

Docket Item # 5
BAR CASE # 2015-00117

BAR Meeting
May 20, 2015

ISSUE: Certificate of Appropriateness – Roof Replacement

APPLICANT: Riverton Condominiums

LOCATION: 610, 612 Bashford Lane and 1251 Abingdon Lane

ZONE: RCX/ Residential

STAFF RECOMMENDATION

Staff recommends denial of the Certificate of Appropriateness for the replacement of an existing slate tile roof on a historic building within the district with a synthetic slate tile roof.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **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.
5. **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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2015-00117



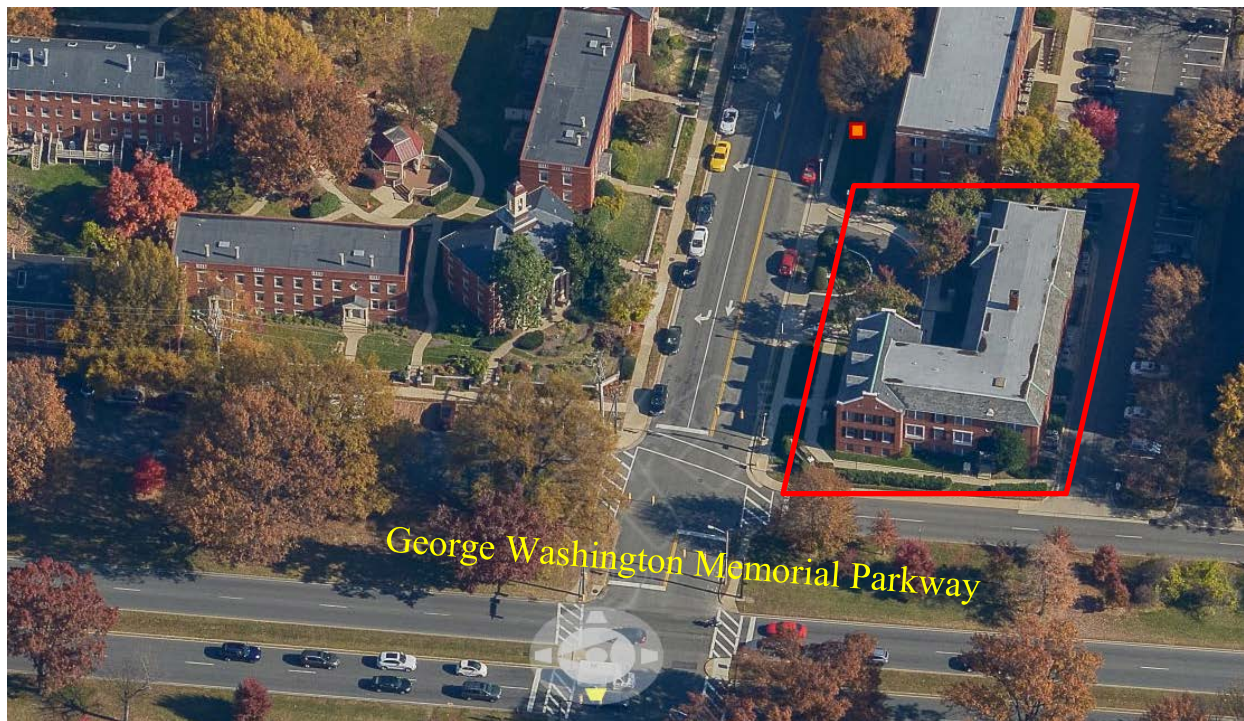
I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness to replace the existing slate roof with an EcoStar Majestic synthetic slate roof on three buildings at the Riverton Condominiums located at 610, 612 Bashford Lane and 1251 Abingdon Lane. The subject buildings front the Parkway and contain a gable roof and mansard roof forms. The remaining buildings within the development contain a flat roof with parapet.

II. HISTORY

The condominium buildings at 610, 612 Bashford Lane and 1251 Abingdon Lane are three of the nine, two-story brick buildings originally constructed around **1940** as rental apartments called the Locharbor Garden Apartments. The buildings were converted to The Executive Club Suites Hotel in 1986 (SUP #1864; BAR) and to the Riverton condominiums in 2005.

The subject buildings are located along the George Washington Memorial Parkway and contain both a gable roof and false mansard roof forms. The remaining buildings within the development contain a flat roof with parapet.



III. HISTORIC CONTEXT

The Locharbar Apartments (currently Riverton Condominiums) is an example of one of many garden apartment type complexes constructed in Alexandria beginning in 1939 and continuing through the war years as the city sought to accommodate the growing population resulting from the buildup in governmental and defense industry employment. The southern, and somewhat later, northern end of Washington Street became the focus of apartment complex development. The northern end of town where the Locharbor was constructed was previously undeveloped land and miscellaneous industrial concerns, but rapidly developed into a locus of garden style apartment complexes, including Bashford Hall Apartments (402-418 Bashford Lane, 1942-

1943), Harbor Terrace Apartments (1301-1417 East Abingdon Drive and 509-607 Bashford Lane, 1943-1944), Locharbor Gardens Apartments (500-614 Bashford Lane, **1939-1940**) and Mason Hall Apartments (1420 West Abingdon Drive, 1949). Alexandria's garden apartments were almost always designed in the Colonial Revival style detailed in red brick, slate roofs, steel sash or 6/6 wood windows, Colonial style door surrounds, and cupolas.¹

Previous Approvals:

The garden apartments along the Parkway have had alterations throughout the years. Attachment #3 provides a summary of the items previously approved by the BAR.

IV. ANALYSIS

The *Design Guidelines* state that "Roofs of historic buildings are one of the dominant visual elements in the historic districts" and "an informed and careful analysis of the existing condition should be made before any decision to replace historic materials is made." The *Roof Materials Policy* adopted by the Board in October 2010 states that "original roofing...should be preserved and repaired whenever possible," and that "When staff concurs that it is not possible to repair or salvage and reuse original historic roofing material, replacement materials should match the original in design, color, texture and other visual qualities...to the maximum extent possible." In similar cases, the Board has found that slate roofs are character-defining features of a historic building and therefore, it is essential that any replacement roofing retain this original material's design, color, and texture.²

In this case, the applicant proposes to replace the existing slate roof with an EcoStar Majestic synthetic slate (recycled rubber and plastic composite) roof <http://www.ecostarllc.com/Content/Majestic-Slate> . Although this synthetic roofing material has been approved by the Board for new construction within the district, the Board has not permitted its use for replacing existing slate roofs on historic buildings within the district. While the manufacturer guarantees this roofing material for 50 years, it has not been manufactured for that period of time yet and there have been several failures of synthetic slate materials in Old Town in the past 20 years. The existing slate roof has, however, been in service for 75 years.

Since this proposal does not comply with the *Roof Materials Policy*, administrative approval is not permitted and Staff advised the applicant that such a proposal would require Board approval, noting that the Board's purview in the Zoning Ordinance is limited to matters of architectural appropriateness and compatibility, not cost. Retaining a building's materials is essential to retaining its historic integrity. As such, and because authentic slate tiles are readily available, Staff is unable to support replacement of the roof with a substitute material. Since this building is highly visible along the George Washington Memorial Parkway, staff finds that the use of composite slate would simplify the roof's surface texture and dilute the integrity of the authentic, historic architectural fabric. In addition, the slate is a relatively small proportion of the roof material used on the overall, multi-building residential complex and it is clear that the original designers intentionally used the more architecturally interesting sloped roof forms and higher quality slate roofing on the Parkway frontage, with simpler flat roofs in the rear.

¹ Excerpt from BAR staff research on the GWMP Significance.

² BAR2002-0300 4/16/05 820 S Washington Street; Bearings South Apartments (late1930s Colonial Revival Apts)

However, should the Board find that replacement with an alternate roof material is appropriate staff recommends that the selected material match the form of existing slate roof tiles, so that the visual appearance and profile/texture is more closely approximated. The new material should closely match the original slate tiles in “design...texture and other visual qualities and...utilize...the same installation method.” Furthermore, the *Roof Materials Policy* also recommends matching the existing slate’s color as close as possible.

In conclusion, BAR staff recommends denial of the Certificate of Appropriateness application to replace the existing slate roof with a composite slate roof, noting the importance of the preservation of original fabric on historic buildings that front the George Washington Parkway.

STAFF

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

V. CITY DEPARTMENT COMMENTS

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

Zoning Comments

C-1 Proposed reroof complies with zoning.

Code Administration

No comments received.
A building permit is required for this work.

Transportation and Environmental Services

R-1 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 Previously reviewed under BAR2008-00221. (T&ES)

F-2 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

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

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11,

Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2015-00117; 610, 612 Bashford lane and 1251 Abingdon Lane

3 – Survey of Alterations to Garden Apartments on the George Washington Parkway

Riverton Condominium Unit Owners Association

UNANIMOUS WRITTEN CONSENT

OF THE BOARD OF DIRECTORS

IN LIEU OF ORGANIZATIONAL MEETING

In lieu of Organizational Meeting of the Board of Directors for Riverton Condominium Unit Owners Association, a nonstock corporation formed pursuant to Chapter 10 of Title 13.1 of the Code of Virginia (1950) as amended, (the "Association"), the undersigned, being all the Directors of the Association, do hereby consent to the following actions of the Board of Directors.

WHEREAS, Article III, Section 1 of the Bylaws provide that the affairs of the Association shall be managed by a Board of Directors comprised of at least three directors;

WHEREAS, Article III, Section 11 of the Bylaws provides that the Board of Directors shall have the right to take any action which the Board of Directors may take at a meeting by obtaining the written approval of all Directors; and

WHEREAS, the Directors desire to replace the roof, and corresponding items of 610 Bashford Lane, 612 Bashford Lane, and 1251 Abingdon Lane, all three addresses encompassing one building, utilizing the services of Alexandria Roofing, and utilizing imitation slate, to be approved by Alexandria City's Board of Architectural Review ("BAR"). The estimated cost of such work is \$106,000.00, and will be taken out of the reserves of Riverton Condominium Unit Owners Association. See attached proposal from Alexandria Roofing, dated 04/02/2015.

THEREFORE, BE IT RESOLVED, that Alexandria Roofing shall be and hereby is selected by the Directors to perform the task of replacing the roof and corresponding items, as outlined in the proposal dated 04/02/2015, for the following addresses (to encompass one

building): 610 Bashford Lane, 612 Bashford Lane, 1251 Abingdon Lane, at a cost of \$106,000.00 to be taken out of the reserves of Riverton Condominium Unit Owners Association.

BE IT FURTHER RESOLVED that this Resolution may be executed in counterparts, each of which will be considered an original and all of which will constitute one and the same document, and that facsimile or scanned signatures shall be treated as originals.

BE IT FURTHER RESOLVED, That the officers of the Association, in their respective capacities, are authorized and empowered to do any and all duties necessary to make effective the general operation of the business of the Association, without the necessity for prior approval of the Directors.

The undersigned, being all of the Directors of Riverton Condominium Unit Owners Association hereby waive notice of the Organizational Meeting of the Board of Directors for the Association and hereby consent to the foregoing actions of the Directors contained herein.

Dated: APRIL 16, 2015

Directors:



Christine Harrison, President



Homiera Emam, Vice President



V. Renee Simpson, Treasurer



Ryan Tietjen, Secretary



Jacqueline Chimento, Member at Large

#9986

Riverton, A Condo



Riverton, A Condo



ADDRESS OF PROJECT: 610 Bashford Lane, 612 Bashford Lane, and 1251 Abingdon LaneTAX MAP AND PARCEL: 045-630D-00ZONING: RCXAPPLICATION 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: Riverton, A CondoAddress: (Authorized Agent) 604 Bashford Lane #2123City: Alexandria State: VA Zip: 22314Phone: 804-402-6271 E-mail: Harrison.christine@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ HOA PresidentName: Christine Harrison Phone: 804-402-6271E-mail: Harrison.christine@gmail.com

Legal Property Owner:

Name: Riverton, A CondoAddress: 610 Bashford Lane, 612 Bashford Lane, 1251 Abingdon LaneCity: Alexandria State: VA Zip: 22314Phone: 804-402-6271 E-mail: Harrison.christine@gmail.com

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

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

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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other <u>Removing old slate roof, putting on imitation slate roof</u> | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Riverton, A Condo would like to remove the existing defective slate and all related flashings and replace with an installation of new EchoStar Majestic Imitation slate over synthetic felt on all Mansard roof sections using copper nails.

An example of a property in the Historic District of Alexandria with the proposed EchoStar Majestic imitation slate roof is 802 Second Street, Alexandria, Va. 22314.

Riverton, a Condo, wishes to maintain the historical feel of Old Town, which is why we selected EchoStar Majestic imitation slate. A bit about EchoStar Majestic imitation slate:

Majestic Slate tiles provide enhanced resistance to harsh weather conditions, including wind, driving rain and hail. Manufactured from 80% post-industrial recycled rubber and plastic, Majestic Slate tiles offer an environmentally friendly, lightweight alternative to traditional slate roofing products with the natural appearance of real slate roofing.

Additionally, EchoStar Majestic imitation slate has been utilized around the world for Historical sites, which also had to go through historical preservation boards to be approved:

- St Andrews Church, Wellington, New Zealand (est. 1923) - <http://www.ecostarllc.com/Media/Files/1889.pdf>
- Rose Island Lighthouse (est. 1870) – located in Newport, Rhode Island - <http://www.ecostarllc.com/Media/Files/1272.pdf>

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.

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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: Christine Harrison, HOA PresidentDate: April 20, 2015

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. Riverton, A Condo | 1251 Abingdon Lane | |
| 2. Riverton, A Condo | 612 Bashford Lane | |
| 3. Riverton, A Condo | 610 Bashford Lane | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1251 Abingdon Lane, 612 Bashford Lane, 610 Bashford Lane (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. Riverton, A Condo | 1251 Abingdon Lane | |
| 2. Riverton, A Condo | 612 Bashford Lane | |
| 3. Riverton, A Condo | 610 Bashford Lane | |

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. Not applicable | See below. | |

Please note that Section 3 is not applicable. No persons on the Riverton Board of Directors, nor living in 1251 Abingdon Lane, 612 Bashford Lane, and 610 Bashford Lane have any business or financial relationships with the OHAD Board of Architectural Review members. If any such relationships arise between now and the public hearing, we will disclose such relationship.

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.

20-APRIL-2015

Date

CHRISTINE HARRISAN

Printed Name



Signature

| # | Address | Date Const. | Windows | Roofing | HVAC | BAR Actions |
|---|--|-------------|--|--------------------------|---|--|
| 1 | 820 A & B S. Washington Bearings South | Late 1930s | White alum. 6/6 w/ muntins between the panes, plastic shutters | Composition shingles | Thru-wall heat pumps w/ brick colored louvers | *BAR 2002-0300 (4/16/05) approval of aluminum windows to replace 6/6 wood and thru-the-wall HVAC appealed to CC by City Manager. Denial of replacement of slate roofing with composition shingles appealed to CC by applicant. CC overturned denial of replacement roofing and upheld approval of aluminum windows and HVAC units. *BAR 1987-0066 (4/15/87) signage *BAR 12/19/73 signage |
| 2 | Colonial Revival Style 906 & 922 S. Washington Bearings South (The Williamsburg) | 1939 | White alum. 1/1 w/ vinyl cladding on the frame | Composition shingles | Thru-wall heat pumps w/ brick colored louvers | *BAR 2002-0300 (4/16/05) <i>see 820 A & B S. Washington</i> *BAR 2002-0056 (12/4/2003) signage |
| 3 | Colonial Revival Style 901 – 915 S. Washington Gunston Hall | 1939 | Single glazed wood 6/6 | Green slate, original | Window units | *BAR 1992-0081 (5/6/92) replacement exterior lighting. |
| 4 | Colonial Revival Style 620 Jefferson/800 S Washington Monticello Lee | | White alum. 1/1 w/ alum. pan on frame | flat | Window units | *BAR 1996-0052 (3/20/96) approval to replace all windows with 1/1 aluminum windows. *BAR 1987-0086 (10/7/87) approval of signage, second story shutters, ornamental gateway, bronze entrance doors, & canopies. |

| # | Address | Date Const. | Windows | Roofing | HVAC | BAR Actions |
|---|---|-------------|---|--|---|---|
| 5 | 715 S. Washington Old Town Gardens (previously Mt. Vernon Gardens) | 1939 | Single glazed wood 6/6 w/ alum. cladding on the frame & alum. storm windows | Black slate, replacement | Thru-wall heat pumps w/ black colored louvers | *BAR 2009-0159 (7/14/2009) admin approval of window repair. *BAR 2009-0296 (1/20/2010) approval of after-the-fact aluminum cladding of wood window trim. *BAR12/19/73 approval of thru-the-wall HVAC units. |
| 6 | Colonial Revival Style 718, 719 & 722 S. Washington Bearings North (previously Governor Spottswood) | | White alum. 1/1 w/ alum. pan on frame | Composition Shingle on front buildings, flat in rear | Split system HVAC w/ compressors on ground | *BAR2006-0030 (4/5/06) approval of after-the-fact fencing *BAR 2002-0300 (4/16/05) <i>see 820 A & B S. Washington</i> |
| 7 | Colonial Revival Style 724 S. Saint Asaph The Wakefield Alexandria Moderne Style | | Tan alum. 1/1 w/ alum. pan on frame | Flat | Window units | *BAR1996-0051 (3/20/96) approval of 1/1 aluminum replacement windows |
| 8 | 605 Jefferson The Patrick Henry Alexandria Moderne Style | | Tan alum. 1/1 w/ alum. pan on frame | Flat | Window units | *BAR1996-0051 (3/20/96) approval of 1/1 aluminum replacement windows |

| # | Address | Date Const. | Windows | Roofing | HVAC | BAR Actions |
|----|--|---|--|---------------------|------|--|
| 9 | 500, 502, 504 600, 602, 604, 610 612 Bashford Ln & 1251 Abington Dr Riverton (previously Lochabor Garden Apts) | 1940 (orig Lochabor Garden Apts converted to hotel use in 1986 converted in 2005 to condos. | Wood 6/6 | Slate and Flat | | BAR2005-0146 (7/6/05) Alterations to entrys and installation of basement windows. BAR2005-0042 (3/16/05) for accessibility alterations. BAR86-220 (12/17/86) Site and building lighting, new entry canopies and wall signage.) |
| 10 | Colonial Revival Style 1600 West Abington Dr Potomac Crossing I (originally Abington Apts) | 1942-1945 (converted from Apts to condos in 1985) | Originally aluminum casement – currently vinyl DH and approved by BAR for Fiberglass casement. | Composition Shingle | | In 1985, for the conversion into condos the BAR approved signage, installation of new windows, new entry doors and exterior light fixtures (BAR Case85-155, 8/14/85; 5/1/85; 85-139, 7/10/85.) In 2007 the BAR approved the replacement of all existing doors, door surrounds sills exterior light fixtures and intercom panels (BAR2007-0094, 6/6/07) |
| 11 | Colonial Revival Style 1800-1818 West Abington Dr Potomac Crossing II Colonial Revival Style | c1943 | Originally aluminum Casement – currently vinyl DH | Flat and slate | | BAR 2013-0119 (1/22/14) approved to replace existing wood doors and surrounds. 86-104 Approved for replacement of existing casement windows, entry doors and new light fixtures. 86-161 approved for replacement of existing wood sash windows with aluminum single hung windows |

| # | Address | Date Const. | Windows | Roofing | HVAC | BAR Actions |
|----|--|-------------|--|---------|------|---|
| 12 | 1420 W Abington Dr Mason Hall Apts | 1950 | Original were steel casement; currently have aluminum single hung. | flat | | BAR2001-0004 (2/7/2001) BAR approved the replacement of all steel sash windows with aluminum single hung windows. |
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#1 820 B S. Washington (Bearings South)



#2 906 S. Washington (Bearings South)



#3 901 S. Washington (Gunston Hall)



#4 800 S. Washington (Monticello Lee)



#5 715 S. Washington (Old Town Gardens)



#6 718 S. Washington (Bearings North)



#7 724 S. Saint Asaph (The Wakefield)



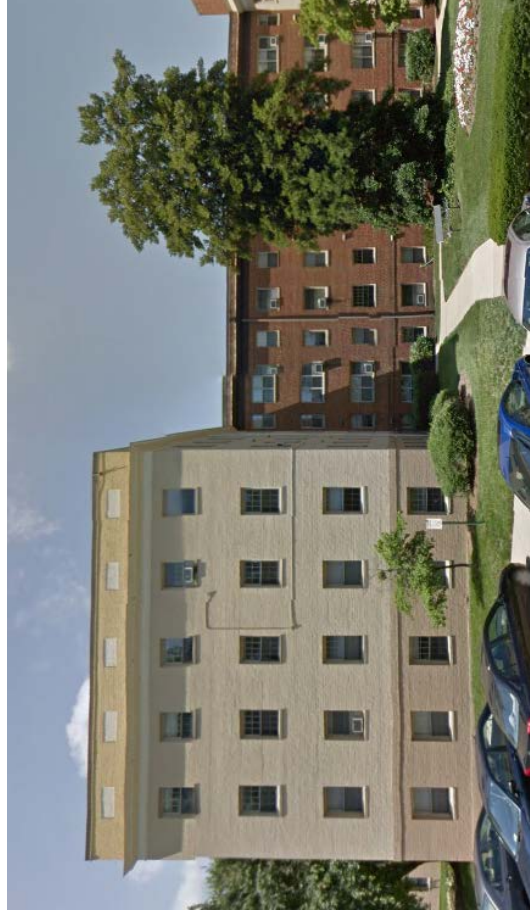
#8 605 Jefferson (The Patrick Henry)



#10 1600 W Abingdon Dr (Potomac Crossing I)



#11 1800-1818 West Abingdon Dr (Potomac Crossing II)



#12 1420 W Abingdon Dr (Mason Hall Apts)