

BAR Meeting
February 18, 2015

ISSUE: Permit to Demolish/Capsulate and Addition/Alterations

APPLICANT: Windmill Hill LLC

LOCATION: 601 South St. Asaph Street

ZONE: RM / Residential

STAFF RECOMMENDATION

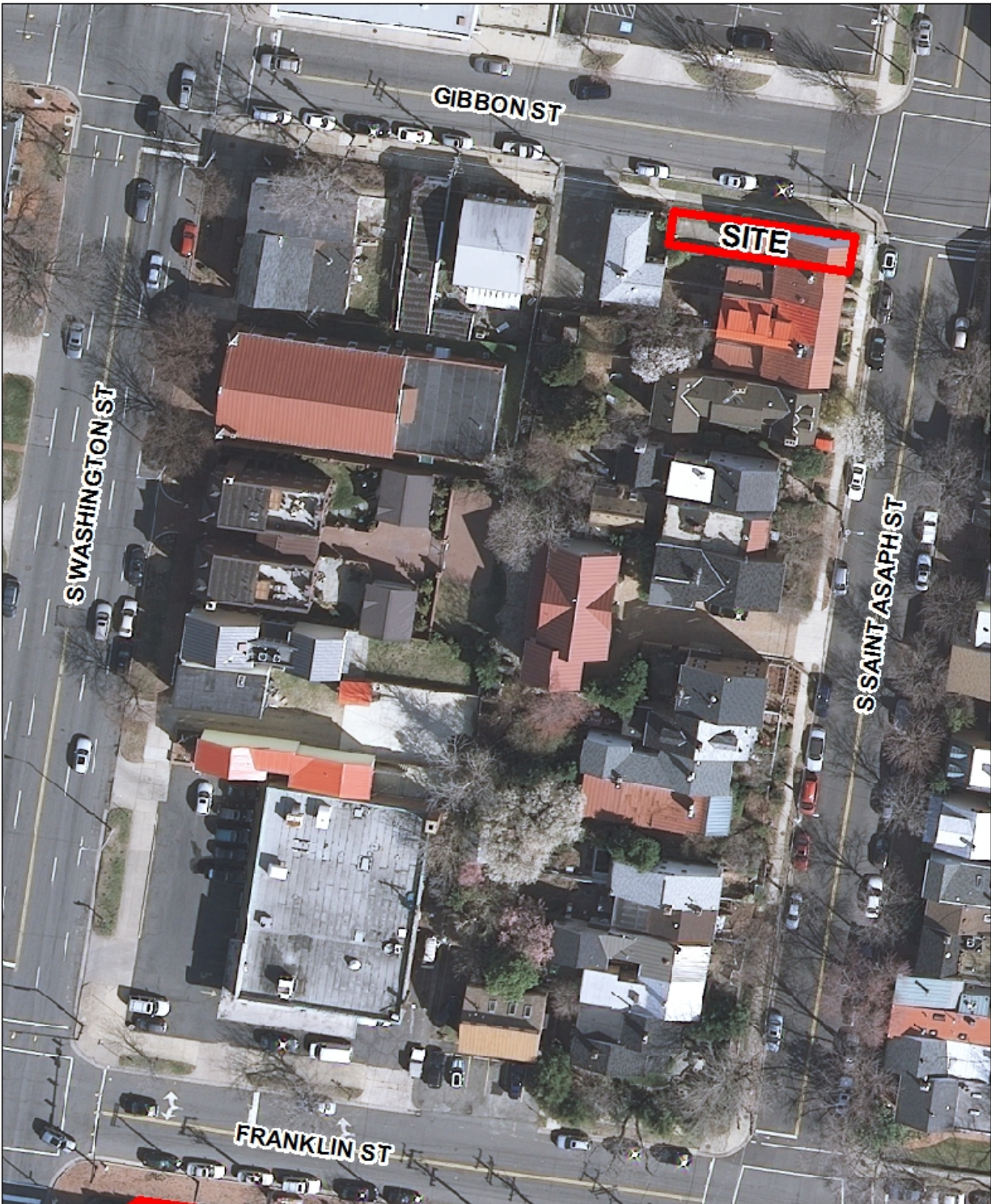
Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the conditions that:

1. The new window on the north elevation of the historic house be a painted wood, simulated-divided-light window which complies with the Board's Window Policy;
2. The Board waive the rooftop HVAC screening requirement but that the condensing unit be located as far to the south and to the east on the flat roof as possible;
3. The vinyl composite Anderson 400 Series windows on the addition be simulated-divided-light (called Anderson full divided light) with $\frac{3}{4}$ " putty profile muntins and otherwise in compliance with the Board's adopted window policy;
4. The panel below the first floor windows on the addition be eliminated or the shutters made the full length of the combined window and panel; and
5. The following archaeology comments shall be included on all construction drawings that relate to ground disturbing activity, so that all on-site contractors are aware of the requirements:
 - a. 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.
 - b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

****EXPIRATION OF APPROVALS:** 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:** 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.



BAR2014-00392 & BAR2014-00393



Note: Staff coupled the reports for BAR #2014-0392 (Permit to Demolish/Capsulate) and BAR #2014-0393 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish and a Certificate of Appropriateness for alterations and a rear addition at 601 South Saint Asaph Street.

Permit to Demolish:

- Demolition of the existing 1950s, 9.5' by 20' (190 square foot) one-story, concrete block rear addition.
- Demolition of the remaining portions of the rear wall of the historic house.
- Demolition of a portion of the rear roof slope of the historic main block.
- Demolition of a 2' x 3' (6 square feet) section on the second floor gable end for a new window.

Alterations

Alterations include the removal of the existing stucco on the north elevation of the house to expose the historic brick. The brick will then be painted to match the front of the house. In addition, a new second floor window with a six-over-six configuration will be installed on the north elevation. No changes are proposed on the front elevation.

The existing chain link fence enclosing the rear yard will be replaced with a 6' shadow-box wood fence with a horizontal cap.

Addition

The proposed flat-roof, two-story addition will have a footprint that measures roughly 20' by 13.5', the same depth as the existing one-story addition, but roughly 4' wider to encompass the full width of the lot. On the north elevation, the new addition will be inset approximately 4" from the front portion of the house to help differentiate the new construction from the historic house. As a result, where the addition abuts the front of the house a roof valley will be formed in order retain the house's historic gable roof slope. The north elevation of the addition will have two double-hung windows with flanking shutters on both the first and second floors, with panels beneath the windows on the first floor. The west elevation will have two double-hung windows on the second story and a single window with a lower panel and a multi-light door on the first floor.

The addition will be clad with smooth fiber cement siding, with AZEK trim (a composite PVC material) for the cornice, window trim, corner board and first-floor window panels, and Fypon molding at the building cornice and above the windows and door. A single HVAC unit will be located on the flat roof, as will a roof monitor with four Velux skylights. The skylights on the flat roof should not be visible from a public way. A wall mounted exterior light in a nautical style and a bronze finish will be located at the rear door. The double-hung windows and door on the addition will be constructed of vinyl composite materials manufactured by Anderson (400 series).

II. HISTORY

The two-story, two-bay brick townhouse at 601 South Saint Asaph Street is one in a row of four identical houses built in the **mid-19th century** (*Historic Alexandria Street by Street*, p. 166). All four houses were extensively renovated in 1955-1956, which is likely when one-story concrete block additions were added.

In recent years, the Board has approved rear additions for the other three townhouses in this row, two of which were completed by this applicant:

- 603 S. Saint Asaph Street: BAR Case #2010-0179 & 0180 on July 21, 2010.
- 605 S. Saint Asaph Street: BAR Case #2005-0088 & 0089 on July 20, 2005.
- 607 S. Saint Asaph Street: BAR Case #2013-0190 & 0201 on July 24, 2013.

In all three cases the Board approved the demolition of the 1950s concrete block one-story addition and the construction of a two-story rear addition. The addition at 607 South Saint Asaph was much larger because that lot is significantly deeper. BAR staff also recently approved the reroofing of the front slope of the gable roof at 601 South Saint Asaph Street (BAR Case #2013-0421).

III. ANALYSIS

The proposed alterations and addition comply with the zoning ordinance.

Permit to Demolish

In considering a Permit to Demolish, 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, capsulating 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 staff's opinion, none of the criteria for demolition are met and the Permit to Demolish should be granted. The utilitarian, one-story, shed roof concrete block rear addition proposed for demolition dates from the 1950s and has little cultural or architectural significance. The area proposed for demolition on the historic portion of the building is minimal in scope, located on a secondary elevation, does not remove any portion of the building containing character defining

features of uncommon design or historic merit, and does not compromise the integrity of the building as a whole.

New construction

The construction of an addition to any building within the historic district must be evaluated not only for its impact on the building to which it is being attached, but also for its impact on the district as a whole. The *Design Guidelines* encourage “designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.” All of the additions in the row of identical houses are visible from Gibbon Street but the proposed rear addition will be by far the most visible because this house sits on a corner lot. Staff finds that the proposed architectural character of the addition generally meets the BAR *Design Guidelines* for residential new construction, as it does not detract from the historic house, is clearly differentiated through the use of a different roof form and materials, and is reflective of the vernacular style of the historic portion of the house. The addition is also slightly differentiated from the other additions in this row through the use of a flat roof, which contrasts with the other gable roof additions, thereby providing less visual mass at the rear of 601 South St. Asaph Street.



Figure 1: air photo looking west

The first addition proposed by the applicant was for a two-story addition which maintained the footprint of the current addition on the north property line and had a shed roof, typical of a 19th century ell. At staff’s suggestion, the applicant redesigned the addition to have a small setback from the historic portion of the house and to utilize a simple, flat roof in order to minimize the mass of the addition, so as not to visually compete with the historic side gable roof on the main house and so that the proposed skylights would not be visible from the street. The slight wall setback also allows for the new construction to be differentiated from the massing of the historic house and the offset provides a logical place to change wall materials.

While the 1993 *Design Guidelines* specifically discourage the use of new materials on *historic* properties, in recent years the Board has supported the use of modern materials on *new* construction, in part to help subtly differentiate between new construction and historic construction. Thus, the use of millable, paintable, composite trim and fiber cement siding on the new addition is in conformance with the Board's adopted modern materials policy. The new windows and door proposed by the applicant – Anderson 400 Series – is a vinyl and wood composite product. While the Board's window policy allows for the use of modern window materials in new construction, such as aluminum clad wood or fiberglass, vinyl windows are strongly discouraged. However, staff has seen an example of the proposed window and finds it to be visually and tactilely similar to the fiberglass and aluminum clad window products on the market and recommends approval of the proposed windows and door. However, at this time Staff *does not* recommend changing the window policy to reflect the use of composite vinyl windows and believes that requests for such products be considered on a case-by-case basis. The applicant will bring a sample of the vinyl composite window to the hearing so that the Board can see and feel an example of the proposed window.



Staff does have a concern with the use of a wall panel below the window combined with partial shutters. Historically, this jib panel below the window was sometimes hinged in the southern colonies on triple hung windows so that one could walk directly out onto a porch (Figure 2). The architectural style of the proposed flat roof addition is a vernacular Colonial Revival, much like the predominant styles in nearby Yates Gardens where window panels are commonly, if inappropriately, used as a Colonial Revival architectural detail in the mid-20th century. However, Yates Gardens, the shutters typically, though not always, extend the full height of the masonry opening. Staff recommends either that the panel below the window be deleted (staff's preference) or that the shutters extend the full height of the window.

Figure 2: Jib window (Flickr image, Jural MS)

Finally, as the Board is aware, the zoning ordinance requires all rooftop mechanical equipment to be screened, though the Board may waive the screening requirement when they find that the screening would be larger and more objectionable than the equipment. Although the applicant represents that the rooftop HVAC condenser will only be visible from the parking lot across Gibbon Street, as well as other locations farther away from the site, staff recommends that the Board waive the screening requirement, as it would likely only draw attention to the unit. However, staff also recommends that the unit be located farther to the south and to the east, so that it is even less likely to be seen from the more distant vantage points.

Alterations

Staff supports the removal of the stucco on the north elevation of the historic house and likewise supports the painting of the exposed historic brick. While the painting of unpainted masonry is strongly discouraged, in this particular case it is appropriate given that the front façade is already painted. Furthermore, the brick may have already been painted beneath the stucco and will likely have been damaged slightly by the installation and now removal of the stucco.

Staff does not feel strongly about the installation of a new window on the north elevation of the main block of the house but believes that it should be a painted wood window rather than a vinyl composite window. While the Board's window policy requires the installation of true-divided-light, single-glazed replacement windows on the street facing facades of 18th and 19th century buildings, staff supports the installation of a simulated divided light window in this case, as it is elevated some distance from pedestrian eye level on the sidewalk and will help to subtly differentiate the new window where one did not previously exist.

Although the applicant does not propose any changes to the front façade of the house, staff strongly encourages the applicant to consider removing the fixed vinyl shutters (for which no previous approval could be located) and replacing them with operable wood shutters. Likewise, Staff supports the installation of an appropriate storm door complying with the Boards policy.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

No comments received.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Alexandria Archaeology

Archaeology Finding

1. This house dates to the mid-19th century and there was a free Black household located on the northeast corner of this block. The property therefore has the potential to yield

archaeological resources which could provide insight into domestic activities in 19th-century Alexandria, and perhaps into the lives of free African Americans.

Archaeology Recommendations

- *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 or artifact collection to be conducted on the property, 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.

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2014-0392 & BAR2014-0393 at 601 South St Asaph Street

January 17, 2015

Board of Architectural Review
Alexandria, VA 22314

RE: Request for Board of Architectural Review Hearing, 601 S. Saint Asaph Street

To Whom It May Concern,

Mr. and Mrs. Dameron of Windmill Hill, LLC would like to formally request a hearing with the Board of Architectural review to obtain approval for a demolition and an addition to their property at 601 S. Saint Asaph Street, Alexandria, Virginia.

As we understand it, 601 S. Saint Asaph Street was built in the 1840s and with a small addition added in the 1950s. We will maintain the original 1840s structure but are requesting to demolition the 1950s addition. Our requested addition will encompass the area of the removed 1950 addition (shown on Survey Plat of Demolition Application).

Inclusive in this document are all of the requirements for both the demolition permit and the addition permit. The first section provides the supporting documentation for the demolition permits, including:

- Description of reason for demolition
- Description of alternatives and why they are not feasible
- Survey Plat
- Existing elevation drawings of structure to be demolished
- Photographs of all elevations to be demolished

The next section provides the supporting documentation for the addition permits, including:

- Scaled survey plat showing dimensions of lot and location of existing building and other structures of the lot
- Scaled survey plot showing location of proposed addition and all exterior ground and roof mounted equipment
- FAR and open space calculations
- Photos of site, surrounding properties and existing structures
- Existing elevations to scale, including dimensions
- Proposed elevations with scale and dimensions, with materials and colors and with relationship of existing structures
- Manufacturer specifications for materials
 - Roofing
 - Siding
 - Lighting
 - HVAC
 - Windows
 - Doors
 - Fencing

601 S. Saint Asaph St. – Demolition/Encapsulation & Addition Application

Furthermore, we have emailed an electronic copy of this submission.

Thank you for your consideration.

Sincerely,
Michael & Leigh Dameron

Mike Dameron cell: 703-989-7399 mike@wmhhomes.com
Leigh Dameron cell: 571-345-5558 leigh@wmhhomes.com

Demolition Request

Description of Proposed Work - Demolition

As we understand it, the rear addition was built in the 1950s and is not part of the original, historic structure. To the best of our knowledge, material to be removed will be:

- 8 inch concrete masonry block
- Deteriorated red standing-seam metal roof
- 1 ally-way window
- 1 ally-way door

Description of the Alternatives to the Demolition/Encapsulation

The only perceived alternative to demolition is to use existing shed structure (rear elevation) internally within the proposed addition.

Why these Alternatives are Not Considered Feasible

This is not considered feasible because the existing structure does not have fully functioning plumbing, electrical systems or HVAC.

Furthermore, there is not available information regarding the structural integrity of the footings, slab, and foundation walls. The structural integrity of these items must be verified in order for us to create the addition.

Addition Description

Description of Proposed Work – Addition

The proposed addition will be similar to that of 603 S. Saint Asaph Street, which was approved by the BAR under BAR Case Number # 2005-0089. The only exception is this current design will not include the vaulted dormers and will have a more traditional flat roof look found on the rear of 607 S. Saint Asaph St. which was approved by the BAR under BAR Case # 2013-0190/0201

The addition will be constructed from lot-line on the south elevation and be held in almost 4" on the north elevation in order to preserve the historic roofline and footprint of the 1840 structure. The new addition will be 20.1' in length. It will have a flat roof set perpendicular to the main block. The addition will have a standing-seam metal roof to match that of the main block with a flat EPDM roof on the rear portion. The roof will have an integral gutter system with downspouts located at the rear-west façade. The addition will be 6" smooth Hardiplank pre-painted to be representative of the front façade.

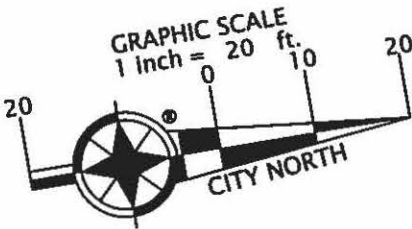
The windows and doors will be Anderson 400 Series Aluminum clad (see supporting documents below). The south elevation of the addition will be blind as it is located on the property line with 603 S. Saint Asaph St. Four new double-hung windows will be added on the North Elevation addition as well as one in the existing 2nd floor bedroom. The rear elevation will have two double-hung aluminum-clad windows on the second floor with a double-hung window and single fifteen light French-door located on the first floor. The rear roof will include four velux mounted skylights to provide both fresh air and additional light in the new proposed master bedroom.

The addition will be approximately the same length as the addition at 603 S. Saint Asaph St.

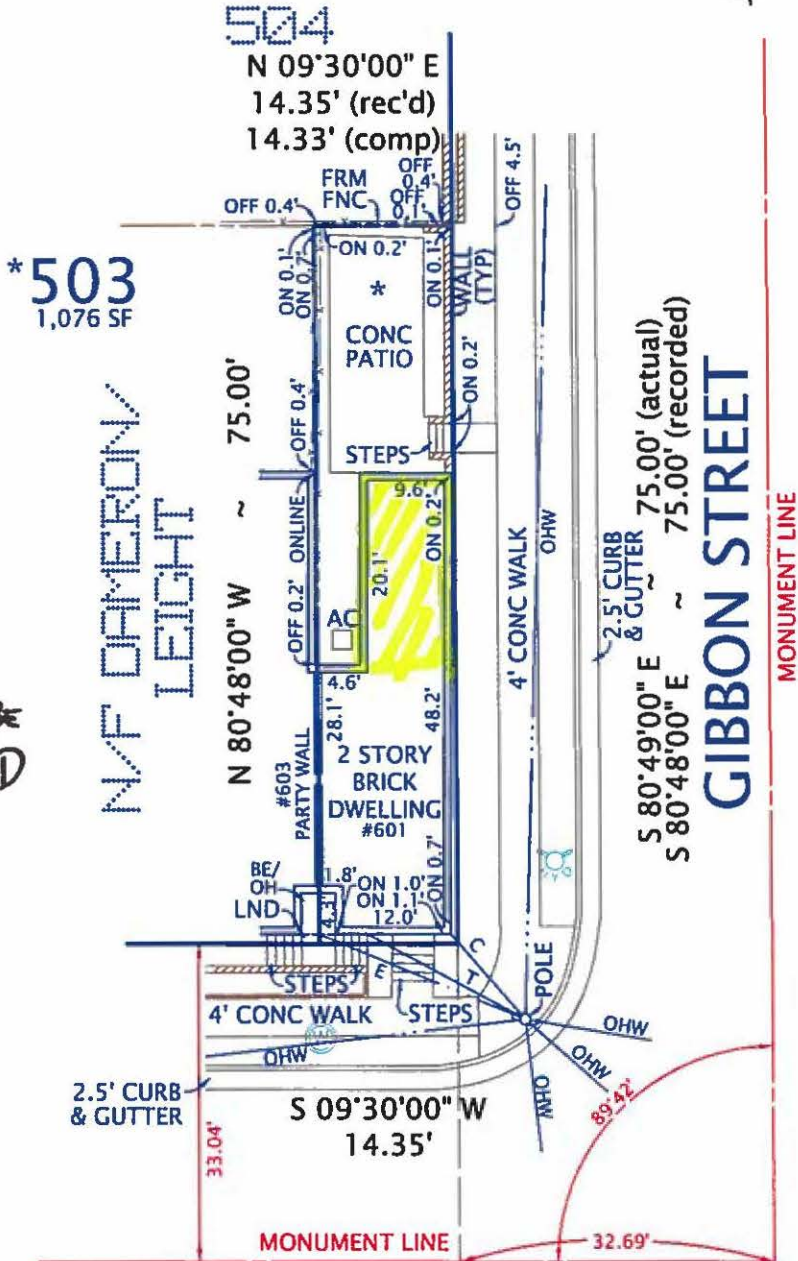
The HVAC outdoor unit will be located on the flat section of the roof in the rear addition.

The plans do not include any alterations to the front of the façade.

NOTES: 1. FENCES ARE CHAIN LINK UNLESS NOTED.
2. WALLS ARE 0.7' BRICK.



GIBBON STREET
#606 & #608
RESUBDIVISION OF THE PROPERTY
LOCATED AT

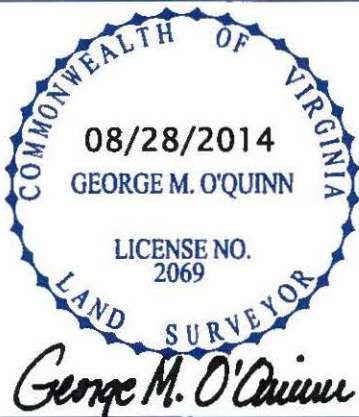


SOUTH SAINT ASAPH STREET

PLAT
SHOWING HOUSE LOCATION ON
LOT 503
SUBDIVISION OF THE
PROPERTY KNOWN AS
#601-607 S. ST. ASAPH ST.
(DEED BOOK 431, PAGE 625)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' AUGUST 28, 2014

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

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

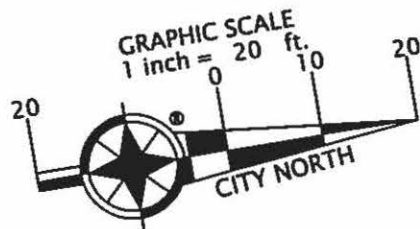


ORDERED BY:

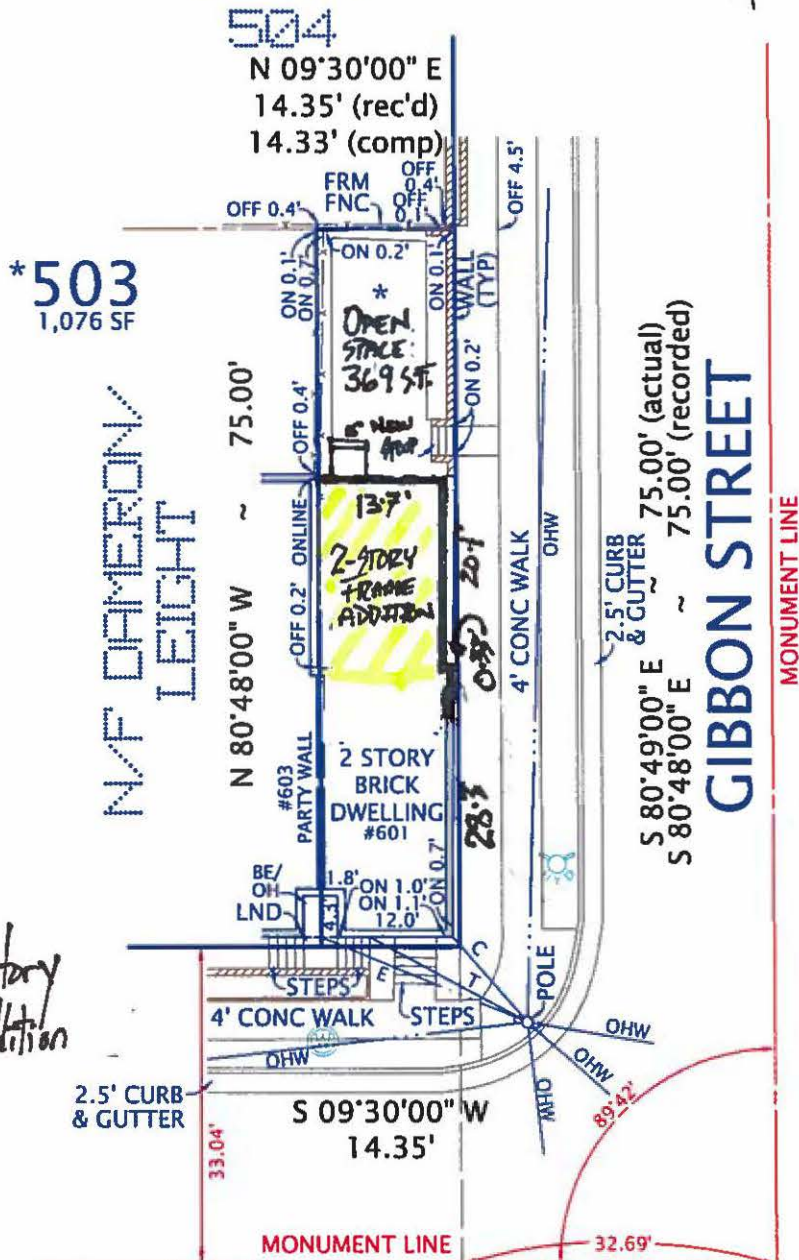
PRICE/PRICE-BROWN/STEVENSON ~
WINDMILL HILL, LLC
LAW OFFICES MARK S. ALLEN

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

NOTES: 1. FENCES ARE CHAIN LINK UNLESS NOTED.
2. WALLS ARE 0.7' BRICK.



GIBBON STREET
#606 & #608
RESUBDIVISION OF THE PROPERTY
LOCATED AT



SOUTH SAINT ASAPH STREET

PROPOSED ADDITION

PLAT 1/7/15

SHOWING HOUSE LOCATION ON
LOT 503

SUBDIVISION OF THE
PROPERTY KNOWN AS

#601-607 S. ST. ASAPH ST.

(DEED BOOK 431, PAGE 625)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

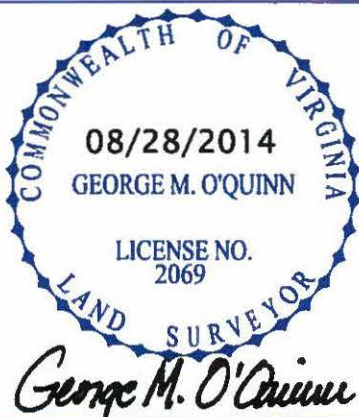
AUGUST 28, 2014

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

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:

PRICE/PRICE-BROWN/STEVENS ON ~
WINDMILL HILL, LLC
LAW OFFICES MARK S. ALLEN



DOMINION

Surveyors
Inc.®

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



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

A. Property Information

A1 Street Address 601 S. Saint Asaph Street Zone RM
A2 1,076 1.5 1,614
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*	Allowable Exclusions
Basement	Basement**
First Floor	Starways**
Second Floor	Mechanical**
Third Floor	Other**
Porches/ Other	Total Exclusions
Total Gross *	

B1 Existing Gross Floor Area *
1,024 Sq Ft
B2 Allowable Floor Exclusions**
222 Sq Ft
B3 Existing Floor Area minus Exclusions
802 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	Starways**
Second Floor	Mechanical**
Third Floor	Other**
Porches/ Other	Total Exclusions
Total Gross *	

C1 Proposed Gross Floor Area *
312 Sq Ft
C2 Allowable Floor Exclusions**
0 Sq Ft
C3 Proposed Floor Area minus
Exclusions 312 Sq Ft
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1 Total Floor Area (add B3 and C3) 1,114 Sq Ft
D2 Total Floor Area Allowed by Zone (A2) 1,614 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.

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	<u>369</u>
Required Open Space	<u>376</u>
Proposed Open Space	<u>376</u>

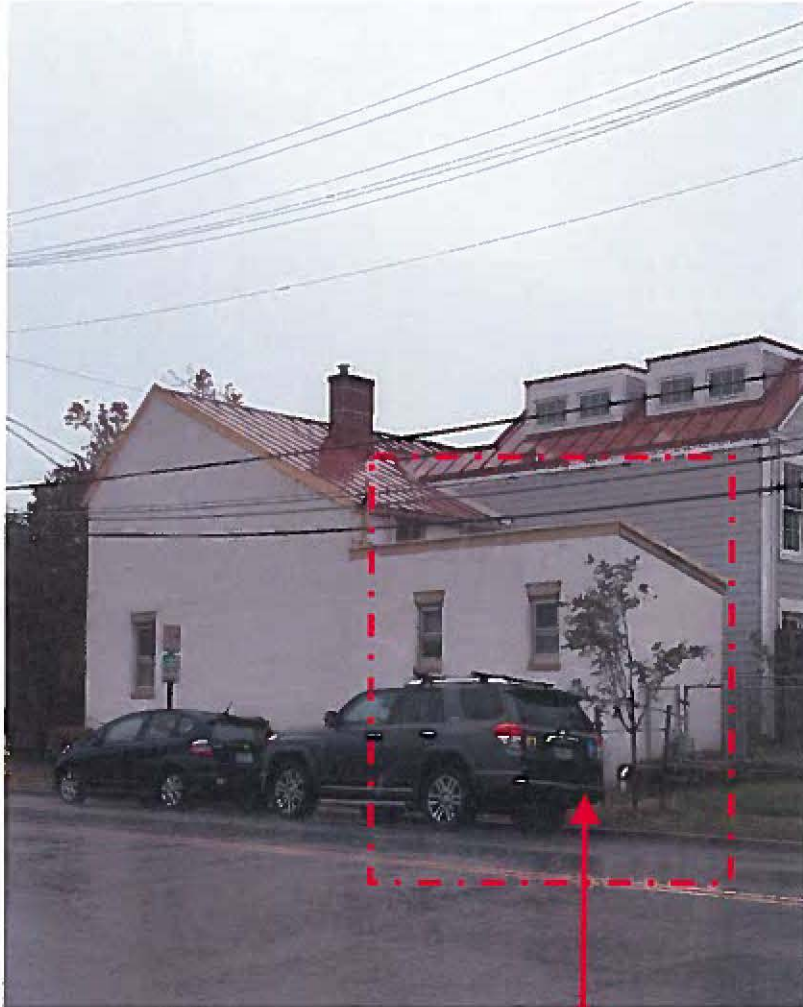
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature

Date

11/17/2014

Existing Photos – Dameron Demolition



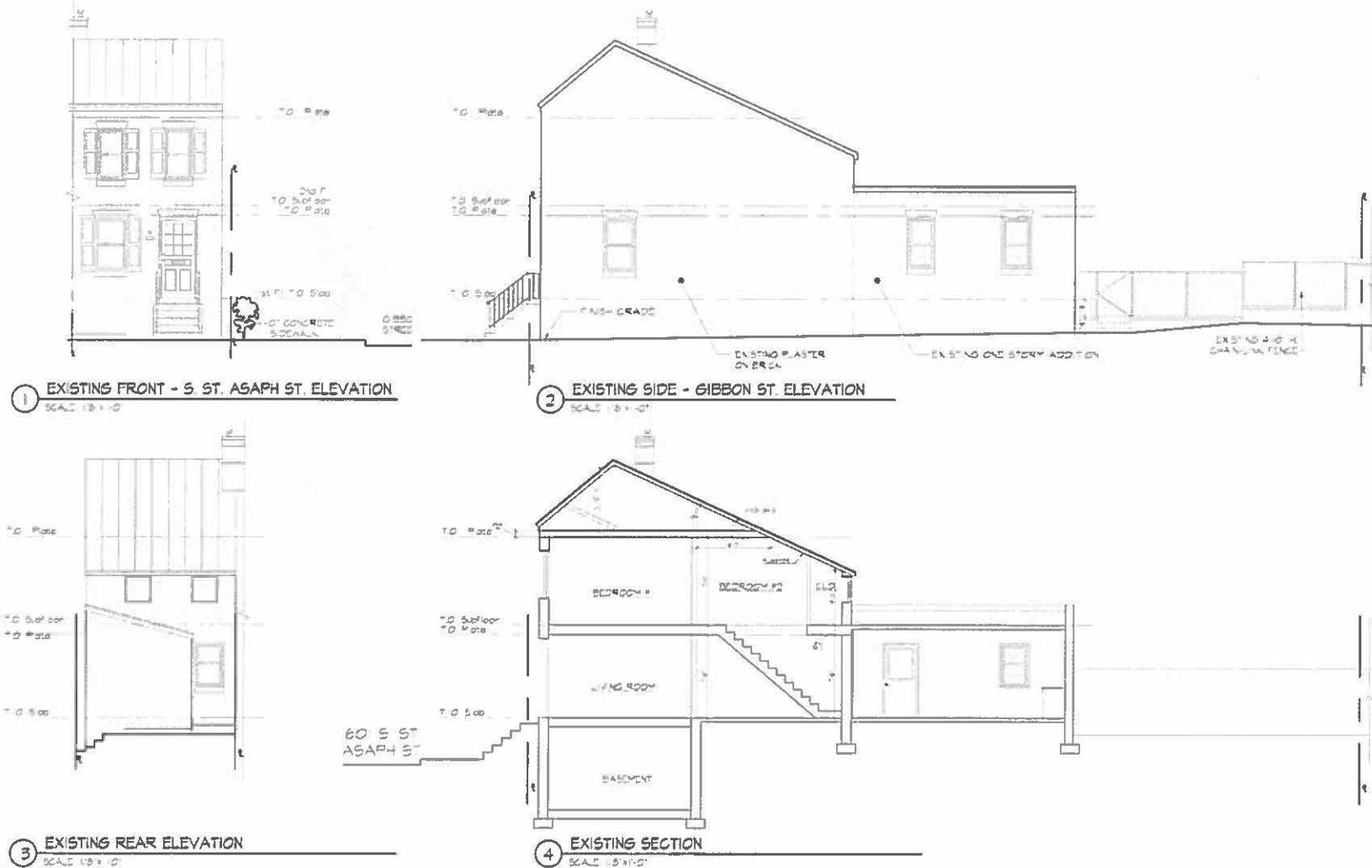
20' x 9.5' structure to be demolished. See reasons for demolish on page 2 of demolition request document.



Existing front facade

601 S. Saint Asaph St. – Addition & New Construction Application

Existing elevation drawing



ARCHITECTS COLLABORATIVE INC.

EXISTING ELEVATIONS
601 SOUTH ST. ASAPH ST.



SCALE: 1/8" = 1'-0" DATE: 11-13-2014

A-1

Location of 601 S. Saint Asaph Street Alexandria, VA





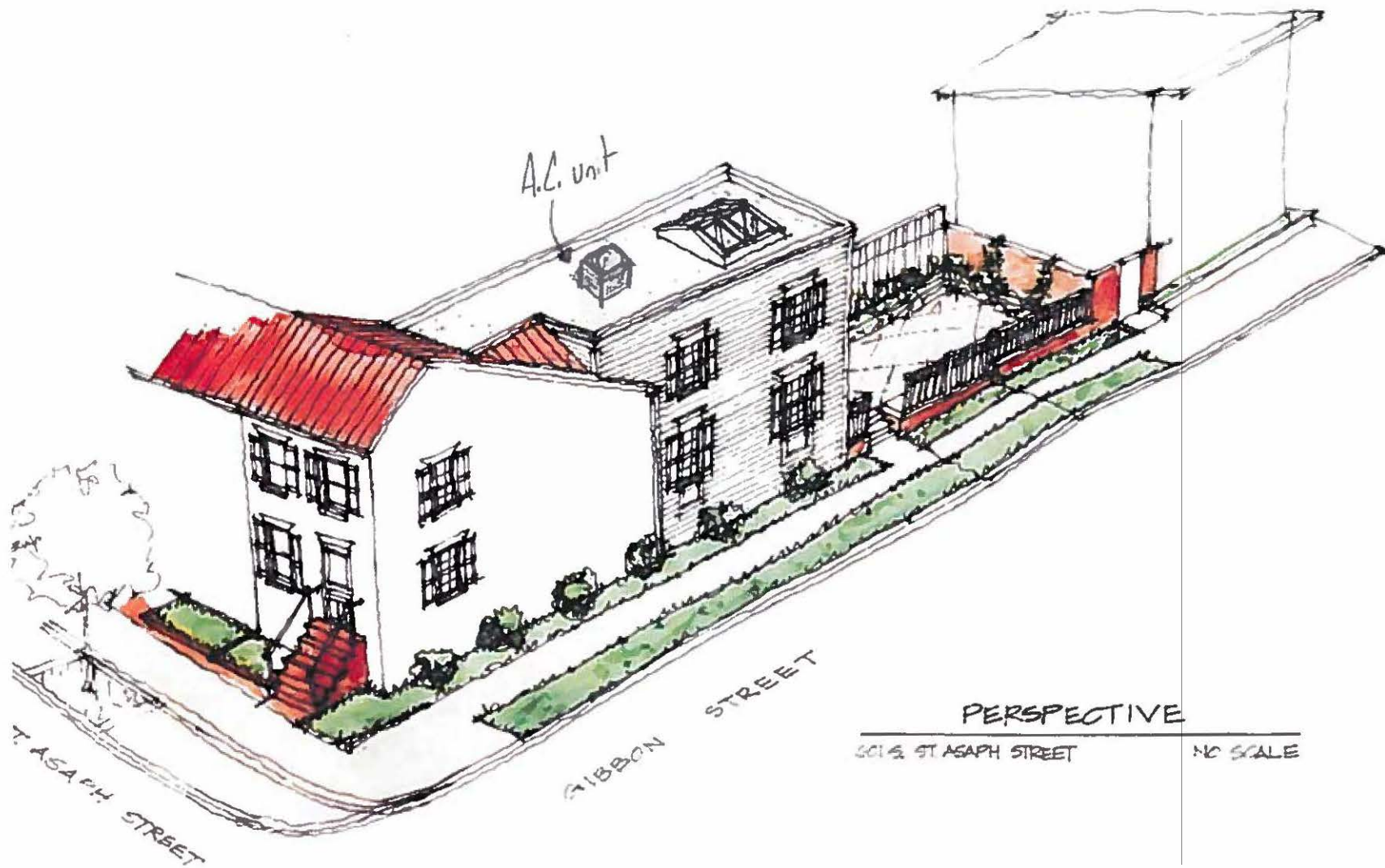
PERSPECTIVE

601 S. ST. ASAPH STREET

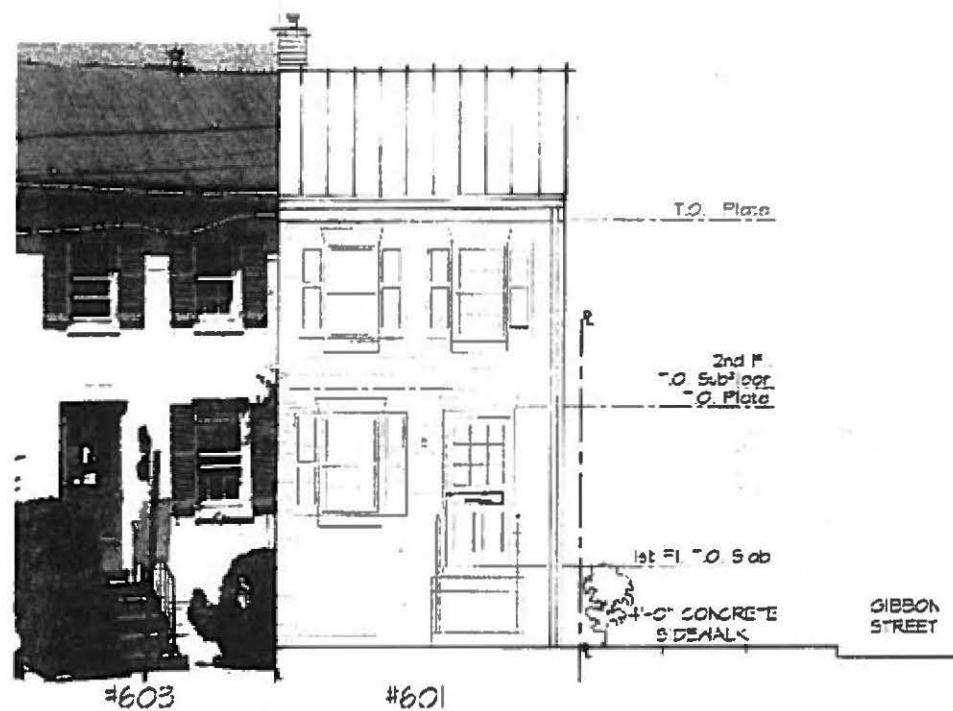
NO SCALE

601 S. Saint Asaph St. – Addition & New Construction Application

601 S. Saint Asaph St. – Addition & New Construction Application

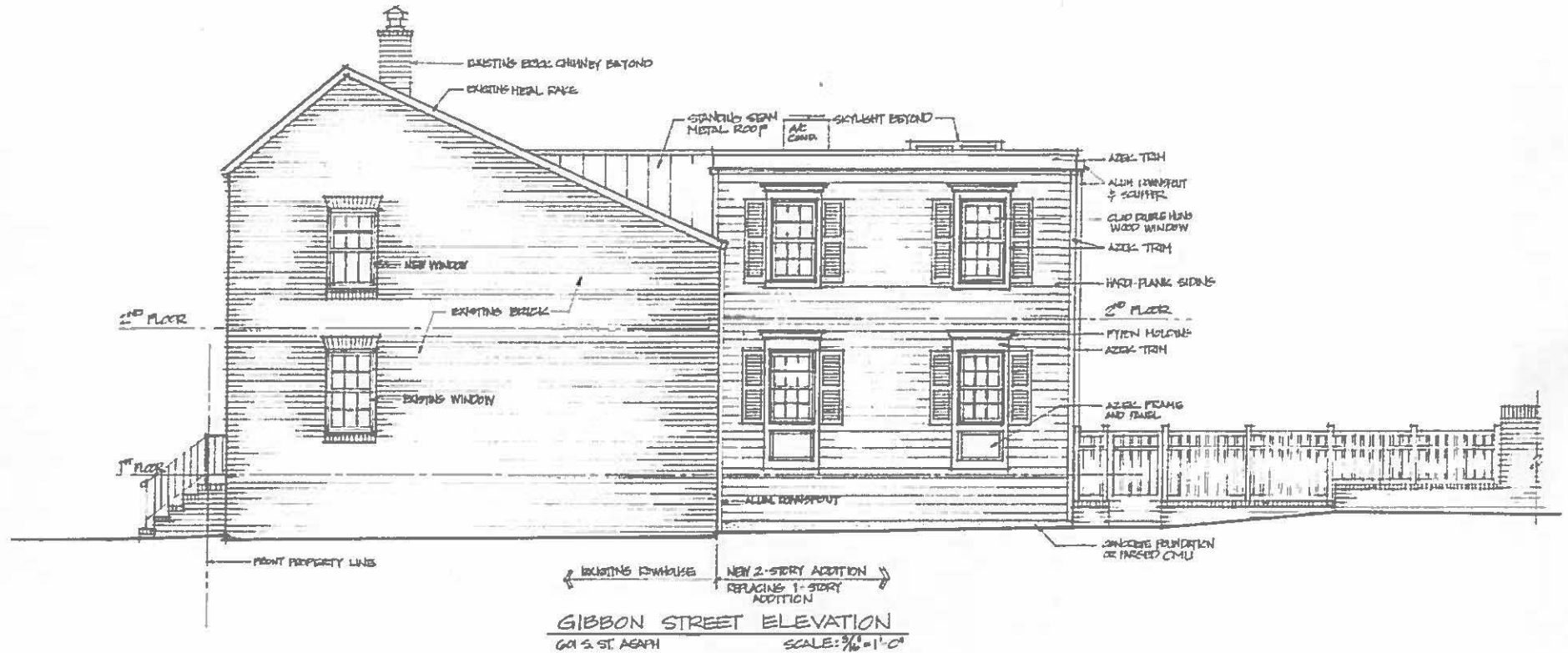


601 S. Saint Asaph St. – Addition & New Construction Application



FRONT ELEVATION - NEW AND EXISTING
601 S. SAINT ASAPH STREET SCALE: $\frac{3}{16}" = 1'-0"$

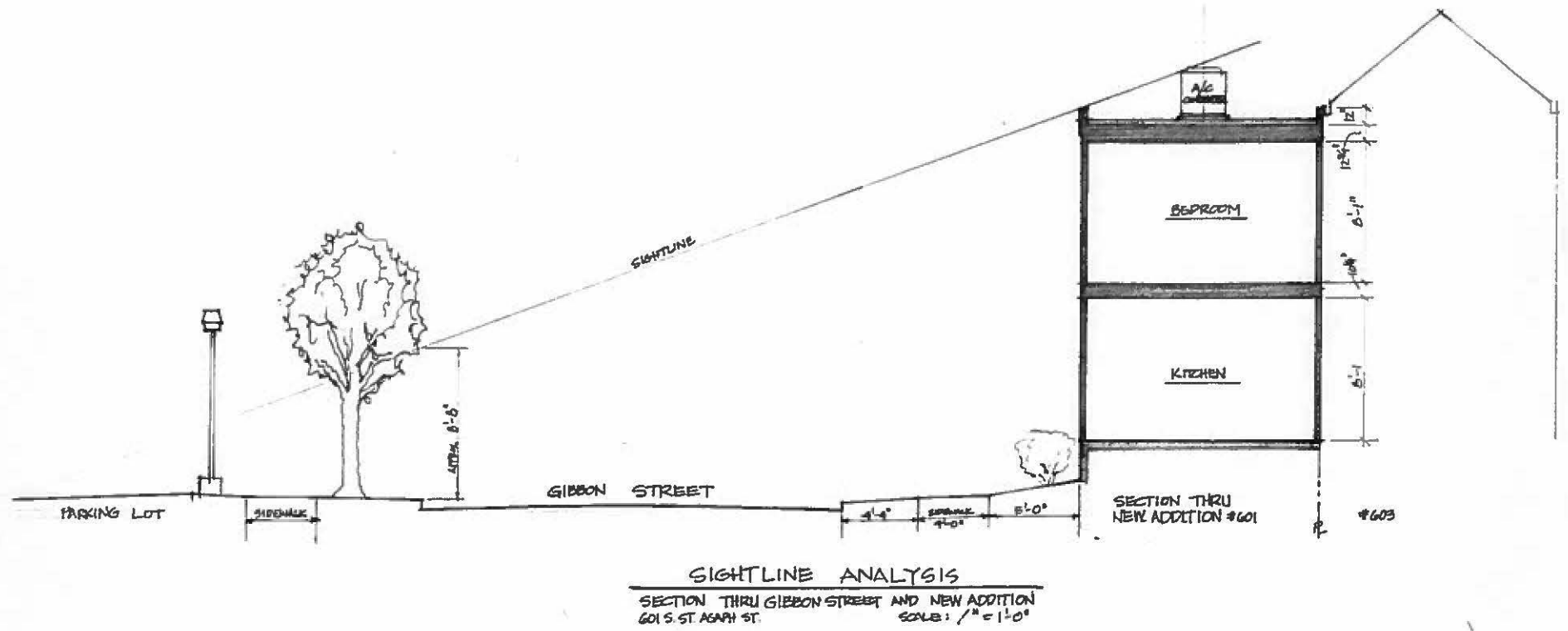
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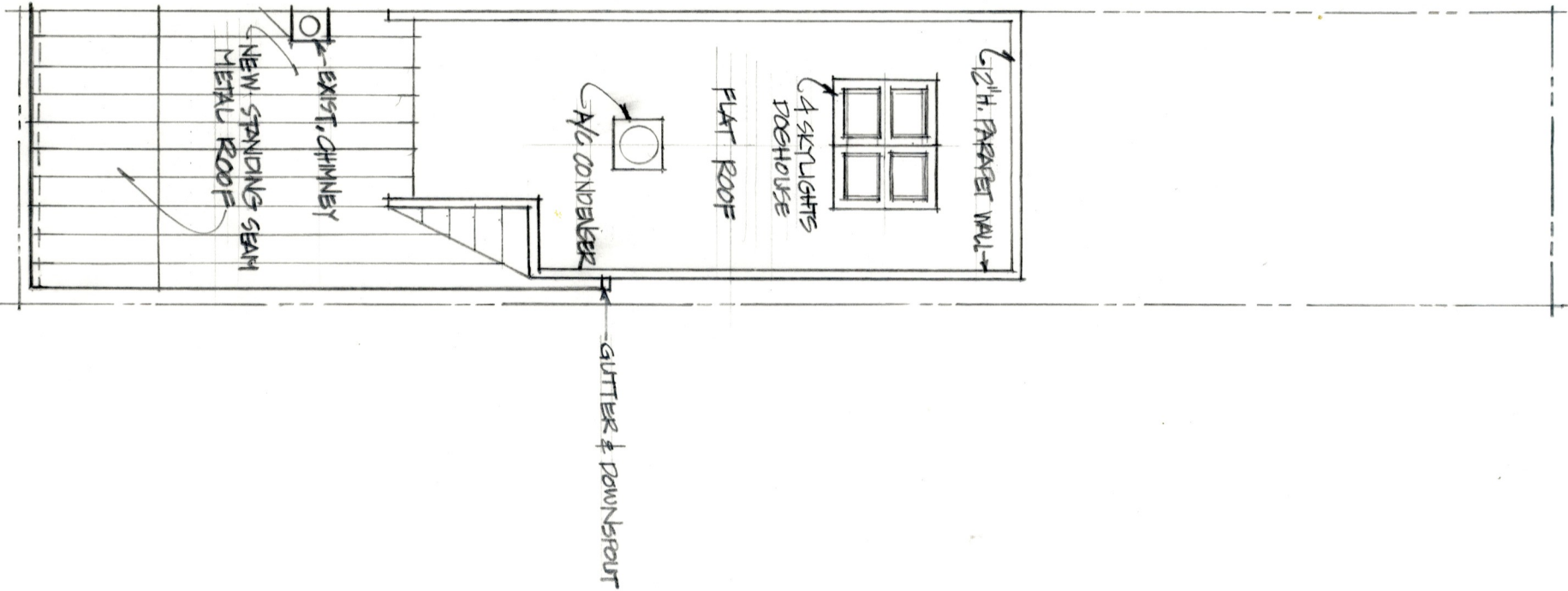


601 S. Saint Asaph St. – Addition & New Construction Application



601 S. Saint Asaph St. – Addition & New Construction Application





ROOF PLAN

601 S. ST. ASAPH ST. 1/16" = 1'-0"

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Manufacturer Specifications

Roof – Standing Seam, Colonial Red – Consistent with Existing Roof



... whether your home has complicated roof planes or smooth, continuous surfaces, Englert roof systems have a wide range of seam profiles, panel widths and finishes to satisfy your design objectives.

A roof style to fit any home

As homeowners choose metal roofing as their permanent roofing solution, Englert provides the widest variety of solutions in the industry. Whether your current design is a re-roof project or new construction, we offer a full range of roof profiles, finishes, textures and architectural details to realize all your design objectives. Englert systems permit complex roof configuration and unlimited panel lengths from ridge to eave, without end laps or splicing, to ensure a crisp roof line and greater weather-tightness.

Aesthetics

Whether you desire complicated roof planes or smooth, continuous surfaces, Englert roof systems have a wide range of seam profiles, panel widths and finishes to meet your design needs. Narrow seams or wide batten type profiles are available as are optional ribs and striated patterns for all roof systems to further articulate the roof lines from ridge to eave.

Englert systems are engineered to accommodate the most complex roof configurations including hips, valleys, dormers and a broad range of pitches. The transitions between roof surfaces and other building elements, including masonry, fascia siding and soffits, can be clearly and seamlessly detailed in a variety of profiles.

Panel systems come in standard widths from 12" to 74". Custom widths are available for special applications. Flush seam panels are offered to achieve flat surfaces on fascia, walls and soffits.

Finishes

Englert is one of the few single source metal roof manufacturers with an in-house metal coating line and an exceptionally broad range of finishes to meet any design objective. Whether your design calls for a natural weathered appearance or bright high performance, full strength fluorocarbon colors — Englert offers an array of standard finishes. Our minimum custom color order requirements are among the lowest in the industry.

Cover all your design options with Englert metal roof systems.

Englert's Standing Seam roof panels are available in the following colors:

MARSHAL GREEN 501-00	DEEP RED 001-00
HARTFORD GREEN 101-00	COLONIAL RED 111-00
FOREST GREEN 111-00	BURGUNDY 001-00
SLATE GRAY 111-00	DARK BRONZE 101-00
PERCIVAL GRAY 211-00	MEDIUM BRONZE 001-00
PALM GREEN 111-00	TEARDROP TEAL 111-00
WHITE BLAKE 001-00	ROYAL BLUE 001-00
CHARACTAL GRAY 111-00	INDIGO BLUE 001-00
SLATE GRAY 101-00	SLATE BLUE 101-00
SLATE GRAY 101-00	WHITE WHITE 001-00
SLATE GRAY 101-00	WHITE TAN 101-00
SLATE GRAY 101-00	WALLINGTON 001-00
SLATE GRAY 101-00	PERCIVAL GRAY 001-00

Colors are an art and photos represent only, variations may occur. Englert's metal color chart is available.



Englert's residential roofing systems are engineered to accommodate the most complex roof configurations, including hips, valleys, dormers and a broad range of pitches.

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Exterior Lighting - Outside of Ground Level, Rear Exterior Single-Side French Door

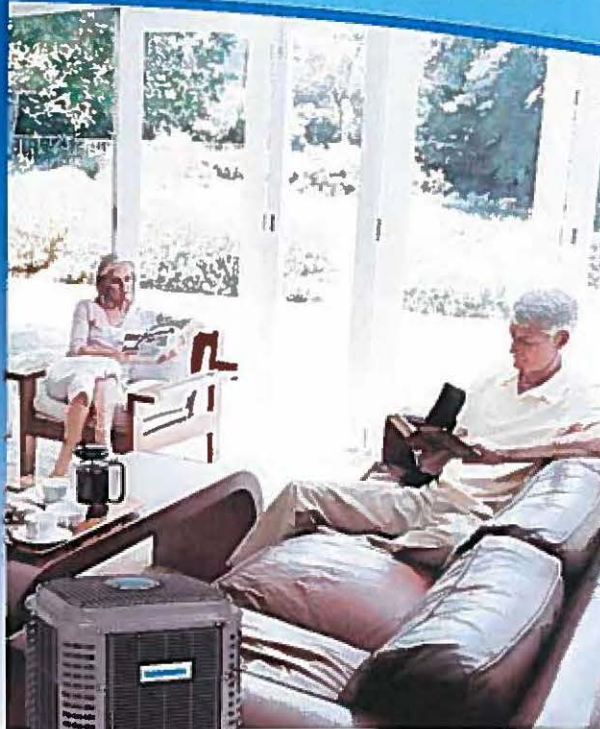


HVAC

Located on the rear addition flat roof

13 SEER

Comfortmaker



**SOFTSOUND™
SX 2300**
AIR CONDITIONER

10 YEAR
WARRANTY

10 Year Parts & Labor Warranty

10 Year Compressor Warranty

Save on energy.

SEER[®] is the industry term for rating efficiency. At 13 SEER, this air conditioner can reduce cooling bills by up to 23% compared to many older units.

*SEER stands for Seasonal Energy Efficiency Ratio.



R410A is an EPA approved, environmentally sound refrigerant.



Four seasons of complete comfort.

Since heating and cooling systems are designed to work together, Comfortmaker Air Conditioning & Heating strongly recommends that you have your dealer install both at the same time for optimum efficiency, savings, and comfort.

- Humidifier** enhances comfort by reducing dryness in the air.
- Air Cleaner** filters out many indoor air pollutants so the air in your home is cleaner.
- Set-Back Thermostat** allows you to customize heating and cooling levels and also save energy.
- Furnace** is designed for maximum comfort and high efficiency and built rugged for years of operation.
- Air Conditioner** keeps your home cool and comfortable while saving on energy.
- Evaporator/Indoor Coil**, to match your Comfortmaker air conditioner and furnace, assures you of optimum performance.
- UV Lights** help prevent the growth of microbes on the coils.



2 Durable

The patented polypropylene powder coated outdoor unit, powder coated indoor framed & coated with aluminum, resists corrosion, provides resistance to rust, corrosion, and allows for easy maintenance and repair.



3 Efficient

The 2000 BTU/hour 2000 BTU/hour and the 2 inch copper tubing with aluminum fan coils work efficiently to save on energy.



4 Aerodynamic

The low speed aerodynamic design of the outdoor unit reduces air resistance. Aerodynamic design reduces operating costs.



5 Service Friendly

The Comfort Alert™ diagnostic system gives you the ability to check the unit's status. The Play & Play feature simplifies wiring and provides easy access to speed up service.

Windows & Doors

**Anderson 400 Series, Double
Hung Wood-Clad Exterior
Windows with White Finish**



**Anderson 400 Series,
Classic Single-Side French-
Door with White Finish**



Velux curb mounted skylight



Fencing

A low batt on board fence will be constructed on the back yard brick wall in an effort to provide privacy to the occupants.



BAR Case # 2014-00392/00393

ADDRESS OF PROJECT:

601 S. Saint Asaph Street Alexandria VA 22314

TAX MAP AND PARCEL:

080.02-02-08

ZONING:

RM

APPLICATION FOR: (Please check all that apply)

☐ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☒ Business (Please provide business name & contact person)

Name: Windmill Hill, LLC

Address: 210 N. Lee Street Suite 206

City: Alexandria

State: VA

Zip: 22314

Phone: 703-989-7399

E-mail: mike@wmhhomes.com

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

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Windmill Hill, LLC

Address: 210 N. Lee Street Suite 206

City: Alexandria

State: VA

Zip: 22314

Phone: 703-989-7399

E-mail: mike@wmhhomes.com

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

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

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

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| ☐ awning | ☐ 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).*

Please see attached report

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 3 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 3 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: _____

Printed Name: _____

JAMES M DANIELSON

Date: _____

11/17/2014

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. JAMES M DAMERON		50%
2. Leigh Dameron		50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 601 S. Saint Asaph St. (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.

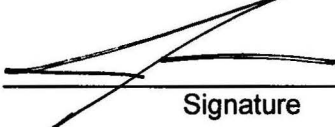
Name	Address	Percent of Ownership
1. JAMES M DAMERON		50%
2. Leigh Dameron		50%
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
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.

11/17/2014 JAMES M DAMERON 
 Date Printed Name Signature