

ADDRESS OF PROJECT: 628 N. Washington St.

TAX MAP AND PARCEL: 054.04-14-05 ZONING: OC

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS
[X] PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Waiver of vision clearance requirement and/or yard requirements in a vision clearance area)
(Waiver of rooftop HVAC screening requirement)

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

Name: Skip (H.) Maginniss, Maginniss+del Ninno Architects pc.

Address: 209 Commerce St.

City: Alexandria State: VA Zip: 22314

Phone: 703-548 0460 E-mail: smaginniss@mdnarch.com

Authorized Agent (if applicable): [X] Attorney [ ] Architect [ ]

Name: Daniel Bucca Phone: 1-202 756 8612

E-mail: dbucca@mwe.com

Legal Property Owner:

Name: NOWA PROPERTY, LLC

Address: 8208 Treebrooke Lane

City: Alexandria State: VA Zip: 22308

Phone: 703 402-9442 E-mail:

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

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

NATURE OF PROPOSED WORK: Please check all that apply

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

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

The proposed work to the front of the building includes cleaning and repainting the facade green and the trim gray, demolition and reconstruction of the brick stair and steps to the lower level, replacement of the bay window and the windows on the second floor and returning the front door to its original appearance. The new stair will be a concrete open stair with black steel stringers connecting to the concrete steps by a black railing. The 6/6 windows are to be replaced with 1/1 single-hung windows. The bay window will be replaced with a Jeld-Wen Tradition Plus Wood Bay Window.

The proposed work to the rear end of the building is to repair the porch, balcony and railing by replacing the deteriorated members with new wood elements. The windows on the side and rear end of the building on the first and second floor are to be replaced with 1/1 single-hung windows to match the existing. The window at the lower level will be replaced with a wood awning window. All doors on the rear side are to be replaced with wood panel doors to match the existing.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

**Demolition/Encapsulation :** All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.

- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

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

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

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

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

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

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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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: Marilisa del Ninno

Printed Name: Marilisa del Ninno

Date: 3/16/15

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Maginniss + del Ninno Architects pc.	209 Commerce St. Alexandria, VA 22314	0%
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 ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

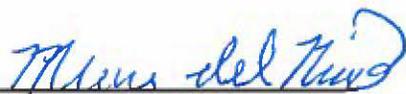
Name	Address	Percent of Ownership
1. NOWA PROPERTIES LLC	8208 Treebrooke Lane, Alexandria VA 22308	100%
2.		
3.		

**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.

03/16/15                      Marilisa del Ninno                        
 Date                              Printed Name                              Signature

Project:

628 N.  
Washington St.

EXISTING ELEVATIONS

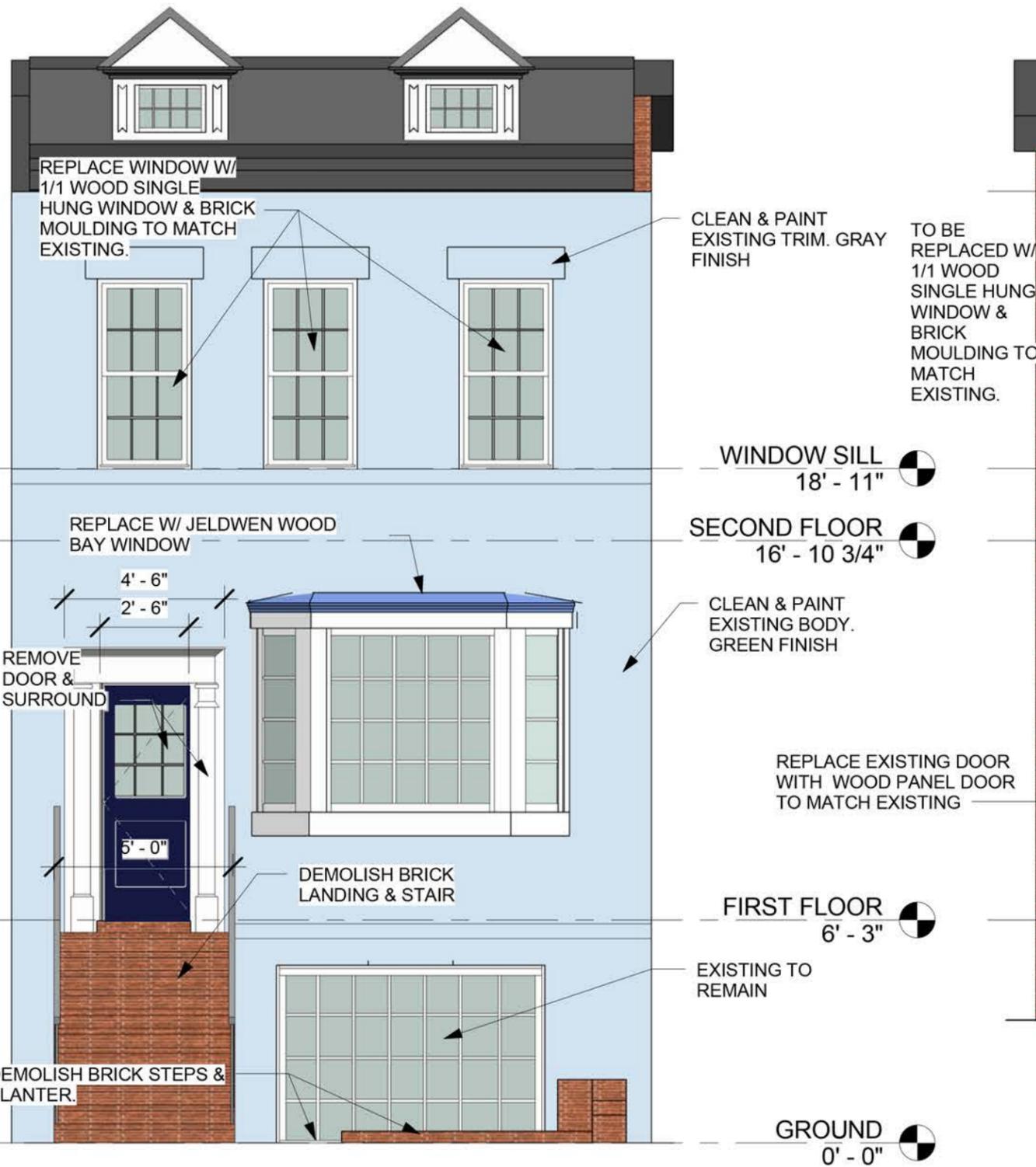
Title

Date 03/16/15

Project No. 140220

Drawing No.

ASK1

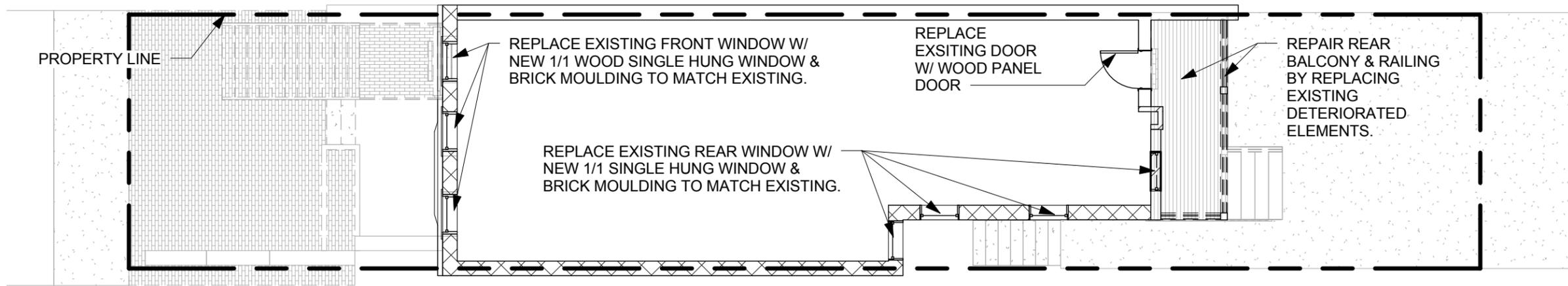


1 WEST ELEVATION  
ASK1 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION- EXISTING  
ASK1 SCALE: 1/4" = 1'-0"

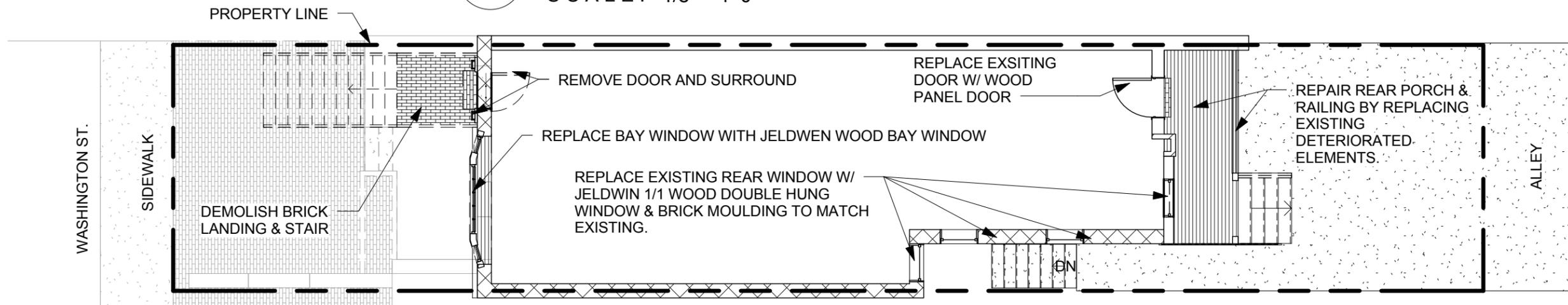
Project:



3  
ASK2

### SECOND FLOOR-EXISTING & DEMO

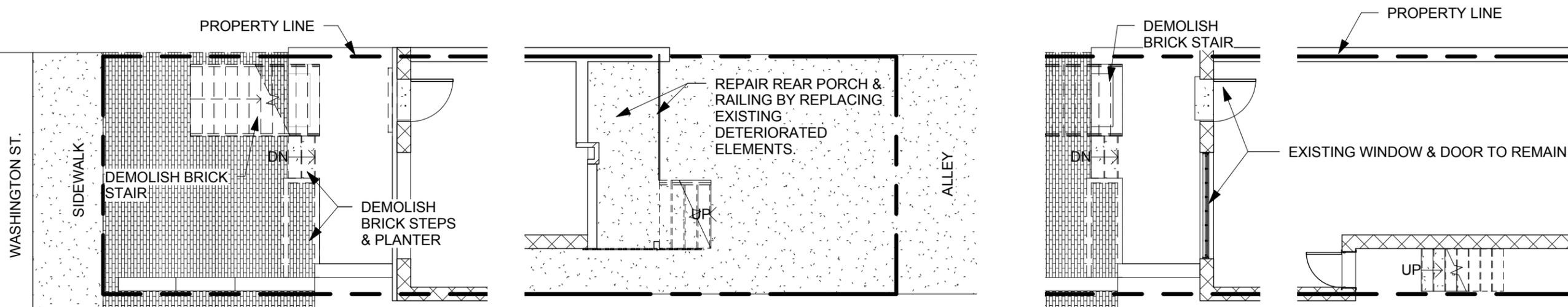
SCALE: 1/8" = 1'-0"



2  
ASK2

### FIRST FLOOR PLAN - EXISTING & DEMO

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



1  
ASK2

### GROUND FLOOR PLAN- EXISTING & DEMO

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

4  
ASK2

### LOWER LEVEL- EXISTING & DEMO ASK2

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

628 N.  
Washington St.

EXISTING & DEMO PLANS

Title  
Date 03/16/15  
Project No. 140220  
Drawing No.

Project:

628 N.  
Washington St.

ELEVATIONS- NEW WORK

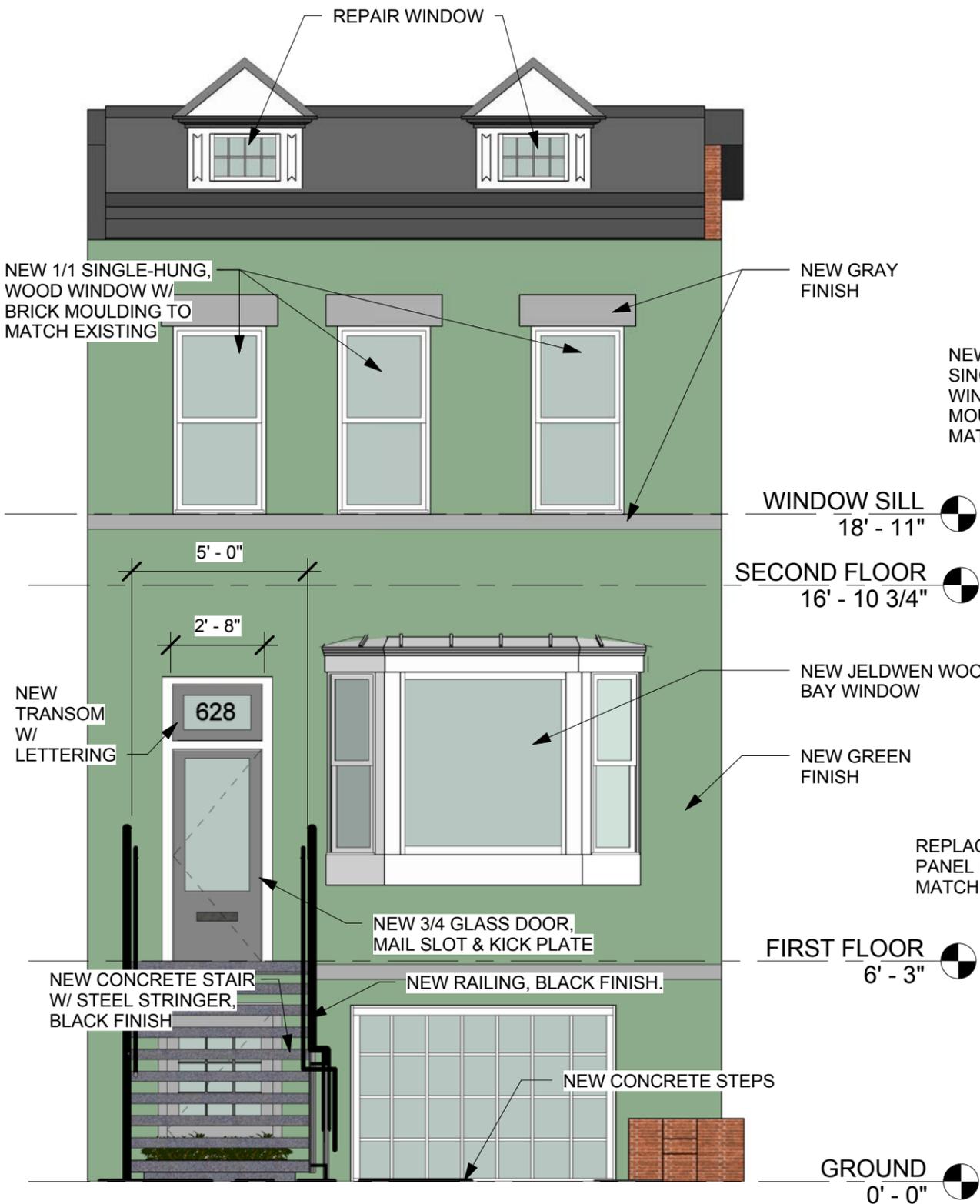
Title

Date 03/16/15

Project No. 140220

Drawing No.

ASK3

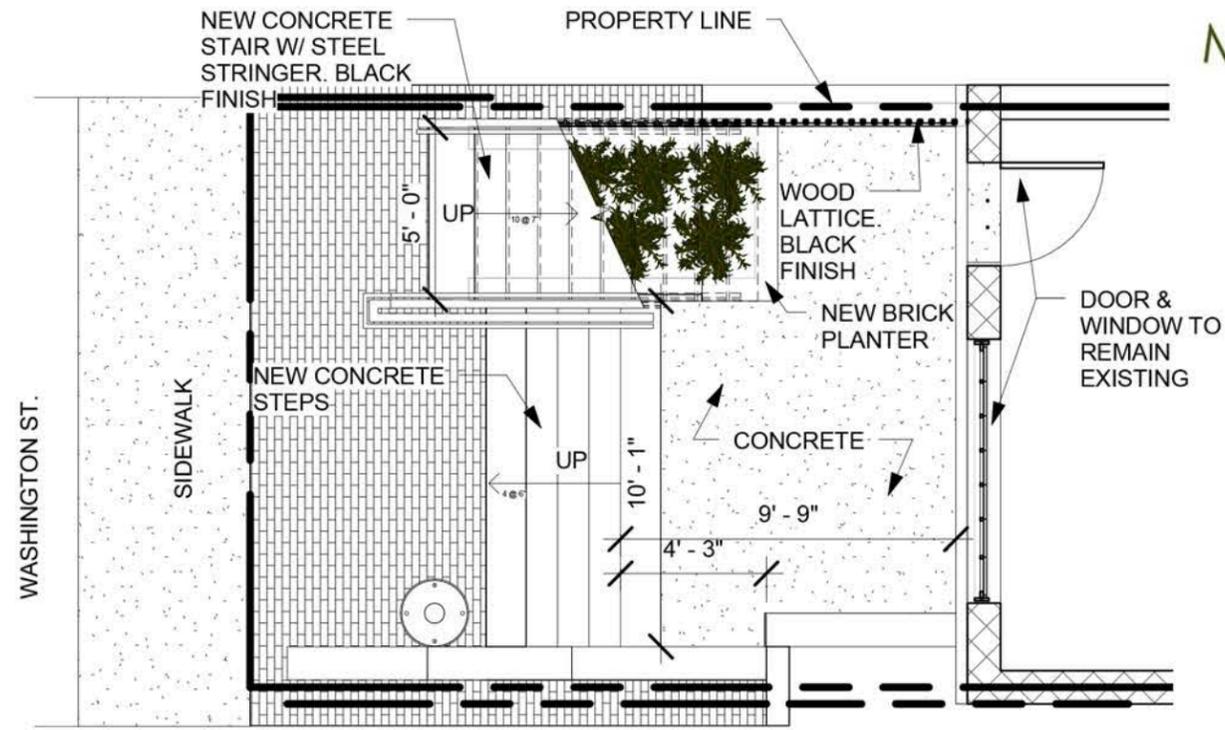


1 WEST ELEVATION- NEW WORK  
ASK3 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION- NEW WORK  
ASK3 SCALE: 1/4" = 1'-0"  
8

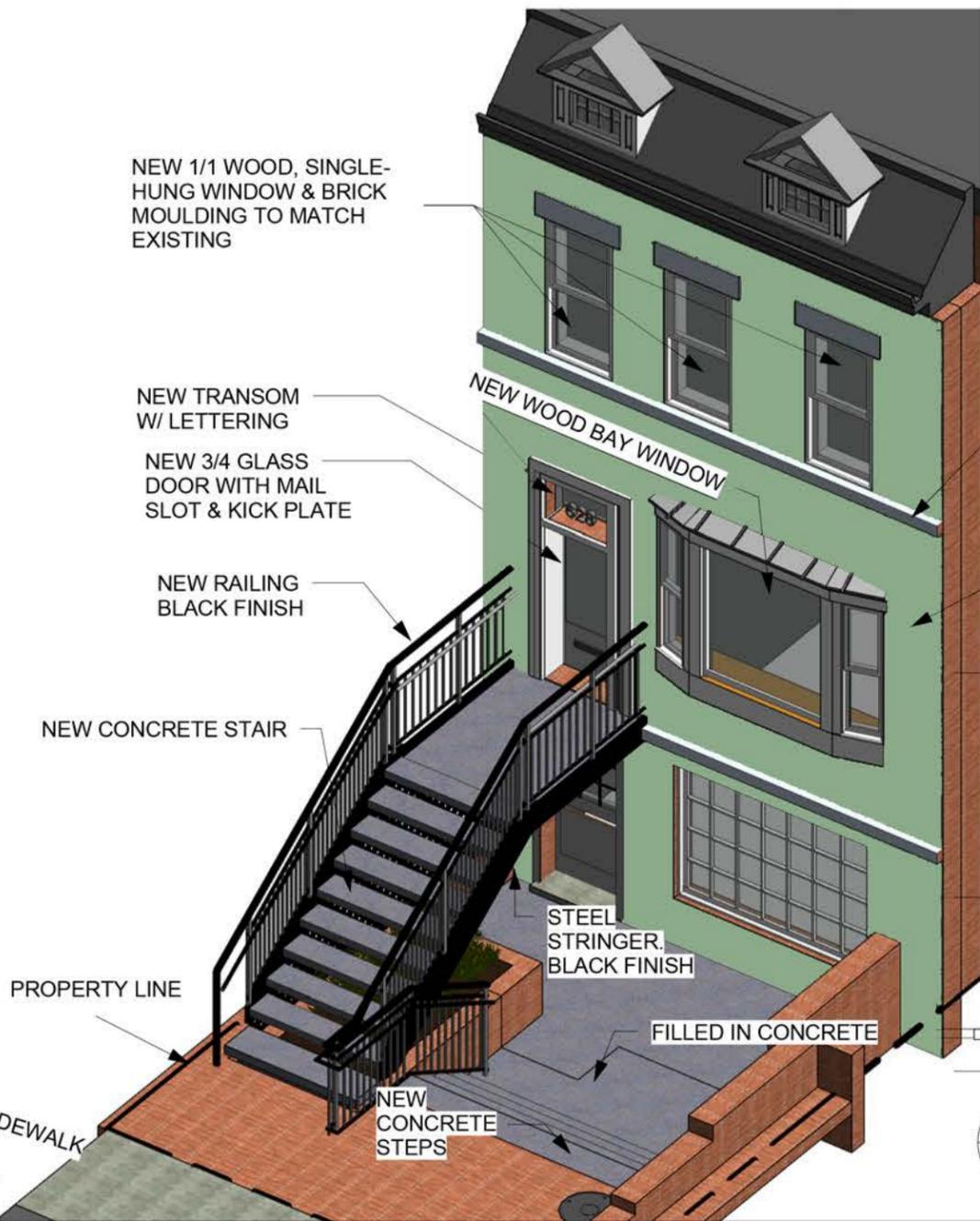
Project:



1  
ASK4

## GROUND FLOOR PLAN- NEW WORK

SCALE: 3/16" = 1'-0"



CLEANED & PAINTED TRIM. GREY FINISH

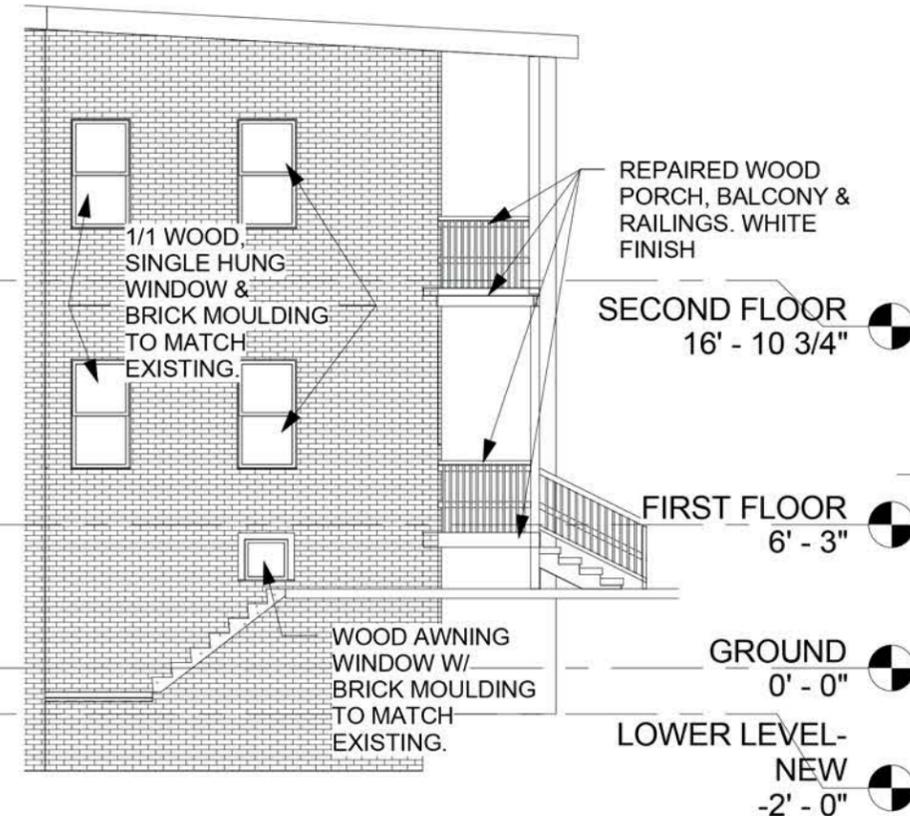
CLEANED & PAINTED BODY. GREEN FINISH

WOOD LATTICE. BLACK FINISH

2  
ASK4

## SOUTH- NEW

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



628 N.  
Washington St.

3D MODEL, PLAN & SIDE ELEVATION

Title  
Date 03/16/15  
Project No. 140220  
Drawing No.

ASK4



## TRADITION PLUS WOOD BAY WINDOW

Like 1

Share

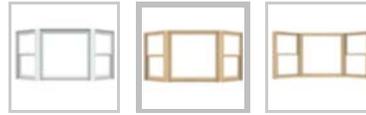
+ ADD TO MY PROJECT + PRINT



Options

Model

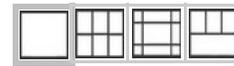
Wood Exterior



Price Range: \$\$

Grille Designs

No Grille



Wood Options

Primed Pine



Options

Build & Installation

Tech Documents

extends a room outward. Built from AuraLast® Wood (Pine) and available in 9 clad colors and ENERGY STAR®.

### FEATURES

- **Custom Capabilities:** size, shape, glass, grille design
- **Color Options:** 9 clad exterior colors, 10 wood interior finishes
- **Wood Options:** pine exterior and interior
- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- **Glass Options:** energy efficient, protective, textured, tinted, decorative
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **ENERGY STAR® Qualified Options:** yes
- **Sustainable Solutions:** AuraLast® Wood (pine) with reduced VOCs is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites

### HAVE A QUESTION?

Our customer service team is happy to assist you



CONTACT US

BACK TO TOP

### RELATED PRODUCTS

## Energy Performance



Pella products offer the energy-efficient options that will meet or exceed ENERGY STAR® guidelines in all 50 states.<sup>1</sup>



Pella's InsulShield® energy-saving technology can make a major difference in your home's comfort and energy use.

- [View NFRC Energy Ratings for All Glass Types »](#)

## Pella Product Designer

You can design and visualize this window right now on your computer screen.

## Architect Series® Single-Hung Window Options \*

### Materials

Architect Series products offer four exquisite wood types to enhance your home's design.

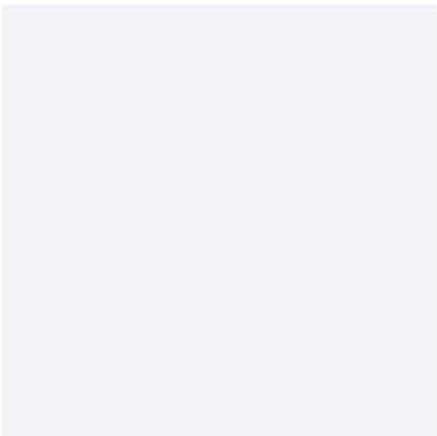
Unfinished Pine



### Interior Finishes

Pella wood products can arrive factory- prefinished in your choice of eight beautiful stain colors or three paint colors. Primed, ready-to-paint interiors are also available.<sup>2</sup> [More Details »](#)

Prefinished Paint- White



## Exterior Finishes

Low-maintenance Exteriors. Your windows and patio doors arrive with Pella's low-maintenance EnduraClad® or EnduraClad Plus<sup>3</sup> exterior finish in the color of your choice. The finish resists fading and help protect the exterior for years. [More Details »](#)

Classic White



## Grille Patterns

Grilles give the appearance of individual window panes. Pella offers many grille patterns to help enhance your home's architectural style.

None



## Energy Performance



Pella products offer the energy-efficient options that will meet or exceed ENERGY STAR® guidelines in all 50 states.<sup>1</sup>



Pella's InsulShield® energy-saving technology can make a major difference in your home's comfort and energy use.

- [View NFRC Energy Ratings for All Glass Types »](#)

## Pella Product Designer

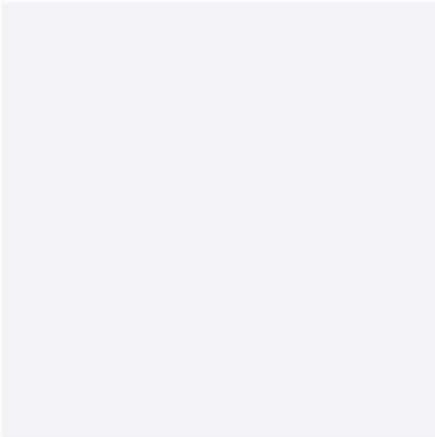
You can design and visualize this window right now on your computer screen.

### Pella® 450 Series Awning Window Options \*

#### Interior Finishes

Pella wood products can arrive factory-prefinished in your choice of eight beautiful stain colors or three paint colors. Primed, ready-to-paint interiors are also available. [More Details »](#)

Prefinished Paint- White



#### Exterior Finishes

Low-maintenance aluminum-clad exterior with our EnduraClad® protective finish. Resists fading and helps protect the exterior for years. Available in standard and custom colors. [More Details »](#)

White





### Grille Patterns

Grilles give the appearance of individual window panes. Pella offers many grille patterns to help enhance your home's architectural style.

None



•



[Back to Search Results](#)



[View Detailed Drawing](#)

## TRADITIONAL SASH

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501

**SERIES:** [Exterior French & Sash Doors](#)

**TYPE:** Exterior French & Sash

### MATCHING COMPONENTS

[Traditional Sash Sidelight \(1801\)](#)

### STANDARD FEATURES

[Available in Any Wood Species](#)

Available in Virtually Any Size

[Textured Glass Options](#)

Privacy Rating: 1

**Panels:** 3/4" Double Hip-Raised Panel

15

Profile: Ovolo Sticking  
Glass: 1/8" Single Glazed  
Caming: na

### UPGRADES

[Upgrade with UltraBlock® technology – 5-year warranty](#)

[View Insulated Glazing \(IG\) version](#)



WHERE TO BUY

### GET A QUOTE

*If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.*

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

WIDTH  HEIGHT

WOOD SPECIES

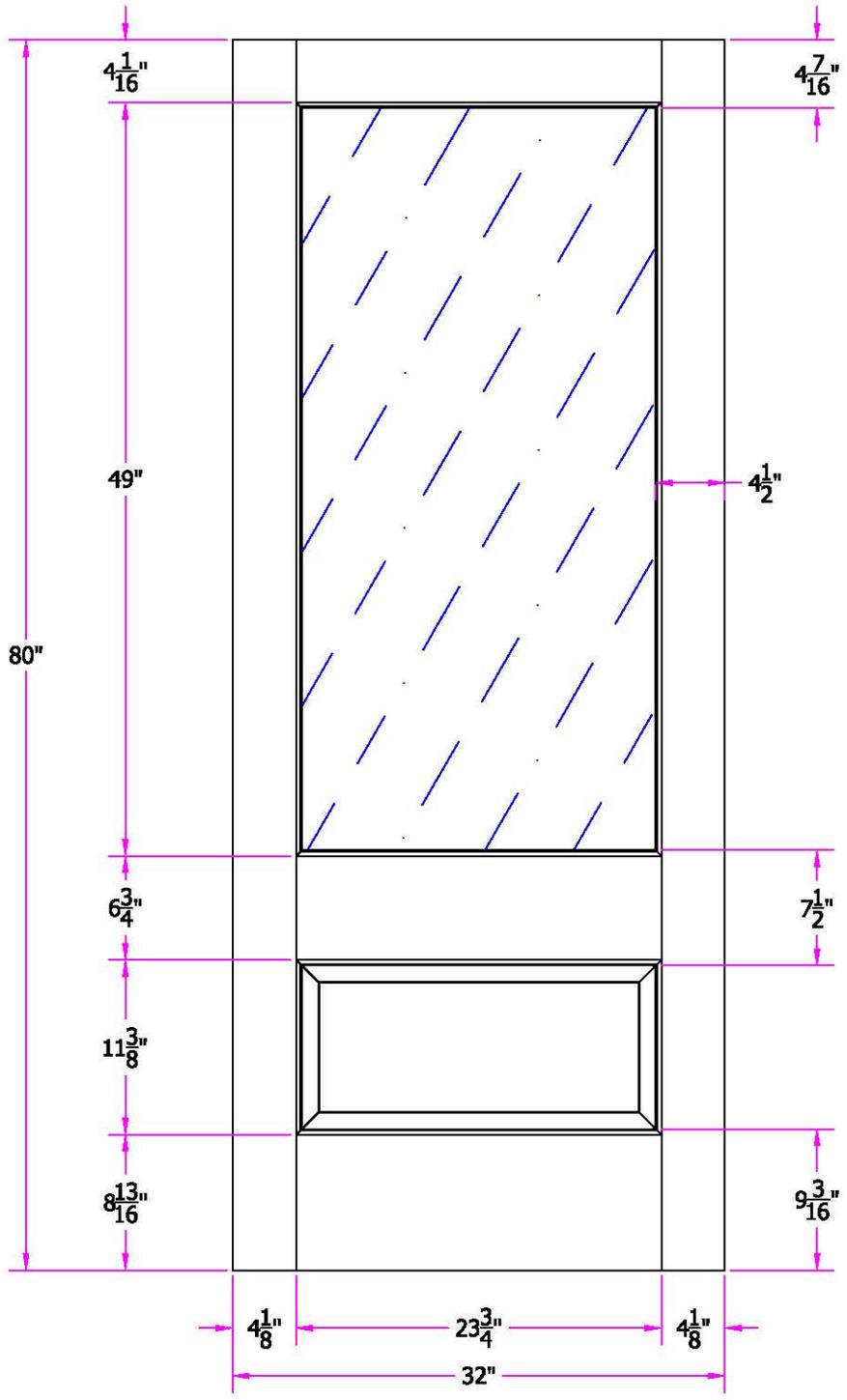
GLASS

#### UPGRADES

UltraBlock Technology

**REQUEST DEALER QUOTE**

Similar Doors:



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TITLE <b>501 2/8 x 6/8</b> <b>Customer Layout</b>			
DRAWING NO. <b>D-501-208-608-0300</b>			
LAYOUT <b>00</b>	SCALE <b>NTS</b>	BORE PATTERN # <b>23</b>	
DRAWN BY: <b>V.KEECH</b>		DATE <b>7-27-2011</b>	
<b>Simpson®</b>			

Revisions

Rev. #	Description	Date	by Whom



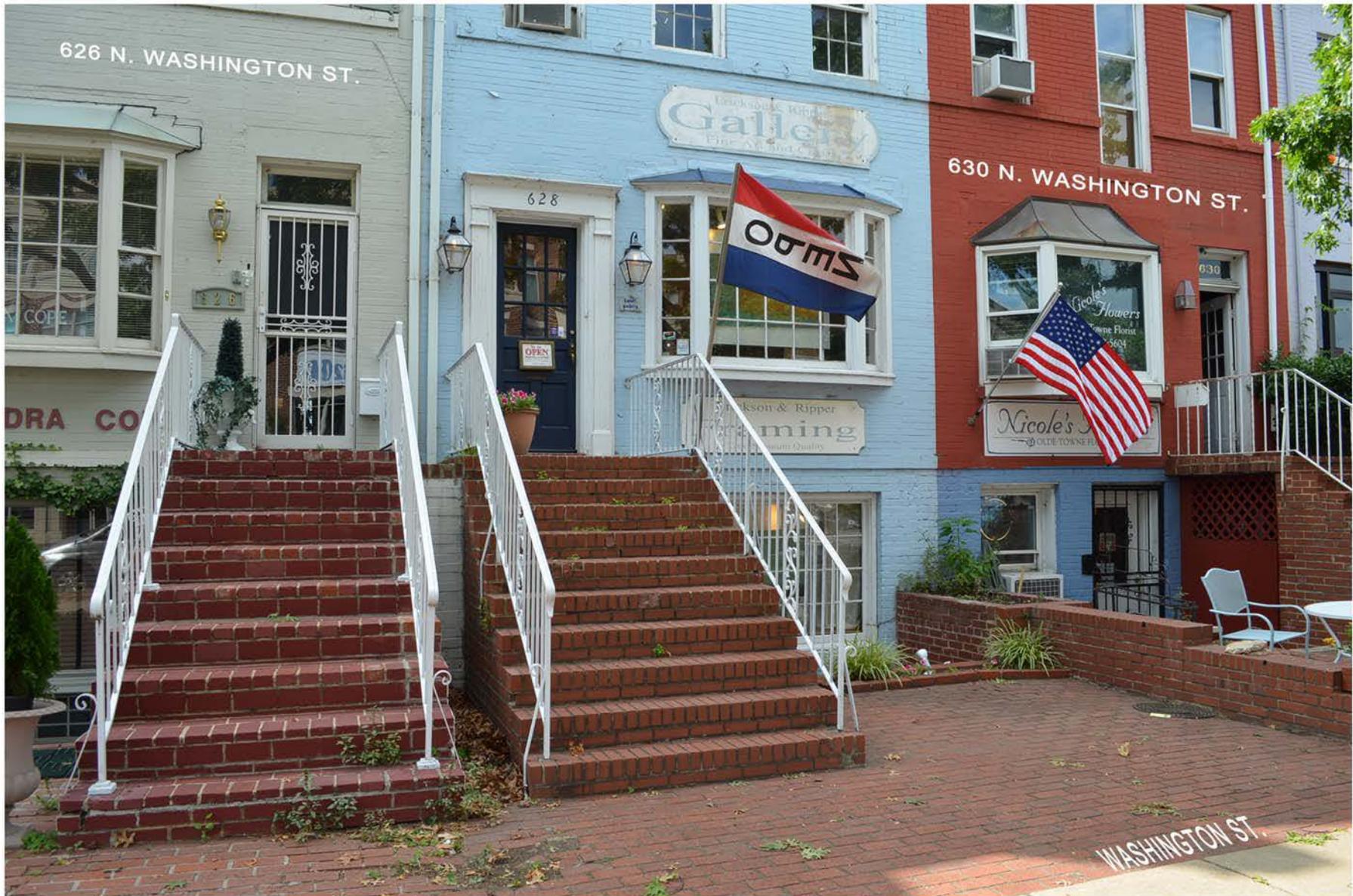
**VIEW OF EAST ELEVATION IN CONTEXT**

628 N. Washington St.  
628 N. Washington St. Alexandria, VA 22314



## VIEW OF EAST ELEVATION IN CONTEXT

628 N. Washington St.  
628 N. Washington St. Alexandria, VA 22314



**VIEW OF EAST ELEVATION**

628 N. Washington St.  
628 N. Washington St. Alexandria, VA 22314



## VIEW OF WEST ELEVATION

628 N. Washington St.  
628 N. Washington St. Alexandria, VA 22314



**BLOCK OF 628 N. WASHINGTON ST.**

628 N. Washington St.  
628 N. Washington St. Alexandria, VA 22314