

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

APPLICANT: Julie and Alan King

LOCATION: Old and Historic Alexandria District
117 Prince Street

ZONE: RM/Residential Townhouse Zone

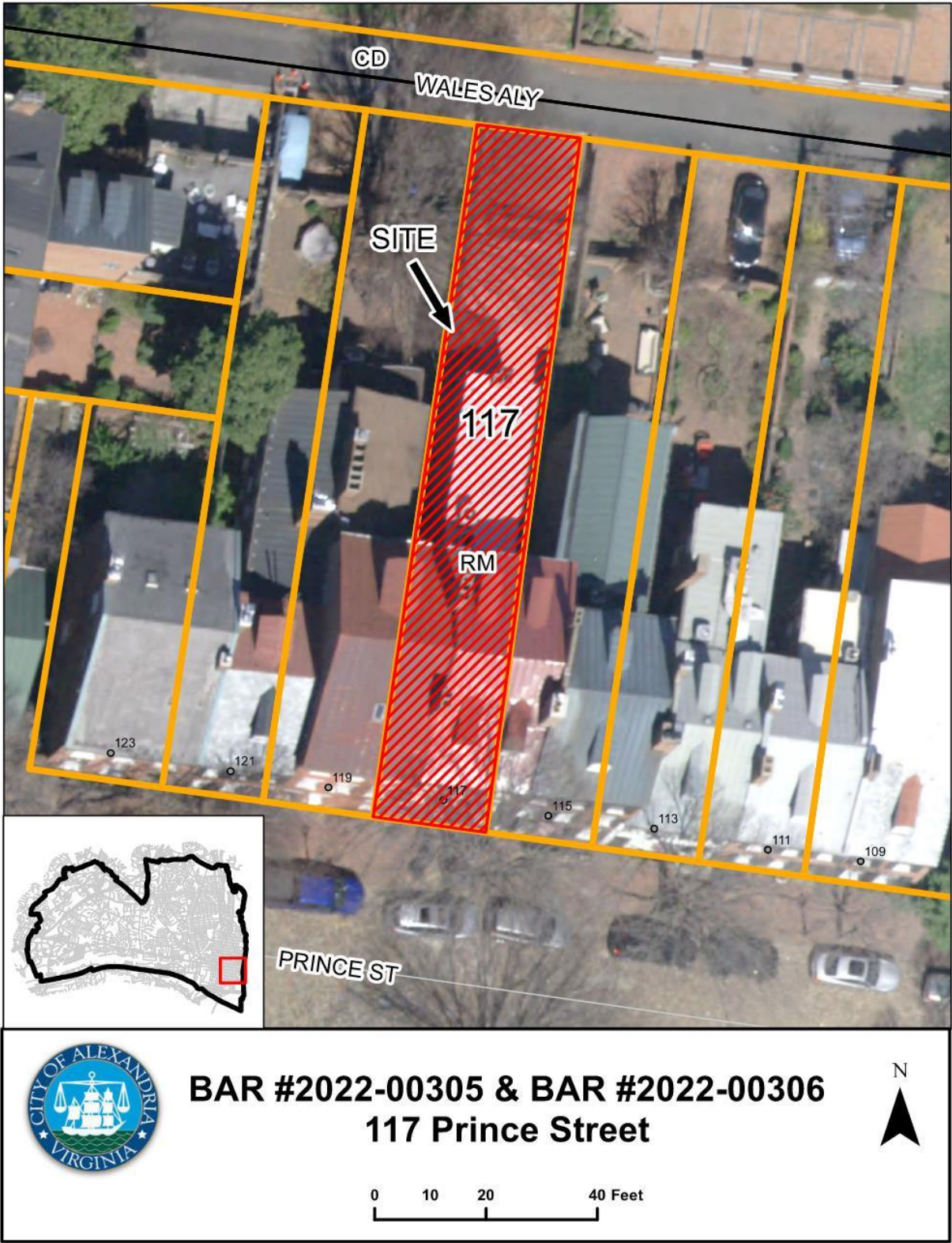
STAFF RECOMMENDATION

Staff recommends approval, as submitted, noting the recommendations of Alexandria Archaeology:

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.
2. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

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.



Note: Staff coupled the applications for a Permit to Demolish (BAR2022-00306) and Certificate of Appropriateness (BAR2022-00305) clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct a one-story bay addition on the north (rear) elevation, as well as alterations, at **117 Prince Street**. The proposed demolition and alterations are limited to the north elevation. No work is proposed for the façade.

The proposed demolition includes the removal of 98 square feet of masonry wall, the 1960s chimney, five double-hung windows and a stone fountain. The bay addition will be 20'x7' with a 1'-8" projection from the existing ell will be located on the first-story. A proposed second-story double-hung window grouping will be centered above the bay. All proposed materials comply with the BAR Policies for Administrative Approval.

Site context

The alley to the north, behind the subject property, is public. Portions of the proposed addition will be visible from the alley.

II. HISTORY

117 Prince Street is a three-story, three bay brick townhouses constructed in **1853**, according to Ruth Lincoln Kay in The Rebuilding of Captain's Row...After the Great Fire of 1827. The G.M. Hopkins 1877 Atlas of Alexandria, Va confirms that this building and its ell were constructed prior to 1877. By 1902 and until 1921 the building served as a grocery store. Based on Sanborn Fire Insurance Maps, the first floor of the building during this time contained a projected storefront. Although 117 Prince has undergone some alterations to the first-floor windows on the façade, staff believes that the front entry is early, if not original to the building. In 1971, the Board approved the request to construct a chimney, porch, and steps on the rear elevation.

Previous BAR Approvals

BAR2015-00368 – The Board approved alterations.

BAR2016-00118 – Administrative approval for window repair.

BAR2019-00242 – Administrative approval for reroofing on addition.

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

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 wall area to be demolished is located on an early ell, however, it is not of unusual or uncommon design. At a site visit in May of this year, staff found that this rear/north wall shows evidence of several alterations and repairs, and the chimney obviously is not original. Additionally, the proposed demolition does not distract from the architectural integrity of the building.

Certificate of Appropriateness

Staff has no objection to the proposed bay window addition and second-story window grouping. The *Design Guidelines* states that the design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent buildings. Additionally, respectful additions make use of the design vocabulary of the existing historic structure. The proposed design of the bay window is inspired by elements of the existing structure such as the window configuration, trim and paneling. The applicant also proposed a new wood window in an existing

masonry opening on rear elevation. Staff recommends approval of the application, as submitted, noting the recommendations of Alexandria Archaeology.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

No comments received.

Code Administration

C-1 Review adding new bay window. Building permit is required.

Transportation and Environmental Services

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

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

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

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

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

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property

line. (T&ES)

- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 A frame building once stood on this lot that was destroyed in a fire in 1827. The dwelling presently standing on the lot was built at some point after 1827. In 1852 heirs of George Slacum sold the property to Thomas Burns for \$750, suggesting that the structure had been built by that time. Burns's widow later sold the property in 1890 for \$1,000. The property may contain significant archaeological evidence of domestic activity that took place in the mid-nineteenth century.

Archaeology Recommendations

- R-1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - 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.
 - 2. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2022-00305 & BAR2022-00306: 117 Prince Street

ADDRESS OF PROJECT: 117 Prince StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 075.01-06-26 ZONING: RMAPPLICATION 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: Julie and Alan KingAddress: 117 Prince StreetCity: Alexandria State: VA Zip: 22314Phone: _____ E-mail: alanking400@gmail.com; julieking400@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Erin May; William Cromley Phone: 703-836-6666 703-973-2250E-mail: erin@erinmayarch.com; wm.cromley@mindspring.com

Legal Property Owner:

Name: Julie and Alan KingAddress: 117 Prince StreetCity: Alexandria State: VA Zip: 22314Phone: _____ E-mail: alanking400@gmail.com; julieking400@gmail.com

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

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

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

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning
☐ doors
☐ lighting
☐ other _____

☐ 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).*

Front (South) - no work

Rear (North) - construct new 1-story bay addition (20" x 7'-0") at first floor

SUBMITTAL REQUIREMENTS:

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

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

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

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☐ ☒ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.

☒ ☐ Description of the reason for demolition/encapsulation.
☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

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

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

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

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

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

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

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

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: Erin L. May

Printed Name: Erin L May, AIA

Date: 6/21/2022

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. Julie King	117 Prince Street, Alexandria, VA 22314	100%
2. Alan King	117 prince Street, Alexandria, VA 22314	100%
3.		

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

Name	Address	Percent of Ownership
1. Julie King	117 Prince Street, Alexandria, VA 22314	100%
2. Alan King	117 Prince Street, Alexandria, VA 22314	100%
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.

6/21/2022

Date

Erin L May, AIA

Printed Name

Erin L May

Signature

King Residence
117 Prince Street Alexandria, Virginia
BOARD OF ARCHITECTURAL REVIEW
Application Deadline: June 21, 2022
Hearing Date: July 20, 2022



DRAWING INDEX

Cover Sheet, Drawing Index
Proposed Survey
Open Space Diagrams
FAR Worksheet
A-1 Demolition Elevation
A-2 Proposed Elevations
Window Specifications

Erin May, Architect

703.836.6666 erin@erinmayarch.com



William Cromley
Design / Development

wm.cromley@mindspring.com
703.973.2250

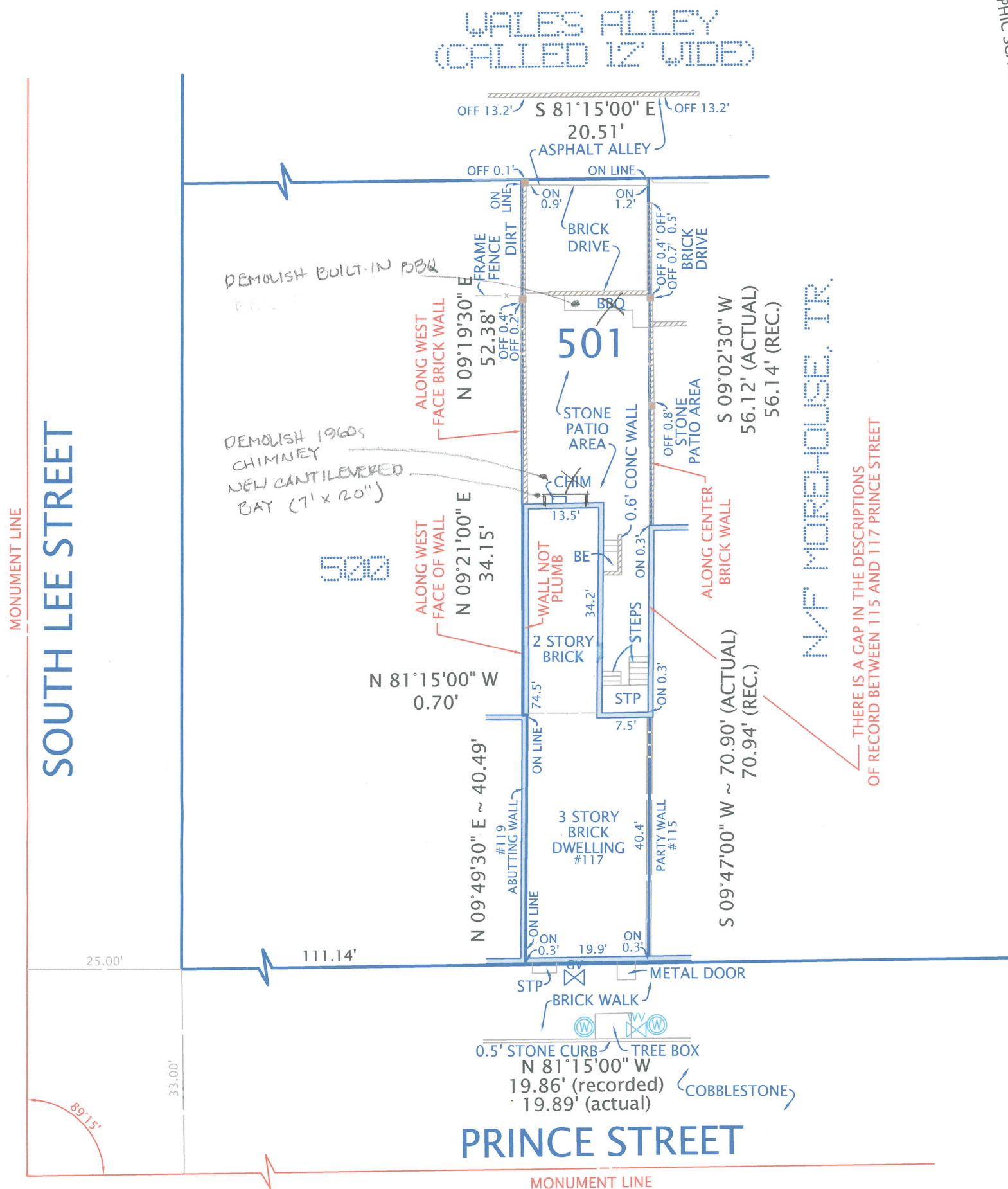
COVER SHEET

KING RESIDENCE
117 Prince Street Alexandria, VA 22314

Issue Set: Review
Date: 06/28/2022

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(DEED BOOK 264, PAGE 196)

SCALE: 1" = 20'

MARCH 02, 2022

03/02/2022
 GEORGE M. O'QUINN
 LICENSE NO.
 2069
 COMMONWEALTH OF VIRGINIA
 LAND SURVEYOR
George M. O'Quinn



TITLE
COMPANY, INC.

Surveyors
Inc.®

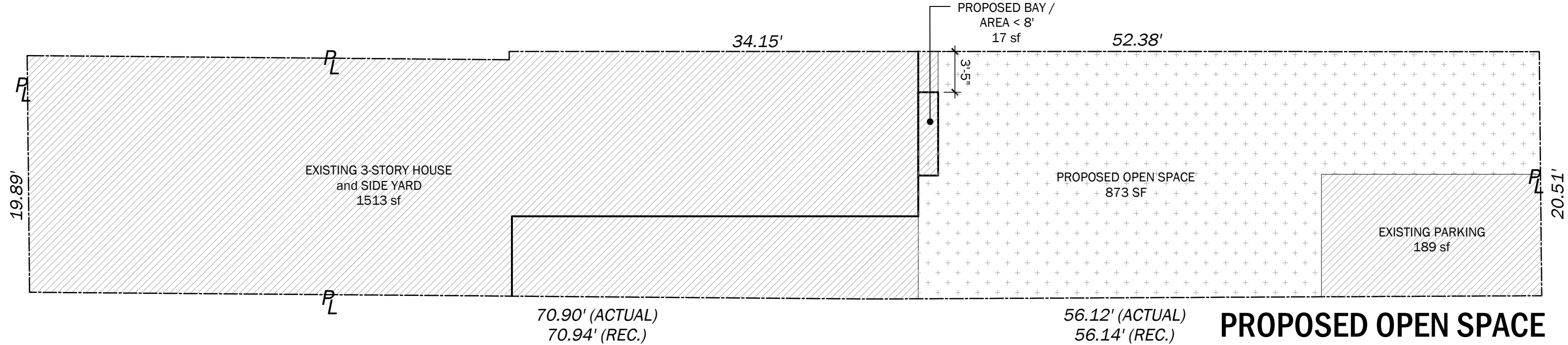
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

Disturbed Area Certification: I hereby certify that the limits of disturbance associated with this project represent a total land disturbance of less than 2,500 square feet. I further certify that no construction work, material storage, dumpster placement, construction access or disturbance of any other kind will take place beyond the limits of disturbance as depicted. I acknowledge that should this project result in land disturbance equal to or greater than 2,500 square feet, the City will issue a stop work order and work on the project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Transportation and Environmental Services.

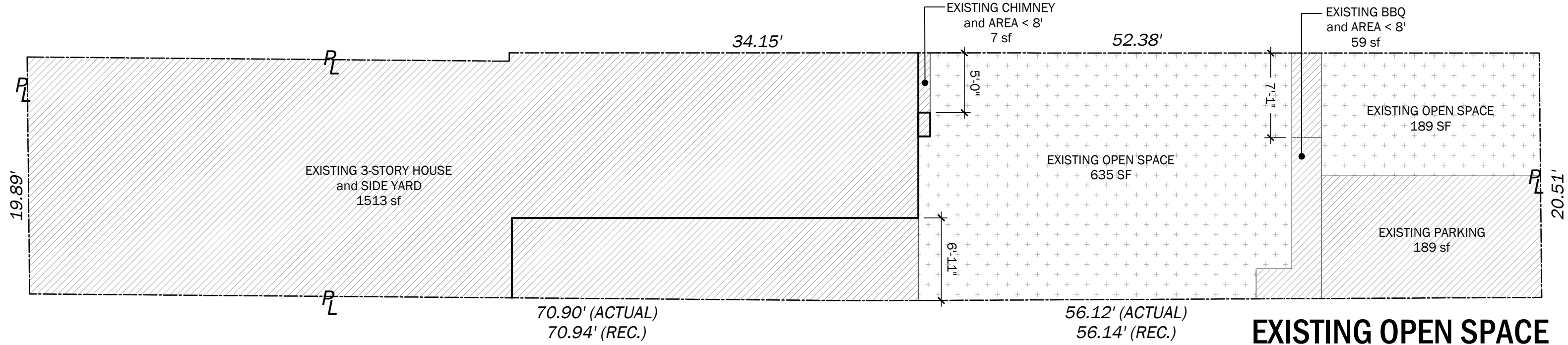
Drainage Certification: I hereby certify that the existing and proposed drainage patterns associated with this project are as depicted herein, that construction of this project will not create a nuisance to adjacent or downstream properties either public or private and that any existing drainage problems on adjacent or downstream properties either public or private will not be exacerbated by construction of this project. I acknowledge that should this project result in the creation of any nuisance, or exacerbation if any existing drainage problem, the City will issue a stop work order and work on this project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Transportation and Environmental Services.



PRINCE STREET



PRINCE STREET



LEGEND

NON-OPEN SPACE
(BUILDING, PARKING, AREAS LESS THAN 8',
AREAS 2' LOWER/HIGHER THAN GRADE)

OPEN SPACE

Erin May, Architect

703.836.6666 erin@erinmayarch.com

William Cromley
Design / Development

wm.cromley@mindspring.com
703.973.2250

OPEN SPACE DIAGRAMS

KING RESIDENCE

117 Prince Street Alexandria, VA 22314

Issue Set: PERMIT - RESUBMISSION
Date: 06/20/2022

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Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 117 Prince Street RM
Street Address Zone

A2. 2,504.00 x 1.50 = 3,756.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	1,006.00	Basement**	1,006.00	B1. 4,338.00 Sq. Ft.
First Floor	1,264.00	Stairways**	75.00	Existing Gross Floor Area*
Second Floor	1,264.00	Mechanical**		B2. 1,247.00 Sq. Ft.
Third Floor	804.00	Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		B3. 3,091.00 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other**		Other**		
B1. Total Gross	4,338.00	B2. Total Exclusions	1,247.00	

Comments for Existing Gross Floor Area
Basement Gross Area: Taken from Real Estate Assessment.
First Floor: Powder Room equals 16sf.
Second/Third Floors: 3 bathrooms are greater than 50 sf each.

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement		Basement**		C1. 12.00 Sq. Ft.
First Floor	12.00	Stairways**		Proposed Gross Floor Area*
Second Floor		Mechanical**		C2. 0.00 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		C3. 12.00 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	12.00	C2. Total Exclusions		

D. Total Floor Area

D1. 3,103.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3,756.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 824.00 Sq. Ft.
Existing Open Space
(Actual SF from survey used)

E2. 907.00 Sq. Ft.
Required Open Space

E3. 873.00 Sq. Ft.
Proposed Open Space

Notes

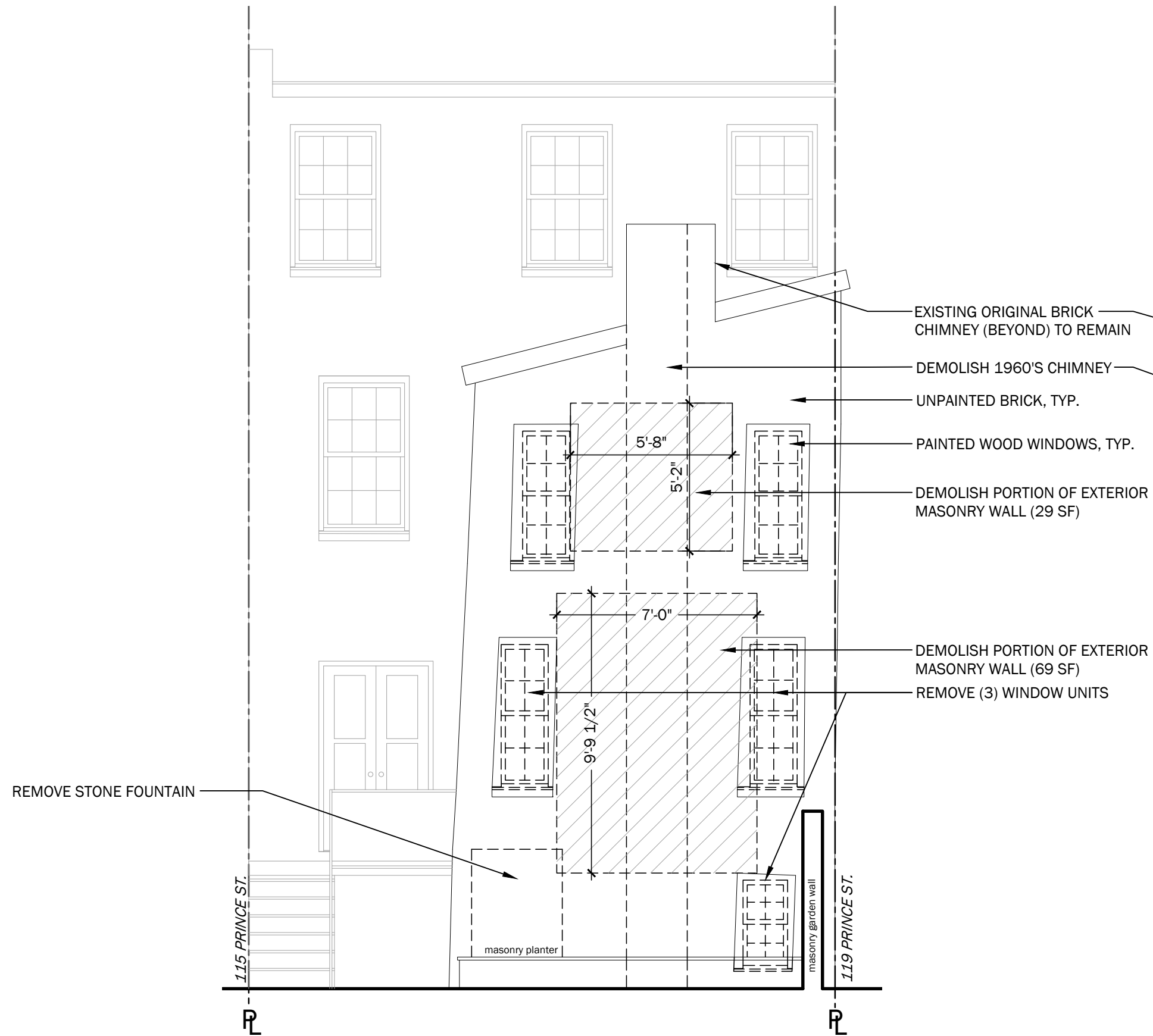
*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** 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.

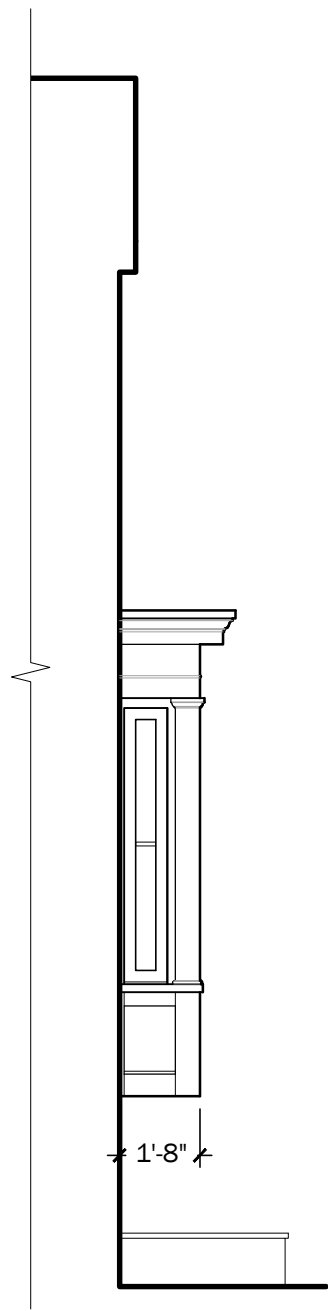
Signature: Evin Z. May



1 REAR (NORTH) ELEVATION - DEMOLITION
Scale: 1/4" = 1'-0"



EXISTING REAR ELEVATION



2 TYPICAL PROPOSED PARTIAL SIDE (EAST/WEST) ELEVATION
Scale: 1/4" = 1'-0"



1 PROPOSED REAR (NORTH) ELEVATION
Scale: 1/4" = 1'-0"

This time-honored window design captures the original depth and beauty of Lincoln products. Our Primed Wood products are architect friendly and designed for new construction or historical renovation.

High risk rot-prone components are substituted with cPVC parts ready for a high quality heat reflective and UV resistant exterior paint color choice.

From a traditionalist point-of-view, Lincoln's stylish windows, patio doors and shapes are dimensionally accurate, historically desired and design friendly.

Features

- **Available Product:**
Extensive product selection.
- **Maintenance:**
Moderate. Apply UV resistant paint and periodic check-up.
- **Structural Performance:**
Exceptional strength.
- **Thermal Performance:**
Very high.



The wood exterior product lines are available with cPVC 2" brickmould. Other styles of cPVC trim include Backband and Williamsburg along with flat casings up to 8" in width. When using heavier trims, the double hung & casement lines come with an optional 2" sill nosing for complimentary style. Primed and stain grade unfinished brickmould, sill and sill nosing are also available as options.

cPVC



Primed Wood



Natural Wood



Here is another opportunity to have your windows and doors made to fit the interior design, décor and style of the room. Additionally, the exterior interacts with the overall architecture and creates fantastic curb appeal. Enhancing windows and doors with lite divisions definitely puts the icing on the cake. Although there are standard lite configurations designated for all products, custom designs are also welcome.

Lite & Grille Options

- Simulated Divided Lite (SDL)
- Interior Wood Grille
- Internal Aluminum Grille (GBG)
- Lincoln Divided Lite (LDL)



Simulated Divided Lite

- $\frac{5}{8}$ ", $\frac{7}{8}$ ", $1\frac{1}{8}$ " and 2"
- Profiled or Square
- Bronze, Black & Mill Finish Shadow Bar



Simulated Divided Lite

Interior Wood Grille

- Single Profile Widths: $\frac{5}{8}$ ", 1", $1\frac{1}{8}$ " and $1\frac{1}{4}$ "
- Double Profile Width: $\frac{7}{8}$ "
- With Surround
- Without Surround

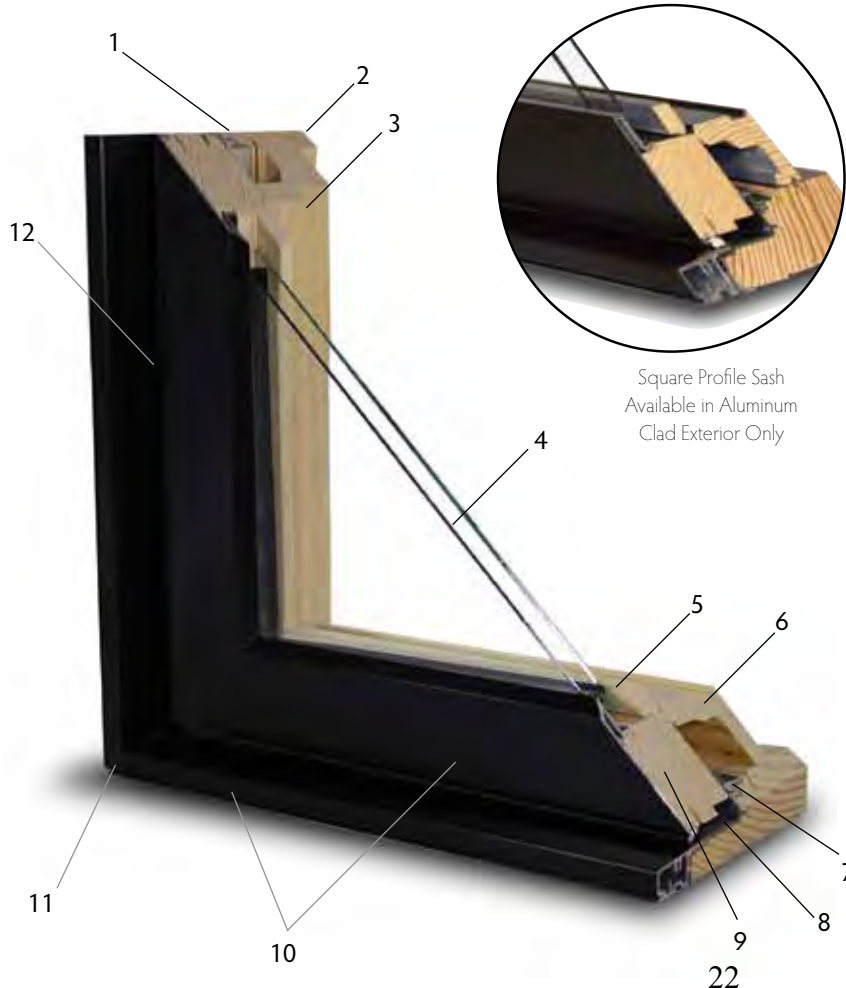


Interior Wood Grille
(With Surround)

Available as a traditional cranking unit or as our increasingly popular push-out style, Lincoln casements and awnings have a lot to offer.

Casement and awning features include an architecturally pleasing recessed sash, mortise and tenon joinery, multi-point locking hardware with single handle activation and adjustable hinges.

Awnings can be mulled above or below a studio window or utilized as a standalone element. Because they are hinged at the top, awnings provide secure ventilation and shed water during a light rain.



Square Profile Sash
Available in Aluminum
Clad Exterior Only

Specifications

Maximum RO Width	42 ½"
Maximum RO Height	96 ½"
Sash Thickness	1 ¾" thick

1-3/4" Sash

1. 4-9/16" jamb.
2. 1-3/16" thick side jambs, head and sill.
3. Clean interior stop design.
4. 7/8" warm edge insulating glass.
5. Interior wood glazing bead.
6. Maximum thickness sill cover.
7. Full surround frame weatherstrip.
8. Thermally enhanced frame with specialty composite polymer.
9. 1-3/4" thick sash.
10. .050 extruded aluminum on sash and frame. Vinyl exteriors utilize .050 extruded PVC vinyl. Wood units have primed sash on the exterior with cPVC, sill nosing and brickmould.
11. Gasketed frame corners on aluminum clad products with corner key for added stability.
12. Sash weatherstrip with combination drip cap detail on top rail.