

Docket Item # 1
BAR CASE #2016-0

BAR Meeting
October 26, 2016

ISSUE: Certificate of Appropriateness (Alterations and Painting of Unpainted Masonry)

APPLICANT: Tim Foley & Lori Crandall

LOCATION: 319 North Alfred Street

ZONE: RB/Residential

STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness with the condition that the decorative cornice brackets not be installed.

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, 703-746-4200 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.



BAR2016-00335



Note: *This application is to correct an existing violation (ZEN2016-00014).*

I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness of a number of alterations at 319 North Alfred Street, including the painting of the unpainted north elevation of the brick house. The applicant, a new property owner, inherited a number of long-standing violations when the property was purchased in the summer of 2016. The proposed alterations are intended to correct the violations, and to address some of the deferred maintenance issues. While many of the proposed alterations could have been approved administratively by staff, they are included in a single package so that it is streamlined for the applicant and so the Board is aware of all of the positive improvements the applicant is undertaking.

Paint color/painting of unpainted masonry

The applicant proposes to repaint the previously painted front and rear elevations a beige/sand color, with the trim and windows being painted a medium green color (see the attached color samples). Although the south elevation between the subject property and the neighboring property would remain unpainted, the applicant requests BAR approval to paint the currently unpainted north elevation using the same color scheme as the front and rear elevations. The north elevation of the house was clad with stucco until recently, revealing irregular chisel marks which provided the rough surface for the stucco to adhere to. The history section below details the Board's long history with respect to the painting of this house.

Windows

The applicant proposes to replace the existing one-over-one clad windows new three-over-one, double-hung stained wood windows. The simulated divided light windows are intended to match the remaining historic windows on the house, which will be repaired and retained.

Steps & Railing

The existing brick front steps have a very shallow rise and run and the applicant intends to replace them with Code-compliant steps, while still retaining the original brick and concrete sides. The front porch railing will likewise be replaced with a new stained wood railing, the design of which will reflect Craftsman style detailing.

Shutters, Brackets, Front Door and Lighting

The applicant also proposes to install a new Craftsman-inspired stained wood front door, wood shutters, and light fixture. In addition, new brackets are proposed at the porch overhang and the eave. The brackets would be painted the same green trim color.

Front Dormer

The applicant proposes to replace the existing three-tab asphalt shingle roof with diamond shaped copper shingles intended to replicate the historic asphalt shingles used frequently in the early 20th century. The existing asphalt sheeting which wraps the dormer sides will be replaced

with cedar shingle. The gutters and downspouts on the house will also be replaced with copper round and half-round, respectively.

II. HISTORY

The freestanding brick house at 319 North Alfred Street was constructed in **1928** by the B. B. Ezrine Construction Company (Building permit #743, 3/7/28). Mr. B.B. Ezrine was a builder in Alexandria and also one of the first members of the 1930 Zoning and Planning Commission. The two-and-a-half story Wardman-style townhouse is highly unusual in Alexandria in that it originally had Craftsman style architectural detailing, rather than the more traditional Colonial Revival style often seen in Alexandria and Washington, DC. Despite extensive searches by staff, no photos of the property have been located that show the early appearance of the house.

The previous long-term owner of the property made a number of changes to the property without seeking BAR approval. Here is a brief history of the property over the past 20 years:

November 8, 1996:

A stop work order issued for the partial painting (stark white) of the previously unpainted brick house without BAR approval. Only the first floor of the front, rear and north elevations were painted at that time.

December 11, 1996 (BAR1996-0286PG)

Case deferred at the request of the applicant.

January 8, 1997 (BAR1996-0286PG)

At the hearing, the BAR discussed requiring the owner to remove the paint, as staff recommended, but ultimately compromised and allowed the owner to paint the remaining house a historically appropriate color to be approved by staff. The Board specifically noted that stark white was not historically appropriate for this period house. The motion carried 4-2. Staff followed-up with a letter to the owner on February 18, 1997, staff suggested that "...earth tones, such as brick color, okra green or olive green, are appropriate. Although the removal of the paint on the front façade would be of greater cost initially, the cost of long term maintenance for your house will be much greater if the house is painted." At that time it was also noticed that a historic iron garden fence which had previously extended into the public sidewalk had been removed without approval and posts had been installed for a wood fence. The applicant was directed by staff to remove the posts because the new fence could not be constructed in the public right-of-way. The owner disposed of the historic iron fence without approval. The Craftsman style front porch railing was removed during this period and replaced with a generic rail.

November 21, 2000

A violation notice was sent by staff because in the summer of 2000 black vinyl shutters were installed on most of the windows and the remainder (west, north and east elevations) of the house had been painted stark white. This notice also reminded the owner that any other proposed exterior work, "including window replacement, doors, fencing, etc." must also be approved by the BAR.

March 28, 2001 (BAR2000-0298)

At the BAR hearing on March 28, 2001, the Board by a vote of 6-0 denied the vinyl shutters and again stated that the paint color must be "...a historically appropriate color with Staff to approve the color selection." The vinyl shutters were eventually removed but the house color remained stark white.

May 2014

During site inspections in May 2014 related to numerous property maintenance violations identified by Code Administration staff, BAR staff identified several issues besides the outstanding paint color issue. One of the code issues involved the sinking concrete steps, which the owner repaired by adding a brick veneer. Peeling plaster on the north wall was carefully removed with staff support but then the contractor added bizarre swatches of white paint to the newly exposed brick. More seriously, despite the warning issued in November 2000, the owner removed the historic three-over-one Craftsman style windows and replaced them with one-over-one clad windows. Not only did the previous owner not seek BAR approval for the new windows but she also failed to get a building permit.

III. ANALYSIS

Staff is extremely grateful that the new property owner is willing to correct the outstanding BAR violations and address some of the deferred maintenance issues that have plagued this property for the past twenty years. The cumulative changes removed its original Craftsman character but were unsuccessful at creating the Federal style appearance that the owner wanted. The new owner plans to restore the original style of the building and, with one exception, staff strongly supports the proposed alterations.

Windows

The Parker-Gray Residential Reference Guide (RRG) states that replacement windows on the street facing elevations of Early buildings must be painted wood (if no historic windows exist or they cannot be reasonably preserved) without tinted or reflective glass. On the side elevations of Early buildings, any material is permitted, except vinyl, provided that there are no sandwich muntins and the glass is not tinted or reflective. While the Board's window policy recommends single glazed windows on the street facades of Early buildings, simulated divided light windows in a one-over-one or two-over-two configuration are acceptable. In this particular case, given that all of the proposed replacement windows will be wood, and the new configuration will match the historic configuration, staff supports the installation of double-glazed windows in this case. The location of the windows, approximately 10 feet from the front property line on the front, will make the double-glazing minimally visible. All other features of the proposed windows meet the *Alexandria Replacement Window Performance Specifications*.

Painting

Staff also supports the proposed color pallet chosen by the applicant. Although stained wood is common on Craftsman houses in California, and the most famous of those historic houses were often constructed of redwood or teak which held up to the weather, the climate in Virginia is not the same. While the front door is well protected from rain and ultraviolet light, it is not likely that the appearance of the shutters and trim will be able to be maintained long term. However, worst case, the woodwork can be painted at that time. Staff, therefore, supports the use of

stained wood trim for this style house, noting that it would not be appropriate on most other styles in Alexandria.

While this house originally had unpainted brick walls, the Board previously approved after-the-fact painting of the house, and the colors chosen by the applicant are consistent with the Board's prior recommendations. Because the north elevation of the house is now unpainted since the removal of the stucco, the applicant must again obtain Board approval to paint the unpainted masonry. While staff rarely supports the painting of unpainted masonry, it can be supported in this unique case. First, this elevation was clad with stucco at some point in its history, likely before the creation of the Parker-Gray District in 1984. The stucco was subsequently painted and was only removed sometime between 2012 and 2014, according to images on Google Maps. Second, the removal of the stucco has revealed numerous unsightly chisel marks on the brick face which were done when the stucco was installed in order to provide a mechanical key between the brick and stucco. The random painting of an occasional brick to create variety (?) is also inappropriate and only draws attention to this elevation. While these could be removed, it would be difficult. Finally, the painting of this elevation will help to unite the front and rear elevations, especially since this elevation is quite visible over the existing parking lot at the corner of Princess and North Alfred streets.

Other alterations

The concrete porch replaced a wood floor in 1983, according to building permits, and this has since been altered several times. At one time in the late 1990s, Astroturf was glued to the surface. This was later removed and it was painted black and would be difficult to restore the surface to its original condition. Staff, therefore, supports the applicant's proposal to clad the steps and porch with brick and stone trim. With one exception, staff supports the other proposed alterations to the building, and commends the applicant for recognizing and enhancing the house's unique Craftsman style detailing. While exposed rafter tails and brackets are a relatively common architectural feature on Craftsman style homes and their form is stylistically appropriate, there is no physical or photographic evidence to date of their use on this particular house and nationally accepted preservation practice discourages the installation of elements that, to use an extreme example, try to create a high-style dwelling from a modest vernacular structure. Although not incorporated in the BAR's *Design Guidelines*, the commonly referenced Secretary of the Interior's Standards for Rehabilitation, item #3 states:

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

With the exception of the brackets, 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

No comments received.

Code Administration

No comments received.

Alexandria Archaeology

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)

F-2 If the alleys located to the side and the rear of the parcel are 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)

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-3Roof, 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-4Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-5All 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)

C7. The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Please submit Insurance Certificate:

City of Alexandria

T&ES

Attn: Shanna Austin

301 King Street, Room 4130

Alexandria, VA 22314

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2016-0355: 319 North Alfred St.

319 N. Alfred St

The Craftsman style home was popular from about 1905 to about 1930. 319 N Alfred street was built in 1929 and seems to follow the American Foursquare architecture. American Foursquare's began around 1890 and remained popular well into the 1930s.

This request for changes to 319 N. Alfred are intended to preserve original features of the house but also to update and repair problem areas.

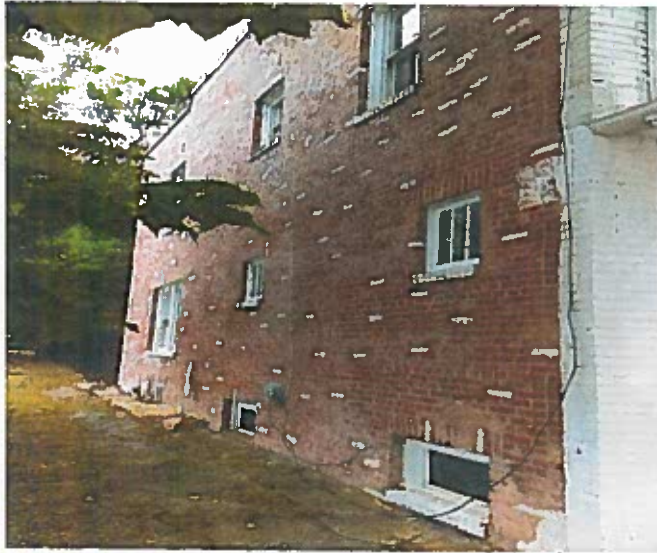
Painting

The house appears to have been originally brick on the front and rear of the home with a stucco over brick side facing Princess Street. We know this by the pictures on file at City Hall.

The house is currently painted in the front and rear with chiseled brick facing Princess Street.



Current picture of the front of the house



- Current picture of the side of the house facing Princess Street.
This side we are requesting to add paint as we feel the exterior facing the road is in poor condition.



- Current picture of the side of the house facing neighbors home.
We will leave this side of the house un-painted, as this side is in very good condition.



- Current picture of the side of the house facing Princess Street.
 - You can clearly see the poor chiseled alteration to the original brick. We feel this is an eye sore and is unacceptable and does not present a good example of a well kept preserved home. This brick, being essentially a baked clay product, has increased susceptibility to deterioration and water penetration when the stucco was removed through a destructive chiseling technique. This problem can be minimized by painting the brick to help seal and preserve the house.



- Current picture of the side of the house facing neighbors home. Appears to be the original unpainted; bare brick.



- Picture of stucco remaining on the house side facing Princess Street
- Picture of stucco that had been removed
- More remains of the stucco on the ground



The removal of the stucco destroyed the original appearance of the brick. It left the side of the house looking pitted and marked by the chiseling process as seen in the picture. The opposite side of the house is an example of what the brick might have originally looked like.



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Front Steps



Propose rebuilding the steps – only the treads and risers, not the white sides.

Rebuilding steps with masonry and stone treads. Rebuilding is necessary for the personal safety of individuals traversing these steps. They do not comply with building codes and are clearly not original to the house. Building code requires the steps in a case be consistent in height and width. The smallest rise of the current steps is about 4 inches and the highest rise is 7-1/4 inches.

Keeping the sides. Only rebuild the steps.

Front Porch



Replace black paint with a brick veneer, bordered by stone trim with about a 1.5 times the width of the brick



Replace the railing to mimic this design, stained wood to match the front door.

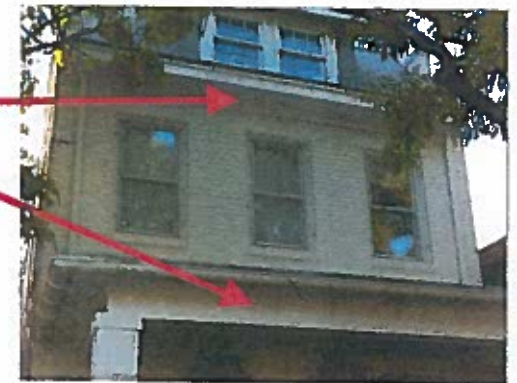
Shutters and Molding



Add shutters to the house in this style, stained wood to match the front door.



Add a decorative molding above the second story windows painted the same green trim color. Place approximately 16 inches apart on-center with a piece at either end.



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Roofing



Change the asphalt shingles to a copper diamond shingle. Change the dormer siding to a cedar shingle side. Use copper flashing to keep roofing material consistent.

Down spouts and gutters will be replaced with copper round and half round respectively.

The copper maybe a notable upgrade to the original roofing material however we believe that by applying an chemical treatment we can expedite the patina process and the roofing and gutters will quickly blend in with the architecture.

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Front Door/Windows



Jeld Wen custom wood (stained with a red oak finish)
Door in keeping with the same style of the windows.



See .PDF document from Kolbe window manufacturer.
Replacing windows circled not original to the house. The
house has four original windows which will be left in
place, painted and preserved.



Other Changes



Door Hardware

****Porch Ceiling:** Replace bead board with new bead board(exactly the same style) stained in red oak to match the door, railing, and shutters.

White Iron Wall Lantern On Suspended Grange



- Front porch light – left of the door



- Front Porch fan

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On Behalf Of: Shenandoah Sash & Door

Address: 37240 East Richardson Lane

PO Box 2310

Purcellville, VA 20132

Phone: 540-338-2555

Fax: 540-338-3919

Contact: Tom Sanders

Email: tsanders@sashanddoor.net

Phone: 540-270-6675

Fax: 215-243-3106



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Quote 591890D: Tim Foley - SDL - Champagne sacer

Project: Foley - Alexandria

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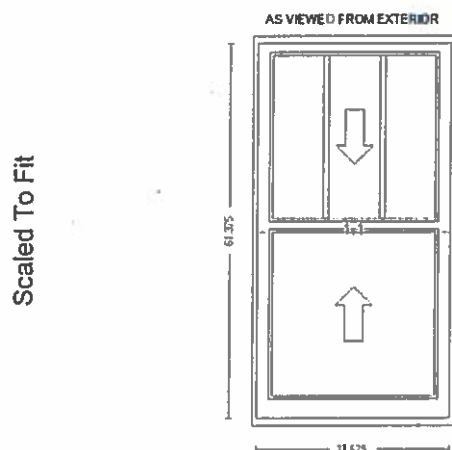
319 N Alfred Street

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2016 Pricing

Window and Door Details

Line Number	001-1	*** Lite Divisions - Upper ***
Label	A	Performance Divided Lites
Product Name	Heritage Rectangle Sash Kit (DHSASHPR)	Bar Profile - Interior
Configured In PK Version	438	Bar Size



Scaled To Fit

Internal Spacers	Champagne
Second Bar Size	None
Grid Pattern	Colonial
Colonial Division	3W1H
Grille Division Type	Specified
Vertical Specify 1	8 19/64"
Vertical Specify 2	8 19/64"
Vertical Specify 3	8 19/64"

*** Hardware-Accessories ***

Hardware Color	White
Sash Plough	Both Sash Plough
Sash Limit Clips	None
Jambliner	Beige
Bottom Rail Weatherstrip Profile	Standard

Quantity	(4)
Cubic Feet	3.37
Unit Price	
Extended Price	

*** Dimensions ***

Bottom Bevel	8°
Call Width	Custom
Call Height	Custom
Extend Jambliner	0"
Sash Opening Width	31 5/8"
Sash Opening Height	61 3/8"
Glass Width	27 5/8"
Glass Height	27 3/4"

*** Performance ***

Performance	Standard Performance
-------------	----------------------

*** Unit ***

Unit Type	Complete Unit
Production	Current
Model	Traditional
Sash Material	Wood

*** Glass ***

Glass	H-K LoE 270 Insulated
Glass Spacer	Champagne
High Altitude	No
Glass Preserve / Neat Coating	No Preserve or Neat Coating
Glazing Bead	Ovolo
Upper Glass - Glass Type	Clear
Upper Glass - Obscure / Opaque Glass	None
Upper Glass	NOT Tempered
Lower Glass - Glass Type	Clear
Lower Glass - Obscure / Opaque Glass	None
Lower Glass	NOT Tempered

*** Species-Finish-Color ***

Change Species	Leave All Pine
Exterior Sash Finish	Primed Latex
Interior Sash Finish	Primed Latex

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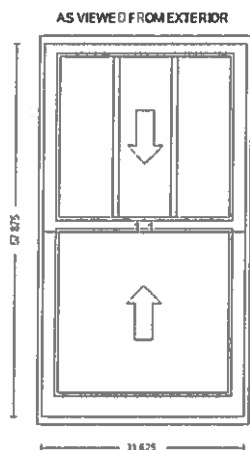
2016 Pricing

Window and Door Details Page 2 of 8

Window and Door Details

Line Number	002-1	*** Lite Divisions - Upper ***
Label	B	Lite Division
Product Name	Heritage Rectangle Sash Kit (DHSASHPR)	Performance Divided Lites
Configured in PK Version	438	Bar Profile - Interior
		Ovolo
		Bar Size
		7/8"
		Internal Spacers
		Champagne
		Second Bar Size
		None
		Grid Pattern
		Colonial
		Colonial Divison
		3W1H
		Grille Division Type
		Specified
		Vertical Specify 1
		8 19/64"
		Vertical Specify 2
		8 19/64"
		Vertical Specify 3
		8 19/64"
		*** Hardware-Accessories ***
		Hardware Color
		White
		Sash Plough
		Both Sash Plough
		Sash Limit Clips
		None
		Jambliner
		Beige
		Bottom Rail Weatherstrip Profile
		Standard
		*** Species-Finish-Color ***
		Change Species
		Leave All Pine
		Exterior Sash Finish
		Primed Latex
		Interior Sash Finish
		Primed Latex
Quantity	(5)	
Cubic Feet	3.18	
Unit Price		
Extended Price		
	*** Dimensions ***	
Bottom Bevel	8°	
Call Width	Custom	
Call Height	Custom	
Extend Jambliner	0"	
Sash Opening Width	31 5/8"	
Sash Opening Height	57 7/8"	
Glass Width	27 5/8"	
Glass Height	26"	
	*** Performance ***	
Performance	Standard Performance	
	*** Unit ***	
Unit Type	Complete Unit	
Production	Current	
Model	Traditional	
Sash Material	Wood	
	*** Glass ***	
Glass	H-K LoE 270 Insulated	
Glass Spacer	Champagne	
High Altitude	No	
Glass Preserve / Neat Coating	No Preserve or Neat Coating	
Glazing Bead	Ovolo	
Upper Glass - Glass Type	Clear	
Upper Glass - Obscure / Opaque Glass	None	
Upper Glass	NOT Tempered	
Lower Glass - Glass Type	Clear	
Lower Glass - Obscure / Opaque Glass	None	
Lower Glass	NOT Tempered	

Scaled To Fit



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This report does not include Non-Kolbe Items

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Window and Door Details

Line Number	003-1	*** Lite Divisions - Upper ***	
Label	C	Performance Divided Lites	
Product Name	Heritage Rectangle Sash Kit (DHSASHPR)	Bar Profile - Interior	Ovolo
Configured in PK Version	438	Bar Size	7/8"
		Internal Spacers	Champagne
		Second Bar Size	None
		Grid Pattern	Colonial
		Colonial Division	3W1H
		Grille Division Type	Specified
		Vertical Specify 1	8 19/64"
		Vertical Specify 2	8 19/64"
		Vertical Specify 3	8 19/64"
		*** Hardware-Accessories ***	
		Hardware Color	White
		Sash Plough	Both Sash Plough
		Sash Limit Clips	None
		Jambliner	Beige
		Bottom Rail Weatherstrip Profile	Standard
		*** Species-Finish-Color ***	
		Change Species	Leave All Pine
		Exterior Sash Finish	Primed Latex
		Interior Sash Finish	Primed Latex

AS VIEWED FROM EXTERIOR

37 7/8"

31 5/8"

Quantity

Cubic Feet

Unit Price

Extended Price

(1)

2.05

~~\$200.00~~

~~\$200.00~~

*** Dimensions ***

Bottom Bevel

Call Width

Call Height

Extend Jambliner

Sash Opening Width

Sash Opening Height

Glass Width

Glass Height

8°

Custom

Custom

0"

31 5/8"

37 3/8"

27 5/8"

15 3/4"

*** Performance ***

Performance

Standard Performance

*** Unit ***

Unit Type

Production

Model

Sash Material

Complete Unit

Current

Traditional

Wood

*** Glass ***

Glass

Glass Spacer

High Altitude

Glass Preserve / Neat Coating

Glazing Bead

Upper Glass - Glass Type

Upper Glass - Obscure / Opaque Glass

Upper Glass

Lower Glass - Glass Type

Lower Glass - Obscure / Opaque Glass

Lower Glass

H-K LoE 270 Insulated

Champagne

No

No Preserve or Neat Coating

Ovolo

Clear

None

NOT Tempered

Clear

None

NOT Tempered

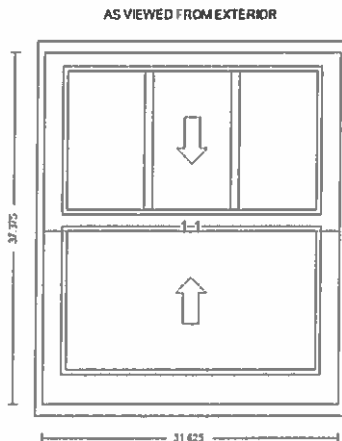
Application & Materials

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Scaled To Fit



Window and Door Details

Line Number	004-1	Glazing Bead	Ovolo
Label	D	Glass Type	Clear
Product Name	Heritage Rectangle Awning (WAW)	Obscure / Opaque Glass	None
Configured in PK Version	438		NOT Tempered

*** Lite Divisions ***

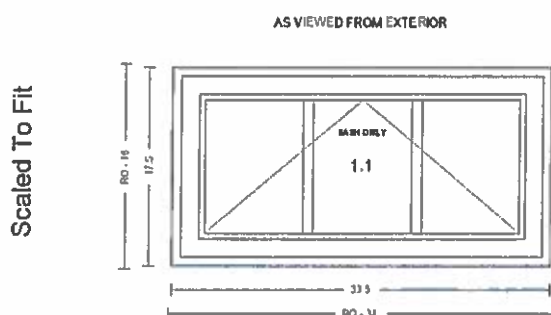
Lite Division	Performance Divided Lites
Bar Profile - Interior	Ovolo
Bar Size	7/8"
Internal Spacers	Champagne
Second Bar Size	None
Grid Pattern	Colonial
Colonial Division	3W1H
Grille Division Type	Specified
Vertical Specify 1	8 43/64"
Vertical Specify 2	8 43/64"
Vertical Specify 3	8 43/64"

*** Hardware-Accessories ***

Window Hardware	Standard
Awning Multi-Point Hardware	Multi-Point Lock
Apply Hardware	No
Snubber Prep	No

*** Species-Finish-Color ***

Change Species	Leave All Pine
Exterior Sash Finish	Primed Latex
Interior Sash Finish	Primed Latex
Fingerjoints	Standard Fingerjoints



Quantity	(3)
Cubic Feet	1.02
Unit Price	XXXXXX
Extended Price	XXXXXX

*** Overall Dimensions ***

Overall Frame Width	33 1/2"
Overall Frame Height	17 1/2"
Overall Rough Opening Width	34"
Overall Rough Opening Height	18"
Overall Unit Dimension Width	33 1/2"
Overall Unit Dimension Height	17 1/2"

*** Dimensions ***

Individual Frame Width	33 1/2"
Individual Frame Height	17 1/2"
Glass Width	28 3/4"
Glass Height	12 3/4"

*** Performance ***

Performance	Standard Performance
-------------	----------------------

*** Unit ***

Unit Type	Sash Only
Production	Historical
Year Produced	2016
Month Produced	January
Model	Crank Out
Hinging	Venting
Sash Material	Wood
Stop Profile	Stepped

*** Glass ***

Glass	H-K LoE 270 Insulated
Glass Spacer	Champagne
High Altitude	No
Glass Preserve / Neat Coating	No Preserve or Neat Coating



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Created: 9/26/2016

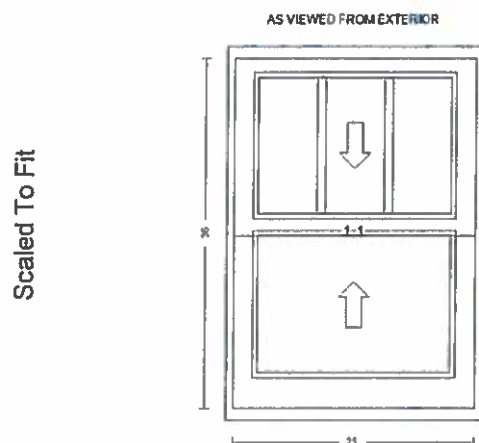
This report does not include Non-Kolbe Items

Application & Materials
BAR2016-00335
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2016 Pricing
Window and Door Details Page 5 of 8

Window and Door Details

Line Number 006-1
Label added
Product Name Heritage Rectangle Sash Kit (DHSASHPR)
Configured in PK Version 438



Quantity (2)
Cubic Feet 1.56
Unit Price ~~\$1,200.00~~
Extended Price \$1,800.00

*** Dimensions ***

Bottom Bevel 8°
Call Width Custom
Call Height Custom
Extend Jambliner 0"
Sash Opening Width 25"
Sash Opening Height 36"
Glass Width 21"
Glass Height 15 1/16"

*** Performance ***

Performance Standard Performance

*** Unit ***

Unit Type Complete Unit
Production Current
Model Traditional
Sash Material Wood

*** Glass ***

Glass H-K LoE 270 Insulated
Glass Spacer Champagne
High Altitude No
Glass Preserve / Neat Coating No Preserve or Neat Coating
Glazing Bead Ovolo
Upper Glass - Glass Type Clear
Upper Glass - Obscure / Opaque Glass None
Upper Glass NOT Tempered
Lower Glass - Glass Type Clear
Lower Glass - Obscure / Opaque Glass None
Lower Glass NOT Tempered

*** Lite Divisions - Upper ***

Lite Division Performance Divided Lites
Bar Profile - Interior Ovolo
Bar Size 7/8"
Internal Spacers Champagne
Second Bar Size None
Grid Pattern Colonial
Colonial Division 3W1H
Grille Division Type Specified
Vertical Specify 1 6 5/64"
Vertical Specify 2 6 5/64"
Vertical Specify 3 6 5/64"

*** Hardware-Accessories ***

Hardware Color White
Sash Plough Both Sash Plough
Sash Limit Clips None
Jambliner Beige
Bottom Rail Weatherstrip Profile Standard

*** Species-Finish-Color ***

Change Species Leave All Pine
Exterior Sash Finish Primed Latex
Interior Sash Finish Primed Latex

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2016 Pricing
Window and Door Details Page 7 of 8

- NOTES: 1. FENCES ARE FRAME.
2. TOTAL AREA = 2,222 SF (COMPUTED).

ALLEY

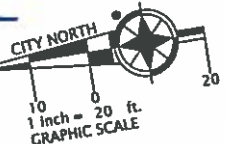
WIDTH VARIES

S 09°30'00" W

18.00'

OFF 1.5' ASPHALT

ONLINE



PRINCESS STREET

10' ALLEY

S 80°47'00" E

N 80°47'00" W

123.42'

123.42'

CONC PAD

WALK

CONC

CONC STP

18.1'

18.1'

2 1/2 STY BRK DWLG #319

2 STORY FRAME DWELLING

18.1'

18.1'

1.4' BRK PILLARS

OP

ONLINE

ON 0.1' OFF 1.8'

CONC APRON

STEPS

CONC WALK

SIGN

113.75'

113.75'

33.61'

33.61'

33.6'

33.6'

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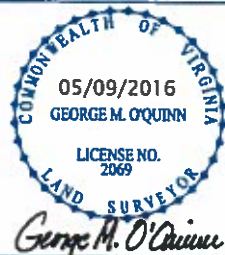
33.61'

NORTH ALFRED STREET

PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#319 NORTH ALFRED STREET
(INST. #160000688)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' MAY 9, 2016

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:
TIMOTHY FOLEY

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

Application & Materials
BAR2016-00335
319 N Alfred Street
9.27.2016

BAR Case # BAR2016-00335

ADDRESS OF PROJECT: 319 N ALFRED ST.
TAX MAP AND PARCEL: 064.04-01-23 ZONING: RB

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)

Name: Tim Foley / Lori Crandall

Address: 319 N ALFRED ST

City: Alexandria State: VA Zip: 22314

Phone: 703 725 8408 E-mail: foleytd@yahoo.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Tim Foley & Lori Crandall

Address: 319 N ALFRED ST

City: Alexandria State: VA Zip: 22314

Phone: 703-725-8408 E-mail: foleytd@yahoo.com

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

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

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 checked="" type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input checked="" 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).*

Paint house
 install shutters
 replace street facing roof
 replace railing
 rebuild steps
 replace lighting → see power point & specs attached

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.

photo of side of house is on file with city

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: Tim Foley

Date: 9/27/2016

Application & Materials
BAR2016-00335
319 N Alfred Street
9.27.2016

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.	N/A		
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 _____ (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.	N/A		
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.	N/A		
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.

27/9/2016

Date

Tim Foley

Printed Name



Signature

Application & Materials

BAR2016-00335

319 N Alfred Street

9.27.2016