

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Hershel Kleinberg and Lisa Cohen

LOCATION: Old and Historic Alexandria District
329 North Washington Street

ZONE: CD/Commercial downtown

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations with the following conditions:

1. The freestanding pergola be removed from the proposal.
2. Call Alexandria Archaeology immediately 703-746-4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
3. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
4. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

BAR#2023-00371 OHAD

Request for alterations at 329 N Washington Street
Applicant: Hershel Kleinberg and Lisa Cohen

BOARD ACTION, October 4, 2023: On a motion by Ms. Miller, and seconded by Mr. Lyons, the Board of Architectural Review accepted the request for the deferral of BAR #2023-00371. The motion carried on a vote of 7-0.

REASON

The Board felt that the proposed design required refinements and reduction in size.

SPEAKERS

Teri MacKeever, project architect, represented the owner. She provided a full summary of the project and was available to answer questions.

DISCUSSION

Mr. Lyons stated that the design looks nice and he supported the project with staff recommendations.

Mr. Adams discussed prior controversies regarding the approved addition to the original house. He reminded the applicant that properties on Washington Street are held to a higher standard than those in the rest of the historic districts. He felt that the proposed pergola is too large and covers part of the original house, therefore not respecting the house or its history. He said that the column spacing is haphazard. The applicant should reduce the size of the pergola and consider different materials.

Ms. Del Ninno found the thinness and dark color of the aluminum appropriate. She agreed with staff recommendations to remove the westernmost 9' portion of the pergola from the design. She also recommended bringing the pergola away from the windows on the main block of the house and removing the privacy screens.

Ms. Miller said that because this is a significant house with a significant history on Washington Street, it is important to respect the heritage of the building. The applicant should do something more in keeping with the original house instead of the modern addition. The addition should be secondary to the main house; the pergola should have more traditional materials and style, as it is too dominant. Make the addition the only modern part of the house. She agreed with staff recommendations to remove the westernmost 9' section.

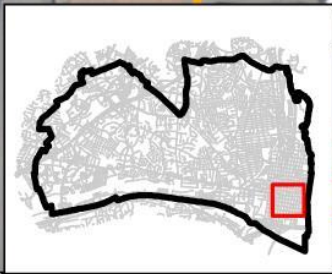
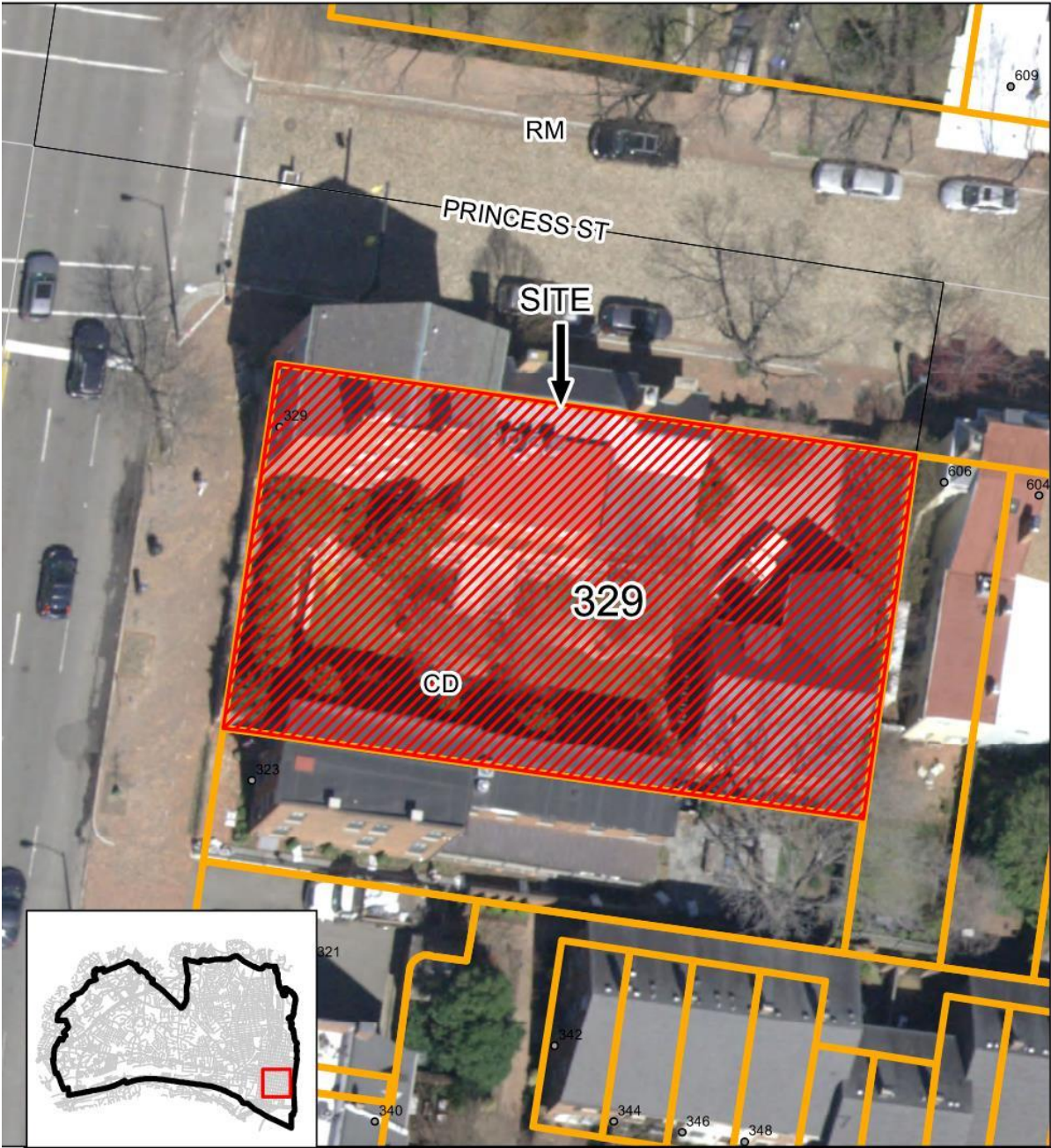
Mr. Scott praised the new addition and felt that the pergola represents a third style, as it is not in keeping with either the main house or the addition. The massing detracts from the historic portion. He does not want to see anything constructed west of the addition. It is too far west, too big, and too visible. The pergola should be located near the new addition only. While the style is nice, it doesn't complement the original house or the addition or the street. Mr. Scott would therefore not be inclined to support the proposal.

Ms. Zandian agreed with her colleagues. She felt that the pergola would be very visible from Washington Street and that it looks like a third object. It doesn't go with the new addition and the size should be reduced to the extent of the addition. The pergola should be as simple as possible so that it doesn't contrast with the rest of the building. She noted that the south elevation doesn't have a coherent rhythm. As Mr. Adams noted, the columns are haphazardly spaced. She felt that it is a beautiful pergola but it doesn't go with the property and should be made smaller.

Mr. Spencer felt that the pergola somewhat fits the addition but not the original house. Due to the fact that it is raised up on a terrace, it would still appear to be too large even if it were redesigned. He recommended confining the pergola to the extent of the addition with no overlap into the historic structure. He agreed with Mr. Adams and Ms. Zandian that the column spacing doesn't seem to make any sense. Mr. Spencer had no issue with the idea of the design. He had issue with the execution and lack of detail in how things are laid out.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR#2023-00371
329 N Washington Street



0 12.5 25 50 Feet

UPDATE

This case was deferred from the October 4, 2023 hearing. Based on the Board's discussion, the applicant has returned with revised application materials.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to construct two pergolas parallel to the south elevation of the dwelling at 329 North Washington Street. The easternmost pergola will connect to the modern two-story addition to the rear ell. The westernmost pergola will be freestanding slightly less than 5 feet south of the main/original block of the house and eleven feet from the brick wall that runs along the property line at North Washington Street.

Site context

The property sits at the southeast corner of North Washington and Princess streets. It is therefore in a highly visible and prominent location.

II. HISTORY

According to Ethelyn Cox's *Historic Alexandria, Street by Street*, the freestanding brick Federal style house was constructed by John Mandell **between 1821 and 1829**. C. Richard Bierce, AIA, who thoroughly evaluated the building in 2001, concurred with Cox's conclusion as to the 1820s construction date. In 1832, it was purchased by William Gregory, who owned a dry goods store and sold carpets and other woolen products imported from his family's factory in Scotland. Gregory served as president of the Alexandria branch of the Farmer's Bank of Virginia from 1847 until 1866. The portion of the rear addition facing the yard was constructed after 1937 for use as patient rooms when the house was used as doctor's offices.

Local historian Richard Wright further surmises that the third floor was added in the 1830s. In 1829, John C. Mandel advertised a two-story brick home on the SE corner of Washington and Princess Streets for rent in downtown Alexandria. Mandell had purchased the lot at 329 N. Washington in 1821 for \$400; William Gregory purchased the house at auction in 1832 for \$4000. Although Mandel advertised a two-story house in 1829 and the house now stands at three stories, Richard Bierce found no visible structural evidence to support the hypothesis of an 1830s addition to the main block. Gregory died in 1875 at the age of 87. The property became known by two names, the William Gregory House, and the Martin Delaney House, following Doctor Delaney's 50 years of occupancy, as both his home and office, beginning with his purchase in 1937. The rear addition to the house was therefore constructed after 1937.

In 1989, owner Dr. Morgan Delaney secured approval to rebuild and repair two chimneys; repair the roof, replace broken slates, and reroof the rear of house with new Buckingham slate, pointed up sawtooth brick under soffit, new copper flashing, gutters and downspouts; and replace rear exterior stairs (Permit #00805, issued 3/9/1989). In 2001, a small one-story addition was constructed at the southeast corner of the 1930s addition (see Previous BAR Approvals below for details).

Previous BAR Approvals

- BAR2022-00529 and BAR2022-00530: Changes to BAR2021-00455 and BAR2021-00456 based the discovery of the fact that the south elevation of the later addition was in danger of collapse, necessitating further alterations, including reconstruction.
- BAR2021-00455 and BAR2021-00456: Approval to add an elevator, rooftop deck, skylight, replace doors and windows on a Later addition, and relocate HVAC units.
- BAR2008-00250: Approval for after-the-fact glass block infill of an existing at-grade opening on the north façade at 329 North Washington Street. The glass block was installed in the 39 ½” x 32 ½” opening along the Princess Street elevation of the house.
- BAR2005-00283: New garage at SE corner of property.
- BAR2005-0119: Remove wood porch steps on south elevation, add new stone steps along south elevation, enclose previously approved porch. Staff did not find an associated building permit.
- BAR2003-0009: Approval for changes to a previously approved garden wall, requesting an increase in height of an additional 10” at the higher end and an additional 2” at the lower end. Staff did not find an associated building permit.
- BAR2001-00257: New brick wall with gate. Note that the minutes for this case refer to the 1930s addition. Although Board minutes only refer to the fence, BLD 2001-03592 would indicate that this case entailed far more than the wall and gate: On the east elevation, demolish rear brick wall along Princess Street. Demolish exterior second floor stairs, demolish roof over basement stairs, demolish 4 windows and one door to a sun porch and the wood siding above. On the south elevation, enlarge the first-floor windows on the middle ell, converting them to French doors; demolish stairs and entry doors between middle and rear ells. New construction on the east elevation of the ells includes all new windows, a new wood porch and new stairs leading to porch, a new entry to the basement, and a new brick parapet.

III. ANALYSIS

Certificate of Appropriateness

The Zoning Ordinance and the Washington Street Guidelines section of the *Design Guidelines* both note that “New buildings and additions to existing buildings shall not by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.” The proposed freestanding pergola will be set back slightly more than 11’ from the 6’ tall brick wall at the sidewalk, shifting it about 2’ further from the property line than the prior proposal. The current proposal reduces the height of both pergolas from the previous submission, the westernmost from 10’6” to 7’ and the easternmost from 12’4” to 9’. This increased distance and reduced height will somewhat reduce the view of the pergola from Washington Street. In order to further limit any intrusion on the streetscape, the new proposal also removes the privacy shades from the main pergola and the narrow pergola adjacent to the porch at the east end of the rear addition. Additionally, the freestanding pergola has been greatly reduced in size. See Figures 1 and 2 for previous and current plans and Figures 3 and 4 for previous and current south elevations, illustrating the reduced footprint, height, and visibility of the pergola.

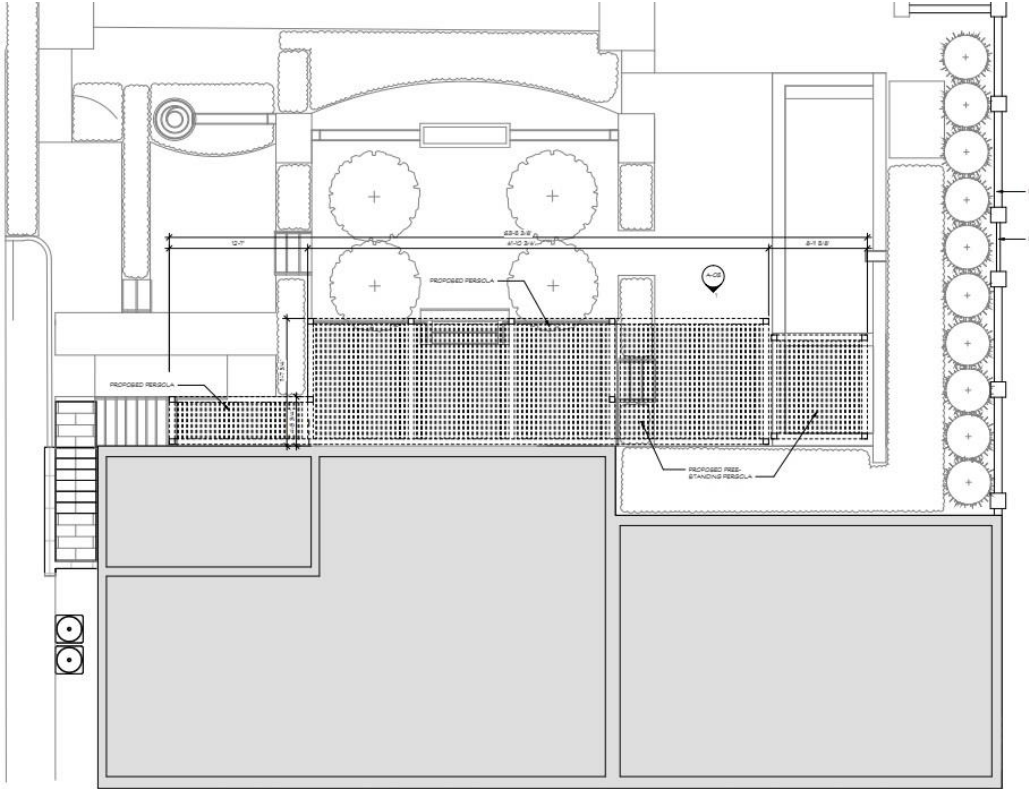


Figure 1: Previously proposed plan

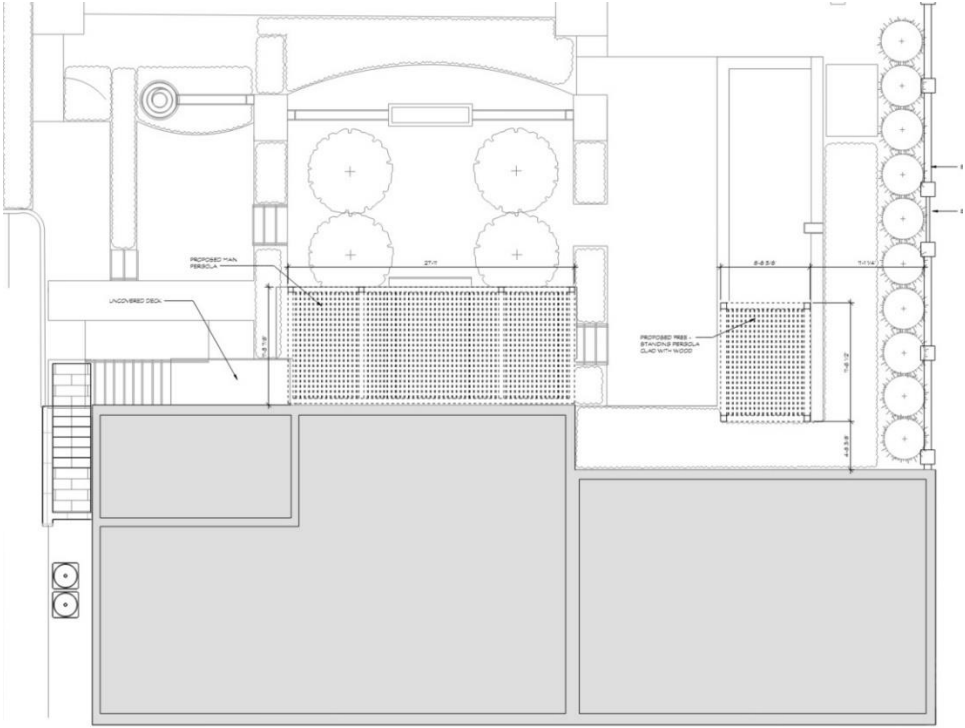


Figure 2: Current proposed plan



Figure 3: Previously proposed south elevation



Figure 4: Current proposed south elevation; note that the support columns of the attached pergola now correspond to the window openings, giving a more balanced appearance.

As the figures indicate, the current proposal greatly reduces the appearance and visibility of the original proposal. The new proposal also evenly spaces the columns on the main pergola attached to the modern addition, addressing the Board concern that the columns were haphazardly placed.

While the Washington Street standards state that “Building materials characteristic of buildings having historic architectural merit within the district shall be utilized,” staff finds that the modern aluminum frame is the best option for the easternmost pergola. At the prior hearing a Board member expressed approval of the thinness and dark color of the aluminum. It will harmonize with the new addition where it will be constructed and is less likely to degrade over time than a traditional wood pergola. The distance from Washington Street and the similarity to the new addition to which it will be attached will integrate this pergola into the addition to the south elevation of the house. The freestanding pergola will be wood clad aluminum, which will blend in with the buildings on Washington Street. The natural oak roof blades for both pergolas will be minimally visible and the LED lights will be integrated into the roof blades, with all illumination focused within the yard. The drainage system is integrated into the design and concealed from view.

Staff appreciates these alterations and agrees with the applicant that they address many of the Board concerns expressed at the October 4, 2023 hearing. However, several Board members stated that the pergola should neither be near the main block of the house nor close to Washington Street. They specifically indicated that the pergola should only be near the new addition and therefore recommended removing the westernmost portion of the pergola. While the applicant removed more than half of that proposed part of the pergola, this version has retained the westernmost portion albeit with a lowered height. In the opinion of staff, lowering the height of this pergola does not sufficiently reduce its intrusion into the streetscape.

With the condition that the freestanding pergola be removed from the proposal, staff recommends approval of the project.

STAFF

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

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed pergolas will comply with zoning.

C-2 Detached pergola can be located within the front yard as long as it meets the conditions located in section 7-202A(5).

Code Administration

C-1 Building permit is required.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Early Buildings*, the house on this lot was constructed by John Mandell between 1821 and 1829. In 1832, it was purchased by William Gregory, who owned a dry goods store and sold carpets and other woolen products imported from his family's factory in Scotland. Gregory served as president of the Alexandria branch of the Farmer's Bank of Virginia from 1847 until 1866. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in nineteenth-century

Alexandria.

- F-2 In 2002, Alexandria Archaeology recorded the presence of a brick shaft near the northeast corner of this property, situated about 17 feet from the north property line and 6 feet from the east property line. The current proposed project does not appear to impact this area of the property. However, the yard area may contain additional wells, privies, deep features, or artifact concentrations.
- R-1 Call Alexandria Archaeology immediately 703-746-4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

- Richard Bierce architectural evaluation of the building.
- Project description letter revised 12/14/23.

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ **ZONING:** _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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).*

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

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.

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. 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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 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: _____

Date: _____

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1.		
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 _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.


Name	Address	Percent of Ownership
1.		
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.		
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.

_____ _____ 
 Date Printed Name Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

CD Commercial / Downtown

A1. 329 N Washington Street
Street Address

R-2-5
Zone

A2. 8,907.00 x 1.50 = 13,360.50
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

13,360.50
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Allowable Exclusions**

Basement	2,055.00
Level 1 First Floor	2,365.00
Levels 3,4 Second Floor	920.00
Level 5 Third Floor	940.00
Attic	
Porches	
Balcony/Deck	
Lavatory***	
Other**	3,272.00

Basement**	2,055.00
Stairways**	266.00
Mechanical**	
Attic less than 7***	
Porches**	
Balcony/Deck**	
Lavatory***	62.00
Other**	219.00
Other**	

B1. 9,552.00 Sq. Ft.
Existing Gross Floor Area*

B2. 2,602.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 6,950.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

Other** includes Levels 7, 9 & carriage house

B1. Total Gross 9,552.00

B2. Total Exclusions 2,602.00

C. Proposed Gross Floor Area

Proposed Gross Area

Allowable Exclusions**

Basement	
First Floor	
Second Floor	
Third Floor	
Attic	
Porches / Pergola	640.00 491
Balcony/Deck	
Lavatory***	
Other	

Basement**	
Stairways**	
Mechanical**	
Attic less than 7***	
Porches**	56.00
Balcony/Deck**	
Lavatory***	
Other**	
Other**	

C1. 640.00 491 Sq. Ft.
Proposed Gross Floor Area*

C2. 56.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 584.00 435 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 640.00 491

C2. Total Exclusions 56.00

D. Total Floor Area

D1. 7,534.00 7385 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 13,360.50 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 4,310.00 Sq. Ft.
Existing Open Space

E2. 3,117.00 Sq. Ft.
Required Open Space

E3. 3,670.00 3819 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature:

Date: 9.8.2023

revised 12-13-2023

Alexandria City Hall
Planning and Zoning Office
301 King Street
Alexandria, VA 22314

December 14, 2023

RE: BAR #2023-00371
329 N Washington Street
Alexandria, VA 22314

Dear Board of Architectural Review,

Attached is the resubmission for the January 18th Board of Architectural Review.

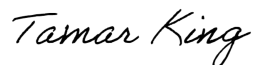
The following modifications have been incorporated to address the visibility from and proximity to N Washington Street comments from the BAR hearing and staff recommendations;

1. The freestanding section of the pergola has been separated from the main wall mounted pergola, and the narrow pergola adjacent to the enclosed porch has been removed.
2. To minimize visibility from the public right of way, the footprint of the freestanding pergola has been reduced and the height lowered.
3. The freestanding pergola is clad in wood to harmonize with traditional wood pergolas in the historic area. The design and simple profile match the aluminum main pergola.
4. Privacy shades at the main pergola have been removed, which allows for a more open, minimalist structure.
5. The main pergola frames the new two-story addition with columns along the front correlating with the rhythm of the openings at the addition.

Enclosed are the revised drawings and supporting materials.

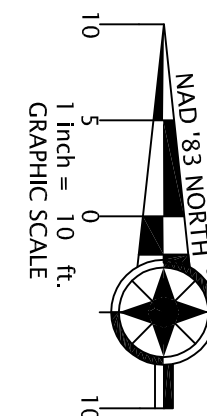
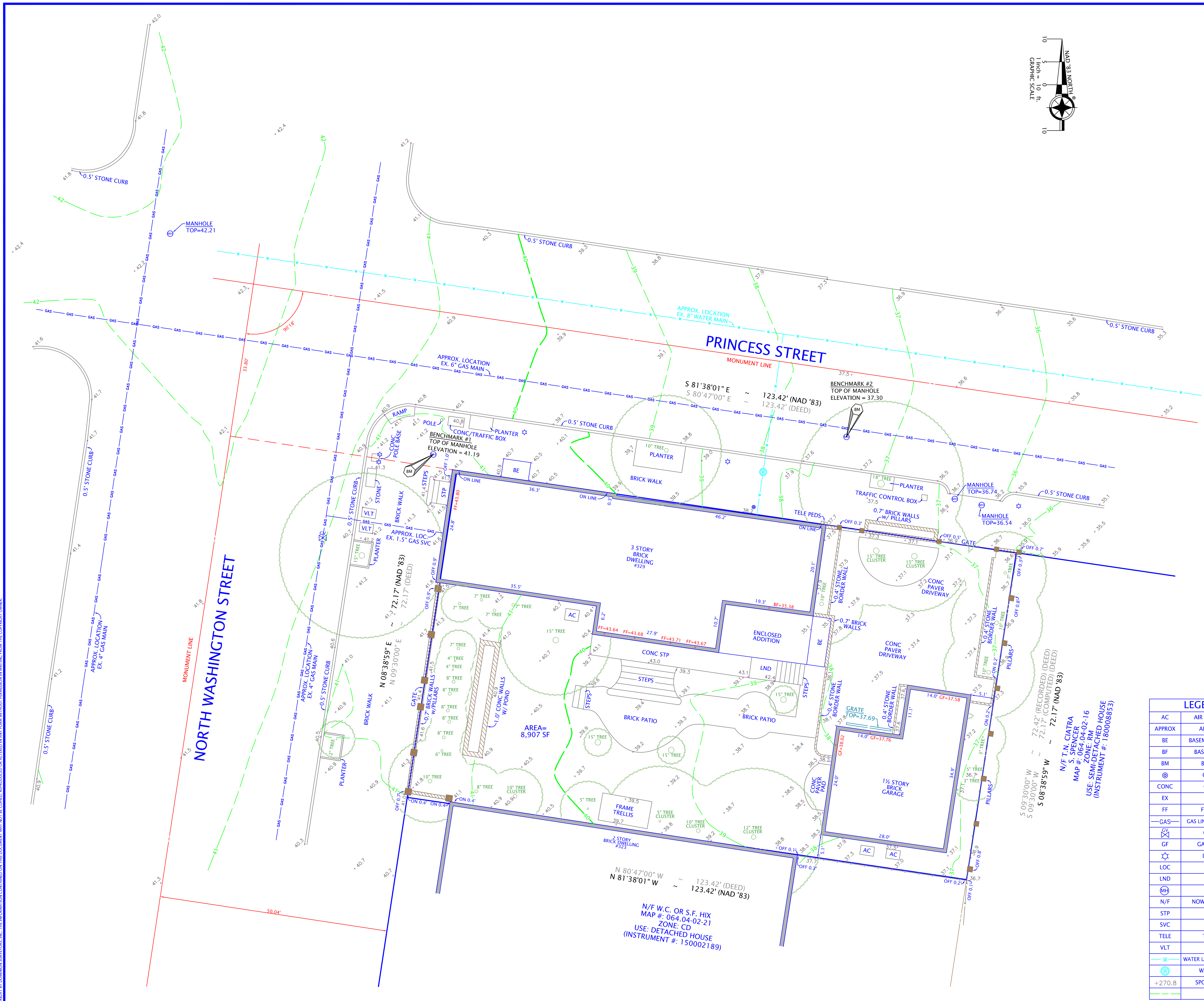
We look forward to meeting with you.

Sincerely,



Tamar King

Tamar King AIA, LEED AP BD+C



NOTES:

1. THE PROPERTY DELINEATED HEREON IS SHOWN AS TAX MAP #: 064.04-02-15 AND IS ZONED CD.
2. OWNER: HERSHEL KLEINBERG
LISA COHEN
329 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2501
INSTRUMENT #: 200011542
3. NO TITLE REPORT FURNISHED.
4. THIS PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD.
5. ELEVATIONS ARE REFERENCED TO NAVD '88.
6. GAS MAIN, WATER MAIN, AND SANITARY LATERAL LOCATIONS (IF DEPICTED) ARE APPROXIMATE AND ARE SHOWN FROM AVAILABLE RECORDS AND/OR OBSERVABLE FIELD EVIDENCE. CALL MISS UTILITY TO VERIFY LOCATIONS PRIOR TO ANY LAND DISTURBANCE.
7. UTILITIES ARE UNDERGROUND.
8. THIS PROPERTY IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA PER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
9. FENCES ARE FRAME.
10. AREA = 8,907 SQUARE FEET.

TOPOGRAPHIC SURVEY CERTIFICATION:

I, GEORGE M. O'QUINN, L.S., DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND, OR AIRBORNE SURVEY MADE UNDER MY SUPERVISION, THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON DECEMBER 21, 2021, AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA (INCLUDING METADATA), MEETS MINIMUM ACCURACY STANDARDS, UNLESS OTHERWISE NOTED.

LEGEND	
AC	AIR CONDITIONER
APPROX	APPROXIMATE
BE	BASEMENT ENTRANCE
BF	BASEMENT FLOOR
BM	BENCHMARK
⊙	CLEAN OUT
CONC	CONCRETE
EX	EXISTING
GF	GARAGE FLOOR
⊙	LIGHT POLE
LOC	LOCATION
LND	LANDING
(M)	MANHOLE
N/F	NOW OR FORMERLY
STP	STOOP
SVC	SERVICE
TELE	TELEPHONE
VL	VAULT
W	WATER LINE (UNDERGROUND)
⊙	WATER METER
+270.8	SPOT ELEVATION
- - -	CONTOUR

TOPOGRAPHIC SURVEY
ON
THE PROPERTY LOCATED AT
#329 NORTH WASHINGTON STREET
(INSTRUMENT #: 200011542)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' DECEMBER 21, 2021



DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

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PROPOSED RENOVATION FOR:
KLEINBERG-COHEN

329 N. Washington St.

Alexandria VA 22314

DESIGN/BUILD BY:

CARNEMARK

7550 Wisconsin Avenue, Suite 120, Bethesda, MD 20814 . tel: 301.657.5000 . fax: 301.657.5070

proposed renovation for:
 KLEINBERG-COHEN
 329 N. Washington St.
 Alexandria VA 22314

sheet title:

Cover Sheet

sheet scale:

sheet date:

12/14/23

drawing revisions:

date:	description:
8/31/23	BOARD OF ARCHITECTURAL REVIEW: PERGOLA REVISION
12/14/23	

rev.#	description:
	A-01 Cover Sheet
	A-02 Proposed Site Plan
	A-03 Proposed Plan - Level 1
	A-04 Existing Exterior Elev - West
	A-05 Existing Exterior Elev - South
	A-06 Existing View
	A-07 Proposed Exterior Elev - West
	A-08 Proposed Exterior Elev - South
	A-09 Proposed View
	A-10 Precedent Images
	A-11 Inspiration Images
	A-12 Materials

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A-01

IMAGE



PROJECT INFORMATION

PROPERTY ADDRESS: 329 N. WASHINGTON ST. ALEXANDRIA, VA 22314
 MAP-BLOCK-LOT NUMBER: 064.04-02-15
 LOT AREA: 6,207 SQFT.
 HISTORIC DISTRICT: CITY OF ALEXANDRIA, MOUNT VERNON MEMORIAL HIGHWAY, NATIONAL REGISTAR HISTORIC, 100 YEAR OLD BUILDING.
 ADVISORY NEIGHBORHOOD COMMISSION:
 LEGAL DESCRIPTION:
 YEAR BUILT: 1920
 UTILITIES: WATER CONNECTED
 GAS CONNECTED
 ZONING: CD COMMERCIAL / DOWNTOWN ZONE (RESIDENTIAL)
 SETBACKS:
 FRONT: WITHIN RANGE OF EXISTING FRONT SETBACKS OF ALL STRUCTURES ON THE SAME SIDE OF THE STREET IN THE BLOCK WHERE THE BUILDING IS, OR AT THE FRONT LOT LINE
 SIDES: SIDYARD MINIMUM OF 5
 REAR: 15' MINIMUM
 FAR: 1.5 (13,360.5 SQ FT MAX. ALLOWABLE FLOOR AREA)
 OPEN + USABLE SPACE: 35% LOT AREA (3117 SQFT. MIN. REQUIRED)
 HEIGHT: 35' MAX., 45' MAX IF THE RIDGELINE OF THE ROOF IS PARALLEL TO THE STREET AND THE SLOPE OF THE ROOF IS COMPATIBLE WITH NEIGHBORING BUILDINGS.

AREA CALCULATIONS:
 EXISTING GROSS FLOOR AREA: 6950 SQ FT
 (Refer to Building Permit BLD2022-00613)
 PROPOSED GROSS FLOOR AREA: 7385 SQ FT
 (Existing Gross Floor Area + Pergolas)
 EXISTING OPEN + USABLE SPACE: 4310 SQ FT
 PROPOSED EXISTING OPEN + USABLE SPACE: 3619 SQ FT

PROJECT DESCRIPTION

PROPOSED PERGOLAS IN REAR YARD.

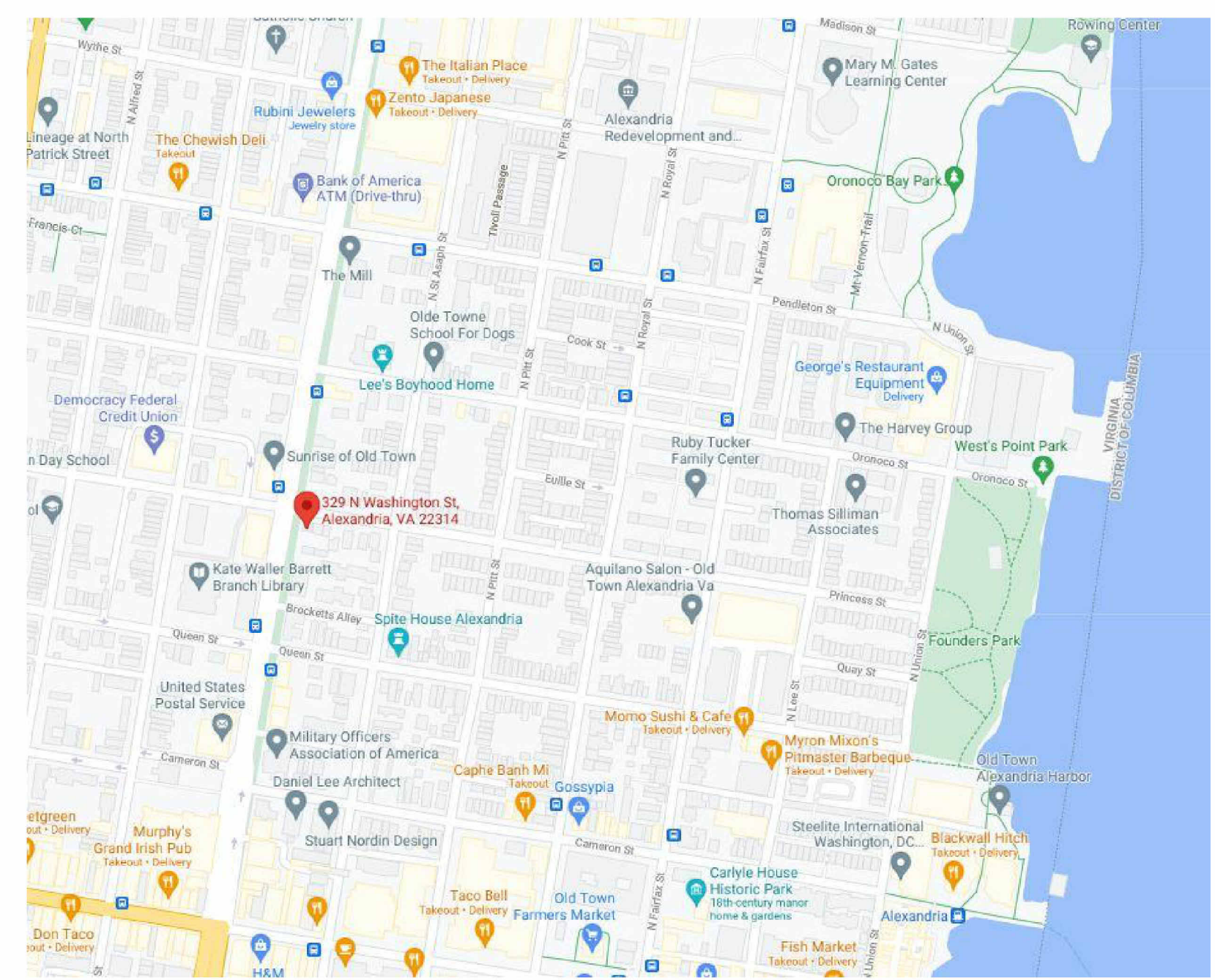
PROJECT TEAM

DESIGNER/BUILDER: CARNEMARK DESIGN + BUILD 7550 WISCONSIN AVE SUITE 120 BETHESDA, MD 20814 301-657-5000 CONTACT:	STRUCTURAL ENGINEER: MCKENZIE ENGINEERING SERVICES, P.C. COLIN C. MCKENZIE, P.E. 3408 BROOKWOOD DRIVE FAIRFAX, VA 22030 C: 703.359.6868 C: 301.646.3159
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DRAWING INDEX

- A-01 Cover Sheet
- A-02 Proposed Site Plan
- A-03 Proposed Plan - Level 1
- A-04 Existing Exterior Elev - West
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- A-08 Proposed Exterior Elev - South
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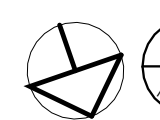
VICINITY MAP

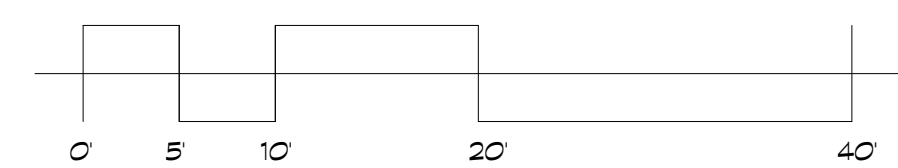
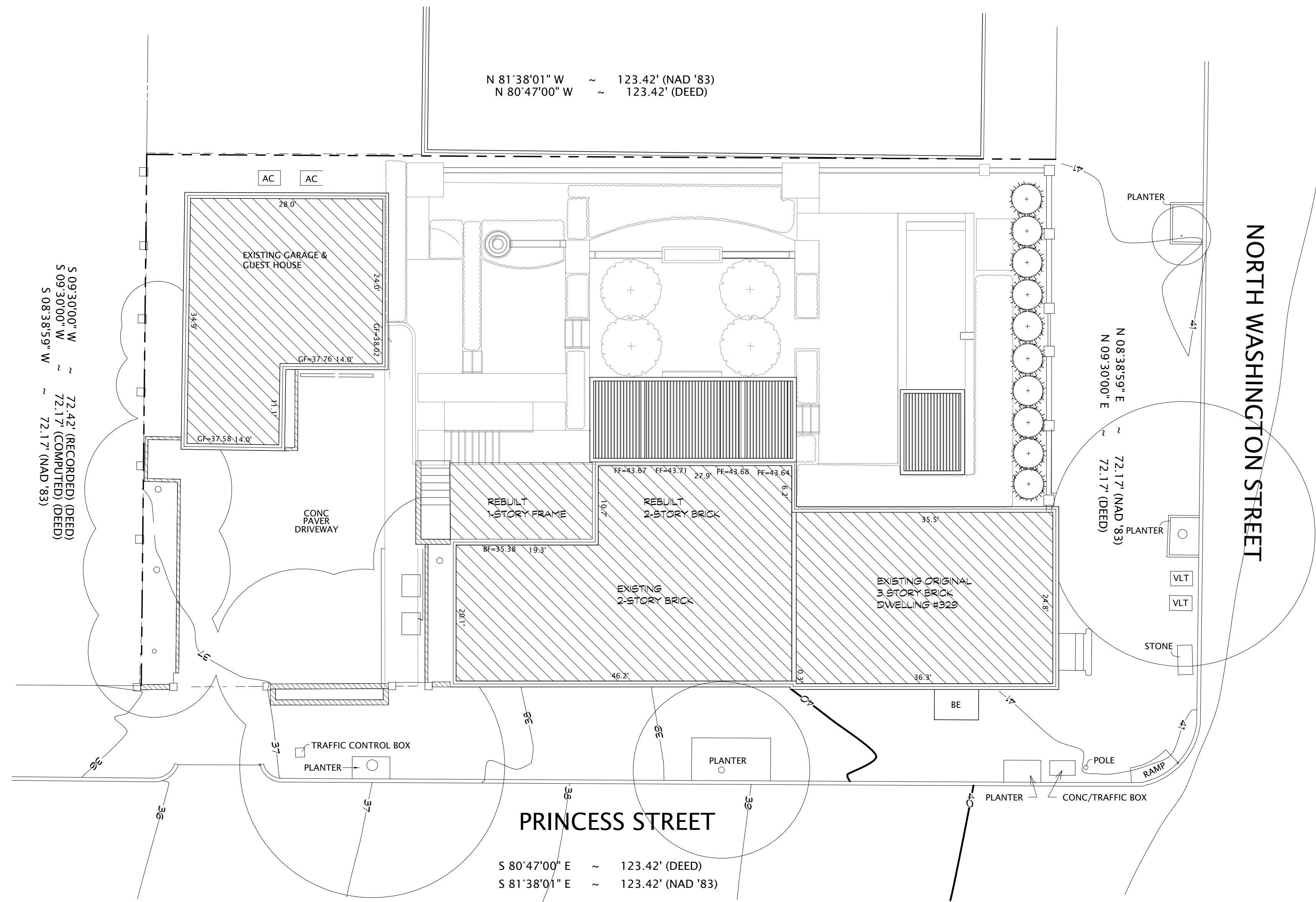


BUILDING CODES & STANDARDS

ALEXANDRIA VIRGINIA
 APPLICABLE CODES:
 BUILDING:
 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2018 VIRGINIA RESIDENTIAL CODE (VRC)
 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC)

ENERGY COMPLIANCE

 **1**
 PROPOSED SITE PLAN.
 1" = 10'-0"



proposed renovation for:
 KLEINBERG-COHEN
 329 N. Washington St.
 Alexandria VA 22314

sheet title:
Proposed Site Plan

sheet scale:

1" = 10'-0"

sheet date:

12/14/23

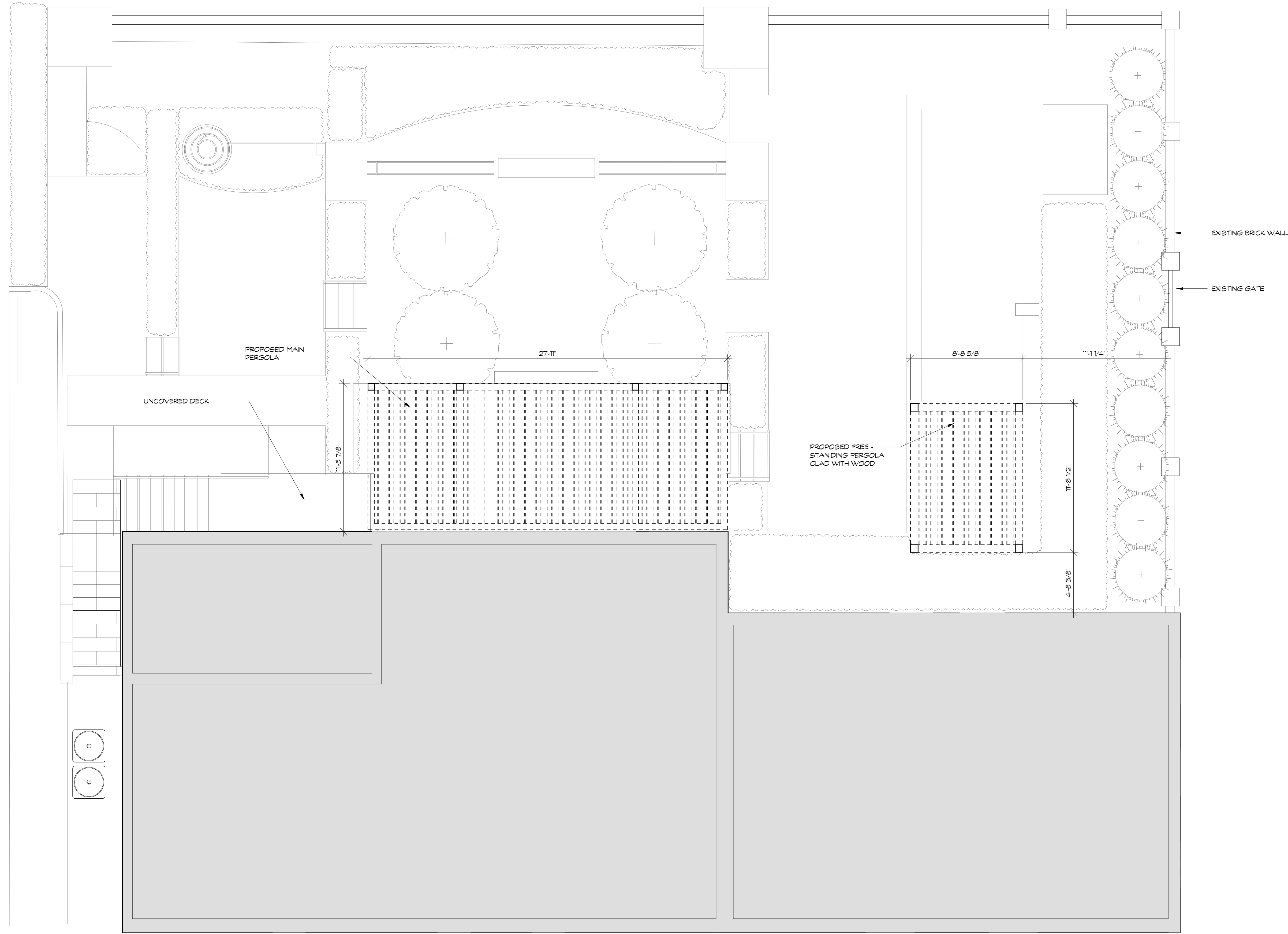
drawing revisions:

date:	description:
8/31/23	BOARD OF ARCHITECTURAL REVIEW: PERGOLA
12/14/23	REVISION

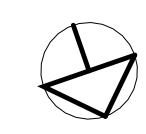
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	REVISION

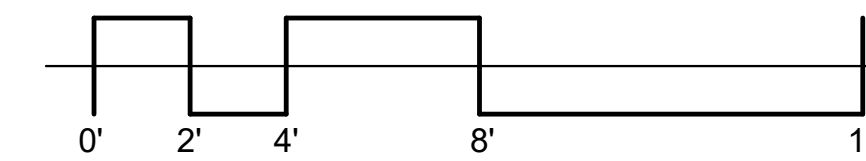
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A-02



NOTE: PROPOSED LANDSCAPE, INCLUDING POOL AND GARDEN WALL NOT VISIBLE FROM PUBLIC RIGHT OF WAY


1 PROPOSED PLAN - LEVEL 1
A-03 1/4" = 1'-0"



proposed renovation for:
 KLEINBERG-COHEN
 329 N. Washington St.
 Alexandria VA 22314

sheet title:
**Proposed
 Plan - Level
 1**

sheet scale:
 1/4" = 1'-0"

sheet date:
 12/14/23

Draft CD 03.25.2022

drawing revisions:

rev.#	description:	date:
	BOARD OF ARCHITECTURAL REVIEW: PERGOLA	8/31/23
	REVISION	12/14/23

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A-03



1
 A-04 EXISTING ELEVATION - WEST
 1/4" = 1'-0"

proposed renovation for:
 KLEINBERG-COHEN
 329 N. Washington St.
 Alexandria VA 22314

sheet title:
 Existing
 Exterior
 Elev - West

sheet scale:
 1/4" = 1'-0"

sheet date:
 12/14/23

drawing revisions:

rev.#	description:	date:
	BOARD OF ARCHITECTURAL REVIEW: PERGOLA	8/31/23
	REVISION	12/14/23

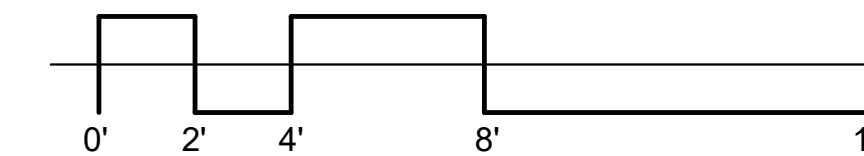
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A-04



● Level 1 - FF
 0'
 ● SIDEWALK (VARIES)
 -2'-0 1/4"

1 EXISTING ELEVATION - SOUTH
 A-05 1/4" = 1'-0"



proposed renovation for:
 KLEINBERG-COHEN
 329 N. Washington St.
 Alexandria VA 22314

sheet title:

Existing
 Exterior
 Elev - South

sheet scale:

1/4" = 1'-0"

sheet date:

12/14/23

drawing revisions:

date:	description:
8/31/23	BOARD OF ARCHITECTURAL REVIEW: PERGOLA
12/14/23	REVISION

description:
 BOARD OF ARCHITECTURAL REVIEW: PERGOLA
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rev.#

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A-05



EXISTING VIEW

proposed renovation for:
 KLEINBERG-COHEN
 329 N. Washington St.
 Alexandria VA 22314

sheet title:

Existing
 View

sheet scale:

sheet date:

12/14/23

drawing revisions:

date:	description:
8/31/23	BOARD OF ARCHITECTURAL REVIEW: PERGOLA
12/14/23	REVISION

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A-06



1 PROPOSED ELEVATION - WEST
 A-07 1/4" = 1'-0"

proposed renovation for:
 KLEINBERG-COHEN
 329 N. Washington St.
 Alexandria VA 22314

sheet title:
**Proposed
 Exterior
 Elev - West**

sheet scale:
 1/4" = 1'-0"

sheet date:
 12/14/23

drawing revisions:

date:	description:
8/31/23	BOARD OF ARCHITECTURAL REVIEW: PERGOLA
12/14/23	REVISION

rev.#	description:
	BOARD OF ARCHITECTURAL REVIEW: PERGOLA
	REVISION

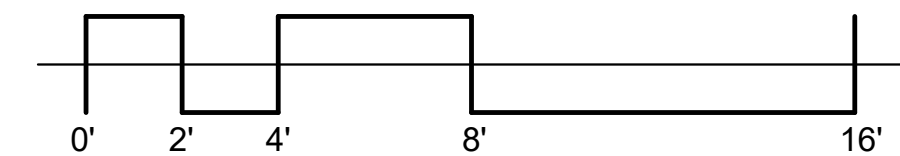
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A-07



2 PROPOSED ELEVATION - SOUTH
 A-08 1/4" = 1'-0"



proposed renovation for:
 KLEINBERG-COHEN
 329 N. Washington St.
 Alexandria VA 22314

sheet title:
**Proposed
 Exterior
 Elev - South**

sheet scale:
 1/4" = 1'-0"

sheet date:
 12/14/23

drawing revisions:

date:	description:
8/31/23	BOARD OF ARCHITECTURAL REVIEW: PERGOLA
12/14/23	REVISION

rev.#	description:
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A-08



PROPOSED VIEW

proposed renovation for:
 KLEINBERG-COHEN
 329 N. Washington St.
 Alexandria VA 22314

sheet title:

Proposed
 View

sheet scale:

sheet date:

12/14/23

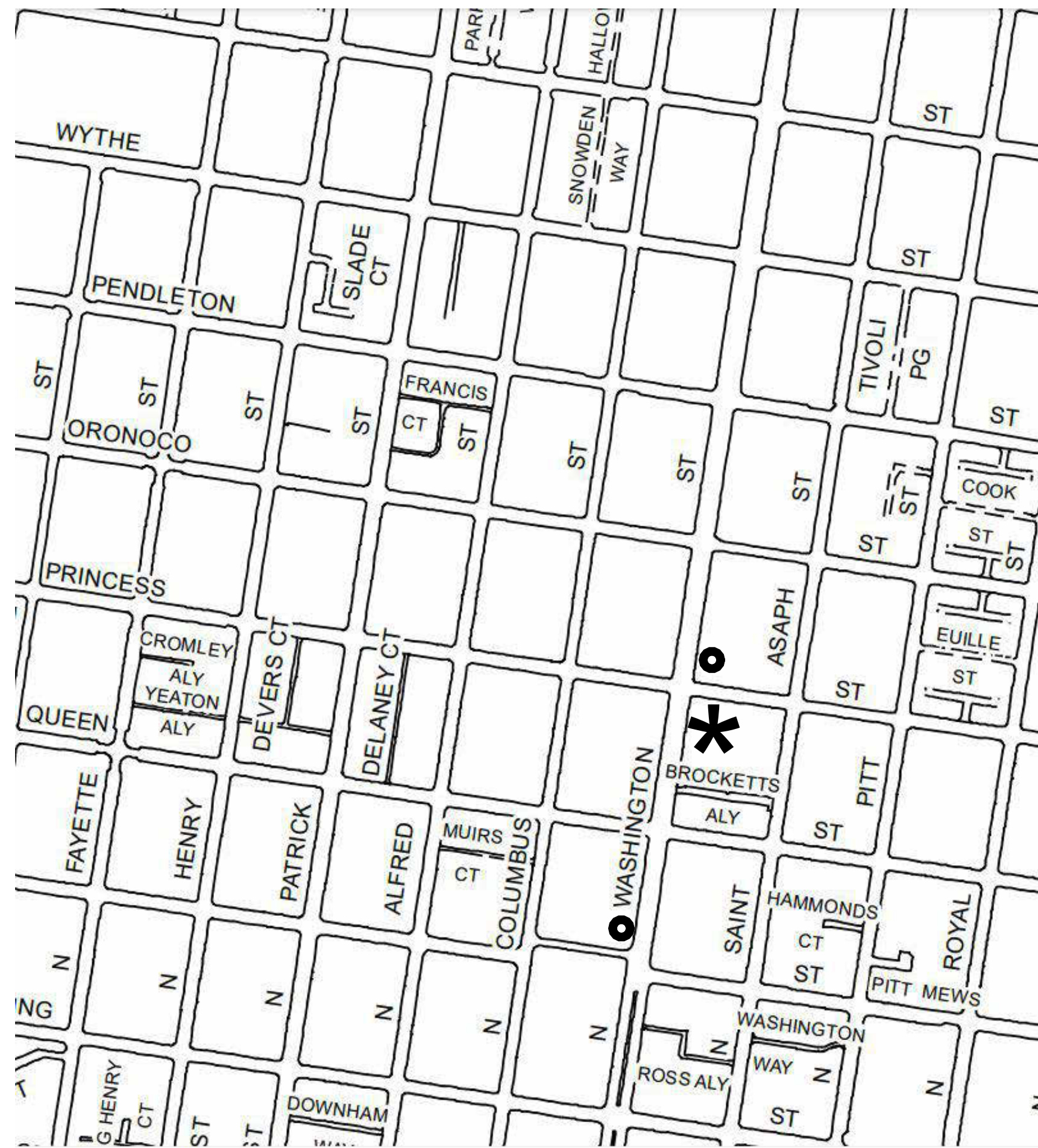
drawing revisions:

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A-09



SITE PLAN

- * PROJECT LOCATION
- PRECEDENTS



407 N. WASHINGTON STREET



216 N. WASHINGTON STREET



proposed renovation for:
 KLEINBERG-COHEN
 329 N. Washington St.
 Alexandria VA 22314

sheet title:

Precedent
 Images

sheet scale:

sheet date:

12/14/23

Draft CD 03.25.2022

drawing revisions:

date:	description:
8/31/23	BOARD OF ARCHITECTURAL REVIEW: PERGOLA
12/14/23	REVISION

rev.#	description:
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	REVISION

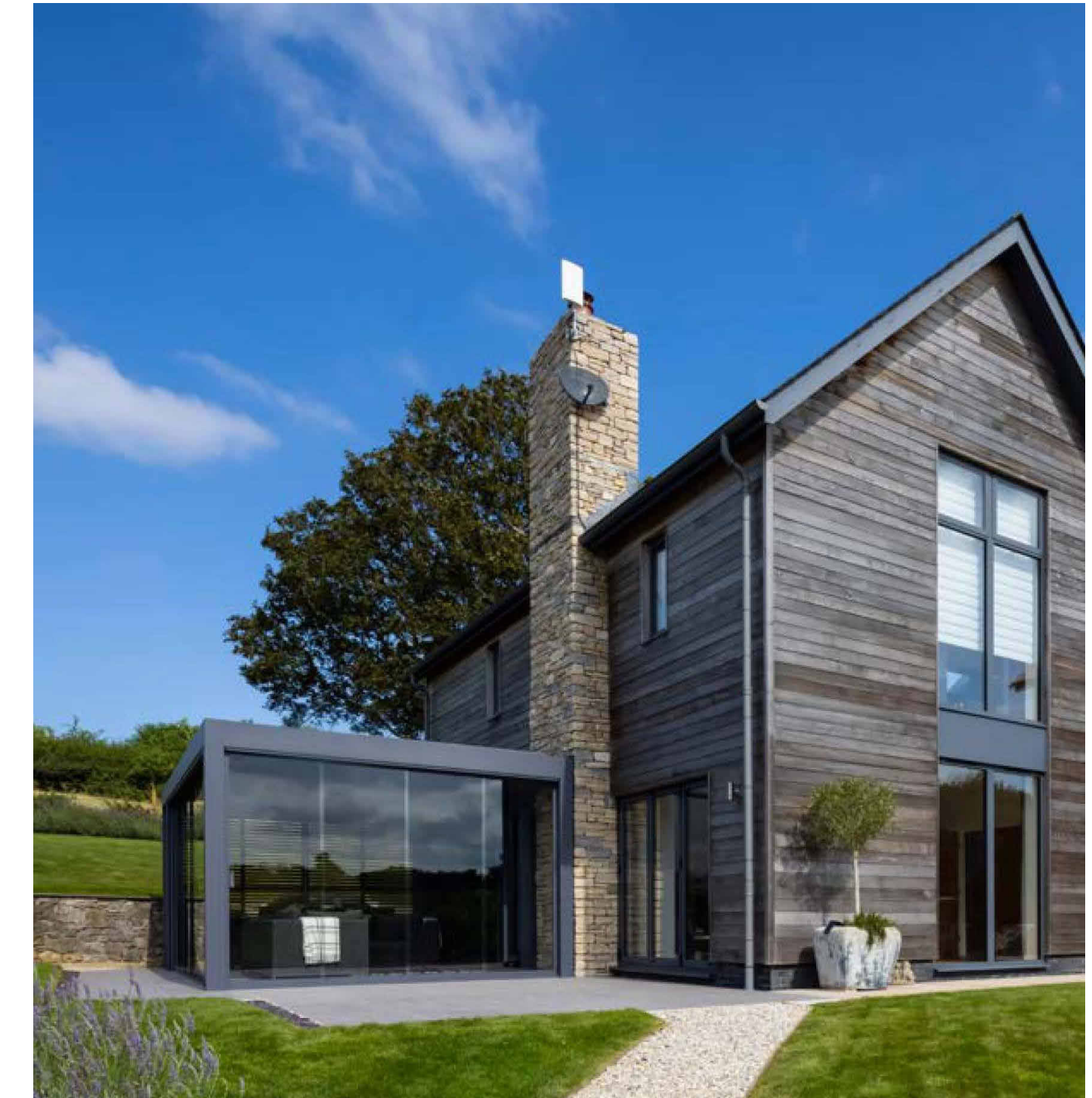
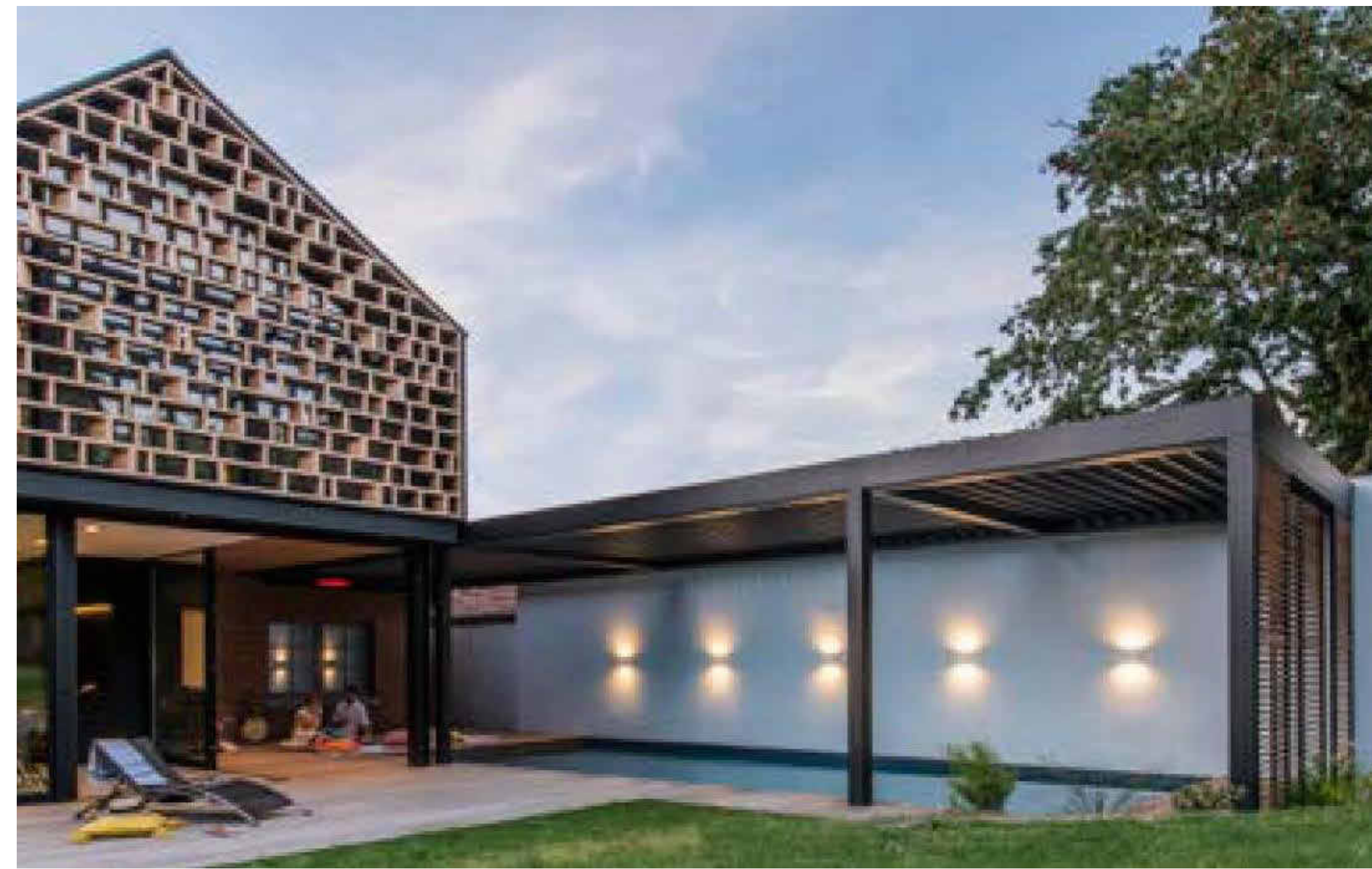
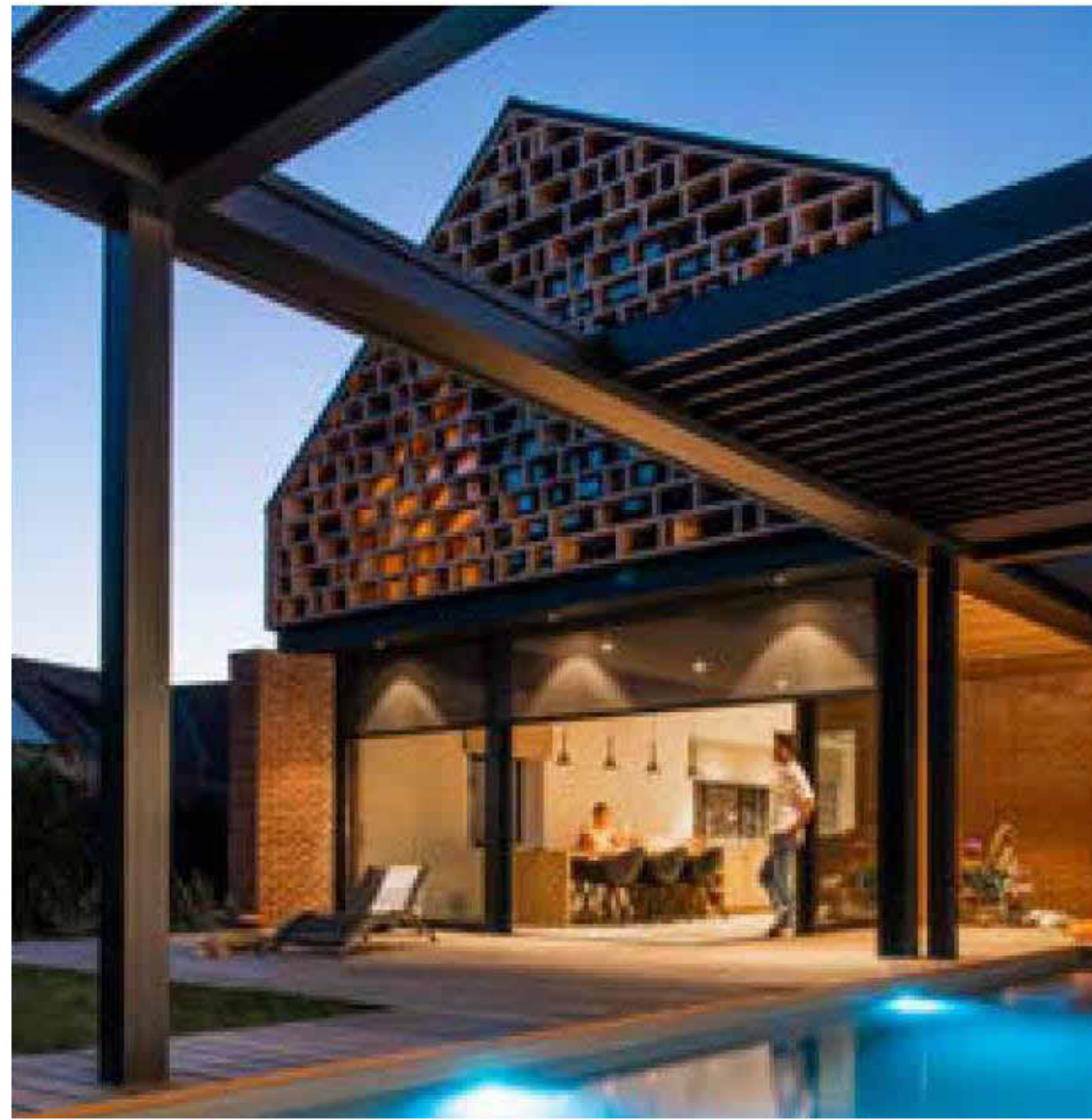
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METAL FINISH



WOOD FINISH



proposed renovation for:
 KLEINBERG-COHEN
 329 N. Washington St.
 Alexandria VA 22314

sheet title:

Inspiration
 Images

sheet scale:

sheet date:

12/14/23

Draft CD 03.25.2022

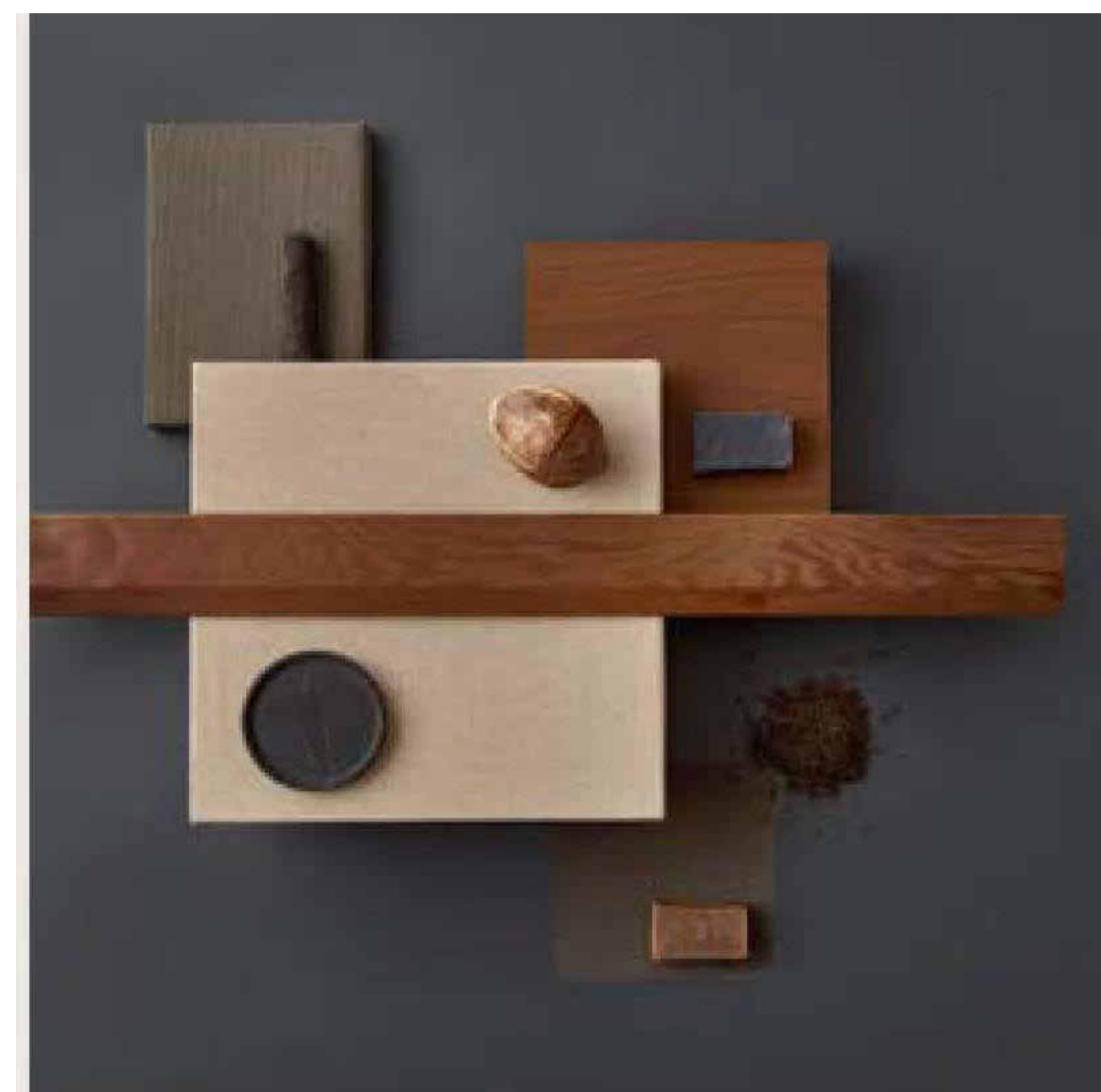
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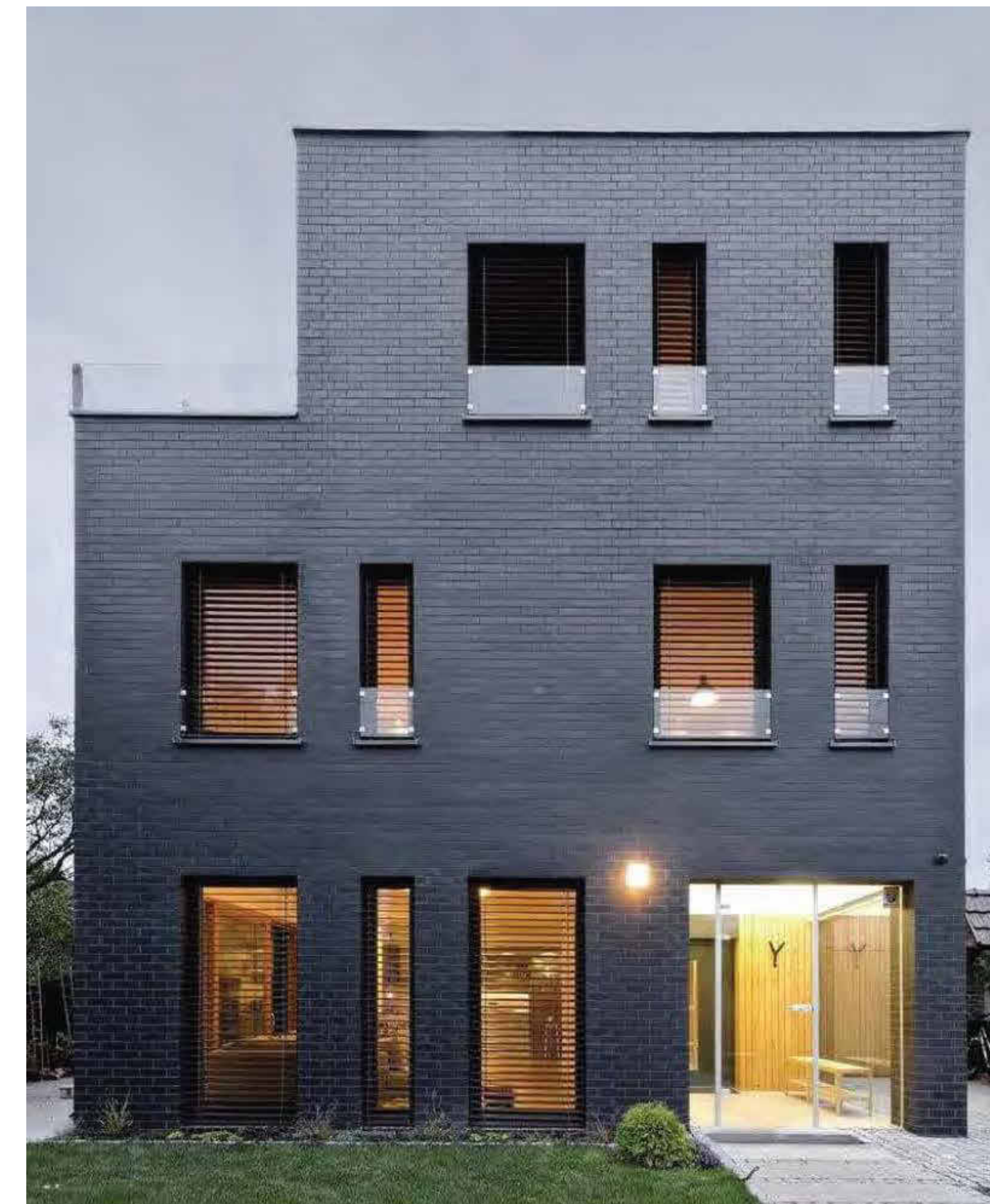
A-11



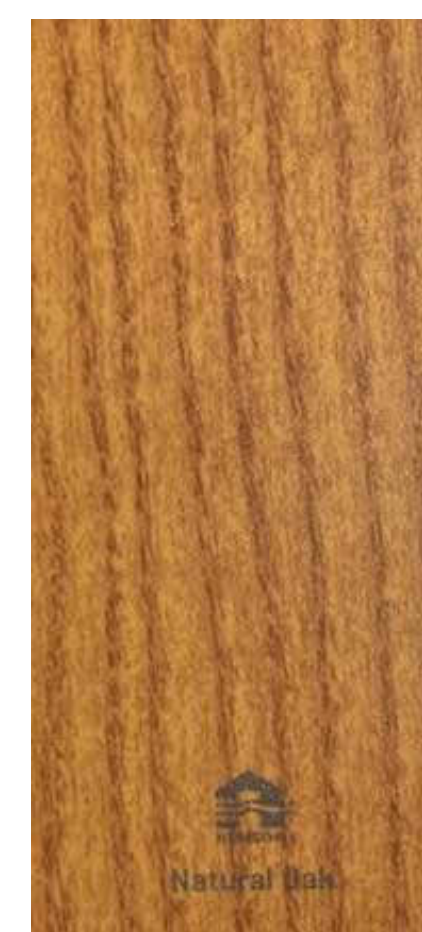
MINIMALIST STYLE WITH DARK COLOR PALLETTE. CONTEMPORARY.



RENSON CAMARGUE ALUMINUM PERGOLA WITH OPERABLE ROOF BLADE SYSTEM



MAIN PERGOLA FRAME AND COLUMNS - RAL 9004



PERGOLA WOODDESIGN BLADES - NATURAL OAK

FREE STANDING PERGOLA FRAME AND COLUMNS - WOOD CLAD, STAINED TO MATCH WOODDESIGN BLADES, NATURAL OAK



INTEGRATED LED ROOF LIGHTING

proposed renovation for:
KLEINBERG-COHEN
329 N. Washington St.
Alexandria VA 22314

sheet title:

Materials

sheet scale:

sheet date:

12/14/23

drawing revisions:

rev.#	description:	date:
	BOARD OF ARCHITECTURAL REVIEW: PERGOLA REVISION	8/31/23
		12/14/23

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A-12

FINISH SCHEDULE	Kleinberg-Cohen Residence	Submitted:	8.31.2023		
	329 North Washington Street	Phase/Meeting:	<i>Revised 12.14.2023</i>		
	Alexandria, Va 22314		BAR Pergola Review		

EXTERIOR FINISHES

Type	Product/Brand Name	Model #	Finish Description	Installation Type	Notes
Main Pergola	Renson	Camargue	Aluminum RAL 9004 with Natural Oak Roof Blades	Posts at front / Wall Mtd.	Sun protection roof with rotatable aluminum blade system. Integrated LED Lighting. Cfg fans.
Freestanding Pergola	Renson	Camargue	Wood clad Aluminum Frame and Columns with Natural Oak Roof Blades.	Free-standing	Sun protection roof with rotatable aluminum blade system. Integrated LED Lighting
LED Lighting	Renson			Integrated in Roof Louvers	

CAMARGUE®

PRODUCT INFORMATION





DESCRIPTION

Modular aluminium patio cover with rotating blades and integrated side elements.

- Can be controlled using the Renson® Connect App, io or RTS
- Modular support structure
- Integrated side elements and accessories
- Can be joined in multiple parts on both the span and pivot side, even after first installation



One roof section



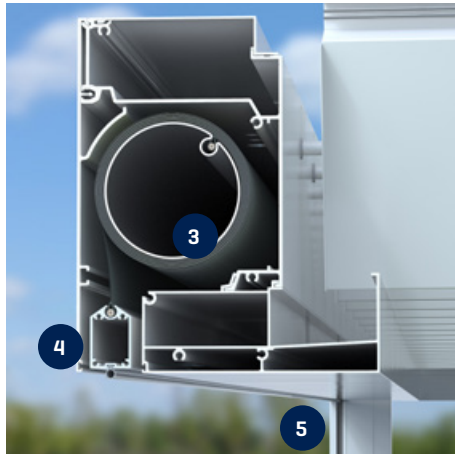
SUN
PROTECTION

VENTILATING

WATER-
RESISTANT

BENEFITS

Design



1 MODULAR DESIGN

Expandable to include multiple roof sections, even after initial installation. The structure can be endlessly expanded on both the span and pivot side to cover large surface areas.

2 INVISIBLE SCREWS

Create an elegant and sleek structure

3 THE FABRIC ROLLER TUBE IS FULLY INTEGRATED INTO THE STRUCTURE

INNOVATION

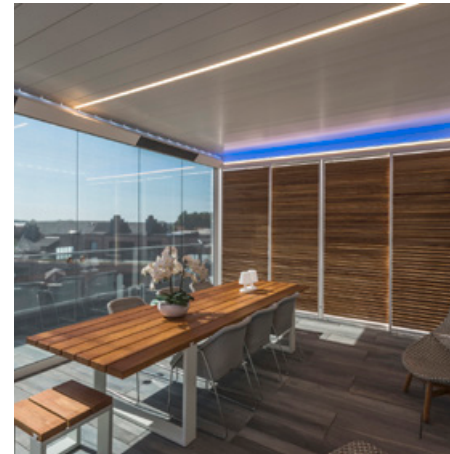
No visible screen head box disrupting the aesthetic

4 THE BOTTOM BAR DISAPPEARS INTO THE HEAD BOX

5 FIXSCREEN SIDE GUIDING CHANNELS ARE INTEGRATED INTO THE COLUMNS

INNOVATION

Full aesthetic integration with the Camargue structure



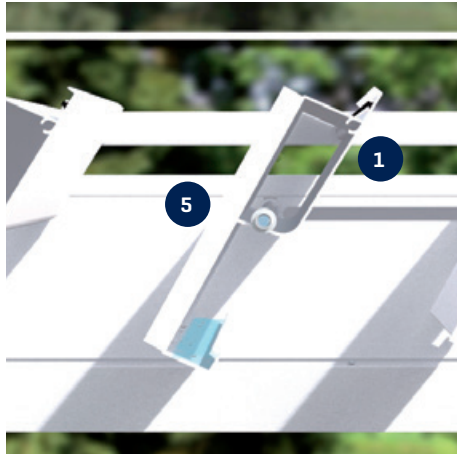
6 MINIMAL GAPS BETWEEN THE BLADES

Lend a stunning and sleek finish

7 INTEGRATED MOTOR

Forms a stunning minimalist design, without a motor disrupting the aesthetic.

Quality



1 DOUBLE-WALLED BLADES FOR EXTRA STRENGTH

Load-bearing capacity: 200 kg/m²

2 F2 TECHNOLOGY

INNOVATION

With a span system that ensures the rigidity of its support structure, Camargue remains stable even in strong winds [pivot \geq 4.5 metres]

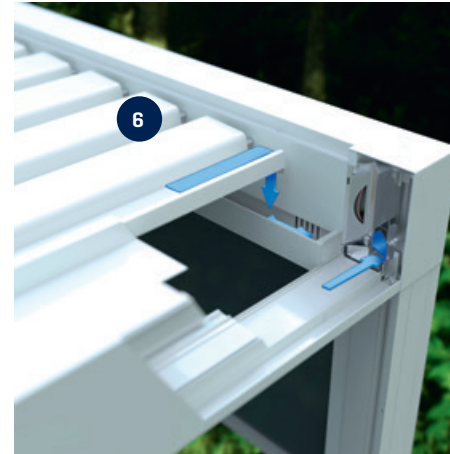
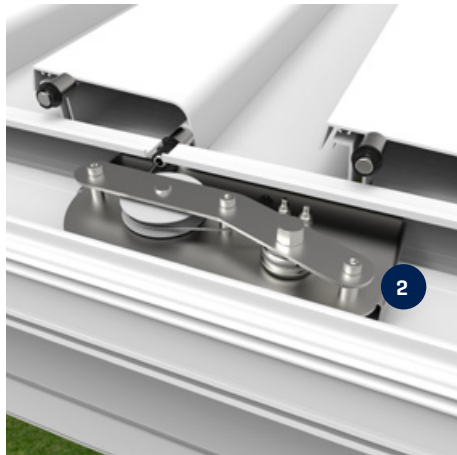
3 UNIQUE END CAPS

Provide a solid corner connection and perfect water drainage

4 NO HOLES IN THE WATER CHANNEL

An additional chamber means no holes need to be drilled in the water channel when affixing side infills

5 WELDED ALUMINIUM DRIPS, POWDER-COATED TO MATCH THE BLADE COLOUR



6 INTEGRATED WATER DRAINAGE WITH LARGE FLOW

Through the wide blade gutters, water flows towards gutters with diffusers to prevent splashing before being drained via PVC drainpipes integrated into the columns.

7 RIGID STRUCTURE

Span system lends rigidity to the support structure

Customisation



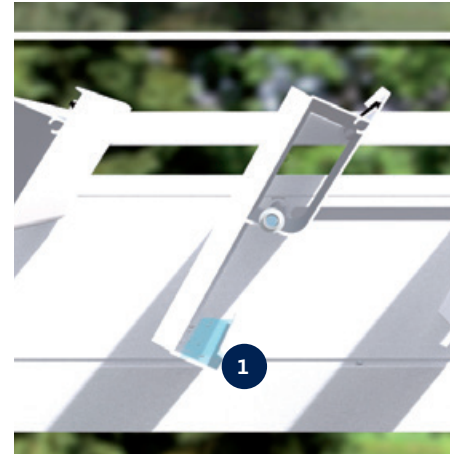
1 WIDEST RANGE OF SIDE INFILLS

2 BACK ORDERS POSSIBLE

3 ACCESSORIES

For more information about the possible accessories, see the 'Accessories' section and/or the product information for the various accessories.

Comfort



1 SPECIALLY DEVELOPED GUTTER BORDER

INNOVATION

Prevents the patio and furniture from getting wet when the blades are opened after a rain shower

2 SILENT AND SOFT CLOSING MECHANISM

By adding a brush to the blades

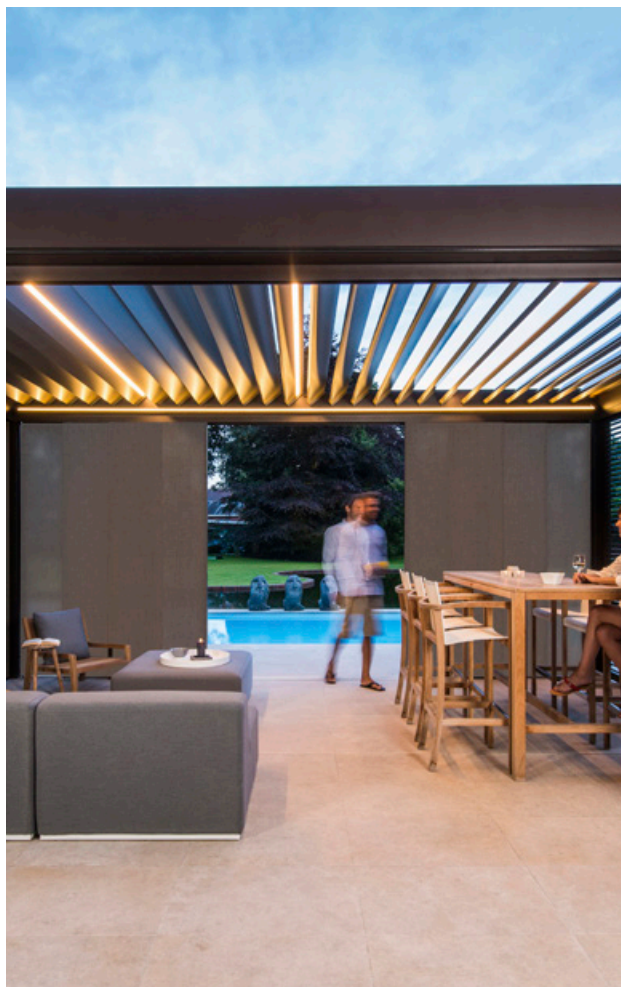
3 QUICK INSTALLATION

Thanks to maximum pre-assembly and the modular structure of the various junctions

4 MAXIMUM NATURAL LIGHT

Blades open up to 150°

TECHNICAL DETAILS



Dimensions	
Span	Min. 1800* mm - max. 4500 mm
Pivot	Min. 1800* - max. 6200 mm / 7060 mm**
Passage height	Min. 415 mm - max. 2800 mm
Total height with blades closed	Passage height + 260 mm
Total height with blades 90° open	Passage height + 355 mm
Minimum height required when installed under a roof overhang	Passage height + 365 mm
Blade rotation	Max. 150°
Minimum number of water drainage points < 16 m²	1
Minimum number of water drainage points > 16 m²	2***
Operating methods	
Renson® Connect App	✓
Somfy io	✓
Somfy RTS	✓
Home automation ready	✓

* Smaller dimensions [span min. 500 mm and pivot min. 1256 mm] possible by special request to pre-sales - drawing office

** Pivot > 6200 mm possible subject to a number of conditions. See the "Camargue > 6200 mm".

*** Please note: If only one column is used, the water drainage capacity will be limited to 0.025 l/m².s [90 l/h]

Electrical bladed roof drive

Parameters	Value
Supply voltage	230 Volt AC, 50 Hz
Transformer current range	0 - 2.5 Ampère
Transformer power	100 W
Motor voltage	24 Volt DC
Motor nominal current	3 Ampère
Protection rating	IP 66 Dynamic
Maximum running time with continuous use	Approx. 2 minutes
Automatic	16 A curve C



Standard configuration

Structure

- Free-standing or façade mounted [against whole wall or partial connection]
- Standard mounting bases [visible, invisible or cast]
- Custom span, pivot and passage height with mm precision
- Motor drive with choice of motor position
- Blade orientation [sun protection or maximum sunlight]

Finish

- Seaside Quality A
- Monocolour or dual colour according to Renson® standard colours
- Integrated water drainage [incl. PVC drainage pipes and anti-splash diffusers in the gutter]
- Adjustable installation and drainage holes

CERTIFICATES & TESTING

CE – DoP documents

- CE / UKCA / DoC / DoP / ETA
- EUROCODE CALCULATIONS / abZ*

Certificates

- Miami Dade – NOA
- UL / ETL certificate US – Canada / CCC
- REACH / seaside/coastal powder coating guarantee
- RoHS / AluEco
- VMRG sun protection

Declarations

- Declaration of material codes
- Declaration of testing – overview
- Declaration of powder coating
- Declaration of anodisation layer thickness
- Declaration of glass properties
- Declaration of fire resistance / reaction
- Declaration of endurance cycles
- Declaration of safety resistance water pocket
- Declaration of electrical safety
- Declaration of UV resistance / gtot + others
- Declaration of asbestos

Test reports – calculations

- Water testing / sand resistance test / IP test
- Cycle testing
- Wind [load] testing / verification certificate
- Static load test / calculation
- Environmental statement [recycled aluminium]
- Anchoring requirements
- Gravity-wind load deflection & structural test
- Wind resistance, air flow of the blades

Wind guarantee of roof with blades closed	up to 160 km/h
Wind guarantee of roof with blades open	/**
Fixscreen wind guarantee when closed	up to 60 km/h
Max. wind speed for roof or Fixscreen operation	up to 50 km/h
Water drainage flow	150 l/m ² /h
Load-bearing capacity	200 kg/m ²

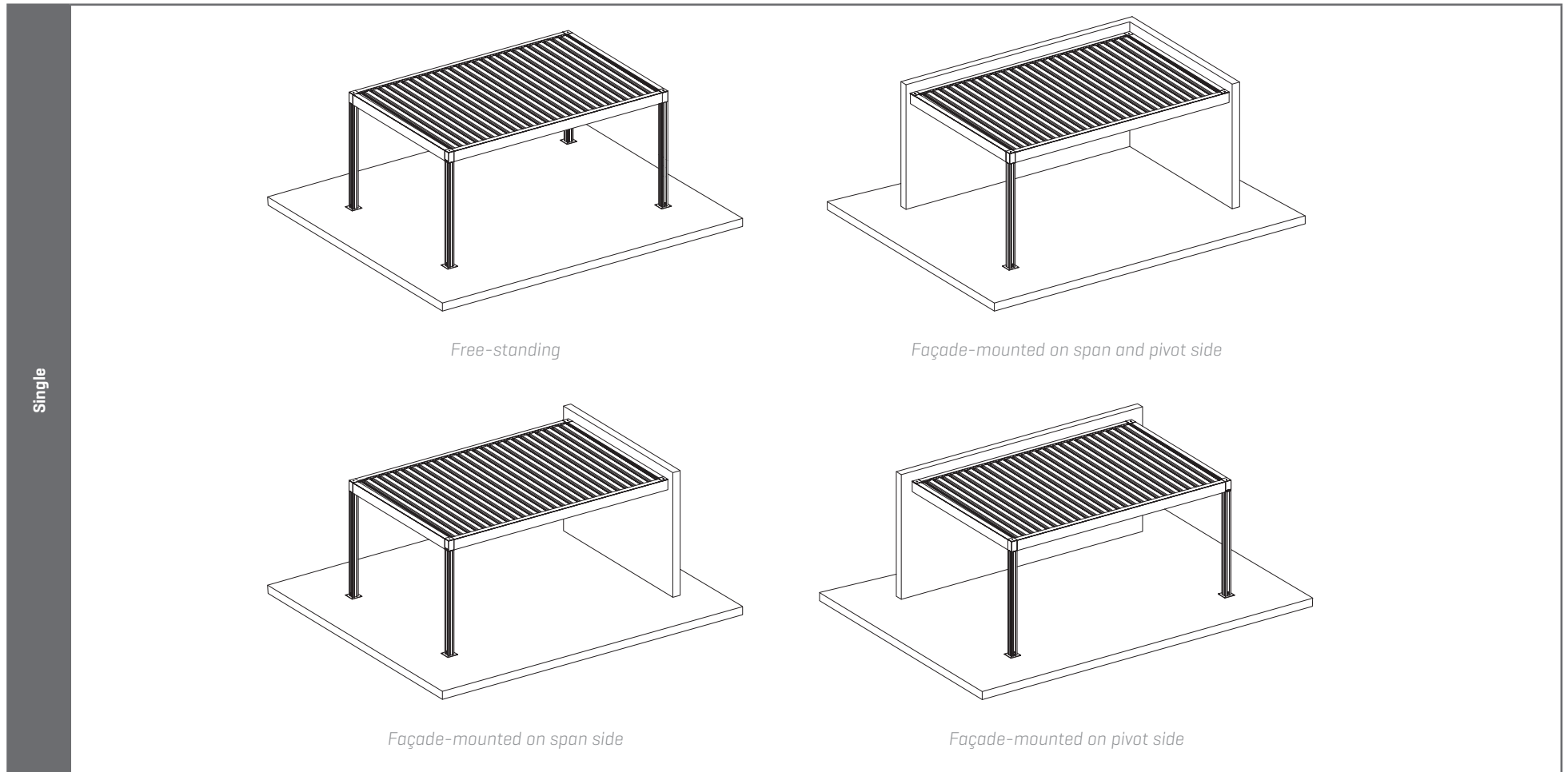
* abZ: for Linarte infill

** We recommend against opening the blades in high winds > 50 km/h, as there is a risk that the blades may start vibrating and operating the blades is only permitted up to 50 km/h.

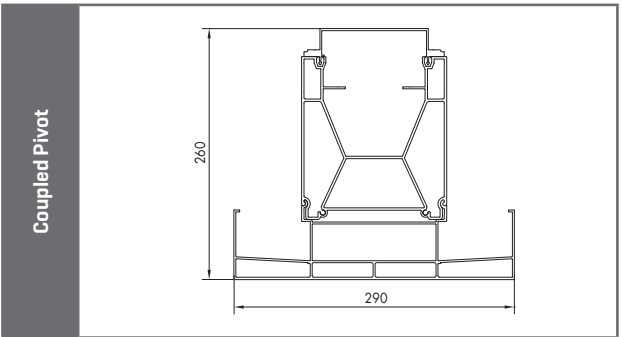
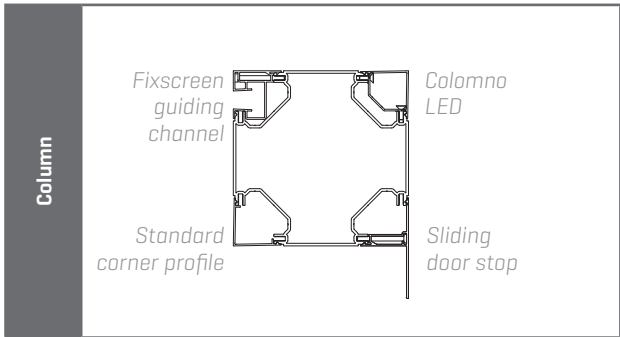
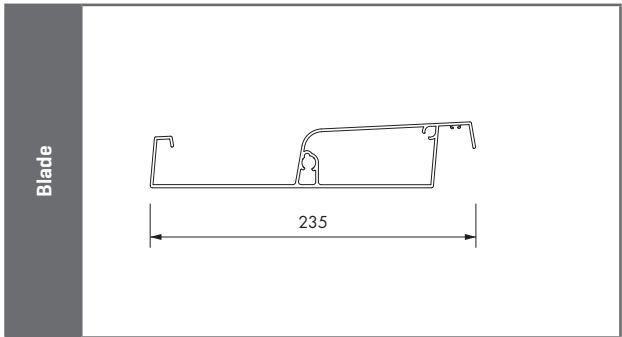
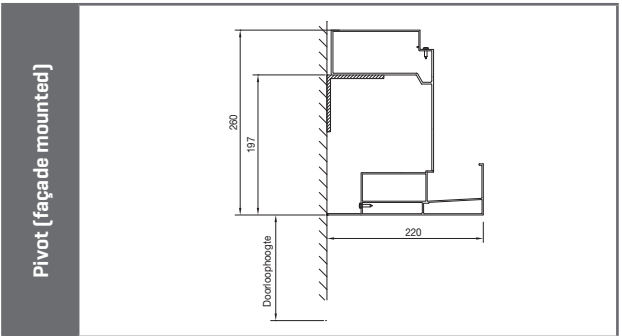
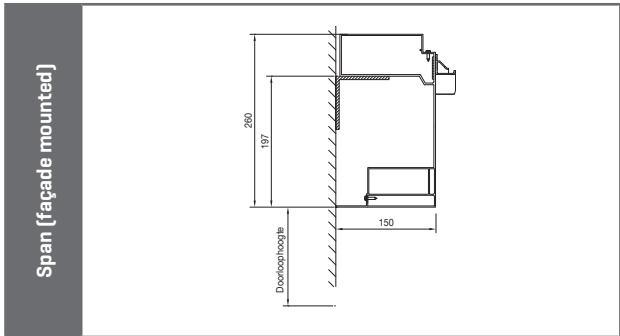
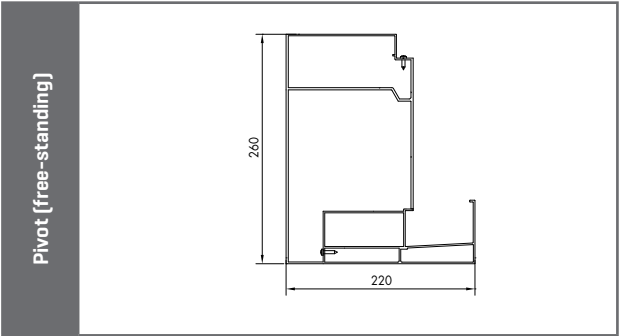
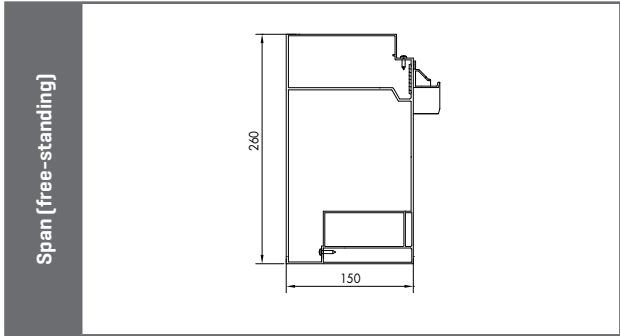
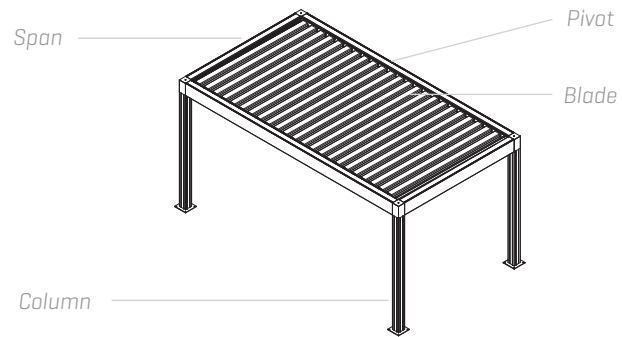


CONFIGURATION

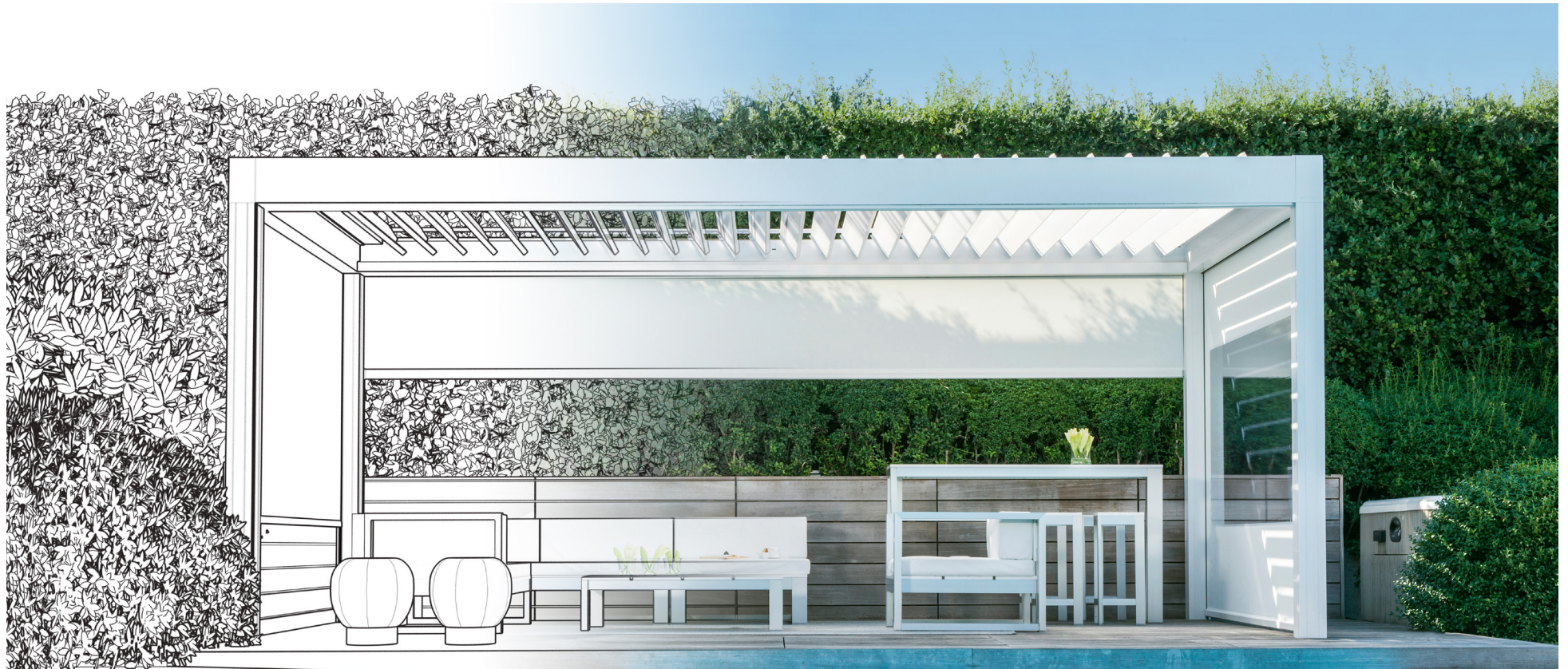
Type



Profiles



OUTDOOR COLOUR GUIDE



GENERAL INFORMATION

Thanks to our extensive range of standard colours, your patio cover will always fit in perfectly with the architecture that surrounds it. The powder coating of our aluminium profiles not only ensures our patio covers look aesthetically stunning in their various finishes; it also provides durable protection against outside influences. On top of that, Seaside Quality pre-treatment is applied to Renson products as standard.

Seaside Quality A

Seaside Quality A is a pre-treatment incorporated into the powder coating line in which a surface layer of at least 2 g/m² is removed before coating. This extra pre-treatment protects our aluminium profiles against the effects of aggressive environments, such as coastal or heavy industrial areas.

Difference between Seaside Quality and pre-anodisation

Pre-anodisation is a pre-treatment that protects aluminium profiles against highly aggressive environments. Pre-anodisation takes place on a separate anodisation line, instead of directly on the powder coating line.

After pre-anodisation, the profiles must be handled very carefully and quickly processed on the powder-coating line. However, pre-anodised patio cover profiles cannot be powder-coated immediately without further processing. Doing so will compromise the quality of the pre-anodisation layer. This is why we do not offer this pre-treatment for our outdoor products. Seaside Quality A, however, always offers exceptional protection from aggressive environments.

Coating finish

Depending on the desired appearance, there are 3 types of powder-coating finishes available.

- Textured coating
- Gloss [gloss level 70%]
- Matt [gloss level 30%]





COLOUR AND STYLE ADVICE

Textured coating

Renson® recommends textured coating for your frame and columns to create an architectural, contemporary look. In addition, textured coating is less susceptible to scratching, and when it does get scratched, any marks are less easily visible.

Tip:

For ease of maintenance, blades can be powder-coated in either a matt or gloss finish. Always use the Renson® Maintenance Set to clean your cover effortlessly and safely.

Bicolour

By having the blades powder-coated in a lighter colour than the frame and columns, you can create a lighter and more open atmosphere underneath your patio cover. A light-coloured louvered roof will reflect the heat of the sun much better and will allow much more light to enter the home in wall-mounted covers, for example, while dark-coloured blades will absorb solar heat. A bicolour option is available at standard prices.

Outdoor Top 20

We have brought together our most popular Outdoor colours in the Outdoor Top 20. This selection of standard colours reflects the latest colour trends, making it easier for you to decide on your colours. The Outdoor Top 20 follows the evolution in colour trends and may change from year to year.

TEXTURED COATING – COOL



TEXTURED COATING – WARM



TEXTURED COATING – WHITE



TEXTURED COATING – METALLIC



You can view our Top 20 textured coating colours in our colour sampler.

TOP RAL
OUTDOOR

 **RENSON**[®]
Creating healthy spaces



Wooddesign

Create the natural warm appearance of wood, but with all the benefits and easy maintenance of aluminium. Wooddesign finishing is possible on the roof blades in our patio covers and on the blades in our aluminium Loggia panels.

- Colourfast powder coating with wood grain texture
- Low maintenance
- Available in 3 designs:
 - White oak
 - Natural oak
 - Walnut
- Shine and colour warranty: five years

Applicable to:

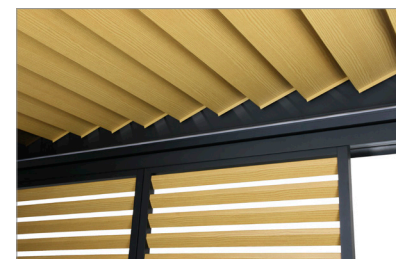
- Aluminium Loggia Paro / Privacy blades *
- Camargue **
- Camargue Skye **
- Algarve **
- Aero **
- Aero Skye **

* Not applicable to Loggia Plano blades.

** Not applicable in combination with Lineo Luce [glass blades], Lineo Fix or Lineo Heat. The drips are powder coated in a uniform colour according to the Wooddesign basic colour [without wood grain texture]. The fixed blade/remainder filler will match the colour of the frame and columns [Wooddesign not possible].



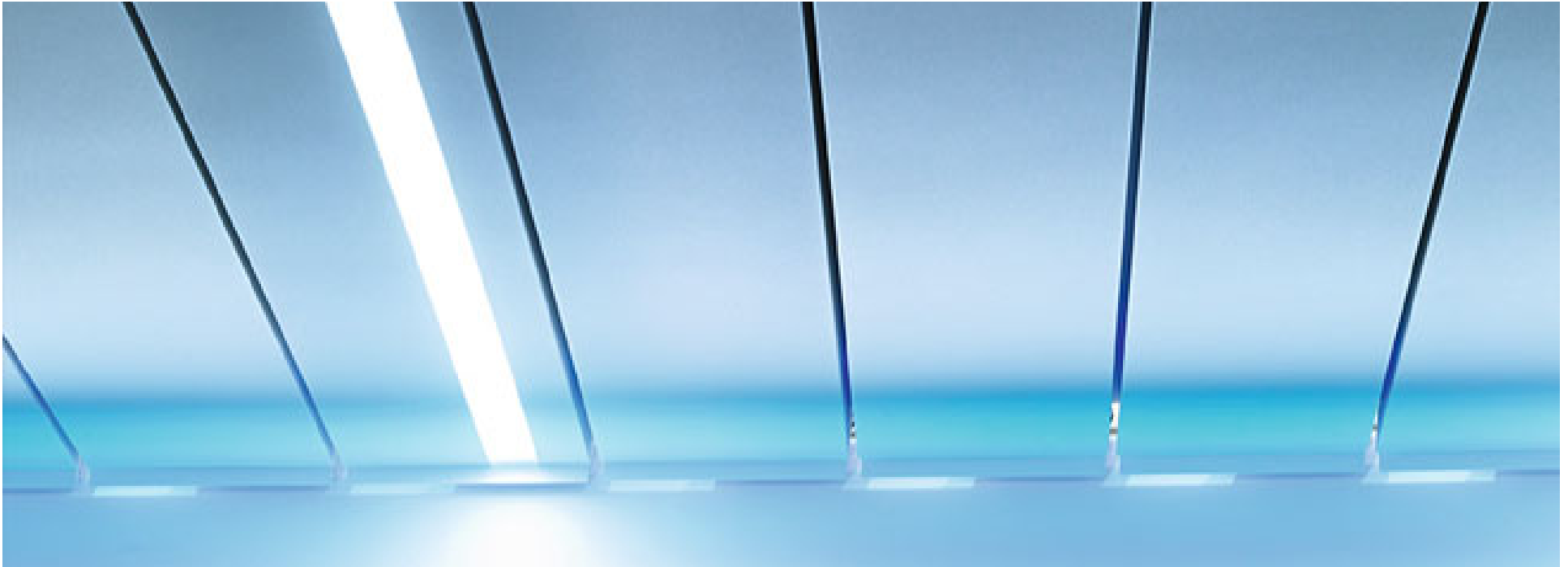
White oak



Natural oak



Walnut



LED LIGHTING IN LOUVERS

- ✔ The ideal basic lighting system
- ✔ Available in warm white and pure white
- ✔ No visible dots due to high-quality LEDs (180 per metre).
- ✔ LED module stretches across the full length of the louvre

Lineo® LED offers bright light overhead. This LED lighting for your pergola is integrated into one or more louvres of your louvered roof [pergola](#). Go for warm white light (3,000 K) for an instant sense of coziness. Like to be swept away by a book outdoors in the evenings? Opt for pure white light (5,000 K) instead.

Control your lighting

As the LED lighting is integrated into the louvre itself, equal light distribution is guaranteed with Lineo® LED. The high-quality LEDs are installed across the full length of the louvre without any visible dots. On top of that, you can dim the light at any time to your preferred intensity to create the ideal level of illumination.

TERRACE COVERING WITH ROTATABLE ALUMINIUM BLADES

Manufacturer

RENSON Sunprotection-Screens NV, Kalkhoevestraat 45, 8790 Waregem – Belgium
Tel. +32(0)56 62 71 11, fax. +32 (0)56 60 28 51, info@renson.be, www.renson-outdoor.com

(You can omit the text highlighted in red according to your choice)

Description

Camargue® is an aluminium terrace covering comprising a horizontal sun protection roof, equipped with a rotatable extruded aluminium blade system, which is supported by one, two or four vertical columns, depending on the installation type. The terrace covering can be installed as a free-standing unit or against a façade.

Dimensions

Span:	Minimum 1800 mm Maximum 4500 mm
Pivot:	Minimum 1800 mm Maximum 6200 mm
Free passage height	Maximum 2800 mm
Total height, without the motor box:	Free passage height + 260 mm
Total height with blades in the vertical position:	free passage height + 260 mm + 95 mm

Information:

The "Span side" corresponds to the span of the blades
The "Pivot side" is the side where the blades rotate (or pivot)

System implementation

Frame:

- A sturdy surrounding frame made of extruded aluminium profiles
- Height: 260 mm
- Depth of the Span frame profile: 150 mm
- Depth of the Picot frame profile: 220 mm
- Inclination: 0°

Blades:

- Sun protection blades made of extruded aluminium
- Double-walled for handling a heavy snow load
- Rotatable through 150°
- Underside: completely flat
- Upper side: sharply defined edges + water drainage gutter
- Side edges equipped with hidden fixed L-profile to stop water run-back
- The specific design ensures water drainage when the blades are closed
- And water drains off when you rotate the blades after a shower
- Blade mounting:
 - o Fitting into the pivot -sides using the stainless steel shafts
 - o A slight inclination on the blades for optimum water drainage

Columns:

- The installation uses 1, 2 or 4 columns, depending on the installation type.
- Dimensions: 150 x 150 mm
- Consists of a central, cross-shaped profile, finished with L-profiles that can be implemented according to custom design, using them as side channels, column lights or as limitation of rapid passage

Mounting bases:

There are 3 types:

- Visible mounting bases with a visible ground plate
- Invisible mounting bases
- Cast mounting bases

Motorisation:

- Electrical: using a 24 VDC linear motor with driving profile.
To connect to the mains voltage (230 Volt AC) through the supplied transformer.
- Placement:
 - o The motors are invisibly integrated into the pivot profile

Water drainage:

- **Downwards:** There is a \varnothing 50 mm hole provided for drainage in the gutter on the edge of each pivot-side. Each hole has a drainage trap that serves as a leaf catcher and a connection for a drainpipe (\varnothing 50 mm)
- **Sidewards:** There are 2 \varnothing 50 mm holes provided for water drainage on the outside of the lowest pivot profile, and there is one \varnothing 50 mm hole provided on the other pivot profile, to which you can connect a drainpipe.

Colour:

All visible aluminium profiles are coated in your choice of architectural **textured RAL colour** (60-80 microns)

Assembly:

All fixings (e.g. screws) are made of stainless steel

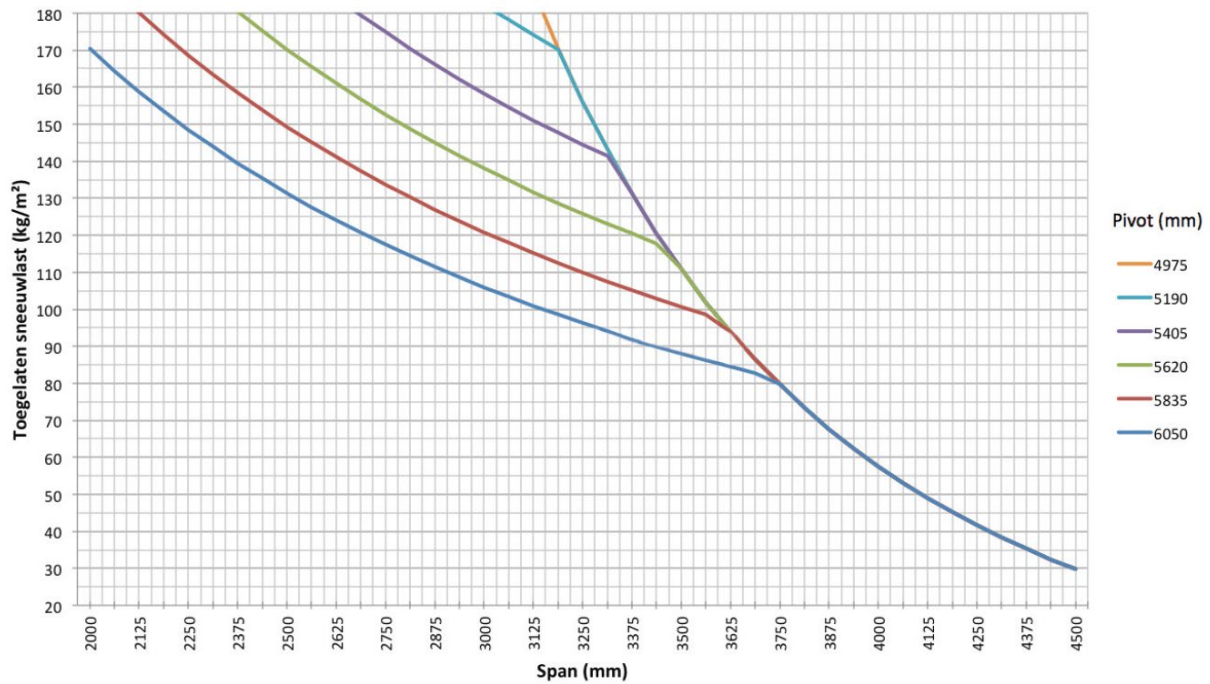
Power supply and wiring:

Electrical cables are integrated fully and invisibly into the terrace covering

Technical data:

Maximum weight of snow load:

See the chart below, according to the dimensions



Maximum wind speed when controlling the blades:

50 km per hour

Wind resistant up to:

120 km per hour (with closed blades)

Water drainage and precipitation rate:

The terrace covering can handle precipitation rate that corresponds to a rain shower with an intensity of 0.04 L/sec/m² up to 0.05 L/sec/m², which a maximum duration of 7 minutes. This type of heavy shower occurs on average twice a year. (See the Belgian rain statistics: NBN B 52-011)

Warranty

- Five years product warranty on the structure (covering all faults that could occur during normal domestic use and when there has been regular maintenance)
- Five years warranty on Somfy®- automation
- Two years warranty on the blade motor
- Ten years warranty on the colour integrity of powder coating on the aluminium profiles
- Five years warranty on gloss (powder coating)

Options

Up/Down LED lighting:

Integrated LED lighting along the full length of the inner side of the frame equipped with Upwards and/or Downwards lighting

- **Up:**
 - Warm white light, 120 LEDs/m | +/- 2800 K | 550-680 lumens/m
 - Pure white light, 120 LEDs/m | +/- 5000 K | 550-680 lumens/m
- **Down:**
 - Warm white light, 120 LEDs/m | +/- 2800 K | 550-680 lumens/m
 - Pure white light, 120 LEDs/m | +/- 5000 K | 550-680 lumens/m
 - RGB 60 LEDs/m | 550-700 lumens/m

Loggia sliding panels:

- Loggia sliding panels comprise 40 x 40, 40 x 55 or 40 x 70 mm powder coated aluminium frames, depending on the passage height. The 40 mm side is always facing towards the front
- This frame is filled in with:
 - o Square, aluminium, fixed blades
 - o Square, aluminium, rotatable blades
 - o Square, Western Cedar, fixed blades
 - o Square, Western Cedar, rotatable blades
 - o Glass fibre screen fabric
- The sliding panels are suspended in aluminium upper rails and slide in an aluminium bottom rail
- Operation is manual
- The system can handle height differences of up to 5 cm, using a flexible lower guide system
- [See the specification text for Loggia sliding panels for a detailed product description](#)

Integrated Fixscreens:

- It is possible to integrate vertical sun protection fabric screens in the terrace coverings with a passage height ≤ 2.8 m
- The frame profiles of the basic structure also form the box for the overhead sun protection
- The side channels are made of extruded aluminium They are 3-piece
- The stepped shape in both components allows you to screw the side channels easily and in the proper manner onto the columns
- [See the specification text for Fixscreens for a detailed product description](#)

Glass wall:

- You can build glass sliding panels into terrace coverings with up to 2600 mm passage height
- The glass profiles are made of powder-coated extruded aluminium
- The control is manual
- The glass sliding panels are supported at the bottom by an extruded aluminium rail that is finished with a corrosion resistant guide channel
- The glass is 10 mm thick safety-glass
- You can close the glass wall securely using a lock that you can open and close with a key from either side.

Fixed louvre:

Fixed non-rotating blade for attaching additional accessories to a bladed roof

Beam:

- You can equip the terrace covering with a Beam-module, an aluminium housing that can house a heating element (Heat) and loudspeakers (Sound).
- Mountable on the inner side of the frame profile on the Span-side
- You can swing the module (stepless) through 30° for adjustment

Heat:

- A heating element that you can integrate in the Beam-module
- The visible, corrugated plate is anodised in black
- Convection heat
- Power: 2600 W/Heat, Power rating = 12 A/Heat
- IP 65
- RTS control (exclusive receiver, remote and controls)

Sound:

- "Flat Panel" type speakers that integrate into the Beam-module
- "Plane Wave" technology
- 25 W RMS, Flat Panel Speaker
- 50 W peak capacity, Flat Panel Speaker
- IP 65

- Connection: Connects to a tuner/amplifier using an audio cable

Rain sensor kit:

- Capacity: Rain sensor, mounting materials and accessories
- Action:
 - o Closes the blades automatically when there is rain
 - o Rotates the blades to their pre-set snow position whenever there is precipitation combined with a freezing temperature
- It is mounted on a slight incline and has a tiny heating element for better sensor drying

Wind sensor kit:

- Capacity: Somfy Eolis RTS Wind sensor and extra accessories
- Action: The blades should be closed when wind speeds are > 50 km/hour, to conform to our warranty terms
- The wind sensor has priority over the rain sensor

Norms

This product is made to conform to, satisfies and/or has been tested according to the norm: EN 13561

C. RICHARD BIERCE, AIA

Historical Architect & Preservation Consultant
121 South Royal Street, Alexandria, Virginia 22314
703-836-9085 fax: 703-836-9107 email: crbierce@aol.com

MEMORANDUM: 8-22-01

TO: [REDACTED]

PROJECT: 329 N. Washington St.

Accompanied by Mr. Hill this date, I undertook a brief inspection of the house in order to determine an approximate date of construction.

Background Information:

- Cox, Street by Street: Lot purchased in 1821 for \$400; site purchased in 1832 for \$ 4,000, advertised as a two story house.
- Hopkins, 1877: Footprint includes one story addition to east wing.

Narrative:

From the advertisement Cox inferred that the purchaser was responsible for adding the third and attic levels to the house. It is equally possible to infer that only the two story service wing along Princess had been built by that date, or that the owner simply misspoke.

Although the Flemish bond masonry on the Princess St. elevation is offset slightly, the courses of the wing and the main block align and are keyed (bonded). It is possible that they were built at different times. For example the interior moldings of casework and backbands in the wing are similar, but simpler than those in the main block, and could be slightly older. However the exterior evidence is strongly in favor of their being built together.

From the visible surfaces of masonry on the north and west elevation with Flemish bond, and on the south elevation with common bond, and a lesser quality of brick, there are no indications of any kind that suggest that the entire 3 story shell was not built at one time, and most probably with the 2 story wing. All window openings are treated the same with stone lug sills, stone keys in brick jackarches and with recessed frames and a heavy bead.

The single story addition to the east is different in all significant aspects, clearly later, but not by much. The 2 story medical office addition to the south of the service wing is mid-20th c. in origin.

Interiors of the main block and wing have retained a high degree of integrity in that few disfiguring alterations have occurred and most of the decorative woodwork is intact. There is a progression of types of casework which represent several periods of origin. This suggests either intentional modification to keep up with the times, or perhaps a more relaxed period of original construction which meant the house may have been finished over a longer period of time.

On the first level of the main block, and in the 2 story wing, the casings and backbands are reminiscent of the late Georgian early Federal period in their configuration, but are more attenuated and fine in scale, much more at home in the mid-Federal period of the early 19th. century. The entry hall has a uniform treatment of heavy reading in the architraves, consistent in all openings, doors and windows, including the second story landing access to the east wing. Doors, including the massive bi-folds separating the front and rear parlors, are marked with shallow beveled panels and thin, almost delicate beading, characteristic of Federal period treatments. The original rising butt hinges in the front parlour are in perfect, operable condition. Original rimlocks survive in a number of locations.

The second floor is marked by the more sharply Greek Revival character of the casings in the hall and front rooms, found only in this area. The eastern spaces are more consistent with the details found on the first level. The third floor casework is uniformly of a period, typical to mid-century, featuring a simple beveled backband. Curiously, the casework on the attic or fourth level, is more akin to that on the first floor, than anything in between.

Contributing to the sense of unified construction in the main block is the again, seamless character of the stair carriage, unchanged except in scale as it ascends to the attic level. Rail, balusters and skirt carvings are consistent on all levels.

The foundation walls of the main block and the wing are of brick. The cooking fireplace and back service stair in the east bay of the service wing are original features to the space. As discussed, the damaged joists in this area can be stabilized and sistered, without the necessity to remove all of them and to then raise the floor.

Initial Conclusions:

Subject to correction by better judgement and more definitive evidence, it is my opinion that:

- the main block and wing were built together, and that the preponderance of visible evidence suggests a construction date entirely congruent with the purported date of the 1820's;
- there is no visible structural evidence to support the hypothesis of a major third floor addition to the main block in the 1830's, or even the 1930's;
- the sequential adoption of casework styles which reach more deeply into the mid-19th century is anomalous, except as noted above, and is insufficient in and of itself to support the post 1832 addition hypothesis;
- based upon the sawmark patterns in the structural framing, it is likely that the one story east addition was completed by or before 1840; (thus raising the possibility that *it* was the post 1832 project by the purchaser)

In order to expand the potential sources of information pertinent to this issue, it is recommended that periodic inspections be allowed as subsurface conditions come to light during construction.