

Docket Item # 1&2
BAR CASE # 2014-0026 & 0027

BAR Meeting
March 19, 2014

ISSUE: Permit to Capsulate & Certificate of Appropriateness Application for an Addition and Alterations

APPLICANT: Mark Harold & Jocelyn Johnson Herrington by Keith F. Carroll

LOCATION: 707 Devon Place

ZONE: RM / Residential

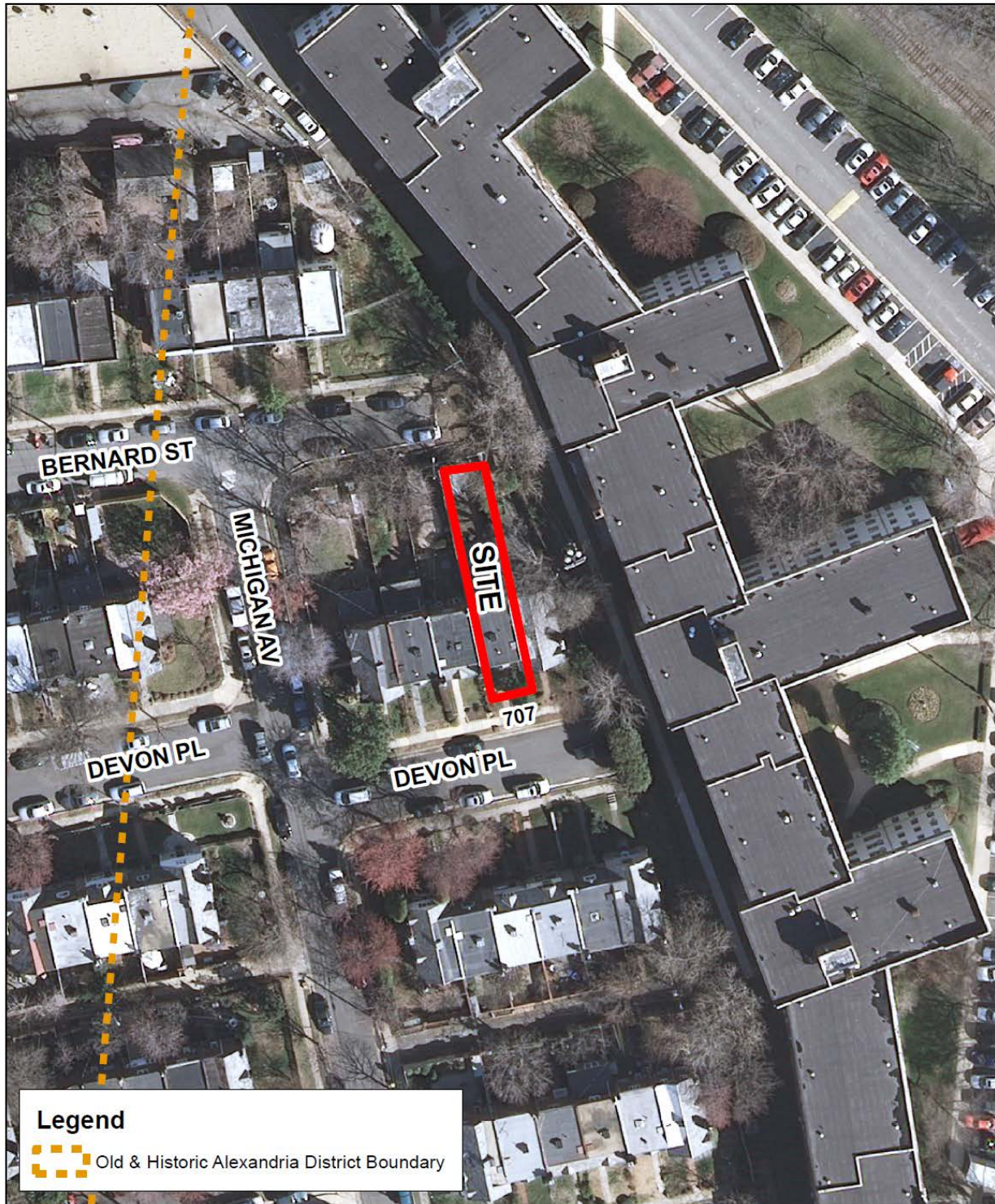
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Capsulate and Certificate of Appropriateness applications for the new screened porch with the condition that the proposed shed is removed from the BAR application.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.

****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.



BAR2014-00026 & BAR2014-00027



Note: This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness in order to construct an (8' wide x 10' long) one-story shed roof, screen enclosed porch extending from the north elevation of 707 Devon Place.

The area of encapsulation of the rear brick wall on the first story is roughly 100 square feet. This brick wall will be incorporated into the addition as an interior wall, with the existing door opening being retained and used as an entrance into the new addition. The materials proposed for the porch includes vinyl sheathed wood 4 x 4 posts, 36" high white vinyl railings and a composite shingle roof.

Application Revision Note:

The original BAR application also included demolition of the existing shed and the construction of a new shed at the rear of the property. During staff's review of the project, it was determined that a portion of the existing shed and fencing along the north property line was not located on the owner's property and within the City right-of-way. In addition, since the lot is a through lot, with frontage on both Bernard Street and Devon Place, the parcel has two front yards and no rear yard. The existing shed is, therefore, located forward of the front building wall and across the front property line facing Bernard Street and currently in violation of zoning requirements. The applicant must request a variance to construct a new shed in the required front yard and forward of the front building wall.

Staff is working separately with the applicant to correct the zoning violations. While the proposed shed construction must be deleted from the current BAR application, the owner may seek a variance from the Board of Zoning Appeals, and a separate Certificate of Appropriateness application from the BAR in the future, to reinstall a shed in the front yard and construct a new front yard fence within their property.

II. HISTORY:

707 Devon Place is a stone and brick Tudor Revival style residential rowhouse dating from **ca 1939** and constructed as part of a development known as Fagelson's Addition. Portions of the development, including Avon Place, Bashford Lane, Chetworth Place and Michigan Avenue were included within the original boundaries of the historic district in 1946 in order to protect the viewshed from, and memorial character of the George Washington Memorial Parkway. The proposed rear addition will not be visible from the Parkway.

Previous Building Permit or Board Approvals:

Staff was not able to locate previous building permit, encroachment or BAR approvals for the existing shed or fence currently located within the Bernard Street public right-of-way.

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):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, encapsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

In the opinion of Staff, none of the above criteria are met with regards to the capsulation of the house's first floor rear wall. Capsulations are generally supported by the Board on secondary elevations, where the addition is easily reversible, and, particularly, where penetrations into the existing façade do not need to occur for the new addition to be constructed. Additionally, the application proposes to retain the existing entrance into the new addition.

Certificate of Appropriateness

The construction of new additions onto any building within a historic district is a proposal which must be evaluated not only for its impact to the building it is being attached, but its effects on the existing open space it's enveloping, and the potential alterations to a historic district's character.

The *Design Guidelines* encourage enclosed porch additions which "are appropriate to the historical style of the structure" and "should not hide or cause the removal of important historic architectural details." It is also recommended that porches "should be painted the predominant color of the building or the color of the trimwork." The *Guidelines* further explain that "Porches should be made of materials which are sympathetic to the building materials generally found in the historic districts."

The views of the rear of the house where the enclosed porch is proposed are limited to what is visible above the privacy fence from the Bernard Street right-of-way. The area being impacted is not visible from Devon Place or Michigan Avenue. The applicant's proposed design utilizes materials which are not typically recommended by the Board, such as vinyl sheathed columns and railings. However, due to the restricted visibility of the porch's elevations – as only the upper third of the elevations and the porch roof will be visible from the adjacent road right-of-way, Staff finds that the project could be reviewed by the Board with less scrutiny.

Additionally, the applicant proposes not to install lattice under the porch. It is recommended that the owner consider finishing the porch with a lattice to complete their porch design. However, since this portion of the porch will not be visible from the right-of-way, Staff includes this as a suggestion rather than a condition.

Finally, the applicant is not proposing to damage any historic fabric to install this enclosed porch. The existing wall, including the French doors located on the rear elevation of the first floor will remain intact, though it will become an interior wall.

Staff recommends approval of the Permit to Capsulate and Certificate of Appropriateness, as submitted.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

- F-1 Staff recommends the applicant schedule a meeting to discuss the proposed improvements to the property.
- C-1 Existing and proposed shed are not located completely on the subject property.
- C-2 The subject property is a through lot with frontage on Devon Place and Bernard Street. Existing and proposed shed are located forward of the front building wall and across the front property line facing Bernard Street. Applicant must locate the shed on the subject property and request a variance to locate it in the required front yard and forward of the front building wall. Open space will need to be recalculated once the shed is relocated.
- C-3 The dimensions on the plat of the proposed shed and the screened porch appear different from proposed plans. All plans must be consistent.
- C-4 Proposed shed is not a direct replacement of the existing structure. The proposed shed is 9.2' to the ridge and is taller than the existing shed.
- C-5 It is not clear what work is being proposed on the front of the dwelling facing Devon Place. Applicant must clarify.

Code Administration

No Comments Received.

Transportation and Environmental Services

RECOMMENDATIONS

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. All the improvements shall be contained within private property. No improvements are approved to be within the right-of-way. (T&ES)

FINDINGS

- F1. 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)
- F2. It is advised that if the proposed addition moves forward that the roof drainage discharge is evaluated due to the limited area to discharge to. Please refer to the City Code Requirement Sec 5-6-224, as noted within this review. (T&ES)

CITY CODE REQUIREMENTS

- 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 storm water drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 Compliance with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- C-6 The applicant shall provide an Erosion Control plan for land disturbing activity greater than 2,500 square feet. (Sec. 5-4) (T&ES)
- C-7 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-8 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 Comments

Archaeology Findings

F-1 The Alexandria Canal once was located a short distance to the east from the subject property. Moreover, a late nineteenth-century house belonging to W.H. Dempsey was located some 175 ft. to the northeast from the subject property on the opposite side of the canal.

Archaeology Recommendations

There is a low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2014-0026 & 0027 707 Devon Street.



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address

707 Devon Place, Alexandria VA 22314 Zone RB

A2.

1681

x .75

= 1260.75

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	495.65	Basement**	495.65
First Floor	495.65	Stairways**	36
Second Floor	495.65	Mechanical**	
Third Floor		Other**	
Porches/ Other	80	Total Exclusions	531.65
Total Gross *	1566.95		

B1. Existing Gross Floor Area *

1566.95 Sq. Ft.

B2. Allowable Floor Exclusions**

531.65 Sq. Ft.

B3. Existing Floor Area minus Exclusions

1035.30 Sq. Ft.

(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other	80	Total Exclusions	0
Total Gross *	80		

C1. Proposed Gross Floor Area *

80 Sq. Ft.

C2. Allowable Floor Exclusions**

0 Sq. Ft.

C3. Proposed Floor Area minus Exclusions

80 Sq. Ft.

(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3)

1115.30 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2)

1260.75 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	1069.30
Required Open Space	800
Proposed Open Space	927.30

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

H.F. Canall

Date:

1/28/14

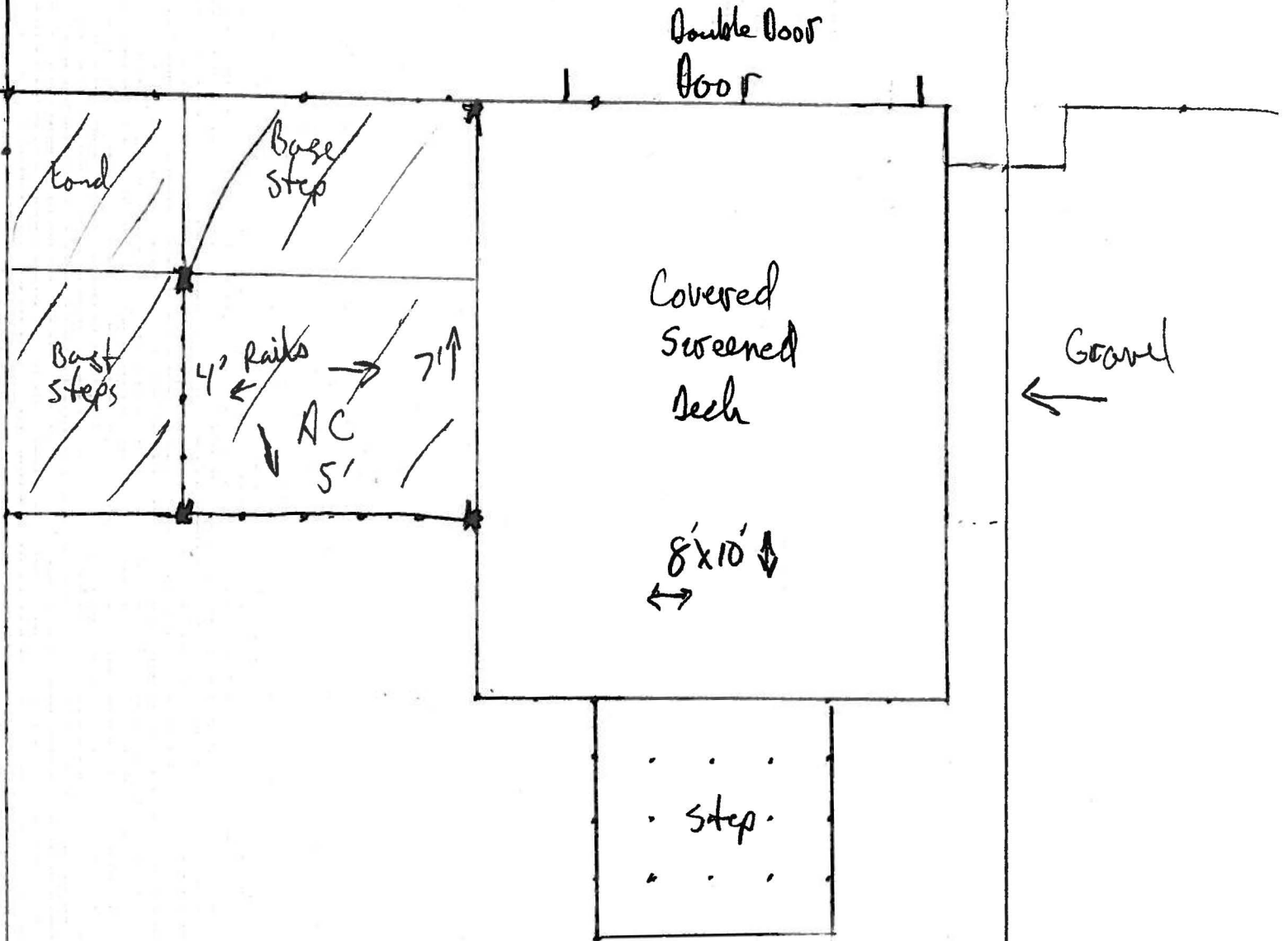
Rail
 $4' + 5' + 7' = 16H$

Shed Roof
 Screened Deck

$\text{rail } 8 \times 10 = 80 \phi$
 $\text{deck } 8 \times 10 = 80 \phi$
 $\text{steps } 4 \times 4 = 16 \phi$

 176ϕ

Flip Reverse
 Door Entry (same door)



Patio

← 17' →

1618
Rail

steps

AC

Deck

gravel under deck

SCANNED

Patio
14x17
↔

14

14

Revised
Design
10/30/1

add
curbstone
edges

Trax

Bed

Walkway

Bed

25

Patio + Walk
14x17 = 238
8x9 = 72
4x30 = 120
430

28

Light
Pole

Shed
8x10

Assemble Pre-Built
Shed Kit on site
to replace old
Existing Shed

8'

Patio
8x9

10

10

Stores

Account

Cart

SHOP ALL

Search Products



ONLINE ONLY

**Select Cedar Shed 8 ft. x 10 ft. Cedar Select
Bevel Siding Shed Kit**

Description

Specifications

Assembled Depth (in.) :	96 in
Assembled Height (in.) :	110 in
Assembled Width (in.) :	120 in
Manufacturer Warranty :	37 Days Parts
Product Depth (in.) :	96

**Product Height
(in.) :** 104.0

Product Type : Storage Shed

**Product Weight
(lb.) :** 1285

**Product Width
(in.) :** 120.0 in

Returnable : 90-Day

Roof Shape : Peak

Shed Style : Ranch

Reviews 2

\$1899.00 / each

Ship to Home
Est. Arrival Date: FEB 5 - FEB 11

1

ADD TO CART

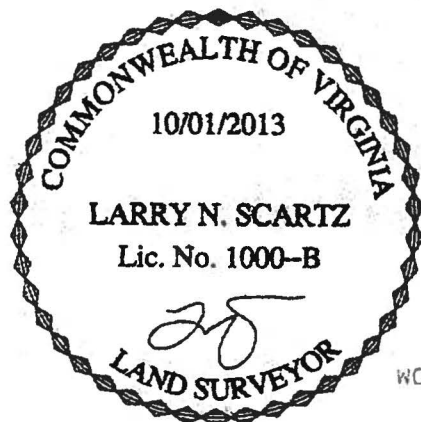
ADD TO LIST

Shipping & Delivery Options

This item cannot be shipped to the following
state(s): AK, GU, HI, PR, VI

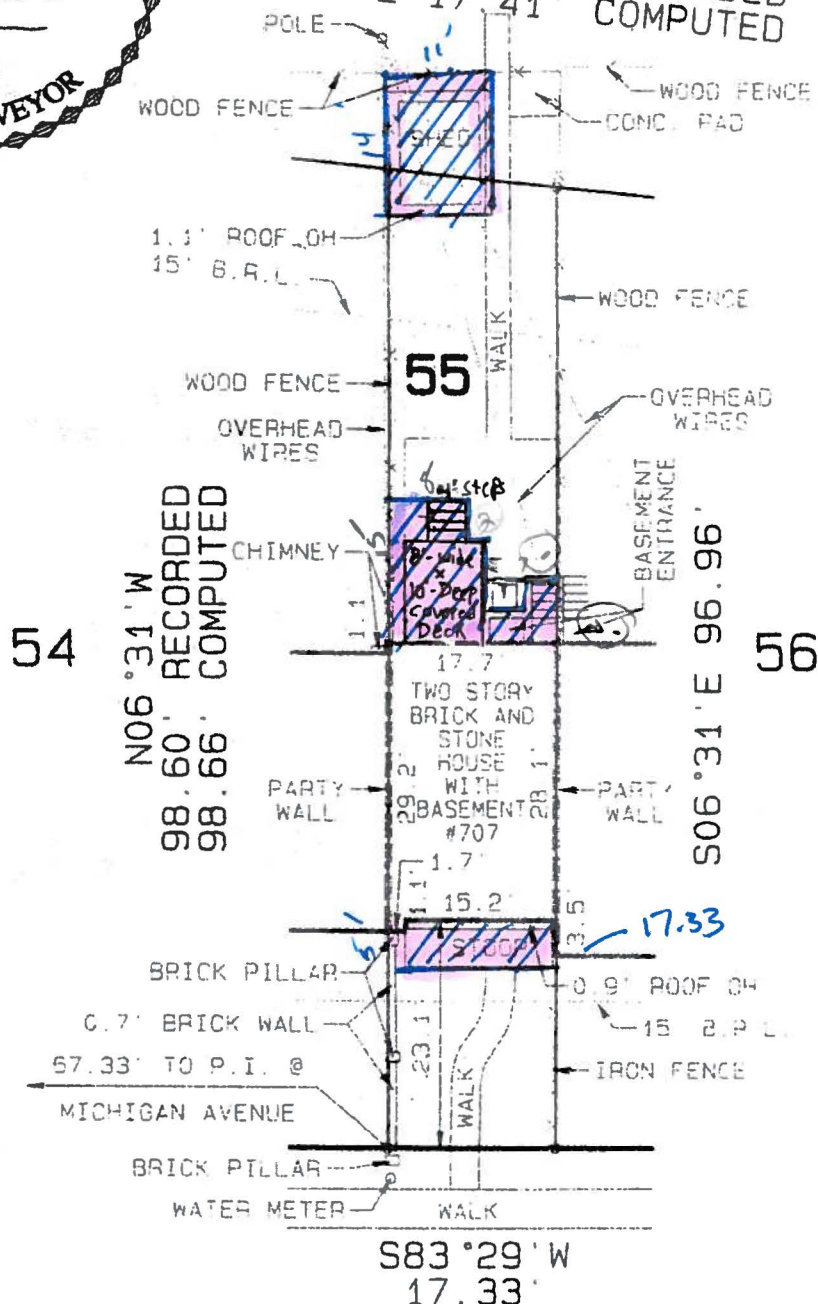
Customers Ultimately Purchased ...





BERNARD STREET
40' R/W

N88°07'E 17.62' RECORDED
N89°05'E 17.41' COMPUTED



DEVON PLACE
50' R/W

PHYSICAL IMPROVEMENTS SURVEY

LOT 55

MT. VERNON CONSTRUCTION CO., INC.

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'

DATE: OCTOBER 1, 2013

CASE NAME: ROBBINS
TO HEPPINGTON (OTAW1309013)

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

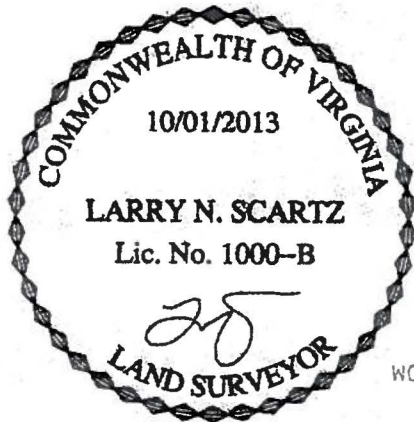
LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
WOODBRIDGE, VIRGINIA

LOCAL (703) 494-4181
FAX (703) 494-3930
LARRY.SCARTZ@SCARTZ.COM



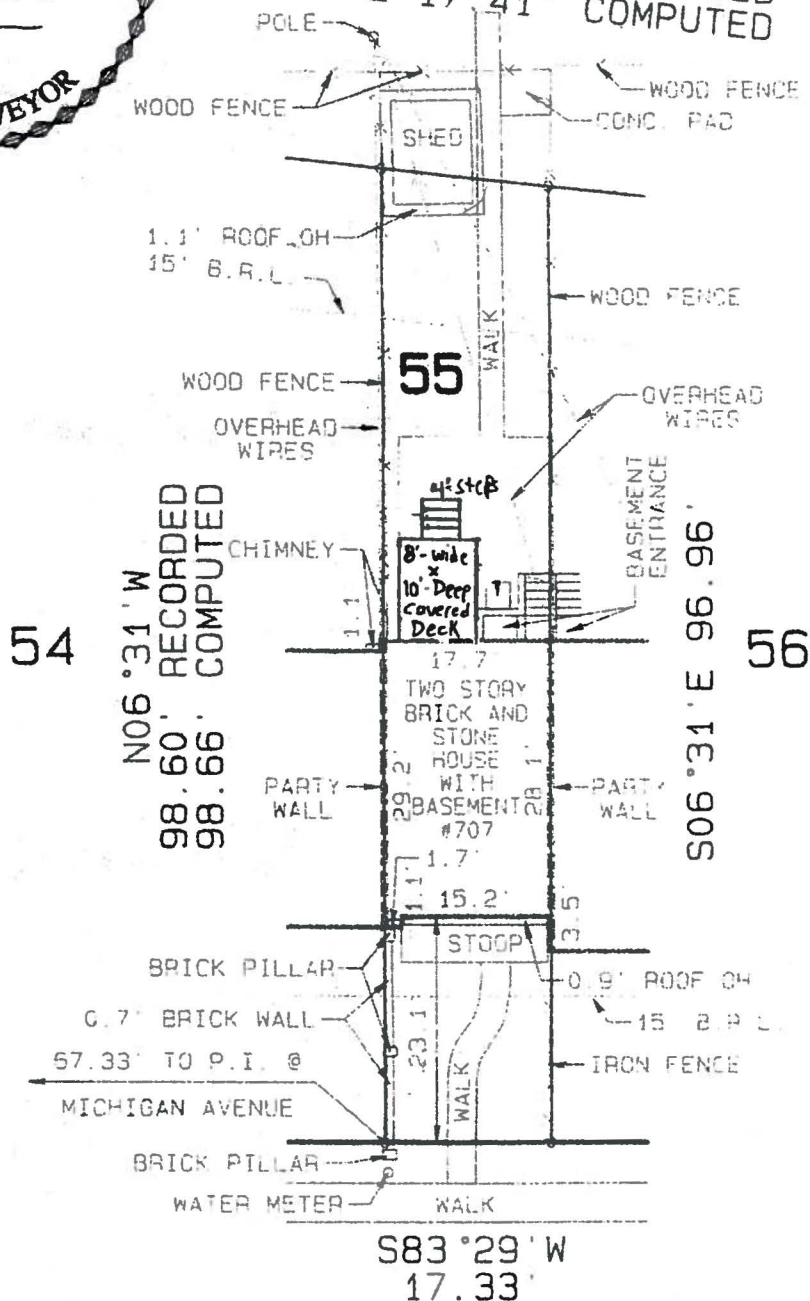
TAX MAP# 044.02-04-04

JOB# 20131234



BERNARD STREET
40' R/W

N88°07'E 17.62' RECORDED
N89°05'E 17.41' COMPUTED



DEVON PLACE
50' R/W

PHYSICAL IMPROVEMENTS SURVEY
LOT 55

MT. VERNON CONSTRUCTION CO., INC.

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'

DATE: OCTOBER 1, 2013

CASE NAME: ROBBINS
TO HERRINGTON (0TAW1309013)

MBH
Settlement Group, L.C.

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
CERTIFIED LAND SURVEYOR
WOODBIDGE, VIRGINIA

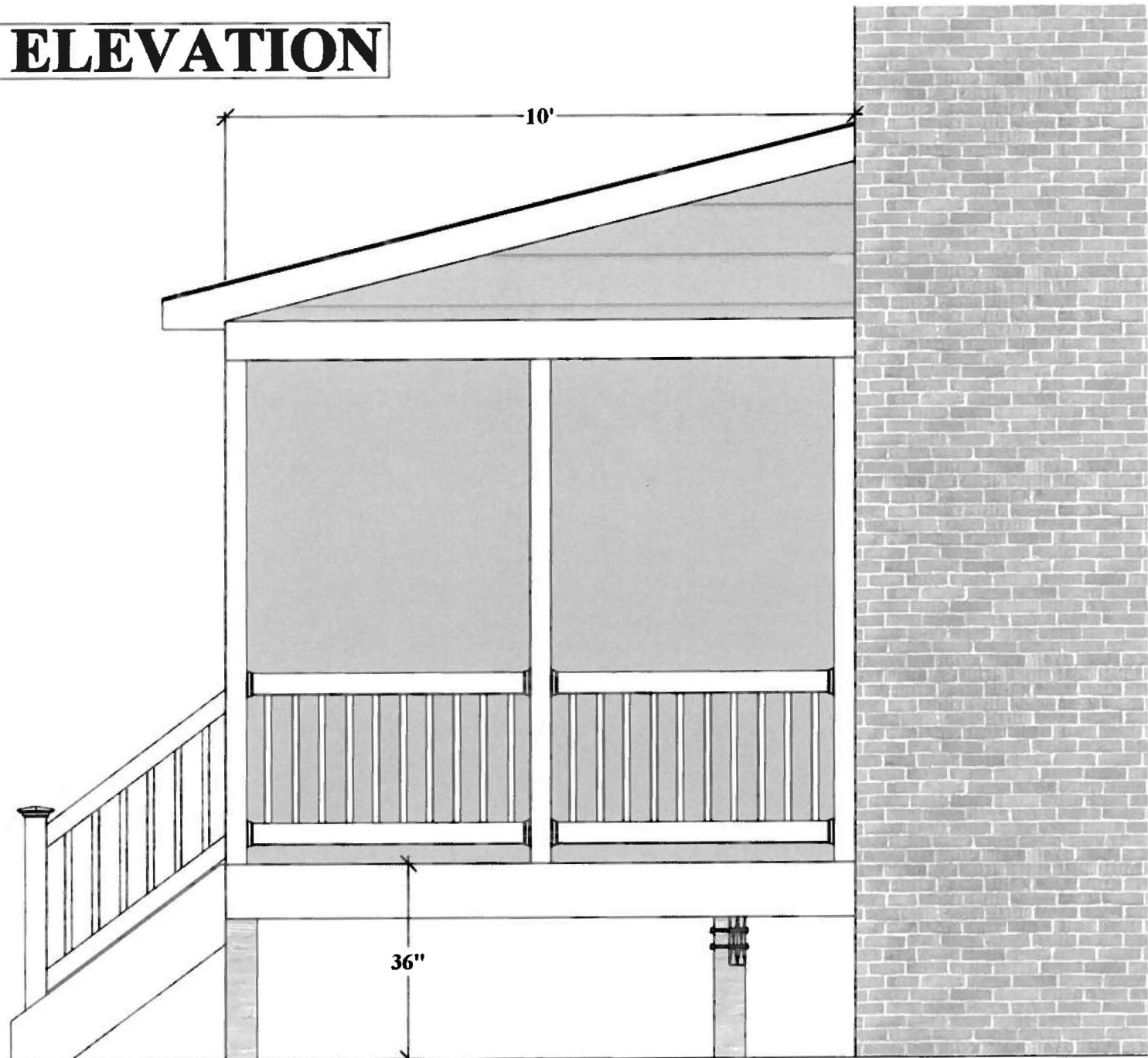
LOCAL (703) 494-4161
FAX (703) 494-3330
LARRY.SCARTZ@SCARTZ.COM



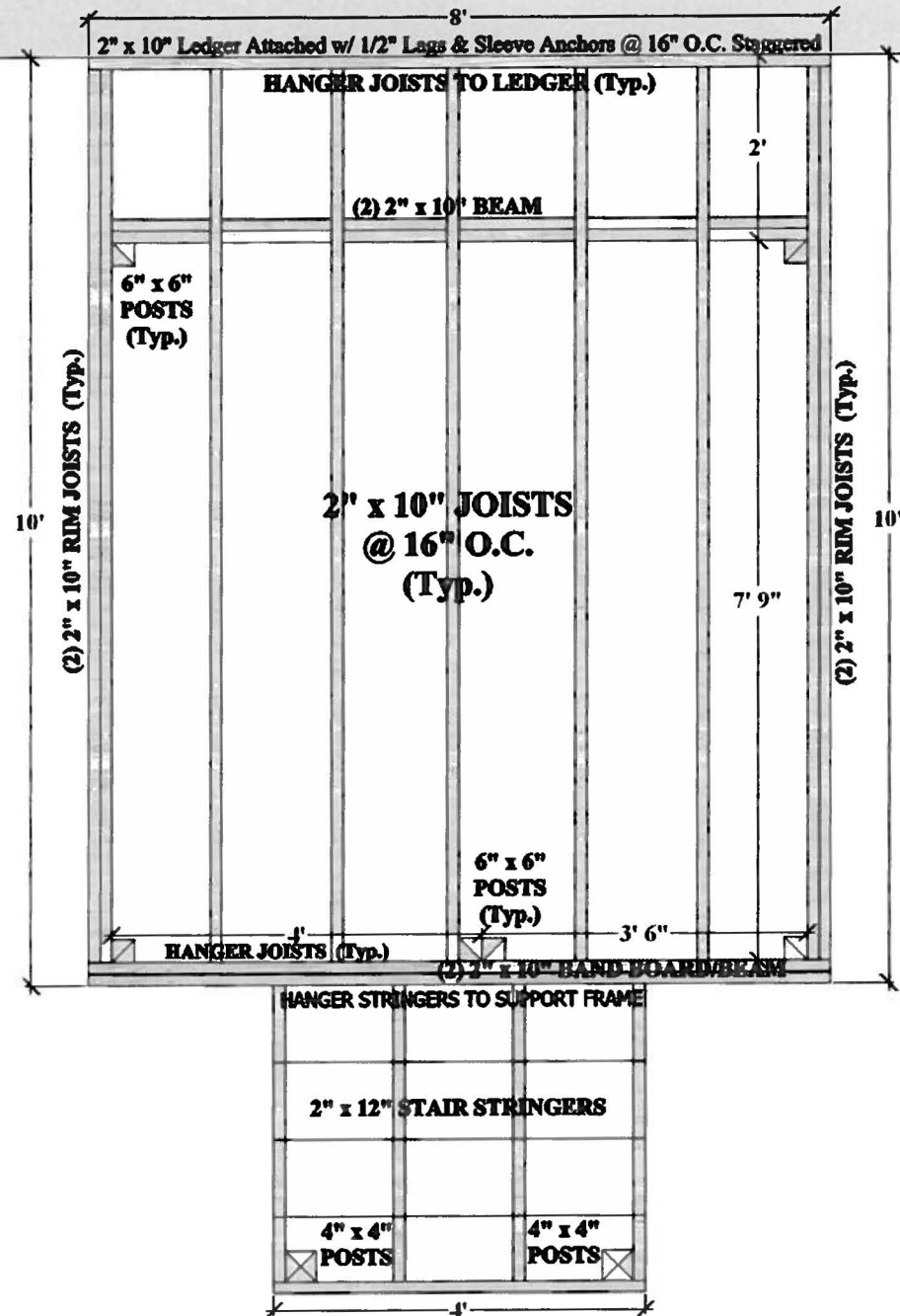
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JOB# 20131234

RIGHT SIDE ELEVATION

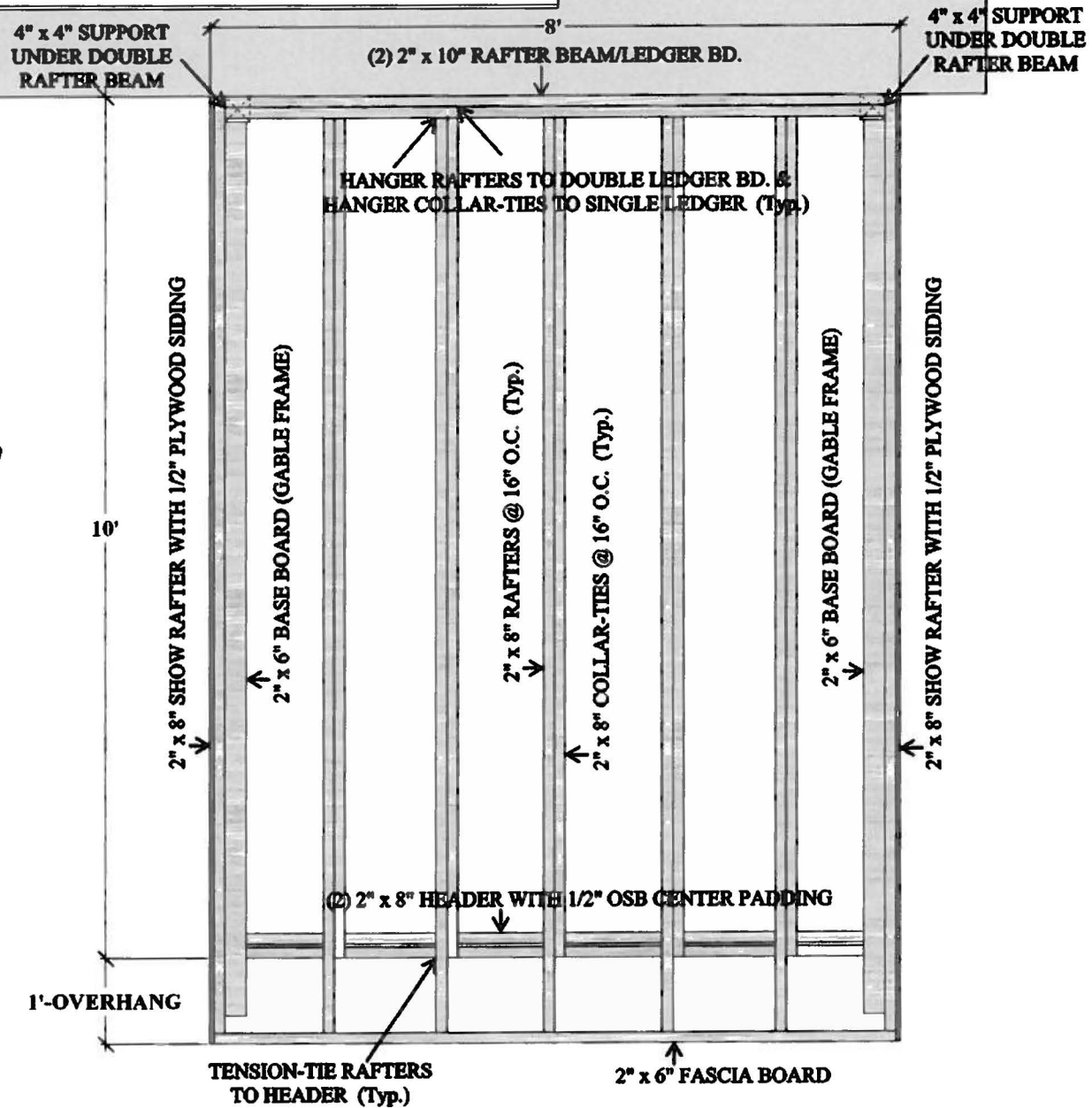


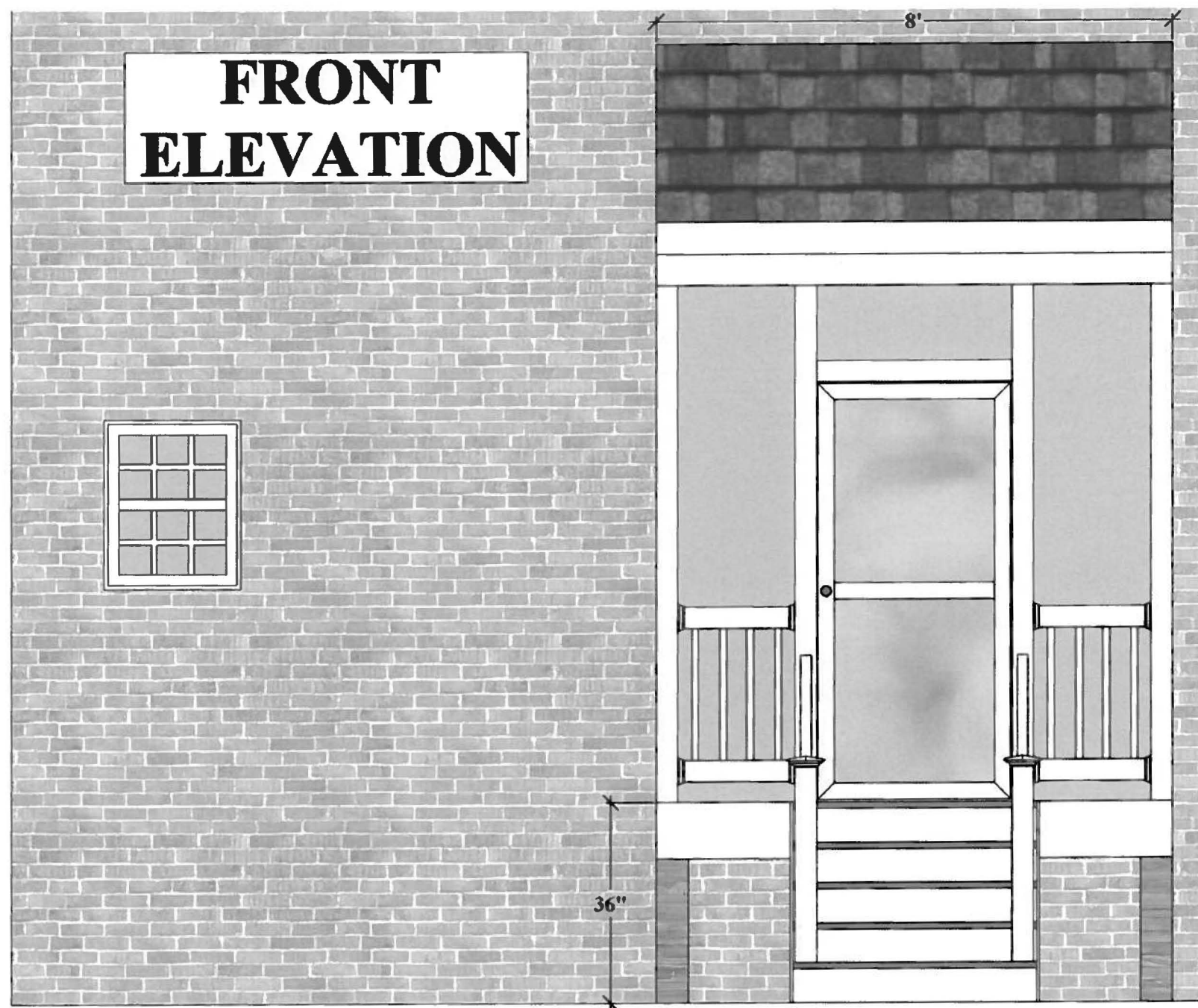
DECK FRAMING PLAN

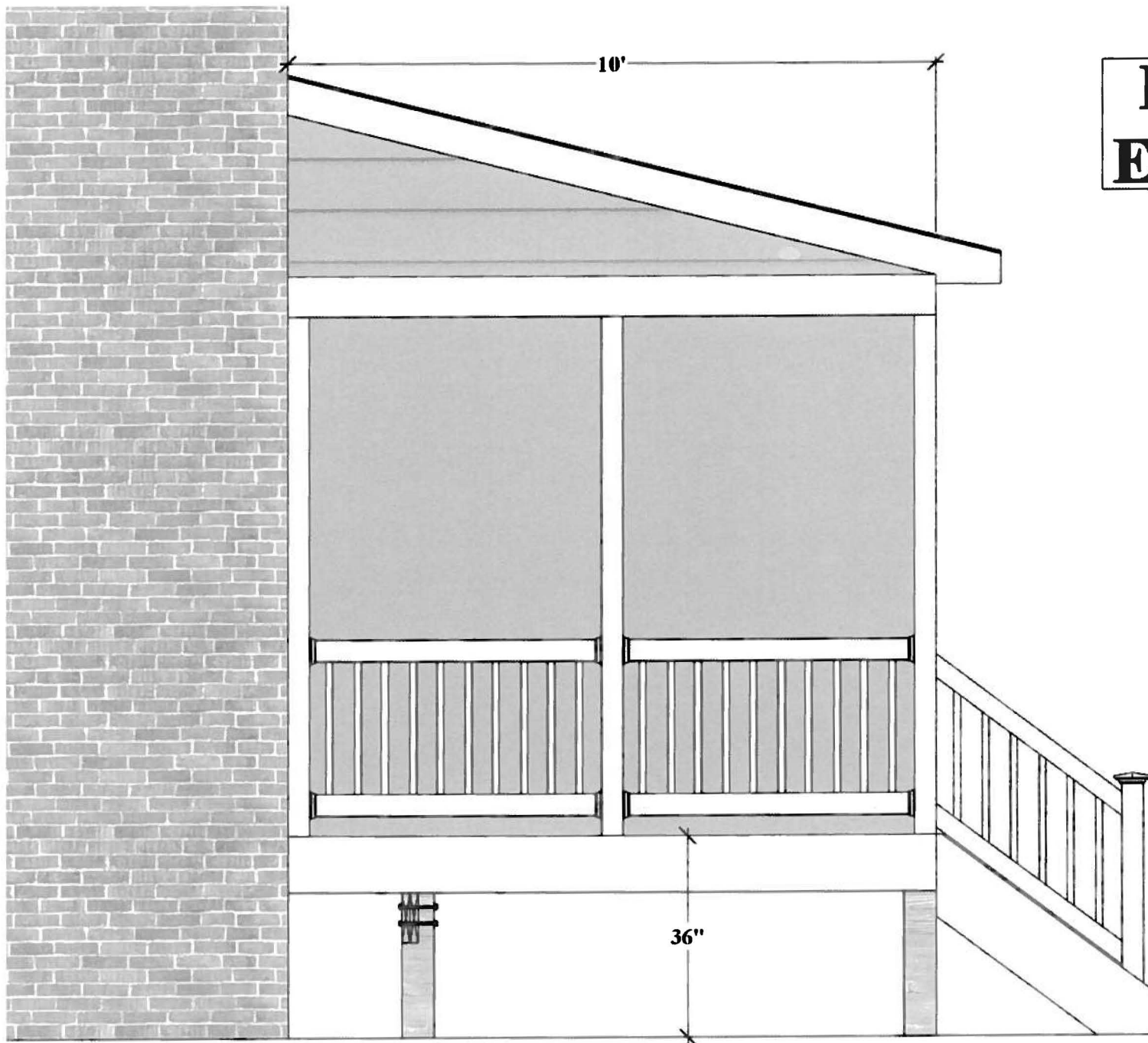


ROOF FRAMING PLAN

ROOF PITCH = 3"/12"

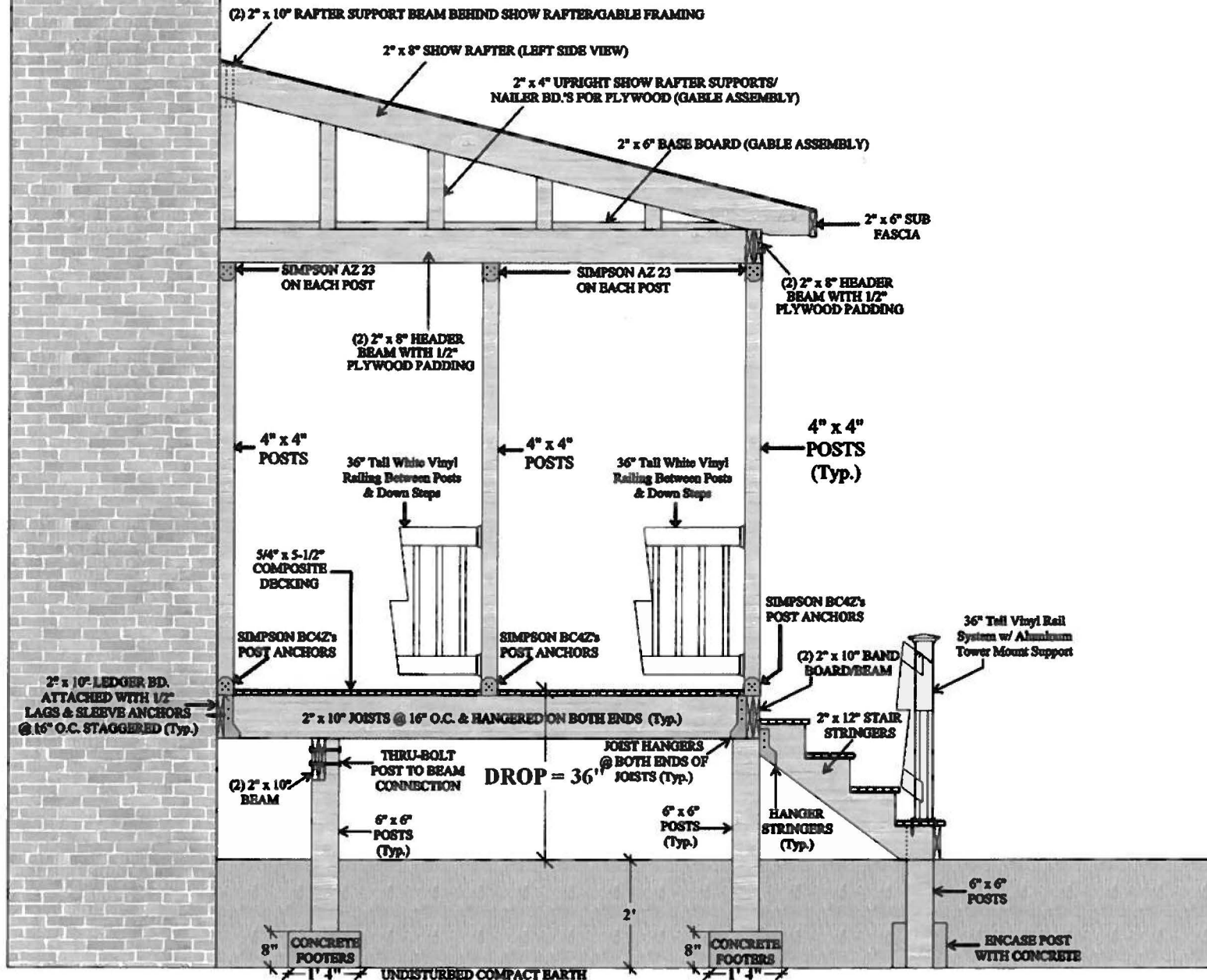






LEFT SIDE ELEVATION

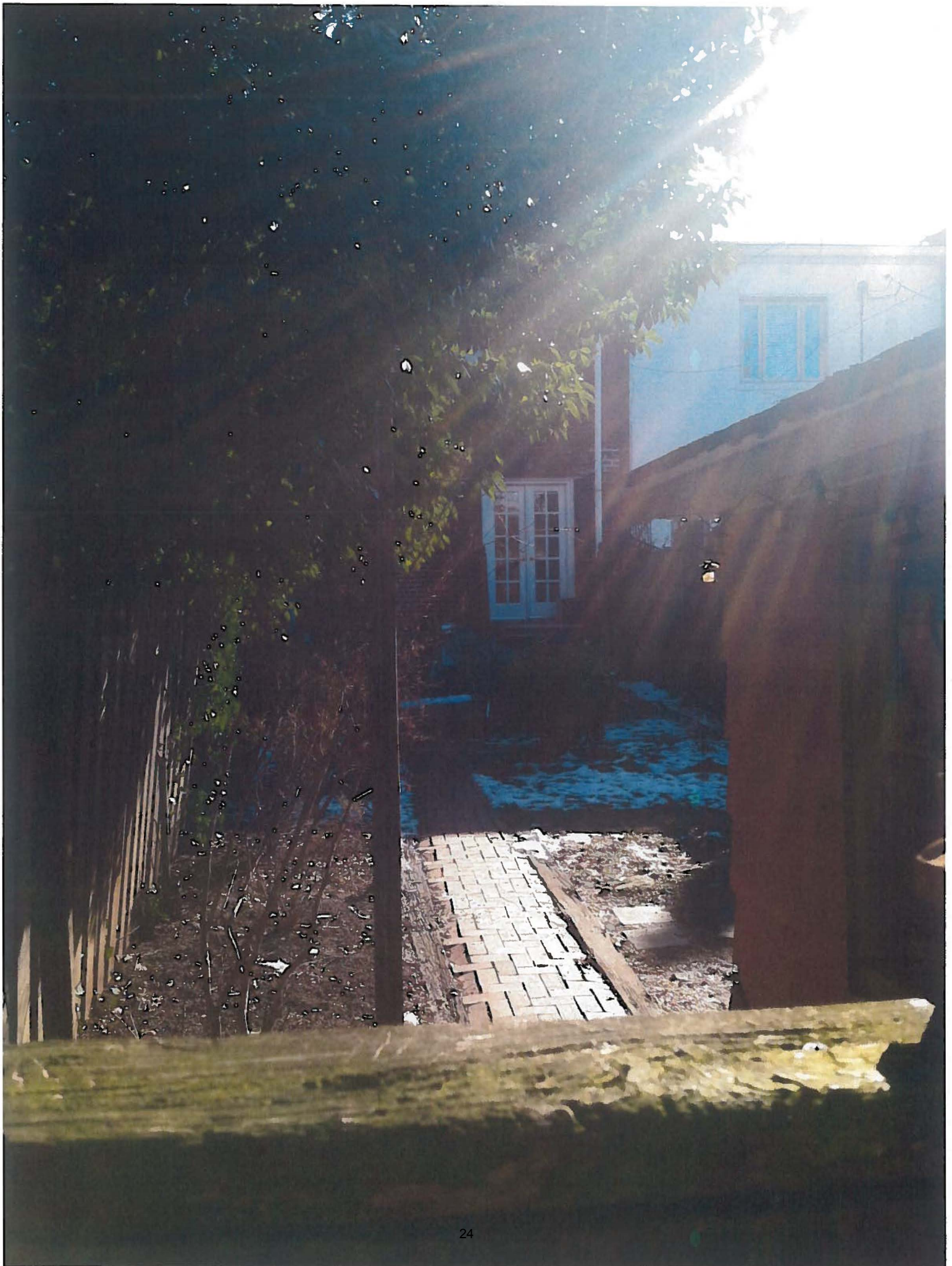
CROSS SECTION AT GABLE









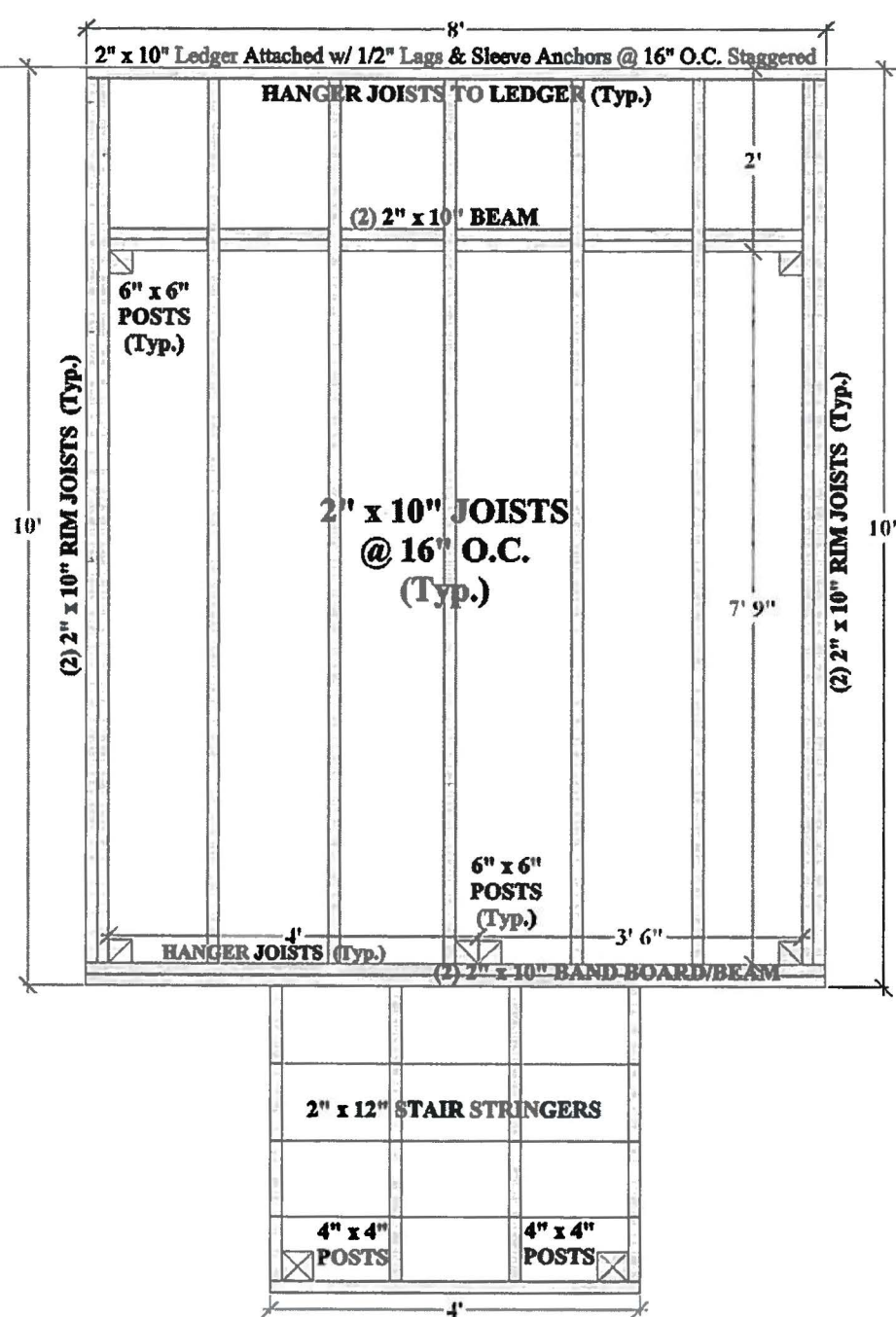






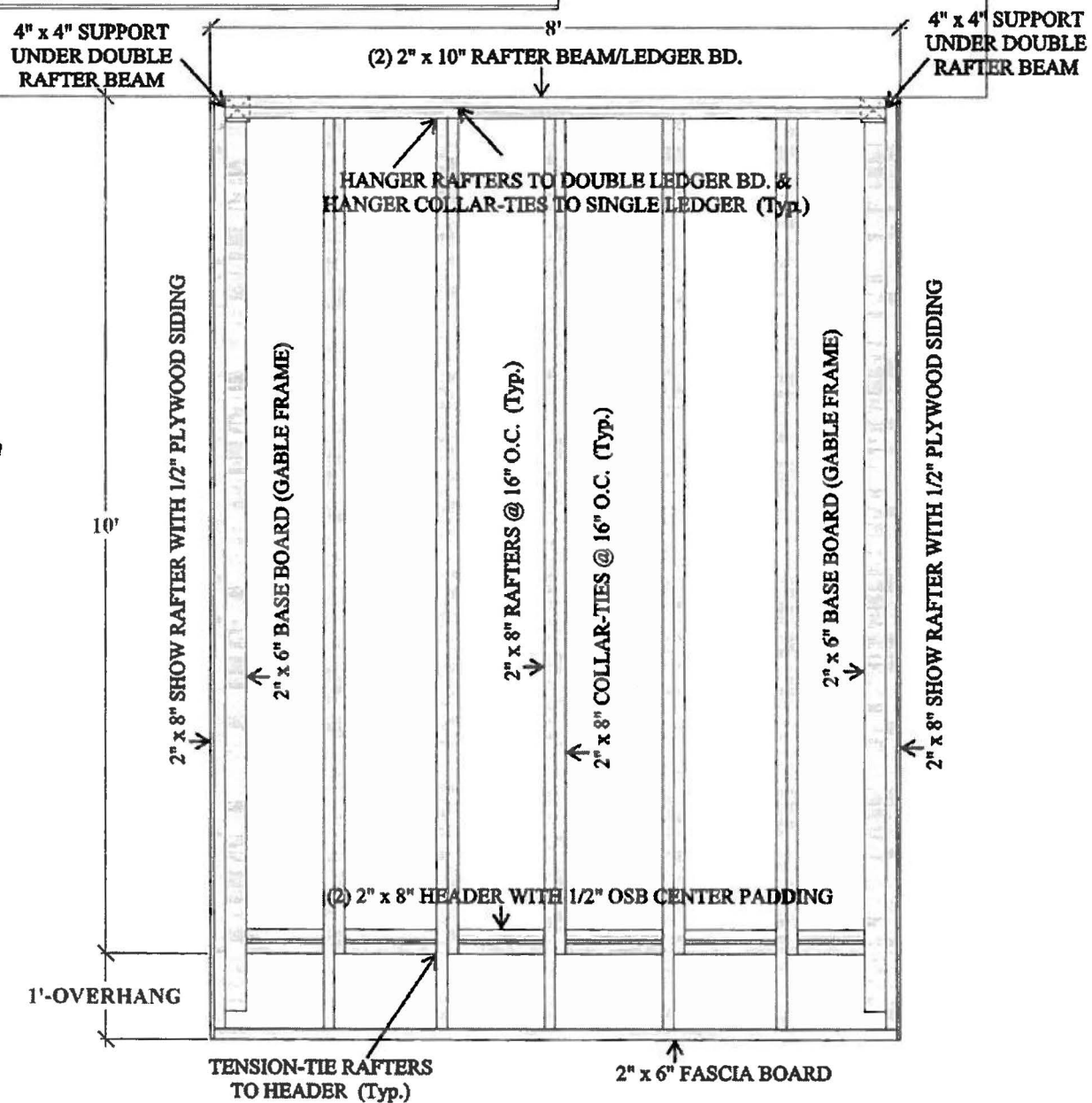




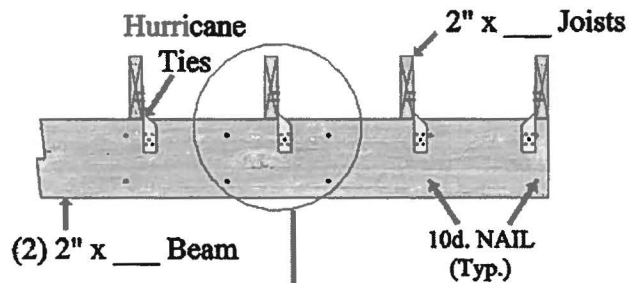


ROOF FRAMING PLAN

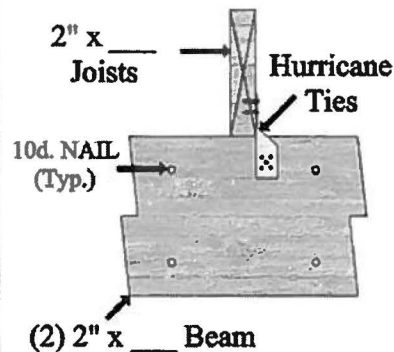
ROOF PITCH = 3"/12"



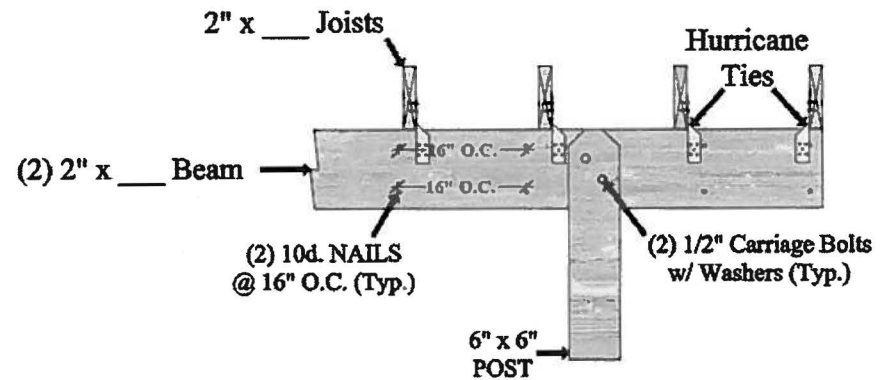
JOIST TO BEAM CONNECTION:



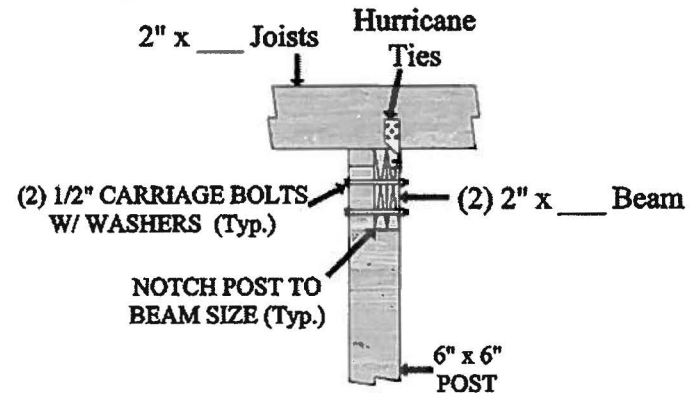
ENLARGED VIEW



POST TO BEAM CONNECTION:



SIDE VIEW (POST TO BEAM):



SCALE: 1/2" = 1'-0"

**Better
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FOR A MAINTENANCE FREE LIFE®

JOIST TO BEAM & POST TO BEAM

CONNECTION DETAILS

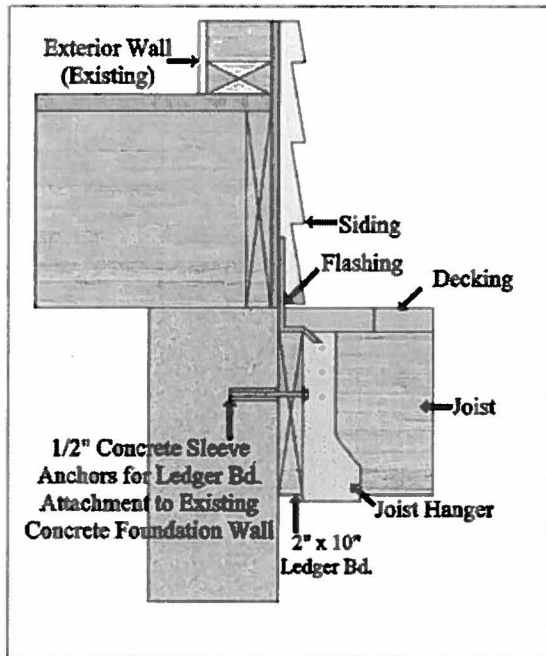
CUSTOMER INFORMATION:

Name: _____ Date: _____

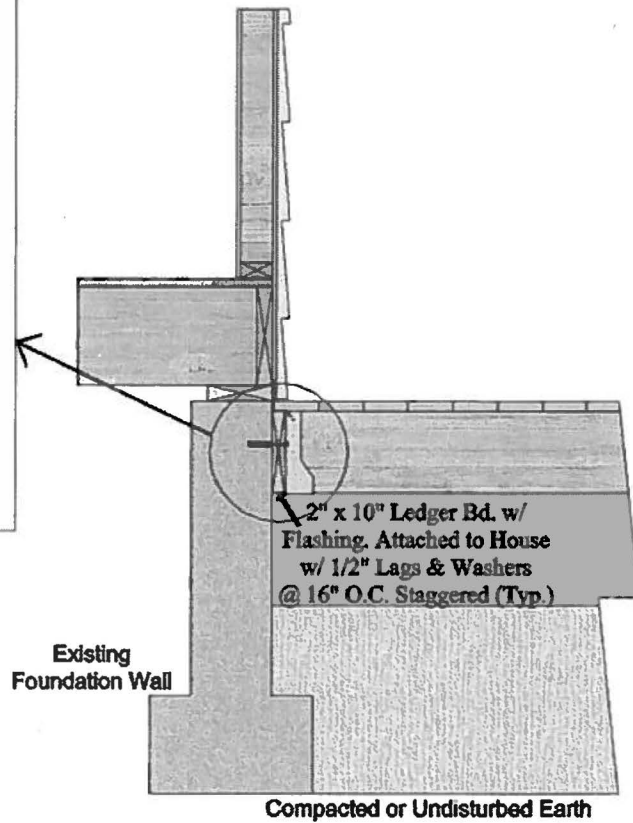
Project Address: _____

Phone #: _____ Alt. Phone #: _____

NOTE:
Two Lags @ Each
End of Ledger Board



Existing Subflooring &
Exterior Wall with Siding



SCALE: 3/4" = 1'-0"

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STRUCTURAL DETAIL

TYPICAL LEDGER BD. ATTACHMENT

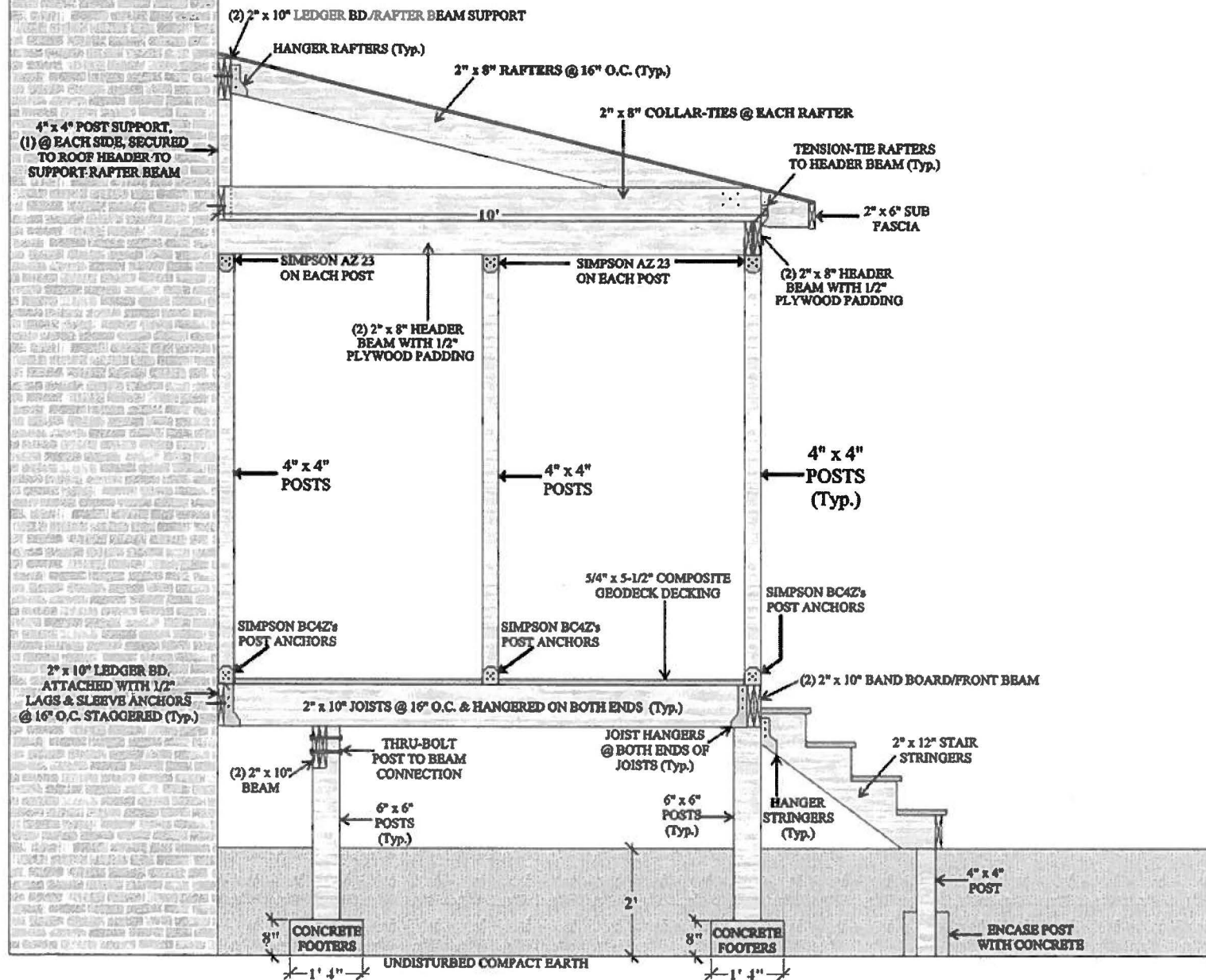
CUSTOMER INFO:

Name: _____ Date: _____

Project Address: _____

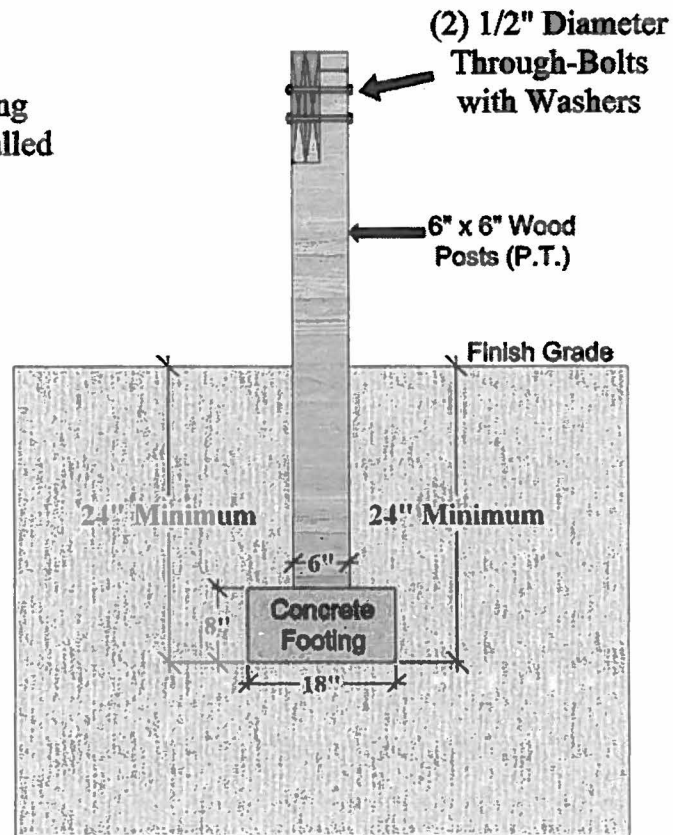
Phone #: _____ Alt. Phone #: _____

TYPICAL CROSS SECTION DETAIL



NOTE:

Footers within 5'-0" of Existing Foundation Wall will be installed at same depth as Existing Foundation Wall. (Typical)



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FOR A MAINTENANCE FREE LIFE®

STRUCTURAL DETAIL

**FOOTER DETAIL:
(Decks, Sunrooms, & Porches)**

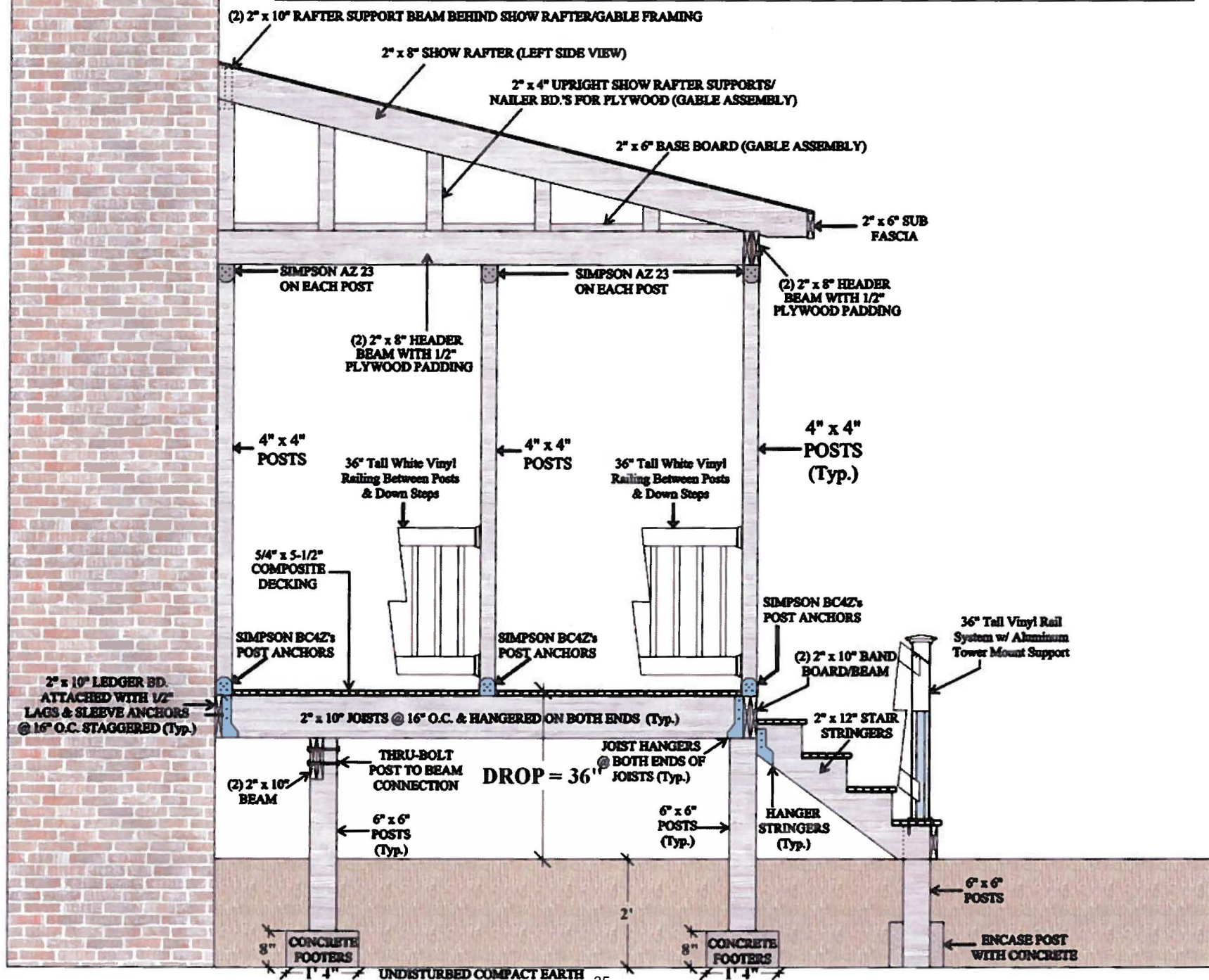
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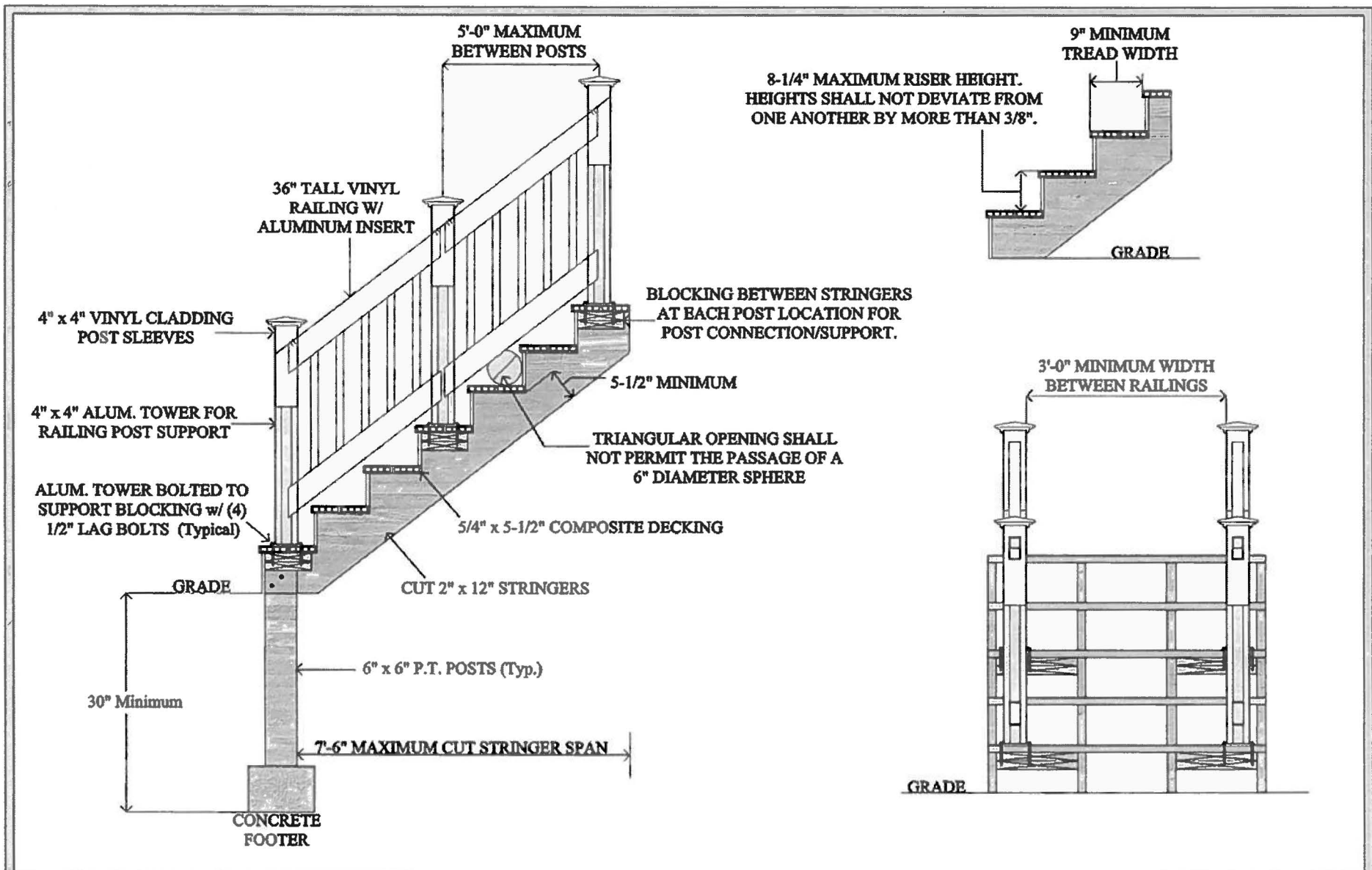
Name: _____ Date: _____

Project Address: _____

Phone #: _____ Alt. Phone #: _____

CROSS SECTION AT GABLE





**Better
than WOOD**

STRUCTURAL DETAIL STAIR FRAMING DETAIL

CUSTOMER INFORMATION:

Name: _____ Date: _____

Project Address: _____

Phone #: _____ Alt. Phone #: _____

ICC Evaluation Service, Inc.
www.icc-es.org

Business/Regional Office ■ 5360 Workman Mill Road, Whittier, California 90601 ■ (562) 699-0543
Regional Office ■ 900 Montclair Road, Suite A, Birmingham, Alabama 35213 ■ (205) 599-9800
Regional Office ■ 4051 West Flossmoor Road, Country Club Hills, Illinois 60478 ■ (708) 799-2305

DIVISION: 06—WOOD AND PLASTICS
Section: 06500—Structural Plastics
Section: 06610—Plastic Railings and Guards

REPORT HOLDER:

LDI COMPOSITES COMPANY
1518 SOUTH BROADWAY STREET
GREEN BAY, WISCONSIN 54304
(920) 435-1526
www.geodeck.com
info@ldicomposites.com

EVALUATION SUBJECT:

**LDI COMPOSITES GEODECK™ COMPOSITE DECKING
AND GUARDRAIL SYSTEM**

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2006 *International Building Code*® (IBC)
- 2006 *International Residential Code*® (IRC)
- 1997 *Uniform Building Code*™ (UBC)

Properties evaluated:

- Structural
- Durability
- Surface-burning characteristics

2.0 USES

The GEODECK™ Composite Decking System evaluated in this report is limited to exterior use as a deck board for balconies, porches, stair treads and decks of Type V-B (IBC) and Type V-N (UBC) construction and structures constructed in accordance with the IRC. The Traditional Board and Tongue and Groove Board are limited to Use Group R buildings while the Heavy Duty Commercial Decking Plank is used in any occupancy group.

GEODECK™ Composite Guardrail described in this report is limited to exterior use as guards for balconies, porches, and decks. The product described in this report is used in exterior applications in buildings of Type V-B (IBC) construction and other types of construction in applications where untreated wood is permitted by Section 1406.3 (IBC) or buildings constructed in accordance with the IRC.

3.0 DESCRIPTION

3.1 General:

GEODECK™ Composite Decking is a wood thermoplastic composite lumber (WTCL) product consisting of high-density polyethylene, rice hulls, and a mineral filler with additives and color. The product specifications are listed in the approved

quality control manual. The GEODECK™ Composite Decking System components are manufactured by an extrusion process in three colors: cedar, mahogany and driftwood.

3.2 Deck Board:

GEODECK™ Composite Decking is manufactured in three hollow profiles in 12-, 16- and 20-foot (3658, 4877, and 6096 mm) lengths. The three profiles are GEODECK™ Decking 5/4 by 6 Traditional Board, GEODECK™ Decking 5/4 by 6 Tongue and Groove Board and GEODECK™ 2x8 Heavy Duty Commercial Plank. The walking surface of the GEODECK™ Decking System is wirebrushed to provide a coarse surface.

GEODECK™ Decking 5/4 by 6 Traditional Board (profile ID number 1015) is 5.50 inches (140 mm) wide and 1.27 inches (32 mm) thick. The wall thickness of the profile is 0.26 inch (6.6 mm). The decking profile has four ribbed cell openings created by three stiffeners which are 0.20 inch (5.1 mm) thick. See Figure 1 for the profile of this decking system component. The traditional board is also used for stair treads.

GEODECK™ Decking 5/4 by 6 Tongue and Groove Board (profile ID number 1016) is 5.50 inches (140 mm) wide and 1.27 inches (32 mm) thick. The wall thickness of the profile is 0.26 inch (6.6 mm). The decking profile has three ribbed cell openings created by two stiffeners which are each 0.235 inch (6 mm) thick. The decking board profile is shaped to interlock with adjacent decking boards. See Figure 2 for the profile of this decking system component.

GEODECK™ 2 by 8 Heavy Duty Commercial Decking Plank (profile ID number 1017) is 8.10 inches (206 mm) wide and 1.55 inches (39 mm) thick. The wall thickness of the profile is 0.26 inch (6.6 mm). The decking profile has five ribbed cell openings created by four stiffeners which are each 0.20 inch (5.1 mm) thick. See Figure 3 for the profile of this decking system component.

3.3 Guards:

GEODECK™ Composite Guardrail is a guard consisting of post sleeves, caps, top rails with aluminum inserts, bottom rails, balusters, and a bottom-rail support block. The GEODECK™ Composite Guardrail system components are made from the same material as the deck boards except for the aluminum insert, which is made from aluminum alloy 6061-T6. The minimum yield and tensile strength, and minimum thickness, of the aluminum inserts are specified in the approved quality control manual.

The height of the railing assembly is 36 inches or 42 inches (914 or 1067 mm) above the walking surface. Each post is covered with a 4-inch-by-4-inch composite post sleeve. The top rail has an oval shape. The oval-shaped rail is 3.36 inches (85 mm) wide at the top and has a depth of 2.00 inches (51 mm) and a wall thickness of 0.36 inch (9.14 mm). Both top and bottom rails are available in 6- and 8-foot lengths (1.83 and 2.44 m). See Figure 4 for the profile of the rail system components.

ES REPORTS™ are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, Inc., express or implied, as to any finding or other matter in this report, or as to any product covered by the report.



The balusters are hollow square extruded pickets. The pickets are $1\frac{3}{4}$ inches (44.4 mm) square, and have a wall thickness of $\frac{1}{4}$ -inch. When the pickets are installed in the rails, there is a clear space of approximately 3.37 inches (86 mm) between pickets for 8-foot long (2.44 m) assemblies and 3.49 inches (87 mm) between pickets for 6-foot long (1.83 m) assemblies.

The post sleeves are 4.3 inches (109 mm) square and have a wall thickness of either 0.26 inch (6.6 mm). See Figure 4 for dimensioned profiles of the post sleeves, top and bottom rails, top rail aluminum inserts, and balusters. The mounting brackets are made from steel conforming to ASTM A1008 CS Type B with a plastic cover. The 8-foot and 6-foot (2.44 m and 1.83 m) rail systems utilize intermediate bottom rail supports. The 8-foot (2.44 m) rail system has three supports located at quarter points. The 6-foot (1.83 m) rail system has two supports located at third points.

3.4 Durability:

When subjected to weathering, insect attack and other decaying elements, GEODECK™ decking and guardrail material is equivalent in durability to preservative-treated or naturally durable lumber. Accordingly, it is permitted to be used as an alternative to preservative-treated or naturally durable lumber on exterior decks, porches and balconies, stair treads and guardrail. The GEODECK™ decking and guardrail material has been evaluated for structural capacity when exposed to temperatures from -20°F (-29°C) to 125°F (52°C).

3.5 Surface-burning Characteristics:

When tested in accordance with ASTM E 84, GEODECK™ decking and guardrail have a flame-spread index of no greater than 200.

4.0 INSTALLATION AND DESIGN

4.1 General:

Installation of the GEODECK™ Composite Decking System and the GEODECK™ Composite Guardrail System must comply with this report and the manufacturer's published installation instructions. The manufacturer's published installation instructions must be available at the jobsite at all times during installation.

4.2 Deck Boards:

4.2.1 Design:

4.2.1.1 Deck Boards: The GEODECK™ Composite Decking System, when used as a deck board, has an allowable capacity (span rating) as shown in Table 1.

4.2.1.2 Deck Boards Used as Stair Treads: GEODECK™ Composite Decking, when used as a stair tread, is satisfactory to resist the code-prescribed concentrated loads of 300 lbf (1.34 kN) when installed at a maximum center-to-center spacing of the supporting construction as shown in Table 2.

4.2.2 Installation: Installation of GEODECK™ Composite Decking System must comply with this report and the manufacturer's published installation instructions. The manufacturer's published installation instructions must be available at the jobsite at all times during installation. When the manufacturer's published installation instructions differ from this report, this report governs.

Tongue and Groove Board must be installed by one of the following methods: (1) a No. 8 or No. 9 by 2.5 inch long (63.5 mm) stainless or coated trim head screw; or (2) an 8d by 2.5 inch long (63.5 mm) stainless or coated ring shank nail. Apply one fastener per joist, through the tongue, at a 55-60 degree angle.

Traditional Boards must be installed by one of the following methods: (1) a No. 8 or No. 9 by 2.5 inch long (63.5 mm) stainless or coated deck screw or trim head screw; or (2) an 8d, 2.5 inch long (63.5 mm) stainless or coated ring shank nail. Apply two fasteners per joist, fastened through the face of the board.

Heavy Duty Commercial Decking Plank must be installed by one of the following methods: (1) No. 10 by 3.0-inch-long (76 mm) stainless steel or coated deck screw or (2) No. 10d, 3.0-inch-long (76 mm) stainless steel or coated ring shank nail. Apply 3 fasteners per joist, fastened through the face of the board.

4.3 Guards:

4.3.1 General: Refer to Figure 4 for component cross sections and guard assemblies.

4.3.2 Design: The GEODECK™ Composite Guardrail is satisfactory to resist the loads specified in Section 1607.7.1 of the IBC and Table R301.5 of the IRC, when installed at a maximum clear span spacing, as noted in Table 3. When the railing is supported on one or both ends by the supporting construction, the maximum distance must be measured from edge-of-post to edge-of-structure or from edge-of-structure to edge-of-structure.

4.3.3 Installation: The guardrail system is a 6-foot-long or 8-foot-long assembly in which the top and bottom rails are hollow oval members. The assembly has aluminum inserts in the top rail only. The rails are attached to a post and sleeve, rigid column or building wall with metal brackets secured with four No. 8 by 2-inch-long stainless steel wood screws. The rail end slides over the bracket and is secured to the bracket with one No. 8 by $\frac{1}{2}$ -inch-long, self-drilling, stainless steel sheet metal screws. The pickets are $1\frac{3}{4}$ inches square and are spaced 3.37 inches apart (open clear space) for the 8-foot rail system and 3.49 inches apart for the 6-foot rail system. The top and bottom rails are routed to accept the pickets with no further attachment.

5.0 CONDITIONS OF USE

The GEODECK™ Composite Decking and Guardrail System described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 This product must be limited to exterior use as a deck board for balconies, porches, decks, stair treads and similar appendages of Type V-B (IBC) and Type V-N (UBC) construction and structures constructed in accordance with the IRC. The Traditional Board and Tongue and Groove Board are limited to Use Group R buildings while the Heavy Duty Commercial Decking Plank is used in any occupancy group.

GEODECK™ Composite Guardrail described in this report is limited to exterior use as guards for balconies, porches, and decks. The product described in this report is used in exterior applications in buildings of Type V-B (IBC) construction and other types of construction in applications where untreated wood is permitted by Section 1406.3 (IBC) or buildings constructed in accordance with the IRC.

5.2 Installation must comply with this report, the manufacturer's published instructions and the applicable code. When the manufacturer's published installation instructions differ from this report, this report governs.

5.3 The use of the GEODECK™ Composite Decking as a component of a fire-resistance-rated assembly is outside the scope of this report.

- 5.4 Only those fasteners and fastener configurations described in this report have been evaluated for the installation of the GEODECK™ Composite Decking and Guardrail. The compatibility of the fasteners with the supporting construction, including chemically treated wood, is outside the scope of this report.
- 5.5 GEODECK™ Composite Decking and Guardrail must be directly fastened to supporting construction. Where required by the code official, engineering calculations and construction documents consistent with this report must be submitted for approval. The calculations shall verify that the supporting construction complies with the applicable building code requirements and is adequate to resist the loads imparted upon it from the products and systems discussed in this report. The documents must contain details of the attachment to the supporting structure consistent with the requirements of this report. The documents must be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.
- 5.6 Adjustment factors outlined in the AF&PA National Design Standard and applicable codes must not apply to the allowable capacity and maximum spans of the decking system.
- 5.7 The use of wood posts, with or without post sleeves, are outside the scope of this report.
- 5.8 The top rail component of the GEODECK™ Composite Guardrail System must not be permitted to be used as a handrail for stairways or ramps.
- 5.9 The use of a corner rail connection that is connected to a rail post is outside the scope of this report.
- 5.10 GEODECK™ Composite Decking and Guardrail components are produced in Green Bay, Wisconsin, under a quality control program with inspections by PFS Corporation (AA-652).

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Deck Board Span Ratings and Guardrail Systems (Guards and Handrails) (AC174), dated February 2008.

7.0 IDENTIFICATION

The GEODECK™ Composite Decking described in this report must be identified on each individual piece by a stamp bearing the manufacturer's name (LDI Composites Company), the product type, the name of the inspection agency (PFS Corporation) and the evaluation report number (ESR-1369).

The GEODECK™ Composite Guardrail described in this report is identified by a stamp, on each individual piece or on the packaging, bearing the manufacturer's name (LDI Composites), the product type, the name of the inspection agency (PFS Corporation), and the ICC-ES evaluation report number (ESR-1369).

TABLE 1—DECK BOARD SPAN RATING

PRODUCT NAME	MAXIMUM SPAN ¹ (inches)	ALLOWABLE CAPACITY ² (lb/ft²)
GEODECK™ Decking 5/8 by 6 Traditional Board (Hollow)	24	100
GEODECK™ Decking 5/8 by 6 Tongue & Groove Board (Hollow)	24	100
GEODECK™ Decking 2 by 8 Heavy Duty Commercial Plank (Hollow)	30 ³	100

For SI: 1 inch = 25.4 mm; 1 lb/ft² = 47.9 Pa.

¹Maximum span is measured center-to-center of the supporting construction.

²Maximum allowable capacity is adjusted for durability. No further increases are permitted.

³Based on a minimum 2-span installation.

TABLE 2—MAXIMUM STAIR TREAD SPANS²

DECK BOARDS USED AS STAIR TREADS	MAXIMUM SPAN (inches) ¹
GEODECK™ Decking 5/8 by 6 Traditional Board (Hollow)	16
GEODECK™ Decking 5/8 by 6 Tongue & Groove Board (Hollow)	16
GEODECK™ Decking 2 by 8 Heavy Duty Commercial Plank (Hollow)	16

For SI: 1 inch = 25.4 mm; 1 lb/ft² = 47.9 Pa.

¹Maximum span is measured center-to-center of the supporting construction.

²Based on a minimum 2-span installation.

TABLE 3—MAXIMUM GUARDRAIL SYSTEM SPANS¹

PRODUCT NAME/COMPONENT	APPLICABLE BUILDING CODE ^{2,4}		MAXIMUM SPAN ^{3,4} (ft-in)
	IBC	IRC	
GEODECK™ Composite Guardrail	Yes	Yes	6 - 0
GEODECK™ Composite Guardrail	Yes	Yes	8 - 0

For SI: 1 inch = 25.4 mm; 1 ft = 305 mm.

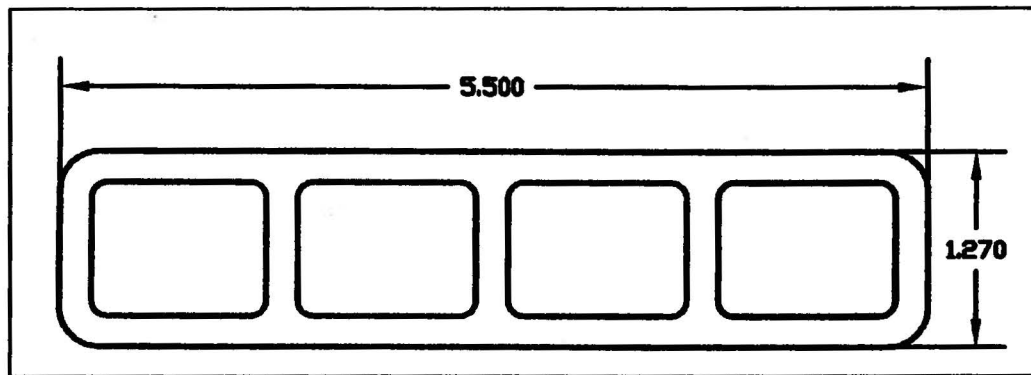
¹The ability of the supporting construction to resist the reactionary loads must be justified to the satisfaction of the code official.

²Indicates compliance with the respective building codes.

³Maximum span is measured from edge-of-post to edge-of-post.

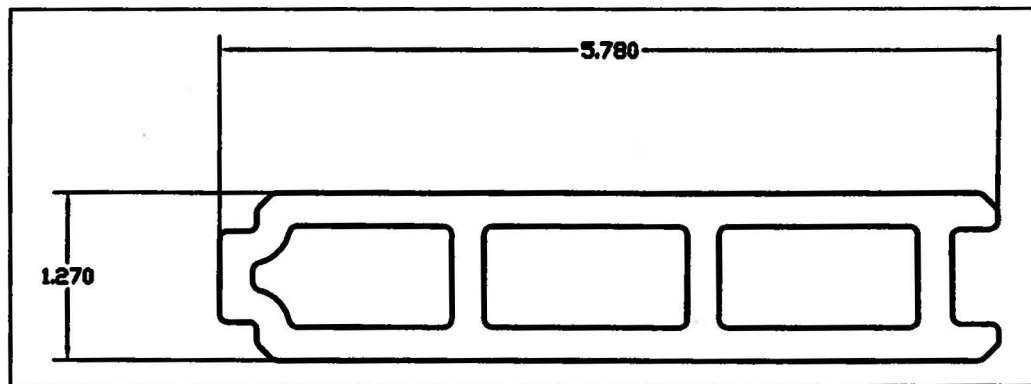
⁴Maximum allowable span has been adjusted for durability. No further increases are permitted.

⁵The minimum height of the top rail is 42 inches for the IBC (Section 1013.2) and 36 inches for the IRC (Section R312).



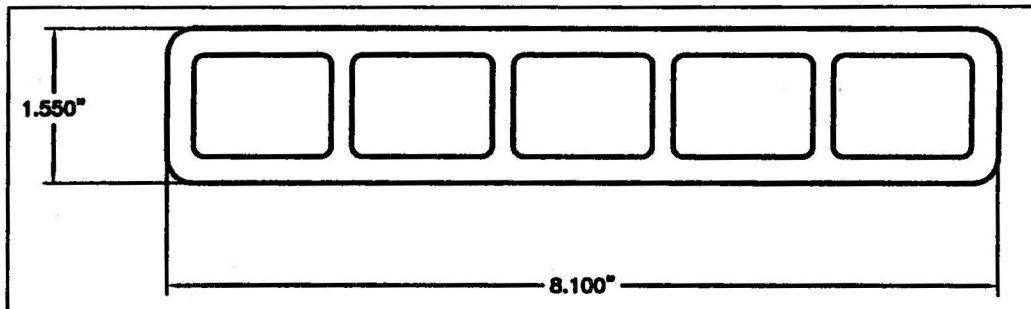
For SI: 1 inch = 25.4 mm.

FIGURE 1—GEODECK™ DECKING 5/8" BY 6" TRADITIONAL BOARD (HOLLOW)



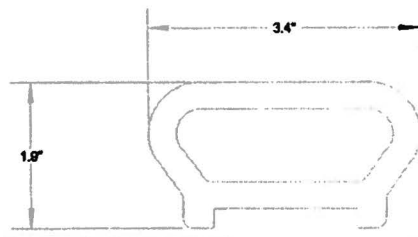
For SI: 1 inch = 25.4 mm.

FIGURE 2—GEODECK™ DECKING 5/8" BY 6" TONGUE & GROOVE BOARD (HOLLOW)

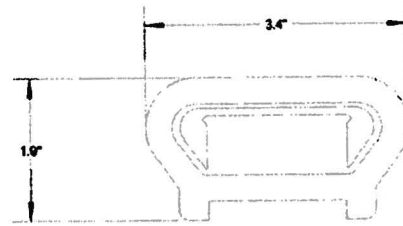


For SI: 1 inch = 25.4 mm.

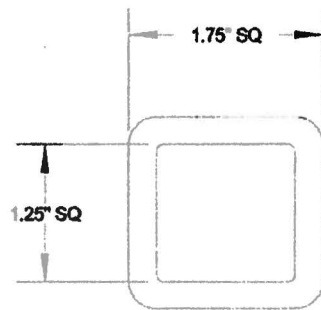
FIGURE 3—GEODECK™ DECKING 2" BY 8" HEAVY DUTY COMMERCIAL PLANK (HOLLOW)



BOTTOM RAIL



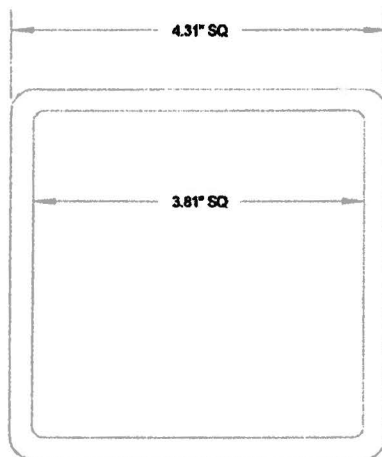
TOP RAIL



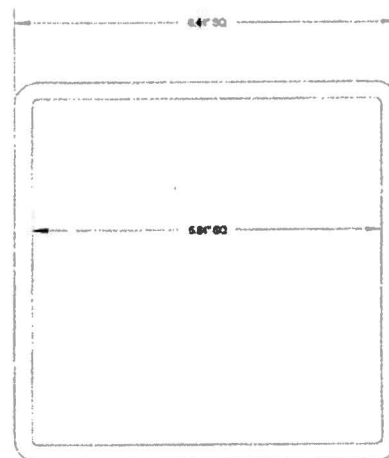
PICKET



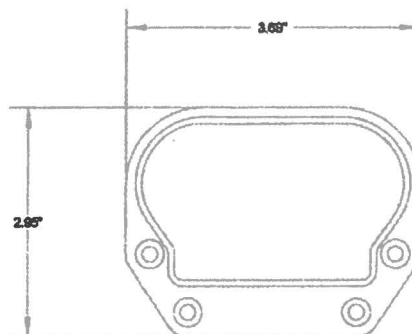
ALUMINUM INSERT FOR TOP RAIL



POST SLEEVE



POST SLEEVE



BRACKET COVER

FIGURE 4—GUARDRAIL

BAR Case #2014-0026 & -0027

ADDRESS OF PROJECT: 707 Devon Place, Alexandria VA 22314
 TAX MAP AND PARCEL: 044.02-04-04 ZONING: RB

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: Mark Harold + Jocelyn Johnson Herrington

Address: 707 Devon Place

City: Alexandria State: VA Zip: 22314

Phone: 202 374-7312 E-mail: markherrington@yahoo.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ Contractor

Name: Keith F. Carroll

Phone: 443-497-4170

E-mail: Keith@betterthanwood.com

Legal Property Owner:

Name: Mark Harold + Jocelyn Johnson Herrington

Address: 707 Devon Place

City: Alexandria State: VA Zip: 22314

Phone: 202 374-7312 E-mail: markherrington@yahoo.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.

CONTACT

Jeremy Clancy
 (443) 340-1229

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).

Build (8'x10') Covered Screened Porch with stairs, white Vinyl Trims & Rails and Cedar color Genset Composite Flooring
 Install Paver Patio Walkway using El Henry Old Town Cobble, Dakota Blend color
 Install (8'x10') Shed by removing existing Shed (8'x10') and run wires for lighting
 Change direction of Entry door Existing
 Customer adding Col Pond to Back Yard

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

- ☒ **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. All plans must be folded and collated into 5 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 5 sets of 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: KB Carroll

Printed Name: Keith F. Carroll

Date: 1/28/14

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Mark Harold Herrington	707 Devon Place	50 %
2. Jocelyn Johnson Herrington	Alexandria VA	50 %
3.	22314	

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 707 Devon Place Alexandria VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Mark Harold Herrington	707 Devon Place	50 %
2. Jocelyn Johnson Herrington	Alexandria VA	50 %
3.	22314	

~~3.~~ Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. None		
2. None		
3. None		

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.

27 Jan 14 Mark Herrington
Date Printed Name


Signature

1/27/14 Keith F Carroll

