

Docket Item # 3
BAR CASE #2016-0132

BAR Meeting
May 18, 2016

ISSUE: Certificate of Appropriateness - Alterations

APPLICANT: Nicole Barranco by Ricardo Navarro

LOCATION: 820 Duke Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness with the conditions that:

1. all of the replacement windows have Low-E 272 glass, not the proposed Low-E 366 glass;
2. the six-over-six replacement windows have 7/8" muntins and not the proposed 1 1/8" muntins; and,
3. both the wood and fiber cement clapboard siding have a matching, approximately 6" exposure.

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 PERMITS:** 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.



BAR2016-00132



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for a number of alterations at 820 Duke Street.

Siding/trim

All existing siding on the building, with the exception of the west elevation adjacent to 822 Duke Street, will be replaced. On the front façade and the east elevation in front of the existing chimney, new wood clapboard siding with either an 8” or 6” exposure will be installed. The remainder of the east elevation of the main block and the rear elevations will have smooth fiber cement clapboard siding with a 7” exposure.

Windows

The applicant proposes to replace the three, two-over-two windows on the front façade with two-over-two, simulated divided light (SDL) wood windows with 1 1/8” putty profile muntins. On the rear, the applicant proposes to replace the majority of the existing wood windows with six-over-six SDL wood windows with 1 1/8” muntins. All windows will have Low-E 366 glass.

The existing fixed wood shutters on the front facade will be removed during the installation of the new siding and will be reinstalled using the appropriate shutter hardware.

II. HISTORY

The two-story, two-bay freestanding townhouse at 820 Duke Street dates from ca. **1860**, according to the building survey form. The two rear additions date to 1939 and 1957.

The subject property has been before the Board on a number of occasions in recent years, as noted below:

BAR Case #1998-0097	Request to raise the roof of the main block of the house.
BAR Case #1999-0174	Request to add two windows to a rear addition.
BAR Case #2000-0108	Request to add a skylight.
BAR Case #2003-0250, 251, 252	Partial demolition and construction of a rear addition, alterations and waiver of the HVAC screening requirement. (addition not constructed).
BAR Case #2015-0250 (administrative approval)	Replacement of the rear fence.

Staff also located two early building permits for the property that referenced significant alterations to the property:

BLD 3000 (May 15, 1939)	Approval of a rear addition as well as removal of the weatherboard siding and installation of
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	faux brick asphalt siding (Bricktex brand) on all elevations.
BLD 13766 (December 9, 1957)	Replacement of the Bricktex siding on the front elevation with asbestos shingles, as well as the addition of a new front door and replacement of at least one window. The permit also includes a two-story brick addition. The project was approved by the BAR on March 12, 1958.

III. ANALYSIS

Staff supports the installation of the new wood siding on the front façade and the east elevation in front of the chimney where it is visible from the public way. Staff could find no record for Board approval of the wood siding currently on the main block of the house, which is in poor condition and is in need of replacement. The 1939 building permit references early weatherboard siding, which was removed, so the proposed siding is appropriate in both style and material.

Although the Board’s policy does not recommend fiber cement siding on buildings or additions constructed prior to the mid-1970s, we know that these two rear additions were never clad with wood siding but rather materials which were considered “modern” at the time, first Bricktex and then Masonite siding (although brick was specified). Therefore, Staff supports the installation of fiber cement siding in this particular location. The rear of the house is setback 40’ or more from the rear property line making it difficult, if not impossible, for the general public to identify the cladding material. Staff’s only concern is that the wood siding on the front and the fiber cement siding on the rear have the same profile, and recommends a consistent 6” exposure to weather.

Likewise, Staff has no objection to the installation of replacement wood SDL windows on the house because no historic windows exist, which is not surprising given the multiple modifications to the building since its construction. The Board’s *Window Policy* allows for the installation of SDL windows in one-over-one and two-over-two windows on the front façade, and SDL windows on secondary elevations in any light configuration. Furthermore, the Board has already approved SDL wood windows in the rear of the building in 1999. Two elements of the proposed windows that do not comply with the *Alexandria Replacement Window Performance Specifications*: the type of glass specified (LoE-366 instead of LoE-272) and the use of 1 1/8” wide muntins on the six-over-six windows. Staff recommends that the window specifications be modified to reflect the more transparent and less reflective LoE-272 glass and that the muntins on the six-over-six windows be change to 7/8”, which is consistent with historic window muntins.

With those conditions, Staff recommends approval of the application.

STAFF

Stephanie Sample, 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

C-1 Proposed alterations comply with zoning.

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)

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. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required. For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use.
(T&ES)

CODE REQUIREMENTS

- C1. 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)
- C2. 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)

- C3. 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)
- C4. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C5. 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)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2016-0132; 820 Duke Street

820 DUKE ST.

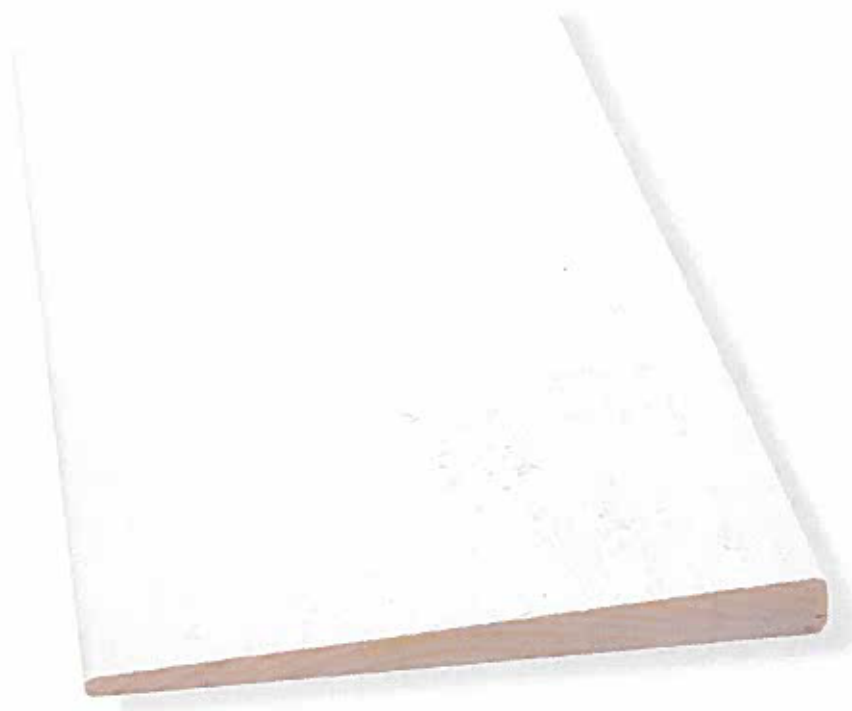
SPECK SHEET #1

Application Materials
BAR2016-00132
820 Duke St
4/25/2016

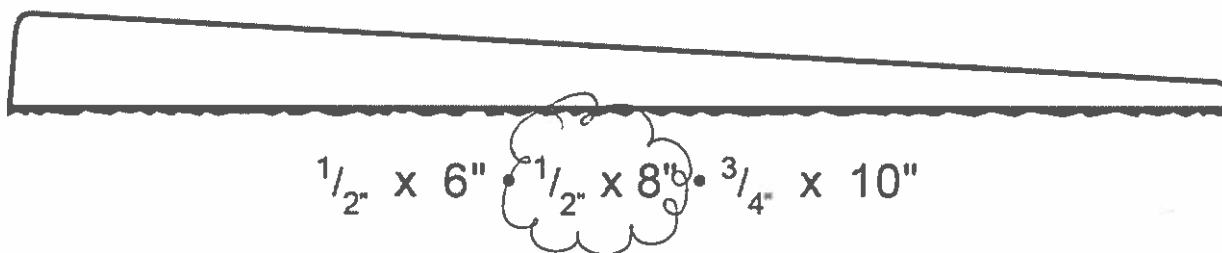
Attachment #1

PRIMELOCK

ALL NATURAL MEETS HIGH TECH



Bevel Siding



- 100% Clear Eastern White Pine
- Fingerjointed 16' Lengths
- Waterproof Glue

Three-part Coating System

1. Oil conditioner
2. Water-based sealer/primer
3. 100% acrylic top-coat

WARRANTY

30-year on rot and decay • Unlimited on glue-joints • 10-year on coating • 2-year labor

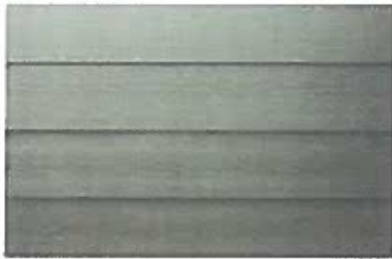
HardiePlank®

HardiePlank® Lap Siding Product Description

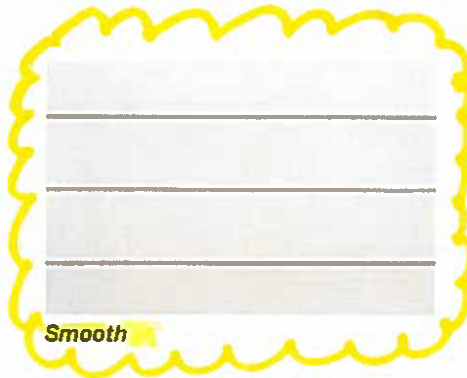
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12-ft. lengths. Nominal widths from 5 1/4 in. to 12 in. create a range of exposures from 4 in. to 10 3/4 in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

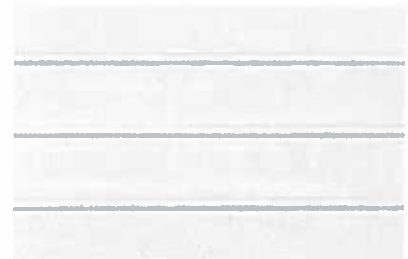
The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



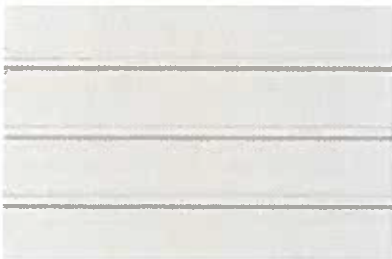
Cedarmill®



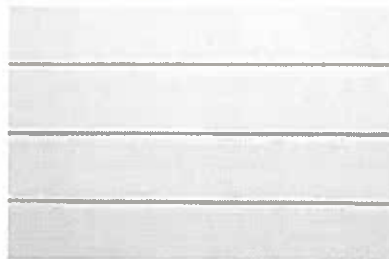
Smooth



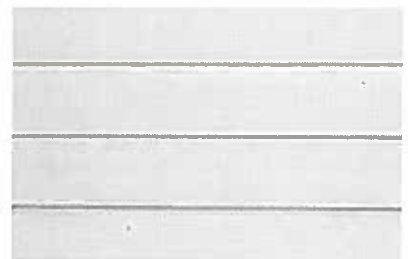
Beaded Cedarmill®



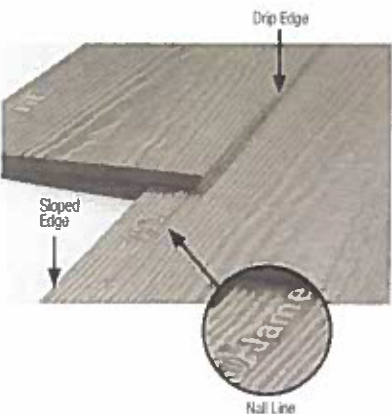
Beaded Smooth



Colonial Roughsawn



Colonial Smooth



General
Product
Information

Working
Safety

Tools for
Cutting and
Fastening

General
Installation
Requirements

General
Fastener
Requirements

Finishing and
Maintenance

HardieWrap®
Weather Barrier

HardieTrim®
Boards/Battens

HardieSoft®
Panels

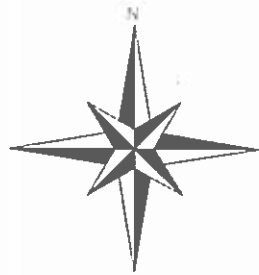
HardiePlank®
Lap Siding

HardieStingle®
Siding

HardiePanel®
Vertical Siding

Appendix/
Glossary

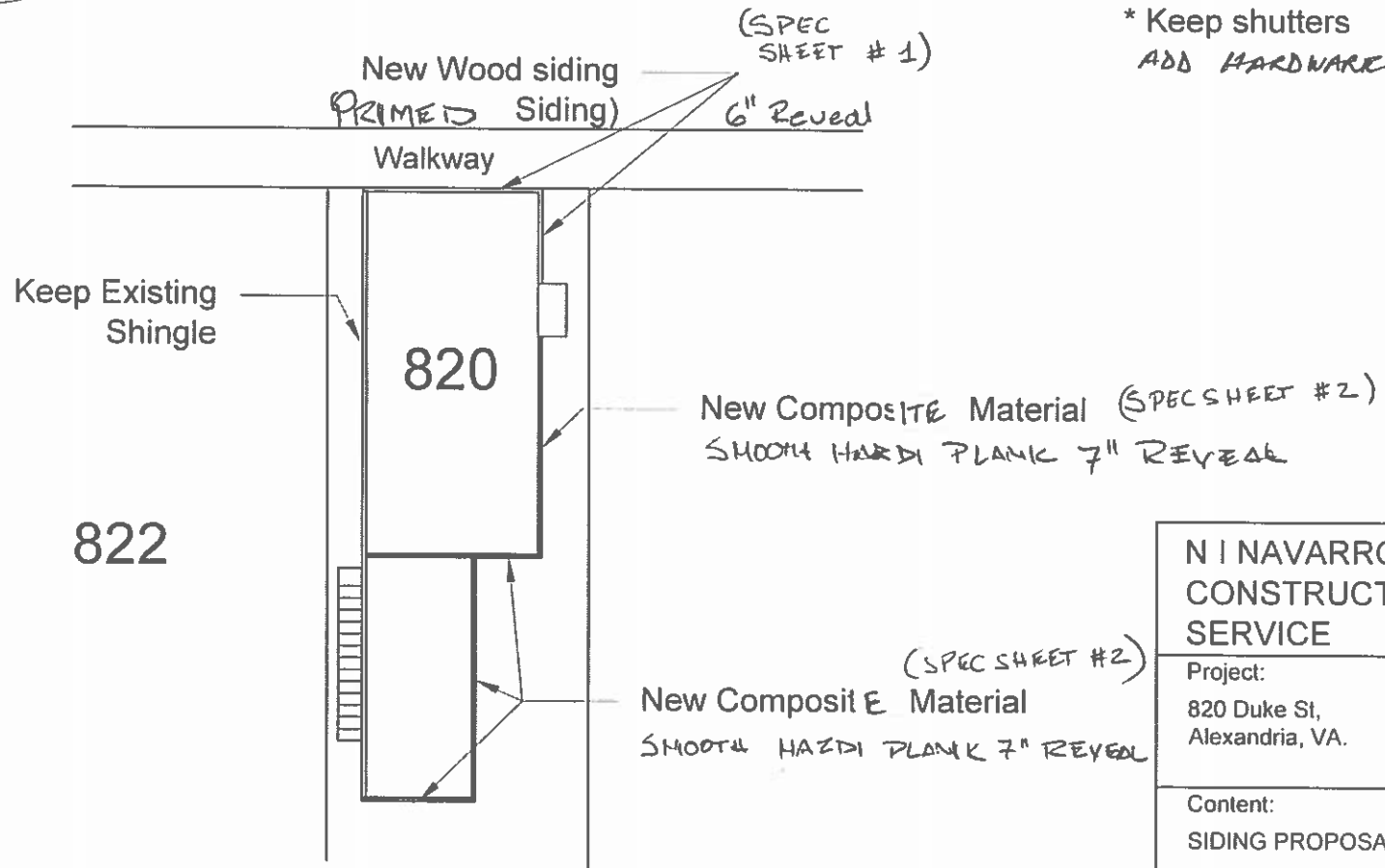
ESR-1044 &
2290 Report



820 Duke Street

NOTES:

- * Keep shutters
- ADD HARDWARE



SIDING PROPOSAL

UNSCALED

Measures in feet.

N I NAVARRO
 CONSTRUCTION
 SERVICE

Project:
 820 Duke St,
 Alexandria, VA.

Content:
 SIDING PROPOSAL

Date:
 April, 2016

SHEET:
 1/1

826 DUKE ST.

SPEC SHEET #:

FRONT ELEVATION

016

QUOTE BY:

QUOTE #: JCWL00185

SOLD TO: NAVARRO

SHIP TO:

PO#:

PROJECT NAME: pendelton street

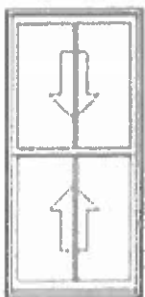
REFERENCE:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-1

Rough Opening: 35 1/8 X 73 3/8

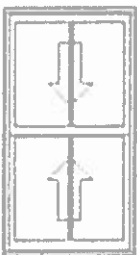


Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 34 3/8 X 72 5/8
(Outside Casing Size: 37 X 74 13/16),
Siteline Wood Double Hung, Auralast Pine,
Concealed Jambliner Primed Exterior,
Natural Interior,
Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,
6 9/16 Jamb, 4/4 Thick,
Standard Double Hung, No Finger Plows, Tan Jambliner,
White Hardware,
US National-WDMA/ASTM, PG 35,
Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard
Spacer, Argon Filled, Traditional Glz Bd,
1 1/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood
SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top
1 High Btm,
BetterVue Mesh Brilliant White Screen,
Custom-Width, *Custom-Height*, GlassThick=0.698, Clear
Opening:30.6w, 32.7h, 6.9 sf
PEV 2015.2 1.1235/POV 6.251 (05/27/15) NW

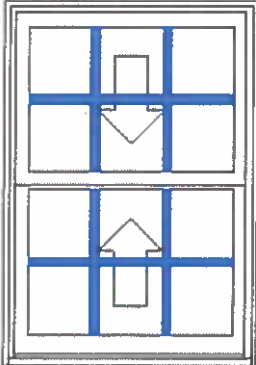
Line-2

Rough Opening: 34 1/8 X 62 5/8



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 33 3/8 X 61 7/8
(Outside Casing Size: 36 X 64 1/16),
Siteline Wood Double Hung, Auralast Pine,
Concealed Jambliner Primed Exterior,
Natural Interior,
Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,
6 9/16 Jamb, 4/4 Thick,
Standard Double Hung, No Finger Plows, Tan Jambliner,
White Hardware,
US National-WDMA/ASTM, PG 35,
Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard
Spacer, Argon Filled, Traditional Glz Bd,
1 1/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood
SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top
1 High Btm,
BetterVue Mesh Brilliant White Screen,
Custom-Height, GlassThick=0.698, Clear Opening:29.6w, 27.3h,
5.6 sf
PEV 2015.2 1.1235/POV 6.251 (05/27/15) NW

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-3		SWD3348			
	Rough Opening: 34 1/8 X 48 3/4	Frame Size : 33 3/8 X 48 (Outside Casing Size: 39 X 51 11/16), Siteline Wood Double Hung, Auralast Pine, Concealed Jambliner Primed Exterior, Primed Interior, 3 1/2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, White Jambliner, White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, 1 1/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top 2 High Btm, BetterVue Mesh Brilliant White Screen, GlassThick=0.698, Clear Opening:29.6w, 20.4h, 4.2 sf PEV 2016.1.2.1371/PDV 6.277 (03/03/16) NW			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$665.06	3	\$1,995.18

Line-4		SWD4140			
	Rough Opening: 42 1/8 X 40 3/4	Frame Size : 41 3/8 X 40 (Outside Casing Size: 47 X 43 11/16), Siteline Wood Double Hung, Auralast Pine, Concealed Jambliner Primed Exterior, Primed Interior, 3 1/2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, White Jambliner, White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, 1 1/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top 2 High Btm, BetterVue Mesh Brilliant White Screen, GlassThick=0.698, Clear Opening:37.6w, 16.4h, 4.2 sf PEV 2016.1.2.1371/PDV 6.277 (03/03/16) NW			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$670.74	1	\$670.74

Total: \$4,657.65
Total Units: 7



Protect yourself when you choose JELD-WEN® Auralast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

QUOTE BY: CHRIS LOCKARD

QUOTE #: JCWL00197

SOLD TO: NAVARRO

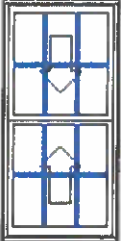
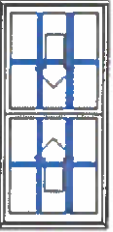
SHIP TO:

PROJECT NAME: 820 duke street

PO#:

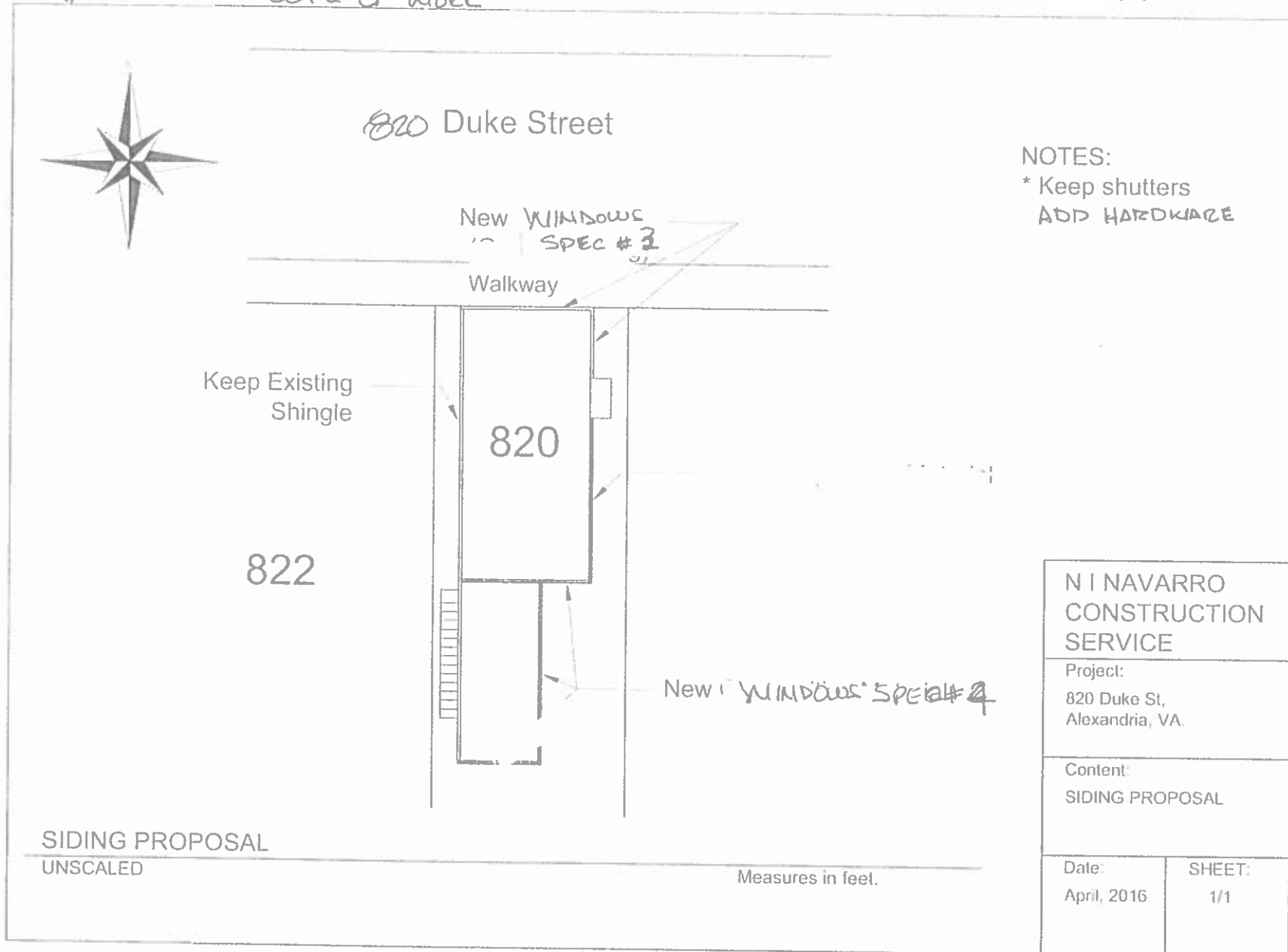
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Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1		SWD3164			
	Rough Opening: 32 1/8 X 64 3/4	Frame Size : 31 3/8 X 64 (Outside Casing Size: 34 X 66 3/16), Siteline Wood Double Hung, Auralast Pine, Concealed Jambliner Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, White Jambliner, White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, 1 1/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top 2 High Btm, BetterVue Mesh Brilliant White Screen, GlassThick=0.698, Clear Opening:27.6w, 28.4h, 5.4 sf PEV 2016.1.2.1371/PDV 6.277 (03/03/16) NW			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$685.07	1	\$685.07
Line-2		SWD2960			
	Rough Opening: 30 1/8 X 60 3/4	Frame Size : 29 3/8 X 60 (Outside Casing Size: 32 X 62 3/16), Siteline Wood Double Hung, Auralast Pine, Concealed Jambliner Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, White Jambliner, White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, 1 1/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top 2 High Btm, BetterVue Mesh Brilliant White Screen, GlassThick=0.698, Clear Opening:25.6w, 26.4h, 4.7 sf PEV 2016.1.2.1371/PDV 6.277 (03/03/16) NW			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$653.33	2	\$1,306.66

WINDOW SCOPE OF WORK

016



N | NAVARRO CONSTRUCTION SERVICES

Tel 703 740 7544

820 Duke St Window Replacement Schedule:

Front Elevation



Replace three
front windows
2/2

Rear East elevation



Replace
Windows
6/6



BAR Case # 2016-00132ADDRESS OF PROJECT: 820 DUKE ST. ALEXANDRIA, VA

TAX MAP AND PARCEL: _____ ZONING: _____

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: NICOLE BARRANCOAddress: 820 DUKE ST.City: ALEXANDRIA State: VA Zip: 22314Phone: 863-6324320 E-mail: nicole_barranco@hotmail.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ _____Name: RICARDO NAVARROPhone: 703-7407544E-mail: ricardo.navarroconstruction@gmail.com

Legal Property Owner:

Name: NICOLE BARRANCOAddress: 820 DUKE ST.City: ALEXANDRIA State: VA Zip: 22314Phone: 863-6324320 E-mail: nicole_barranco@hotmail.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 checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

SIDING & WINDOW REPLACEMENT

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: RICARDO NAVARRO - NAVARRO CONSTRUCTION SERVICES

Date: 4/18/16

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.	NICOLE BARRANCO	820 DUKE ST. ALEXANDRIA	
2.			
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 820 DUKE ST. ALEXANDRIA VA (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.	NICOLE BARRANCO	820 DUKE ST. ALEXANDRIA	
2.			
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.	NICOLE BARRANCO	NO	NO
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.

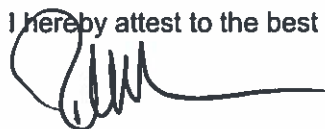
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/18/16

Date

RICARDONAVARRO

Printed Name



Signature