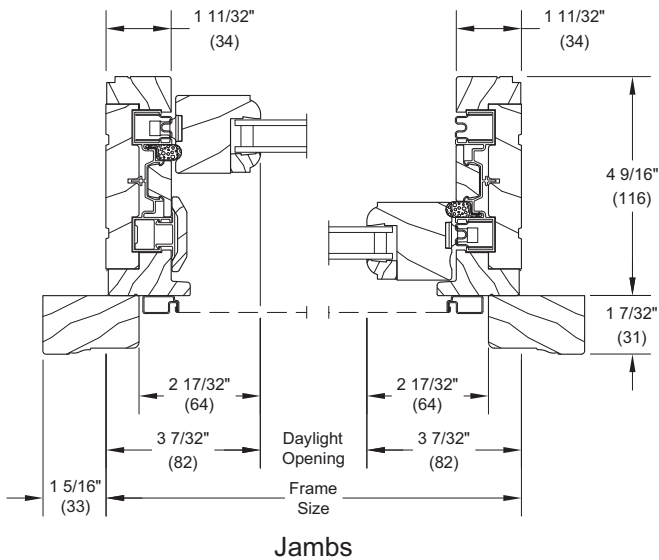
Section Details: Operating

Scale: 3" = 1' 0"

Double Hung

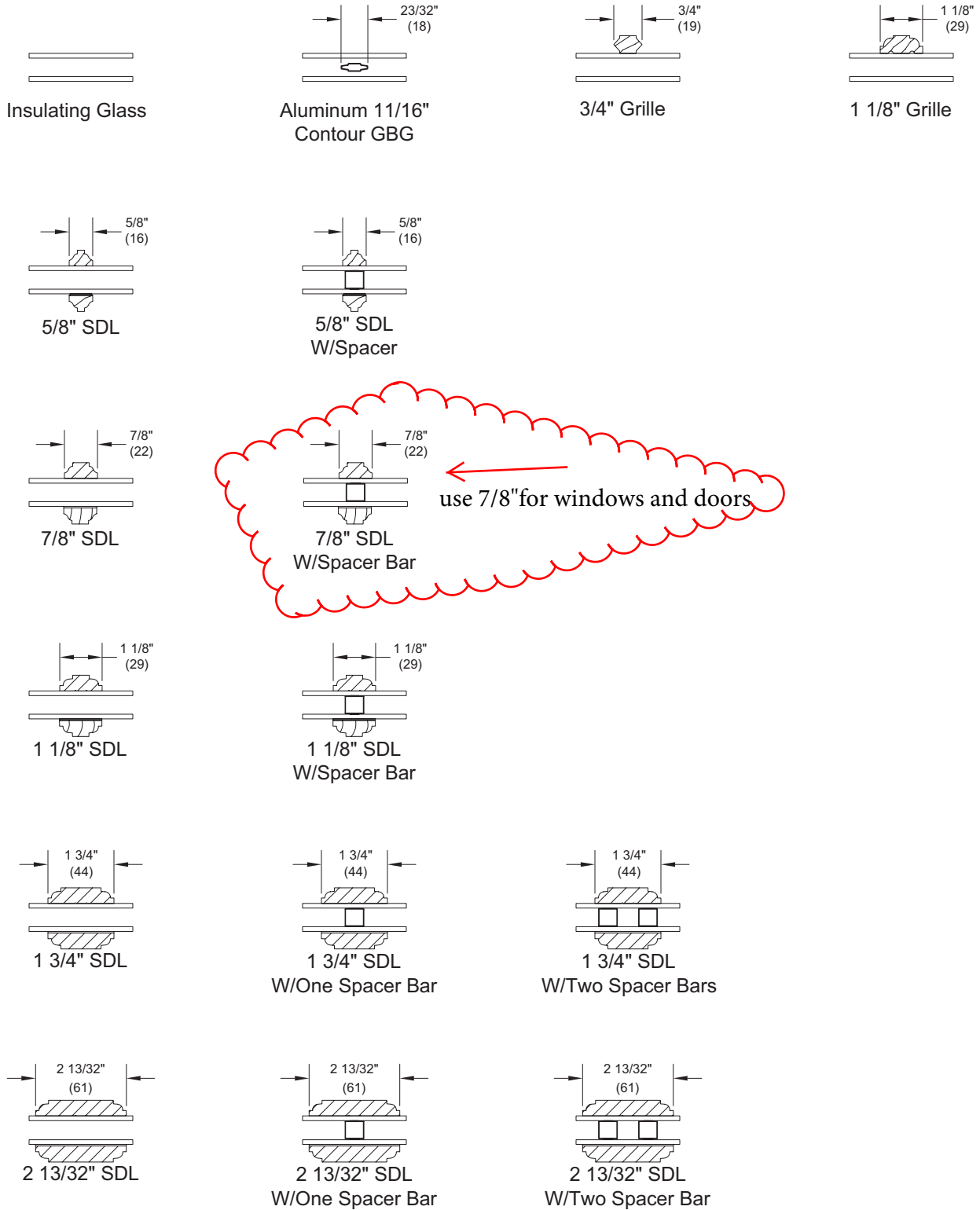


Single Hung



Wood Commercial Door

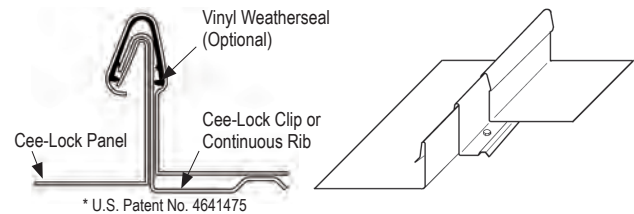
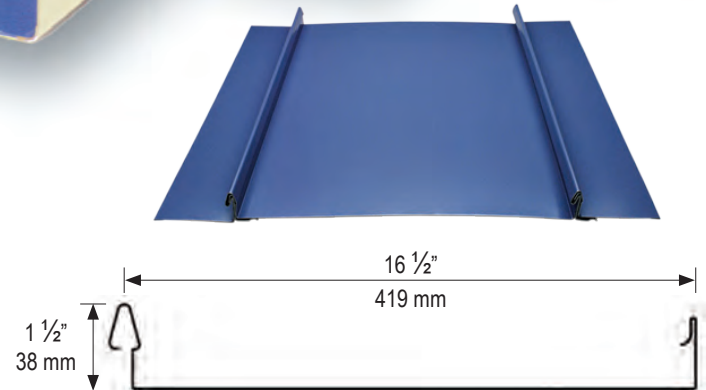
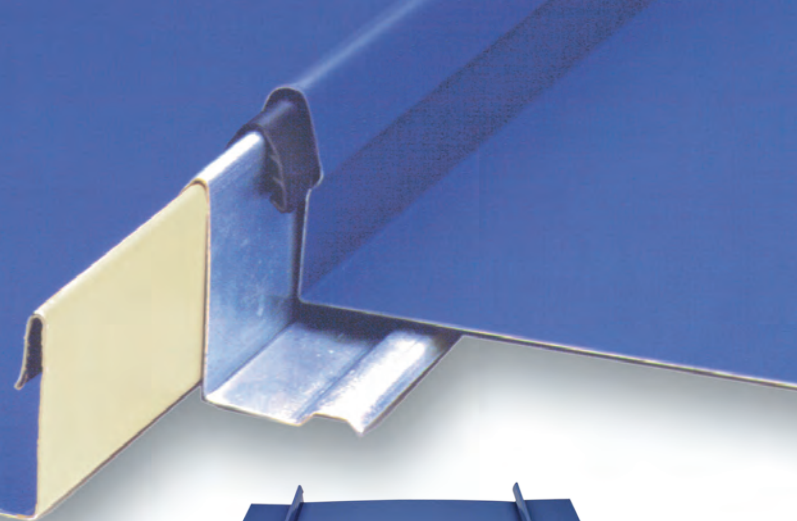
Standard Divided Lite Option



Berridge Cee-Lock

Snap-lock standing seam roof system for use over solid sheathing. Residential or commercial applications.

- Available in 24 & 22 gauge steel
- Easy to install, integral snap-lock seam
- Concealed fasteners
- Patented* vinyl weatherseal (optional)
- Optional striated profile available
- ASTM E-1592 & UL 580 tested
- UL 90 wind uplift & UL fire resistance listed
- ASTM air & water resistance tested
- Miami-Dade approved
- Florida Product Approval
- Continuous lengths when site-formed with Berridge CL-21 portable roll former



CEE-LOCK SECTION PROPERTIES BASED ON 24 GAUGE 40 K.S.I.

CEE-LOCK	I_x (in ⁴ /ft)	M_x (ft-lbs/ft)	V_x (lbs/ft)
Positive Bending	0.0567	87.0	610
Negative Bending	0.0286	61.9	610

NOTES: Cee-Lock Panel with continuous 24 GA Cee-Rib.
Values based on 1996 edition of AISI and good engineering practice.

SPECIFICATIONS

(Complete specifications available at www.berridge.com)

PRODUCT:

Furnish and install Berridge Cee-Lock Standing Seam System as manufactured by Berridge Manufacturing Company, San Antonio, Texas.

MANUFACTURE:

Cee-Lock provides a 16-1/2" coverage with a 1-1/2" seam height (a factory or field applied vinyl weatherseal insert is available in panel seam). Panel is available from the factory in continuous lengths to a maximum of 40'-0". Panel may be field roll formed to virtually unlimited lengths with Berridge CL-21 Portable Roll Former.

WEATHERTIGHTNESS:

Certification from independent testing laboratory indicating no measurable air or water penetration through the Snap on Seam in accordance with ASTM E 1680 and E 1646 is required.

ENGINEERING:

Roof deck shall be of a solid structural sheathing and free of all objects which may puncture underlayment, (entire roof area must be covered with a minimum of number thirty roof felt run horizontally starting at the eave, review Berridge underlayment details for complete installation instructions). Where required, panel assemblies can be constructed to meet Underwriter's Laboratory UL 90 pursuant to Construction Numbers 334, 381, 404 and 474. Additional UL fire rated assemblies reference Berridge website.

MATERIALS, FINISH INFORMATION & CONSTRUCTION DETAILS:

Reference web site: www.berridge.com



Berridge Manufacturing Company
6515 Fratt Road
San Antonio, Texas 78218
(800) 669-0009 • www.berridge.com

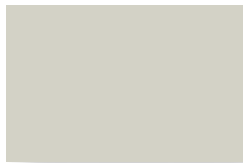


STANDARD COLORS

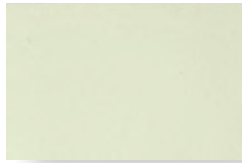
Due to limitations in the printing process, please request actual color chips for accurate color viewing.



BUCKSKIN



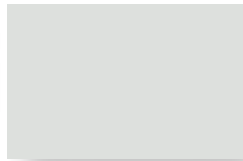
PARCHMENT



ALMOND



AGED BRONZE



SHASTA WHITE



FOREST GREEN



PATINA GREEN



SIERRA TAN



MEDIUM BRONZE



CHARCOAL GREY



HEMLOCK GREEN



BRISTOL BLUE



TERRA-COTTA



DARK BRONZE



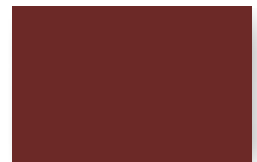
ZINC GREY



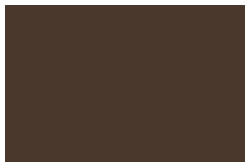
HARTFORD GREEN



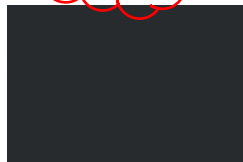
ROYAL BLUE



COLONIAL RED



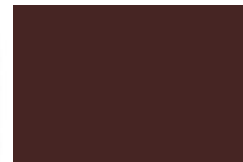
COPPER BROWN



MATTE BLACK



TEAL GREEN



BURGUNDY



DEEP RED

PREMIUM COLORS

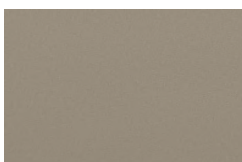
Berridge premium colors require a nominal surcharge.



NATURAL WHITE



AWARD BLUE



CHAMPAGNE



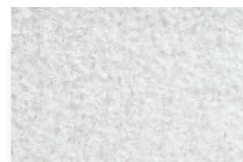
COPPER-COTE™



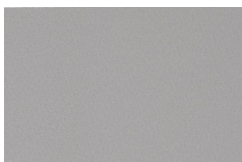
ANTIQUÉ
COPPER-COTE

NATURAL METAL FINISH

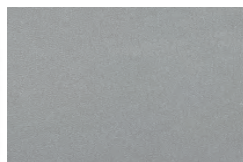
Berridge Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of GALVALUME® steel sheet with a clear, organic resin applied to the top side and bottom side of GALVALUME® substrate.



ACRYLIC-COATED
GALVALUME®



ZINC-COTE™



LEAD-COTE™



PREWEATHERED
GALVALUME®

METALLIC COLORS

Berridge metallic colors are premium finishes which require a nominal surcharge. Due to limitations in the printing process, please request actual color chips for accurate color viewing.

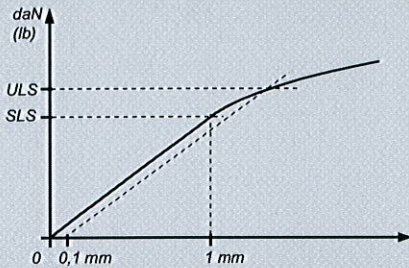


All colors except Award Blue comply with LEED® v3 & Energy Star requirements for roof slopes greater than 2:12. Almond complies with LEED® v3 requirements for low slopes. Natural White complies with LEED® v3 & Energy Star requirements for low slopes.

109 S. WASHINGTON CANOPY GLAZING FITTINGS

Modèle : S3000 MONTI®

Mechanical performances:



Load parallel to glass (per arm)

SLS* at 1 mm
434 daN
(975 lb)

ULS*
398 daN
(894 lb)



Load perpendicular to glass (per arm)

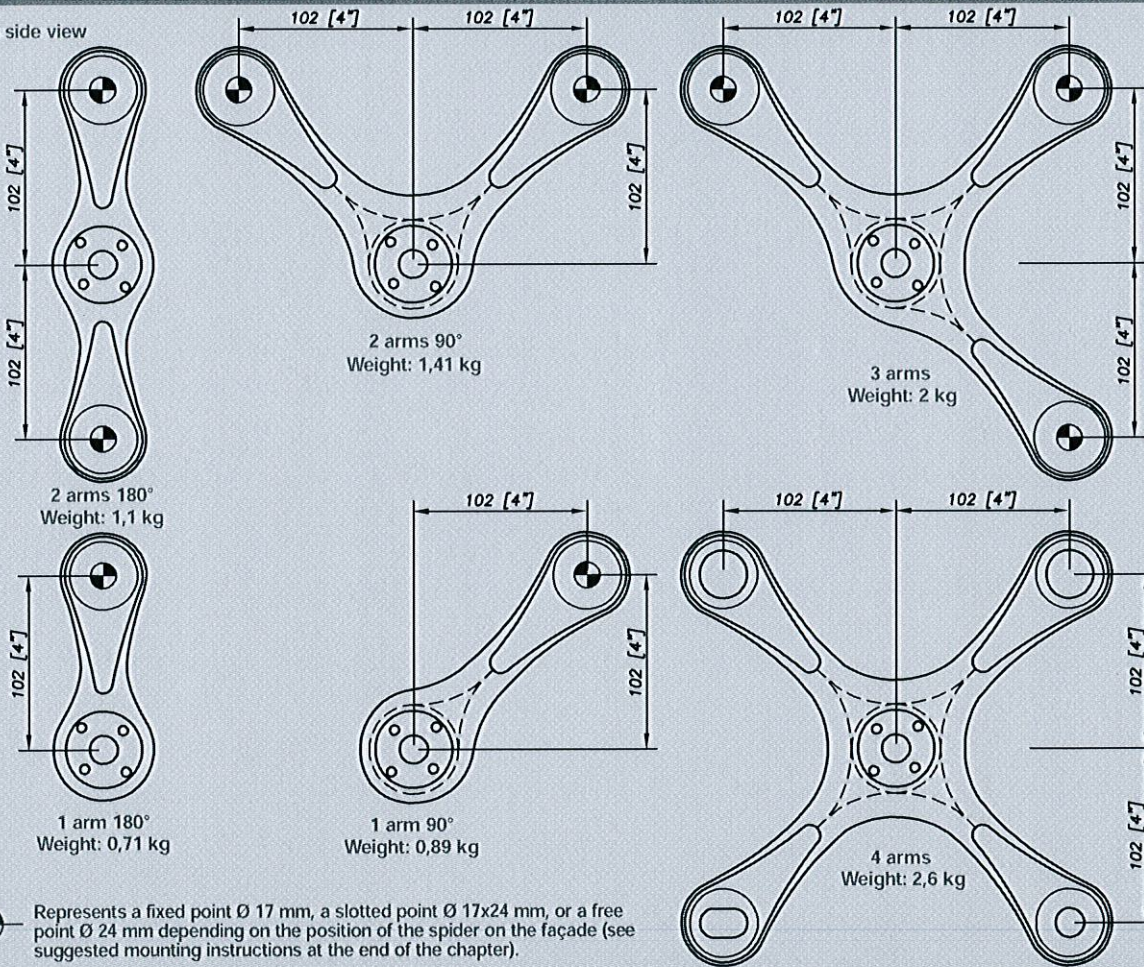
SLS* at 1 mm
238 daN
(535 lb)

ULS*
300 daN
(674 lb)

*SLS: Serviceability Limit State (load causing a deformation of 1 mm)
ULS: Ultimate Limit State: Elastic limit Rp0.1 (maximal load causing a permanent deformation of the spider of 0,1 mm).

Configuration:

Glass side view



Represents a fixed point Ø 17 mm, a slotted point Ø 17x24 mm, or a free point Ø 24 mm depending on the position of the spider on the façade (see suggested mounting instructions at the end of the chapter).

Suggested mounting instruction:

The drilling diameter for the pins is 6 mm. Do not drill the holes for the pins in your structure before mounting the spiders. To fix the spider on your structure the "Omega" (see accessories) is highly recommended to adjust the spider's position. The fixing of the spider is done with a M16 or a M12 bolt (out of Sadev supply). This bolt shall not be fitted into a vertical slotted holes due to the risk of slipping (under the weight), the pins are not designed to hold any permanent loads (cf. specification sheet). The spider has to be positioned on a flat support. The slotted holes Ø 17x24 mm and free holes Ø 24 mm in the spider are not to be used to adjust the spider! They are needed to absorb the manufacturing tolerances and the thermal deformation of the glass and of the structure. The spiders are standardized for M14 fittings (FXR, FXV); other diameters are available on request.

SADEV recommends using thread locking compound, except in case of specific mounting constraints.

A New Revolution in Outdoor Lighting

Pioneered with an industry-first, universal “all-in-one” product platform, the Crosstour LED Wall Pack Series delivers energy-efficient optical control, scalable low-profile form, universal installation and tool-less features. With a pure innovative design, Crosstour LED Wall Pack integrates super-bright LED technology while taking advantage of the stylish, slim profile and rugged die-cast aluminum design. Ultimate versatility in application allows wall or surface, post or bollard, inverted or low-level installations.

Superior Performance

Forward throw, optimized reflector efficiency is the driving force behind reducing operating cost while maximizing fixture spacing. Offered in small and large housing configurations, with brilliant white 5000K or neutral warm 3500K CCT, Crosstour LED Wall Pack incorporates a series of three scalable high-performance, energy-efficient LED lumen packages. With superior 90% energy savings, compared to traditional HID equivalent products, the super-efficient 30W Crosstour LED Wall Pack system delivers up to 2240 lumens. The advanced 20W system provides up to 1360 lumens while the essential 10W system distributes an impressive 720 lumens.

Industry-First Design

Refined quality and safety is ensured with the Crosstour LED Wall Pack universal back box and secure lock hinge. The industry's first universal back box easily adapts to virtually all standard junction boxes, without the use of adaptor plates or loose hardware. The interface hinge locks the door in place, allowing precise and stable handling when making the tool-less electrical connections.

First-class, energy-efficient optical control, easy universal installation, low-profile design, scalable lumen selection and enhanced safety features confirm the Crosstour LED Wall Pack Series as the absolute choice for outdoor illumination.

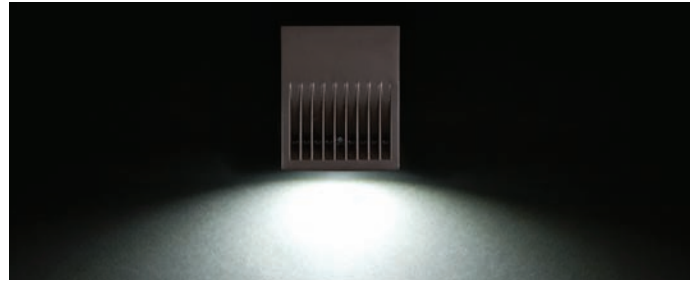


Patents Pending

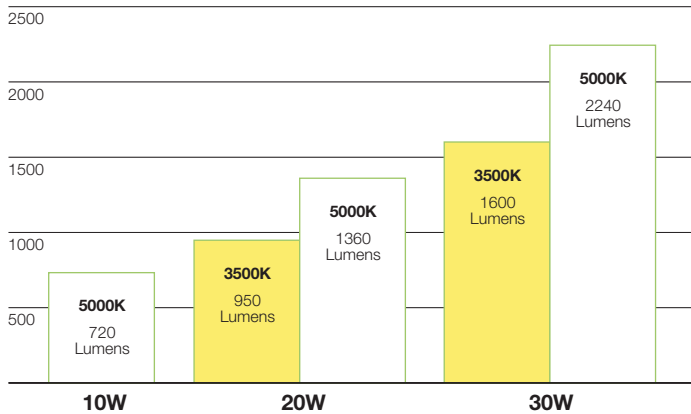
Scalable Illumination

Dark Sky Compliant Illumination

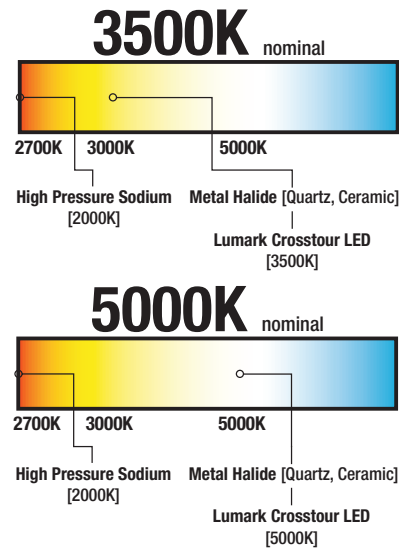
Patent pending highly polished, mirrored optical reflector is optimized to project the light in a forward throw direction. Full cutoff door provides focused illumination with zero uplight and minimal high angle illumination while retaining superior uniformity.



Delivered Lumens

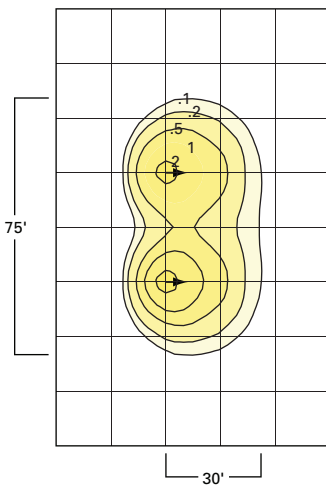


NOTE: Delivered lumens are estimated. See IES photometric files.



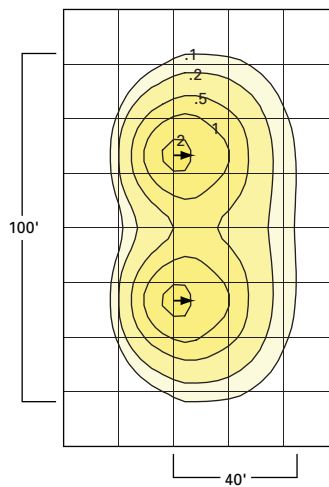
Optical Excellence

Crosstour LED Wall Pack luminaires deliver up to 2240 lumens. Brilliant white 5000K or warm 3500K CCT color temperature LEDs provide uniform white light similar to traditional metal halide light sources. Excellent color rendering with superior thermal management and optimized reflector technology make the Crosstour LED Wall Pack Series a superior performer.



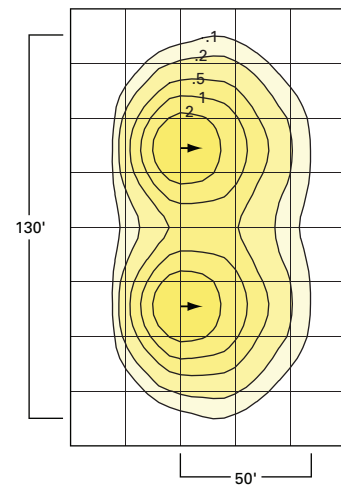
10W Model Typical Application

- 75' illumination distribution pattern
- 30' forward throw
- 71% street side illumination
- B.U.G. rating: B0-U0-G0
- Replaces up to 70W metal halide



20W Model Typical Application

- 100' illumination distribution pattern
- 40' forward throw
- 68% street side illumination
- B.U.G. rating: B0-U0-G0
- Replaces up to 150W metal halide



30W Model Typical Application

- 130' illumination distribution pattern
- 50' forward throw
- 65% street side illumination
- B.U.G. rating: B1-U0-G0
- Replaces up to 175W metal halide

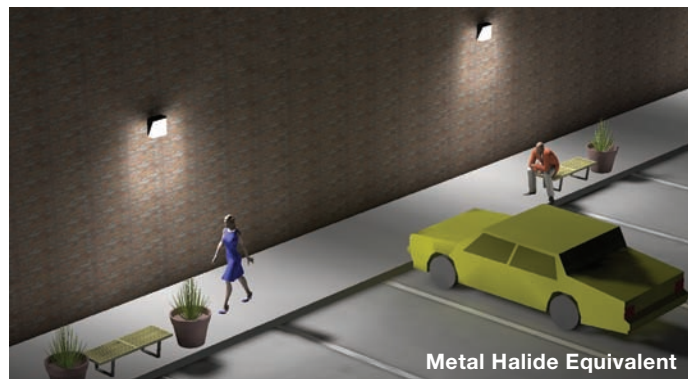
NOTE: Based on 15' mounting height and two fixtures.

Energy Savings & Cross Reference

Uniform Illumination

The patent pending LED light engine is optimized for energy-efficient performance. With effective thermal management, precise positioning of the LED package assembly and a highly reflective anodized aluminum reflector, Crosstour LED Wall Pack provides uniform illumination, enhanced safety and a comfortable visual experience.

LED & Metal Halide Light Distribution Comparison



NOTE: Typical mounting heights are 8'-12' (10W model) and 8'-25' (20W and 30W models). Simulation rendering using AGi32 software.

Reduced Energy Consumption

Operating and maintenance costs of a lighting system are dramatically impacted by the specified lamp source and electrical system. Total system input watts and fixture operating life should be the driving considerations when addressing energy consumption and total cost of ownership. Energy savings increase when energy consumption is reduced and maintenance intervals are extended.

Annualized Energy Savings / Cost Comparison

Fixture	Hours / Years	Life (Hrs.)	Watts	Cost / Year at .10 kWh*	Relamp / Fixture*	Total Energy Cost / Fixture	Savings per Fixture	% Savings
10W Crosstour LED Wall Pack	9 / 3285	50000	13W	\$4.27	\$0	\$4.27	\$83.57	95%
70W Metal Halide Wall Pack		12000	90W	\$29.57	\$58.28	\$87.85		
20W Crosstour LED Wall Pack	9 / 3285	50000	20W	\$6.57	\$0	\$6.57	\$139.88	95%
150W Metal Halide Wall Pack		7500	190W	\$62.42	\$84.03	\$146.45		
30W Crosstour LED Wall Pack	9 / 3285	50000	30W	\$9.86	\$0	\$9.86	163.91	94%
175W Metal Halide Wall Pack		6000	210W	\$68.99	\$104.78	\$173.77		

NOTE: * Cost = (Watts x 10 Hours Per Day x 365 Days per Year) / 1000 = Daily Kilowatt hour (kWh). kWh x .10 cents/kWh = Cost/year at .10 kWh. Relamp is once per every 2.5 years.

Energy Savings / Equivalency / Cross Reference Guide

Crosstour Series	Replacement Scale	HID Equivalency	Lamp System	HID Wattage	HID Rated Average Life (hrs)	Crosstour LED Wattage ²	Crosstour LED Life (hrs) ³	Energy Savings
XTOR1A	35W - 100W HID 32W CFL	Up to 70W MH	35W High Pressure Sodium	46	16,000	13W	50,000	72%
			50W Pulse Start Metal Halide	62	10,000			79%
			70W Pulse Start Metal Halide	95	12,000			86%
			32W Compact Fluorescent	36	16,000			64%
XTOR2A	100W - 175W HID 57W CFL	Up to 150W MH	100W Pulse Start Metal Halide	115	9,000	19W	50,000	83%
			150W Pulse Start Metal Halide	190	7,500			90%
			57W Compact Fluorescent	61	12,000			69%
XTOR3A	150W - 200W HID (2) 32W CFL	Up to 175W MH	175W Probe Start Metal Halide	210	7,500	30W	50,000	86%
			(2) 32W Compact Fluorescent	68	16,000			56%

NOTE: 1 Nominal lumens prior to optical and configuration losses based on 5000K CCT at 25°C ambient. 1A = 720 Lumens, 2A = 1360 Lumens, 3A = 2240 Lumens.
2 LED Wattage varies by Crosstour configuration and Kelvin CCT Color. 3 Hours of life based on 70% lumen maintenance.

Ordering Information

Sample Number: XTOR2A-N-WT-PC1

Series	LED Kelvin Color ³	Housing Color	Options (Specify Voltage) ⁴	Accessories (Order Separately) ⁵
XTOR1A =Small Door, 10W ¹ XTOR2A =Small Door, 20W XTOR3A =Large Door, 30W ²	__ =Bright White (Standard), 5000K N =Neutral Warm White, 3500K	__ =Carbon Bronze (Standard) WT =Summit White	PC1 =120V Photocontrol PC2 =277V Photocontrol (208-277V)	WG/XTOR =Wire Guard

Stock Ordering Information

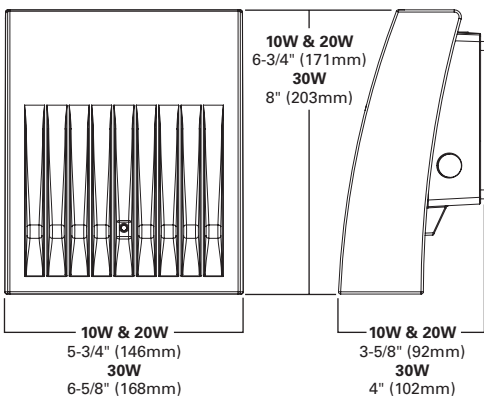
10W Series	20W Series	30W Series
XTOR1A =10W, 5000K, Carbon Bronze XTOR1A-WT =10W, 5000K, Summit White XTOR1A-PC1 =10W, 5000K, Carbon Bronze, 120V PC	XTOR2A =20W, 5000K, Carbon Bronze XTOR2A-N =20W, 3500K, Carbon Bronze XTOR2A-WT =20W, 5000K, Summit White XTOR2A-PC1 =20W, 5000K, Carbon Bronze, 120V PC	XTOR3A =30W, 5000K, Carbon Bronze XTOR3A-N =30W, 3500K, Carbon Bronze XTOR3A-WT =30W, 5000K, Summit White XTOR3A-PC1 =30W, 5000K, Carbon Bronze, 120V PC

Quick Ship Ordering Information (Five-Days)

10W Series	20W Series	30W Series
XTORA1-WT-PC1 =10W, 5000K, Summit White, 120V PC	XTOR2A-PC2 =20W, 5000K, Carbon Bronze, 277V PC XTOR2A-WT-PC1 =20W, 5000K, Summit White, 120V PC XTOR2A-WT-PC2 =20W, 5000K, Summit White, 277V PC XTOR2A-N-WT =20W, 3500K, Summit White XTOR2A-N-PC1 =20W, 3500K, Carbon Bronze, 120V PC XTOR2A-N-PC2 =20W, 3500K, Carbon Bronze, 277V PC XTOR2A-N-WT-PC1 =20W, 3500K, Summit White, 120V PC XTOR2A-N-WT-PC2 =20W, 3500K, Summit White, 277V PC	XTOR3A-PC2 =30W, 5000K, Carbon Bronze, 277V PC XTOR3A-WT-PC1 =30W, 5000K, Summit White, 120V PC XTOR3A-WT-PC2 =30W, 5000K, Summit White, 277V PC XTOR3A-N-WT =30W, 3500K, Summit White XTOR3A-N-PC1 =30W, 3500K, Carbon Bronze, 120V PC XTOR3A-N-PC2 =30W, 3500K, Carbon Bronze, 277V PC XTOR3A-N-WT-PC1 =30W, 3500K, Summit White, 120V PC XTOR3A-N-WT-PC2 =30W, 3500K, Summit White, 277V PC

NOTES: 1 120V only. XTOR1A not available in 3500K. 2 DesignLights™ Consortium qualified for wall mount applications (down mount only). Consult DesignLights™ Consortium website for other applications. 3 PC2 only available in 20W and 30W models. 4 PC1 and PC2 photocontrols are factory installed. PC2 not available on XTOR1A models. 5 Order WG/XTOR wire guard separately. 6 Specifications and dimensions subject to change without notice. Consult your Cooper Lighting Representative or visit our website at www.cooperlighting.com for available options, accessories and ordering information.

Dimensions



Options & Accessories



Photocontrol (PC1 or PC2)



Wire Guard (WG/XTOR)

Additional Information

Compliances		Technical Data (Electronic Driver)		Shipping Data (Approximate Net Weight)
UL and cUL Wet Location Listed	ARRA Compliant	40°C Ambient Temperature Rating	-40 / -30°C Minimum Temperature	10W and 20W - 3.7 lbs. (1.7 kgs.)
IP66 Ingress Protection Rated	ADA Compliant	External Supply Wiring 90°C Minimum	120V or 120-277V, 50/60 Hz	30W - 5.2 lbs. (2.36 kgs.)
LM79 / LM80 Compliant	RoHS Compliant			
DLC Qualified Models				



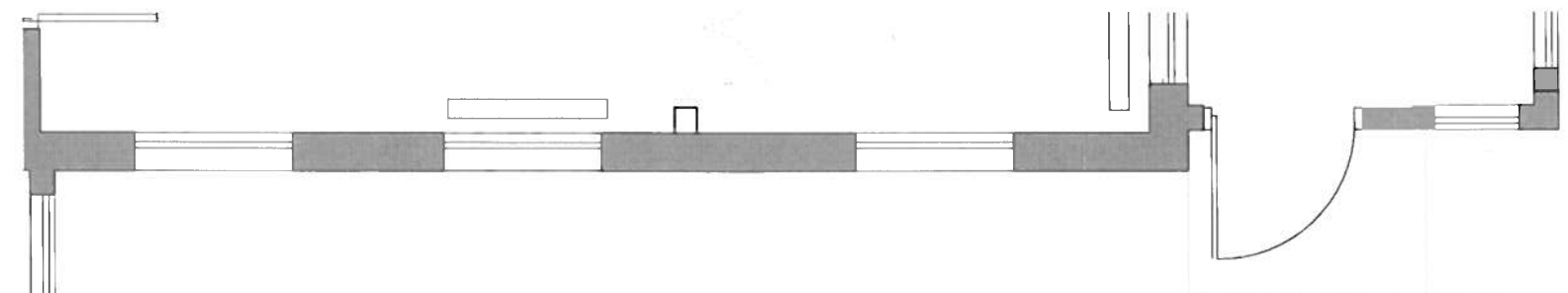
Scan this QR Code to learn more about Crosstour LED Wall Pack Luminaire.





SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Project:

The Adaptation of 112A S Columbus Street for:
WASHINGTON STREET UNITED METHODIST CHURCH

REPLACE EXISTING ALUMINUM STORM WINDOWS WITH WOOD SINGLE PANE TRUE DIVIDED LITE (7/8" MULLIONS) WINDOWS

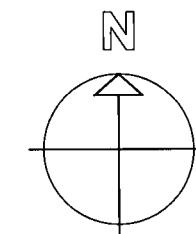
WOOD INFILL SIDING TO MATCH EXISTING

NEW WOOD DOOR WITH TRANSOM TO MATCH EXISTING SEE: SOUTH ELEVATION (2) IMAGE

PAINTED FLAT WOOD CASING TO MATCH EXISTING

NEW WROUGHT IRON HANDRAILING

NEW BRICK LANDING AND STEPS TO GRADE



Title

Date 03/06/13

Project No. 100070

Drawing No.

ASK - 7



SOUTH ELEVATION (1) OF 112A S. COLUMBUS ST.

Washington St. United Methodist Church
109 S. Washington St. Alexandria, VA 22314

MAGINNIS+
DEL NINNO
ARCHITECTS



SOUTH ELEVATION (2) OF 112A S. COLUMBUS ST.

Washington St. United Methodist Church
109 S. Washington St. Alexandria, VA 22314

MAGINNIS+
DEL NINNO
ARCHITECTS



EAST ELEVATION OF 112A S. COLUMBUS ST.

**Washington St. United Methodist Church
109 S. Washington St. Alexandria, VA 22314**

**MAGINNISS+
DEL NINNO
ARCHITECTS**



**NORTH ELEVATION OF 112A S. COLUMBUS ST. MAGINNIS+
DEL NINNO
ARCHITECTS**

**Washington St. United Methodist Church
109 S. Washington St. Alexandria, VA 22314**



WEST ELEVATION OF 112A S. COLUMBUS ST.

Washington St. United Methodist Church
109 S. Washington St. Alexandria, VA 22314

MAGINNIS+
DEL NINNO
ARCHITECTS



NEIGHBORS SOUTH OF 112A S. COLUMBUS ST.

Washington St. United Methodist Church
109 S. Washington St. Alexandria, VA 22314

MAGINNIS+
DEL NINNO
ARCHITECTS



NEIGHBORS NORTH OF 112A S. COLUMBUS ST.

Washington St. United Methodist Church
109 S. Washington St. Alexandria, VA 22314

MAGINN|SS+
DEL NINNO
ARCHITECTS



112A S. COLUMBUS ST.

NEIGHBORS EAST OF 112A S. COLUMBUS ST.

Washington St. United Methodist Church
109 S. Washington St. Alexandria, VA 22314

MAGINNIS+
DEL NINNO
ARCHITECTS

From: [Helwig, Ben](#)
To: [Joshua Brooking](#)
Cc: [Al Cox](#); [Matt Virta](#)
Subject: Re: BAR Routing - CASE BAR2013-00044 & BAR2013-00045 at 109 S Washington St
Date: Thursday, March 07, 2013 3:40:17 PM

Joshua:

Thank you for the opportunity to comment on this proposal. While this project looks simple, some visibility from Washington Street will occur. Regarding the work facing Washington Street, the brick facing to the infill is appropriate, matching existing construction. On some of the architectural features, we are again torn between adapting modern conveniences or asking the applicant to put in something more traditional.

With this in mind:

-Could their proposed 2 over 2 pane window (page 12, call-out 3) be a 6 over 6 pane like the existing one (pp 17-18) they are replacing, and like on the adjacent structure?

-We would prefer something like an extended pediment style roof over the entry versus the metal and glass canopy, which looks very modern for Washington Street. However, it appears to be set back into the alley enough and narrow/thin enough not to present strong visual presence to Washington Street.

- We would prefer a more traditional lighting sconce above the door, but this should be alright since it is small and set back into the alley enough not to stick out like a sore thumb.

-Should the door facing Washington Street be a 6 panel colonial door with the lights (panes) in the two small panels at the top of the door?

Thanks,
Ben

On Tue, Feb 19, 2013 at 6:21 PM, Joshua Brooking
<Joshua.Brooking@alexandriava.gov> wrote:

Please find attached the information regarding:

CASE BAR2013-00044

Request to partially demolish & capulate at **109 S Washington St.**

APPLICANT: John Thompson, Washington Street
United Methodist Church by Theresa del Ninno, AIA,
Maginniss + del Ninno Architects, pc.

CASE BAR2013-00045

Request for alterations at **109 S Washington St.**

APPLICANT: John Thompson, Washington Street
United Methodist Church by Theresa del Ninno, AIA,
Maginniss + del Ninno Architects, pc.

COMMENT DUE DATE: March 5, 2013

HEARING DATE: March 20, 2013

**Please attach comments in Permit Plan and sign off
on the activity for your department.**

Please let me know if you have any questions!

Joshua Brooking

Senior Planning Technician

City of Alexandria

Planning & Zoning

703.746.3846

www.alexandriava.gov

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Ben Helwig
Park Ranger (Chief of Lands, Planning and Permits)
George Washington Memorial Parkway
703-289-2515

BAR Case # _____

ADDRESS OF PROJECT: 109 S. Washington St. & 112A S. Columbus St.

TAX MAP AND PARCEL: 074.02-10-12, 074.02-10-21 ZONING: CD, CL

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: Washington St. United Methodist Church, John Thompson

Address: 115 S. Washington St.

City: Alexandria State: VA Zip: 22314

Phone: (703) 836-4324 E-mail: bhtjrtjmt@comcast.net

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

Name: Theresa del Ninno, AIA, Maginniss + del Ninno Architects, pc.

Phone: (703) 548-0460

E-mail: tdelninno@mdnarch.com

Legal Property Owner:

Name: Washington St. United Methodist Church

Address: 115 S. Washington St.

City: Alexandria State: VA Zip: 22314

Phone: (703) 836-4324 E-mail: _____

- 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).*

109 S Washington Street: Alterations and improvements to accommodate a new exit stair within building footprint, accessible entry and improved mechanical system. Work includes demolition of portions of 1953 south stairwell and second floor skywalk. New work includes installation of new stair to second floor. New ADA ramp and canopy supports new entrance to church offices.

112A S. Columbus Street: Alteration to an existing two story rear porch to accommodate an exit door.

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 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

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

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

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

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


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

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: TERESA DEL NINNO

Date: 2/19/13

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. United Methodist Church	115 S. Washington St. Alexandria VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 109 S. Washington St. Alexandria, VA 22301 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. United Methodist Church	115 S. Washington St. Alexandria VA 22314	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Theresa del Ninno	1	BAR, Parker Grey District
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.

2/19/13
Date

Marilisa del Ninno
Printed Name


Signature