

Docket Item #7 & #8
BAR CASE # 2017-0044 &
2017-0054

BAR Meeting
December 7, 2017

ISSUE: Permit to Demolish/Capsulate, Certificate of Appropriateness for an Addition, and Waiver of Rooftop Screening Requirement

APPLICANT: Robin Jenkins and Eric Kuhl

LOCATION: 209 South Royal Street

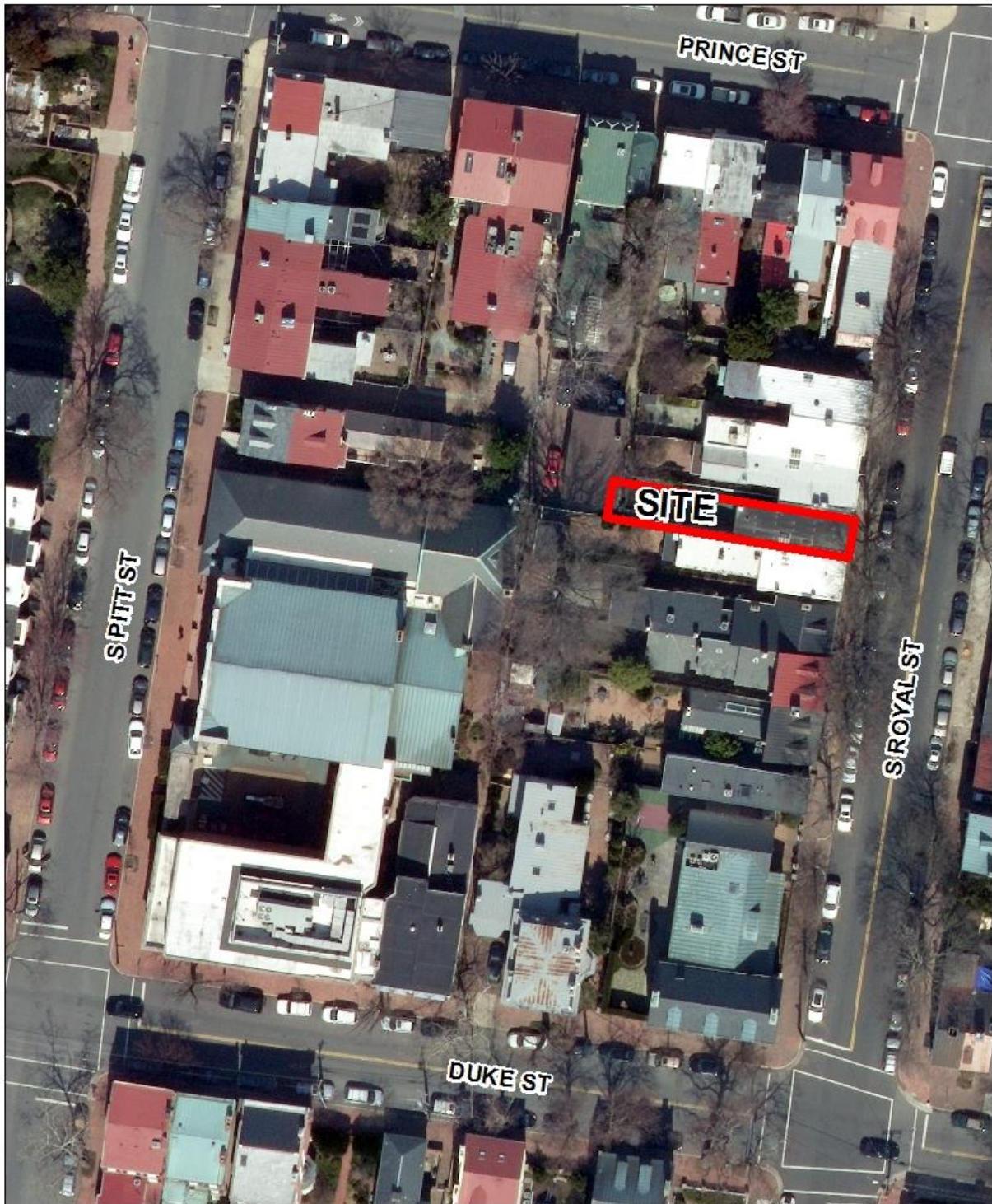
ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate, the Certificate of Appropriateness and Waiver of the Rooftop Mechanical Screening Requirement, as submitted.

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.



BAR2017-00044 & 00054



Note: Staff coupled the applications for a Permit to Demolish (BAR #2017-0044) and Certificate for Appropriateness (BAR #2017-0054) for clarity and brevity.

I. ISSUE

The applicant is requesting a Permit to Demolish/Capsulate for the demolition of an existing one-story frame addition (119 square feet) and the capsulation of the second floor rear (west) elevation (approximately 210 square feet) at 209 South Royal Street for the construction of a two-story addition. A 21-square foot section of the second floor's brick wall will also be demolished in order to install an interior door. Figure 1 represents the areas to be capsulated and demolished.

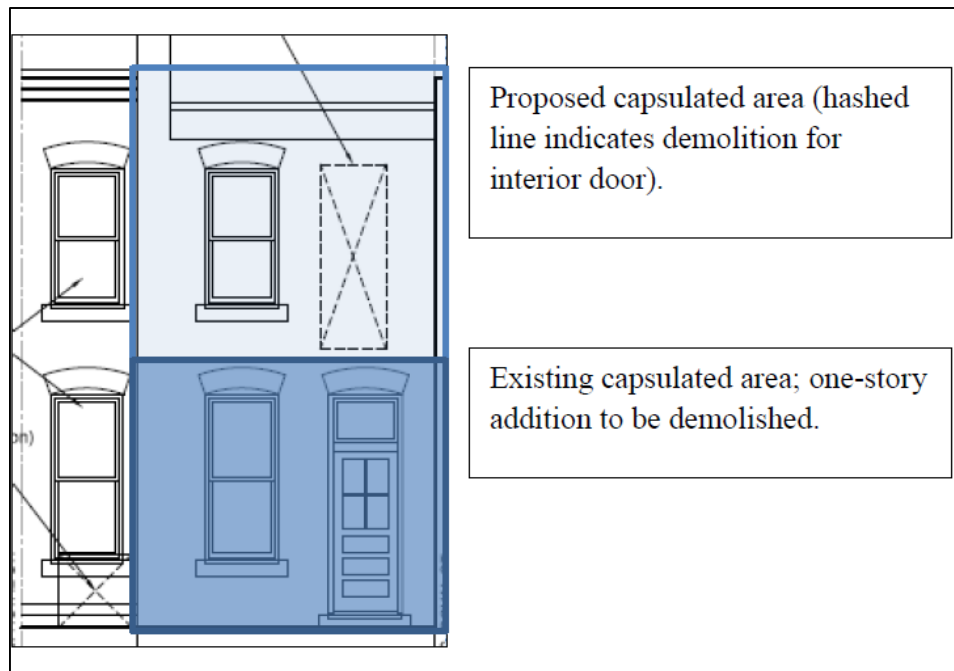


Figure 1: Demolition and existing/proposed capsulation

The applicant also requests a Certificate of Appropriateness for a two-story rear addition that will occupy the full width of the lot on the second floor, with a smaller footprint on the first floor in order to create an open arcade for access to the existing side yard. The new addition will extend 14.5 feet from the existing brick ell, which is roughly 5 feet beyond the existing one-story addition.

The two-story addition will have a flat roof and three, two-over-two double hung windows on the second floor of the west elevation, over a French door with flanking sidelights on the first floor. The north elevation of the addition will be devoid of openings, but will be finished with details that have the appearance of a sleeping porch with closed shutters. On the first floor north elevation a bay window will project into the open space. Materials on the addition will consist of clapboard wood siding (4" exposure), wood paneling and trim, and simulated divided light wood windows and doors, manufactured by Lincoln.

Because the applicant plans to relocate the existing ground mounted HVAC condenser to the roof, they are also seeking approval of a waiver of the rooftop HVAC screening requirement.

II. HISTORY

209 South Royal Street is one of four identical townhouses (203-209 South Royal Street) constructed **after 1901**, when the land was sold by the owner of 211 South Royal Street to J. M. Hill. The houses are present on the 1907 Sanborn Fire Insurance Map. All four two-bay, two-story, Late Victorian townhouses have recessed arched entries and retain a majority of their original character defining features – two-over-two windows; decorative front doors; double cornices; and, roof line cresting. While the front facades of the townhouses were constructed using a unique speckled brick in various colors, which staff has rarely seen in Alexandria, the sides and rear are the more irregular common brick typical of Alexandria. Although each brick townhouse was originally constructed with a frame one-story rear extension, the extensions at the other three townhouses have since been demolished and two-story additions constructed.

Visibility of the rear elevation of the house is limited to a break between 212 South Pitt and St. Paul's Church. Figure 2 below shows the extent of visibility. While the alley located to the north of 212 South Pitt Street is a public alley, a house in the interior of the block obscures public view to the subject property (Figure 3).



Figure 2: Visibility from South Pitt Street



Figure 3: Map showing surrounding alley ownership

ANALYSIS

Permit to Demolish

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties:

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic house?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No

(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No
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Staff has no objection to the proposed demolition of the one-story frame extension or the 21-square foot section of brick on the second floor to install an interior door. Taken on its own, the demolition of the brick wall section for the interior door wouldn't trigger BAR review, as the threshold for a Permit to Demolish is 25 square feet. Likewise, staff supports the capsulation of the remainder of the rear ell wall, an area of approximately 210 square feet. As noted in the history section, the brick ell is original to the construction of the house and, although there was originally a one-story frame extension, it is obvious that the exterior materials of that extension have been replaced with modern materials, although historic framing may remain underneath.

The applicant's request for demolition and capsulation is not unusual in the Old and Historic Alexandria District, as homeowners seek to create additional modern living space on small lots. BAR staff - and the Board - have generally supported such requests if the new construction is sensitively attached to an existing historic ell by removing only a limited amount of historic material. Examples of limited demolition include removing brick below existing windows to create doors so that from the interior, at least, there is delineation between old and new with a clear intent to preserve as much historic fabric as possible. Additions that extend the walls in line with the existing ell is another approach which helps to maintain a historic footprint, and when visible, allow for a better understanding of the evolution of the building. It has been the Board's past practice to support very limited demolition on historic ells, in particular those dating from the 18th and early 19th centuries, while being more flexible with 20th century ells because the materials and craftsmanship were not as rare. However, in all of these instances, the direction from both staff and the BAR has been that demolition of the rear ell should be limited to what was absolutely necessary to accommodate modern lifestyles (indoor plumbing being quite popular) and that alterations should still allow the narrower, shed roofed rear ell form to clearly be legible, even if just on the interior.

In summary, staff supports the applicant's request for a Permit to Demolish/Capsulate. The area proposed for demolition/capsulation is minimal, located on a secondary elevation, and does not remove any portion of the building which contains character defining features that would compromise the integrity of the building as a whole.

Certificate of Appropriateness for the addition

Regarding residential additions, the *Design Guidelines* state the Board's preference for "contextual background buildings which allow historic structures to maintain the primary visual importance," and for "designs that are respectful of the existing structure and...which echo the design elements of the existing structure." Furthermore, "It is not the intention of the Boards to

dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of [modern times] while being compatible with the historic character of the districts.” The *Guidelines* also encourage that new construction and additions be subtly differentiated from the historic core, which the applicant has achieved through the use of different materials.

Staff supports the design of the proposed rear addition. The addition extends approximately 5 feet beyond the existing one-story addition, but not far as the additions on the other three townhouses in this row. However, unlike the neighboring additions, the proposed addition occupies the full width of the lot on the second floor. The proposed northernmost bay of the addition will be set back approximately one foot and will read as an enclosed porch with engaged pilasters, or as a sleeping porch. This is an appropriate and not uncommon design approach for rear additions in the historic district and this design vocabulary allows the addition to be differentiated from the historic building while functioning as a compatible element that recalls a typical 19th century form.

As always, the Board’s purview is limited to what is visible from the public right-of-way, although it has been the practice of applicants to provide the entire design for the Board’s review because it provides the overall context for the project. In this particular case, only a small portion of the second floor will be visible from South Pitt Street (Figure 4) and this through the trees from a distance of approximately 195 feet.

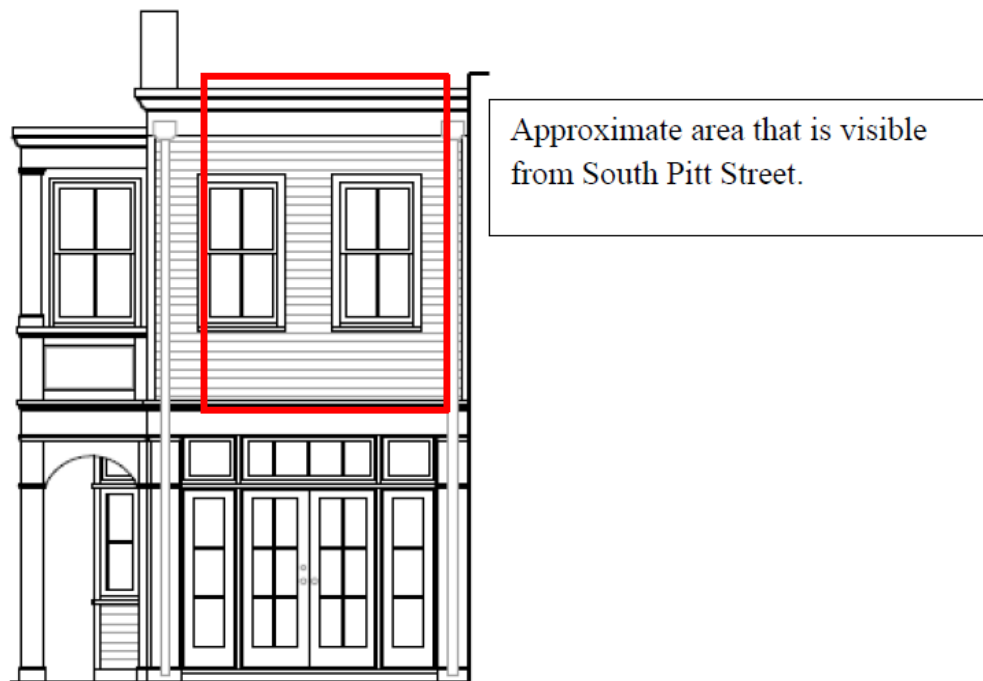


Figure 4: South Pitt Street addition visibility.

Standards to Consider for a Certificate of Appropriateness

While the Standards for Demolition specifically relate only to the property that is subject to the request, the BAR’s determination for a Certificate of Appropriateness must consider the broader setting and context and the Standards listed in Section 10-105 of the zoning ordinance are more

subjective. In these cases, there is not a definitive “yes” or “no” response, as the BAR typically finds with the criteria for a Permit to Demolish.

When the Old and Historic Alexandria District was established in 1946, it was not created to freeze Old Town Alexandria at a particular point in time, the way Colonial Williamsburg is often described. The BAR’s Standards and criteria in the zoning ordinance, as well as the BAR’s adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered and expanded to allow the historic buildings to continue to be used and cherished. The BAR’s charge is first to identify and “protect historic and cultural resources” and second to ensure that additions, alterations and new construction are compatible with nearby buildings of historic merit. The first charge is discussed in the Permit to Demolish/Capsulate analysis above. The second charge is more subjective and varies case by case, recognizing that what may be appropriate in one block may not be appropriate in another block, or even another portion of the same block.

Such decisions may include the preservation of the setting of the existing historic houses on South Royal Street and the BAR’s finding in this case must determine whether what is proposed will have an adverse “...impact upon the historic setting, streetscape or environs.” As an example, where a rear addition is mid-block and is not visible from a public way, it would only be reviewed by the BAR for the impact of any necessary demolition or capsulation. Alternatively, a corner property getting a rear addition will have a greater effect on the character of the streetscape and is subject to a higher level of scrutiny. The present case is mid-block and only a small portion of the second floor of the addition will be visible from the right-of-way.

Impact to Adjacent Property

The adjacent house to the south at 211 South Royal Street was constructed sometime between 1896 and 1902 according to the Sanborn Fire Insurance Maps, a few years before the construction of the row of four townhouses that includes 209 South Royal Street. Staff notes that the construction of the proposed rear addition will impact the north wall of the townhouse at 211 South Royal Street by capsulating a portion of its exterior wall and by blocking an existing window in a hallway of that townhouse (Figure 5). It is unusual, but not unique in Old Town, to have a window such as this on the property line. While the modern building code prohibits new residential windows within three feet of a property line for fire safety reasons, the building code allows the neighbor’s existing window to remain in place. Alternatively, it may be also covered, so long as current code requirements are met. (see the Code Administration comment C-3 in the City Department Comments section below)

Staff notes that the window at 211 South Royal Street is not located on the subject property and capsulation of this abutting wall is not before the BAR. In addition, the north wall of 211 South Royal is not visible from a public way (see Figure 3) and this civil issue should not be part of the Board’s consideration during the Certificate of Appropriateness review. However, staff understands that the applicant has reached out to the neighbor and offered to help mitigate the effect of the addition (letter attached) and staff supports their efforts to work together to address this issue.



Approximate area on 211 South Royal Street north elevation which will be capsulated with two-story addition.

Figure 5: 211 South Royal approximate capsulation

The rooftop HVAC condenser unit will be located so as to be minimally, if at all, visible from a public way and therefore staff supports approval of the waiver of the rooftop screening requirement of the Alexandria zoning ordinance.

In summary, staff recommends that the proposed Permit to Demolish and Certificate of Appropriateness and Waiver of Rooftop Screening Requirement be approved.

STAFF

Stephanie Sample, Urban Planner, Planning & Zoning

Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning Comments

F-1 There have been no variances or special exceptions previously granted for the subject property.

F-2 Plat and drawings are to scale.

- F-3 P&Z staff cannot locate building permit record for the existing one-story rear addition. The existing addition measure approximately 9.9 feet by 12 feet.
- C-1 Proposed project complies with the bulk and open space regulations per the RM zone.
- C-2 Proposed project complies with FAR. Note: Applicant's FAR calculation and P&Z staff's calculation differ by approximately 133 square feet. Applicant would need to reconcile the numbers during the building permit phase.
- C-3 Proposed building height of the addition complies with zoning. The RM zone permits a building height of up to 35 feet (maximum).
- C-4 Proposed placement of HVAC unit on rooftop complies with zoning. Pursuant to section 6-403(B)(3), the Board of Architectural Review considers and grant waiver for rooftop screening requirements of properties in local historic districts.
- C-5 Proposed interior renovation and exterior building materials and alteration complies with zoning.

Code Administration

- F-1 The review by Code Administration is a pre-building permit review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Code Administration, at 703.746.4200
- C-1 New construction must comply with the current – at the time of permit submission - edition of the Virginia Construction Code
- C-2 Exterior openings are not permitted when the opening is located less than three feet from the property line. A plan that has the property line locations and openings associated with the exterior walls are required prior to obtaining a building permit. Before a building permit can be issued to start construction a full building plan review will be conducted to verify code compliance.
- C-3 The opening in the adjacent exterior wall located at 211 South Royal Street appears to be existing. The building code does not require alterations to this existing construction or alterations to the proposed addition located at 209 South Royal to address this existing exterior wall opening. The new proposed addition will need to be constructed by the applicable building code.
- C-4 Additions to structures shall comply with the requirements of the building code for new construction. Additions shall comply with the height and area provisions of the building code and its applicable provisions.

- C-6 The building code shall not require changes to the design or construction of any portions of an existing structure not altered by an addition.
- C-7 Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection shall be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)
- 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)
- 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. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F1. Historic maps indicate that the lot at 209 S. Royal remained largely vacant until after the Civil War when a duplex was built on the property. Therefore, the property has the potential to yield archaeological evidence about post-Civil War Alexandria.
- R1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that in the unlikely event that archaeological materials are encountered during construction contractors should contact Alexandria Archaeology:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection or artifact collecting to be conducted on the property, unless authorized by Alexandria Archaeology.

IV. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2017-0044 and 2017-0054: 209 South Royal Street

JENKINS-KUHL RESIDENCE
209 SOUTH ROYAL STREET ALEXANDRIA, VIRGINIA

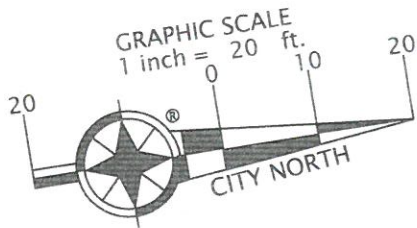
BOARD OF ARCHITECTURAL REVIEW
ORIGINAL SUBMITTAL: FEBRUARY 13,2017



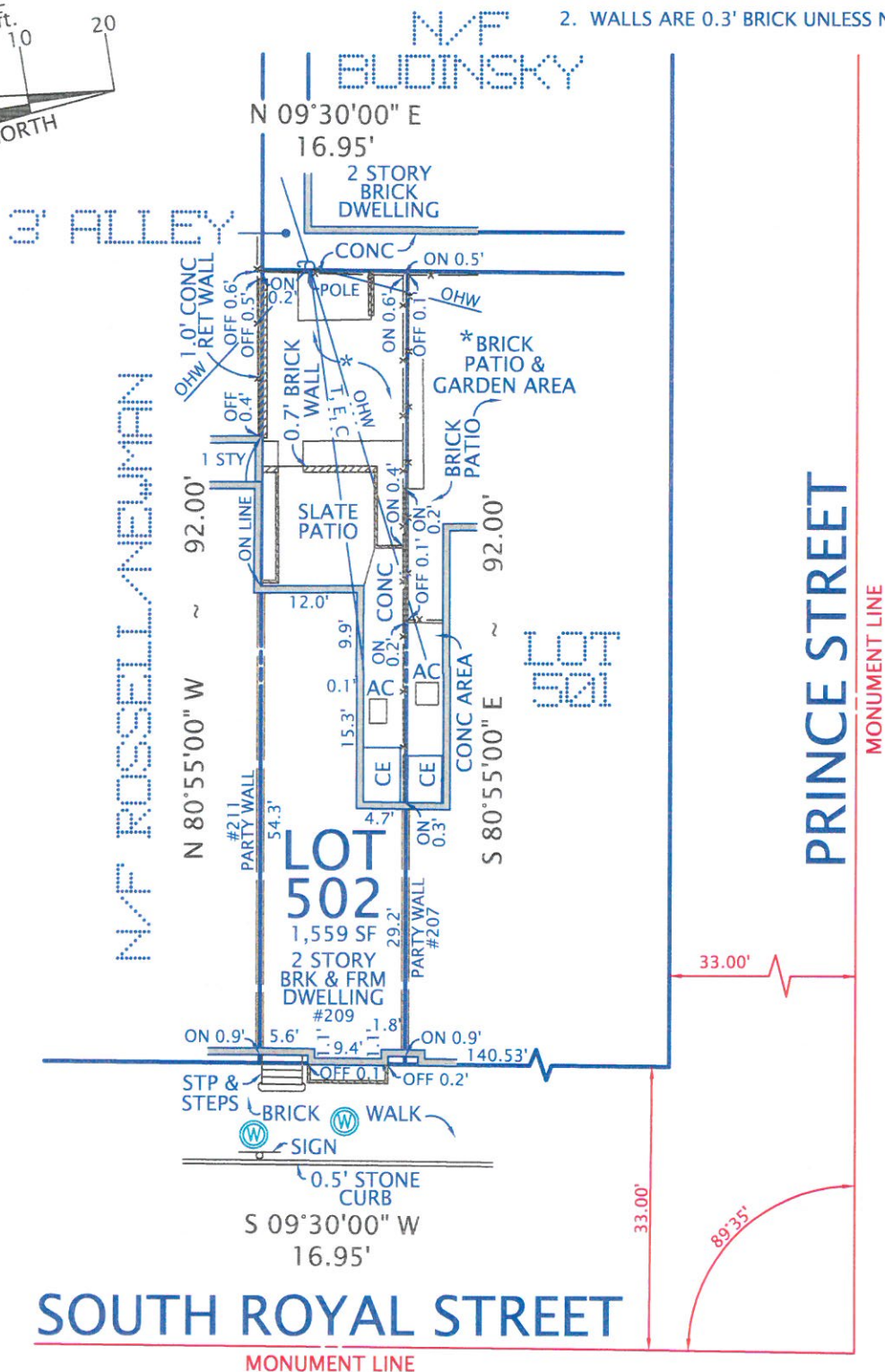
Application Package
BAR2017-00044 & 00054
209 S Royal Street
2/13/2017

DRAWING INDEX	
C-1	Cover Sheet, Drawing Index
EX-1	Existing Site Survey
EX-2	Existing Exterior Photos
EX-3	Existing Elevations - Proposed Demolition
A-1	Proposed Site Survey
A-2	Proposed Plans
A-3	Proposed Elevations
Scale:	
Issue Set:	B.A.R.
Date:	2/13/2017
C-1	

Erin May, Architect	William Cromley Design / Development		
703.836.6666 erin@erinmayarch.com	426 N. Columbus St. Alexandria, VA 22314		
		Jenkins-Kuhl Residence 209 S Royal Street Alexandria, Virginia	



- NOTES: 1. FENCES ARE FRAME.
2. WALLS ARE 0.3' BRICK UNLESS NOTED.



SOUTH ROYAL STREET

MONUMENT LINE

PLAT

SHOWING HOUSE LOCATION ON
LOT 502

OF A RESUBDIVISION OF

THE LAND OF

MARY ELLEN HILL

(DEED BOOK 672, PAGE 624)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

OCTOBER 20, 2016

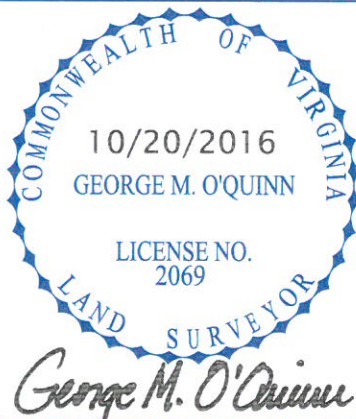
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I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:

JAMES D. CARROLL



DOMINION

Surveyors
Inc.®

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



VIEW TO NORTH PROPERTY LINE



VIEW TO EXISTING REAR OF HOUSE



VIEW TO EXISTING REAR OF HOUSE AND SOUTH PROPERTY LINE



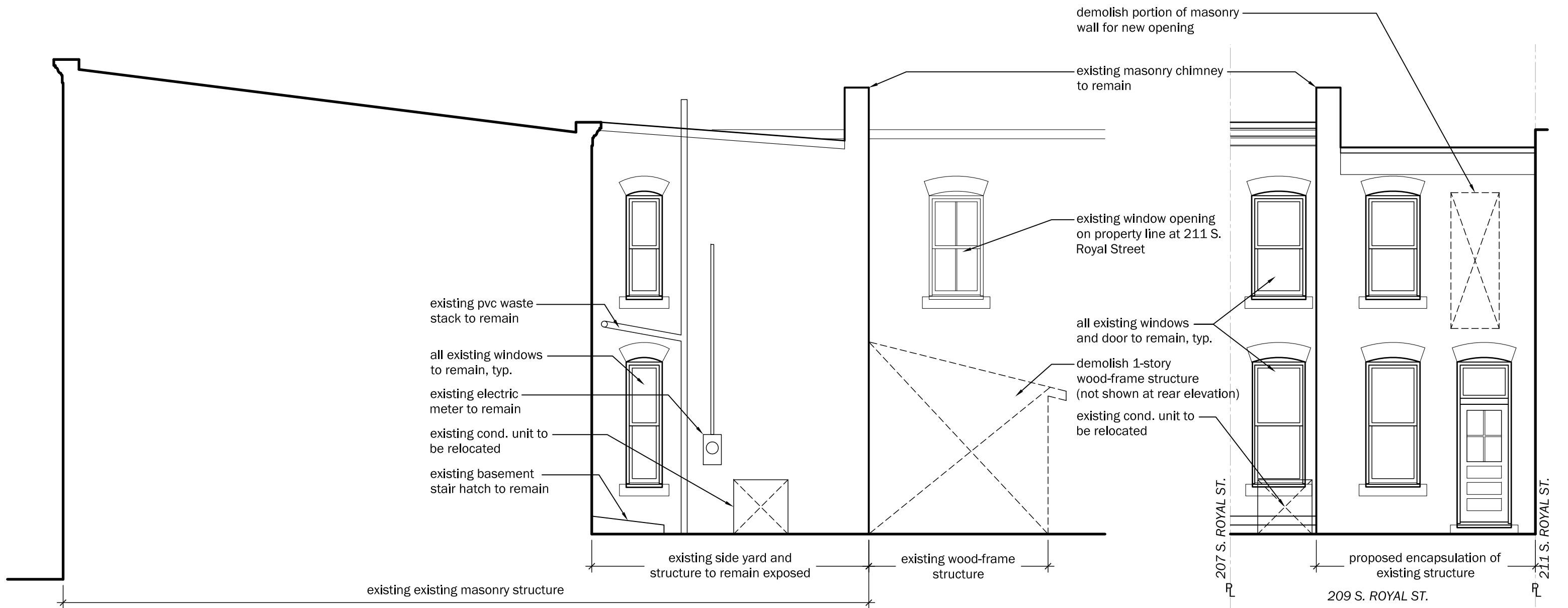
VIEW TO EXISTING SIDE YARD



VIEW TO SOUTH PROPERTY LINE

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2/13/2017

Erin May, Architect		William Cromley Design / Development		EXISTING EXTERIOR PHOTOS		Scale:	EX-2
703.836.6666	erin@erinmayarch.com	426 N. Columbus St.	Alexandria, VA 22314	Jenkins-Kuhl Residence		Issue Set: B.A.R.	
				209 S Royal Street Alexandria, Virginia		Date: 2/13/2017	

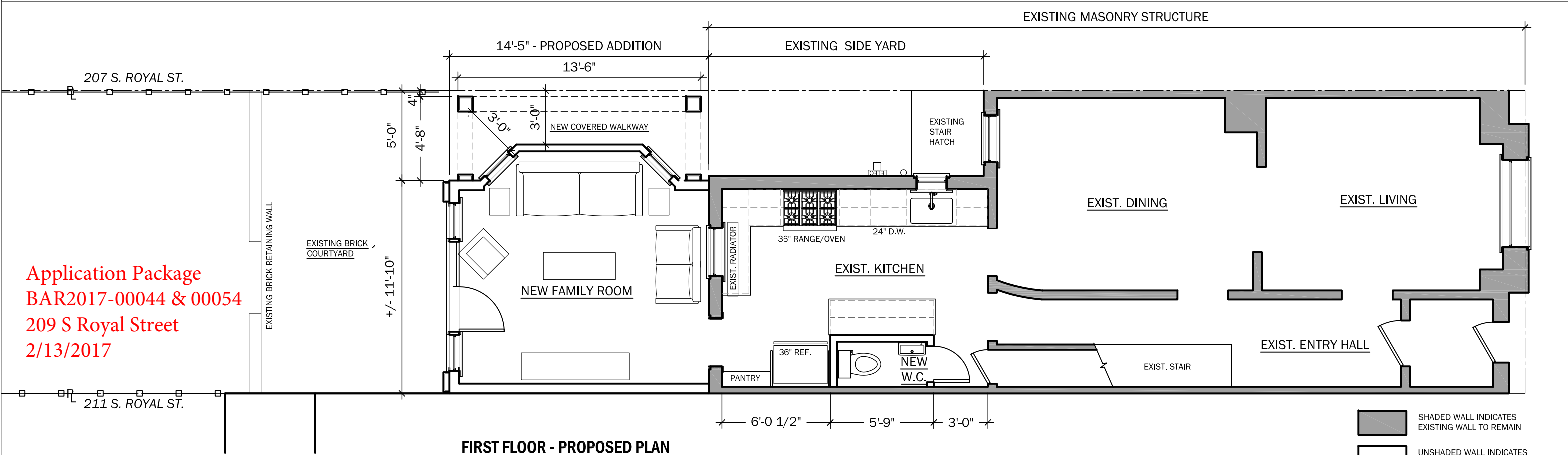
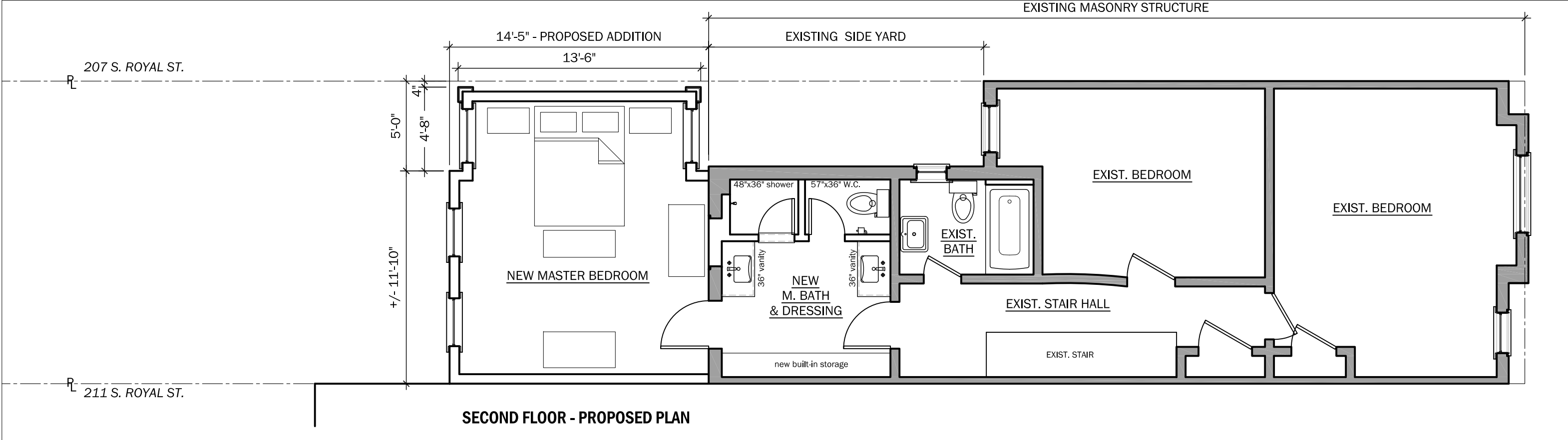


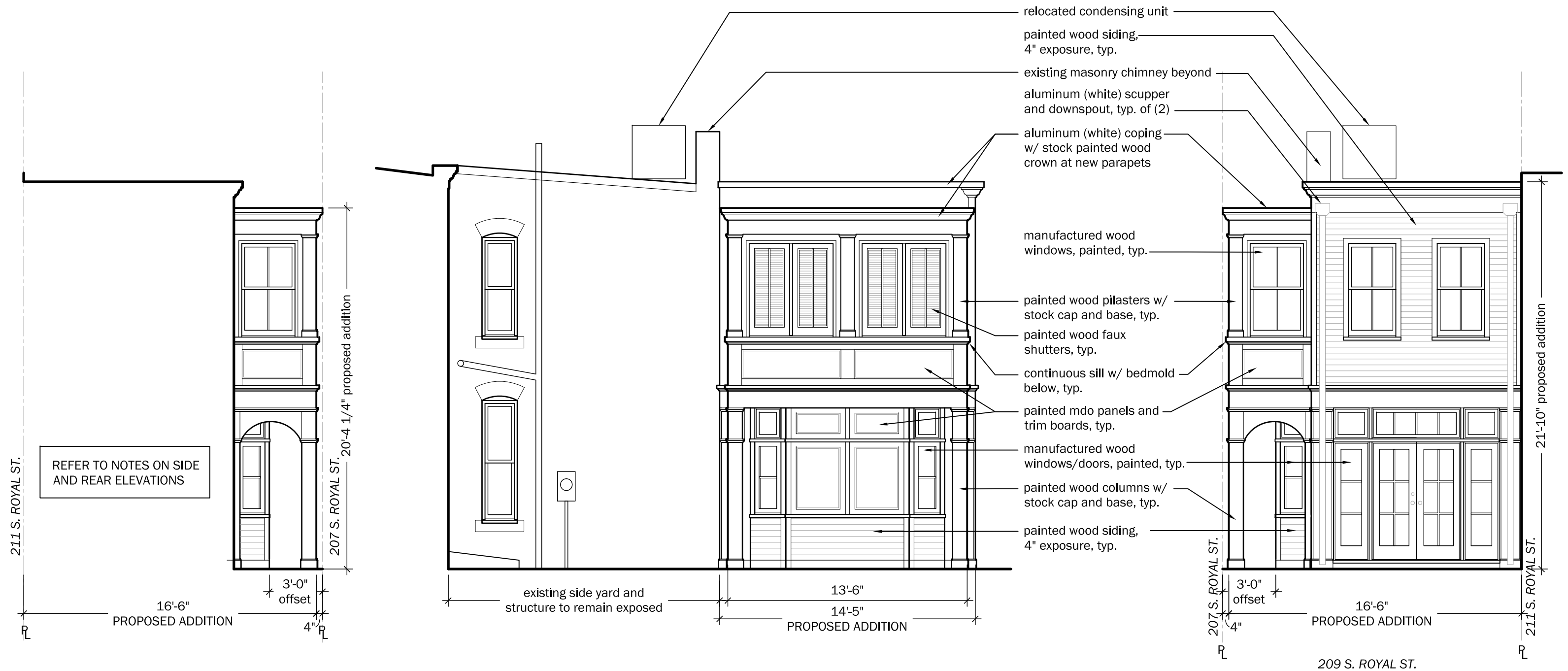
Application Package
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2/13/2017

NORTH SIDE ELEVATION - PROPOSED DEMOLITION

REAR (WEST) ELEVATION - PROPOSED DEMOLITION

Erin May, Architect 703.836.6666 erin@erinmayarch.com 	William Cromley Design / Development 426 N. Columbus St. Alexandria, VA 22314	ELEVATIONS - PROPOSED DEMOLITION Jenkins-Kuhl Residence 209 S Royal Street Alexandria, Virginia	Scale: 3/16" = 1'-0" Issue Set: B.A.R. Date: 2/13/2017	EX-3
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EAST ELEVATION (at side yard)- PROPOSED

NORTH SIDE ELEVATION - PROPOSED

REAR (WEST) ELEVATION - PROPOSED

Application Package
BAR2017-00044 & 00054
209 S Royal Street
2/13/2017

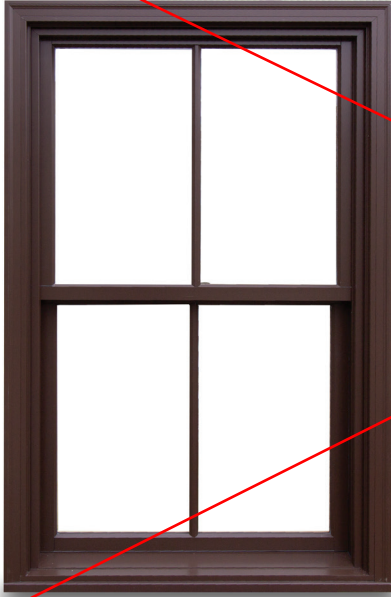
Erin May, Architect	William Cromley Design / Development	ELEVATIONS - PROPOSED DEMOLITION		Scale: 3/16" = 1'-0"	A-3
703.836.6666 erin@erinmayarch.com 	426 N. Columbus St. Alexandria, VA 22314	Jenkins-Kuhl Residence 209 S ₈ Royal Street Alexandria, Virginia		Issue Set: B.A.R. Date: 2/13/2017	



DOUBLE HUNG WINDOW

LINCOLN WINDOWS & PATIO DOORS

Frame Features



Aluminum Clad Exterior,
Lifestyle Sash

Feature	Benefit
Common clad double hung frame	Aluminum clad frames utilize .050 thick extruded material
Inverted Block and Tackle balance	Recessed balance system compensates for heavy sash weights with no visible weatherstrips when in closed position
Concealed Jambliner Option	Color matched exterior cover hides vinyl tracking while the wood interior highlights stainable wood species appeal
Recessed Jambliner	Available in two colors, white or beige
Integral screen channel	Screen track groove allows easy location of top pegs and screen plungers for aluminum clad and vinyl clad product
8° sill angle	Sloped sill evacuates water quickly with traditional double hung appearance
AAMA 2605 paint	Superior performing exterior paint specification on aluminum substrate
Full 4-9/16" Jamb	Foundational frame depth lends itself to both new construction and remodeling jamb depths
Wood parting stop	Improved interior looks with a full wood parting stop with one piece head jamb

Sash Features



Hybrid Exterior,
Standard Sash and
White Jambliners

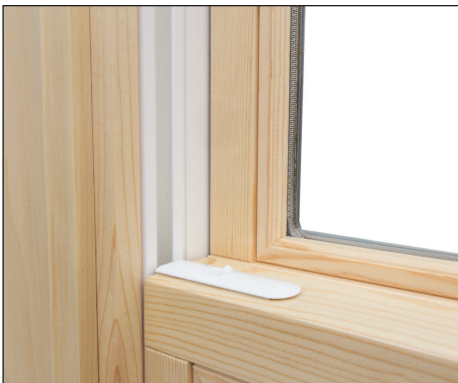
Feature	Benefit
Mortise and Tenon joinery	Historically accurate sash joints are very precise, neat and strong
Putty glazed exterior appearance	Double hung sash include wet glazed exterior, interior bead and have time-honored sloped glazing characteristics
Quick tilting	Both top and bottom sash tilt latches pull easily for simple quick glass cleaning
Standard Sash Option	Larger 2-11/16" top and bottom rail height appeals to traditionalist projects seeking a more robust appearance
Lifestyle Sash Option	Common style and rails are sleeker, measuring 1-11/16", for the perfect mix with Lifestyle door panels
Interlocking checkrail	Sash intersections positively lock in closed position to resist warping for years of quality performance
Multiple weatherstrips	Sash weatherstripping, including the checkrail location, lowers air infiltration tendencies
Seven (7) hardware colors	Large array of hardware options help designers match interior décor and enjoy long lasting operation



Low Profile Lock & Keeper



Lifestyle Sash Option, Concealed Jambliner and integral screen channel



Standard Recessed Jambliner
White Tilt Latch



Wood Parting Stop, Concealed Jambliner

Transom Features

Feature	Benefit
Matching vertical sightlines	Double hung specific transom designed to carry sightlines to matching units below
Glass in outboard plane	Transom sash in the proper plane with an operating double hung top sash
Multiple configurations	1, 2 and 3 wide units provide significant sizing options for homes looking for maximum glass area

Studio Features

Feature	Benefit
Matching horizontal sightlines	Double hung specific studio units have great horizontal glass lines when mulled with a new double hung unit
Glass on inboard plane	Studio sash is inset to line up with and operating double hung bottom sash
Abundant sizing	Pick from 141 standard sizes or choose custom built studios made to an exacting 1/16"

Glass Features

Feature	Benefit
Insulated 11/16" glass	Double strength sheet glass resists stress cracking and seal failure (Studio/Transom glass is 7/8")
20 year warranty	Lincoln warranty coverage is reassurance this important building component protects your client
Four (4) spacer colors	Increasing demand for finite design details lead to white, black, bronze or standard mill finish
Preserve glass	Polyethylene film protects glass from jobsite dust and scratches during long buildouts revealing ultra clean glass when removed
366/Neat glass	Neat is a permanent exterior coating which smooths the surface creating fast sheeting action with less cleaning effort for longer intervals. Cardinal 366 features 3 coats of LoE for superior solar shading properties and great U-Value's.
Multiple grille choices	Simulated divided light (SDL) , Lincoln true Divided Lite (LDL) grilles , between-glass (GBG) and interior removable wood grilles
Geographical Low E	Choice of: Cardinal 180, 272, 366/Neat , Dual Low E , Dual Low E366/Neat for addressing specific jobsite needs



Lincoln Wood Products, Inc.

1400 W. Taylor Street • P.O. Box 375
Merrill, Wisconsin 54452-1355
800-967-2461 • Fax: 715-536-7090
www.lincolnwindows.com

SWINGING PATIO DOORS

Create a dramatic entrance to your home on as grand of a scale as you like. Our swinging patio doors are available with one to four panels that swing either out or in on side hinges. This includes French doors, which open in the middle with no center mullion. Optional venting sidelites are hinged to let in the breeze and can help with cleaning.



With beautiful hardware options and a variety of colors available, these doors truly make a statement. See dealer for additional product details and ordering information.

TYPICAL EXTERIOR DOOR:
FRENCH DOOR W/ SIDE LIGHTS AND
TRANSOME WINDOWS ABOVE;
REFER TO ELEVATIONS FOR LIGHT
PATTERN

CONFIGURATIONS



4-PANEL (INTERIOR VIEW)



2-PANEL WITH TRANSOMS
(INTERIOR VIEW)



2-PANEL WITH VENTING
SIDELITES (INTERIOR VIEW)



WIDE STILE



NARROW STILE

ADDRESS OF PROJECT: 209 S. Royal Street

TAX MAP AND PARCEL: 074.02-16-17 ZONING: RM

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

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

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

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

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

Name: Robin R. Jenkins and Eric C. Kuhl

Address: 209 S. Royal Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail : _____

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

Name: Erin L. May, AIA Phone: 703.836.6666

E-mail: erin@erinmayarch.com

Legal Property Owner:

Name: Robin R. Jenkins and Eric C. Kuhl

Address: 209 S. Royal Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

- ☐ 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: <i>Please check all that apply.</i> | | | |
| ☐ awning | ☐ fence, gate or garden wall | ☐ HVAC equipment | ☐ shutters |
| ☐ doors | ☐ windows | ☐ siding | ☐ shed |
| ☐ lighting | ☐ pergola/trellis | ☐ painting unpainted masonry | |
| ☐ other _____ | | | |
| ☒ ADDITION | | | |
| ☒ DEMOLITION/ENCAPSULATION | | | |
| ☐ SIGNAGE | | | |

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

Demolish existing 1-story wood-frame rear structure. All existing masonry openings at rear "ell" to remain.

Add new 2-story wood-frame structure with painted wood windows, trim and siding. New addition will encapsulate rear elevation of existing "ell" only.

Interior renovation of existing kitchen and bathroom.

Existing condensing unit will be relocated to roof of existing "ell".

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: Erin L. May

Printed Name: Erin L. May, AIA

Date: 2/13/2017

Application Package
 BAR2017-00044 & 00054
 209 S Royal Street
 2/13/2017