

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

APPLICANT: Larry and Sue Barkell

LOCATION: 114 North Payne Street

ZONE: CD/Commercial Downtown Zone

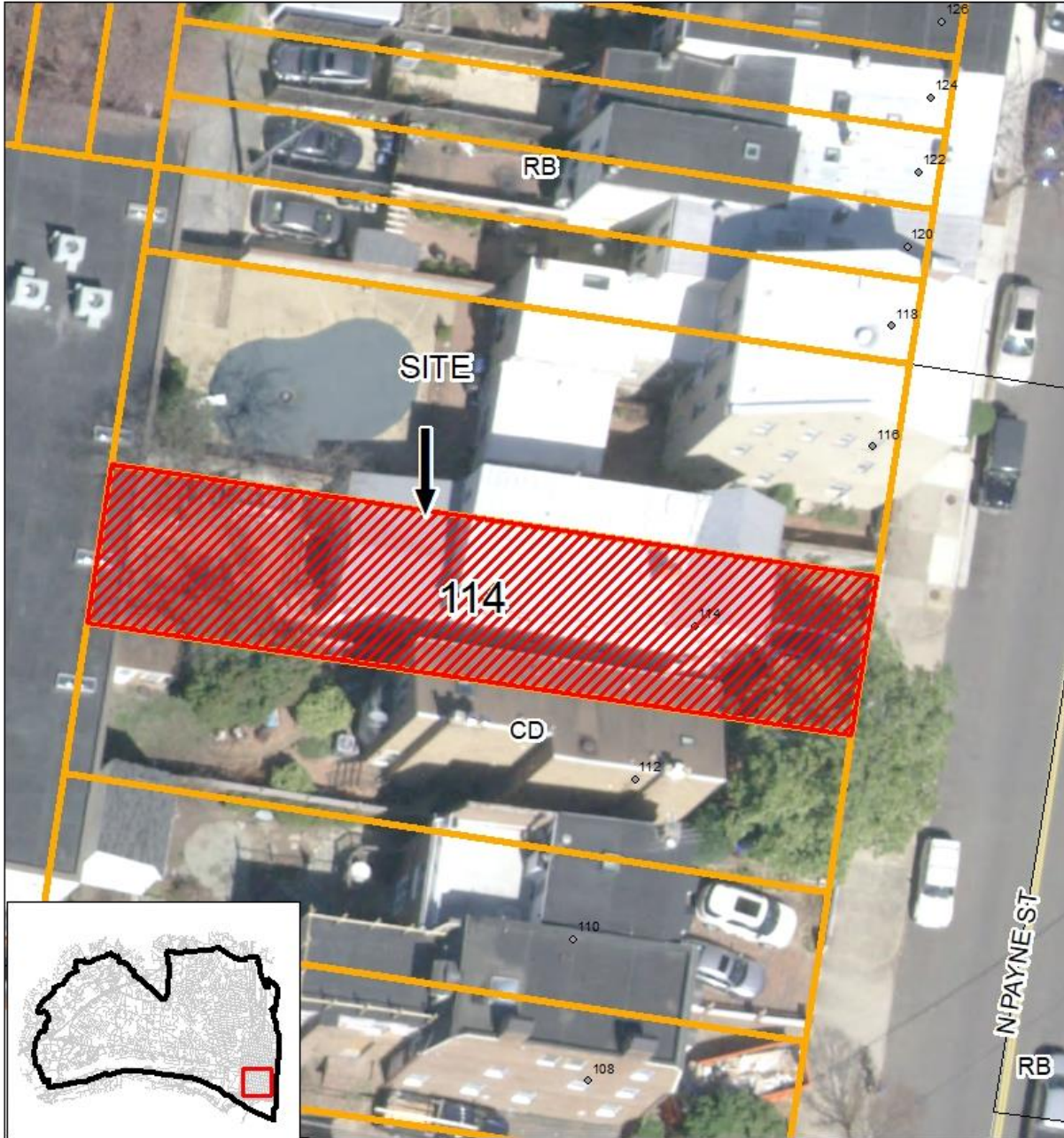
STAFF RECOMMENDATION


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

- *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, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology,
3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
4. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

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 #2023-00052 & BAR #2023-00069**
114 N Payne Street

0 10 20 40 Feet

N

Note: Staff coupled the applications for a Permit to Demolish (BAR #2023-00069) and Certificate of Appropriateness (BAR #2023-00052) 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 to add a second-floor rear/west addition to an existing one-story addition, as well as alterations, at 114 North Payne Street.

Permit to Demolish/Capsulate

Approximately 187 square feet of the existing rear addition, which dates to 2006, will be encapsulated, as well as its roof, approximately 338 square feet. The metal and masonry fence on the east elevation will be removed.

Certificate of Appropriateness

Addition

The two-story addition will be clad in fiber cement siding and a standing seam metal roof which will match the roof on the main block of the house. Two metal clad wood windows will be installed on the second floor of the addition's south elevation. The west elevation of the existing 2006 addition will be retained.

Alterations

The applicant proposes replacing existing aluminum siding on the front/east elevation with fiber cement siding with a 4" profile. Window trim will be replaced, and a new overhang constructed above the front door. Wood structural brackets and dentil molding will be added to the existing cornice. The driveway and front walk will be resurfaced with permeable pavers and a flagstone walk, respectively.

II. HISTORY

This is a two-story, three bay frame house with a steep pitched side gable standing seam metal roof. According to Richard Bierce's history of this property in the One Hundred Year Old Buildings file, John House, a carpenter, built this house in **1875** as fulfillment of a condition of the purchase of the property. Deed Book 8, page 67, dated 23 September 1874, describes the transfer of the property from U.M. Monroe to John R. House. This instrument is not a deed of transfer but is identified as an "Agreement." Monroe was awarded part of the Thomas estate, which was associated with the house next door at 116 North Payne, in a September 1874 court ruling. Monroe then proposed to "...sell the said lot of ground to the John R. House...provided that the said John R. House shall erect a dwelling or building... (whose value shall be) not less than three hundred dollars...within six months from the date of this agreement." Bierce's report describes the house as "...a rare example of a Gothic Revival cottage of which few were built in Alexandria."¹ The house has obviously been heavily altered since the report was written in September of 1978. See

¹ Bierce, Richard. 100-Year-Old-Building nomination, 9/20/1978.

Figures 1 & 2. Permit #34909, issued 11/14/78 to “repair entire building,” with “roof to be modified by removing gable at front” and to add shutters led to this conversion of the Gothic Revival building to a neo-Federal building. A few years earlier, on 11/8/72, Permit #29591 approved the installation of aluminum siding over existing “britex” siding.



Figure 1: 114 N. Payne in 1978



Figure 2: 114 N. Payne today

Previous BAR Approvals

- 9/18/2019, BAR2019-00369 Approval to install a masonry wall topped with an iron picket fence at the front/east boundary of the property.
- 5/24/2018, BAR2018-00255 Administrative approval to install a new outlet for an electric vehicle.
- 12/7/2005, BAR2005-00187 & BAR2005-00188 Approval to construct a rear/west one-story 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), explain, which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility. Although this property is not within the Old and Historic Alexandria District, One Hundred Year Old Buildings must comply with Old and Historic Alexandria District policies and guidelines. In terms of demolition and encapsulation, Zoning Ordinance section 10-305(C) states: “The matters that the board of architectural review or the city council on appeal shall consider in determining whether a permit to move, remove, capsulate or demolish in whole

or in part should be issued shall be those guidelines established in the ordinance listing the building or structure for preservation and the criteria set forth in section 10-105(B).”

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 masonry wall topped with an iron picket fence dates to 2019 and is neither historically nor architecturally significant. As noted above, the building has changed significantly since its listing as a One Hundred Year Old Building and little, if any, remains of historic building materials.

Certificate of Appropriateness

Addition

The *Design Guidelines* state that “Respectful additions make use of the design vocabulary of the existing historic structure.” The applicant proposes adding a second floor with a balcony to an existing 2006 addition measuring 16’ deep by 20.7’ wide. The west elevation and the existing footprint of the first floor will be retained. The south elevation of the addition will have a standing seam metal roof with a slope matching that of the existing roof, and two wood clad awning windows which will open from the bottom. The proposed addition will therefore blend seamlessly into the 2006 addition and will nicely complement the original house. It will be minimally visible from North Payne Street. See Figure 3. Staff notes that the proposed doors and windows comply with BAR *Design Guidelines*.



Figure 3: Southeast corner of house with existing one-story addition circled

Alterations

The proposed alterations are fairly minor and will upgrade the appearance of the house. The existing windows will remain and will receive new wood window trim. The cornice will be modified with new wood structural brackets and dentil molding. A new entry overhang above the front door, constructed of wood with a HardiePlank tympanum, will provide architecturally appropriate protection for the door. See Figure 4. The permeable pavers for the driveway and flagstone for the front walk will be an improvement to the current materials. Additionally, replacing aluminum siding installed in 1972 with HardiePlank represents a great improvement to the exterior envelope.

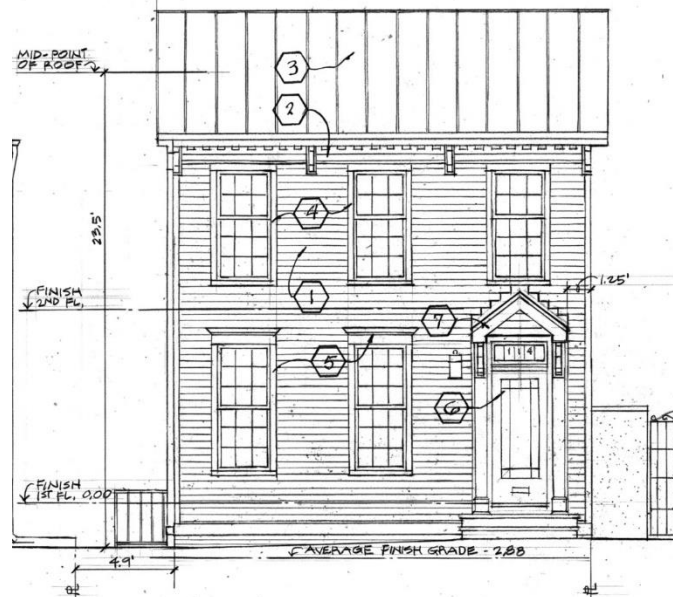


Figure 4: Proposed east elevation

Staff therefore recommends approval of the project, noting the recommendations of Alexandria Archaeology.

STAFF

Susan Hellman, 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 partial demolition and construction of the two-story addition complies with zoning.
- F-1 Property was granted variances from SEC. 4-506 (B) to have two reduced side yard setback on 12/12/2022.

Code Administration

C-1 Building permit is required for review.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 Current review for demolition BAR2023-00069. (T&ES)
- F-2 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

- F-1 The G.M. Hopkins Insurance map shows that a house was present on this property by 1877, and definitely by 1891. Therefore, there is the potential for archaeological resources to be present that could provide insight into residential life in post-Civil War Alexandria.
- *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, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology,
- R-3. The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials, including BAR flagstone and BAR paver



APPLICATION BOARD OF ARCHITECTURAL REVIEW

Jan. 31

March 16

Filing Fees Paid

Date of Submission

Board of Architectural Review Hearing Date

Applicants must send written notice of public hearings by regular mail to all abutting property owners at least 10 days prior to the Board of Architectural Review hearing, and not more than 30 days prior to the hearing.

Send notices by first-class U.S. mail between the dates of

Feb. 14 and March 6

ADDRESS OF PROJECT: 114 N. Payne St.

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

TAX MAP AND PARCEL: 064 03-10-33 ZONING: CD

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: Larry and Sue Barkell

Address: 8171 Brookville Road

City: Plymouth State: MI Zip: 48170

Phone: _____ E-mail: _____

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

Name: Savage & Associates

Phone: (703)462-3994

E-mail: savage.arch2@netzero.net

Legal Property Owner:

Name: Larry and Sue Barkell

Address: 8171 Brookville Road

City: Plymouth State: MI Zip: 48170

Phone: _____ E-mail: _____

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

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

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

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

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

Changes to the front elevation, removal of a low masonry wall in the front yard and the addition of a second floor bedroom over an existing one story structure at the rear of the building. See attached "B.A.R. Project Summary".

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.

B.A.R. PROJECT SUMMARY

Removal of the existing metal fence and masonry that faces North Payne Street. Existing metal fence and masonry that defines the south property line will remain. The existing curb and gutter that faces this property will remain intact. Existing aluminum siding with an eight-inch lap on the front façade will be removed and replaced with fiber cement siding with a four-inch lap. Existing windows will remain with new window trim. A front entrance overhang will be constructed. Structural brackets and dentil molding will be added to the existing cornice. The existing structure will receive a second-floor addition over an existing one-story rear section. The sides of the addition are marginally visible because of its location on the lot and the presence of existing structures at 112 North Payne Street and 116 North Payne Street that restricts the view to the proposed addition. The rear addition is not visible from the public right-of-way. The proposed addition will have fiber cement siding matching the lap installed on a one-story addition that was constructed in 2006. Two metal clad wood awning windows will be installed on the second-floor south elevation of the addition. The north elevation of the proposed addition will be close to the north property line and will not have any windows. The second-floor addition will have a standing seam metal roof with a slope matching that of the existing standing seam metal roof.

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: John B. Savage

Printed Name: John Savage

Date: Jan. 31, 2023



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 114 North Payne Street
Street Address

CD ▼
Zone

A2. 3,137.00 x 1.50 = 4,705.50
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 775.97
First Floor 1,360.38
Second Floor 1,048.19
Third Floor 0.00
Attic 288.40
Porches 18.17
Balcony/Deck 32.80
Lavatory***
Other**

Allowable Exclusions**

Basement** 775.97
Stairways** 62.73
Mechanical** 0.00
Attic less than 7*** 288.40
Porches** 0.00
Balcony/Deck** 0.00
Lavatory*** 0.00
Other** 0.00
Other** 0.00

B1. 3,523.91 Sq. Ft.
Existing Gross Floor Area*

B2. 1,127.10 Sq. Ft.
Allowable Floor Exclusions**

B3. 2,396.81 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 3,523.91 B2. **Total Exclusions** 1,127.10

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 0.00
First Floor 0.00
Second Floor 325.22
Third Floor 0.00
Attic 0.00
Porches 32.80
Balcony/Deck 78.40
Lavatory*** 0.00
Other

Allowable Exclusions**

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

C1. 436.42 Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 436.42 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 436.42 C2. **Total Exclusions** 0.00

D. Total Floor Area

D1. 2,833.23 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 4,705.50 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 1,117.51 Sq. Ft.
Existing Open Space

E2. 1,097.95 Sq. Ft.
Required Open Space

E3. 1,101.92 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.

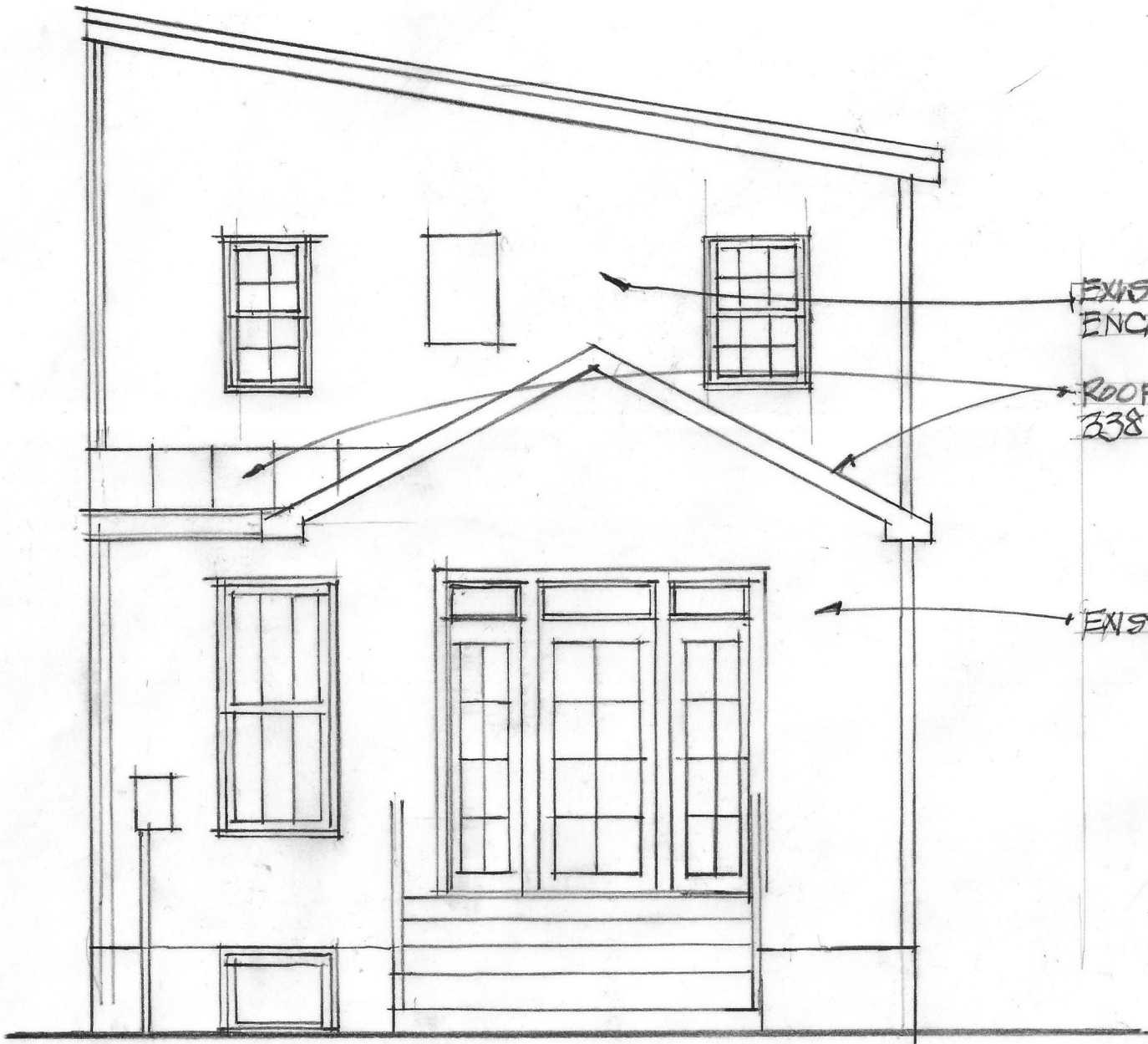
** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***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: John B. Swager

Date: OCTOBER 20, 2022



EXIST. FACADE TO BE ENCAPSULATED 187 SQ. FT.

ROOF TO BE DEMOLISHED 338 SQ. FT.

EXIST. FACADE TO REMAIN

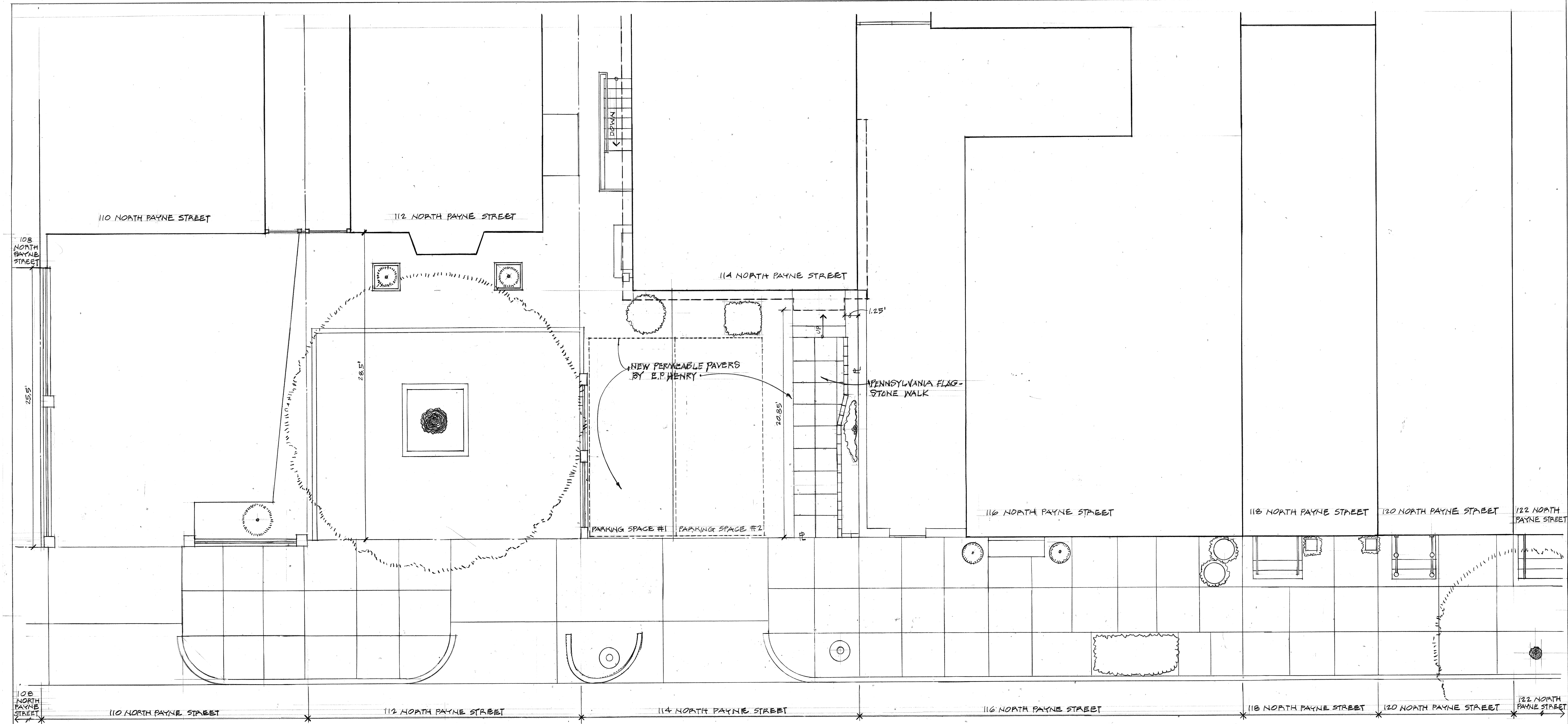
EXIST. REAR ELEVATION

SCALE 1/4" = 1'-0"

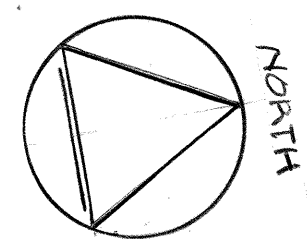
114 N. PAYNE ST.

SAVAGE & ASSOCIATES

2/9/23



PLAN AT STREET LEVEL
1/4" = 1'-0"



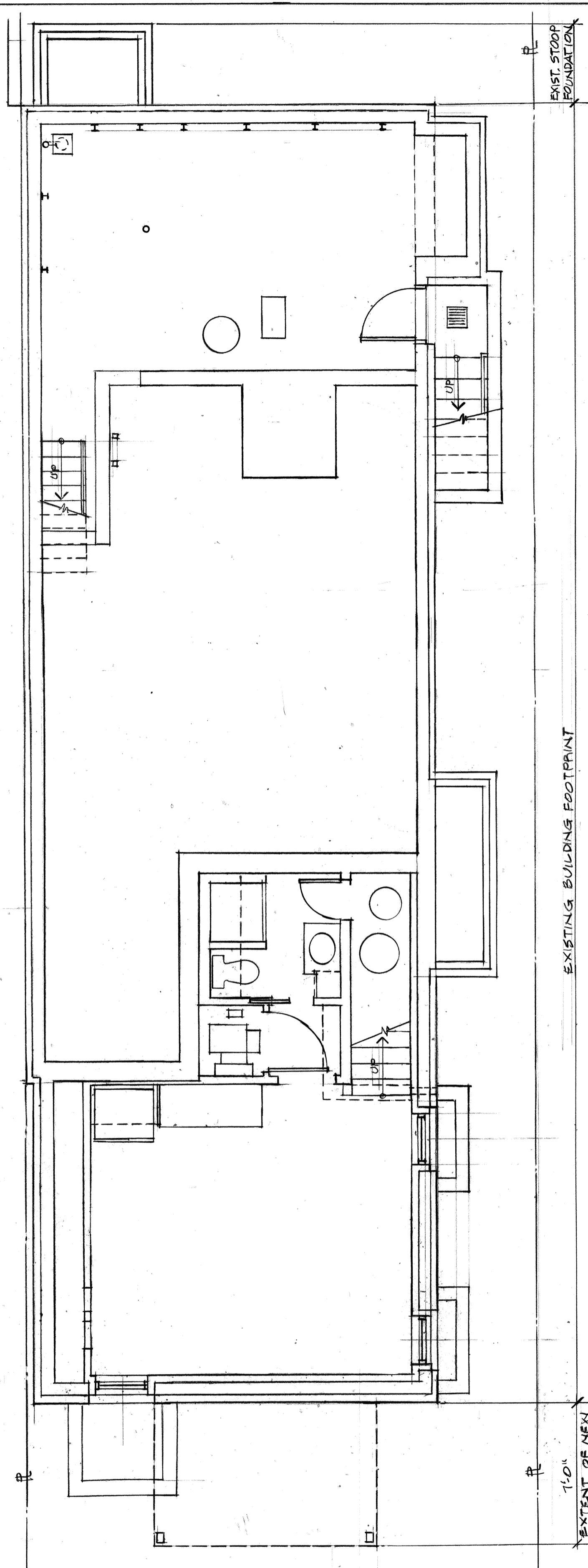
SAVAGE & ASSOCIATES, P.C.
218 NORTH LEE STREET SUITE 204-A
ALEXANDRIA, VIRGINIA 22314
TEL: (703) 683-6410 MOBILE: (703) 462-3994
E-MAIL: SAVAGE.ARCH2@NETZERO.NET

SUBMITTALS:
10/13/22: BOARD OF ZONING APPEALS SUBMISSION
10/20/22: BOARD OF ZONING APPEALS RESUBMISSION
1/31/23: B.A.R. SUBMISSION

PLAN AT STREET LEVEL

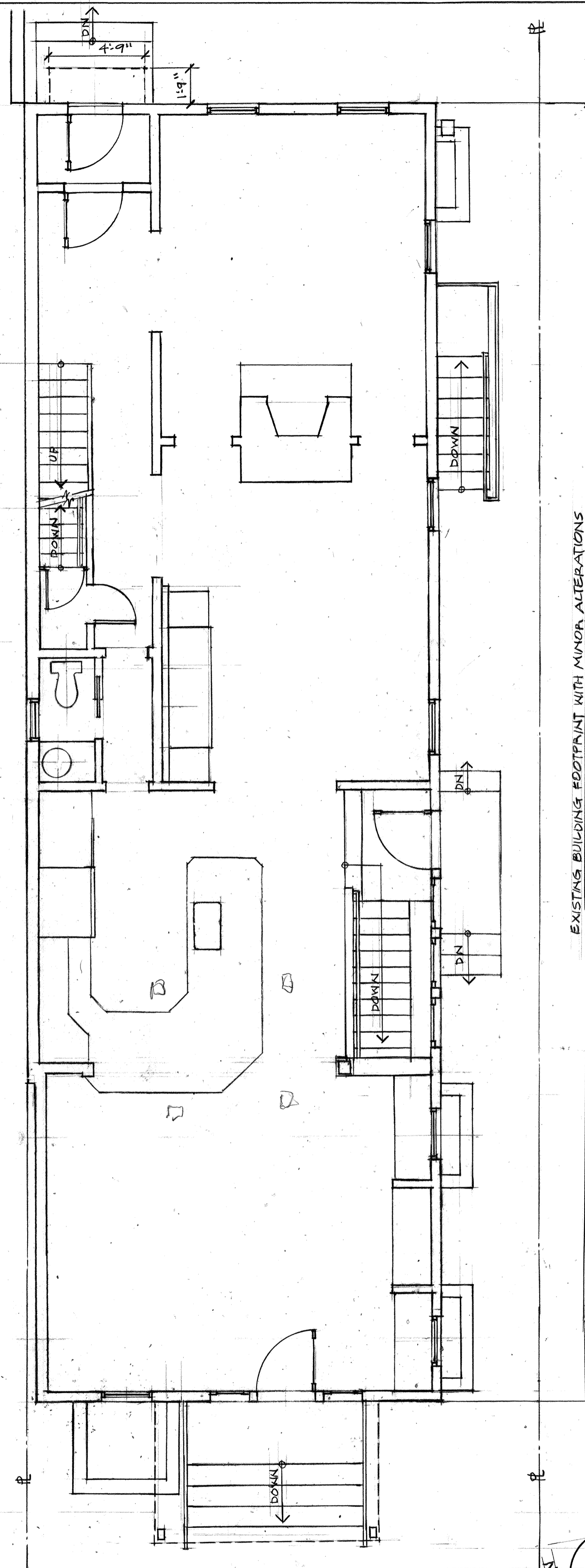
PROPOSED ADDITION & ALTERATIONS TO
114 NORTH PAYNE STREET
ALEXANDRIA, VIRGINIA 22314

DRAWING
A-1
DWG. 1 OF 4
DATE:
10/20/22

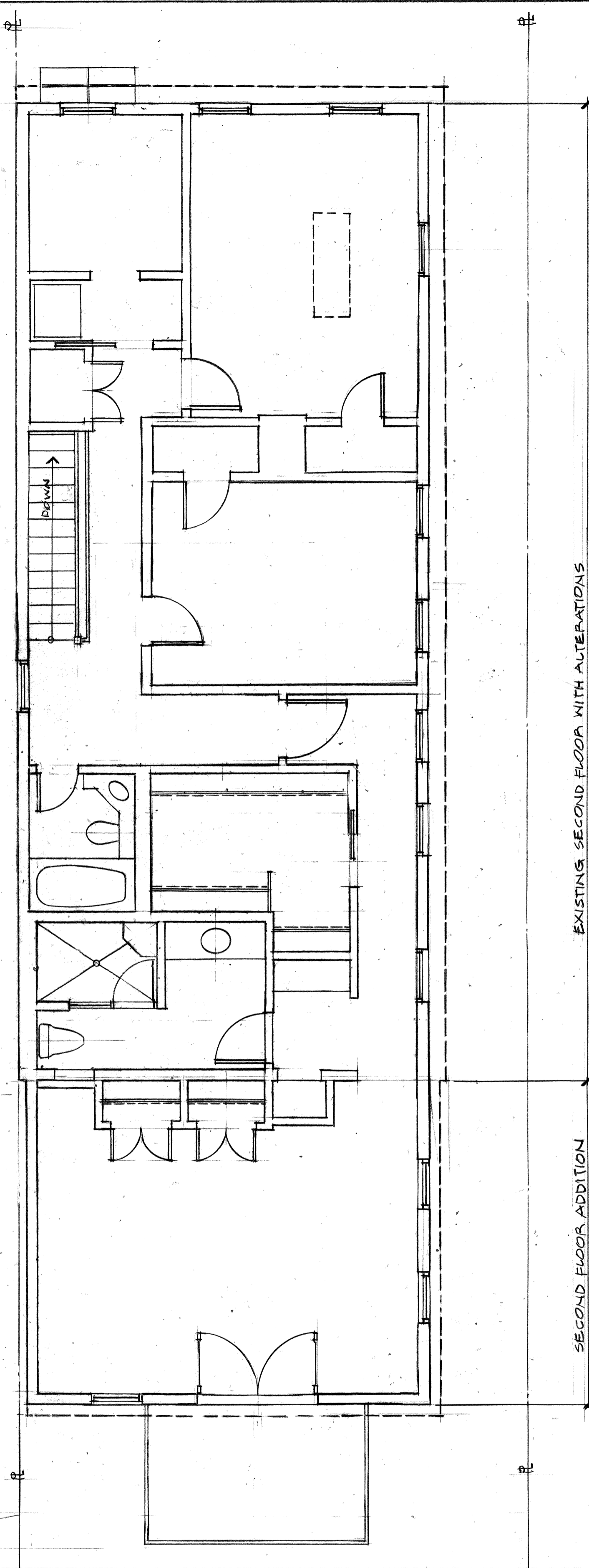


BASEMENT PLAN
1/4" = 1'-0"

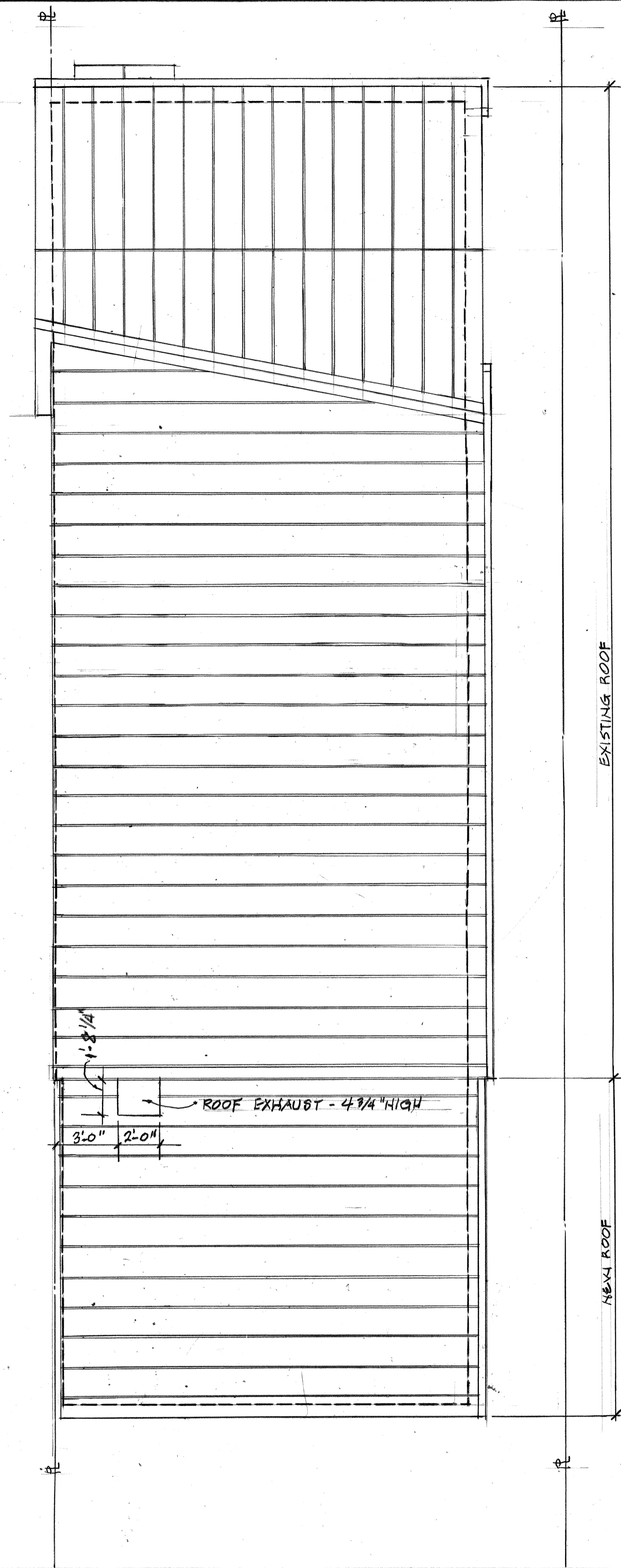
NOTE: FINISH FLOOR OF ALL USABLE
BASEMENT SPACES EXCEEDS
4'-0" TO ADJACENT EXTERIOR
GRADE
AVERAGE FINISH GRADE IS -2.00



FIRST FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"

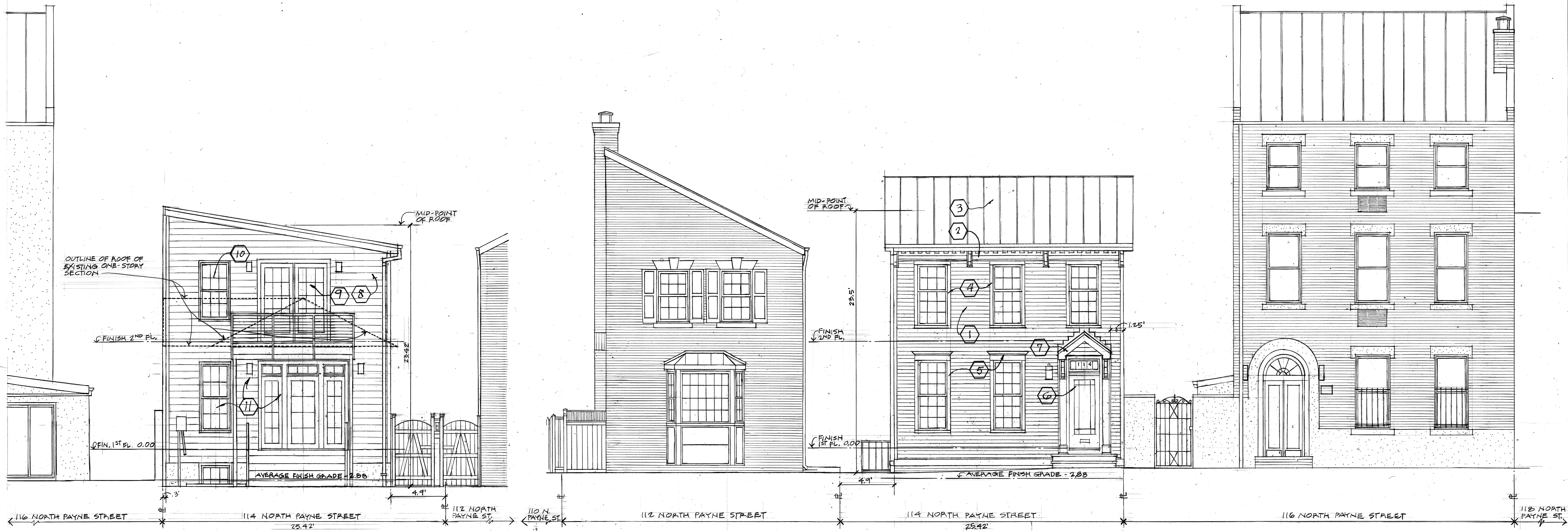
SAVAGE & ASSOCIATES, P.C.
213 NORTH LEE STREET SUITE 204-A
ALEXANDRIA, VIRGINIA 22314
TEL: (703) 683-6410 MOBILE: (703) 462-3994
E-MAIL: SAVAGE_ARCH2@NETZERO.NET

SUBMITTALS:
10/12/22: BOARD OF ZONING APPEALS SUBMISSION
10/20/22: BOARD OF ZONING APPEALS RESUBMISSION
1/31/23: B.A.R. SUBMISSION

BASEMENT PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN
ROOF PLAN

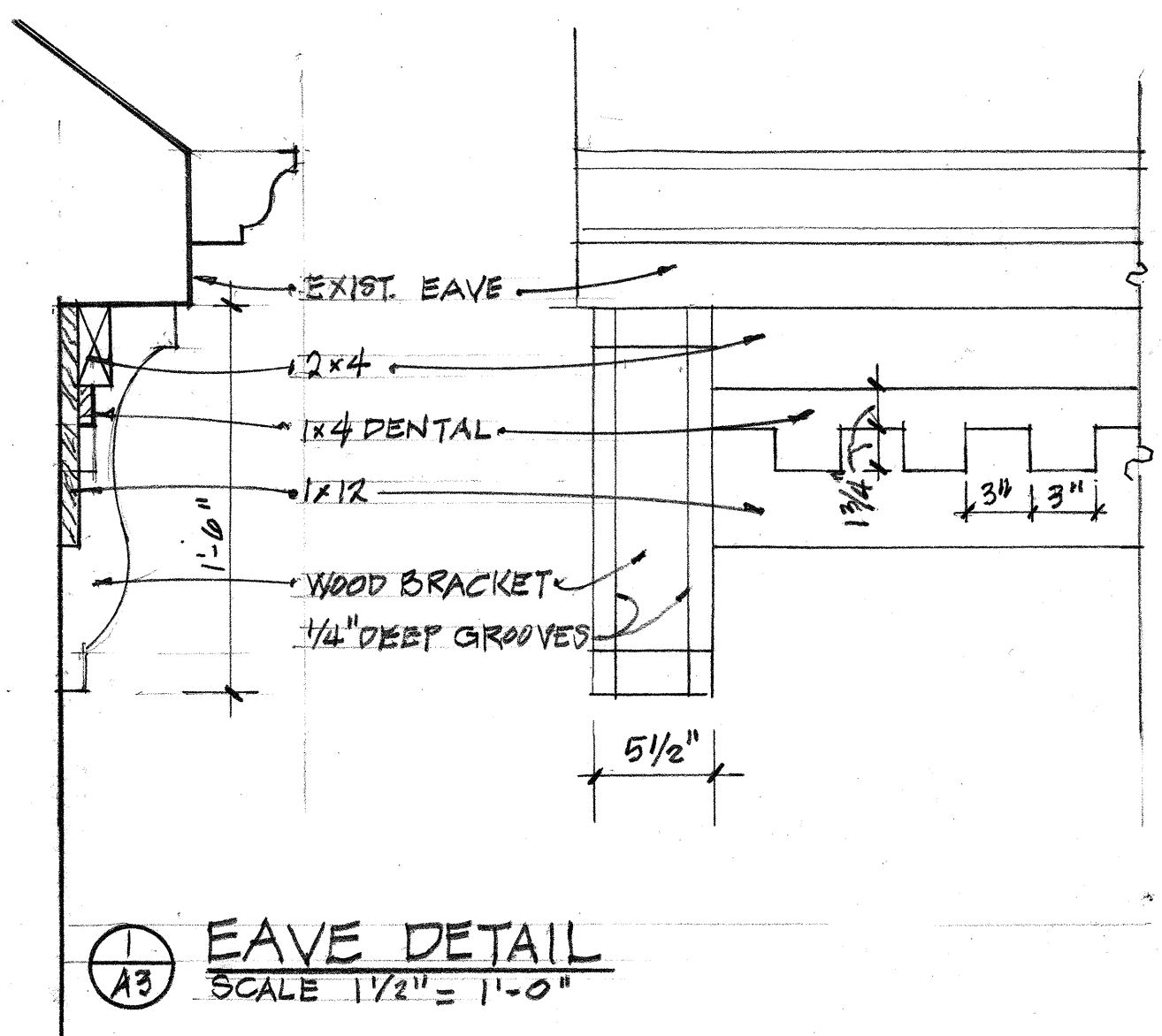
PROPOSED ADDITIONS & ALTERATIONS TO
114 NORTH PAYNE STREET
ALEXANDRIA, VIRGINIA 22314

DRAWING
A-2
DWG. 2 OF 4
DATE:
10/20/22

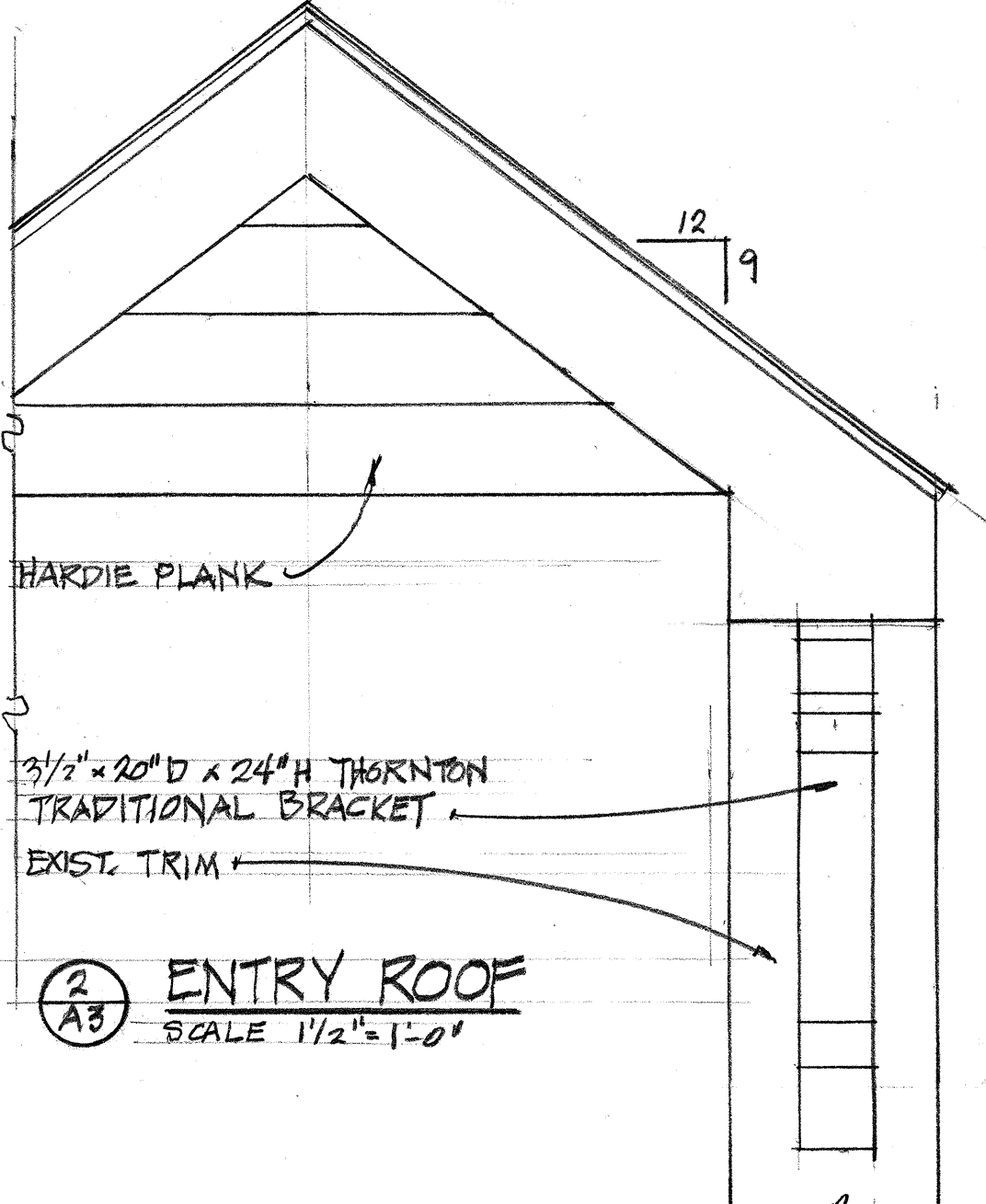


WEST ELEVATION (REAR ELEVATION)
1/4" = 1'-0"

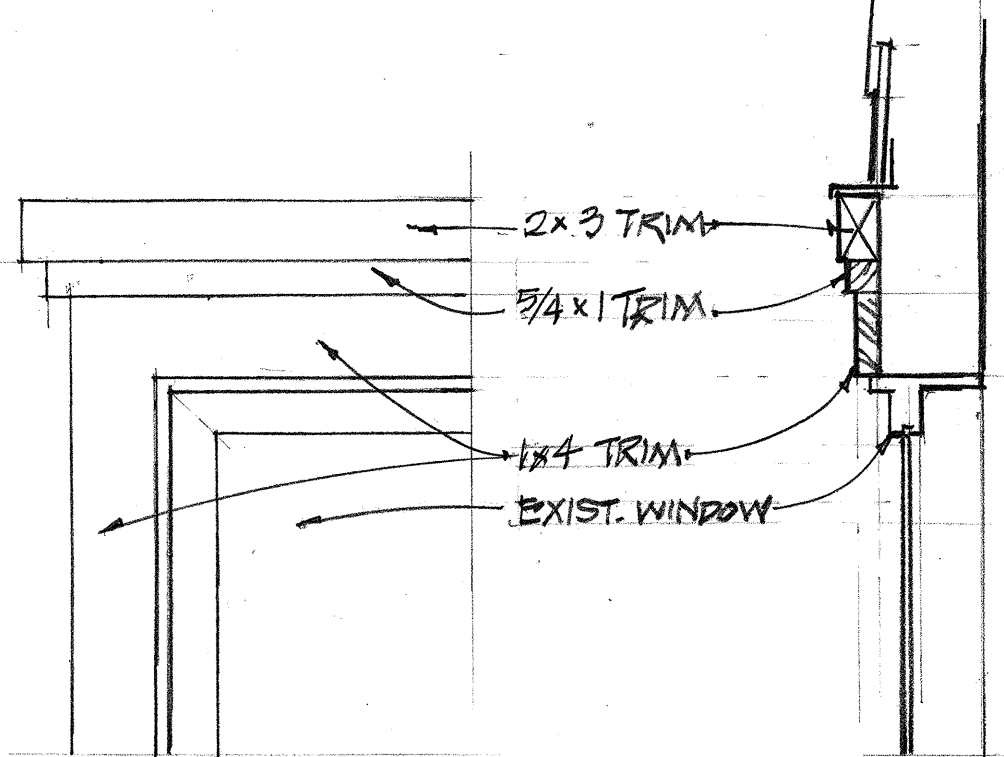
EAST ELEVATION (NORTH PAYNE STREET ELEVATION)
1/4" = 1'-0"



1 EAVE DETAIL
A3 SCALE 1/2" = 1'-0"



2 ENTRY ROOF
A3 SCALE 1/2" = 1'-0"



3 1ST FLOOR WINDOW TRIM
A3 SCALE 1/2" = 1'-0"

- Notes**
- 1 Remove existing siding and install Hardiplank smooth siding with 4 inch exposure and painted to match the existing gray color.
 - 2 Wood dental molding and wood brackets. See Detail 1/A3.
 - 3 Existing metal roof.
 - 4 New 3-1/2 inch window trim jambs and heads on existing second floor windows.
 - 5 New 3-1/2 inch window trim jambs and 6-3/4 inch heads on existing first floor windows. See Detail 3/A3.
 - 6 Existing door, transom and trim.
 - 7 New roof feature. See Detail 2/A3
 - 8 New Hardiplank smooth siding with 8 inch exposure. Paint to match existing siding.
 - 9 36 in. x 80 in. French doors "Pinnacle" white clad by Windsor Windows and Doors.
 - 10 36 in. x 60 double hung window white clad "Pinnacle" by Windsor Windows and Doors.
 - 11 Existing doors, window and siding.

SAVAGE & ASSOCIATES, P.C.
218 NORTH LEE STREET SUITE 204-A
ALEXANDRIA, VIRGINIA 22314
TEL: (703) 683-6410 MOBILE: (703) 683-6410
E-MAIL: SAVAGE.ARCH2@NETZERO.NET

SUBMITTALS:
10/13/22: BOARD OF ZONING APPEALS SUBMISSION
10/20/22: BOARD OF ZONING APPEALS RESUBMISSION
1/31/23: B.A.R. SUBMISSION

WEST ELEVATION
EAST ELEVATION

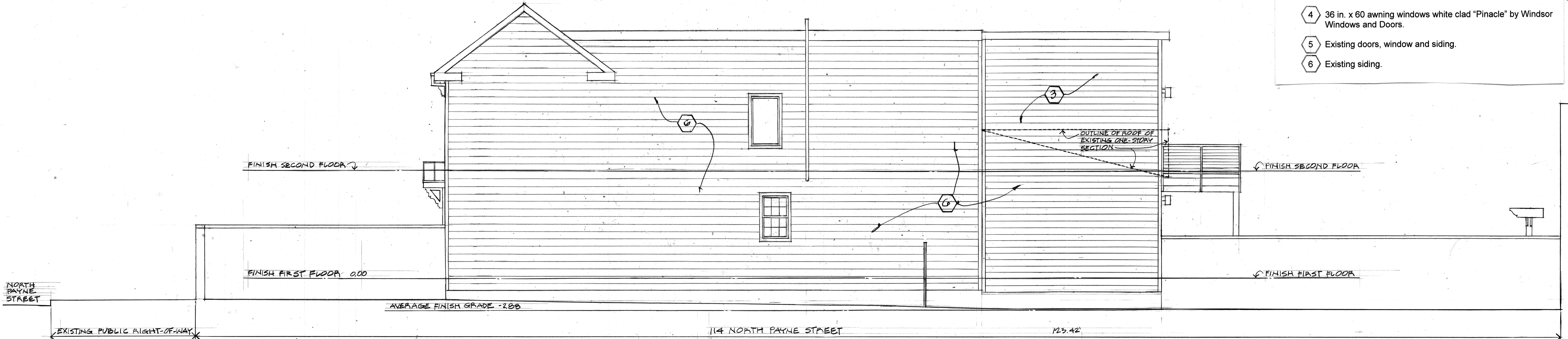
PROPOSED ADDITION & ALTERATIONS TO
114 NORTH PAYNE STREET
ALEXANDRIA, VIRGINIA 22314

DRAWING
A-3
DWG. 3 OF 4
DATE:
10/20/22



SOUTH ELEVATION (LEFT SIDE ELEVATION)
 1/4" = 1'-0"

- Notes**
- 1 New metal roof to match existing metal roof.
 - 2 Existing door, transom and trim.
 - 3 New Hardiplank smooth siding with 8 inch exposure. Paint to match existing siding.
 - 4 36 in. x 60 awning windows white clad "Pinacle" by Windsor Windows and Doors.
 - 5 Existing doors, window and siding.
 - 6 Existing siding.



NORTH ELEVATION (RIGHT SIDE ELEVATION)
 1/4" = 1'-0"

SAVAGE & ASSOCIATES, P.C.
 218 NORTH LEE STREET SUITE 204-A
 ALEXANDRIA, VIRGINIA 22314
 TEL: (703) 682-6410 MOBILE: (703) 462-3994
 E-MAIL: SAVAGE.ARCH2@NETZERO.NET

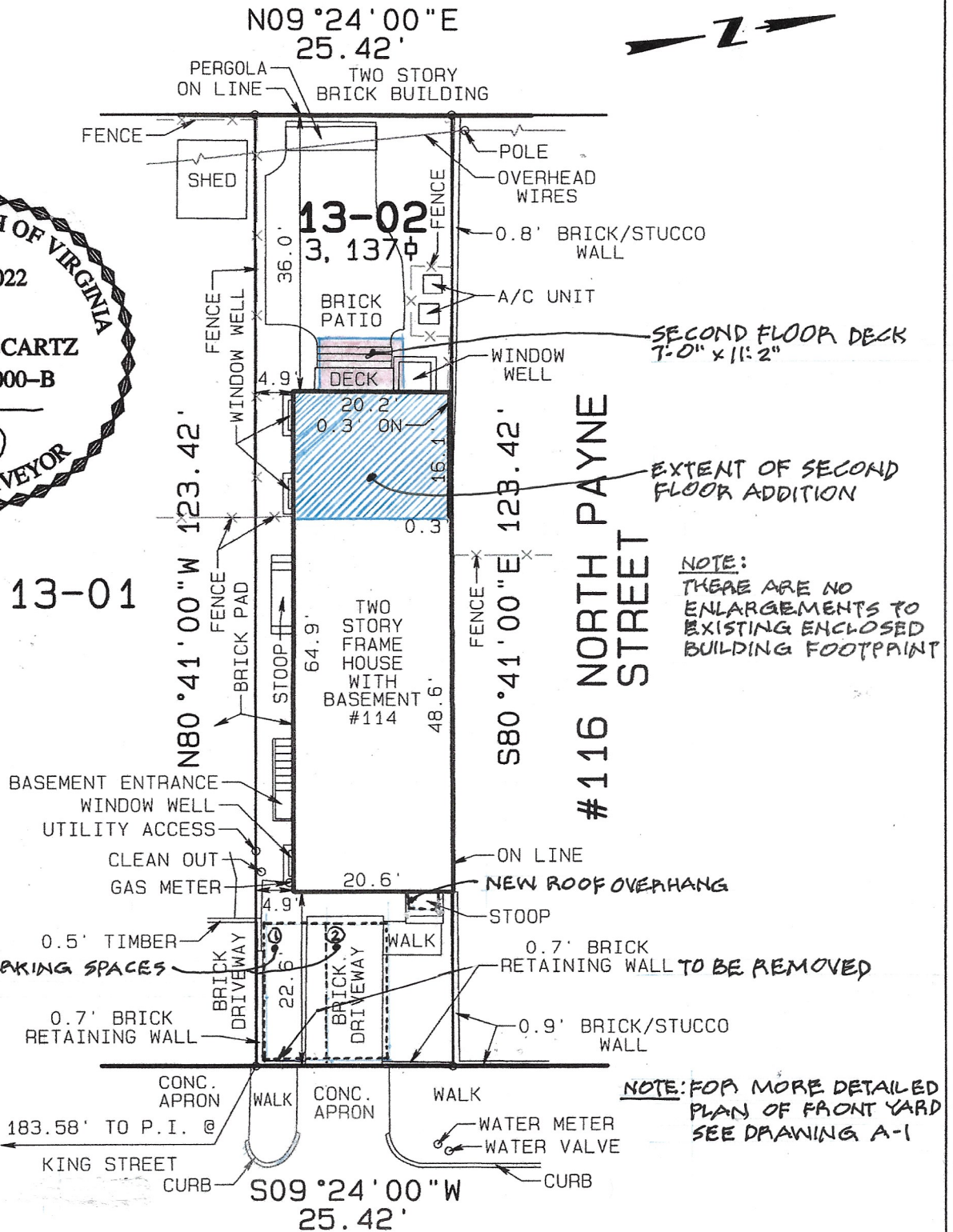
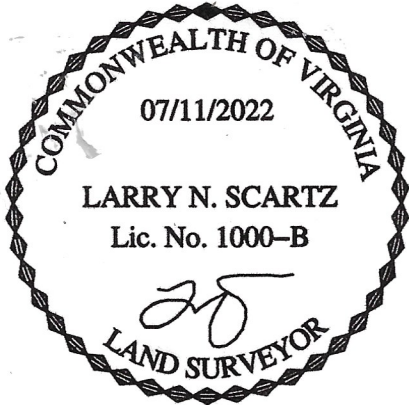
SUBMITTALS:
 10/13/22: BOARD OF ZONING APPEALS SUBMISSION
 10/20/22: BOARD OF ZONING APPEALS RESUBMISSION
 1/31/23: BAR SUBMISSION

SOUTH ELEVATION
 NORTH ELEVATION

PROPOSED ADDITION & ALTERATIONS TO
 114 NORTH PAYNE STREET
 ALEXANDRIA, VIRGINIA 22314

DRAWING
 A-4
 DWG. 4 OF 4
 DATE
 10/20/22

107 NORTH WEST STREET LLC



NORTH PAYNE STREET

PHYSICAL IMPROVEMENTS SURVEY

LOT 13-02

MCSHANE No.2

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' DATE: JULY 11, 2022

CASE NAME: KENNY

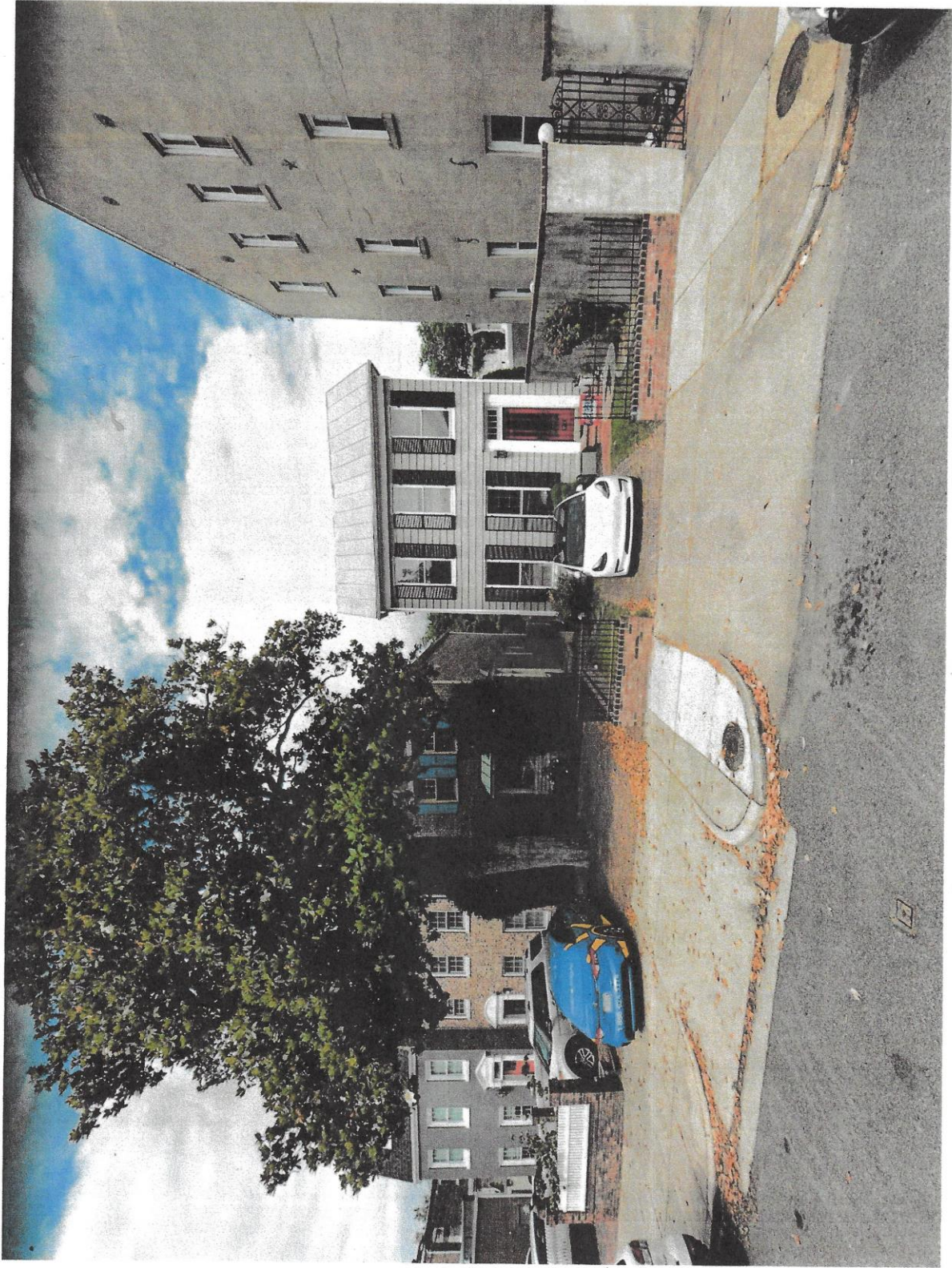
JOHN SAVAGE

NO TITLE REPORT FURNISHED.
 PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.
 FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY
 AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

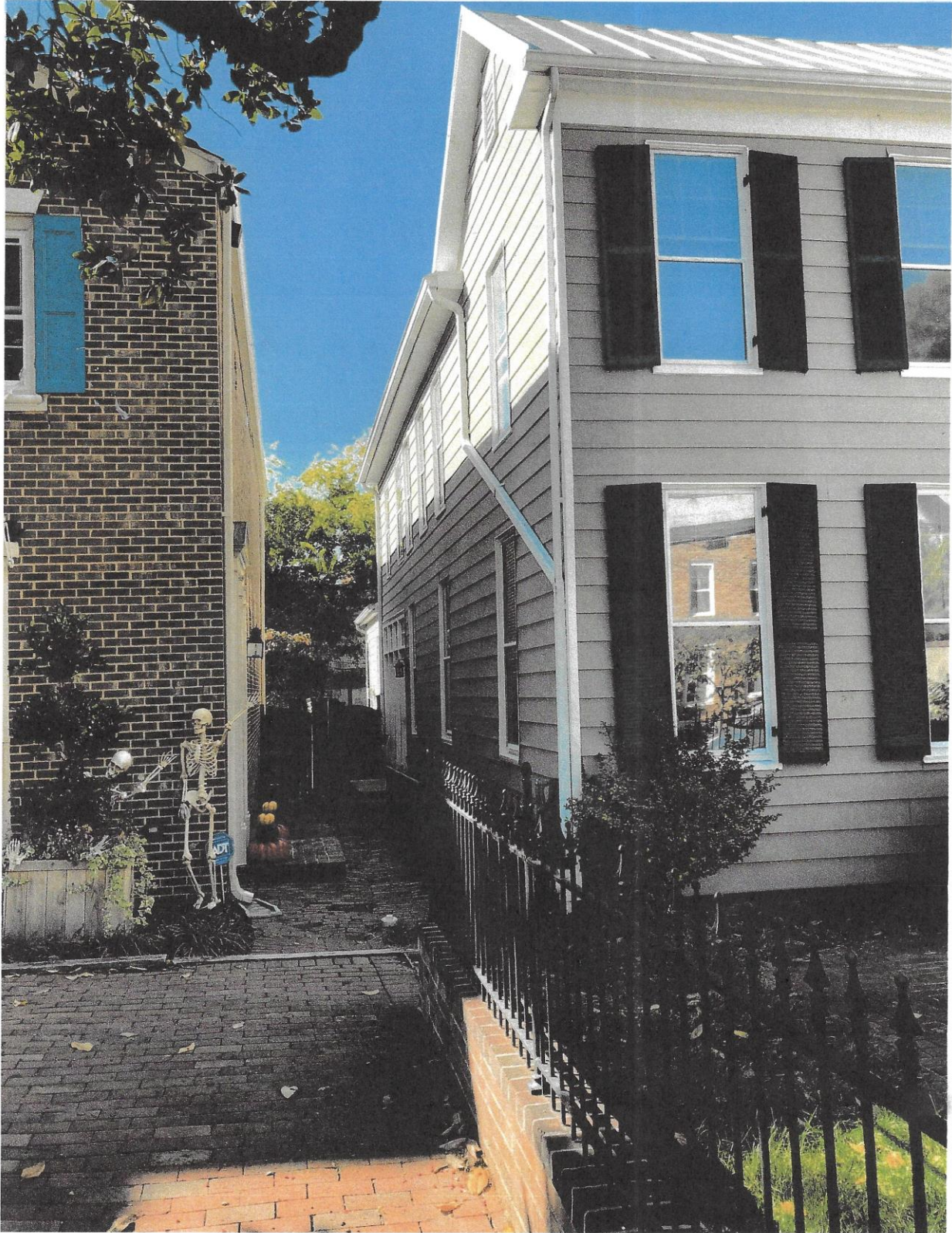
LARRY N. SCARTZ LOCAL (703) 494-4181
 CERTIFIED LAND SURVEYOR FAX (703) 494-3330
 WOODBRIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM







ROOF EXHAUST
24" LONG X 20 3/4" WIDE
X 4 3/4" HIGH



114 N. PAYNE ST.
E.P. HENRY CO.

ECO™ COBBLE®

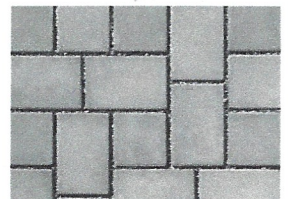


ECO Cobble 6x9 Dakota Blend 90° Herringbone Pattern

ENLARGED SWATCHES
ON PAGE 81



Dakota Blend



Pewter Blend

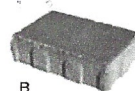
Permeable Interlocking Paving Systems (PICPs)

- Allow rainwater to recharge into the soil
- Qualify as a Best Management Practice (BMP) for stormwater management.
- Earn points towards LEED® certification.

EP Henry recommends consulting a professional engineer for permeable pavement applications.



A



B

All units are
2 3/8" thick.*

*Available in 3 3/8" thickness by special order

	A	B
SIZE (WxL)	6 1/4" x 6 1/4"	6 1/4" x 9 7/16"
PCS PER SF	3.7	2.4
SF PER CUBE	94.5	102
PCS PER CUBE	350	250
SF PER BAND	13.5	20.4
LBS PER CUBE	2,500	2,800



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Flagstone

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Brand ^

- PA Stone
- EasternRidge
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- Marmiro



PA Rustic Thermal Cut Flagstone

THIS IS THE
COLOR BUT WE
ARE PROPOSING
24" x 24" STONES

Hi! Need help? x
