

BAR Meeting
January 27, 2016

ISSUE: Permit to Demolish/Capsulate and Certificate of Appropriateness for an Addition and Alterations

APPLICANT: Edward and Karen Loughran by Joshua Britton

LOCATION: 1107 Queen Street

ZONE: CL/ Commercial Zone

STAFF RECOMMENDATION

Staff recommends approval of the application with the conditions that:

1. The applicant will work with staff in the field to identify historic siding underneath the shingle siding to determine whether it can be reasonably salvaged. Any salvaged siding will be relocated onto the front elevation and possibly the west and east elevations of the main block as determined appropriate by BAR staff.
2. The statements in archaeology conditions below shall appear in the General Notes of all construction sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2015-00407 & BAR2015-00408



**Note: The two reports for 1107 Queen Street BAR #2015-0407 (Permit to Demolish/Capsulate) and BAR #2015-0408 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.*

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness for alterations and an addition to the home at 1107 Queen Street which include:

Permit to Demolish/Capsulate

- Demolish approximately 102 square feet of the first floor, east wall of the ell.
- Demolish approximately 73 square feet of the first floor, north wall of the ell.

Certificate of Appropriateness

- Enclose the first floor open porch on the existing two-story addition to create a larger first floor kitchen and laundry. The new addition will be sheathed with *HardiePlank* lap siding with a 5" reveal and in a smooth finish, cement fiber trim and 2/2 *Marvin Integrity Wood Ultrex* fiberglass clad wood windows. The rear, side entry will be accessed by a multi-light paneled fiberglass door.
- Remove the shingle siding on the entire building to expose the historic wood siding. Use historic siding from the sides and rear to repair original siding on front elevation. Replace siding on sides and rear elevations with new, *HardiPlank* brand smooth finish fiber cement lap siding.
- Replace existing fiberglass door with a historically appropriate, painted, six-panel wood door.
- Replace the existing bathroom window on the second floor of the east elevation with a new 2/2 *Marvin* fiberglass window.
- Repair the existing front stoop (no BAR review required.)

II. HISTORY

1107 Queen Street is a freestanding two-bay, two story, side-gabled, frame townhouse constructed prior to **1877**. The two story rear addition was added between **1896 and 1902** and an automobile garage was constructed sometime between 1931 and 1941, and was approved for demolition in 2001. The BAR also approved the construction of the central dormer facing Queen Street in 2001 (BAR2000-0299.) The building has 2/2 replacement windows and its original siding appears to be protected beneath the current layer of wood shingles. Based on the probable mid-19th century age of the front section of the building, the original windows in this portion would have most likely been a 6/6 light configuration.

III. ANALYSIS

Permit to Demolish/Capsulate

The proposed project requires the partial demolition/capsulation of the roof structure and parts of the wall surface. In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

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 an 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 and protect an historic place or area of historic interest in the city?	No
(5)	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
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	Yes

In the opinion of staff, this mid-19th century townhouse is architecturally significant relative to the overall historic district and is compatible with nearby historic structures and the streetscape. The proposed minor changes to the structure are located on the side at the rear of the building and are minimal in scope. Staff, therefore, recommends approval of the proposed demolition/capsulation.

Certificate of Appropriateness

Addition

Staff does not believe that the exemption from BAR review of one-story rear additions less than 250 gross square feet in floor area, as stated in the *Residential Reference Guide*, applies because the proposed infill is on the side of the structure and is an integral part of an existing two story building volume.

Regarding residential additions, the BAR’s *Design Guidelines* state the Board’s preference for “designs that are respectful of the existing structure and...which echo the design elements of the existing structure.” In general, staff finds the proposed first floor addition to be an appropriate

form, mass and scale. The proposed fenestration does not recall historically appropriate window and door patterns for this mid-19th century dwelling. However, it matches the current fenestration on the building and most of it is only just minimally visible from Queen Street.¹ Furthermore, as the rear ell was constructed post-1932, the Board's adopted *Residential Reference Guide* supports any material, operation or configuration of windows and doors. The use of modern materials such as cement fiber lap siding fiberglass clad windows will differentiate the addition from the original building and is consistent with the Board's *Modern and Sustainable Materials Policy*. Staff, therefore, supports the overall first floor rear addition design.

Siding

The rehabilitation of the front elevation will be a welcome change in this block of Queen Street. Staff supports the removal of the existing shingle siding throughout and the removal of the inappropriate front door on the front elevation. Consistent with the Board's adopted policy regarding historic siding, the applicant proposes to work with staff in the field to identify historic siding underneath the shingle siding to determine whether it can be reasonably salvaged. The siding salvaged from the side and rear should be relocated onto the front elevation and possibly reused the west and east elevations of the main block.

Window/Door

Staff does not object to the replacement of the existing wood window on the side elevation with a new fiberglass window. This window is located on the side mass of the building ell, the current window is not original to the building and given its location within a bathroom shower, fiberglass would be a more functional and durable material for this location.

Finally, the current glazed, fiberglass door on the front is not the appropriate style or material for this vernacular mid-19th century residence and the proposed six panel wood door is more appropriate.

Staff recommends approval of the Permit to Demolish/Capsulate and the Certificate of Appropriateness for an addition and alterations, with conditions discussed above.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

¹ In the future, when the front windows are in need of replacement, the BAR staff will recommend that a 6/6 light configuration be installed, which is historically appropriate for this building's period of construction.

CITY DEPARTMENT COMMENTS

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

Zoning

Project complies with zoning.

Code Enforcement

No comments received.

Archaeology

- F-1 The G.M. Hopkins fire insurance atlas indicates that a structure was present on this lot by 1877. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19th-century Alexandria.
- *R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- *R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Management & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2015-0407 & BAR2015-0408 at 1107 Queen Street



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

A. Property Information

A1. Street Address 1107 Queen Street Zone CL
 A2. 2000 x 0.75 = 1500
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	542.00	Basement**	542.00
First Floor	592.41	Stairways**	37.00
Second Floor	683.97	Mechanical**	29.95
Third Floor	0	Other**	105.12
Porches/ Other	113.56	Total Exclusions	713.12
Total Gross *	1,931.94		

B1. Existing Gross Floor Area * 1,931.94 Sq. Ft.
 B2. Allowable Floor Exclusions** 713.12 Sq. Ft.
 B3. Existing Floor Area minus Exclusions 1,218.82 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	91.56	Stairways**	0
Second Floor	0	Mechanical**	0
Third Floor	0	Other**	0
Porches/ Other	0	Total Exclusions	0
Total Gross *	91.56		

C1. Proposed Gross Floor Area * 91.56 Sq. Ft.
 C2. Allowable Floor Exclusions** 0 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions 91.56 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1310.38 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1500.00 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.*

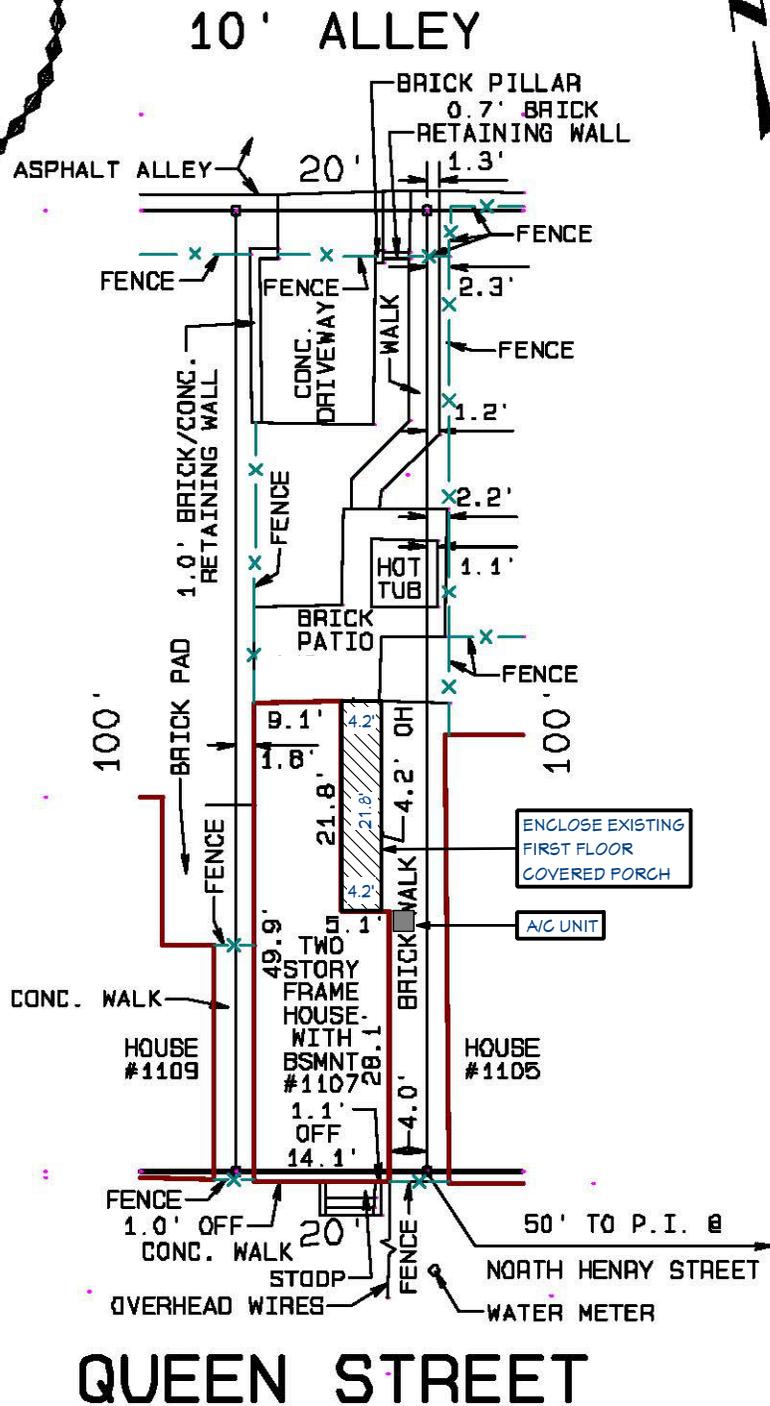
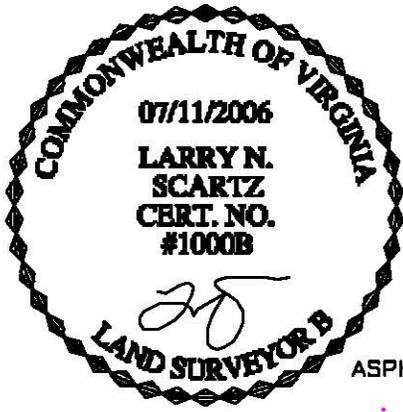
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	491
Required Open Space	800
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: Joshua P. Burt Date: 12/22/2015



HOUSE LOCATION SURVEY
ON THE PROPERTY LOCATED AT

#1107 QUEEN STREET

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' DATE: JULY 11, 2006

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 OWNERS-IP.

CASE NAME: MCKINNON TO LOUGHRAN (TX0606075)
MBH SETTLEMENT GRADUP, L.C.

I HEREBY CERTIFY THAT THE POSITION OF ALL EXISTING
IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY
A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN,
THERE ARE NO ENCRDACHMENTS EITHER WAY ACROSS
THE PROPERTY LINE

LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
WOODBRIIDGE, VIRGINIA

CERTIFIED LAND SURVEYOR

20062176

TELEPHONE: WOODBRIDGE (703) 484-4181
METRO (703) 590-4955
FAX (703) 590-3898

MN

PROJECT NAME:
**Loughran Residence
 Kitchen Remodel/Addition**

PROJECT ADDRESS:
 1107 Queen Street
 Alexandria, VA 22314

JURISDICTION:
 City of Alexandria, VA

FRS PROJECT # 11488
 CODE: VIRGINIA RESIDENTIAL CODE 2012

INDEX OF DRAWINGS

SHT #	SHEET TITLE
1	COVER SHEET / FRONT ELEV.
2	QUEEN STREET ELEVATION
3	R. SIDE & REAR ELEVATIONS
4	1st FLOOR DEMOLITION PLAN
5	2nd FLOOR DEMOLITION PLAN
6	BASEMENT DEMOLITION PLAN
7	1st FLOOR REVISED PLAN
8	2nd FLOOR REVISED PLAN
9	BASEMENT REVISED PLAN
10	FRONT & REAR ELEVATIONS
11	REVISED WALL SECTION
12	RIGHT SIDE ELEVATION

Note: Plans are for reference only in the construction of the project detailed in the Construction Contract. These drawings are intended as a general representation of the Project to be built and do not contain every detail required for construction. In the case of information on these plans and in the construction contract not matching, the construction contract will over-ride the plans.

Client Approval:

Name _____ Date _____



1128 Queen St, Alexandria, VA 22314

1109 QUEEN STREET
 ALEXANDRIA, VA 22314

FRONT ELEVATION
 1107 QUEEN STREET
 ALEXANDRIA, VA 22314

1105 QUEEN STREET
 ALEXANDRIA, VA 22314

PLANS PREPARED BY:
 Joshua Britton - Designer/Draftsman
 Foster Remodeling Solution, Inc.
 7211 - H Telegraph Square Drive
 Lorton, VA 22079
 703.436.2118

TITLE: COVER SHEET / FRONT ELEV
LOUGHRAN RESIDENCE
1107 QUEEN STREET
ALEXANDRIA, VA 22314

DATE: 12/23/2015
 SCALE: AS SHOWN
 DRAWN: JPB
 JOB# 11488

#	DATE	REVISION:

LEGEND OF COMMON SYMBOLS

⊕ SPECIAL RECEPTACLE (220)	Ⓢ DIM DIMMER SWITCH	Ⓣ THERMOSTAT
⊕ DUPLEX, RECEPTACLE	Ⓜ MICROWAVE	☉ CEILING MOUNTED FIXTURE
⊕ ^{GF} DUPLEX, GROUND FAULT	Ⓜ ^{CT} COOKTOP / RANGE	☉ ^{PC} CEILING MOUNTED FIXTURE (pull chain)
⊕ ^{42"} DUPLEX, RECEPTACLE @ 42" ABOVE FLOOR	Ⓜ ^R REFRIGERATOR	Ⓜ ^{RL} RECESSED LIGHT FIXTURE
⊕ ^{WP} DUPLEX, WATERPROOF	Ⓜ ^{DW} DISHWASHER	☎ TELEPHONE OUTLET
Ⓢ SINGLE WAY SWITCH	Ⓜ ^{TC} TRASH COMPACTOR	📺 TELEVISION ANTENNA
Ⓢ ₃ THREE WAY SWITCH	☎ CEILING EXHAUST FAN	☎ SMOKE DETECTOR

LEGEND OF COMMON ABBREVIATIONS

B/S BACKSPASH	ETR EXISTING TO REMAIN	REQD REQUIRED
B/O BY OWNER	EX EXISTING	R/I ROUGH-IN
CLG CEILING	F.F FINISH FLOOR	SGL SINGLE
CONT. CONTINUOUS	GFI GROUND FAULT INTERRUPT	S.S SOLID SURFACE
CONTR. CONTRACT	HDWD HARDWOOD	THSHD THRESHOLD
CONC. CONCRETE	HGT. HEIGHT	T.B TONEL BAR
D DRYER	INT INTERIOR	TP PAPER HOLDER
DBL DOUBLE	o.c. ON CENTER	T-STAT THERMOSTAT
D.H. DOUBLE HUNG	OPNG OPENING	V.I.F. VERIFY IN FIELD
DEMO DEMOLISH AND REMOVE	PKT POCKET DOOR	W WASHER

SHEET: **1** OF: **12** INITIALS: _____



238 NORTH HENRY STREET
ALEXANDRIA, VA 22314

226 NORTH HENRY STREET
ALEXANDRIA, VA 22314

1108 QUEEN STREET &
1114 QUEEN STREET
ALEXANDRIA, VA 22314

APPLICATION MATERIALS
BAR2015-00407/00408
1107 Queen St
12/23/2015

FOSTER
Remodeling
Solutions, Inc.
Our Process Makes It Perfect

7211-H TELEGRAPH
SQUARE DRIVE
LORTON, VA 22079
OFFICE: 703-550-1371
FAX: 703-339-1678
WWW.FOSTERREMODELING.COM

PLANS PREPARED BY:
Joshua Britton - Designer/Draftsman
Foster Remodeling Solution, Inc.
7211 - H Telegraph Square Drive
Lorton, VA 22079
703.436.2118

TITLE: QUEEN STREET ELEVATION

LOUGHRAN RESIDENCE
1107 QUEEN STREET
ALEXANDRIA, VA 22314

DATE: 12/23/2015

SCALE: AS SHOWN

DRAWN: JPB

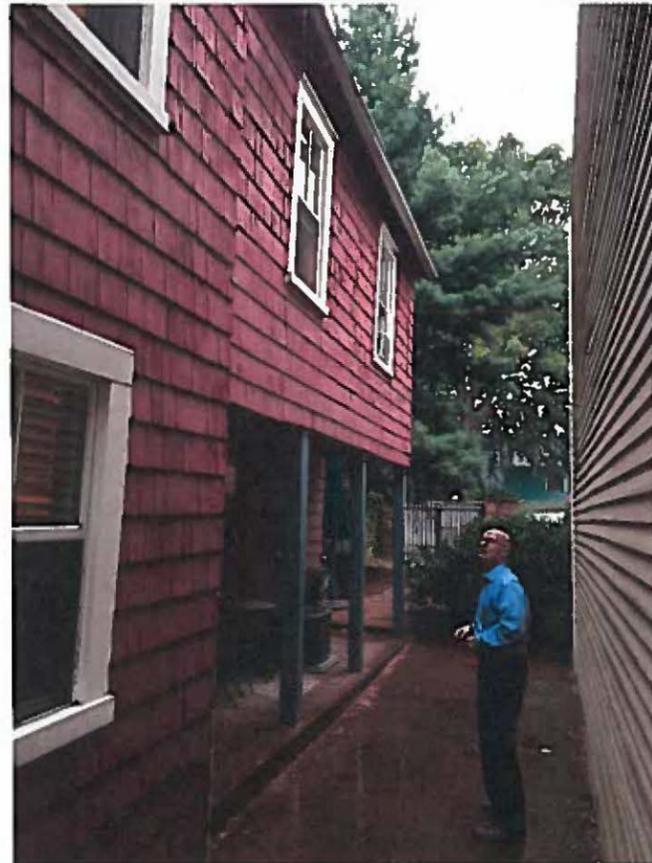
JOB# 11488

DATE REVISION:

#	DATE	REVISION:

SHEET: OF: INITIALS:

2¹²



APPLICATION MATERIALS
 BAR2015-00407/00408
 1107 Queen St
 12/23/2015

A RIGHT SIDE ELEVATION
 Scale: NOT TO SCALE



B REAR SIDE ELEVATION
 Scale: NOT TO SCALE

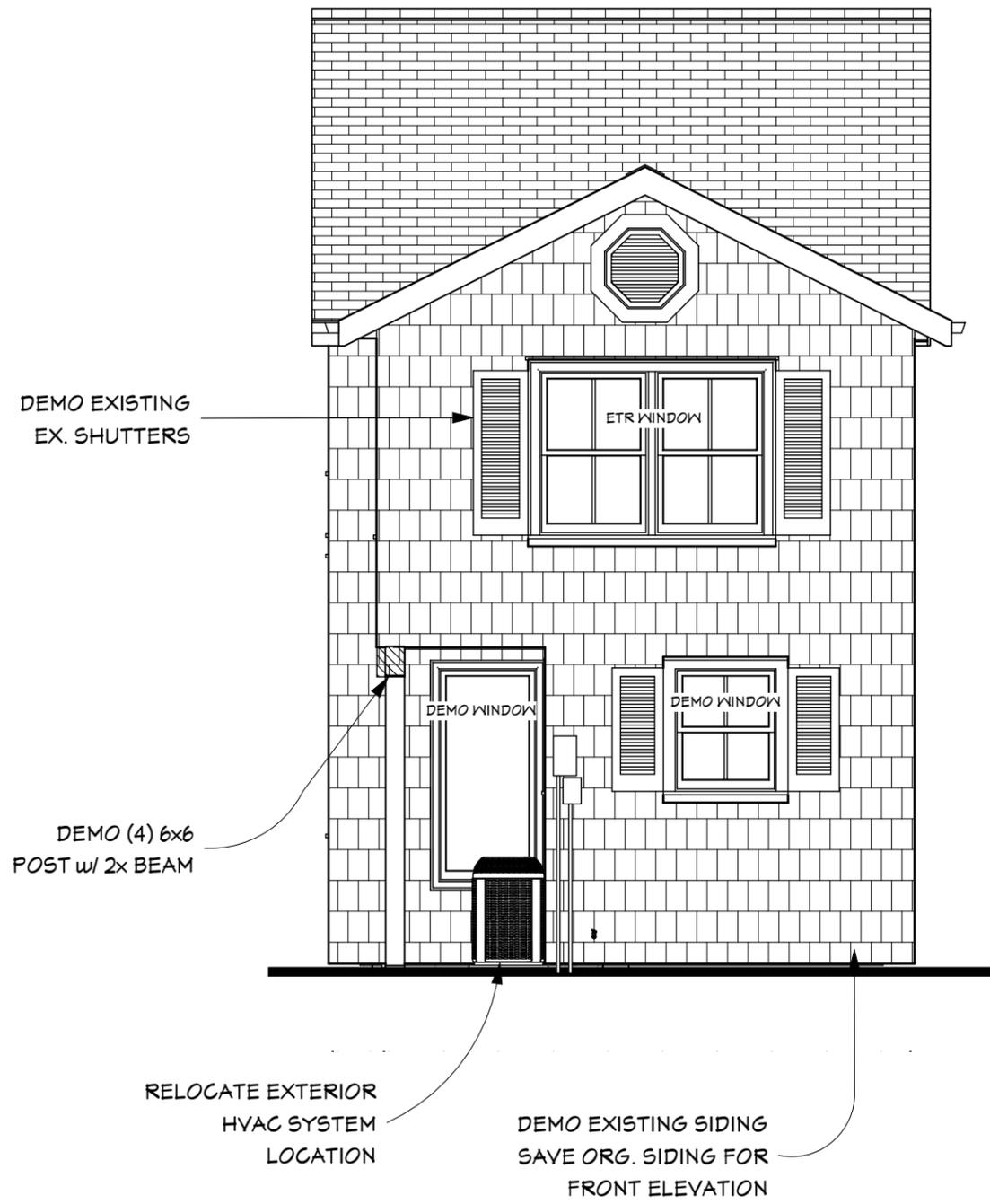
FOSTER
 Remodeling
 Solutions, Inc.
Our Process Makes It Perfect
 7211-H TELEGRAPH
 SQUARE DRIVE
 LORTON, VA 22079
 OFFICE: 703-550-1371
 FAX: 703-394-1678
 WWW.FOSTERREMODELING.COM

PLANS PREPARED BY:
 Joshua Britton - Designer/Draftsman
 Foster Remodeling Solution, Inc.
 7211 - H Telegraph Square Drive
 Lorton, VA 22079
 703.456.2118

TITLE: RIGHT & REAR EX. ELEVATIONS
 LOUGHRAN RESIDENCE
 1107 QUEEN STREET
 ALEXANDRIA, VA 22314

DATE:	12/23/2015	
SCALE:	AS SHOWN	
DRAWN:	JPB	
JOB#	11488	
#	DATE	REVISION:

SHEET: OF: INITIALS:
3 ¹²



TITLE: EXISTING REAR ELEVATION

LOUGHRAN RESIDENCE
1107 QUEEN STREET
ALEXANDRIA, VA 22314

DATE: 01/21/2016

SCALE: AS SHOWN

DRAWN: JPB

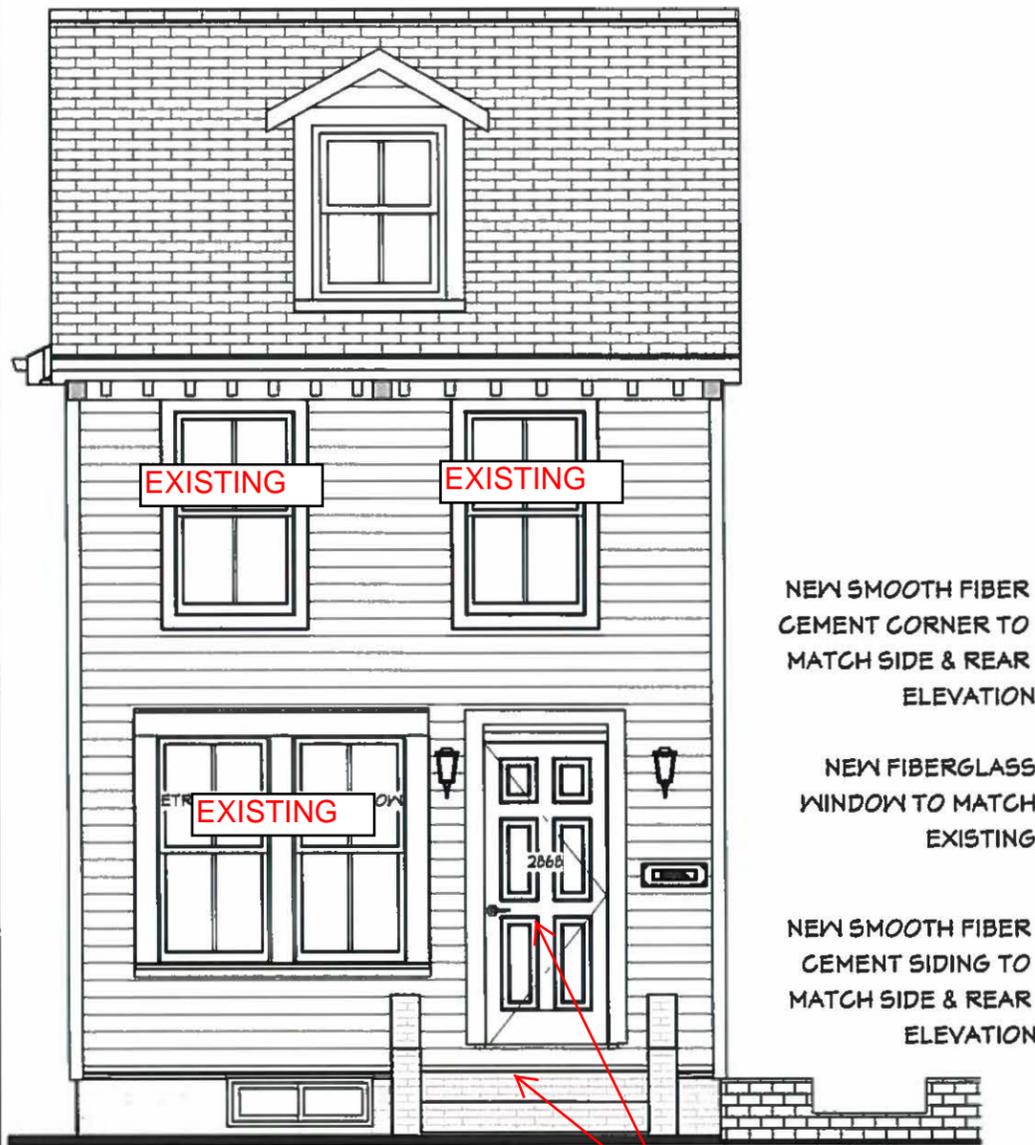
JOB# 11488

DATE REVISION:

SHEET: OF: INTIALS:

7¹⁴

A EXISTING REAR ELEVATION
Scale: 1/4" = 1'-0"



New 6-Panel Painted wood Door and repair front stoop

NEW SMOOTH FIBER CEMENT CORNER TO MATCH SIDE & REAR ELEVATION

NEW FIBERGLASS WINDOW TO MATCH EXISTING

NEW SMOOTH FIBER CEMENT SIDING TO MATCH SIDE & REAR ELEVATION



NEW EXTERIOR HVAC SYSTEM LOCATION

APPLICATION MATERIALS
BAR2015-00407/00408
1107 Queen St
12/23/2015

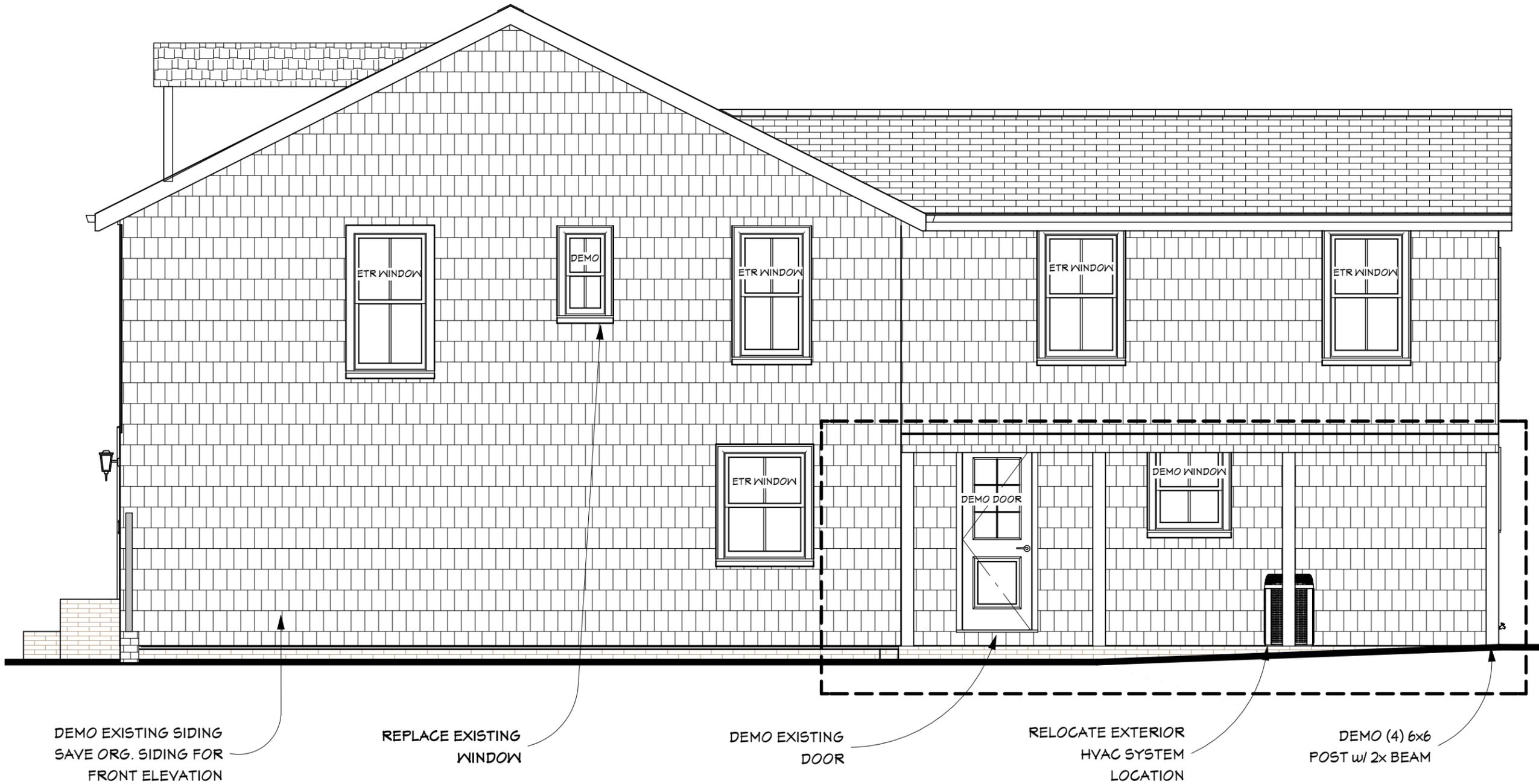
A EXISTING FRONT ELEVATION
Scale: 1/4" = 1'-0"

B REVISED REAR ELEVATION
Scale: 1/4" = 1'-0"

TITLE: SECTION & ELEVATIONS
LOUGHRAN RESIDENCE
1107 QUEEN STREET
ALEXANDRIA, VA 22314

DATE:	12/23/2015
SCALE:	AS SHOWN
DRAWN:	JPB
JOB#	11488
# DATE REVISION:	

SHEET: OF: INITIALS:
10¹²



TITLE: EXISTING RIGHT ELEVATION

LOUGHRAN RESIDENCE
1107 QUEEN STREET
ALEXANDRIA, VA 22314

DATE: 01/21/2016

SCALE: AS SHOWN

DRAWN: JPB

JOB# 11488

DATE REVISION:

SHEET: OF: INITIALS:

8 14

A EXISTING RIGHT ELEVATION
Scale: 1/4" = 1'-0"



Proposed new Fiberglass 2/2 window in Shower

Proposed enclosure of existing open porch.

NEW FIBERGLASS WINDOW

NEW SMOOTH FIBER CEMENT SIDING TO MATCH SIDE & REAR ELEVATION

NEW SMOOTH FIBER CEMENT CORNER TO MATCH SIDE & REAR ELEVATION

NEW FIBERGLASS WINDOW

NEW EXTERIOR HVAC SYSTEM LOCATION

TITLE: POWDER REVISED ELEVATIONS

LOUGHRAN RESIDENCE
1107 QUEEN STREET
ALEXANDRIA, VA 22314

DATE: 12/23/2015

SCALE: AS SHOWN

DRAWN: JPB

JOB# 11488

DATE REVISION:

SHEET: OF: INITIALS:

12¹²

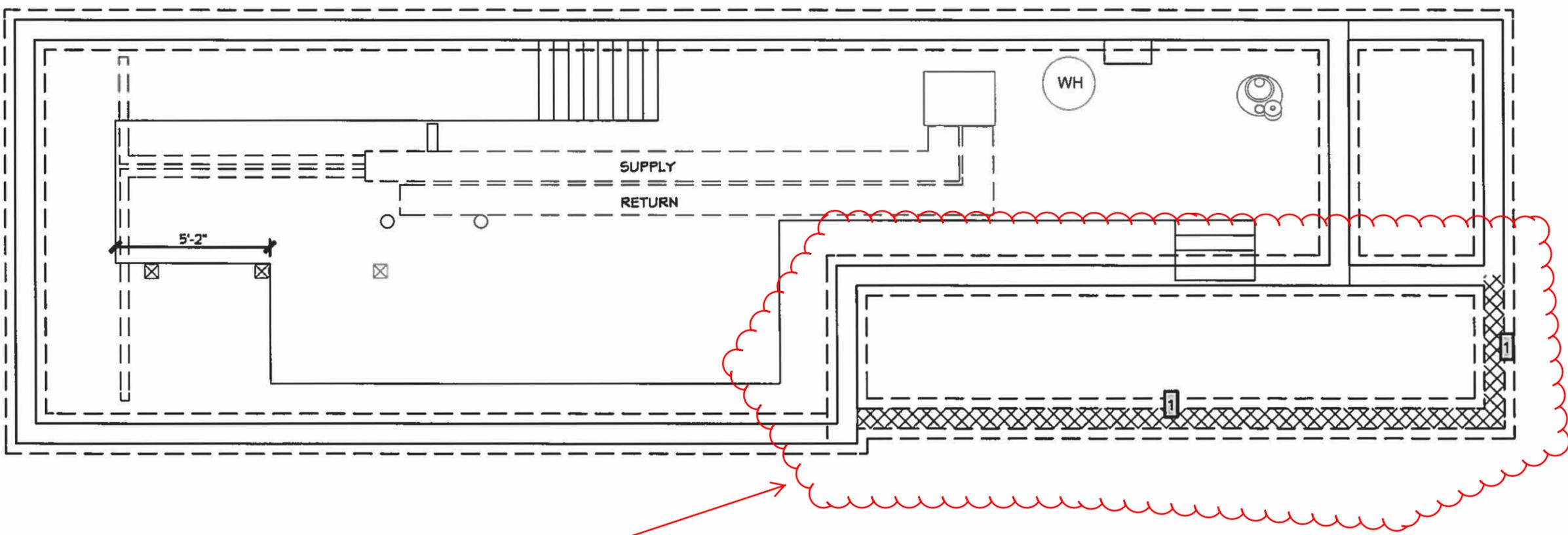
A REVISED RIGHT ELEVATION
Scale: 1/4" = 1'-0"

APPLICATION MATERIALS
BAR2015-00407/00408
1107 Queen St
12/23/2015

BASEMENT FLOOR DEMOLITION SCHEDULE	
1	DEMO EXISTING FOUNDATION FOR RAISED PAVER PATIO AND 6x6 POST & BEAM
2	-
3	-
4	-
5	-
6	-

FOSTER Remodeling Solutions, Inc.
 Our Process Makes It Perfect!
 1211-H TELEGRAPH SQUARE DRIVE
 LORTON, VA 22079
 OFFICE: 703-550-1371
 FAX: 703-399-1678
 WWW.FOSTERREMODELING.COM

PLANS PREPARED BY:
 Joshua Britton - Designer/Draftsman
 Foster Remodeling Solution, Inc.
 1211 - H Telegraph Square Drive
 Lorton, VA 22079
 703.436.2110



NEW FOUNDATION PROPOSED

TITLE: BASEMENT DEMOLITION PLAN
 LOUGHRAN RESIDENCE
 1107 QUEEN STREET
 ALEXANDRIA, VA 22314

DATE:	12/23/2015	
SCALE:	AS SHOWN	
DRAWN:	JPB	
JOB#	11488	
#	DATE	REVISION:

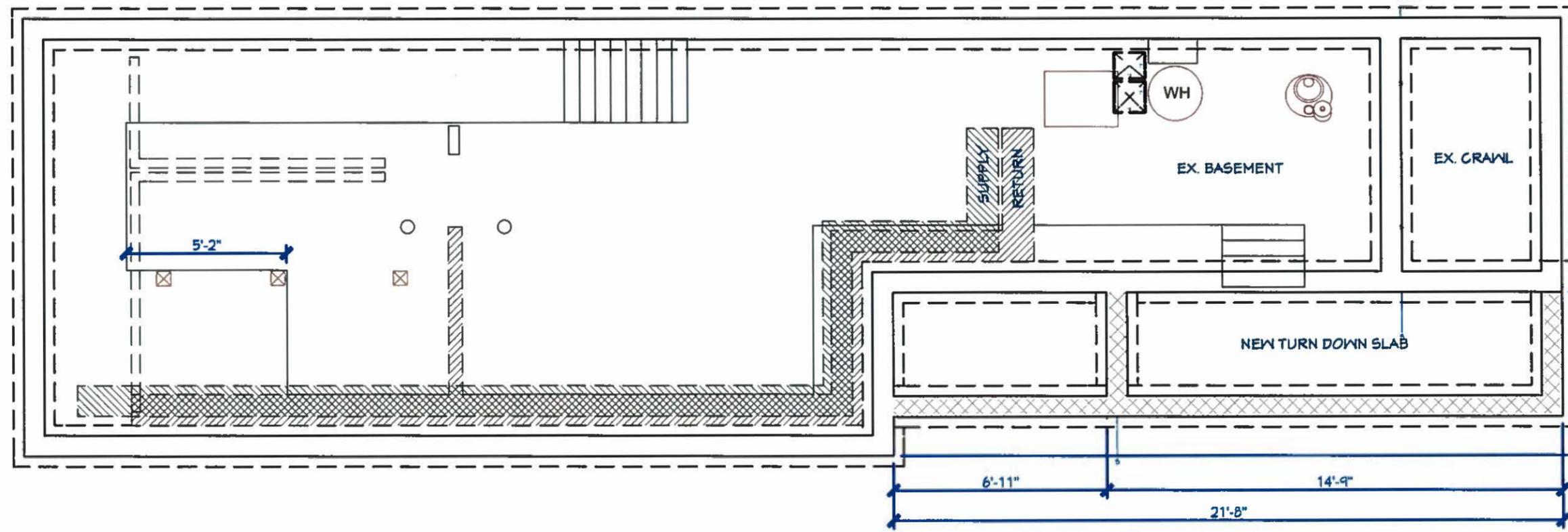
A BASEMENT FLOOR DEMOLITION PLAN
 Scale: 1/4" = 1'-0"

APPLICATION MATERIALS
 BAR2015-00407/00408
 1107 Queen St
 12/23/2015

SHEET: OF: INITIALS:
 6 12

FOSTER
Remodeling
Solutions, Inc.
Our Process Makes It Perfect
7211-H TELEGRAPH
SQUARE DRIVE
LORTON, VA 22079
OFFICE: 703-550-1371
FAX: 703-339-1678
WWW.FOSTERREMODELING.COM

PLANS PREPARED BY:
Joshua Britton - Designer/Draftsman
Foster Remodeling Solution, Inc.
7211 - H Telegraph Square Drive
Lorton, VA 22079
703.496.2118



TITLE: BASEMENT REVISED PLAN
LOUGHRAN RESIDENCE
1107 QUEEN STREET
ALEXANDRIA, VA 22314

DATE:	12/23/2015	
SCALE:	AS SHOWN	
DRAWN:	JPB	
JOB#	11488	
#	DATE	REVISION:

SHEET: OF: INITIALS:
9¹²

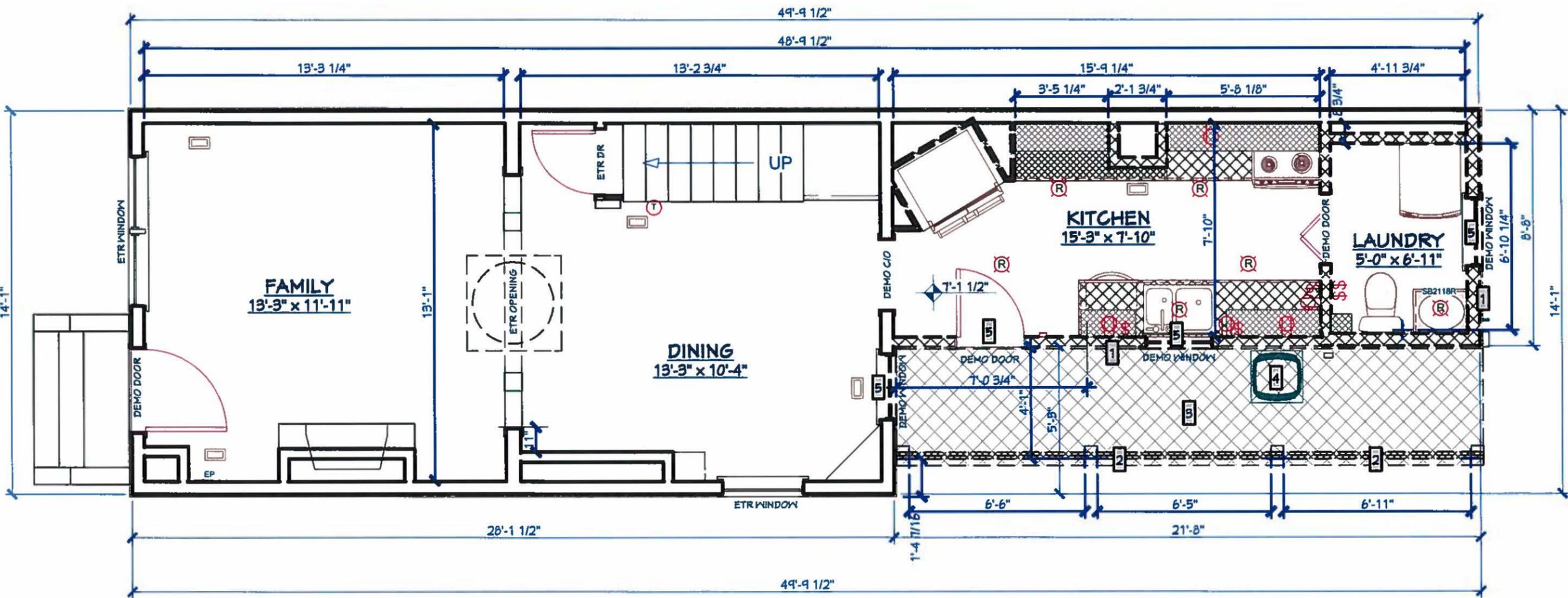
A BASEMENT REVISED PLAN
Scale: 1/4" = 1'-0"

APPLICATION MATERIALS
BAR2015-00407/00408
1107 Queen St
12/23/2015

FIRST FLOOR DEMOLITION SCHEDULE	
1	DEMO NOTED EXISTING EXTERIOR BEARING WALL
2	DEMO NOTED EXISTING 6x6 POST AND BEAM
3	DEMO NOTED EXISTING RAISED PAVER (FOUNDATION) PORCH
4	RELOCATE EXTERIOR HVAC UNIT TO REAR OF HOUSE
5	DEMO EXISTING WINDOWS & DOOR
6	-

FOSTER Remodeling Solutions, Inc.
Our Process Makes It Perfect
 7211-H TELEGRAPH SQUARE DRIVE
 LORTON, VA 22079
 OFFICE: 703-550-1371
 FAX: 703-399-1678
 WWW.FOSTERREMODELING.COM

PLANS PREPARED BY:
 Joshua Britton - Designer/Draftsman
 Foster Remodeling Solution, Inc.
 1211 - H Telegraph Square Drive
 Lorton, VA 22079
 703.436.2118



TITLE: 1ST FLOOR DEMOLITION PLAN
 LOUGHRAN RESIDENCE
 1107 QUEEN STREET
 ALEXANDRIA, VA 22314

DATE:	12/23/2015	
SCALE:	AS SHOWN	
DRAWN:	JPB	
JOB#	11488	
#	DATE	REVISION:

A FIRST FLOOR DEMOLITION PLAN
 Scale: 1/4" = 1'-0"

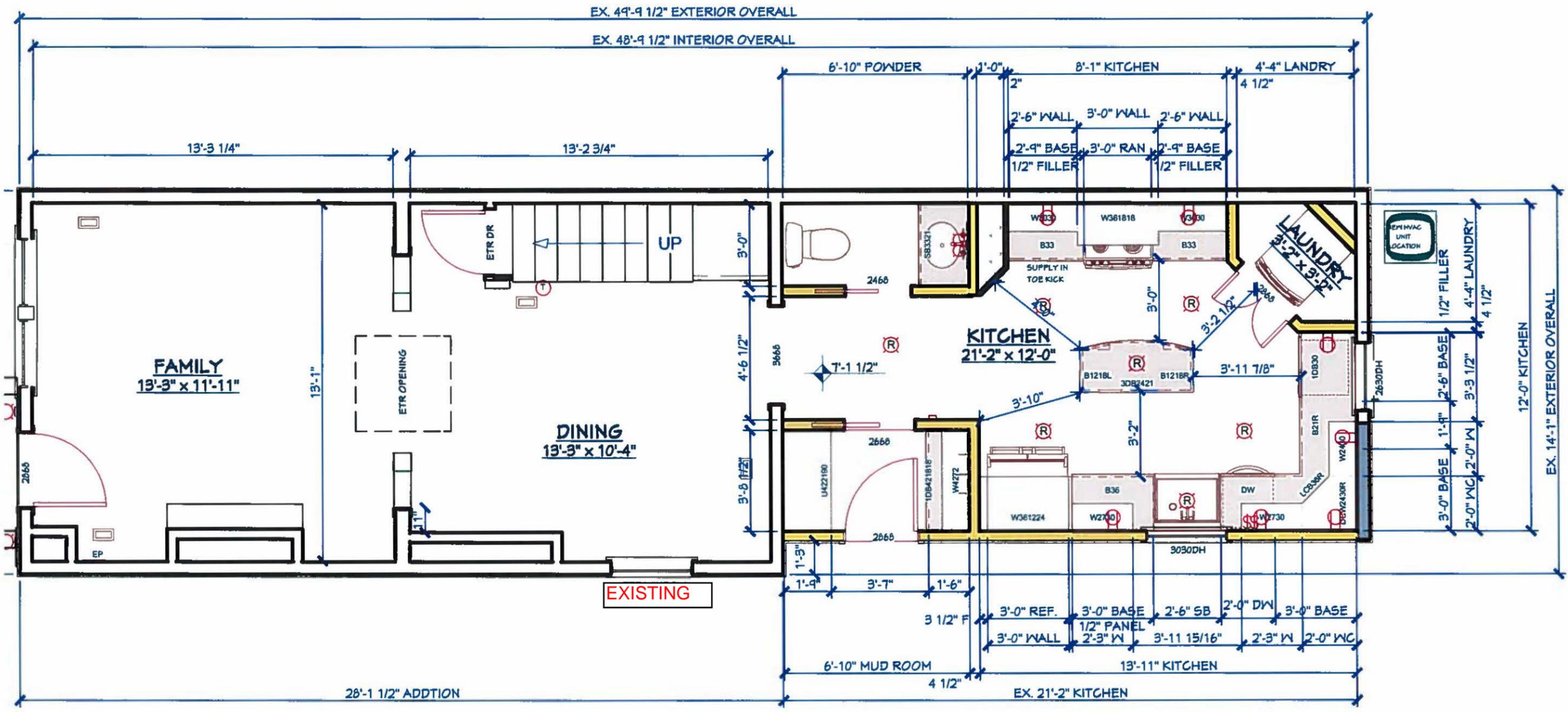
APPLICATION MATERIALS
 BAR2015-00407/00408
 1107 Queen St
 12/23/2015

SHEET: OF: INTIALS:
 4 12

APPLICATION MATERIALS
 BAR2015-00407/00408
 1107 Queen St
 12/23/2015

FOSTER
 Remodeling
 Solutions, Inc.
Our Prices Make It Perfect
 7211-H TELEGRAPH
 SQUARE DRIVE
 LORTON, VA 22079
 OFFICE: 703-550-1371
 FAX: 703-339-1678
 WWW.FOSTERREMODELING.COM

PLANS PREPARED BY:
 Joshua Britton - Designer/Draftsman
 Foster Remodeling Solution, Inc.
 1211 - H Telegraph Square Drive
 Lorton, VA 22079
 703.436.2118



TITLE: 1st FLOOR REVISED PLAN
LOUGHRAN RESIDENCE
1107 QUEEN STREET
ALEXANDRIA, VA 22314

DATE:	12/23/2015
SCALE:	AS SHOWN
DRAWN:	JPB
JOB#	11488
# DATE REVISION:	

SHEET: OF: INITIALS:
7 ¹²

A FIRST FLOOR REVISED PLAN
 Scale: 1/4" = 1'-0"

SECOND FLOOR DEMOLITION SCHEDULE	
1	NO DEMO ON SECOND FLOOR
2	-
3	-
4	-
5	-
6	-

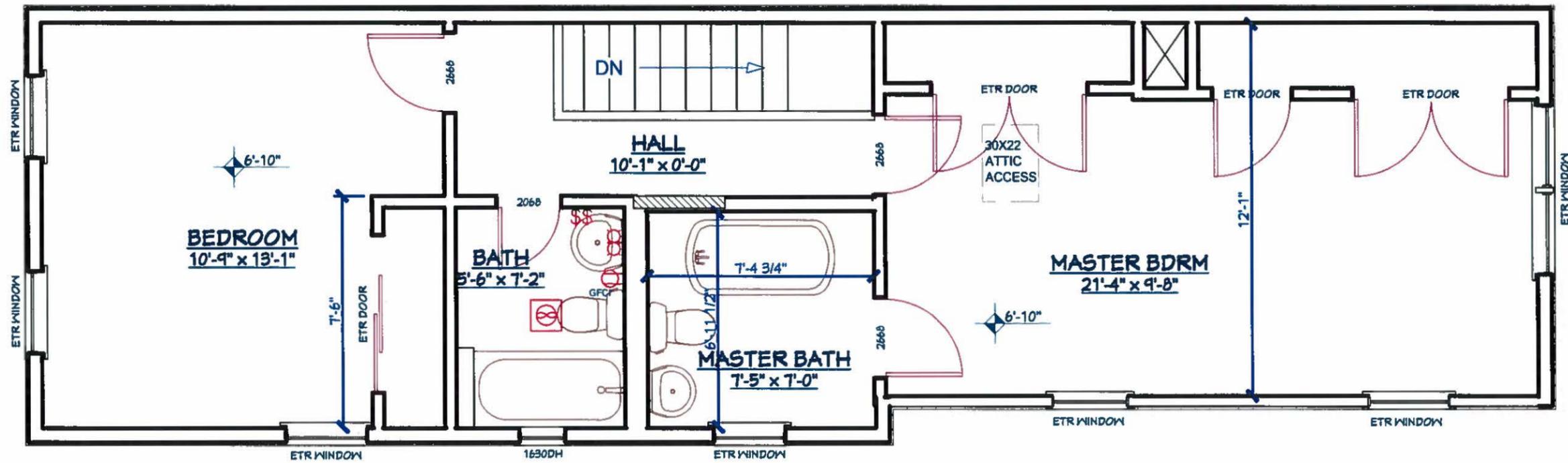
FOSTER Remodeling Solutions, Inc.
Our Process Makes It Perfect!
 7211-H TELEGRAPH SQUARE DRIVE
 LORTON, VA 22079
 OFFICE: 703-550-1371
 FAX: 703-394-1678
 WWW.FOSTERREMODELING.COM

PLANS PREPARED BY:
 Joshua Britton - Designer/Draftsman
 Foster Remodeling Solution, Inc.
 7211 - H Telegraph Square Drive
 Lorton, VA 22079
 703.436.2118

TITLE: 2nd FLOOR DEMOLITION PLAN
 LOUGHRAN RESIDENCE
 1107 QUEEN STREET
 ALEXANDRIA, VA 22314

DATE:	12/23/2015	
SCALE:	AS SHOWN	
DRAWN:	JPB	
JOB#	11488	
#	DATE	REVISION:

SHEET:	OF:	INITIALS:
5	12	



**** NO EXTERIO DEMOLITION PROPOSED**

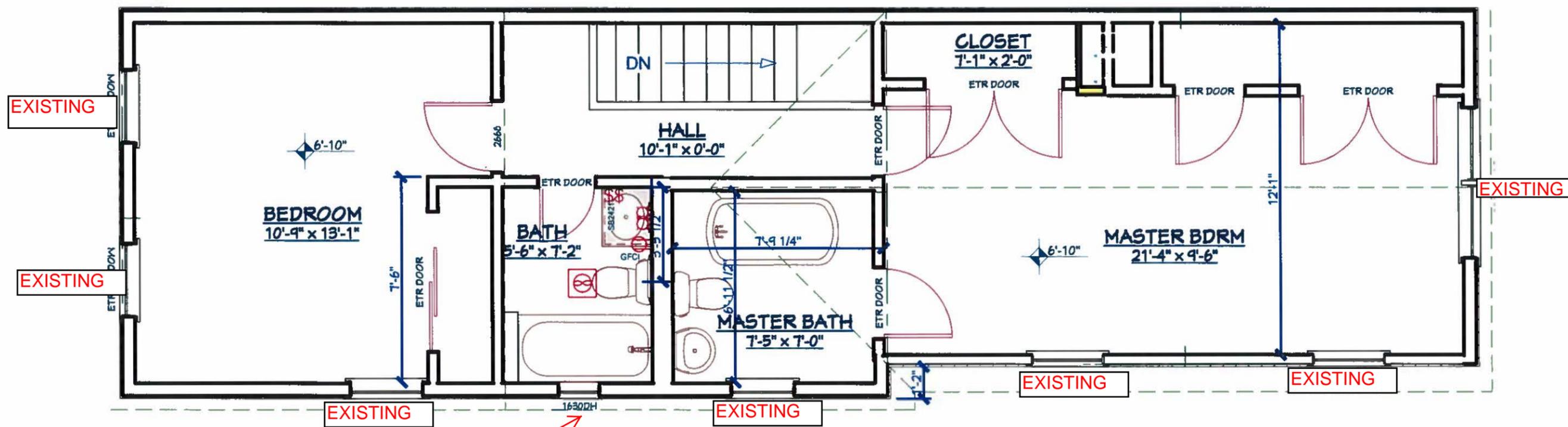
A SECOND FLOOR DEMOLITION PLAN
 Scale: 1/4" = 1'-0"

APPLICATION MATERIALS
 BAR2015-00407/00408
 1107 Queen St
 12/23/2015

TITLE: 2nd FLOOR REVISED PLAN
LOUGHRAN RESIDENCE
1107 QUEEN STREET
ALEXANDRIA, VA 22314

DATE:	12/23/2015
SCALE:	AS SHOWN
DRAWN:	JPB
JOB#	11488
# DATE REVISION:	

SHEET:	OF:	INITIALS:
8	12	



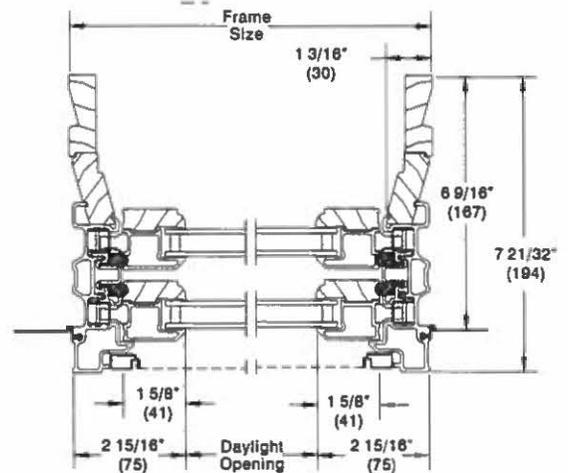
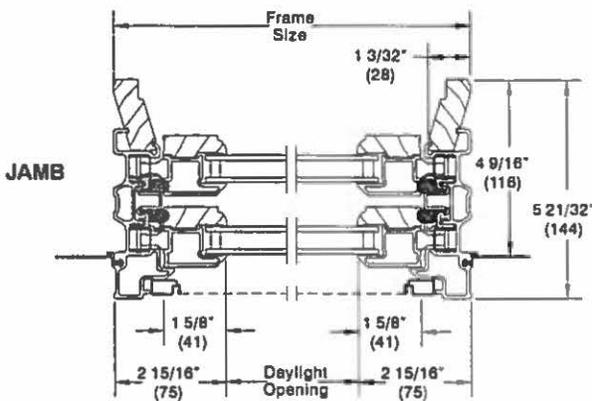
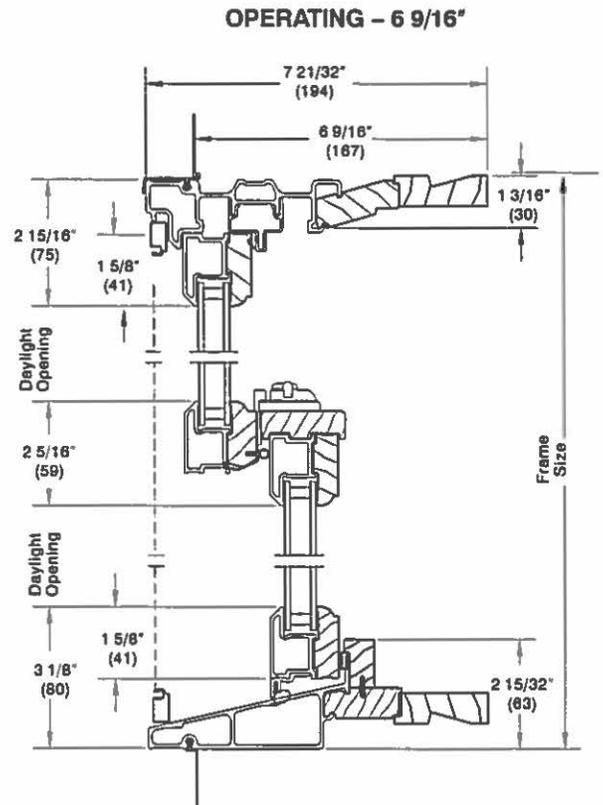
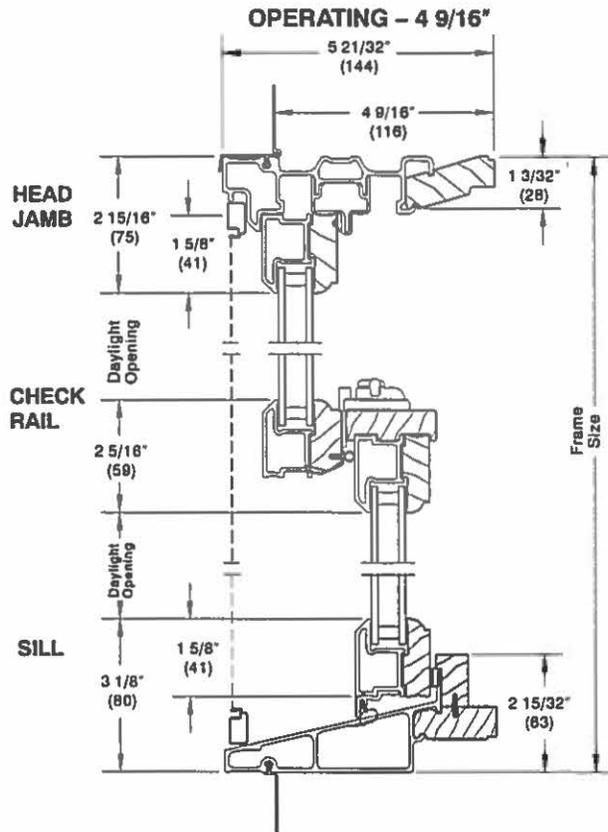
Proposing to Replace Existing 2/2 window with new, 2.2 Fiberglass window. All other windows to remain.

A SECOND FLOOR REVISED PLAN
Scale: 1/4" = 1'-0"

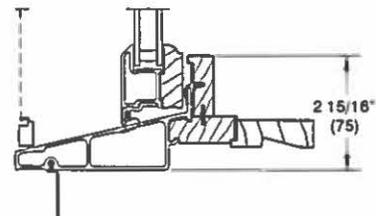
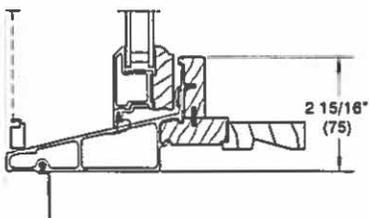
APPLICATION MATERIALS
BAR2015-00407/00408
1107 Queen St
12/23/2015

SECTION DETAILS: Not to Scale

STANDARD GLAZED



HIGH PERFORMANCE

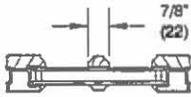


NOTE: CE is not available on High Performance units

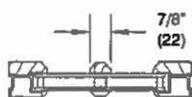
APPLICATION MATERIALS
 BAR2015-00407/00408
 1107 Queen St
 12/23/2015

DIVIDED LITE OPTIONS Not to Scale

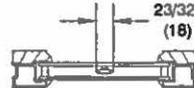
DIVIDED LITE OPTIONS



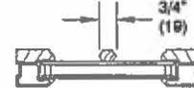
Simulated Divided Lite



Simulated Divided Lite
w/Spacer Bar



Aluminum Grille Between
Glass



Wood Removable Grill

APPLICATION MATERIALS
 BAR2015-00407/00408
 1107 Queen St
 12/23/2015

NOTE: Direct Glaze Round Top with Wood Grilles, GBG, or SDL will only align with the default lite cut of the unit it is intended to be milled with.

NOTE: GBG and SDL with spacer bars are not available on Impact IZ3 units

NOTE: 4" (102) DLO lite cut minimum for 7/8" (22) pattern

ADDRESS OF PROJECT: 1107 Queen Street, Alexandria, VA 22314TAX MAP AND PARCEL: 064.03-04-11 ZONING: CLAPPLICATION 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: Edward W. & Karen J. LoughranAddress: 1107 Queen StreetCity: Alexandria State: VA Zip: 22314Phone: (703) 717-9885 E-mail: LoughranEW@yahoo.comAuthorized Agent *(if applicable)*: Attorney Architect ContractorName: Joshua Britton Phone: (703) 717-9885E-mail: JBritton@FosterRemodeling.com

Legal Property Owner:

Name: Edward W. Karen J. LoughranAddress: 1107 Queen StreetCity: Alexandria State: VA Zip: 22314Phone: (703) 717-9885 E-mail: LoughranEW@yahoo.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).

1. First Floor, Right & Rear Elevation, Closing in existing covered porch for kitchen addition/remodel
2. Relocating exterior hvac unit to rear
3. Replace Siding
4. Install a window on the second floor East side
5. Repair Front Stopp

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 5 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 5 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: Ed W. Lougran

Printed Name: EDWARD W. LOUGRAN

Date: 12/22/15

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. EDWARD W. Loughran	1107 Queen Street	50%
2. Karen J. Loughran	1107 Queen Street	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1107 Queen Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. EDWARD W. Loughran	1107 Queen Street	50%
2. Karen J. Loughran	1107 Queen Street	50%
3.	1107 Queen Street	

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

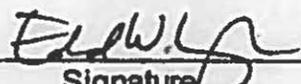
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A	N/A	N/A
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/22/15
Date

EDWARD W. LOUGHRAN
Printed Name


Signature