

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

APPLICANT: Moore Construction Group

LOCATION: Old and Historic Alexandria District
304 North St. Asaph Street

ZONE: CD/Commercial Downtown Zone

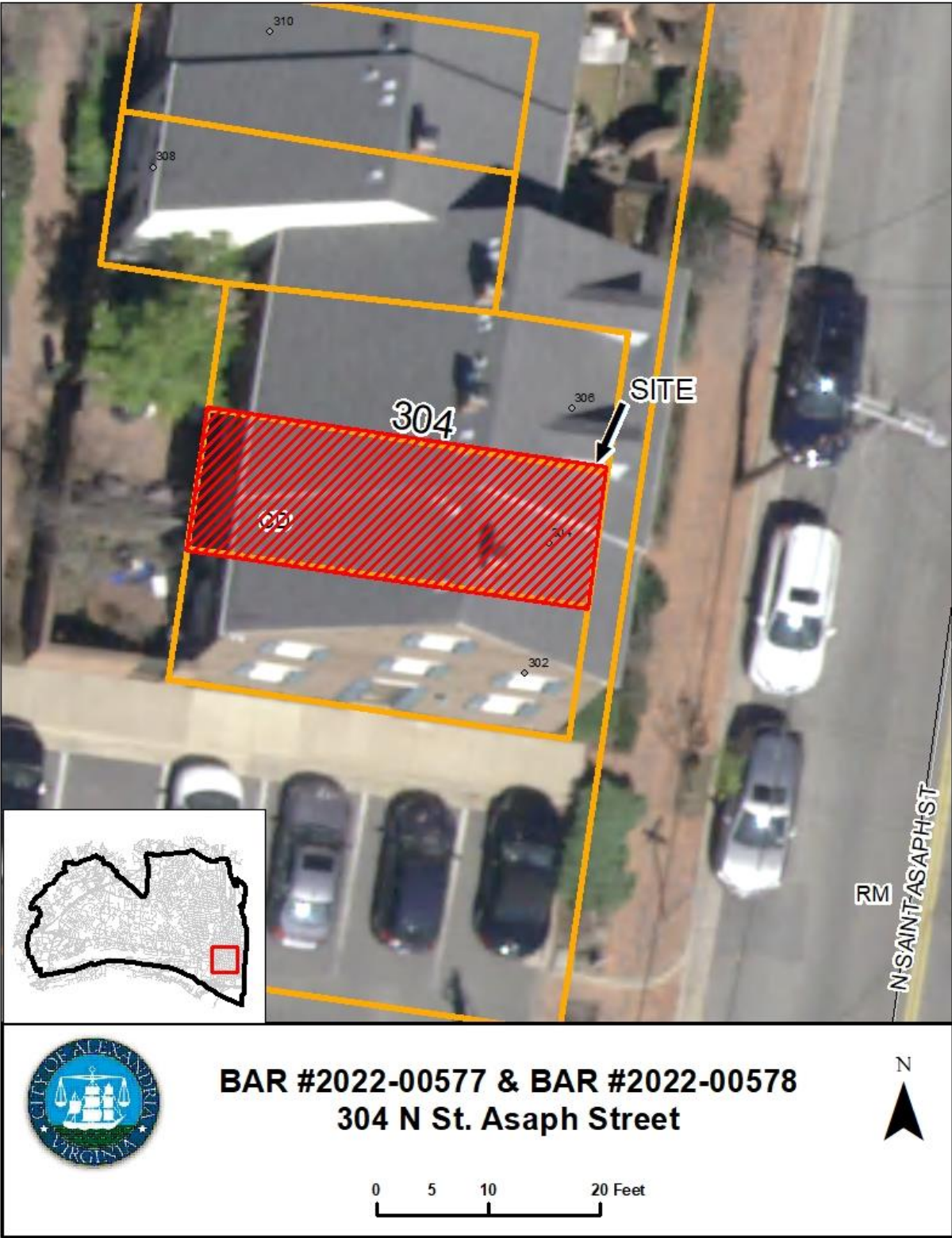
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations, with the following conditions:

1. The casement window glazing complies with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.
2. Upon demolition of the chimney, the roof is to be repaired so there is no visible patch.

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 (BAR #2022-00577) and Certificate of Appropriateness (BAR #2022-00578) for 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 for alterations to demolish an existing chimney and replace the existing double hung dormer window with an egress compliant casement window at 304 North St. Asaph Street.

Permit to Demolish

Demolish existing brick chimney located on the sloping roof of the west elevation of the building.

Certificate of Appropriateness

Replace one six-over-six double hung dormer window on the east elevation above the second level of the building. The proposed window is a 12-lite Marvin Ultimate Casement window.

Site context

The property is part of the Brocketts Crossing condominium development in the 300 block of North St. Asaph Street. Part of Brocketts Alley, to the southwest of the subject property, is private, while the northernmost part of the alley is public. The proposed demolition will be visible from both Brocketts Alley and North St. Asaph Street, and the proposed window replacement will be visible from North St. Asaph Street.

II. HISTORY

The two-and-a-half story brick townhouse with Colonial Revival features was built in **1976** as part of the Brocketts Crossing development. The construction of twenty townhomes on the 300 Block of North St. Asaph Street by Ellsworth & Howell Developers was approved by the BAR on November 21, 1974. According to archival records, building permit #9528 was issued for the development on July 1, 1975. The addition of dormer windows on some of the townhomes was approved by the BAR on November 19, 1975.

Previous BAR Approvals

BAR Case #2019-00323	Approved for in-kind roof replacement
BAR Case #2021-00514	Approved for replacement of 7 windows with Marvin Ultimate Double Hung windows

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 select portions of the building proposed for demolition are not themselves of unusual or uncommon design.

The *Design Guidelines* state that “Chimneys and flues are important functional elements of a building and provide visual variety to the roofline.” Additionally, the Guidelines recommend that “...existing chimneys should be maintained *in situ* and not removed without a compelling reason and substantial justification.” The design of this structure dates to 1976 and is not considered to be an historic resource. Unlike in the design for historic buildings where the chimney is a character defining feature serving to add to the symmetry of the building composition, the modern design for this building does not rely on the chimney as an important feature (Figures 1-3). The Board has approved the demolition of non-historic brick chimneys in the past, as was the case at 902 Oronoco Street (BAR Case #2020-00200).

Staff therefore has no objection to the removal of the chimney and recommends approval of the Permit to Demolish/Capsulate, with the condition that the existing roof be patched such that there is no evidence of the demolition.



Figure 1: Existing chimney to be demolished, and proposed view without chimney



Figure 2: View of existing chimney from Brocketts Alley



Figure 3: View of existing chimney from North St. Asaph Street

Certificate of Appropriateness

The *Design Guidelines* state that “Windows are a principal character defining feature of a building and serve both functional and aesthetic purposes. Windows allow the interior of a building to receive natural light, provide a means to see from the inside of a building to the outside and allow ventilation of a building interior.” Furthermore “The size, location, type and trim of windows are a defining element of historic architectural styles.”

The existing six-over-six Marvin Ultimate Double Hung dormer window is not code compliant as an egress window and will be replaced with an egress compliant casement window (Figures 4-5). The applicant is proposing a 12-lite Marvin Ultimate Casement Window. The new grid pattern will closely match the existing grid pattern, and the trim will be painted to match the existing trim color. While the operation of the window is changed, the configuration is architecturally appropriate, and will have little effect on the historic fabric of this late-20th century building.

Staff therefore recommends approval of the Certificate of Appropriateness for alterations, with the condition that the casement window glazing complies with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.



Figure 4: View of existing dormer window from North St. Asaph Street

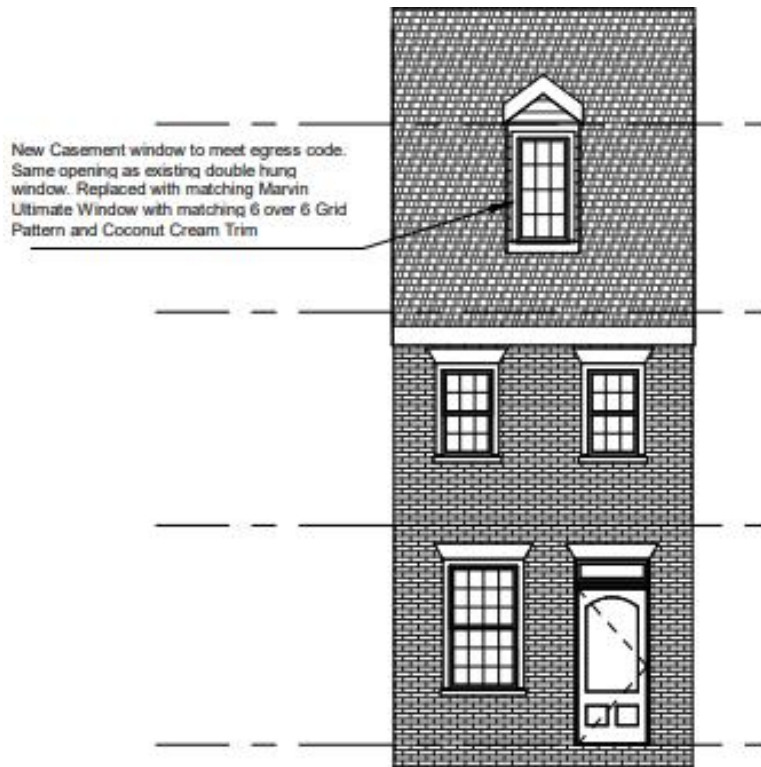


Figure 5: View of proposed casement dormer window

STAFF

Brendan Harris, 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

C-1 Proposed interior renovations, removal of chimney and new window complies with zoning.

Code Administration

C-1 A building permit is required for review.

Transportation and Environmental Services

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

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

- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
- For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
- For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by 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 No archaeological oversight is required for this project.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

ADDRESS OF PROJECT: 304 N. Saint Asaph St, Alexandria, VA 22314DISTRICT: ☒ Old & Historic Alexandria ☐ Parker - Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 064.04-DA-002 ZONING: CD
50150100

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: Moore Construction GroupAddress: 913 Duke StCity: Alexandria State: VA Zip: 22314Phone: 703-960-0253 E-mail: info@moorecg.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ DesignerName: Rebekah VinalPhone: 703-960-0253E-mail: rebekah@moorecg.com

Legal Property Owner:

Name: Kristien Kenker & Audra ParkerAddress: 304 N Saint Asaph StCity: Alexandria State: VA Zip: 22314Phone: 813-465-9206 E-mail: audparker@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.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <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 checked="" 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).*

Proposed work to include replacement of existing window opening at Dormer for an egress compliant window, as owner is planning to refinish attic space. Owner would also like to remove existing chimney to regain valuable square footage within interior of house.

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

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

APPLICANT OR AUTHORIZED AGENT:Signature: Printed Name: Rebekah VinalDate: 12/30/22



PROPERTY OWNER LIST

BOARD OF ARCHITECTURAL REVIEW

304 N Saint Asaph St, Alexandria, VA 22314

063.04 - 0A - 002

SUBJECT ADDRESS

TAX ASSESSMENT MAP NUMBER

Adjoining property owner names and addresses can be obtained by visiting the City website at www.alexandriava.gov and following the link to Real Estate Assessments, or by visiting the Office of Real Estate Assessments at City Hall, 301 King Street, Room 2600.

ADJOINING PROPERTY OWNER
NAME & MAILING ADDRESS

TAX ASSESSMENT
MAP NUMBER

Property Address	302 N. Saint Asaph St.	064.04 - 0A - 001
Owner Name	Reba Jean Whalen	
Mailing Address	302 N. Saint Asaph St. Alexandria, VA 22314	
City, State, Zip	Alexandria, VA 22314	

Property Address	302 N. Saint Asaph St.	064.04 - 0A - 00
Owner Name	Brackets North Crossing Condominium	
Mailing Address	302 N. Saint Asaph St.	
City, State, Zip	Alexandria, VA 22314	

Property Address	306 N. Saint Asaph St.	064.04 - 0A - 003
Owner Name	Thomas Richard Dempsey or	
Mailing Address	Nicole Suzette Diantonio	
City, State, Zip	306 N. Saint Asaph St. Alexandria, VA 22314	

Property Address	313 N Saint Asaph St	064.04 03 - 49
Owner Name	John G. Kester	
Mailing Address	313 N Saint Asaph St.	
City, State, Zip	Alexandria, VA 22314	

Property Address	311 N Saint Asaph St.	064-04-03-38
Owner Name	James Edwin Ballowe Jr. Tr.	
Mailing Address	311 N. Saint Asaph St.	
City, State, Zip	Alexandra, VA 22314	

Property Address	317 N Saint Asaph St.	064-04-03-41
Owner Name	Juan F. Vasquez or Theresa Mary	
Mailing Address	326 Funston PL	
City, State, Zip	San Antonio, TX 78209-6819	

Property Address		- -
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		- -
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		- -
Owner Name		
Mailing Address		
City, State, Zip		

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.

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. <i>Moore Construction Group, LLC</i>	<i>913 Duke St. Alexandria VA 22314</i>	<i>0%</i>
2.		
3.		

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

Name	Address	Percent of Ownership
1. <i>Kristien Kenkor</i>	<i>304 N. Saint Asaph St Alexandria, VA 22314</i>	<i>100%</i>
2. <i>Audra Parker</i>	<i>304 N. Saint Asaph St. Alexandria, VA 22314</i>	<i>100%</i>
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.

12/29/12
Date

Rebekah Vinal
Printed Name


Signature



DC Home Improvement
Contractor Lic #420215000094

MHIC
License #132356

VA Home Improvement
Contractor Lic #2705132717

MD Master Plumber
Lic #83998

VA Master Plumber
Lic #2705132717

MD Master Electrician
Lic #4606

VA Master Electrician
Lic #2705132717

BAR APPLICATION: REASON FOR DEMOLITION

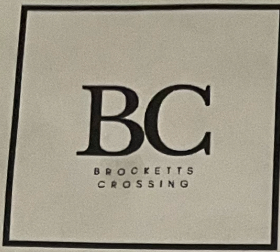
Date: December 18, 2022
Address: 304 N Saint Asaph Street, Alexandria, VA 22314

The owners of 304 N Saint Asaph St would like to remove their chimney to gain more usable square footage. The existing house is only 816 SF and the removal of the chimney would reclaim almost 20 SF of usable space. Removing the chimney would increase the usable space of their living room by 7%, their 2nd floor bathroom by 8% and their attic space by 2% (in addition to making the attic layout more efficient in general). These percentages are significant for a house with such limited space.

In addition to gaining back existing space, the owners plan to refinish the existing attic space with an additional bedroom and bathroom to improve their property value and quality of life. Due to head clearances the removal of the chimney chase will create optimal layout options.

The existing chimney is currently not in use and the owners have no intention of repairing it for future use, so it will continue to take up valuable interior space if request for demolition is denied. The HOA has also informed us that many of their condo's fireplaces are not operable and may require mold mitigation and mortar point up. The HOA is in favor of removing the chimney to mitigate upkeep repairs and add usable space for the owners.

The only alternative that we see would be demolishing only the interior section of the chimney and then providing structural support to keep the exterior, now faux, chimney intact to maintain current exterior elevations. This type of structural work would be a large structural undertaking all for the purpose of maintaining the exterior piece for a building that was built in 1976 and is not historic.



Brocketts Crossing Homeowners Association

ADDRESS

ADDRESS

December 15, 2022

To Whom It May Concern,

The board of the homeowners association for Brocketts Crossing voted to approve the following modifications to 304 N. Saint Asaph Street.

- 1) Window replacement in dormer for Unit 304
- 2) Chimney removal
 - a) If chimney removal is approved by the Alexandria Board of Architectural Review, the following parameters must be met:
 - i) Contractor for Unit 304 must coordinate with roofing contractor Frank Painter to use the same roofing tile
 - ii) Contractor for Unit 304 must advise the board how existing roof warranty is impacted, to ensure that warranty remains in place.

It should be noted that the owners of Unit 304, Audra Parker and Kristien Zenkov, hope to remove the chimney to increase the square footage of their unit's small footprint, both to improve their quality of life and increase the home's property value. The space created by removal of the chimney would allow for an additional bathroom and small bedroom on the third floor, as well as additional square footage on the first and second floors.

While this homeowner's quality of life is the primary rationale for chimney removal, there are a number of other objective criteria:

- Fireplaces (and thus chimneys) at Brocketts Crossing are rarely used, given the small size of units. The owners of 304 N. Saint Asaph have never used their fireplace and have no intention of doing so, whether or not it is removed.
- The contractor who recently replaced all roofs at Brocketts Crossing observed that, given the infrequent usage of chimneys, there is the likelihood of mold growth and mortar deterioration--which represent additional costs for homeowners to address.
- The units at Brocketts Crossing were built in the late 1970s to early 1980s, which means they are outside of the "historic structure" designation of Old Town.

Sincerely,

Robbie Schaefer

Vice President, Brocketts Crossing, HOA

304 N Saint Asaph St

Surrounding Context and Notes

BAR Review:

- Permit to Demolish Chimney Stack
- Certificate of Appropriateness for New Window at Existing Dormer



Project | 304 N Saint Asaph St

Permit to Demolish



View from across Saint Asaph St of Existing Chimney



Proposed View without Chimney



View from Brocketts Aly



View from Brocketts Aly / sidewalk
Chimney not in views





View from middle of N Saint Asaph St



View across N Saint Asaph St



View from sidewalk, walking from Princess St





Entrance from Brocketts Aly into private walkway



Entrance from private walkway



Certificate of Appropriateness



Client would like to finish out attic to be a small bedroom and bath.

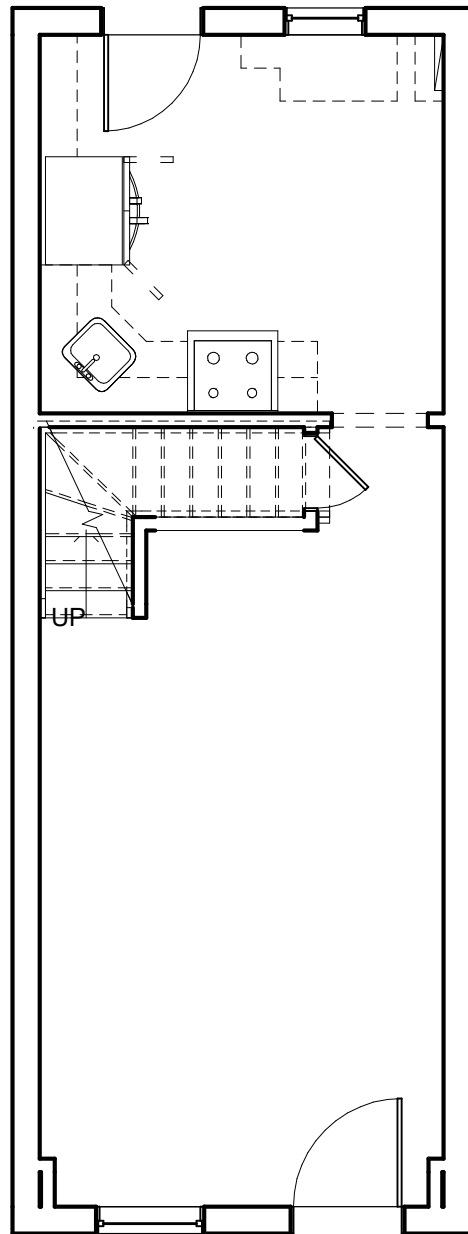
The existing dormer window is not code compliant as an egress window.

Existing:

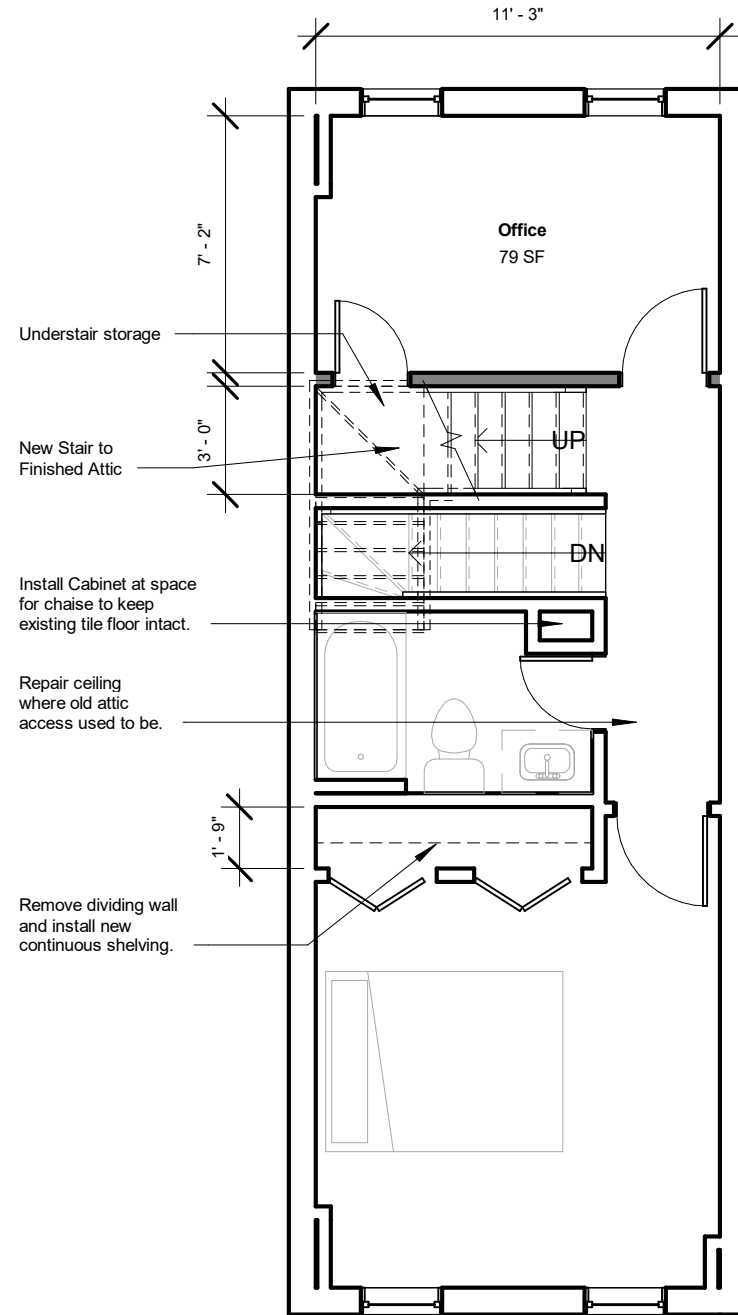
- Marvin Ultimate Single Hung window
- 27.75" W x 53.5" H
- Opening Area= 5.15 SF (Need 5.7SF)
- 6 over 6 Grid Pattern
- Coconut Cream Trim

Proposed:

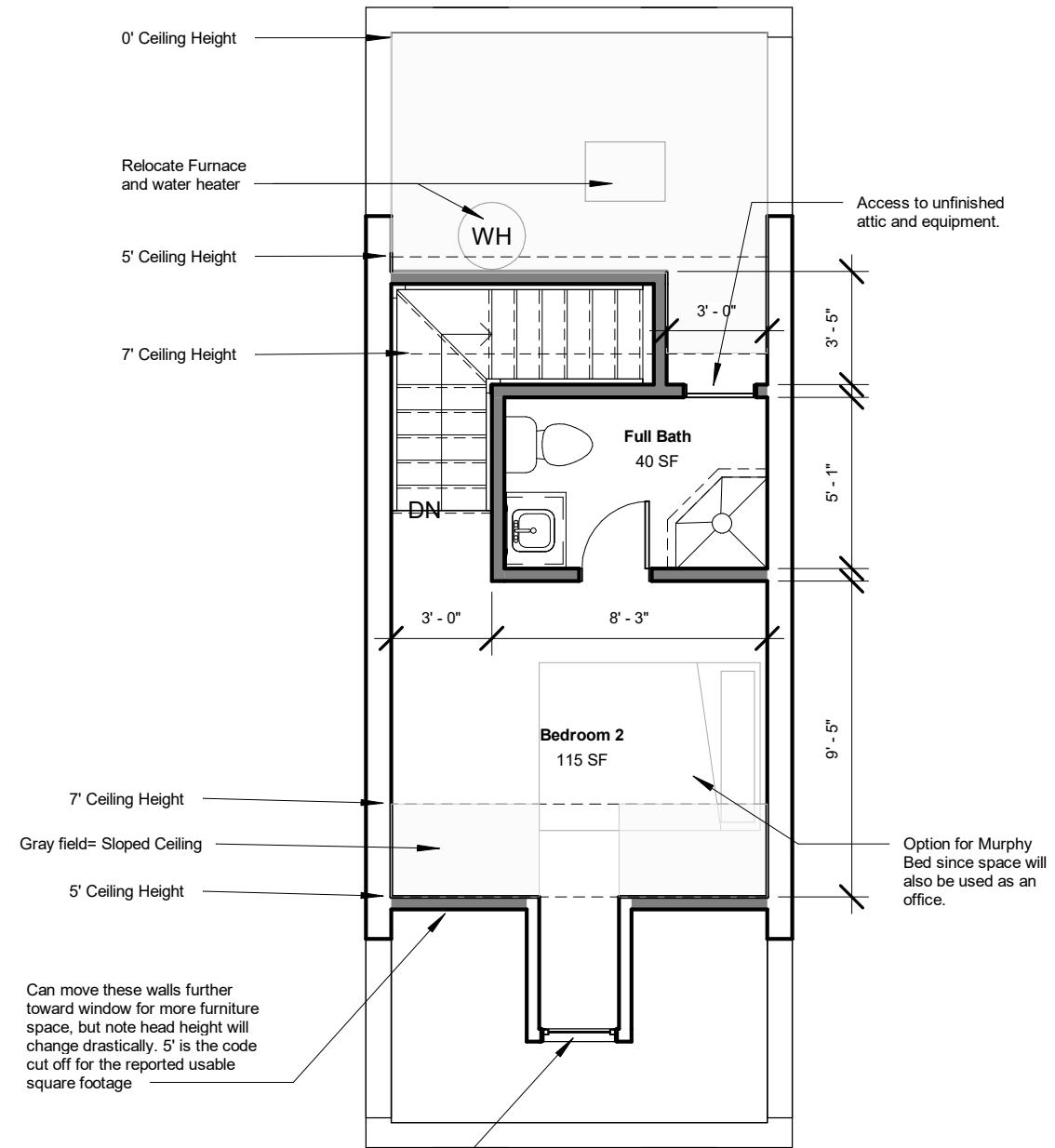
- Marvin Ultimate Casement Window
- 27.75" W x 53.5" H
- Opening Area= 10.31 SF
- 6 over 6 Grid Pattern to match existing grid pattern
- Coconut Cream Trim to match existing



① SD1- Main Level
3/16" = 1'-0"



② SD1- 2nd Floor
3/16" = 1'-0"



③ SD1- Attic Level
3/16" = 1'-0"

304 N Saint Asaph St
Alexandria, VA 22314

Proposed Plans DD101

Date 11/15/22
Drawn by Rebekah Vinal

Scale 3/16" = 1'-0"

OWNER:

Audra & Kristien Parker
304 N Saint Asaph Street
Alexandria, VA 22314

CONTRACTOR:

Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

BAR Review

Existing Chimney Removed

New Casement window to meet egress code.
Same opening as existing double hung
window. Replaced with matching Marvin
Ultimate Window with matching 6 over 6 Grid
Pattern and Coconut Cream Trim

Existing Chimney Removed

Roof Level (Existing)
17' - 7"

Attic (Existing)
9' - 7"

2nd Floor (Existing)
0' - 6"

1st Floor (Existing)
-8' - 10"

8' - 0"

9' - 1"

9' - 4"

1 Existing - Front Elevation
1/8" = 1'-0"

2 Existing - Left Elevation
1/8" = 1'-0"

Existing Chimney Removed

Existing Chimney Removed

Roof Level (Existing)
17' - 7"

Attic (Existing)
9' - 7"

2nd Floor (Existing)
0' - 6"

1st Floor (Existing)
-8' - 10"

3 Existing - Rear Elevation
1/8" = 1'-0"

4 Existing - Right Elevation
1/8" = 1'-0"

304 N Saint Asaph St
Alexandria, VA 22314

DD102

Proposed Elevations

Scale 1/8" = 1'-0"

11/15/22

Date

Rebekah Vinal

Drawn by

OWNER:

Audra & Kristien Parker
304 N Saint Asaph Street
Alexandria, VA 22314

CONTRACTOR:

Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

BAR Review