

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

APPLICANT: Henry M TR and Ann K TR Handler

LOCATION: Old and Historic Alexandria District
427 North Saint Asaph Street

ZONE: RM/Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for the proposed addition with the following condition regarding the Zoning Compliance:

- F-2 There are slight inconsistencies in the plans showing the measurement of the chimney projection. Per Section 7-202(A)(4), chimneys cannot reduce the width of the side yard to less than 5.00 feet. The plans must be revised when submitting for building permit to show that the chimney is at least 5.00 feet from the south side yard property line.

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 #2022-00125 and BAR #2022-00130
427 North Saint Asaph Street



0 15 30 60 Feet

Alterations

The existing non-original door and surrounding trim at the west end of the south elevation will be replaced with a new wood and glass door, full height functional shutters, and a new lintel to match those on the adjacent windows.

The applicant is also proposing to replace the existing non original door on the south elevation of the ell that leads to the kitchen with a wood and glass door and sidelights. The opening will feature a wood head that is similar to the heads at the windows on the ell.

The applicant is proposing to modify the fence adjacent to the sidewalk by replacing the existing brick panels with metal pickets. A new metal fence with wood piers and a decorative antique gate will be installed along the south property line and perpendicular to the main block of the house.

Site context

The property is on the east side of North Saint Asaph Street and is the second property south of Oronoco Street. A nearby public alley leads to a private parking lot in the middle of the block. The open porch and the south elevation of the addition will be visible from North Saint Asaph Street due to the open area between 425 and 427 North Saint Asaph Street. A portion of the east elevation will be visible from Oronoco Street above the neighboring structure's fence (Figure 2).



Figure 2: View of subject property from adjacent streets

II. HISTORY

According to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, the property at 427 North Saint Asaph Street was “Built by James H. Wilkinson to whom the heirs of Sarah Griffith daughter of the Reverend David Griffith, sold the lots in 1868 for a total of \$400. In December 1894, 429 sold at public auction to John S. Beach for \$1,800. In August 1883, 427 sold to James Duncan for \$920.”

Properties at both 427 and 429 North Saint Asaph Street appear on the 1896 Sanborn Map with the current configuration of the main block and the rear ell as it appears today. The 1877 Hopkins map clearly shows structures on the two properties at that time, but it is difficult to tell if both the main block and the rear ell were in place. Given that the lots were sold in 1868 and structures appear on the property in 1877, staff believes that at least the main block of the structure dates to sometime **between 1868 and 1877**. It is possible that the rear ell was in place at that time, but we know that it was constructed by the publication of the 1896 Sanborn map. Staff has not located evidence of significant modifications to the structure, so it is likely that the main block and the rear ell remain in much the same state as they were in the late 19th century.

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
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The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The select portions of the building proposed for demolition are not themselves of unusual or uncommon design.

Based on site investigation the existing entry door and surround at the west end of the south elevation is not original to the structure. The construction of the surround appears to be modern in nature and does not match the trim on other parts of the building exterior. The door is mahogany, a species of wood that would not have been used at the time of the building's construction.

The east elevation of the rear ell is original to the building and features two windows, one on each floor, that appear to be original to the structure. The applicant is proposing to carefully remove the two windows and reuse them on the proposed addition. Portions of the east wall will be demolished to allow for circulation into the addition and the rest of this wall will be encapsulated within the proposed addition. While this wall is original to the building, the windows will be retained and reused, and the remainder of the ell will remain in place as an example of the original construction material and technique.

The applicant is proposing to enlarge the existing door on the south side of the ell by removing sections of the exterior wall on either side of the existing door and a small window. This door does not appear to be original, and the size of the opening is not an important character defining element of this elevation. The proposed porch on the south elevation of the ell will require the encapsulation of a small area of the exterior wall between the first and second floor windows. The inclusion of an open porch in this location will allow for use of this exterior space while retaining the overall view of the façade.

Staff finds that the proposed demolition/capsulation is sensitive to the character defining features of the rear ell and retains much of the historic fabric, either in place or through the use of the original windows in the proposed addition. Staff supports the proposed demolition/capsulation and recommends that the BAR approve the Permit to Demolish/Capsulate.

Certificate of Appropriateness

Addition

The *Design Guidelines* note that "The design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent buildings. The Boards generally prefer

addition designs that are respectful of the existing structure, and which seek to be background statements or which echo the design elements of the existing structure.” The *Guidelines* further state that “An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past. To create a differentiation between the existing building and an addition, different traditional materials can be utilized. For example, a wood addition would be appropriate for an existing brick residential structure.”

The applicant is proposing to build a two-story addition on the east side of the existing rear ell (Figure 3 & 4). The addition will include a gabled metal roof that is oriented such that it is parallel to the ridge of the main block of the building adjacent to North Saint Asaph Street. The addition will be clad in stucco with field stone foundation, differentiating the addition from the existing historic structure. At the south elevation there will be a stucco clad, stepped chimney centered between windows on the upper and lower levels. The west elevation of the addition will include only the 9'-6" of the addition that extends beyond the southern edge of the existing ell. This will feature a ground floor wood and glass door providing access to the covered porch and a second floor window. The upper portion of the east elevation will be visible from Oronoco Street. This elevation will have three second floor windows above four wood and glass doors with transoms and a projecting hood. The north wall of the addition will be directly adjacent to the property line, meaning that window openings are not allowed in the wall due to fire code requirements. The applicant is proposing to install a second floor “false window” in this location to provide visual interest to this otherwise blank wall. This “false window” will be a real window that matches the rest of the second floor windows with the exception that behind the window will be a shadow box. This will give the appearance from the street that this is a true window while preserving the fire separation requirement.

The applicant is also proposing to add a new open porch to the ground floor of the south side of the existing ell. The porch will include a simple metal shed roof with three decorative wood columns.



Figure 3: Proposed north & south elevations



Figure 4: Proposed east and west elevation

Staff is supportive of the proposed addition and finds that the massing, architectural character, and use of materials is consistent with the overall *Design Guidelines*. By orienting the addition so that it runs perpendicular to the existing ell it clearly reads as an addition to the original building. The use of a gable roof form parallel but smaller and steeper than the roof of the main block of the house makes the design compatible but secondary to the historic structure. As noted above, the applicant is proposing to use 6 over 6 windows that are being removed from the east elevation of the existing ell on the proposed addition. The new windows on the addition will match these in design and construction. Staff finds the south and east elevations, the most prominent parts of the addition, to be simple and well balanced compositions that are compatible with the design of the original structure. In order to further differentiate the addition from the historic structure, the applicant is proposing a stucco finish in lieu of the painted brick on the existing structure. While the Board does not often see stucco as a proposed material, there are a number of examples of its use throughout the historic district. Staff finds this to be an appropriate material that clearly identifies the building as modern and secondary to the original structure. In this way it successfully becomes a “background statement” that is “distinguishable from the original structure.”

The addition of the simple open porch at the ground floor of the existing ell will serve to provide cover for the entrance to the kitchen and will help to tie the addition into the design of the overall building. The porch will feature a metal shed roof to match the roof of the addition and will be supported by three decorative columns. The porch will also have a field stone foundation similar to the addition and will have wood flooring. This porch is similar to other open porches that have been approved by the Board and staff finds that the design does not detract from the design of the historic ell. As with the addition, the design for the porch is clearly modern while being compatible with the existing building. Staff recommends approval of the proposed open porch addition to the ground floor of the existing ell.

Alterations

The applicant is proposing to remove the existing entry door and surround at the west side of the south elevation of the main block of the house. As noted above, the door and surround are not original to the structure. In its place, the applicant proposes to install a wood and glass door, operable full size shutters, and head trim to match the adjacent windows. Staff supports the proposed design, finding that this configuration is more appropriate for the overall composition than the existing door and surround. The design of the door will be similar to the design of the existing windows but the use of wood and glass is different from many of the other entry doors in the historic district. This subtle variation will mark this as a modern intervention that returns the design to its original composition.

The applicant is proposing to modify the existing door at the south elevation of the ell by enlarging the opening and installing a single door flanked by sidelights. The door and sidelights will be similar in design to the new entry door at the main block of the house with the exception of the head trim, which will be flat, similar to the trim at the windows on the ell. Staff supports this modification of the opening as the design is compatible with the proposed addition and the other door on this elevation. Staff also notes that only the very east edge of the door and sidelights will be visible from North Saint Asaph Street because of the setback between the main block and the ell (Figure 5).



Figure 5: View of ell from N St. Asaph Street, the ground floor window visible will remain

The applicant is proposing the replacement and modification of the existing fence on the west and south side of the property. On the west side of the property, directly adjacent to the sidewalk, the

applicant is proposing to retain the existing brick piers and replace the solid infill with vertical metal pickets. Along the southern edge of the site, the existing wood picket fence will be replaced with brick piers and metal pickets to match the fence adjacent to the sidewalk. A new fence will be installed perpendicular to the main block of the house just east of the window on this elevation. This fence will consist of metal pickets like the rest of the fence but will feature an antique decorative metal gate that will provide access to the rear portion of the yard (Figure 6). Staff supports the proposed modifications to the fence which will provide a consistent look to the edge of the property and be similar to fences found throughout the historic district. Staff is particularly interested in the use of the restored antique gate on the interior of the property. The location of this gate away from the front of the house will not disrupt the historic masonry piers or detract from the character of the front and side elevations. It will add an interesting and unique element of visual interest to the open space between the subject property and the neighboring property.



Figure 6: Restored antique gate in fence perpendicular to the main block of the house

Staff finds that the proposed design is consistent with the *Design Guidelines*. The design for the proposed addition is clearly distinguishable from the original building while being compatible with it and other surrounding historic structures. The proposed alterations to the property do not alter the architectural character and are complimentary to the historic fabric. Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for the proposed addition with the following condition regarding the Zoning Compliance:

- F-2 There are slight inconsistencies in the plans showing the measurement of the chimney projection. Per Section 7-202(A)(4), chimneys cannot reduce the width of the side yard to less than 5.00 feet. The plans must be revised when submitting for building permit to show that the chimney is at least 5.00 feet from the south side yard property line.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- F-1 The proposed brick piers and fence along the front property line exceed 4.00 feet in height; however, they are behind the front building wall and therefore are in the side yard, not the front yard. Because of this, they are allowed to be up to 6.00 feet in height and do not require a waiver from the BAR for height.
- F-2 There are slight inconsistencies in the plans showing the measurement of the chimney projection. Per Section 7-202(A)(4), chimneys cannot reduce the width of the side yard to less than 5.00 feet. The plans must be revised when submitting for building permit to show that the chimney is at least 5.00 feet from the south side yard property line.
- F-3 The proposed alterations, porch addition, and two story rear addition comply with zoning. The chimney will comply with zoning if it is at least 5.00 feet from the south side yard property line.

Code Administration

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Lei Fei, Plan Reviewer at lei.fei@alexandriava.gov.
- C-1 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Architectural quality drawings shall accompany the building permit applications that fully detail the construction/alteration.
- C-2 New construction must comply with the 2018 edition of the Uniform Statewide Building Code (USBC).
- C-3 Upon submission for a building permit, the exterior walls' fire protection should comply with R302. Foundation should not be constructed beyond the property line.

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

- 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 Erosion and Sediment Control, Grading, and Sheet piling and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

- F-1 According to Ethelyn Cox's *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings*, James H. Wilkinson built the pair of houses at 427 and 429 N. St. Asaph and sold to the heirs of Sarah Griffith in 1868. In 1883 James Duncan purchased 427 N. St. Asaph for \$920. The property therefore has the potential to yield

archaeological resources which could provide insight into domestic activities in 19th-
century Alexandria.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 427 North Saint Asaph Street

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

TAX MAP AND PARCEL: 064.02-10-02 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: Ann K Handler

Address: 427 North Saint Asaph Street

City: Alexandria State: VA Zip: 22314

Phone: 240.381.9073 E-mail: handler@his.com

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

Name: Robert Bentley Adams, AIA Phone: 703.626.0767

E-mail: bud.adamsarchitects@a

Legal Property Owner:

Name: Handler, Henry M TR & Handler, Ann K TR

Address: 427 North Saint Asaph Street

City: Alexandria State: VA Zip: 22314

Phone: 240.381.9073 E-mail: handler@his.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.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

The proposed work consists of construction of a one-story porch at the South facade of the existing kitchen and a two-story addition at the rear (East facade of the kitchen) perpendicular to the existing building; demolition of the door and small window on the South kitchen facade replaced with a new door and sidelights; change East-facing windows on first floor (kitchen) and second floor (bedroom) to doorways into new rear addition; modifications to the existing fencing and to the non-original South-facing door on the original block of the building.

[Please see attached Narrative Description for additional detail.]

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.

Description of Proposed Work: The house at 427 North Saint Asaph Street, a semi-detached townhouse built on a lot roughly 30 feet wide and 80 feet deep, faces West and is attached to its neighbor (429) along its entire North side. The main portion of the house—a 2-story, gable-roofed brick structure approximately 17 feet wide by 30 feet deep with the front entrance on the South façade—was built in the latter half of the 19th century. A narrower, two-story addition, 13 feet wide and 17 feet long, is attached to the rear of the house and covered by a standing-seam shed roof. (See *Historic Alexandria Virginia Street by Street* by Ethelyn Cox, p. 158 and attached Sanborn Map, Alexandria Virginia, August 1896, sheet 14, block 109.)

The proposed new work will consist of two parts: a one-story wooden porch encapsulating the South façade of the existing 20th-c. kitchen addition; and a two-story addition at the rear—East façade of the existing kitchen—oriented perpendicular to and extending beyond the existing building and new porch.

The porch, approximately 9 feet wide and 17 feet long, will have a wooden floor, decorative wood columns and pilasters made from Accoya wood and will be covered by a standing-seam metal roof. Two custom-made wood doors will open off the porch—one into the existing kitchen and one into the first floor of the new addition.

The two-story, wood-frame addition will extend approximately 16 feet to the East and 24 feet to the South at the rear of the building. This structure will be finished in stucco and have a standing-seam metal gable roof running parallel to the existing roof over the original portion of the house. The two-story addition will contain a family room, fireplace and bathroom on the first floor, a staircase to the second floor and a bedroom/library, fireplace and laundry room on the second floor.

The proposed modifications to the existing building consist of reconfiguring the non-original South-facing door into the original block of the house; enlarging the South-facing door into the kitchen; and changing the East-facing, first and second floor windows to doors into the new addition. The existing HVAC equipment will be supplemented and/or upgraded to support the heating and cooling requirements of the new addition.

In addition to the modifications to the existing building, the following changes and addition will be made to the existing fencing: at the West (front) edge of the property, new iron panels will replace the existing brick and a new iron gate will replace the existing wood gate; along the South edge of the property and extending approximately 30 feet to the East, the existing wooden fence and gate will be replaced with new brick piers and iron panels and gate; an antique iron gate with two side panels will be added between the house and the end of the new brick and iron fence.

See the following pages for more detailed information regarding the exterior wood millwork and porch flooring; the custom-made wood doors and windows; the upgraded HVAC equipment; and the standing-seam metal roofing and drainage systems.

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: Ann K. HandlerPrinted Name: Ann K HandlerDate: 3/16/2022

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. Henry M Handler	427 N. Saint Asaph Street	50%
2. Ann K Handler	427 N. Saint Asaph Street	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 427 North Saint Asaph Street (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. Henry M Handler	427 N. Saint Asaph Street	50%
2. Ann K Handler	427 N. Saint Asaph Street	50%
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. Henry M. Handler	Robert Adams	BAR
2. Ann K. Handler		
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.

3/16/2022
Date

Ann K Handler
Printed Name


Signature



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 427 North Saint Asaph Street
Street Address

RM
Zone

A2. 2,442.00
Total Lot Area

x 1.50
Floor Area Ratio Allowed by Zone

= 3,663.00
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement	493.00
First Floor	714.00
Second Floor	714.00
Third Floor	0.00
Attic	493.00
Porches	0.00
Balcony/Deck	0.00
Lavatory***	0.00
Other**	0.00

Allowable Exclusions**

Basement**	493.00
Stairways**	150.00
Mechanical**	0.00
Attic less than 7***	0.00
Porches**	0.00
Balcony/Deck**	0.00
Lavatory***	100.00
Other**	0.00
Other**	0.00

B1. 1,921.00 Sq. Ft.
Existing Gross Floor Area*

B2. 743.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,178.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 1,921.00

B2. **Total Exclusions** 743.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement	0.00
First Floor	400.00
Second Floor	400.00
Third Floor	0.00
Attic	0.00
Porches	144.00
Balcony/Deck	0.00
Lavatory***	0.00
Other	0.00

Allowable Exclusions**

Basement**	0.00
Stairways**	150.00
Mechanical**	0.00
Attic less than 7***	0.00
Porches**	144.00
Balcony/Deck**	0.00
Lavatory***	50.00
Other**	0.00
Other**	0.00

C1. 944.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 344.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 600.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 944.00

C2. **Total Exclusions** 344.00

D. Total Floor Area

D1. 1,778.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3,663.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 1,670.00 Sq. Ft.
Existing Open Space

E2. 854.70 Sq. Ft.
Required Open Space

E3. 1,007.00 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.

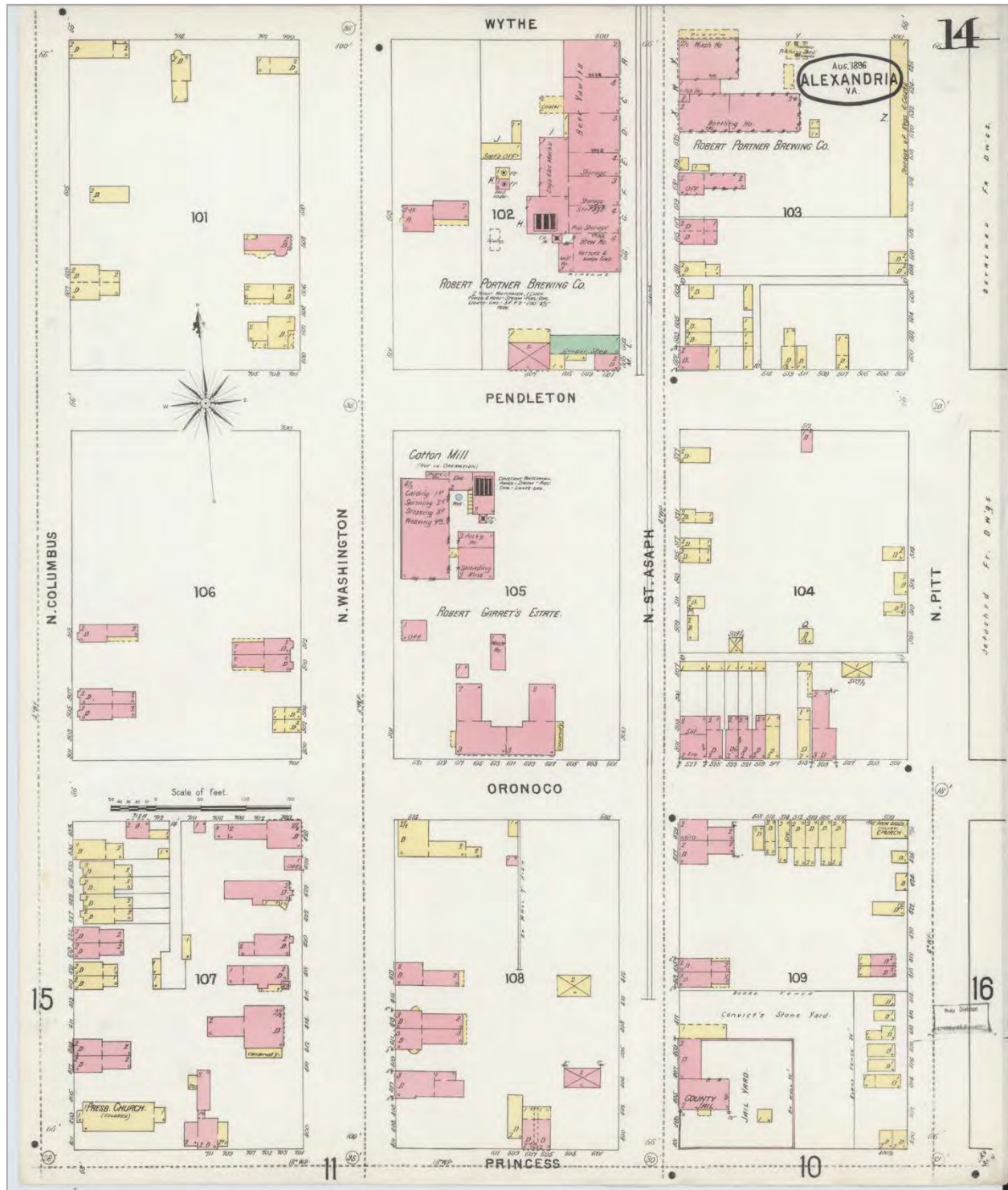
Signature: _____

Amk. Hader

Date: 3/16/2022

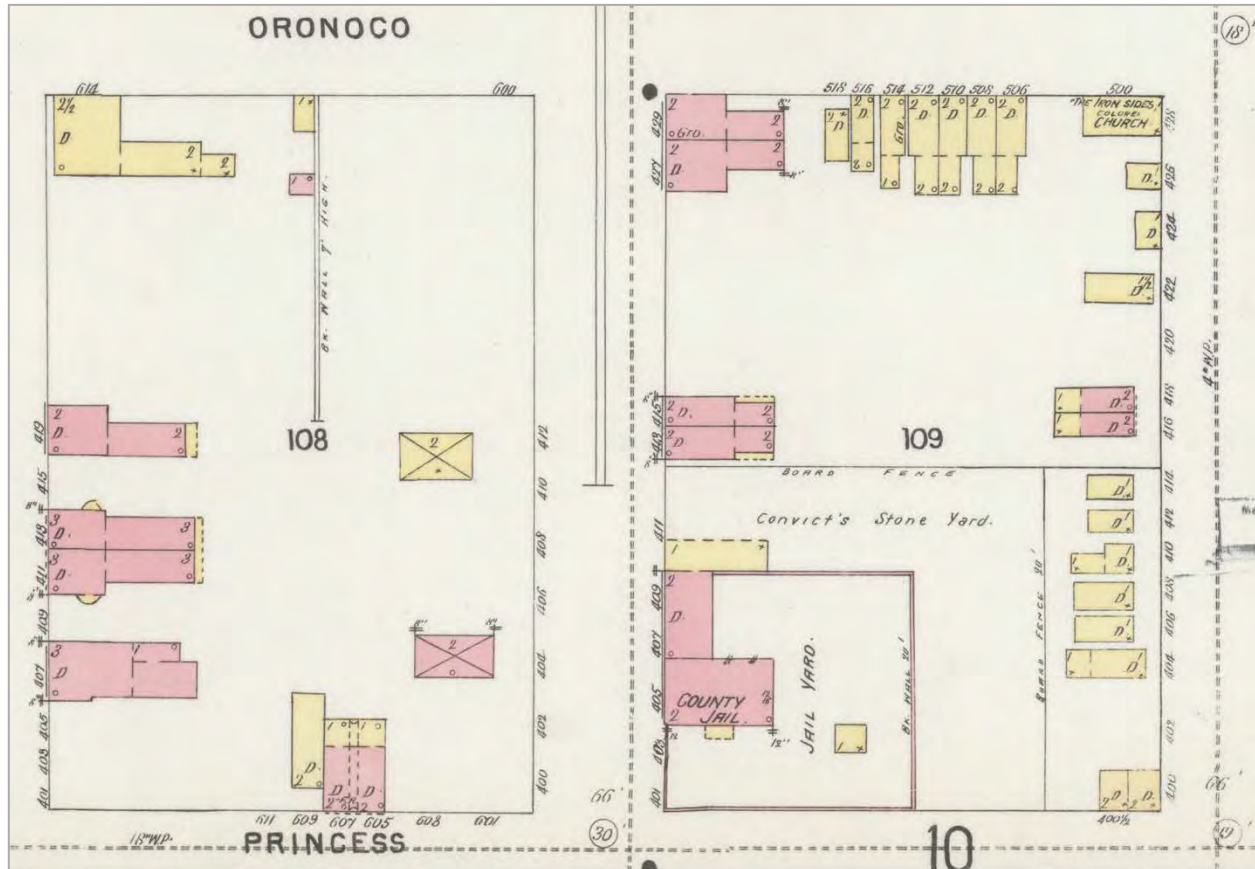
SANBORN MAP

- Alexandria Virginia, August 1896, Sheet 14, Block 109

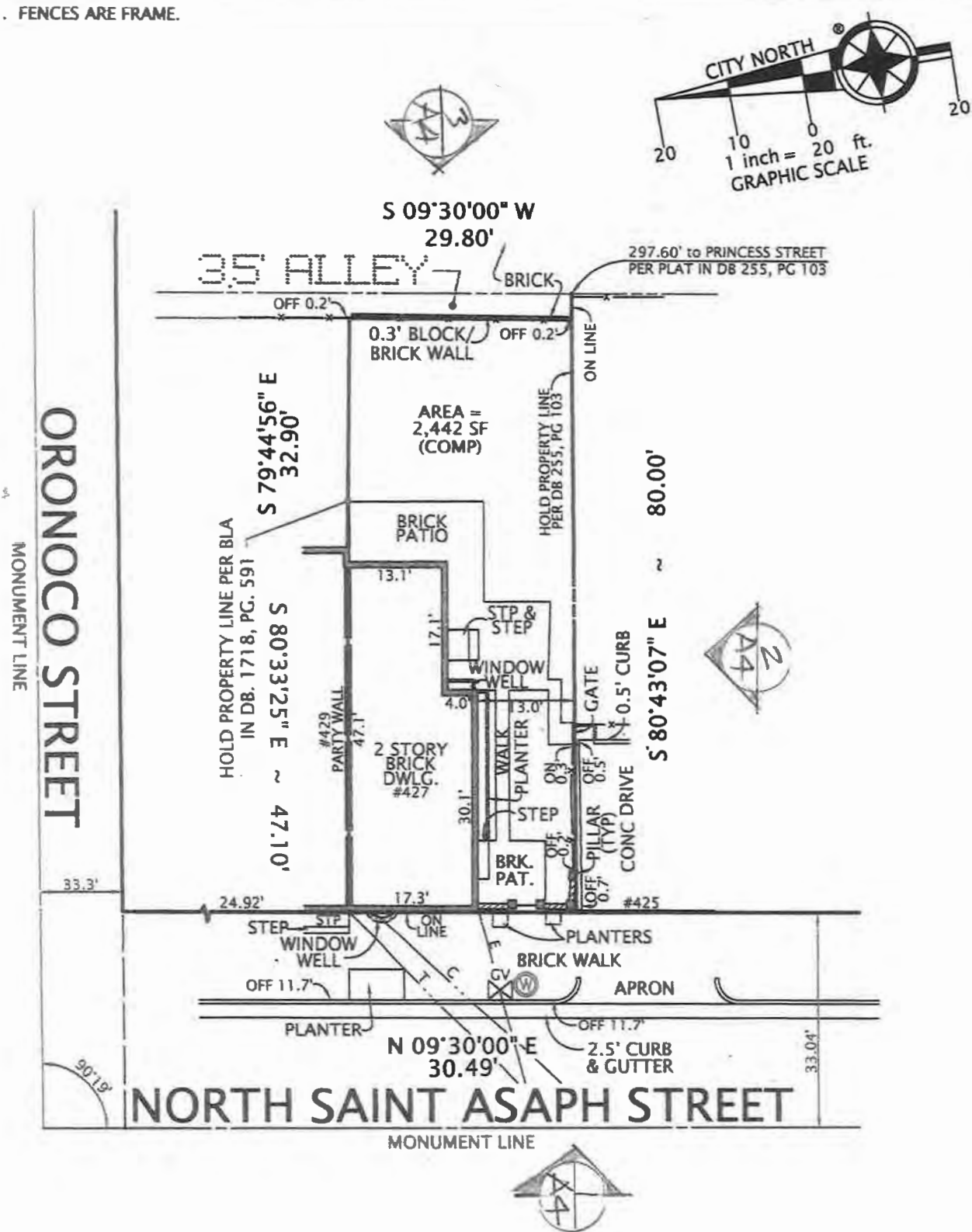


SANBORN MAP

- Alexandria Virginia, August 1896, Sheet 14, Block 109 [enlarged]



NOTES: 1. FENCES ARE FRAME.



PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#427 NORTH SAINT ASAPH STREET

(DEED BOOK 1718, PAGE 591)

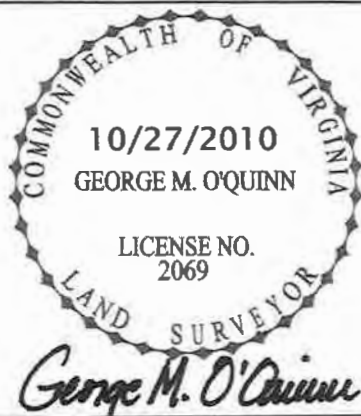
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

OCTOBER 27, 2010

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



ORDERED BY:

LAUREL PRICE JONES

GREG GALUBEN

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

EXISTING CONDITIONS SITE PLAN

A-1

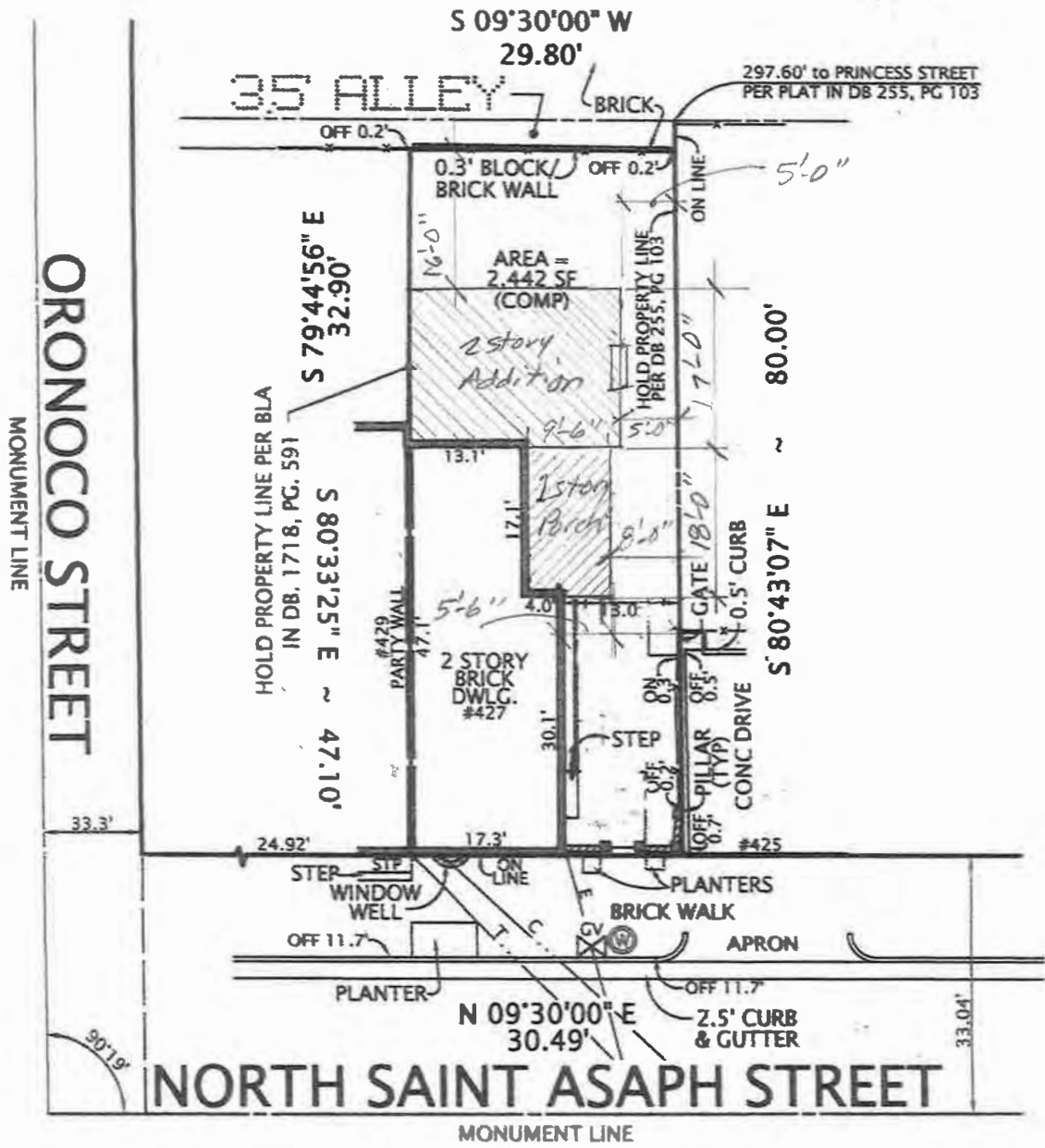
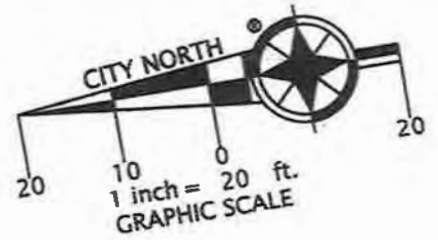
EXISTING SITE PLAN

HANDLER RESIDENCE
427 N. ST. ASAPH ST.
ALEXANDRIA VIRGINIA



ROBERT BENTLEY ADAMS, AIA
510 S. Fairfax St., Alexandria, VA 22314
Bud.adamsarchitects@gmail.com

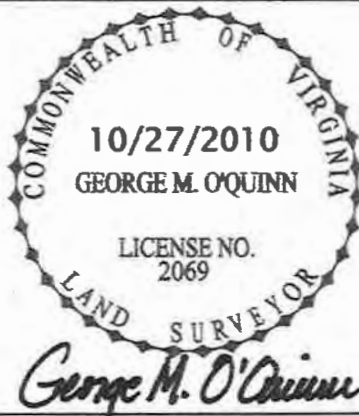
NOTES: 1. FENCES ARE FRAME.



PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#427 NORTH SAINT ASAPH STREET
(DEED BOOK 1718, PAGE 591)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' OCTOBER 27, 2010

I HEREBY CERTIFY THAT THE POSITIONS OF
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VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



ORDERED BY:
LAUREL PRICE JONES
GREG GALUBEN

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

CASE NAME: JONES

#101 026005

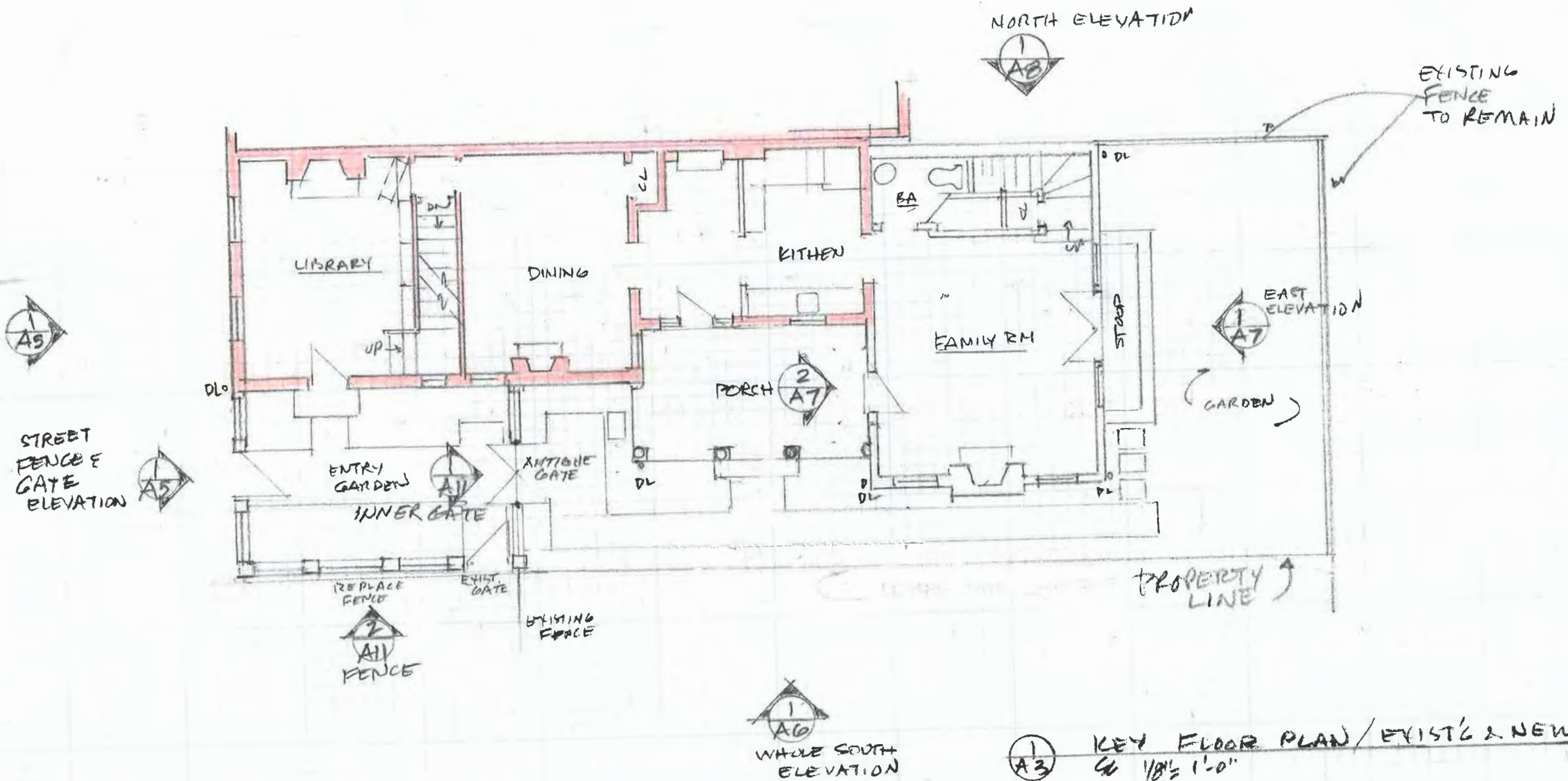
A-2

SURVEY SHOWING
NEW ADDITIONS

HANDLER RESIDENCE
427 N. ST. ASAPH ST.
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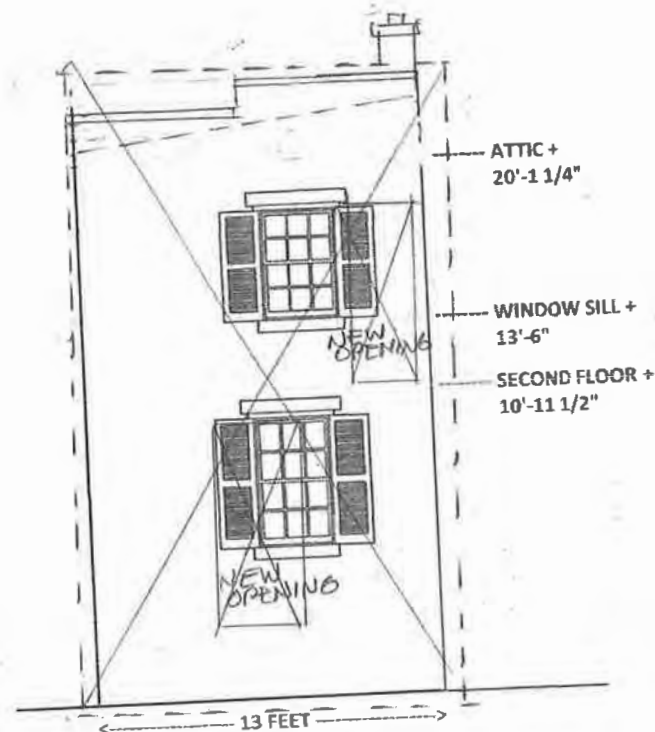
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 Bob.adamsarchitects@gmail.com



HANDLER RESIDENCE
 407 N. ST. ASAPH ST.
 ALEXANDRIA VIRGINIA

KEY PLAN
 ELEVATIONS
 SITE PLAN

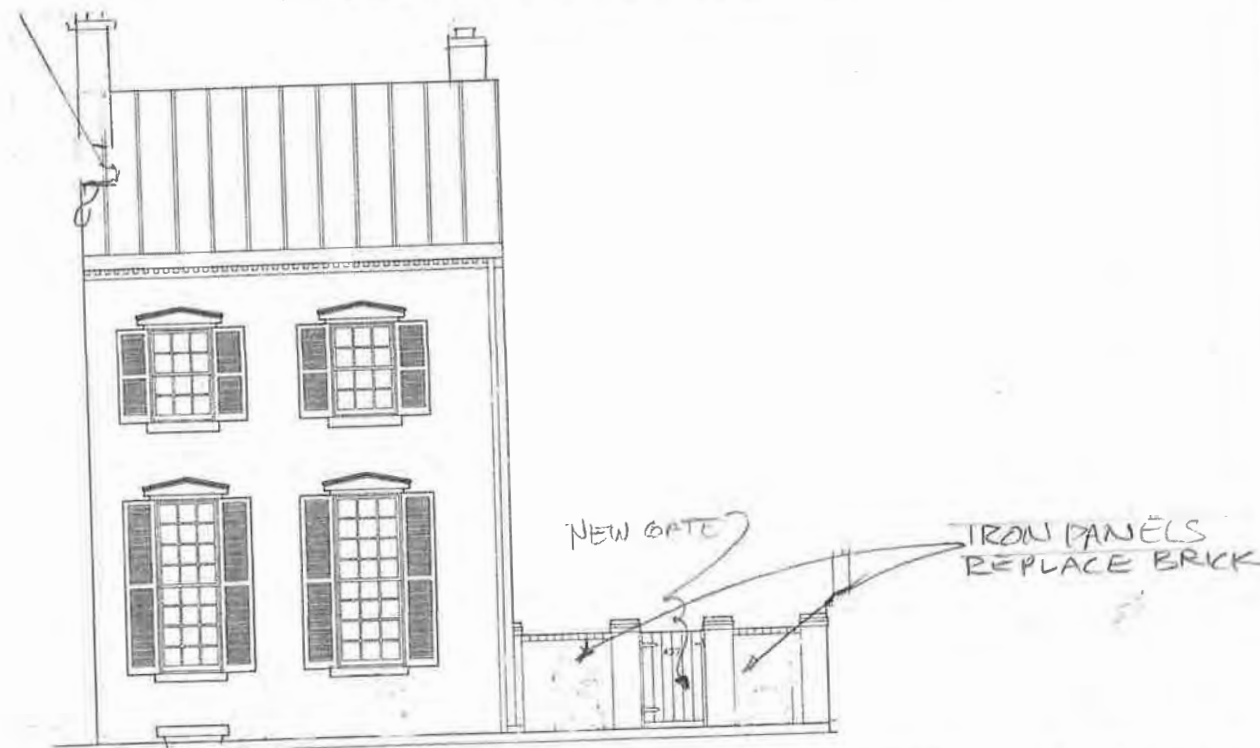
A-3



3
A4 EAST ELEVATION
EXISTING, ENCAPSULATED & ALT. OPENINGS

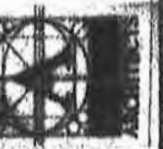


2
A4 SOUTH ELEVATION
EXISTING, ENCAPSULATED W/ OPEN PORCH
ALTERATION AT NON HISTORIC ENTRY, ENLARGED KITCHEN DOOR



1
A4 WEST ELEVATION EXISTING/DEMO
ALTERATIONS TO FRONT GATE & WALLS

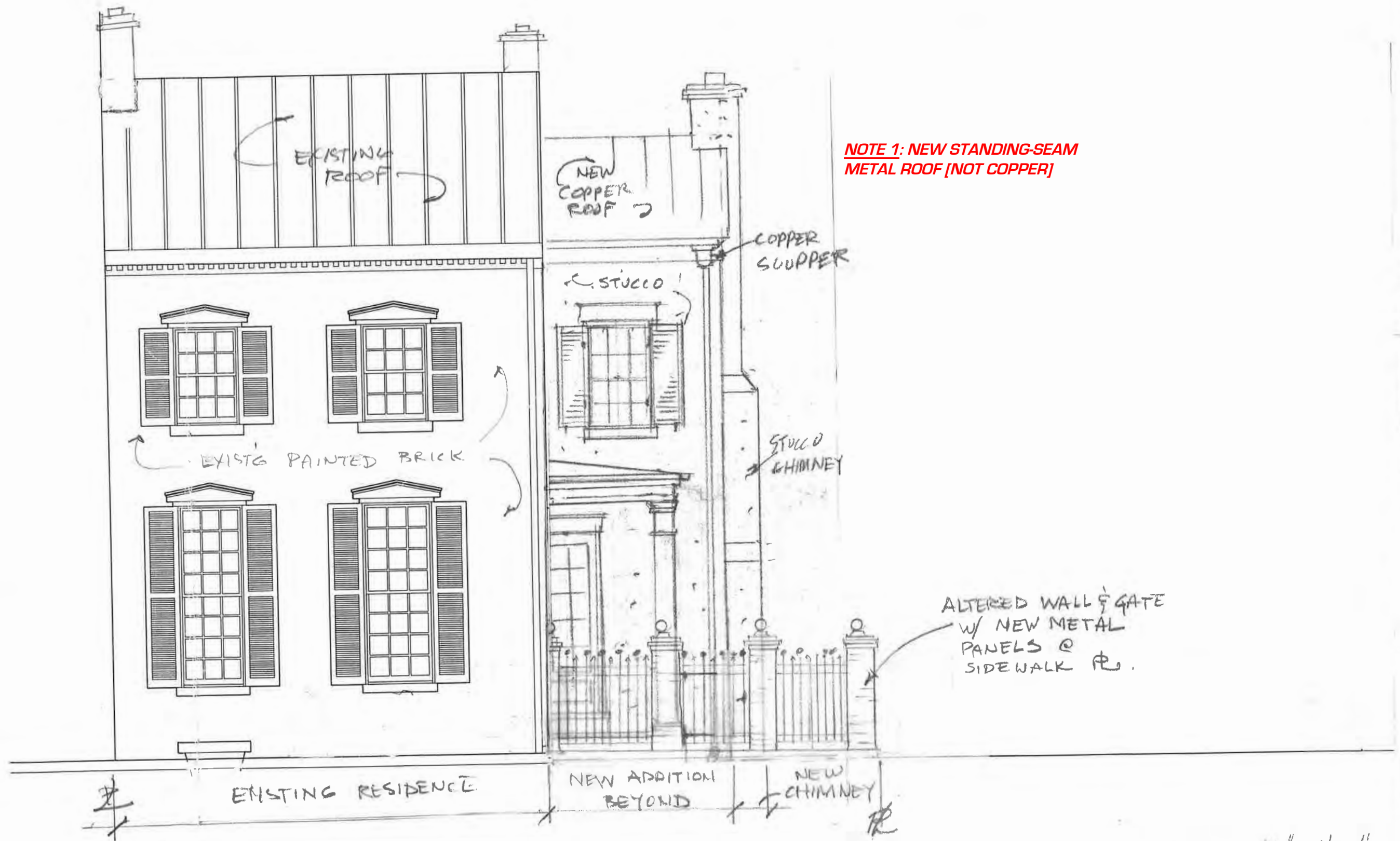
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Bud.adamsarchitects@gmail.com



HANDLER RESIDENCE
427 N. ST. ASAPH ST.
ALEXANDRIA VIRGINIA

EXISTING ELEVATIONS
ENCAPSULATION
DEMOLITION

A-4



1
A5 WEST ELEVATION - EXISTING & NEW CONSTRUCTION
SC: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

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Bud.adamsarchitects@gmail.com



HANDLER RESIDENCE
427 N. ST. ASAPH ST.
ALEXANDRIA VIRGINIA

WEST ELEVATION
EXISTING & NEW
CONSTRUCTION

A-5



**NOTE 2: WOOD
FLOORING,
COLUMNS &
PILASTERS @
PORCH**

NEW DOOR @
EXISTING OPENING/GLAZED
- FULL HEIGHT OPERABLE
SHUTTERS

- REPLICATE LINTLE
@ OTHER WINDOWS

FIELDSTONE
FOUNDATION
& STEPS

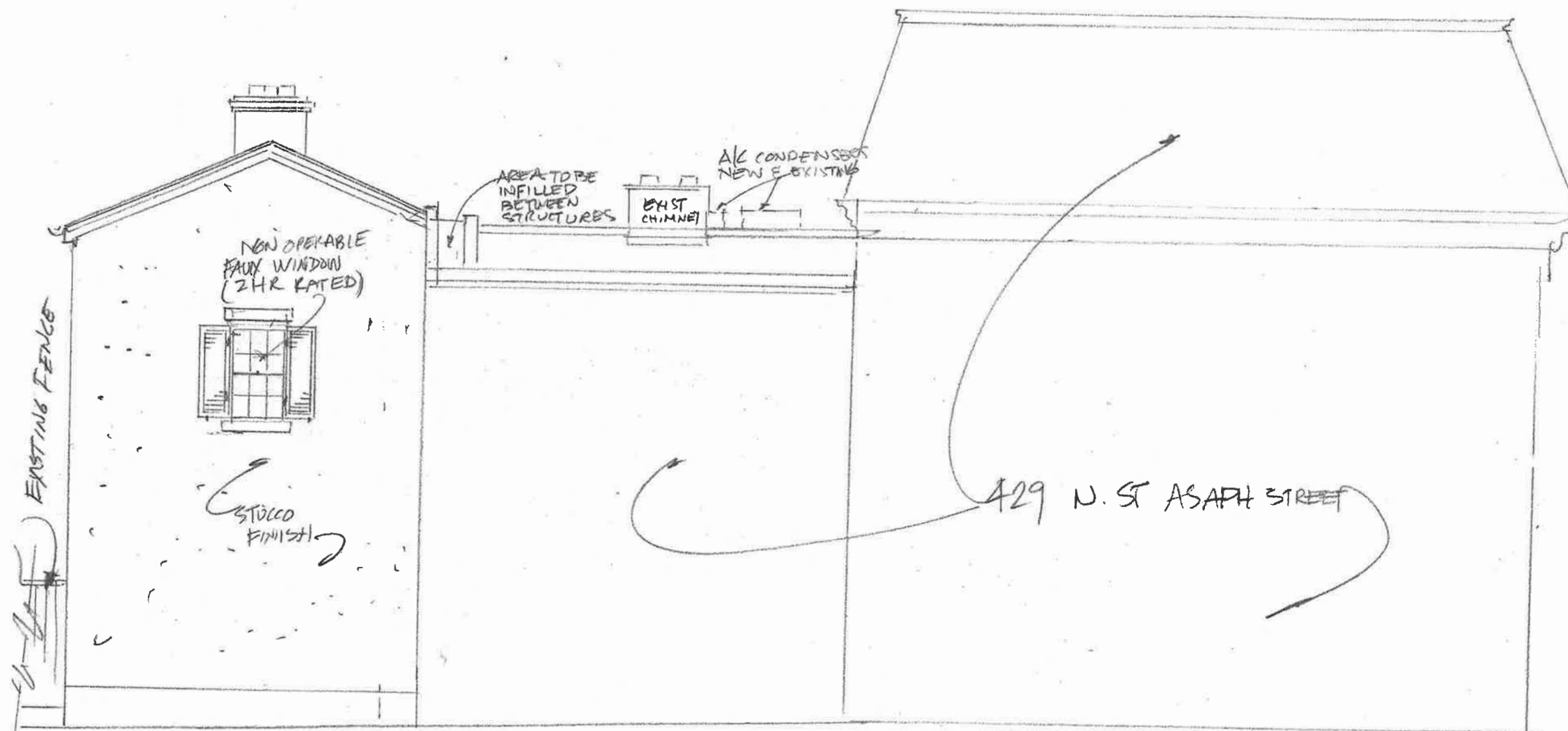
0' 5'
SCALE: 3/16" = 1'-0"

1
A6 SOUTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
A7 $\frac{3}{16}" = 1'-0"$

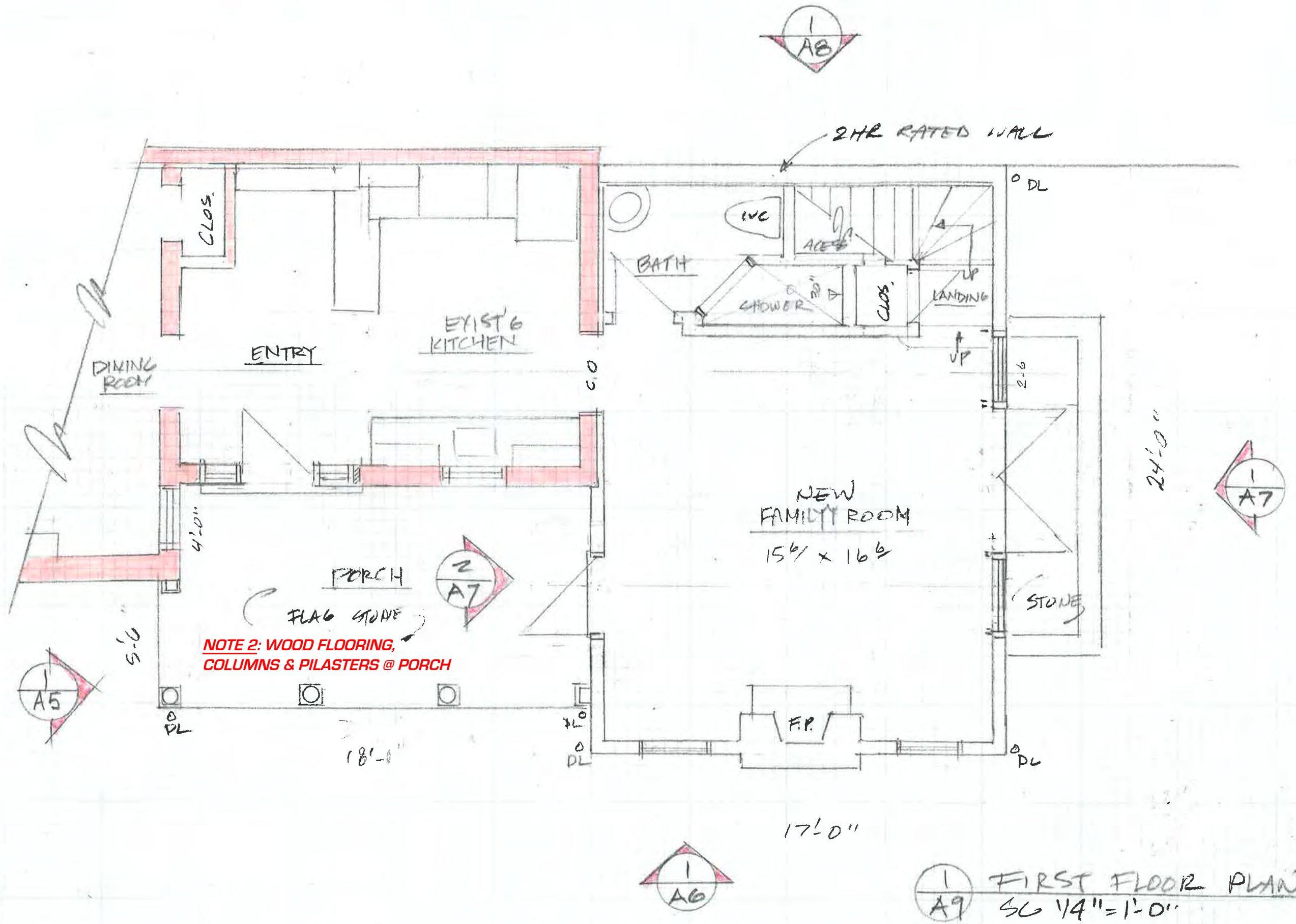
1 EAST ELEVATION
A7 $\frac{3}{16}" = 1'-0"$



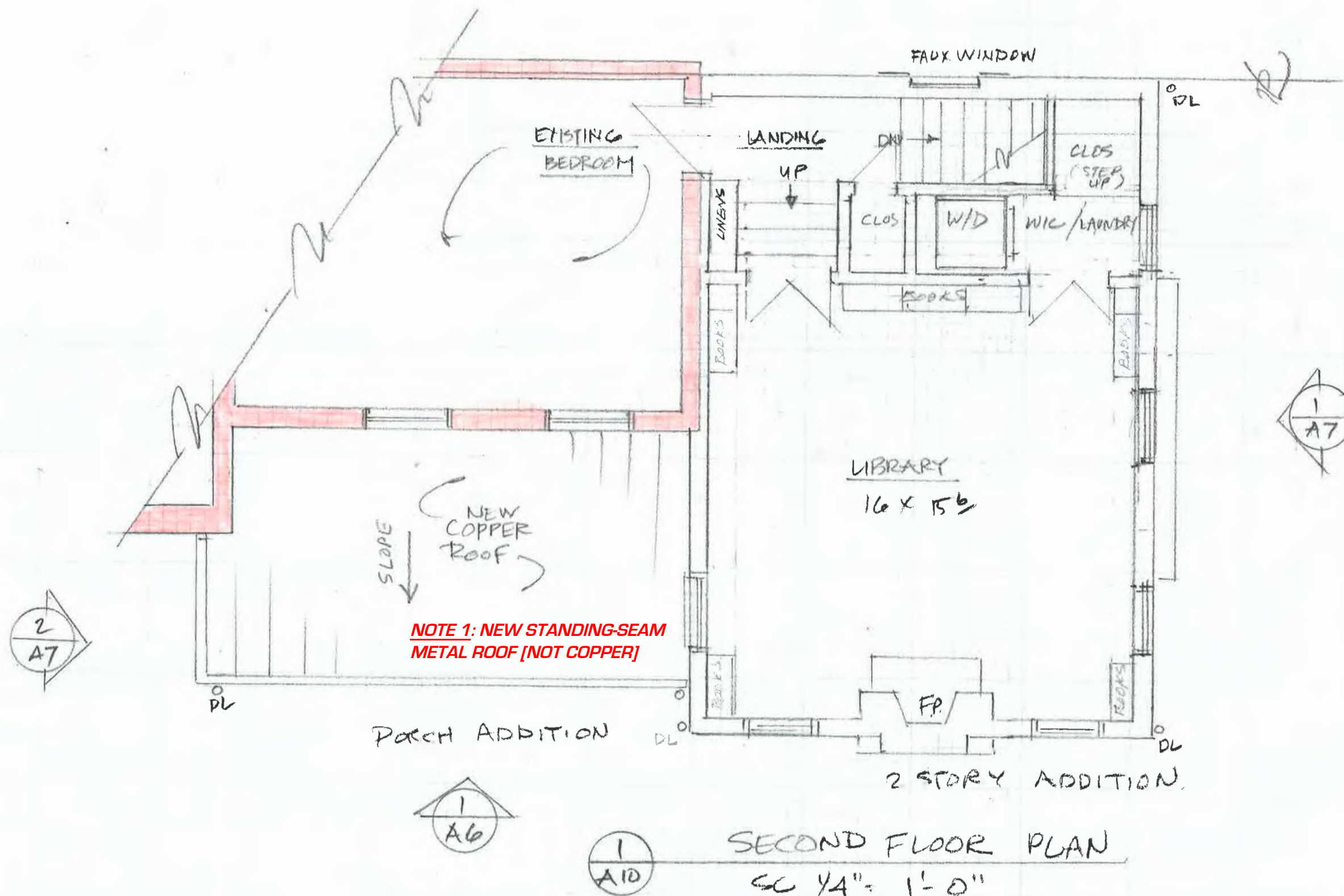
NORTH ELEVATION OF
427 N. ST ASAPH ST

1 NORTH ELEVATION
AB 3/16" = 1'-0"

<p>ROBERT BENTLEY ADAMS, AIA 510 S. Fairfax St., Alexandria, VA 22314 Bud.adamsarchitects@gmail.com</p>	
<p>HANDLER RESIDENCE 407 N. ST. ASAPH ST. ALEXANDRIA VIRGINIA</p>	
<p>NEW WORK @ NORTH ELEVATION</p>	
<p>A-8</p>	

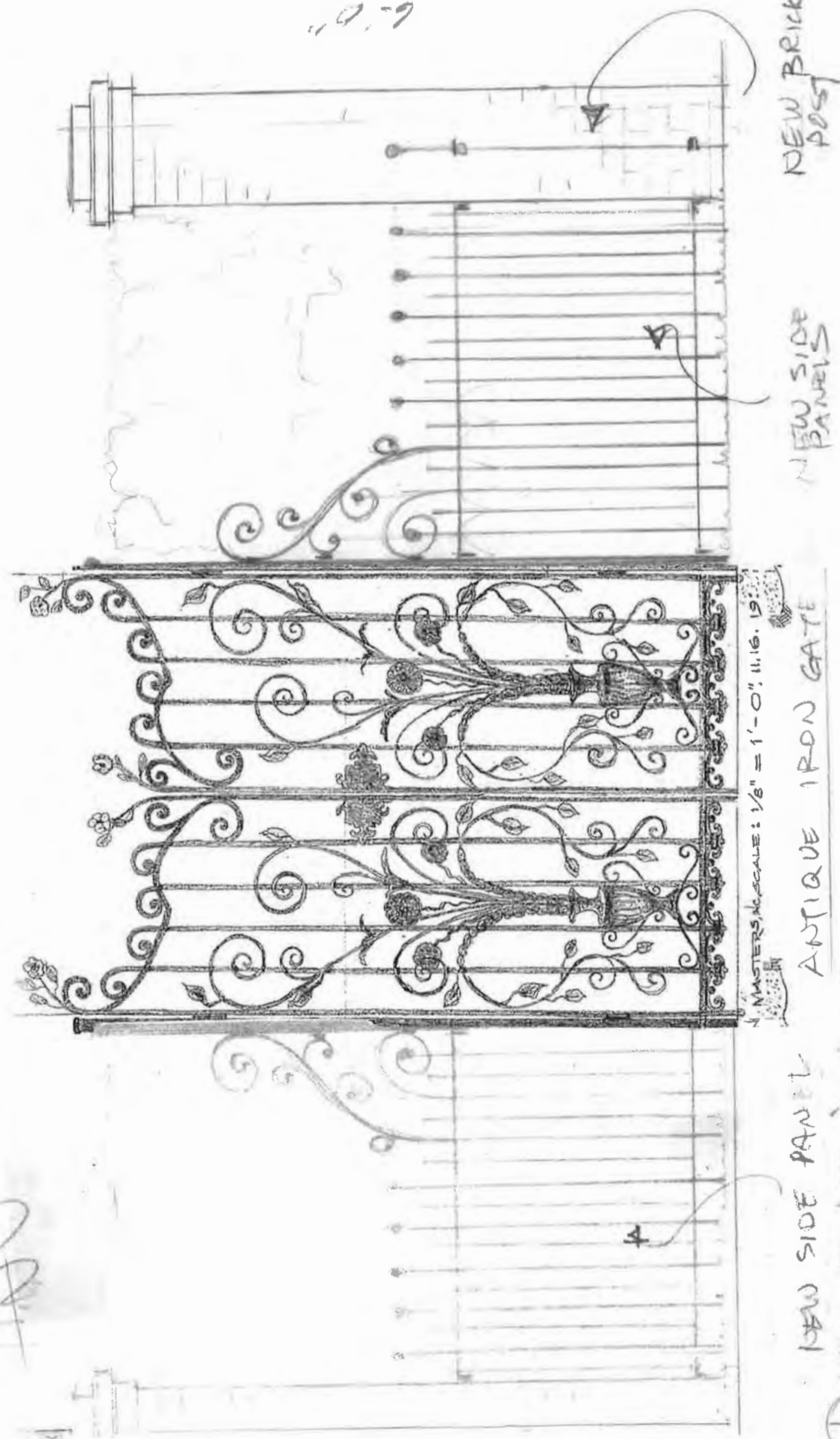


① FIRST FLOOR PLAN
SC 1/4" = 1'-0"





② SOUTH FENCE
 1/4" = 1'-0"



① NEW FENCE & GATE
 1/4" = 1'-0"

FENCE, GATES
 IN GARDEN

HANDLER RESIDENCE
 407 N. ST. ASAPH ST.
 ALEXANDRIA VIRGINIA



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 Bud.adamsarchitects@gmail.com



SOUTH ELEVATION



SOUTH ELEVATION WITH NOT ORIGINAL FRONT DOOR



VIEW OF AREA TO BE ADDED BEYOND NEIGHBORS REAR ELL



EXISTING CONDITIONS



STREET VIEW OF ORIGINAL HOUSE SHOWING 19TH C ALTERATIONS TO 929



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HANDLER RESIDENCE
407 N. ST. ASAPH ST.
ALEXANDRIA VIRGINIA

EXISTING CONDITIONS
PHOTOS

A-12

EXTERIOR WOOD FLOORING & MILLWORK

- Exterior Wood Millwork & Porch Flooring: Accoya wood <https://www.accoya.com>



accoya 

Accoya® wood
DATA SHEET

Accoya is a modified wood that sets a new benchmark for wood performance, finish and sustainability. Through extensive testing and use in applications worldwide, it's proven to outperform the competition.

Key features

Accoya wood is produced from sustainably sourced, fast growing wood and manufactured using Accsys' proprietary patented modification process from surface to core.

 HIGHLY STABLE	 HIGHLY DURABLE	 IDEAL FOR COATING
 EXCELLENT MACHINABILITY	 BAREFOOT FRIENDLY	 NON TOXIC
 SUSTAINABLY SOURCED	 NATURAL WOOD	 100% RECYCLABLE
 THERMAL INSULATOR	 INSECT RESISTANT	 STRUCTURALLY CERTIFIED

Approved Manufacturer Training Program

Accsys provides a training program for manufacturers of Accoya products. We strongly encourage all manufacturers using Accoya to participate. Contact your local Accoya representative for more information.

Standard lengths & grades

94.5", 118.1", 141.7", 165.4", 189"

Intermediate lengths of 70.9", 106.3", 129.9", 153.5" and 177.2" also available on a lower volume basis. Finger jointed available in 165.4", 189", and 236.2" lengths.

- All A1, A2 and B grade dimensions are actual rough sawn.
- Companies processing Accoya can supply a wide range of standard and custom profiles from these sawn sizes.
- Accoya is available in four primary grades:

A1: 4 sides primarily clear.
FJ: A1 finger-jointed to clear lengths.
A2: 3 sides primarily clear.
B: Greater tolerance for defects such as knots, resin pockets, wane, or edge damage.

Standard dimensions & grades

Thickness	Widths				Grades
	4"	5"	6"	8"	
4/4	✓	✓	✓	✓	A1, A2, B
5/4		✓	✓	✓	A1, A, B
6/4		✓	✓	✓	A1, A2, B
8/4	✓	✓	✓*	✓*	A1, FJ*, A2, B
10/4	✓*	✓*	✓*	✓*	A1, FJ*, A2
12/4	✓*	✓*	✓*	✓*	A1, FJ*, A2

* See Finger joint leaflet for actual FJ dimensions.

EXTERIOR WOOD DECKING & TRIM (continued)

Material	100% Solid Accoya wood						
Durability	AWPA E7 & E10, Average rating >9. Accoya is an effective barrier against a broad spectrum of wood-destroying organisms. Rigorous testing in the lab as well as in prone settings like the Southeast US, Australia, Japan and New Zealand confirm this.						
Equilibrium Moisture Content	3-5 % at 65% relative humidity, 20°C						
Density	Average 32 pcf at 65% RH, 20°C, Range 27 to 37 pcf						
Shrinkage	<table border="0"> <tr> <td>WET – 65% RH / 20°C*</td> <td>WET – Oven Dry*</td> </tr> <tr> <td>Radial – 0.4%</td> <td>Radial – 0.7%</td> </tr> <tr> <td>Tangential – 0.8%</td> <td>Tangential – 1.5%</td> </tr> </table> <p>*Average Values</p>	WET – 65% RH / 20°C*	WET – Oven Dry*	Radial – 0.4%	Radial – 0.7%	Tangential – 0.8%	Tangential – 1.5%
WET – 65% RH / 20°C*	WET – Oven Dry*						
Radial – 0.4%	Radial – 0.7%						
Tangential – 0.8%	Tangential – 1.5%						
Fire Rating	Class C in USA (ASTM E84) and D in Europe (EN149915) like most softwoods.						
Thermal Conductivity	ASTM C177, $\gamma = 0.102 \text{ W/m}\cdot\text{K}$ EN 12667, $\lambda = 0.12 \text{ W/m}\cdot\text{K}$						
Bending Strength	ASTM D143, MOR = 13,144 psi						
Bending Stiffness	ASTM D143, MOE = 1,297,492 psi						
Joint Hardness	ASTM D143, Side = 922 LBF, End grain = 1484 LBF.						
Certification & Approval	<p>ICC ESR 2825: Certified as compliant with US Building Code for decking & porch boards in termite zones; for both Above Ground & Ground Contact applications.</p> <p>Forest Stewardship Council (FSC) Certified.</p> <p>WDMA L.S. 4-15A: Approved for Hallmark Certification Program</p> <p>Cradle-to-Cradle: GOLD Overall; Platinum in Material Health</p>						






For more information please refer to the Wood Information Guide at
www.accoya.com

Copyright © Accoya Technologies 2021. Accoya Technologies is a trading name of Titan Wood Limited. Accoya® and the TriMarque Device are registered trademarks owned by Titan Wood Limited and may not be used or reproduced without written permission. EP15738660, EP14177679, EP15738676, EP15738672, EP15724263, EP15760148, EP13734851, EP13704963, EP14175220, EP2242624, EP1718442, together with corresponding patents in many other countries. 0521

Insect barrier

Accoya wood is indigestible to a wide range of pests and an effective barrier to attack. Five year ground contact testing by independent laboratories in Florida USA, Northern Territory Australia and sites across Thailand has shown less termite damage on Accoya than on naturally durable species such as FEQ Burmese Teak and Spotted Gum.

Salt water contact and immersion

Accoya is not detrimentally affected by salt water contact or immersion. Field testing over 10 years immersion have shown some attack on Accoya by marine organisms but less than that sustained on other durable woods in test.

Machinability

Processing does not affect the unique properties of Accoya wood, as it is modified to the core. It is relatively easy to process and comparable to a softwood or medium density hardwood such as Yellow Poplar (Tulip Wood). With the right training no special tools are required for cross cutting, ripping, planing, routing and drilling. Further details can be found in the Accoya Wood Information Guide.

Gluing

Both load bearing and non-load bearing applications have been tested using adhesive systems for laminating, finger jointing and frame corner joints. While good results can be achieved with most common adhesives, PU, EPI, epoxy and PRF give the best results. Results using polyvinyl acetate (PVA) can vary greatly. MUF adhesives should be avoided. Contact your adhesive supplier for more information.

Finishing

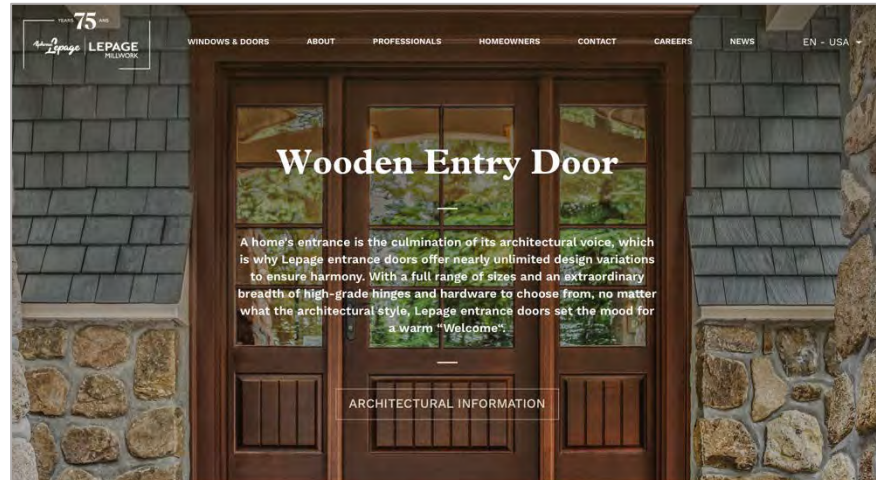
A finish or coating does not need to be applied to Accoya to achieve longevity and dimensional stability. Details on natural weathering of uncoated Accoya can be found in the Wood Information Guide. Most commonly used coating systems can be used on Accoya wood. Testing has been performed with a full range of oil-based and water-based coating systems. Leading coating manufacturers have found that their film form coating systems last longer on Accoya. Contact your coating supplier for more information.

Fastening

The use of corrosion-proof steel fastenings that conform to ASTM A153 is recommended such as 304 & 316 stainless steel. Use of other metals and alloys is included in the Accoya Wood Information Guide.

WOOD WINDOWS & DOORS

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



WOOD WINDOWS & DOORS (continued)



Manu Data

French Door – Wood

Frame:

- Pine, red grandis or mahogany
- Thickness 1 ¼" (32mm)
- Depth 4 9/16" (116mm), 6 9/16" (167mm) or 7 ¼" (184mm)

Panel:

- Pine, red grandis or mahogany
- Thickness 1 ¾" (44.5mm) or 2 ¼" (57mm)
- Colonial or putty glaze
- Stiles and top rail width: 5" or 3 5/8"
- Bottom rail 9", 5" or 3 5/8"
- Choice of flat or raised panels

Interior finish:

- Natural, primed, first coat, Lepage stain or paint over 50 colors

Exterior finish:

- Natural, primed, first coat, Lepage stain or paint over 50 colors

Hardware:

- Adjustable hinges: satin chrome, antique nickel, polish brass, antique brass, oil rubbed bronze or black
- 4" x 4" ball bearing: satin chrome, antique nickel, polish brass, antique brass, oil rubbed bronze or black
- 4 ½" x 4 ½" ball bearing: satin chrome, polish chrome, satin nickel, antique nickel, polish brass, unlaquered brass, antique brass, oil rubbed bronze or black
- Stainless steel multi-point lock
- Traditional or contemporary handles: satin chrome, satin nickel, antique nickel, polish brass, antique brass, oil rubbed bronze or black

Weather-strip

- Silicone

Insulated glass tempered:

- Double glaze ¾" (19 mm)
- Triple glaze 1 ¼" (32mm) with 2 ¼" (57mm) sash
- "Technoform" spacer, bronze, white, black or grey.
- Argon

Glass available:

- Clear, grey, bronze, pinhead, glue-chip
- Low-e: Energy advantage, 272, 366, 189
- Laminated

2017-10-05

WOOD WINDOWS & DOORS (continued)



Manu Data

Hung Window H-100 – Wood

Frame:

- Pine, red grandis or mahogany
- Thickness 1 7/16" (36mm)
- Depth 4 9/16" (116mm)

Sash:

- Pine, red grandis or mahogany
- Thickness 1 3/4" (44,5mm)
- Colonial or putty glaze

Interior finish:

- Natural, primed, first coat, Lepage stain or paint over 50 colors

Exterior finish:

- Natural, primed, first coat, Lepage stain or paint over 50 colors

Hardware:

- Recessed, white coppertone, polish brass, oil rubbed bronze, satin nickel, satin chrome
- Surface mount: unlaquered brass, polish brass, polish nickel, oil rubbed bronze, satin nickel

Weather-strip

- Q-Ion and silicone

Insulated glass:

- Double glaze 3/4" (19 mm)
- "Technoform" spacer, bronze, white, black or grey.
- Argon

Glass available:

- Clear, grey, bronze, pinhead, glue-chip
- Low-e: Energy advantage, 272, 366, 189
- Tempered
- Laminated

Screen:

- Mesh: invisible fiberglass, grey or black aluminium
- Surround: white, coppertone
- Wood screen surround
- Retractable

2017-10-04

HVAC EQUIPMENT

- Heating: Weil-McLain ECO Tec Boiler residential <https://www.weil-mclain.com/products/eco-tec/>



Weil-McLain.com

Eco[®]Tec

HIGH-EFFICIENCY CONDENSING BOILER

4 Heat Only Sizes, 3 Combi Sizes | Water | Natural or Propane Gas | 80-199 MBH
Direct Vent or Direct Exhaust | 95% AFUE

SUBMITTAL SHEET

JOB NAME _____

LOCATION _____

ARCH. / ENGR. _____

WHOLESALE _____

MECH. CONTRACTOR _____

MODEL NO. _____ GAS TYPE _____

BTU/HR INPUT _____ BTU/HR OUTPUT _____

NOTES _____

Standard equipment

Boiler

- Stainless Steel Fire-Tube Heat Exchanger
- Non-Metallic Heat Exchanger Base
- 10 to 1 Turndown Ratio (110-199 Sizes)
- 8 to 1 Turndown Ratio (80 Size)
- Built-in ECM Circulator (Taco 0015e)
- 3 in 1 Air/Vent Adapters w/Test Port
- Built-in LWCO Port
- Wall Mount Bracket & Template
- Condensate Trap
- Low NOx SCAQMD Compliant
- High Altitude Approved

Control Features

- Color Touch Screen Display
- Easy Set-up with Control Wizard
- Zone and/or Priority Based Control
- Four Thermostat Inputs (2 on combi)
- 0-10V Input (modulation or setpoint)
- Outdoor Reset for Each Priority
- Rate Adjustable per Priority
- Four Outputs (2 on combi) can be used with external circulators, dampers, or system aux
- Aux Inputs – Flow Switch or End Switch
- Aux Outputs – System Pump or Damper
- Individually Fused 120V Outputs
- Modbus Connectivity
- Additional Heat Demand Contact

Optional accessories

Easy Up manifold

- Avoid flow issues, save time with quick fit near boiler piping

Isolation flush valves

- For easy DHW maintenance

Paintable sidewall vent termination

- Blend in, nice appearance

2" & 3" concentric vent termination

- For one penetration through sidewall or roof

Low water cut off

- Simple plug & play kit to meet local codes

Condensate neutralizer

- To protect home drain line

Water treatment and test kit

- To help ensure entire system protection

Parts kit

- Critical components to optimize customer service

Maintenance kit

- Key components to perform annual boiler maintenance

Propane kit

- Simple conversion to match home LP supply

System sensors

- Extra monitoring points on supply & return pipes for further modulation

Boiler pedestal kit

- For floor standing installations



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WM2005_SUB_008_EcoTec

HVAC EQUIPMENT (continued)



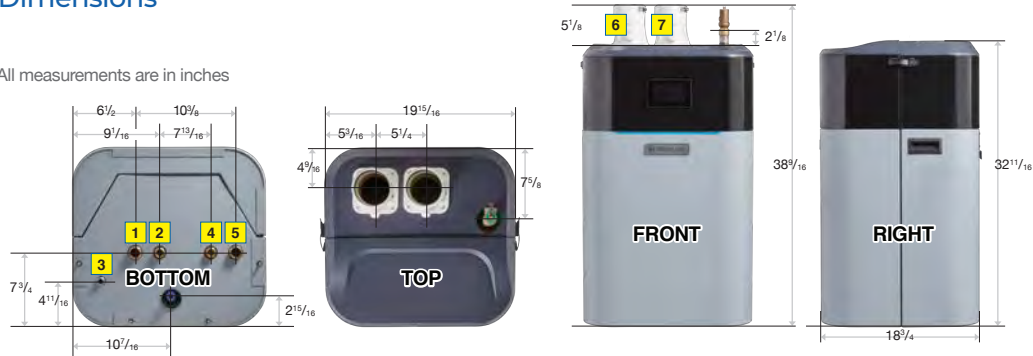
EcoTec

HIGH-EFFICIENCY CONDENSING BOILER

4 Heat Only Sizes, 3 Combi Sizes | Water | Natural or Propane Gas | 80-199 MBH
Direct Vent or Direct Exhaust | 95% AFUE

Dimensions

All measurements are in inches



Specifications

Domestic Hot Water Flow Rate Gallons Per Minute @ Temp Rise			
Model ¹	70°F	75°F	77°F
110-C	3.0	2.9	2.8
150-C	4.1	3.9	3.8
199-C	5.4	5.0	4.9

Connections (NPT/Inches)		80	110	150	199
1	Heating system supply tapping	1"	1"	1"	1"
2	Domestic hot water outlet	-	3/4"	3/4"	3/4"
3	Gas connection	1/2"	1/2"	1/2"	1/2"
4	Domestic cold water supply	-	3/4"	3/4"	3/4"
5	Heating system return tapping	1"	1"	1"	1"
6	Combustion air connection	3"	3"	3"	3"
7	Flue outlet connection	3"	3"	3"	3"

	AHRI Certified Ratings					Boiler Water Content (Gallons)	Vent/Air Pipe Size (Inches)			Boiler Weight (Lbs.)
	Model¹	Input (MBH)	DOE Heating Capacity (MBH)²	Net AHRI Water Ratings (MBH)³	DOE Seasonal Efficiency (AFUE)					
HEAT ONLY	80-H	80	74	64	95%	2.2	2 or 3	PVC, CPVC, PP, SS	19"L x 20"W x 33"H	104
	110-H	110	100	87	95%	2.2	2 or 3	PVC, CPVC, PP, SS	19"L x 20"W x 33"H	104
	150-H	150	139	121	95%	3.1	2 or 3	PVC, CPVC, PP, SS	19"L x 20"W x 33"H	117
	199-H	199	184	160	95%	3.8	2 or 3	PVC (3" only), CPVC, PP, SS	19"L x 20"W x 33"H	127
COMBI	110-C	110	100	87	95%	2.2	2 or 3	PVC, CPVC, PP, SS	19"L x 20"W x 33"H	114
	150-C	150	139	121	95%	3.1	2 or 3	PVC, CPVC, PP, SS	19"L x 20"W x 33"H	126
	199-C	199	184	160	95%	3.8	2 or 3	PVC (3" only), CPVC, PP, SS	19"L x 20"W x 33"H	135

¹ Shipped as Natural gas, field convertible to LP with optional kit. ² Based on standard test procedures prescribed by the United States Department of Energy. MBH refers to thousands of Btu per hour. ³ Net AHRI ratings are based on net installed radiation of sufficient quantity for the requirement of the building and nothing needs to be added for normal piping and pick-up. Ratings are based on piping and pick-up allowance of 1.15. An additional allowance should be made for unusual piping and pick-up loads. In the interest of continual improvement in product and performance, Weil-McLain reserves the right to change specifications without notice.



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WM2005_SUB_008_EcoTec


HVAC EQUIPMENT (continued)

- Air Conditioning: Infinity® 26 SEER Air Conditioner w/ Greenspeed® Intelligence [Carrier Residential Air Conditioning](#)

Carrier Infinity® Air Conditioners: Innovation, Advanced Technology and Lasting Comfort.

Puron® refrigerant – chlorine-free and non-ozone depleting.


- Compressor** – the heart of the air conditioner, the compressor pumps refrigerant through the system.
- Inverter-driven variable-speed operation** – delivers cooling efficiency up to 26.0 SEER.
- Infinity® electronic control board** – allows precise control of two-stage operation and works with the Infinity® system control for the ultimate in comfort. "Smart" electronics track previous cycles and automatically select the best settings for maximum comfort and efficiency.
- Copper Microtube™ /aluminum fin coil** – transfers heat outside to maximize indoor cooling while resisting corrosion.
- Carrier's exclusive Silencer System II™** – helps deliver quieter operation by optimizing airflow, minimizing vibration, and using sound-absorbing materials. The five key components include:
 - Silencer top
 - Integrated fan motor and forward-swept fan blade
 - Compressor vibration isolator plate
 - Two sound hoods
 - Split-post compressor grommets
- Filter drier** – constantly filters the refrigerant to remove moisture or contaminants that can damage your system.
- WeatherArmor™ Ultra protection** – combines three design elements that protect your comfort.
 - Galvanized steel cabinet
 - Louvered coil guard
 - Baked-on powder paint



Infinity® 26

CARRIER AIR CONDITIONERS


INFINITY™ SYSTEM



Infinity 26
Infinity 19VS

- Infinity® 26 high energy efficiency – up to 26.0 SEER
- Infinity® 19VS high energy efficiency – up to 19.0 SEER
- Infinity 26 with Greenspeed® Intelligence offers precise cooling and uncompromising energy efficiency
- Infinity 19VS provides variable-speed operation for energy savings and even temperatures
- Non-ozone depleting Puron® refrigerant
- Quiet operation with Carrier's Silencer System II™
- Protected by WeatherArmor™ Ultra coil guard


Performance SERIES



Performance™ 17



- High energy efficiency – up to 17.0 SEER
- Non-ozone depleting Puron® refrigerant
- Two-stage capability – operates on low-speed 80% of the time for energy savings and even temperatures
- Protected by Carrier's WeatherArmor™ Ultra™ coil guard
- Compatible with the Infinity® System for increased comfort and ease of use
- Sound ratings as low as 72 dB

Comfort SERIES



Comfort™ 16

- High energy efficiency up to 16.5 SEER
- Non-ozone depleting Puron® refrigerant
- Protected by Carrier's WeatherArmor™ coil guard
- Sound levels as low as 76 dB



6

HVAC EQUIPMENT (continued)

- Air Conditioning: Infinity® 26 SEER Air Conditioner w/ Greenspeed® Intelligence [Carrier Residential Air Conditioning](#)

Designed To Fit Your Home – And Your Budget

Turn to the experts at Carrier for real solutions for your home cooling needs. Our comprehensive selection of air conditioners have been designed to fit virtually any home and a variety of budgets. From our innovative and intelligent Infinity® System line with variable-speed, two-stage, and single-stage options...to Performance™ Series deluxe two-stage and single-stage choices...and the value-driven Comfort™ Series single-stage models, our air conditioners offer summertime comfort you can depend on.

Air Conditioner Options*	Infinity® System					
	24VNA6	24VNA9	24ANB1	24ANB7	24ANB7™C (Coastal)	24ANB6
Efficiency						
Cooling SEER (up to)	26.0	19.0		17.0		16.0
Compressor Type	Fully variable-speed with capacity range from 25-100%	Five-stage variable-speed with capacity range from 25-100%	Two-stage with high-stage at 100% capacity and low-stage at 75% capacity			Single-stage at 100% capacity at all times
ENERGY STAR®	•	•	•	•	•	•
Comfort Features						
Sound level (as low as)	51 dBA	60 dBA	71 dBA	72 dBA	72 dBA	66 dBA
Humidity Control	Ideal Humidity System™ Technology offers excellent humidity control and is capable of removing up to 400% more moisture than standard systems.**		Enhanced			Standard
Durability						
Cabinet Protection	WeatherArmor™ Ultra provides durability with a galvanized steel cabinet, lowered coil guard and baked-on powder paint to protect against dings, dents and weather-based threats.					
Recommended Thermostat						
Infinity® System Control	•	•	•	•	•	•
ecobee, Powered by Carrier	-	-	-	-	-	-
Peace of Mind						
Limited Parts Warranty†	10-Year					
Replacement Limited Warranty†	10-Year	-	-	-	-	-

* Upon timely registration, the warranty period is five years if not registered within 90 days of installation except in jurisdictions where warranty benefits cannot be conditioned upon registration.

** Air conditioner models may not be sold in every region.

†† Based on Carrier testing, all data was run with the systems cycling once they met the assumed home load. The assumed load at AHAM conditions (80/70, 80) is the capacity of the variable-speed running continuously in dehumidification mode. The difficult conditions load was determined by a Wrightsoft® load calculation for a home in Florida at 68 00 72/63 ID. This condition was provided by a customer in Florida as "worst case".

Designed with Your Comfort in Mind


Carrier air conditioners represent years of design, development and testing with one goal in mind – maximizing your family's comfort. Along the way, we have created new technologies that deliver the outstanding quality and energy efficiency you demand while staying ahead of industry trends and global initiatives. Check out the side-by-side comparison below to see which model is right for you.

Performance™ Series				Comfort™ Series				
24ACB7	24APB6	24ACC6	24ACB3	24ABC6	24AAA5	24ACC4	24ACA4™C (Coastal)	24ABB3
Efficiency								
17.0	16.5	13.0	16.5	17.0	14.0	13.0		
Two-stage with high-stage at 100% capacity and low-stage at 75% capacity	Single-stage at 100% capacity at all times			Single-stage at 100% capacity at all times				
•	•	•	-	•	-	-	-	-
Comfort Features								
72 dBA	68 dBA	73 dBA	70 dBA	76 dBA	75 dBA	75 dBA	73 dBA	73 dBA
Enhanced	Standard			Standard				
Durability								
WeatherArmor Ultra				WeatherArmor provides durability with a galvanized steel cabinet, wire coil guard and baked-on powder paint to protect against dings, dents and weather-based threats.				
Recommended Thermostat								
-	-	-	-	-	-	-	-	-
•	•	•	•	•	•	•	•	•
Peace of Mind								
10-Year				10-Year				
-	-	-	-	-	-	-	-	-

* Upon timely registration, the warranty period is five years if not registered within 90 days of installation except in jurisdictions where warranty benefits cannot be conditioned upon registration.
 ** Air conditioner models may not be sold in every region.
 †† Based on Carrier testing, all data was run with the systems cycling once they met the assumed home load. The assumed load at AHAM conditions (80/70, 80) is the capacity of the variable-speed running continuously in dehumidification mode. The difficult conditions load was determined by a Wrightsoft® load calculation for a home in Florida at 88 00 72/63 ID. This condition was provided by a customer in Florida as "worst case".

ROOFING

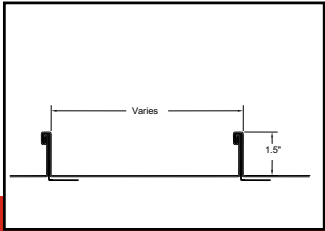
- Metal Roofing System: Standing-seam factory-finished metal roofing [Metal Roofing Systems | Firestone Building Products](#)



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/package 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).

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ROOFING (continued)

Firestone Firestone Building Products	
TECHNICAL INFORMATION SHEET	
UNA-CLAD™ UC-3	
<ul style="list-style-type: none">Quality, long-life butyl sealants work best as a gasket sandwiched between two pieces of metal. Non-acetic cured silicone color matching sealants are recommended when voids must be filled. Sealants are not a substitute for proper assembly and workmanship.Exercise caution when lifting, moving, transporting, storing or handling Firestone metal to avoid possible physical damage.Refer to Safety Data Sheets (SDS) for safety information.Immediately remove protective film after installation.	
Manufacturing Location: Anoka, MN	 
Product Data	
Tapered Panels	Yes
Radius Panels	Yes; 8.0' (2,438 mm) Min. Convex Only* (not available in .040 aluminum)
Stiffening Ribs	Optional
Striations	Optional
Sealant	Optional In-Seam, Thermally Applied
Standard Panel Surface	Smooth
Optional Panel Surface	Stucco Embossed 26 ga (0.48mm), 24 ga (0.64 mm) & 22 ga (0.64 mm) Steel 0.032" (0.81 mm) & 0.040" (1.02 mm) Aluminum
Clip	UC-3 Stainless Steel Expansion Clip, UC-3 Super Clip & UC-3 Fixed Clip
<p>NOTE: Testing is not applicable for all combinations of substrates, materials, and dimensions. All construction assemblies must be installed in accordance with the tested assembly. Please refer to the Metal Tested Assembly Guide on the Firestone website for tested assemblies and code listings.</p> <p>Please contact your Building Systems Advisor for warranty requirements and additional Information.</p>	
Product Size	
Panel Width	8" (203.2 mm) – 20" (508 mm)
Optimal Panel Width	12" (304.8 mm) & 20" (508 mm)
Seam Height	1.5" (38.1 mm)
Minimum Panel Length	36" (914.4 mm)
Maximum Panel Length	600" (15.24 m)
Technical Information	
Uplift Resistance	UL 580 Class 90
Air Infiltration	ASTM E 283 & E 1680
Structural Performance	ASTM E 330 & E 1592
Water Penetration	ASTM E 331, E 1646-95 & E2140
Fire Rating	UL Class A Rated Assemblies, UL 263 and UL 790
Hail Impact Rating	Class 4, UL 2218
Miami-Dade County & Florida Building Code	Approved
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ROOFING (continued)



TECHNICAL INFORMATION SHEET

UNA-CLAD™ UC-3

Typical Properties

Material and Thickness	Metal Specification	Available Finishes
Aluminum	Base Metal: Aluminum Minimum Yield: 21 KSI (145 MPa) Thermal Expansion: 12.6 x 10 ⁻⁶ in/in/ °F (22.2 m/m.K x 10 ⁻⁶) Mod. Of Elasticity: 10.0 x 10 ³ x KSI (68.9 MPa)	Anodized Kynar 500®/Hylar 5000® Unpainted/Mill Finish
0.032" (0.81 mm) 0.040" (1.02 mm)		
Galvanized Steel	Base Metal: AISI-G90 Galvanized steel Minimum Yield: 33 to 45 KSI (227 to 310 MPa) Thermal Expansion: 06.7 x 10 ⁻⁶ in/in/ °F (13.9 m/m.K x 10 ⁻⁶) Mod. Of Elasticity: 29.0 x 10 ⁶ x KSI (200 GPa)	Kynar 500®/Hylar 5000® Unpainted G90
26 ga (0.48 mm) 24 ga (0.64 mm) 22 ga (0.79 mm)		
Galvalume® Steel	Base Metal: AZ-50 Hot Dipped Galvalume Minimum Yield: 50 KSI (345 MPa) Thermal Expansion: 06.7 x 10 ⁻⁶ in/in/ °F (13.9 m/m.K x 10 ⁻⁶) Mod. Of Elasticity: 29.0 x 10 ⁶ x KSI (200 GPa)	Zincalume® Plus – Clear Acrylic Coated Kynar 500®/Hylar 5000®
26 ga (0.48 mm) 24 ga (0.64 mm) 22 ga (0.79 mm)		
Copper	AGSC minimum copper content of 99.9% copper, silver counting as copper, cold rolled from ingots of 122 alloy. Thermal Expansion: 9.3 x 10 ⁻⁶ in/in/ °F (16.5 m/m.K x 10 ⁻⁶) AGSC copper meets and/ or exceeds ASTM B370 specification.	Natural
16 oz (0.56 mm) 20 oz (0.69 mm)		
Zinc	RHEINZINK®: Electrolytic high-grade, 99.9% pure, fine zinc (DIN EN 1179) titanium copper alloy. Certified according to DIN ISO 9001: 1994 Thermal Expansion: 2.2 mm/m x 100K (16.5" x 10 ⁻⁶ in/in/ °F)	Shiny Pre-weathered Blue-Gray Pre-weathered Graphite Gray
24 ga (0.7 mm) 22 ga (0.8 mm)		

NOTE: For standard color selection, consult the current UNA-CLAD Color Selection Guide. Custom color services are available upon request. Consult the current base metal Sheet & Coil TIS for additional information on the base metal and coating. Not all materials and thicknesses are available from all locations.

Please contact Firestone Technical Services at 1-800-428-4511 for further information.

This sheet is meant to highlight Firestone products and specifications and is subject to change without notice. Firestone takes responsibility for furnishing quality materials which meet published Firestone product specifications. Neither Firestone nor its representatives practice architecture. Firestone offers no opinion on and expressly disclaims any responsibility for the soundness of any structure. Firestone accepts no liability for structural failure or resultant damages. Consult a competent structural engineer prior to installation if the structural soundness or structural ability to properly support a planned installation is in question. No Firestone representative is authorized to vary this disclaimer.

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ROOFING

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



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Since 1874, makers of quality building products in **Painted Aluminum, Copper, Painted Steel, Galvanized Steel and Paint Grip**. Other materials available by special order.