

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Daniel Fishman, Owner

LOCATION: Old and Historic Alexandria District
1328 Michigan Avenue

ZONE: RM/Residential Townhouse

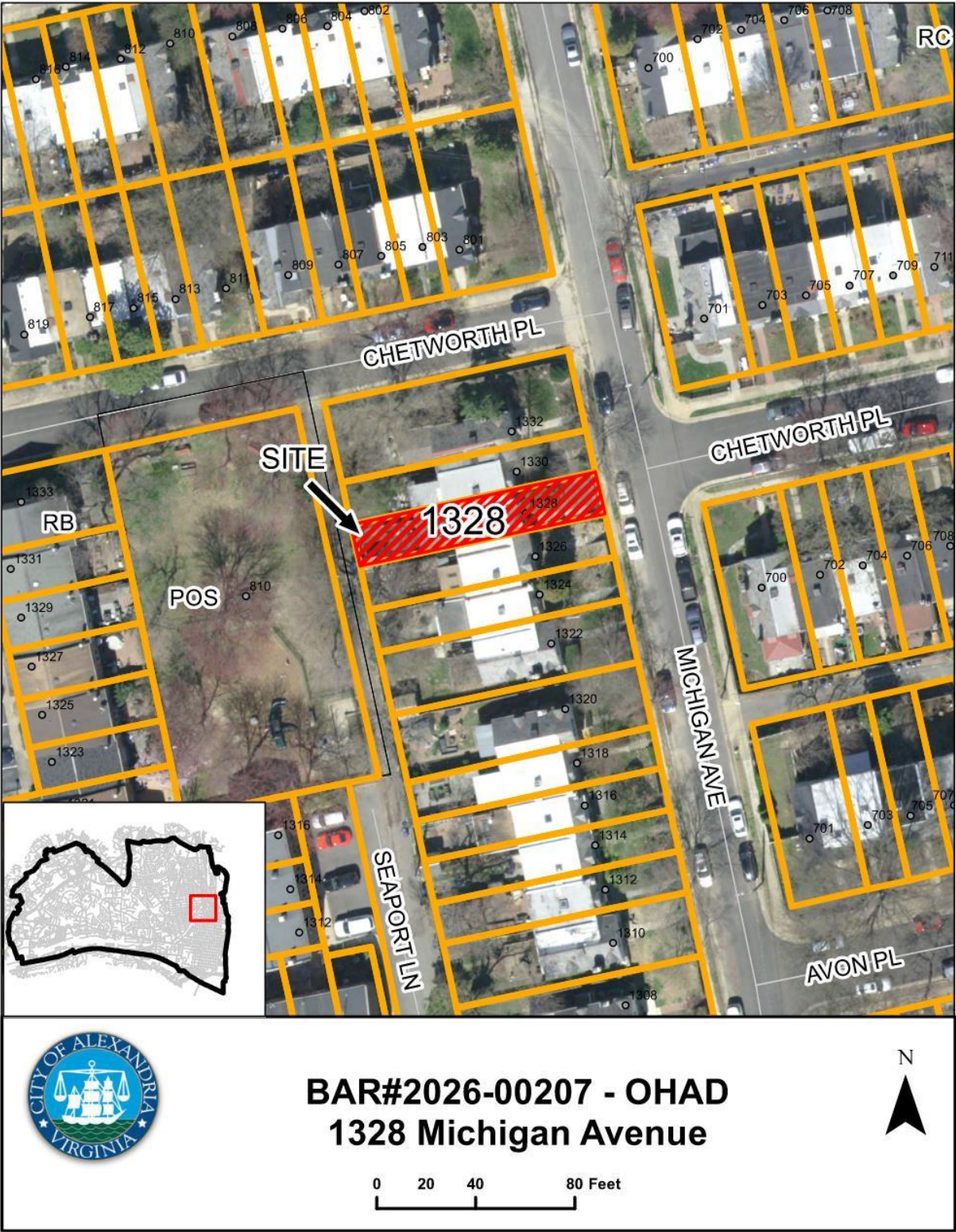
STAFF RECOMMENDATION

For this Certificate of Appropriateness, staff recommend **denial** of the roof replacement. Staff recommend **approval** for:

- Remove the rear skylight
- Install new rear Velux VLX VCS30302004S Vented Skylight with Solar Shades
- Install new bathroom rear exhaust fan

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, 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, 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.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for alterations on an after-the-fact project to:

- Remove existing slate roof
- Install new EcoStar synthetic slate tiles
- Remove the rear skylight
- Install new rear Vented Skylight with Solar Shades
- Install new bathroom rear exhaust fan

Staff notes that several proposed alterations included in the application do not require BAR approval and are thus not discussed in this report:

- Remove existing front gutters, and replace with 5" aluminum gutters

Site Context

The subject property is one of six attached town homes along Michigan Avenue. It is the third town home from the corner of Chetworth Place. The property is bound on the rear/west side by an alley named Seaport Lane which backs up against Chetworth Park.



Figure 1. Front Elevation of 1328 Michigan (on the right), looking west.

II. HISTORY

1328 Michigan Avenue is one of six attached stone and brick residential rowhouses with a common Romantic Revival architectural theme that includes many Tudor details. They are part of a larger neighborhood known as Fagelsons's Addition, most of which was constructed in **1939 and 1940**. The area has been part of the historic district since the Old and Historic Alexandria District (OHAD) was originally established in 1946. The OHAD boundaries extend 500' either side of the centerline of the George Washington Memorial Parkway from First Street north to Four Mile Run and were included within the boundaries of the district to protect the memorial character of the viewshed from the Parkway. No recent BAR applications could be located, but a wider search found the following permits:

Permit 19761 (in 1963)	Construct chimney on rear elevation
Permit 19978 (in 1963)	Construct enclosed rear porch, single story with asphalt roof
Permit 21120 (in 1964)	Replace slate roof
Permit 36416 (in 1986)	Relace rear porch roof

III. ANALYSIS

The *Design Guidelines* for roofs state that:

Original or existing roofing which has acquired historic importance over time should be preserved and repaired whenever possible. When Staff determines that this is not feasible, replacement materials that match the original roofing material should generally be used. If the original roofing material is missing and cannot be determined, roofing appropriate to the architectural style and period of the building should be used. The Board discourages replacing original and historically appropriate roofing material with modern alterations.

Modern materials such as composition shingles and synthetic roofing may be used on Later Buildings if appropriate to the architectural style and period of the building.

Although this is a Later Building, where synthetic roofing materials may be appropriate, the building's architectural elements must also be considered. These townhomes share the same roofing plane. There are no step backs, roofline height changes, or parapet walls between 1326 and 1328 Michigan (see figure 2 on next page). To switch to a different material in the middle of the roofline is not compatible and therefore not appropriate with the overall architecture.

The other aspects of the scope of work (remove the rear skylight, install new rear vented skylight with solar shades, and installing a new rear exhaust fan) are on the rear of the property that are less visible, and are located on the rear pitch of the main roof or are on the single-story rear addition (see figure 3 on next page). The rear elevation faces the alley named Seaport Lane and Chetworth Park. Staff have no concerns with these maintenance items and upgrades to the 1328 Michigan as they meet the design guidelines.

Therefore, staff recommend **denial** of the Certificate of Appropriateness for the roof, with **approval** for all other aspects.



Figure 2 (above). Front Elevation of 1328 Michigan (on the right), looking west.
Figure 3 (below). Rear Elevation of 1328 Michigan (on the right), looking east.



STAFF

Julie Weisgerber, Historic Preservation Principal Planner, Planning & Zoning
Tony LaColla, AICP, Land Use + Preservation Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed roof replacement will comply with Zoning.

Code Administration

C-1 A building permit is required.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

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 adjacent to the parcel is to be used at any point of the construction process, the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-2243) (T&ES)

C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Alexandria Archaeology Findings

No comment.

V. ATTACHMENTS

1 – Application Materials

- *Completed application*
- *Plans*
- *Material specifications*
- *Scaled survey plat if applicable*
- *Photographs*

2 – Supplemental Materials

- *Public comment*
- *HOA approval if applicable*
- *Easement approval if applicable*
- *Any other supporting documentation*

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 1328 Michigan Ave

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

TAX MAP AND PARCEL: 044.02 - 05 - 32 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: Daniel Fishman

Address: 

City: _____

Phone: _____

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

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Daniel Fishman

Address: 

City: _____

Phone: _____

BAR CASE# _____

(OFFICE USE ONLY)

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 <u>Roof shingles & gutters</u> | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

See document attached in Apex system

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.

BAR CASE# _____

(OFFICE USE ONLY)

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: Daniel Fishman

Date: 5/26/26

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. Daniel Fishman	[REDACTED]	100 %
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1328 Michigan Ave (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.

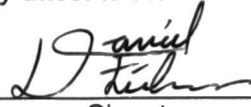
Name	Address	Percent of Ownership
1. Daniel Fishman	[REDACTED]	100%
2.		
3.		

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

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

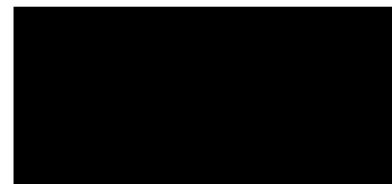
5/26/26 Daniel Fishman 
 Date Printed Name Signature



1328

13





Americancraftsmanservices.com

Daniel Fishman



Thank you for allowing us to submit this proposal for your project. This proposal was prepared by Jorge Rodriguez-Sawao

Scope of work

American Craftsman Services LLC will supply all labor, materials, cleanup and management to complete the proposed work

Skylight Replacement

- Complete property protection, hauling, and clean up.
- Remove the existing roof monitor.
- Reflash existing TPO roof membrane where the curb is located
- Heat weld per manufacturer's recommendations.
- Install new Velux VLX VCS30302004S Vented Skylight with Solar Shades
- New Skylight includes insect screens and a rain sensor.
- We will provide the homeowner a Velux Active Climate Sensor for proper installation.
- Remove all work related debris

Investment Cost

\$ 6,800

5 year workmanship warranty

<https://www.veluxusa.com/products/smart-home-accessories/velux-active>

<https://www.veluxusa.com/products/fresh-air-skylights/solar-powered-fresh-air-skylights>

Roof exhaust fan

- Install a new exhaust vent for the new bathroom fan
- Heat weld existing TPO roof flashing details where needed.
- Remove all work related debris

\$no charge with skylight replacement

Ecostar Roof Replacement (front of the home)

Scope of Work

- Conduct pre-installation inspection to assess existing roof condition.
- Set up Safety plan and parameter
- Remove existing roofing materials
- Repair or replace damaged sheathing as required for an additional cost. See rotten wood clause.
- Install specified underlayment, ensuring full roof coverage.
- Install EcoStar slate tiles in accordance with the manufacturer's specifications, ensuring proper gap and in staggered alignment.
- Secure tiles with the recommended number of fasteners in the proper location.
- Proper installation of transition flashing where flat roof meet new synthetic slate
- Valleys will be underlined in 36" ice shield and metal valley will be replaced with 24" metal to meet warranty requirements
- Install flashing around roof penetrations (vents, chimneys, skylights).
- Waterproof transitions between roof planes, walls, and adjoining structures.
- Conduct a final inspection to ensure proper installation and adherence to specifications.
- Installation of one staggered row of snowguards (if HOA allows it)
- Remove all work related debris.

\$8,250

Color: Ecostar Mignight Grey

Gutter Replacement:

We recommend installing new aluminum gutters. Existing gutters are galvanized and started to pit at the front of the home

Front of the home

Install new 5" aluminum gutters with 2x3 oversize downspouts

Color: Black

New gutters includes gutter screens

Includes 20 linear feet of rotted wood.

\$1,750

Total for above work performed (less rotten wood, change orders, additional work)

\$16,800

50% deposit \$8,400

50% upon completion \$

Change orders and additional work shall be paid upon their completion.

Warranty for above work will have 5 year workmanship warranty

AMERICAN CRAFTSMAN SERVICES LLC is a Class A HIC contractor and bonded and fully insured.

Class A Contractor # 2705191883

If you elect American Craftsman Services LLC to proceed with your project, once a document is signed it will act as a legal binding contract as well as in agreement with all terms and conditions.

The time frame for above work will be scheduled within 4-5 weeks and estimated to be completed in 2 to 2 days and a half. Weather, strikes, material delays and any other unforeseen acts of god or governments may extend contract timeframes and will not be seen as abandonment. American Craftsman Services LLC will always keep you informed of any delays

Customers signature:

Date:

Company Representative: *American Craftsman Services*

Date: 2026-05-01

This estimate is good for 30 days once prepared. After 30 days a new estimate will need to be done.

Right to cancel

Either party may terminate this agreement within 7 days without cost once signed.

After 7 days there will be a 18% Cancellation fee plus any special order and/or non returnable material costs.

Terms and Conditions

Change orders or additional work

Any alteration or deviation from the above scope of work will be approved by homeowner through a change order and signed and dated by both parties. If Homeowners are not present it can be approved through homeowners personal email or text.

Rotten wood and any existing unworkable materials will be documented and approved through a signed change order before work can continue.

Any non code compliant issues found during work performed will be brought to the attention to the homeowner and will be corrected through a change order

In special circumstances work will be performed at an hourly rate. Hourly rates consist of \$70 per man hour for carpentry and basic handyman services, \$80 per man hour for masonry, \$90 per man hour for steep slopes and over 30' high and \$100 per man hour for slate and metal roofs.

Cost for fascia wood replacement is \$14.50 per linear foot. The cost of a new sheet of plywood is \$95 per sheet. Both cost includes materials and labor

Materials will be cost plus 30%

Safety and property protection

All work will be performed in a safe protective environment. All employees will work in compliance with OSHA standards.

Jobsite will be kept orderly and cleaned up at the end of each day. Landscaping will be protected as much as possible.

10 feet clearance is needed for ladders and/or scaffolding if needed to complete scope of work.

We are not responsible for any nail pops or cracks in drywall during our services. There are rare occurrences that this may happen but it's no fault of our own.

Pictures and wall hangings should be removed in the areas work is being performed.

Warranty

Upon payment in full all Workmanship warranties will be honored.

Workmanship Warranty will be given right below scope of work. Material warranty will be provided by request.

Force Majeure; Neither Party shall be liable for failure of or delay in performing obligations set forth in this agreement, and neither party shall be deemed in breach of its obligations. If such failure or delay is due to natural disasters or any causes beyond the reasonable control of either party.

All workmanship will be within or above manufacturers specifications, as well as within state and federal building codes.

Within warranty period If any faults are found within warranty period in workmanship performed American Craftsman Services LLC will at no cost to customer repair such faults by manufacturer and building code compliance, exceptions are a force majeure, work performed by others and interior damage

Mechanics Lien Notice

Virginia Law section 43-1 to 43-71

A party may claim a mechanics lien to secure payment for materials and labor furnished

Virginia Contractor Transaction Recovery Act

The Virginia Contractor Recovery Fund was established to provide some amount monetary assistance to homeowners who have suffered a reimbursable loss resulting from the dishonest or incompetent conduct of a licensed general contractor. This fund is administered by the

Virginia Board of Contractors. The recovery fund is supported entirely by the assessments paid by license contractors. Not by any tax revenues.

You may contact in regards to any claims;

DPOR

Phone 804-367-1559

Email RecoveryFund@dpor.virginia.govpp