

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

APPLICANT: Robert B. & Jane J. Wallace

LOCATION: Old and Historic Alexandria District
1113 Prince Street

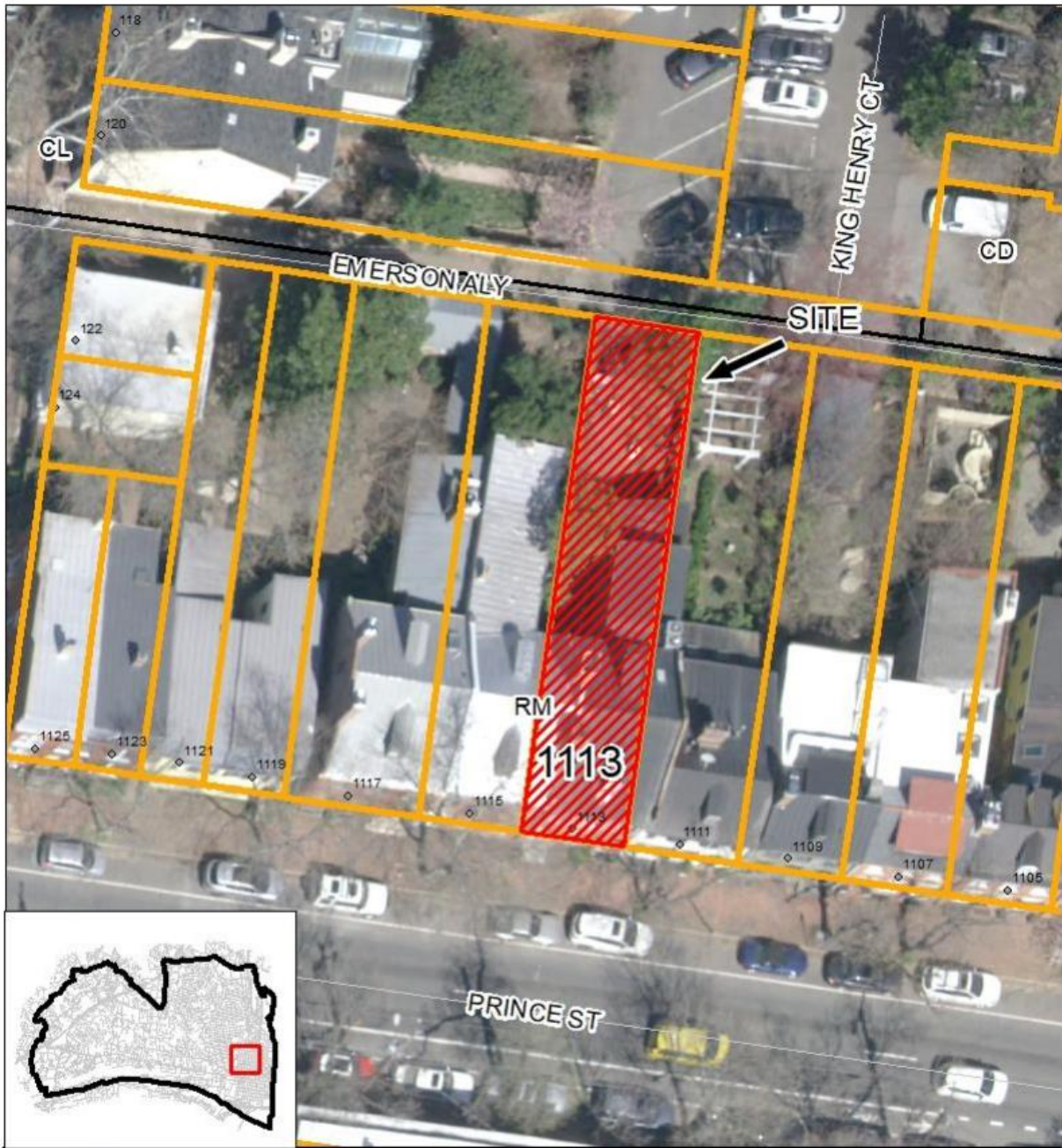
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

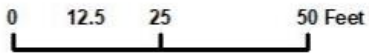
Staff recommends approval of the Permit to Demolish (partial) and Certificate of Appropriateness for alterations and addition with the condition that the applicant work with staff to select an appropriate screening for the small HVAC split.

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 #2022-00251 and BAR #2022-00264
1113 Prince Street



I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to enclose portion of the west facing side yard “dog-leg” to construct a one-story addition, as well as alterations, at 1113 Prince Street.

Permit to Demolish/Capsulate

The applicant proposes to demolish approximately 27.3 SF of masonry to enlarge four existing windows to accommodate French doors, three on the existing ell west elevation and one on the main building north elevation, first floor (not visible from a public way). Furthermore, approximately 306.2 SF of the existing ell west elevation and the main building north elevation wall will be capsulated to accommodate a one-story addition (partially visible from the public alley running behind the property (Figure 1)



Figure 1 - Visibility from the rear public alley

Certificate of Appropriateness

Addition

The proposed one-story new addition will infill the space between the rear ell, west elevation wall, and the side property line, “dog-leg” space. The new 7’-9” x 24’-0” one-story addition will have standing-seam metal roof with three skylights, the west elevation above the existing 6’ high brick

wall on the property line will be clad with HardiePlank siding, as will the addition's north elevation. A wood-clad French door with sidelights will give access to the backyard.

Alterations

The applicant is also proposing to add a 12" metal roof awning cover on the existing one-story addition north elevation French doors and a mini-split HVAC unit through the second-story ell, north elevation; both proposals will be minimally visible from the rear public alley. Moreover, the applicant is proposing to replace the existing 6'-0" high wood fence with a new 6'-0" high brick wall to match the existing side brick wall (Figure 2) and bifold wood gates with strap iron hinges. Four 2'-6" x 4" steel bollards will protect the new wall.



Figure 2 - Existing rear wood fence to be replaced

Site context

The subject property sits in the middle of the 1100 Block on Prince Street north side. There is a public alley running behind the property, Emerson Alley. The rear, north elevation is minimally visible from the alley.

II. HISTORY

The three-bay, two-story Colonial Revival brick townhouse was built in **1816-1818** according to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, which states that “1113. Lot owned by James Harris when built 1816-1818 with 1115 and 1117. Owned by George W. Carlin 1835-1837; sold to Benedict C. Milburn, potter, in 1838; occupied by William C. Reynolds in late 1830s.”

As the 1891 Sanborn map below demonstrates (Figure 3), the rear two-story ell was already existing and the one-story addition first appears on the 1896 map (Figure 4), therefore, built before 1932.

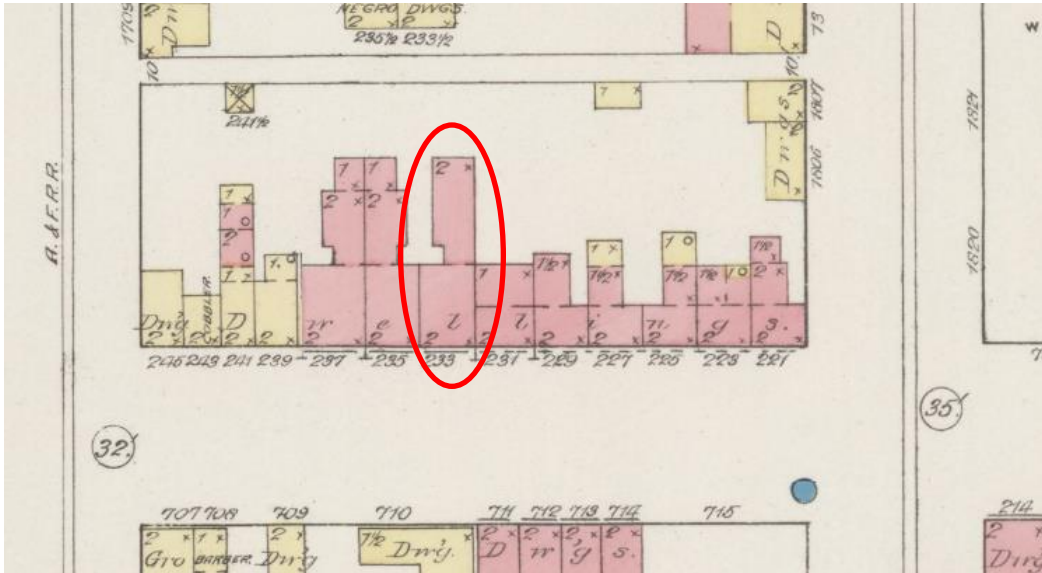


Figure 3 - 1891 Sanborn map

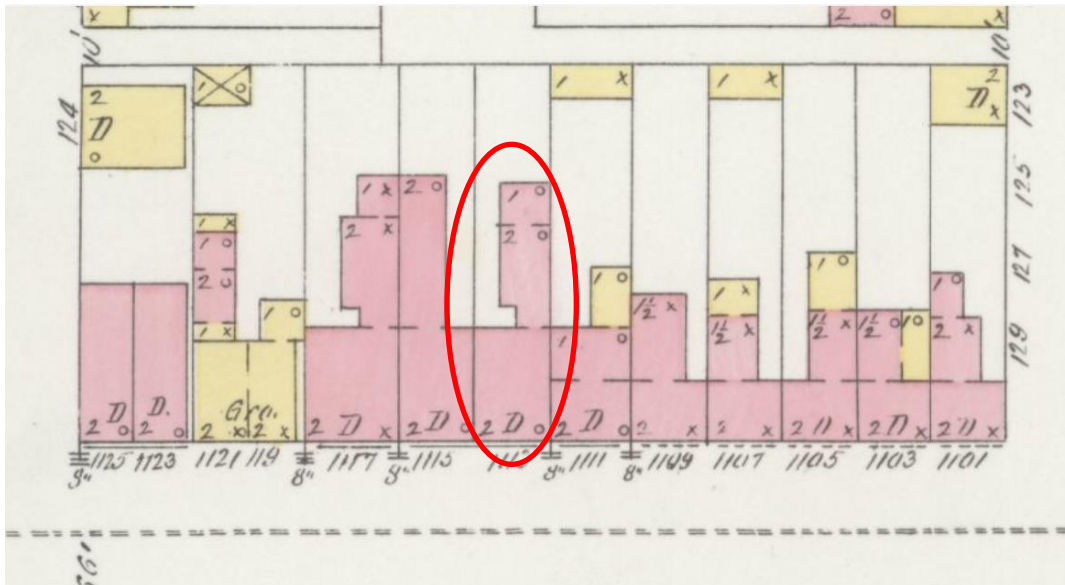


Figure 4 - 1896 Sanborn map

Previous BAR Approvals

The BAR approved alterations to the façade on 6/11/1969 and a permit to demolish and alterations on 5/4/2004, BAR2004-00096 & BAR 2004-00097.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met in this case and the Permit to Demolish/Capsulate should be granted. The building is considered an Early (built before 1934) structure in the Old and Historic Alexandria District, however, most of historic fabric

to be demolished is limited to the rear elevations and will not compromise the integrity of the main block. The materials and workmanship of the affected portions could be reproduced today.

Certificate of Appropriateness

According to the *Design Guidelines*, “As a general rule, the Boards favor contextual background buildings which allow historic structure to maintain the primary visual importance.” Furthermore, “It is not the intention of the Boards to dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsible to the needs and tastes of the late 20th century while being compatible with the historic character of the districts.”

Staff has no objection to the construction of a one-story addition on the side of the existing rear ell. The addition will be functionally not visible from the public way and will not detract from the historic character of the main historic building or the historic district. Furthermore, the Board routinely approves changes on the rear elevations of historic buildings to accommodate a more modern and functional interior layout as tastes and technology evolve. The existing rear elevations do not exhibit a high level of design or architectural detail as well.

The *Guidelines* state that “Fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround.” Furthermore, “Masonry fences and walls of brick or stone are generally appropriate throughout the historic districts.” Staff has no objection to the proposed rear brick wall and gate since it complies with the *Guidelines* and zoning ordinance.

Even though the *Guidelines* state that “In the Old and Historic Alexandria District, awnings of rigid materials such as plastic or metal are strongly discouraged,” staff has no objection to the proposed metal awning over the French doors on the one-story addition north elevation since it will be functionally not visible from the public alley behind. Similarly, the proposed skylights will be functionally not visible, therefore, staff has no objections as well.

However, staff recommends the applicant to work with staff to select an appropriate screen for the proposed HVAC split proposed to be installed on the north elevation, second story of the two-story rear ell since it will be minimally visible from the alley and screening is required by the zoning ordinance.

With the conditions discussed above, staff recommends approval of the project with note to the recommendations of Alexandria Archaeology

STAFF

Marina Novaes, 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

- F-1 Per section 6-403(B)(2), the required screening for the rooftop AC unit may be waived or modified “if the board finds such requirement to be architecturally inappropriate.”
- F-2 Proposed 1-story rear addition, window alterations, AC unit, 6-foot fence, and gate comply with zoning.

Code Administration

- C-1 Building permit is required for review.

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)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction 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 a continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate the 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 in *Historic Alexandria Virginia Street by Street*, James Harris built the houses at 1113, 1115, and 1117 Prince St. around 1818. George Carlin later owned the property in the 1830, sold it to Benedict Milburn, a local potter, in 1838 and it was then occupied by William Reynolds in the late 1830s. The property may contain significant archaeological evidence about the growth and development of Alexandria in the first half of the nineteenth century.
- R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2022-00251 & 2022-00264: 1113 Prince Street

BAR Case # _____ Docket #8 & 9

BAR #2022-00251 & BAR #2022-00264

Old and Historic Alexandria District

June 15, 2022

ADDRESS OF PROJECT: 1113 Prince Street

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

TAX MAP AND PARCEL: 074.01-04-24

ZONING: RM

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business (Please provide business name & contact person)

Name: Robert B & Jane J Wallace

Address: 1113 Prince St.

City: Alexandria

State: VA

Zip: 22314

Phone: 202-302-1328

E-mail: Rbruce.wallace@icloud.com

Authorized Agent (if applicable): Attorney Architect _____

Name: Robert Bentley Adams, AIA

Phone: 703-626-0767

E-mail: bud.adamsarchitects@gmail.com

Legal Property Owner:

Name: Robert B & Jane J Wallace

Address: 1113 Prince St.

City: Alexandria

State: VA

Zip: 22314

Phone: 202-302-1328

E-mail: Rbruce.wallace@icloud.com

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

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

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning fence, gate or garden wall HVAC equipment shutters
 - doors windows siding shed
 - lighting pergola/trellis painting unpainted masonry
 - other _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Encapsulate portions of the rear, west facing side yard "dog-leg", alter four existing windows into cased openings, Construct a new one story infill addition in the "dog-leg" area. Remove existing rear fence at north alley property line and construct a new brick wall with wooden gate. Infill small portion of east facing rear property line with matching brick wall as the new alley wall. Add small canopy over existing north facing french door at rear kitchen.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

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

Printed Name: Robert Bentley Adams

Date: May 16, 2022



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 1113 Prince St. RM
 Street Address Zone

A2. 2,000.00 x 1.50 = 3,000.00
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	660.00	Basement**	660.00	B1. 3,445.00 Sq. Ft. Existing Gross Floor Area*
First Floor	1,052.00	Stairways**	208.00	B2. 1,437.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor	925.00	Mechanical**	82.00	B3. 2,008.00 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	658.00	Attic less than 7'***	337.00	Comments for Existing Gross Floor Area <div style="border: 1px solid gray; height: 40px; width: 100%;"></div>
Attic		Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***	150.00	
Lavatory***	150.00	Other**		
Other**		Other**		
B1. Total Gross	3,445.00	B2. Total Exclusions	1,437.00	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	0.00	Basement**		C1. 189.60 Sq. Ft. Proposed Gross Floor Area*
First Floor	189.60	Stairways**		C2. 150.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor		Mechanical**		C3. 39.60 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor		Attic less than 7'***		
Attic		Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***	150.00	
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	189.60	C2. Total Exclusions	150.00	

D. Total Floor Area

D1. 2,047.60 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3,000.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 706.00 Sq. Ft.
Existing Open Space

E2. 700.00 Sq. Ft.
Required Open Space

E3. 706.00 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: Robert Bentley Adams

Date: May 16, 2022

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. Robert B & Jane J Wallace	1113 Prince St	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 _____ (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. Robert B & Jane J Wallace	1113 Prince St	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.

May 16, 2022
Date

Robert Bentley Adams, AIA
Printed Name

~ RBA ~ 
Signature

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
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 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
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- DEMOLITION/ENCAPSULATION
- SIGNAGE

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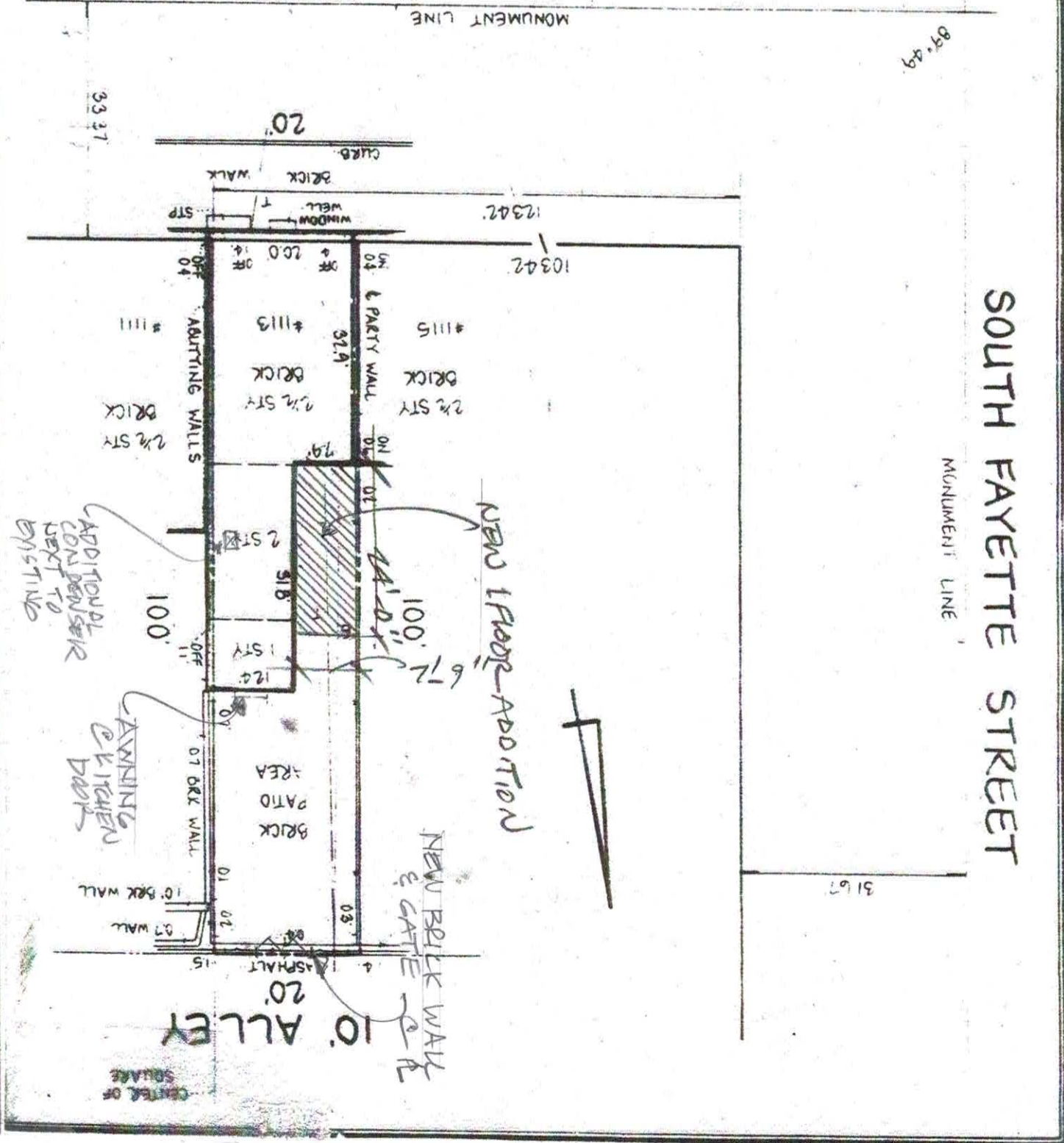
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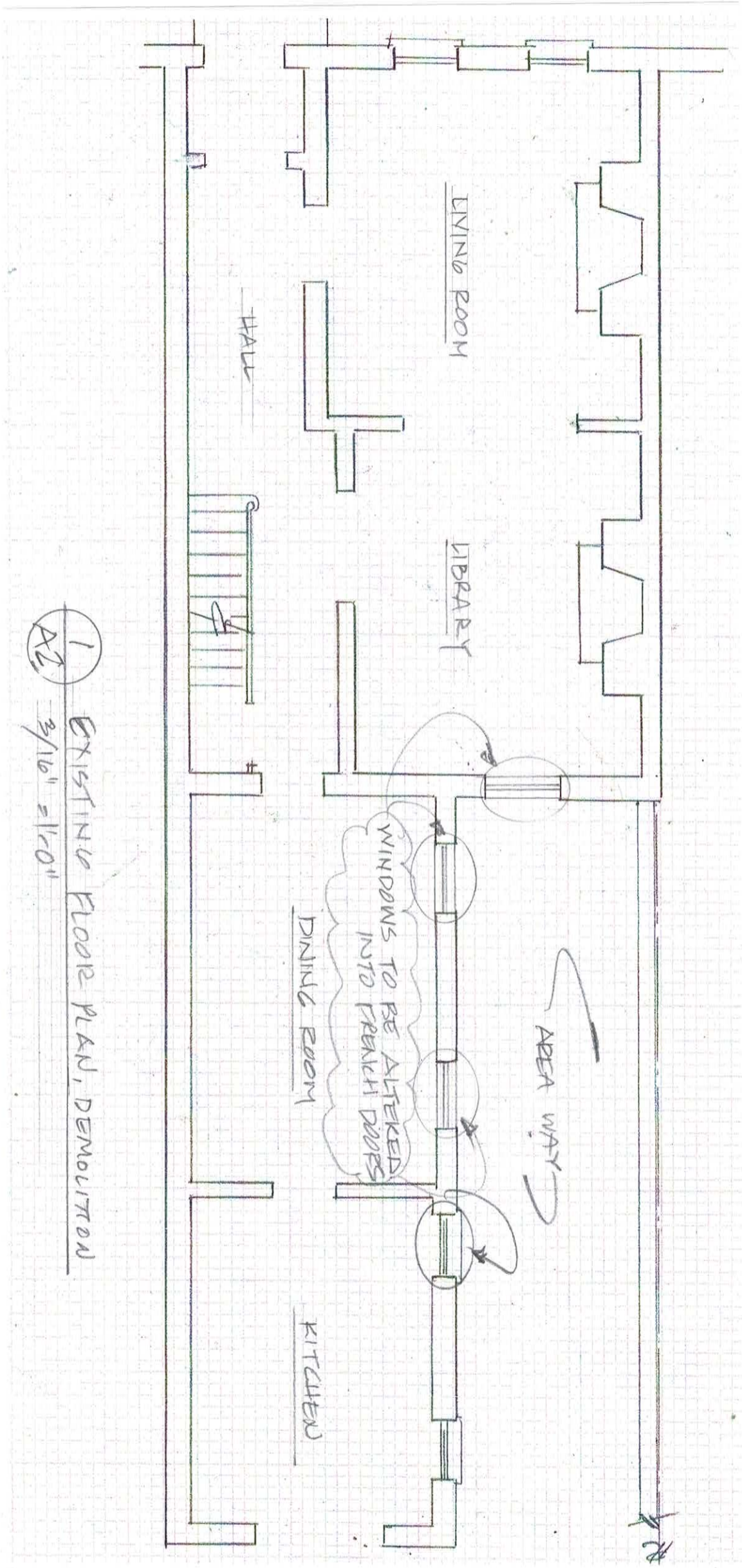
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- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

ALEXANDRIA SURVEYS, INC. 6343 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22306 703 660-6615 FAX 703-768 7764		I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS. KENNETH W. WHITE KENNETH W WHITE 1 S
CASE NAME: WALLACE	THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED.	

PRINCE STREET
PLAT
 SHOWING HOUSE LOCATION ON
 THE PROPERTY LOCATED AT
1113 PRINCE STREET
CITY OF ALEXANDRIA, VIRGINIA
 SCALE 1" = 20'
 SEPT 11 1992





A2.1

SHEET NUMBER

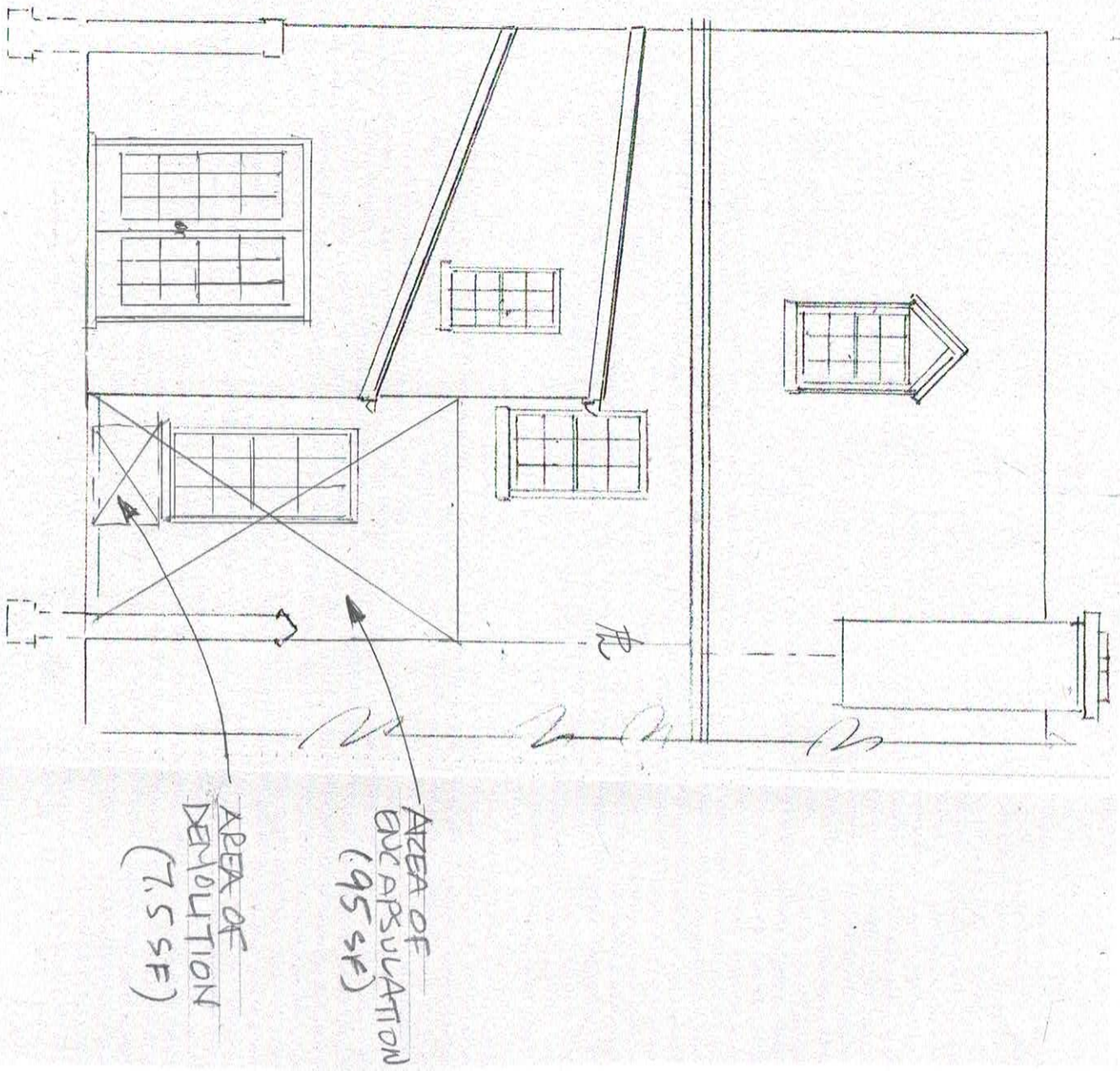
SHEET TITLE

DEMOLITION AND ENCAPSULATION PLANS

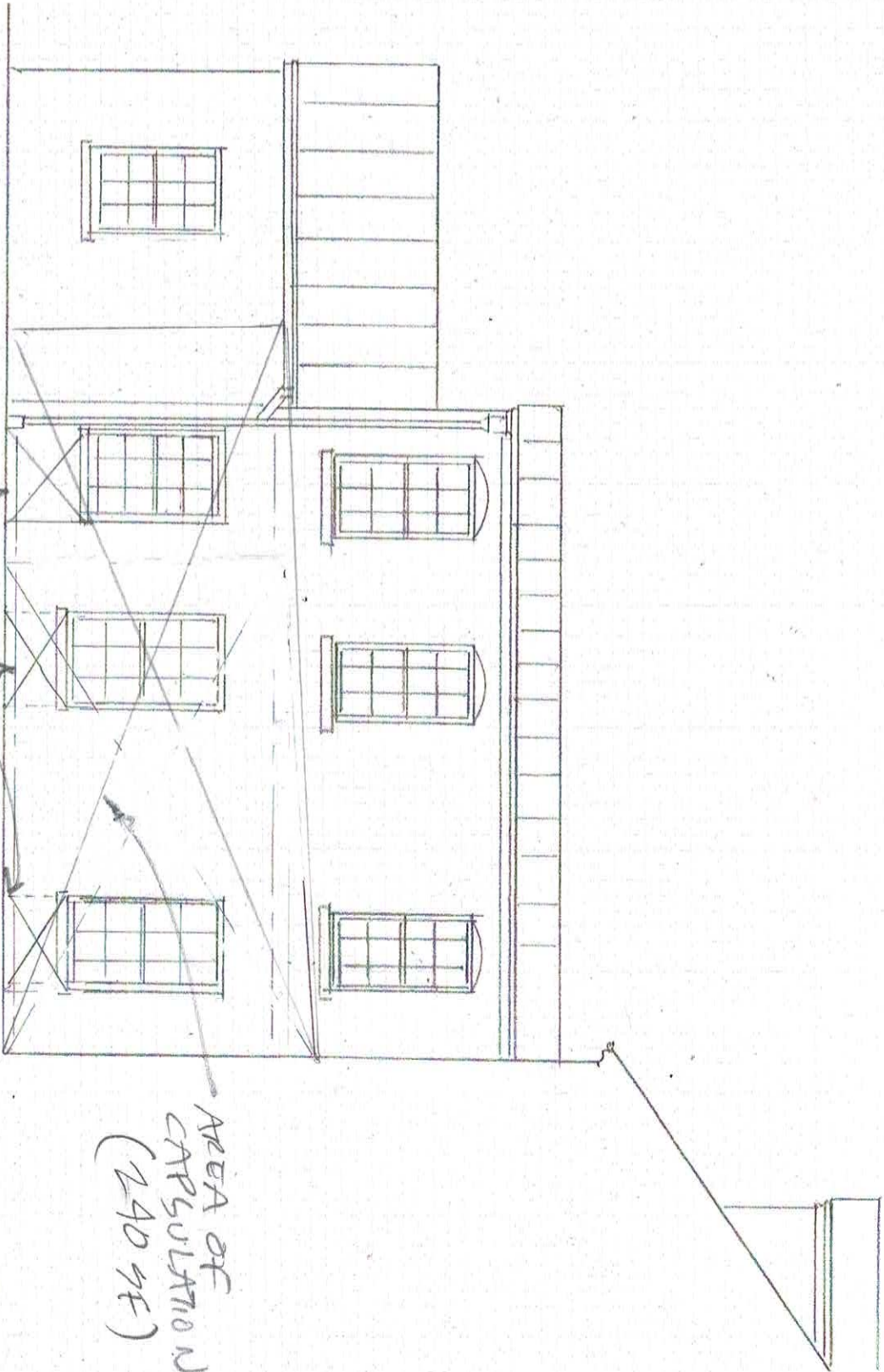
5.16.02
ISSUE DATE

WALLACE RESIDENCE
1113 PRINCE STREET
ALEXANDRIA VIRGINIA

ROBERT BENLEY ADAMS & ASSOCIATES P.C.
405 South Washington Street Alexandria, Virginia 22314
Tel. 703 549 0690 Fax. 703 549 3129

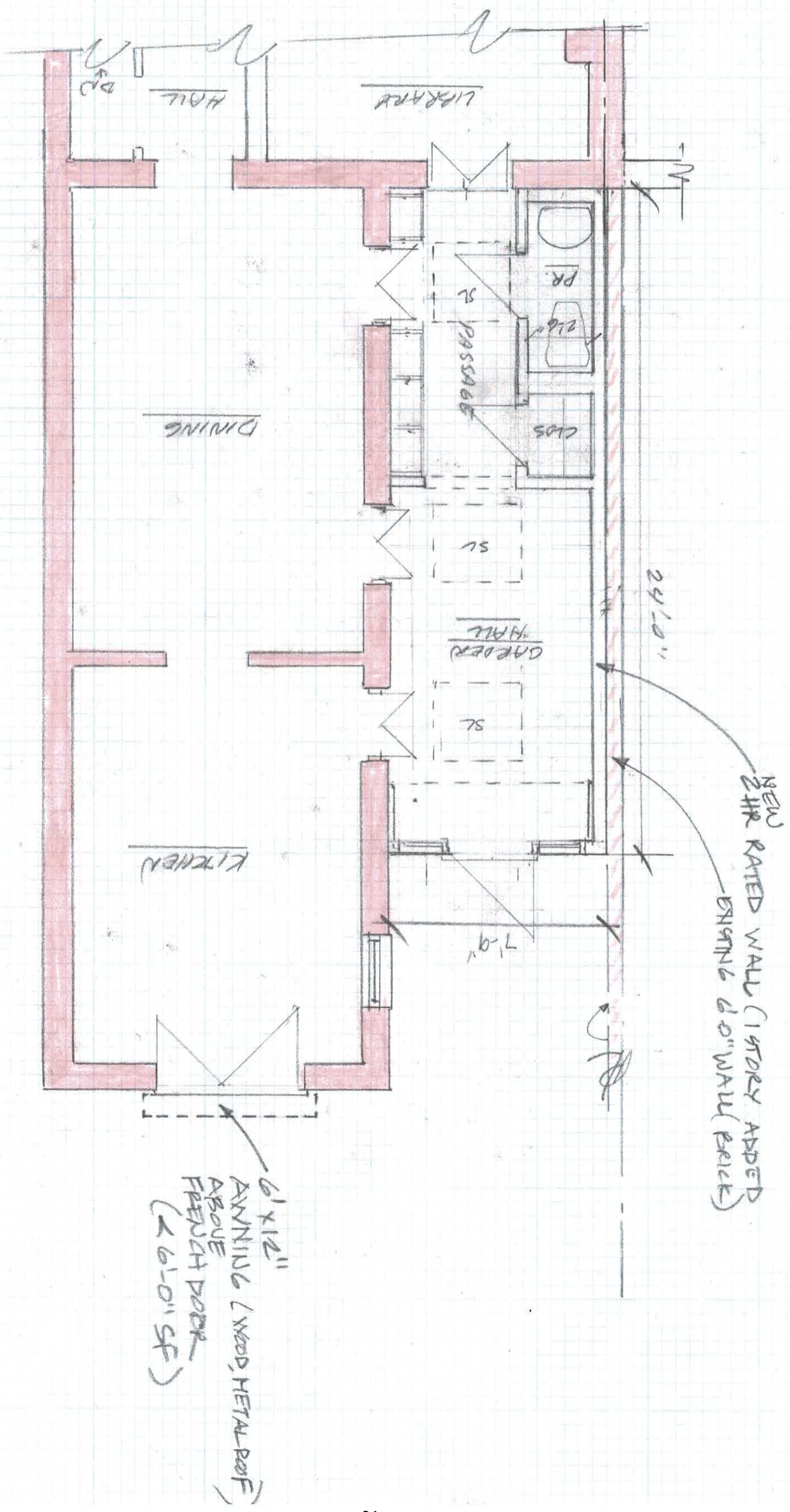


2 NORTH ELEVATION, EXSINKS, DEMO, & CAPSULATION
 A2.2 SC 3/16" = 1'-0"



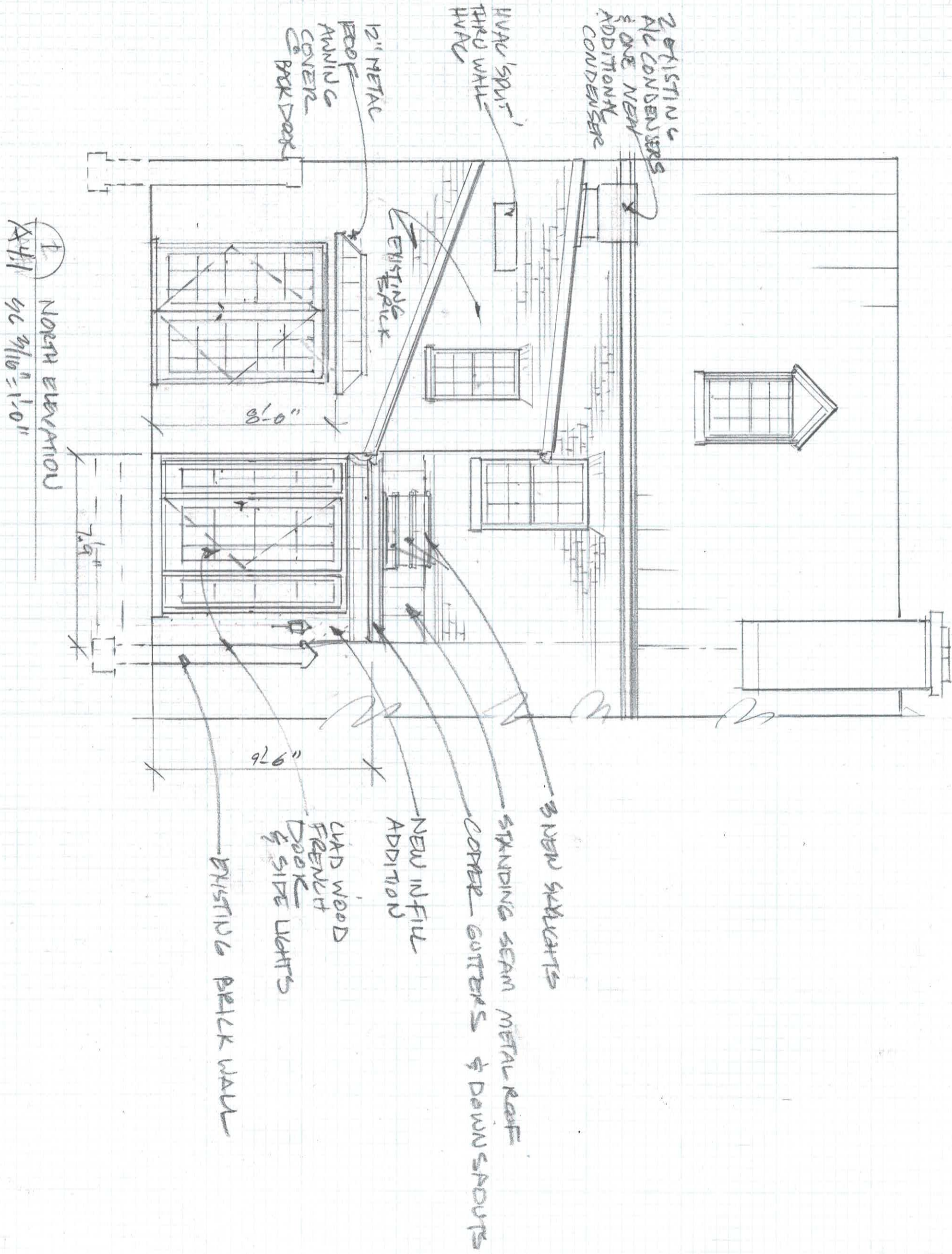
1 WEST ELEVATION, DEMO/CAPSULATION
 A2.2 SC 3/16" = 1'-0"

2
A3 1ST FLOOR PLAN - NEW WORK
SC: 1/4" = 1'-0"



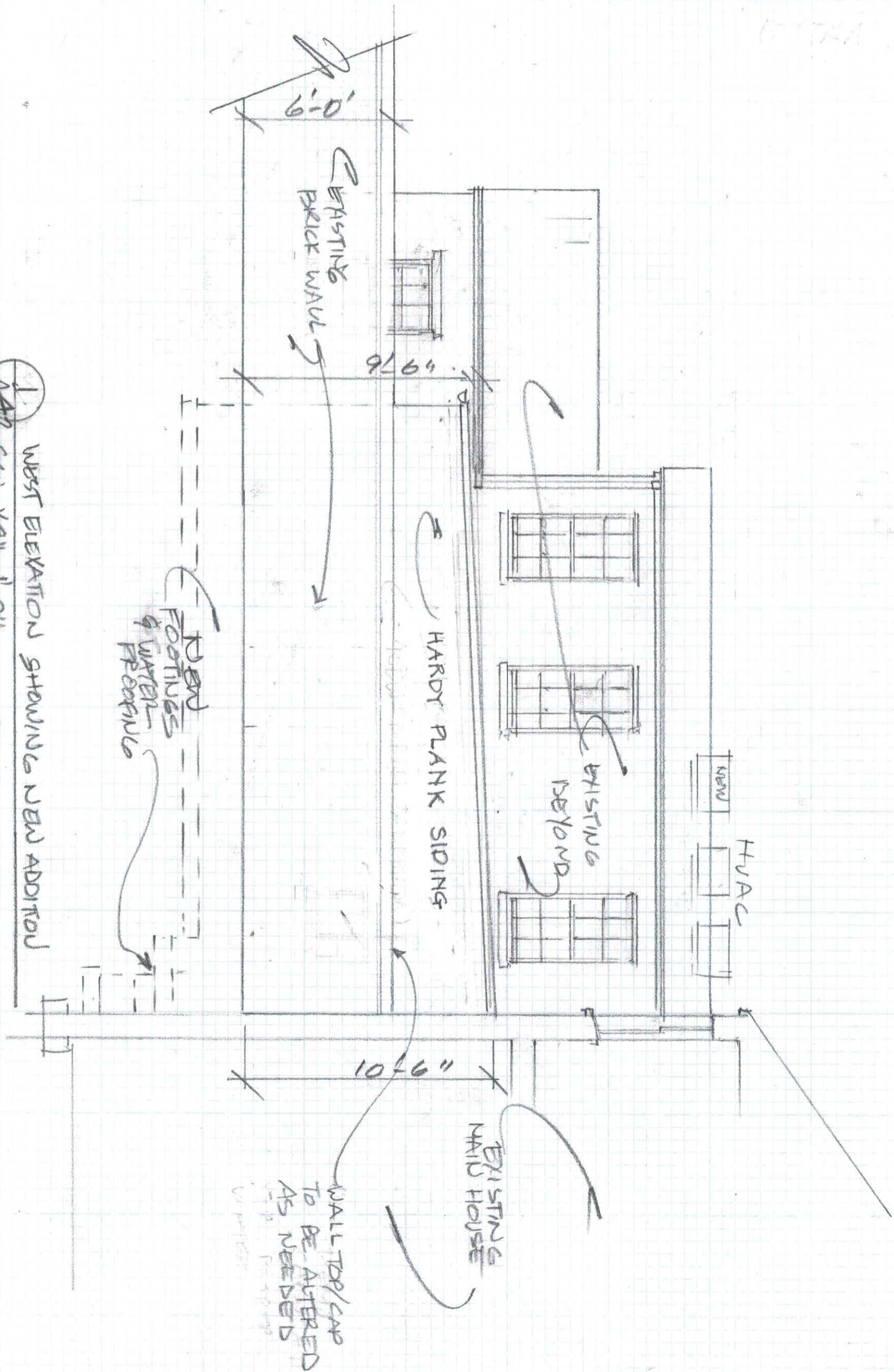
NEW RATED WALL (1 STORY ADDED)
BRINGING 6'-0" WALL (PRICE)

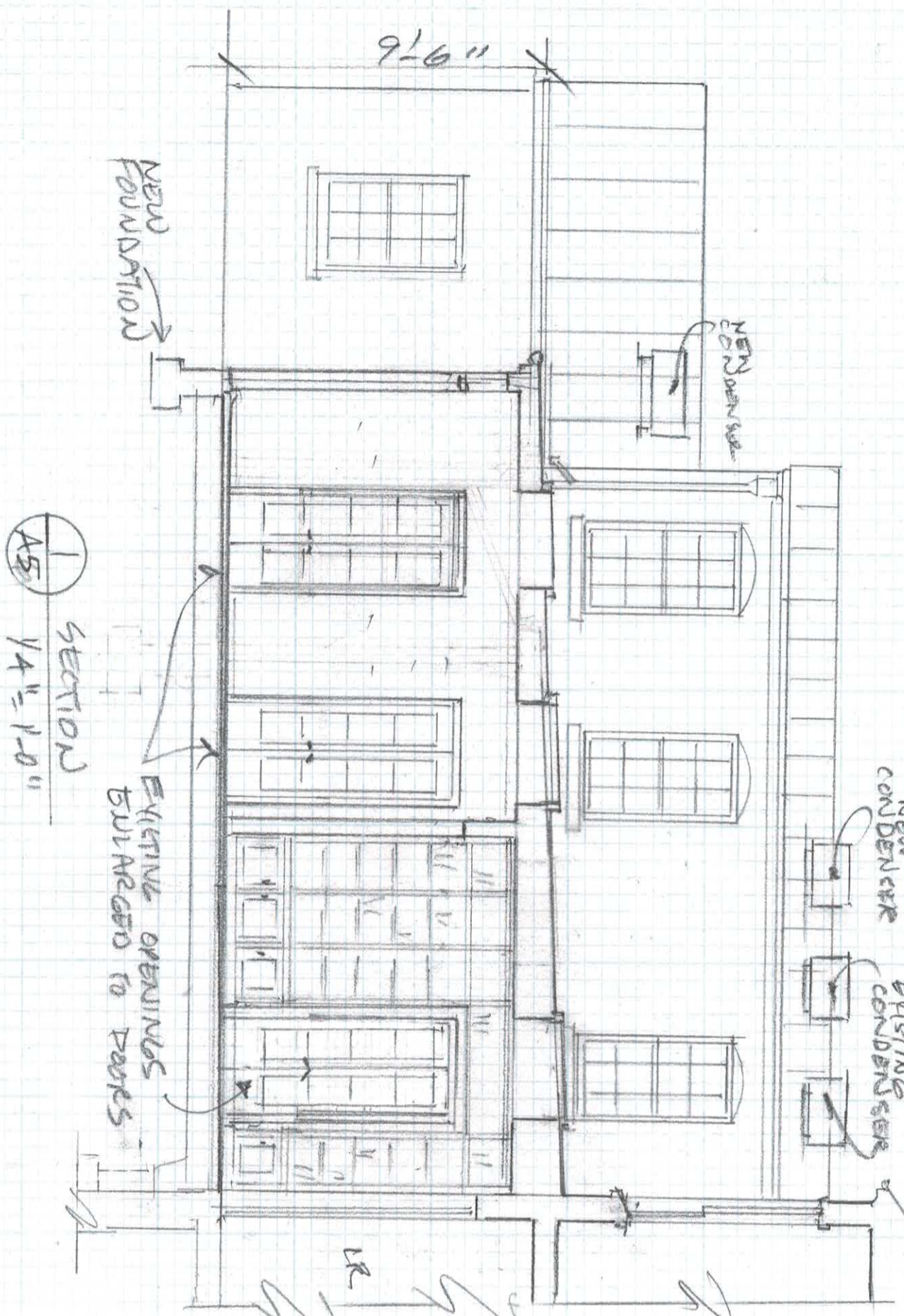
6' x 12"
ANNULAR (WOOD, METAL ROOF)
ABOVE
FRONT DOOR
(6'-0" SF)



1
 NORTH ELEVATION
 A4.1 9/6 9/16" = 1'-0"

WEST ELEVATION SHOWING NEW ADDITION
 1/4" = 1'-0"





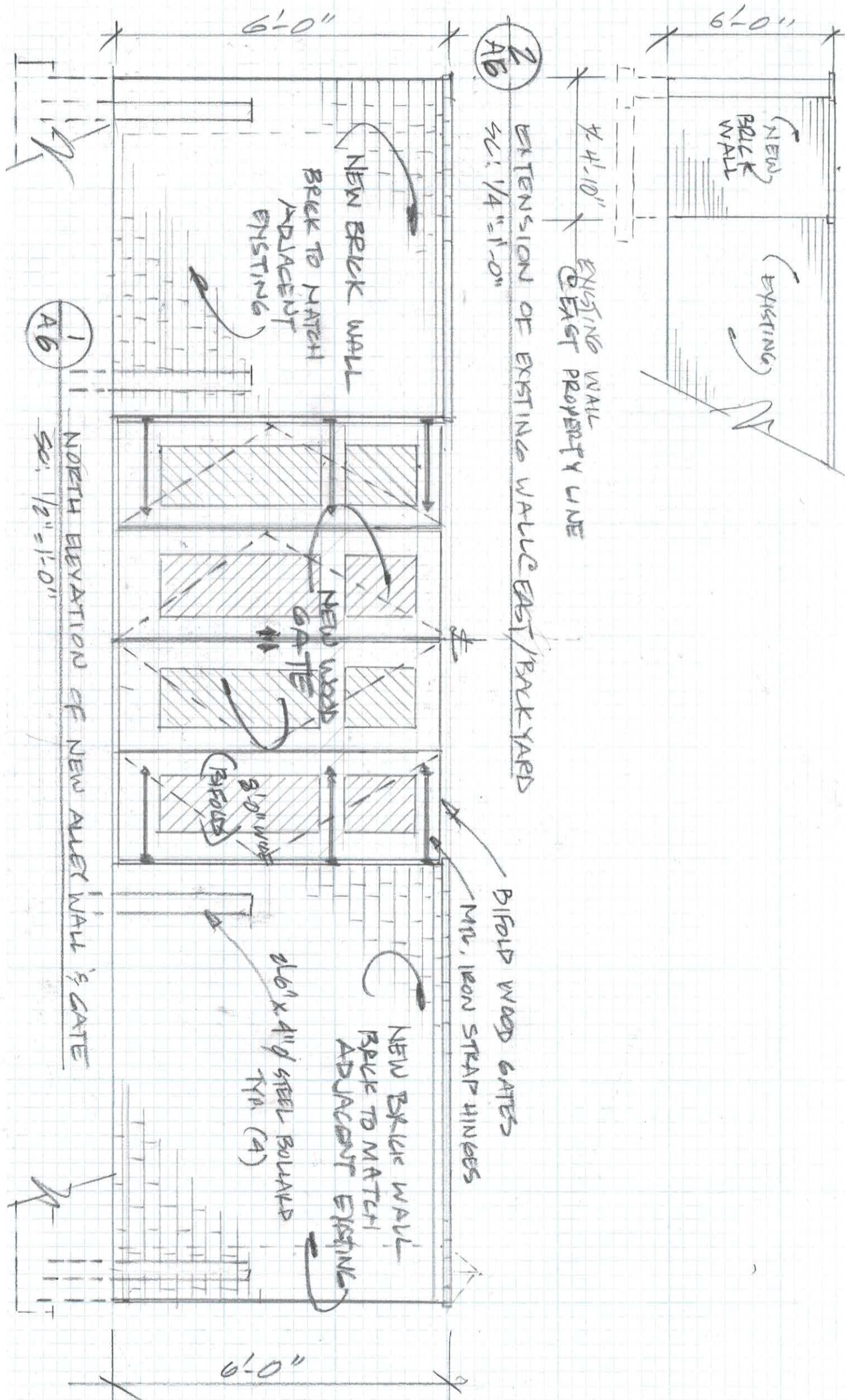
A5
SECTION
14" = 1'-0"

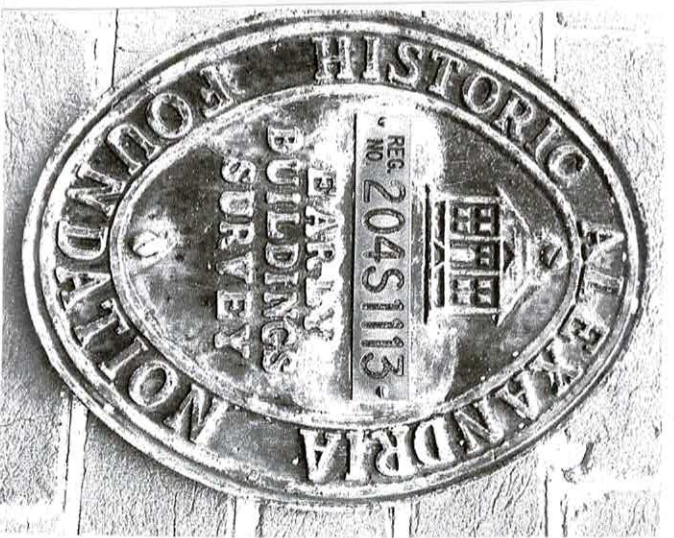
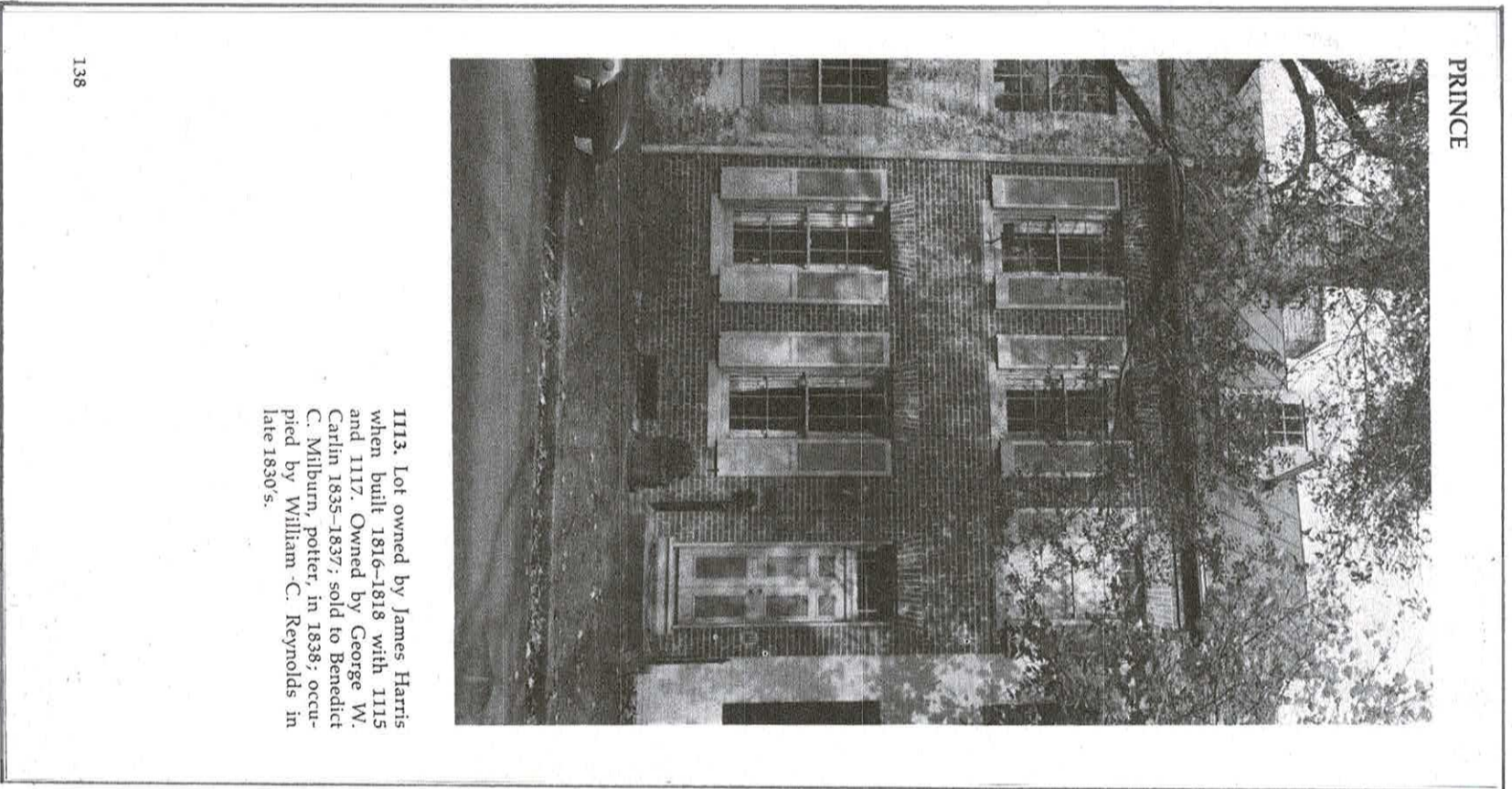
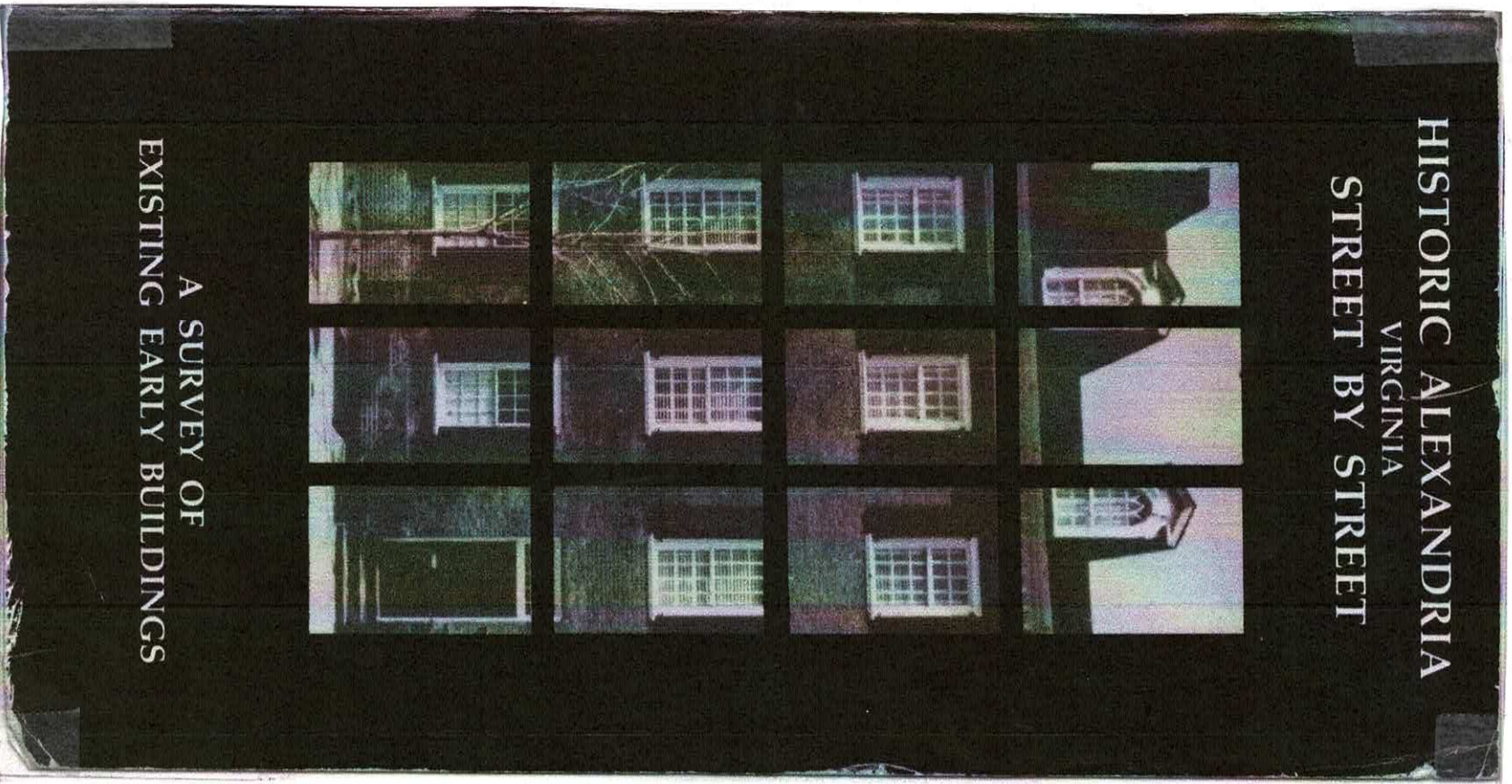
EXISTING OPENINGS
BUILT UP TO DOORS

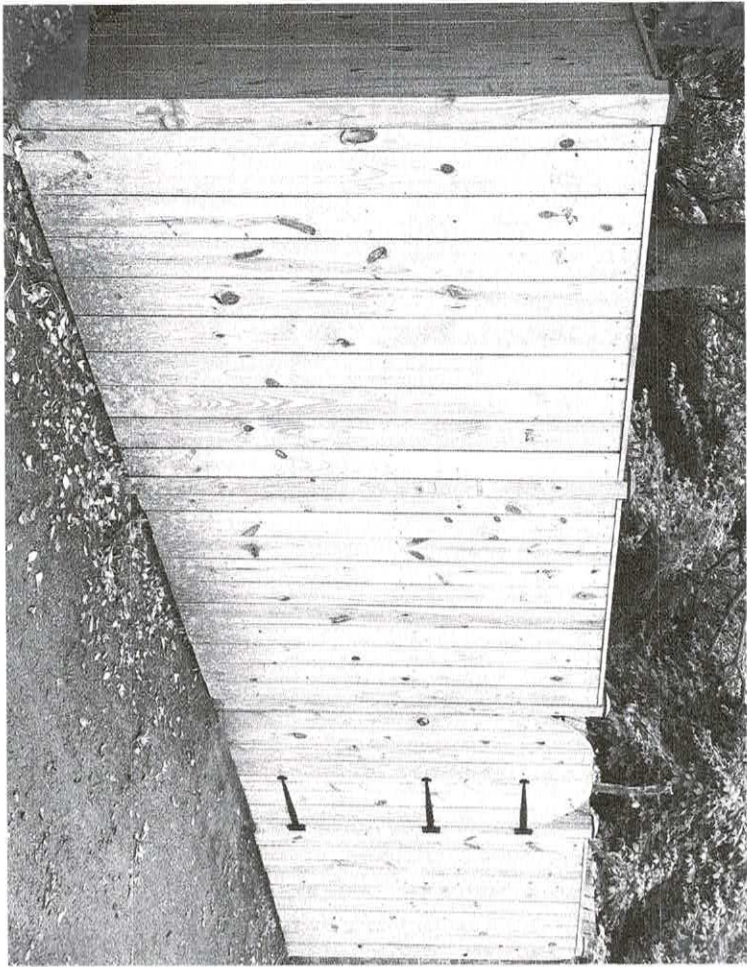
NOTE:
ELECTRIC SERVICE
TO BE UNDERGROUND

NOTE:
MR-116 RECESSED
LIGHTING

NEW
CONDENSER
EXISTING
CONDENSER



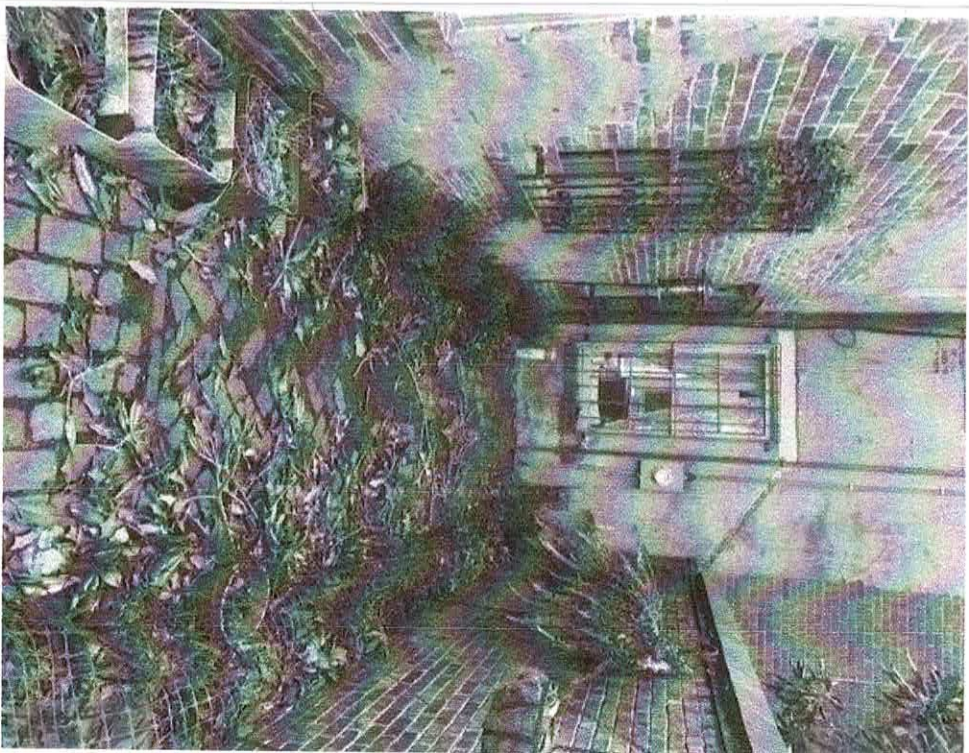




EXISTING TEMPORARY
WOOD FENCE & GATE
NORTH PROPERTY LINE
@ ALLEY



EXISTING NORTH
ELEVATION

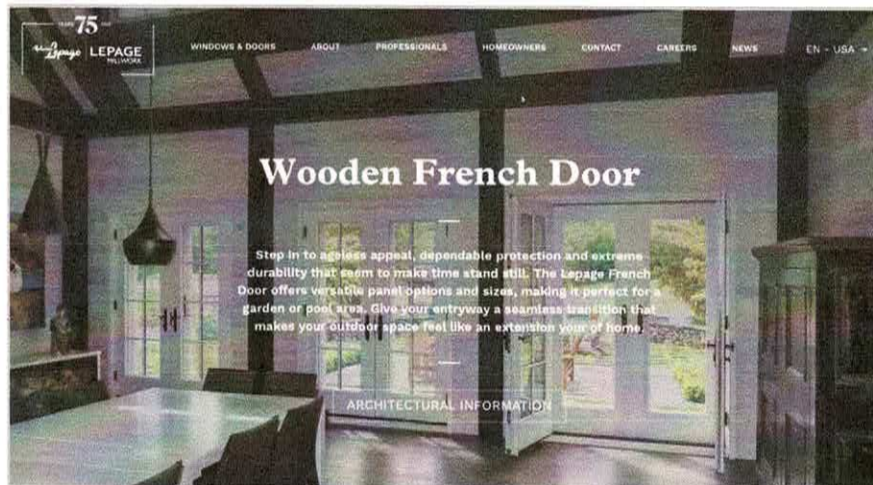
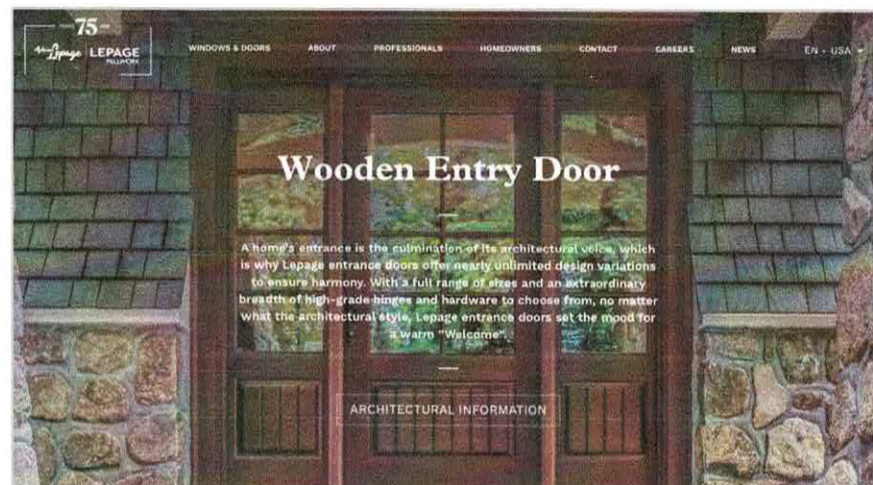


EXISTING "DOG-LEG"
AREA TO BE
INFILLED
(ONE STORY ADDITION)

Board of Architectural Review (BAR) Application
427 North Saint Asaph Street

WOOD WINDOWS & DOORS


- Window & Doors: LePage Millwork <https://www.lepagemillwork.com/en-us/>



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427 North Saint Asaph Street

ROOFING

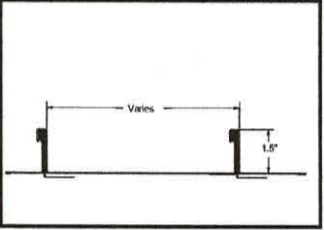
- Metal Roofing System: Standing-seam factory-finished metal roofing [Metal Roofing Systems | Firestone Building Products](#)



TECHNICAL INFORMATION SHEET

UNA-CLAD™ UC-3

Item Description
Standing Seam Panel for Architectural Metal Roofing



Product Information

Description:
Firestone UNA-CLAD UC-3 Roofing Panel is a factory formed double-lock, architectural standing seam metal roof panel that provides a traditional look and utilizes mechanical seaming to enhance the architect's design needs. The UC-3 roofing panel allows the designer to design or specify various radius roof profiles. The minimum slope requirement for a Firestone Red Shield™ Warranty is 3:12.
NOTE: For warranty requirements below 3:12, please contact Building System Advisor.

Method of Application:

1. A smooth, solid substrate of plywood, OSB, or a rigid insulation board mechanically attached to a steel deck is recommended for the Firestone UC-3 metal roof panel.
2. Firestone UC-3 panels must be installed in a sequential order.
3. Application of a Firestone approved underlayment prior to panel installation is recommended.
4. Panels must be locked in the field by a mechanical seamer.

NOTE: Install assembly according to Firestone Metal Design and Application Guides found on the Firestone website. Follow approved installation details.

Storage:

- Firestone metal panels should be stored in a well ventilated, dry place where no moisture can contact them. Moisture (From rain, snow, condensation, etc.) trapped between layers of material may cause water stains or white rust, which can affect the service life of the material and will detract for the appearance.
- If outdoor storage cannot be avoided, protect the panels with a ventilated canvas or waterproof paper cover. Do not use plastic, which can cause condensation. Keep the material off the ground in an inclined position with an insulator such as wood.
- Storage of end-use materials with protective film applied to the surface should be:
 - Less than six months with masking applied (warehouse storage and outdoor exposure combined).
 - Stored in an enclosed building or holding facility.
 - Wrapped/packaged to prevent exposure to direct UV, water, oils or other contaminants.
 - Protective film may become brittle with long term UV exposure.
 - Maintained in an environment within a temperature range of 45 to 90°F (7 to 32°C) and 20 to 80% relative humidity.

Precautions:

- Oil canning is not a cause for rejection. Heavier gauges, narrower widths, striations, and embossing minimize oil canning.
- Ensure the mechanical seamer is properly adjusted prior to field seaming to reduce the risk of seam damage.
- Firestone recommends a minimum bend radius of 2T. Anything less than a 2T bend radius can cause crazing to the material.
- Sealant for end laps and lap joints shall be non-drying, non-toxic, and non-shrinking with a serviceable temperature of -60 to 212 °F (-51 to 100 °C).

Firestone Building Products | Sales: (800) 428-4442 | Technical (800) 428-4511 | www.firestonebpco.com02/07/2022

TIS 2003
Page 1 of 3

Board of Architectural Review (BAR) Application
427 North Saint Asaph Street

ROOFING

- Roof Drainage: Copper gutters & downspouts
https://www.bergerbp.com/media/2027/berger_copperchoice.pdf



BERGER THE COPPER CHOICE™
 QUALITY BUILDING PRODUCTS SINCE 1874

HALF ROUND GUTTER CUSTOM SIZES AVAILABLE		MITERS OUTSIDE INSIDE		K GUTTER CUSTOM SIZES AVAILABLE	
HR ACCESSORIES D END PIECE, 3" WB POP OUTLET, WF "F" OUTLET, 8 SLIP JOINT, CUSTOM OUTLETS, C END CAP		ORNATE CONDUCTOR HEAD SIZES: 3", 4", & 5"		K ACCESSORIES K END PIECE, K END CAP, WIRE STRAINER, K SLIP JOINT	
SHANKS #6 PLATE, #10, #11, #12, #25, EXTENSION SHANK		HANGERS CROSSBAR HANGER, SNAP STRAP ON HANGER, J BRACKET		CUSTOM HANGER 5" HIDDEN, HIDDEN W/ SCREW, 6" HIDDEN, SPIKE & FERRULE	
ROUND DOWNSPOUT PLAIN: 3", 3", 4", 5", 6", CORROGATED: 3", 4", 5", 6"		SLOPED EAVE BOX OPEN OR CLOSED TOP EAVE BOX		SQUARE DOWNSPOUT 4 X 5, 2 X 3, 3 X 4	
DIVERTERS		FLASHING, TRIM AND EDGING RIDGE ROLL, V VALLEY, W VALLEY, "C" STYLE, "T" STYLE, "E" STYLE, "F" STYLE		DRIVES & PIPE FASTENERS CONDUCTOR BRACKET, UNIVERSAL BAND, PIPE CLEAT, ORNAMENTAL COND BAND	
Freedom Gray Copper		GUTTER GUARDS HINGED, DROP-IN, GUTTER SPOON		SNOW GUARDS #100 SHOE, LOOP, MULLANT #100, #100 ASSEMBLY, #95 ASSEMBLY, MULLANT #200, PRO 100 ASSEMBLY	

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