

Docket Item #6 & #7
BAR CASE # 2017-0139 &
2017-0140

BAR Meeting
May 24, 2017

ISSUE: Partial Demolition, Alterations and Waiver of Rooftop Mechanical Screening Requirement

APPLICANT: Arlisa Tracey by John Savage, Architect

LOCATION: 1216 Princess Street

ZONE: RB/Residential

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish, Certificate of Appropriateness and Waiver of the Rooftop Mechanical Screening Requirement with the following conditions:

1. The front facade of the main block of the house must be clad with wood siding salvaged from this dwelling, if reasonably possible, or with new wood matching the profile of the original material, as confirmed by staff in the field;
2. The remaining elevations of the main block may be clad with smooth fiber cement clapboard siding with the exposure to match and align with the historic siding on the front elevation, provided that there is insufficient historic siding remaining on the house to clad at least one of the highly visible side elevations, as determined by staff.

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.



BAR Case #2017-00139 & 00140
1216 Princess Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2017-0139) and Certificate of Appropriateness (BAR #2017-0140) for clarity and brevity.

I. ISSUE

The applicant is requesting a Permit to Demolish, a Certificate of Appropriateness and a Waiver of the Rooftop MECHANICAL Screening Requirement in order to fully rehabilitate the historic townhouse at 1216 Princess Street.

Demolition/Capsulation

The following minor demolition is proposed:

- Removal of the two property-line windows on the east elevation of the main block.
- Demolition of a 28 square foot section of the first floor rear ell (east elevation) for the installation of a pair of windows.
- Removal of the existing door and window opening on the one-story addition (south elevation) to create a single door opening.
- Demolition of a small area on the sloped roof to install a skylight.

Certificate of Appropriateness (Alterations)

The house will be fully rehabilitated, as described below:

Front façade

- Two layers of later siding (vinyl and Bricktex) will be removed and the historic wood siding underneath will be retained, if reasonably salvable. If original siding on front façade can't be reused, then historic siding from side elevations will be installed on the front facade.
- Vinyl windows will be replaced with wood double-hung, simulated divided light windows in a two-over-two sash configuration.
- A simple wood door surround, four-panel door and transom will be installed.
- The existing asphalt roof shingles on the false mansard roof will be replaced with historically appropriate stamped metal shingles.

Side and rear elevations

- Vinyl and Brickex will be removed and replaced with smooth fiber cement clapboard siding.
- Closed shutters will be installed where the two east elevation windows are being removed to recall the previous windows.
- On the east elevation of the two story ell an existing door and window will be removed and a new pair of windows will be installed on the first floor.
- The existing window opening on the one-story addition (east side) will be made smaller.
- The door and window on the rear elevation of the one-story concrete block addition will be replaced with a single wood door and a single light storm door.
- The windows will be aluminum clad, simulated divided light, matching the same configuration as the front façade wood windows.
- A flush board wood fence will be installed in the rear.

Waiver of Rooftop Screening Requirement

The applicant proposes to install a new air conditioning condenser unit on the flat roof portion of the house.

II. HISTORY

The two-story vernacular frame townhouse at 1216 Princess Street was constructed between 1902 and 1907, according to the Sanborn Fire Insurance maps. The house retains its original form, with a mid-20th century one story addition on the rear. Staff could locate no previous BAR approvals for the subject property.

The alley behind the property is public.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal 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 an historic shrine?	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 and protect an historic place or area of historic interest in the city?	No
(5)	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 to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

Staff has no objection to the proposed minor demolition/capsulation of small portions of the east and rear wall of this wood frame house to accommodate new window/door openings, or the removal of existing windows on the east property line to accommodate interior layout changes.

Likewise, the demolition of the flat roof for a skylight will remove minimal historic fabric. Staff finds that there will be no loss of material of such old and unusual or uncommon design, texture and material and that it could be reproduced easily, and recommends approval of the Permit to Demolish.

Certificate of Appropriateness

Staff is pleased that this historic townhouse is being significantly rehabilitated and that historically inappropriate materials – Bricktex, and vinyl siding and windows – will be removed. Staff has met with the applicant’s architect on multiple occasions, using the Parker-Gray Residential Reference Guide and the Board’s adopted *Design Guidelines* for siding and windows to inform the project, ensuring an appropriate rehabilitation. While much of the project could have been approved administratively by staff, there were some elements of the proposal requiring Board approval (the Permit to Demolish, the installation of a new front door surround, and fiber cement siding) so the project as a whole is being brought forward to provide context.

Siding

A central tenet of historic preservation is that original materials should be retained and repaired, rather than replaced. Therefore the BAR requires retention of historic siding, if present, on buildings or additions constructed prior to 1932 (“early” buildings). The BAR Policies for Minor Architectural Elements, adopted in 2011, states the following regarding siding replacement on this early (pre-1932) dwelling:

- Existing early siding must be preserved wherever possible.
- Where synthetic siding, such as Insulbrick, Formstone, aluminum or vinyl, is removed, and early siding is uncovered below, retention, repair and selective replacement of the early siding is required. Where staff finds in the field that the early siding is too damaged to be repaired, new siding must match the material, profile, exposure and texture of the early siding.
- Fiber cement siding and synthetic/composite trim may only be installed on buildings and additions constructed after 1975 and must have a smooth finish without a wood grain surface texture.
- Synthetic/composite trim may only be approved administratively in certain limited locations on early buildings, such as the fascia board behind gutters or a water table near grade, where wood trim is consistently exposed to moisture.

The applicant has not yet removed the synthetic siding on the house, so staff is unable to evaluate the existence, profile or condition of any original wood siding on the building. Based on other similar structures in the Parker-Gray District, it is likely that at least the front elevation of the house had 1x6 German profile wood lap siding. Recognizing that there will be some damage to the historic siding during its removal and reinstallation following insulation and repairs, and from the nail holes created by the installation of the Bricktex and vinyl siding, staff’s usual practice is to recommend that material from the side/rear be used to clad the entire front with salvaged historic siding, as proposed. As the Board is aware, when the Residential Reference Guide was adopted in 2012, the Board stated the importance of retaining historic materials, or using historically appropriate materials, on street facing façades, while allowing for greater

material flexibility on the sides and rear of early buildings. Should staff determine in the field, once the subsequent layers of siding are removed, that the wood siding on the east and west is not salvageable, and then Staff would support the installation of smooth fiber cement clapboard siding on the sides and rear, per the PG BAR's adopted policy, provided that it matched the exposure of the historic siding on the front façade.

Windows

Staff fully supports replacing the inappropriate vinyl windows with more appropriate two-over-two windows, which is a configuration that is stylistically compatible with this early 20th-century building. The replacement windows – wood on the front and aluminum clad wood on the sides and rear - comply with both the *Parker-Gray Design Guidelines* window chapter and the Board's *Alexandria Replacement Window Performance Specifications*.

Skylight

The *Design Guidelines* generally recommend low or flat profile skylights, instead of round or domed skylights as proposed by the applicant. However, given the location of the skylight it will not be visible from a public way.

Waiver of Rooftop Mechanical Screening Requirement

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 the opinion of staff, the addition of rooftop screening frequently draws more attention to the rooftop feature than the condensing unit alone because the screening is larger than the unit and, in many cases, staff finds that the screening is not maintained over time.

Staff supports the proposed alterations, finding them an appropriate and compatible rehabilitation of this building, with the conditions noted above.

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 scope of work complies with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-2 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)

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

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

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

C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 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 BAR 2017-0139 & 2017-0140: 1216 Princess Street

ADDRESS OF PROJECT: 1216 PRINCESS STREET

TAX MAP AND PARCEL: 64.01 12 06 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: JOHN SAVAGE, ARCHITECT

Address: 218 NORTH LEE STREET

City: ALEXANDRIA State: VA. Zip: 22314

Phone: (703) 683-6410 E-mail: SAVAGE.ARCH2@NETZERO.NET

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

Name: JOHN SAVAGE

Phone: (703) 683-6410

E-mail: SAVAGE.ARCH2@NETZERO.NET

Legal Property Owner:

Name: ARLISA TRACEY

Address: 1216 PRINCESS STREET

City: ALEXANDRIA State: VA. Zip: 22314

Phone: (703) 519-5274 E-mail: N.A.

- ☐ 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 checked="" type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input checked="" type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" 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).*

SEE PROJECT SUMMARY, PAGES 1 & 2 FOR DESCRIPTION OF PROPOSED WORK,

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: John B. Savage
 Printed Name: JOHN B. SAVAGE
 Date: 4/24/17

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. ARLISA TRACEY	1216 PRINCESS ST. ALEXANDRIA, VA.	100%
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 1216 PRINCESS ST. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ARLISA TRACEY	1216 PRINCESS ST. ALEXANDRIA, VA.	100%
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. ARLISA TRACEY	NONE	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.

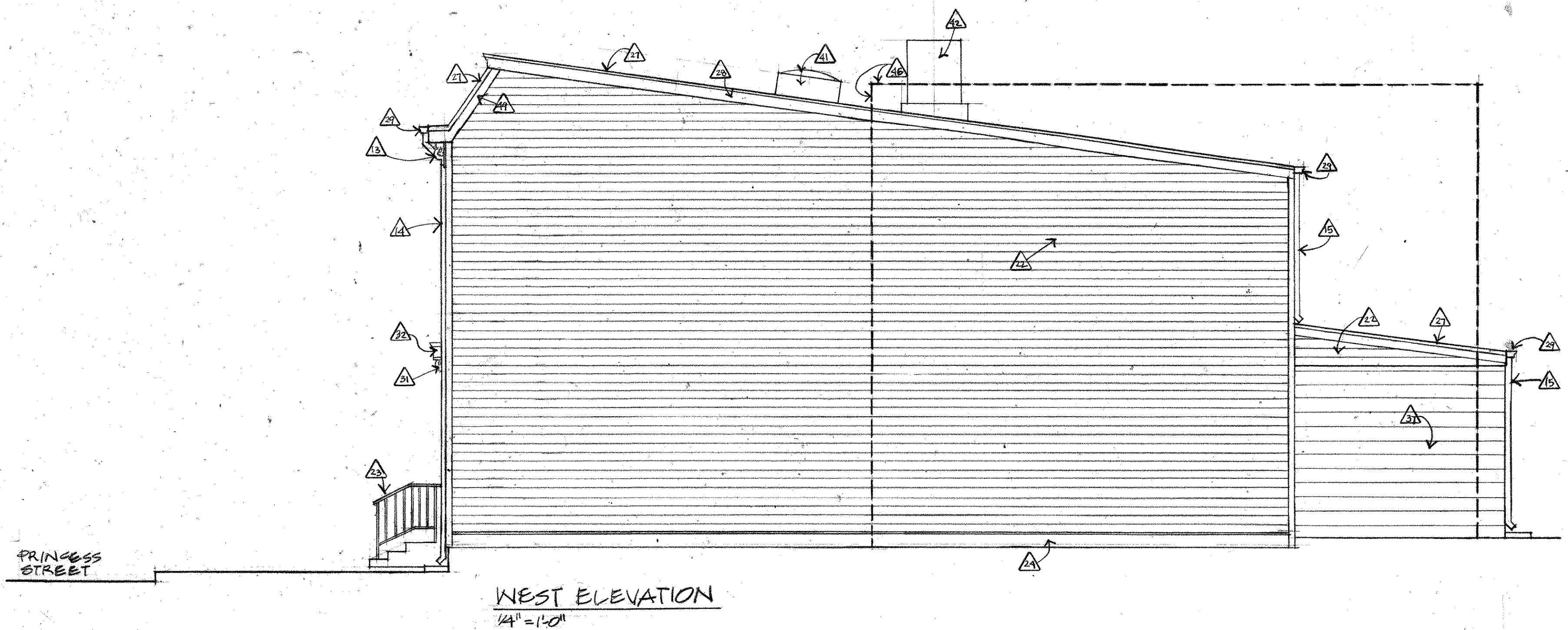
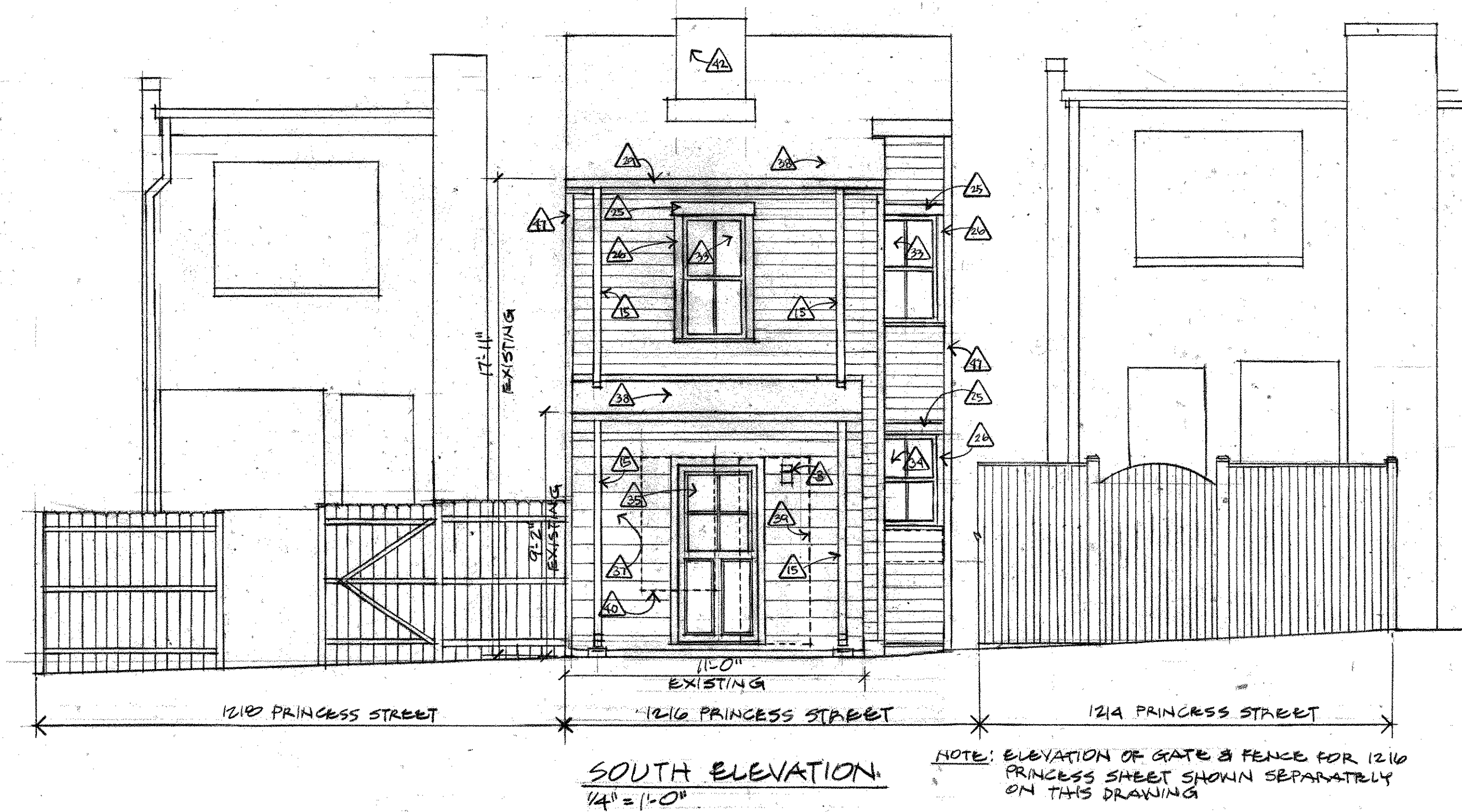
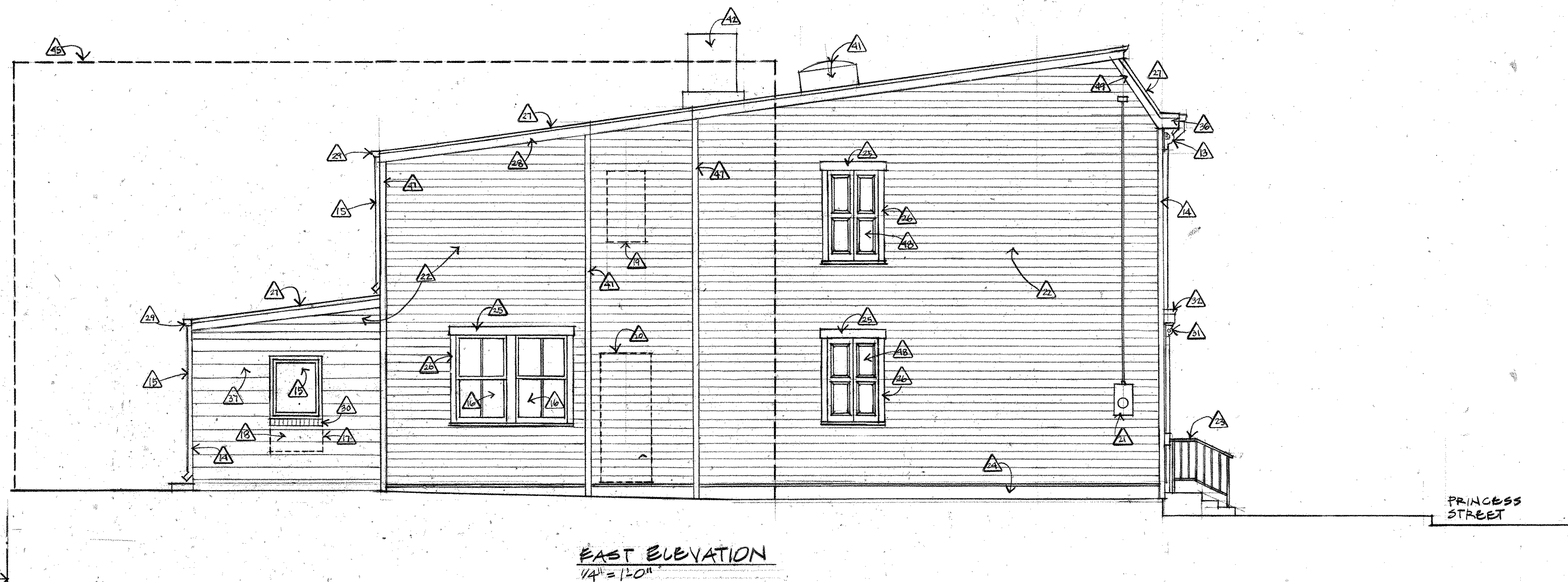
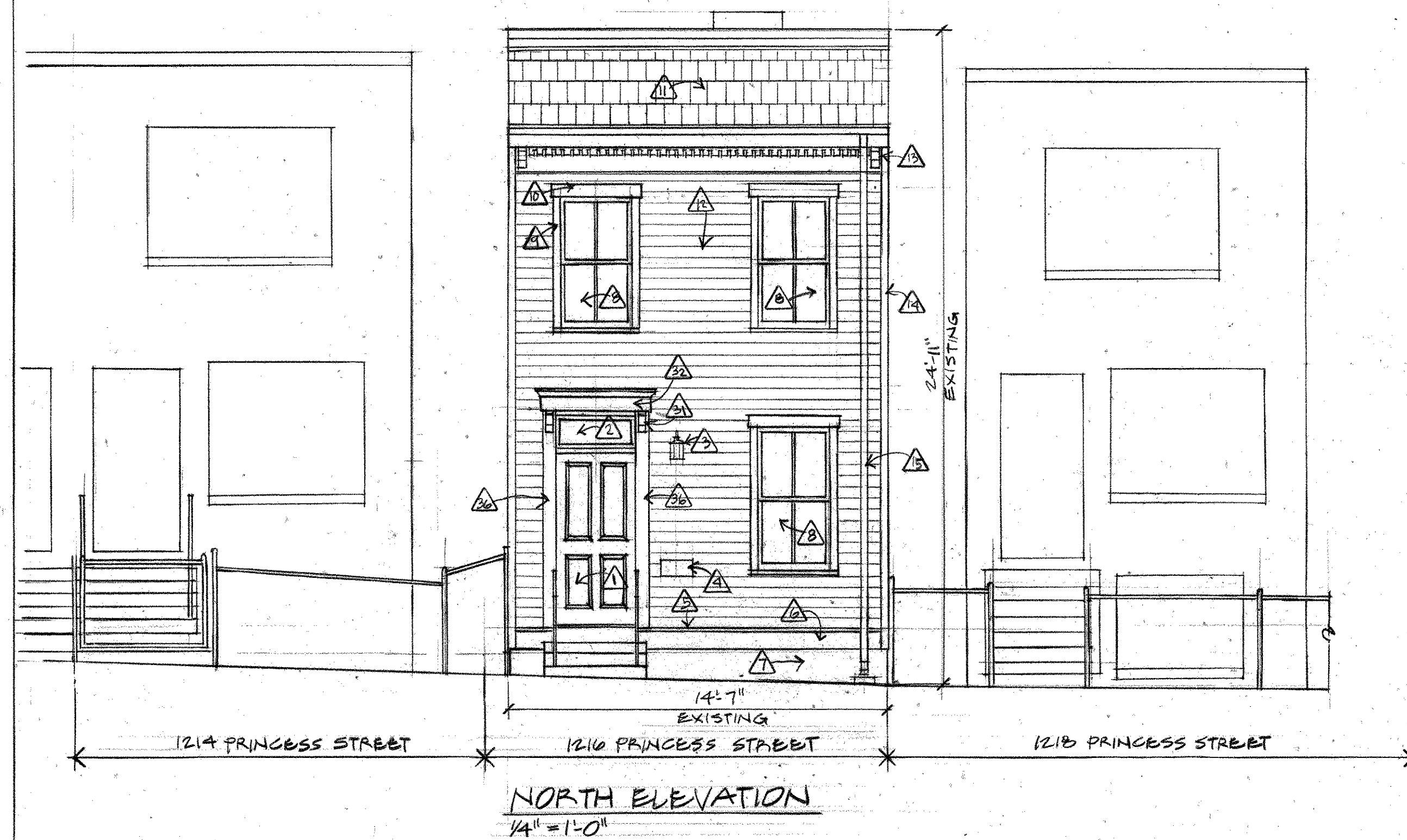
4/28/2017 JOHN B. SAVAGE *John B. Savage*
Date Printed Name Signature

ALTERATIONS TO 1216 PRINCESS STREET, ALEXANDRIA, VIRGINIA
BOARD OF ARCHITECTURAL REVIEW SUBMISSION I

APRIL 24, 2017

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KEY TO EXTERIOR ELEVATION NOTES

- 1 Four-panel wood door
- 2 Glass transom
- 3 Outdoor lighting fixture
- 4 Mailbox
- 5 Drip edge
- 6 Wood band board
- 7 Existing parged masonry foundation wall
- 8 Double hung wood window with simulated divided lights

- 9 5/4 x 4 wood window trim
- 10 5/4 x 6 wood window trim
- 11 Pressed metal roofing shingles
- 12 Existing wood lap siding, five-inch exposure
- 13 Existing wood cornice bracket
- 14 5/4 x 4 wood cornerboard
- 15 Prefinished aluminum downspout
- 16 Aluminum clad double hung wood window with simulated divided lights

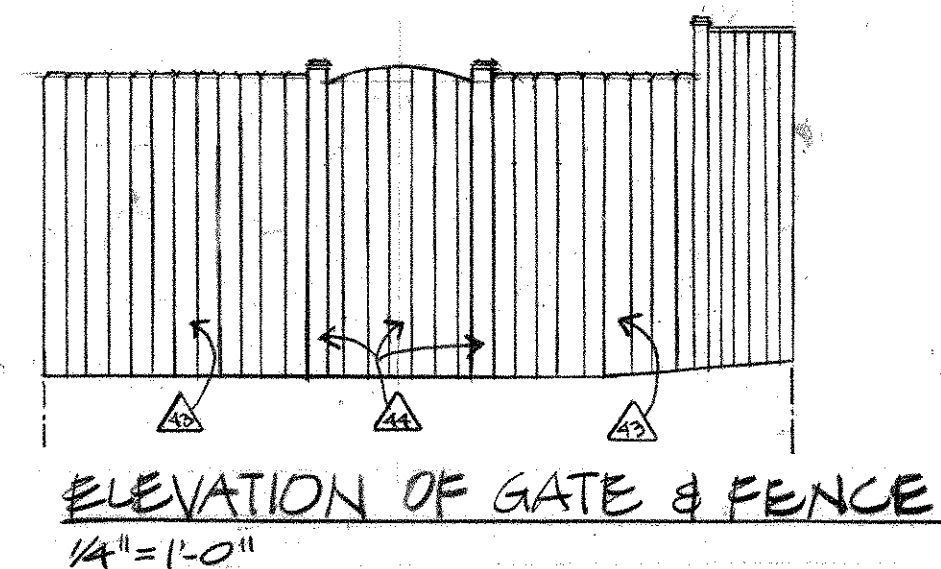
- 17 Dotted denotes outline of existing masonry opening
- 18 New concrete block infill keyed into existing existing concrete block
- 19 Dotted denotes outline of existing vinyl double hung window to be removed in existing frame wall
- 20 Dotted denotes outline of existing door to be removed in existing frame wall
- 21 Existing electrical meter

- 22 New fiber cement lap siding, five-inch exposure
- 23 Existing metal railing
- 24 Pvc band board
- 25 5/4 x 6 pvc window trim
- 26 5/4 x 4 pvc window trim
- 27 Metal edge flashing
- 28 Pvc rake board
- 29 Pre-finished aluminum o-gutter

- 30 New brick window sill
- 31 New wood door hood bracket
- 32 New wood door hood
- 33 New aluminum clad wood casement window in existing window opening
- 34 New aluminum clad wood casement window in existing modified window opening
- 35 New metal storm door installed over new four-light exterior door
- 36 5/4 x 6-3/4 wood trim

- 37 Existing concrete block
- 38 TPO membrane roofing
- 39 Dotted denotes outline of existing masonry opening for existing door
- 40 Dotted denotes outline of existing masonry opening for existing window
- 41 Roof scuttle with skylight
- 42 Outdoor air conditioning unit on pad
- 43 Existing wood fence

- 44 New wood gate and wood posts
- 45 Outline of 1214 Princess Street
- 46 Outline of 1218 Princess Street
- 47 5/4 x 4 pvc cornerboard
- 48 Raised panel vinyl shutters
- 49 Wood rake board



SAVAGE & ASSOCIATES, P.C.
210 NORTH LEE STREET SUITE 204-A
ALEXANDRIA, VIRGINIA 22314-2605

TEL: (703) 683-6410 FAX: (703) 684-8408 E-MAIL: SAVAGE_ARCH2@NETZERO.NET

SUBMISSIONS/REVISIONS:
3/13/17 SHPD SUBMISSION
4/24/17 BAR SUBMISSION

EXTERIOR ELEVATIONS

ALTERATIONS TO
1216 PRINCESS STREET
ALEXANDRIA, VIRGINIA

DRAWING
A-1
DWG. 1 OF 1
DATE:
4/24/17

PROJECT SUMMARY

ALTERATIONS TO 1216 PRINCESS STREET, ALEXANDRIA, VIRGINIA

This project involves alterations to the existing two-story wood frame and one-story concrete block structure located at 1216 Princess Street, Alexandria, Virginia. The existing two-story section was constructed in the early portion of the twentieth century. The existing rear one-story concrete block structure was constructed much later, sometime in the middle decades of the twentieth century. No enlargements are being made to the existing building footprint.

The existing exterior building facing of the two-story frame section consists of vinyl siding installed over a simulated brick covering often referred to as bricktex. This simulated covering was installed in individual small sheet sections and was nailed over the original wood siding. As installed, the product originally offered some weather protection and marginal insulation. It was a product that required little maintenance.

On the exterior, we are proposing removing the existing vinyl siding and existing bricktex down to the existing wood siding. At that time we will examine the condition of the existing wood siding. The existing original wood siding has had two products previously nailed through the existing wood siding – bricktex and vinyl siding. Upon the removal of bricktex and vinyl siding, multiple nail holes will exist in the existing wood siding. We will salvage the maximum amount of wood siding possible and use this existing wood siding on the front of the building. We do not anticipate having enough existing wood siding to do any more than side the front elevation of this building.

In this proposal, we are proposing using salvaged wood siding on the front elevation and using fiber-cement lap siding on the side and rear elevations. If more wood siding is salvageable than anticipated, it will be installed on one or more of the remaining elevations. The original window openings on the front façade (North Elevation) will be retained. We propose increasing the width of the present front entrance door from 2'-8" to 3'-0". We propose installing a glass transom with a new door surround, a new door hood and door hood brackets

The front two-story section has two windows located less than one foot from the east property line and constitutes a fire hazard. These windows are to be removed. However, window trim and fixed shutters will denote the location of the existing windows and that has been shown on the East Elevation. Other alterations to the East Elevation consist of the removal of a first floor exterior door and a small second floor window. Neither is visible from Princess Street because of the location of the neighboring property at 1214 Princess Street and the blocked sightlines to these locations. Two new first floor windows on the East Elevation are being proposed for the new dining room. Both are barely visible from Princess Street. An existing first floor window in the concrete block rear section has been reduced in height. This window is not visible from Princess Street. No openings exist on the West Elevation and none are proposed.

On the South Elevation, changes are minimal. The existing one story concrete block section has a window and a door. These two masonry openings have been consolidated into one that contains a storm door over a fiberglass upper glazed entry door. Narrow window openings in the building offset have been either kept or reduced in height.

All existing windows are vinyl double hung windows. We are replacing these windows with multiple window types that are described as follows:

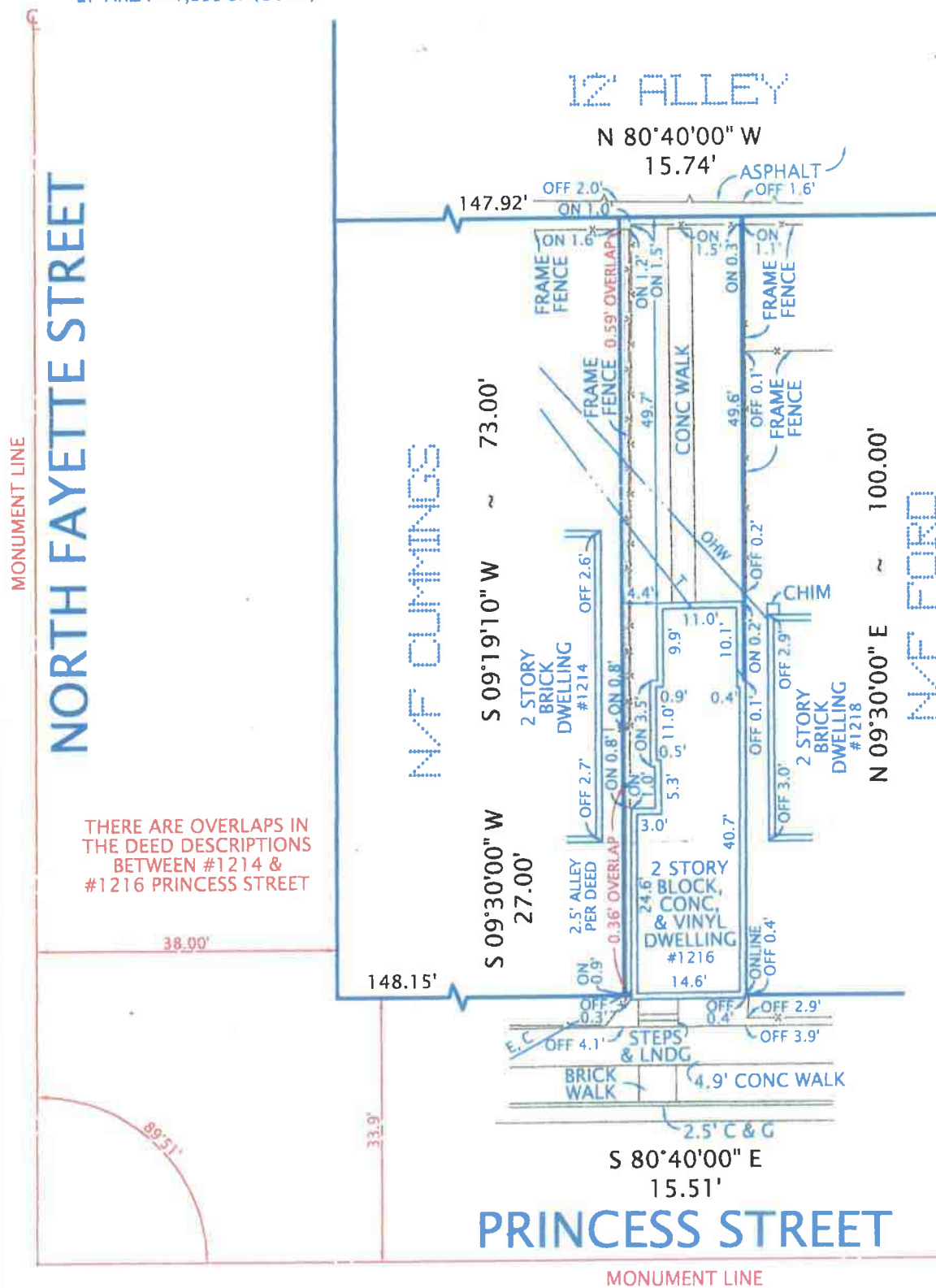
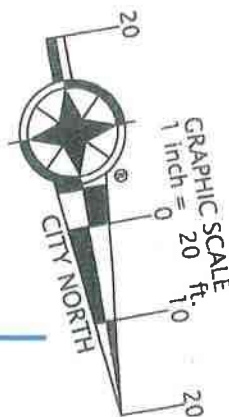
- 1.) Windows on the North Elevation are wood double hung windows with low-E insulating glass and simulated divided lights.
- 2.) New windows on the two-story frame section of the East Elevation are located in the new dining room. These windows are aluminum clad wood double hung windows with low-E insulating glass and simulated divided lights. The window in the one-story concrete block section of is an aluminum clad wood casement window with low-E insulating glass. This window will be located in an existing masonry opening that has been reduced in height.
- 3.) The windows on the South Elevation are aluminum clad wood casement windows with low-E insulating glass and simulated divided light. Second floor windows will be located in existing frame rough openings. The first floor window will be located in an existing frame rough opening that has been reduced in height.

The existing mansard roof will have its existing asphalt shingle roofing removed and replaced with stamped metal shingles. The existing rubber e.p.d.m. (ethylene propylene diene terpolymer) membrane roof will be replaced with a new t.p.o. (thermoplastic polyolefin) membrane roof. The second floor roof will have a roof hatch with skylight that will provide access for servicing the roof-mounted outdoor air conditioning unit.

Detached single-family wood-framed structures in close proximity to existing property are uncommon in this neighborhood. We have chosen to install fiber-cement siding on the side and rear wall because of the additional fire-protective measures associated with the material and because of the material's low maintenance characteristics.

This project involves extensive interior and exterior alterations, all done within the footprint and context of the existing structure. Its completion will be a benefit to both the family and the neighborhood.

NOTES: 1. FENCES ARE CHAIN LINK UNLESS NOTED.
2. AREA = 1,559 SF (COMP).



PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
1216 PRINCESS STREET
(DEED BOOK 358, PAGE 62)
CITY OF ALEXANDRIA, VIRGINIA



VIEW OF NORTH WALL AS SEEN FROM PRINCESS STREET



VIEW OF NORTH AND WEST WALLS AS SEEN FROM PRINCESS STREET



VIEW OF NORTH AND EAST WALLS AS SEEN FROM PRINCESS STREET



VIEW OF SOUTH WALL AS SEEN FROM REAR YARD

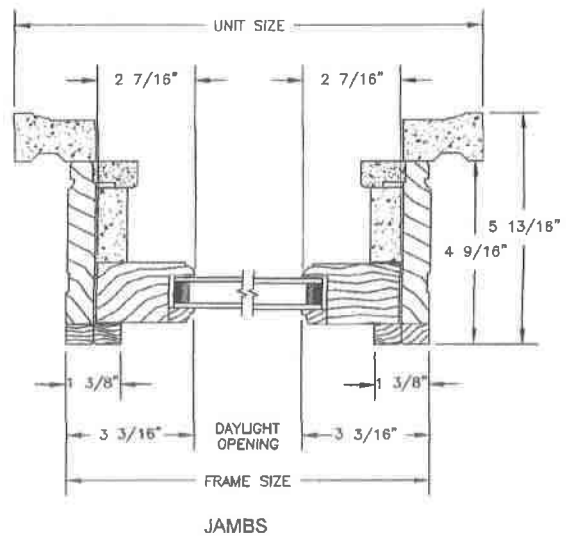
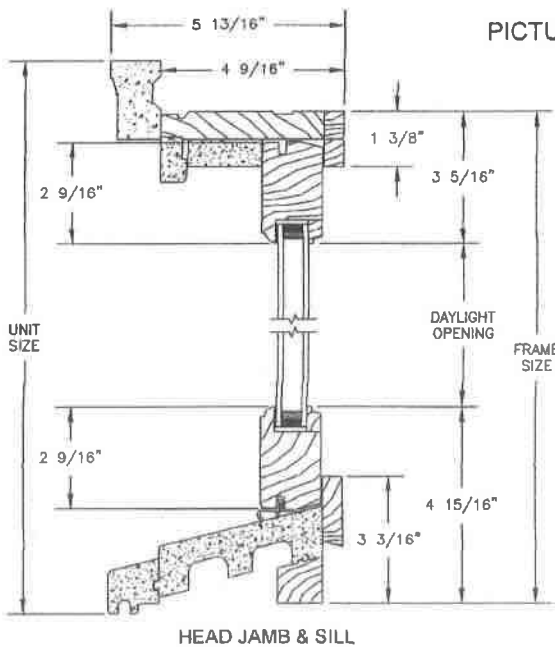
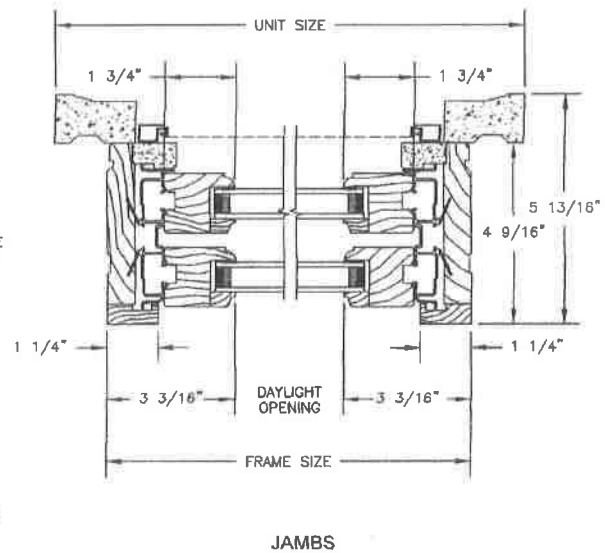
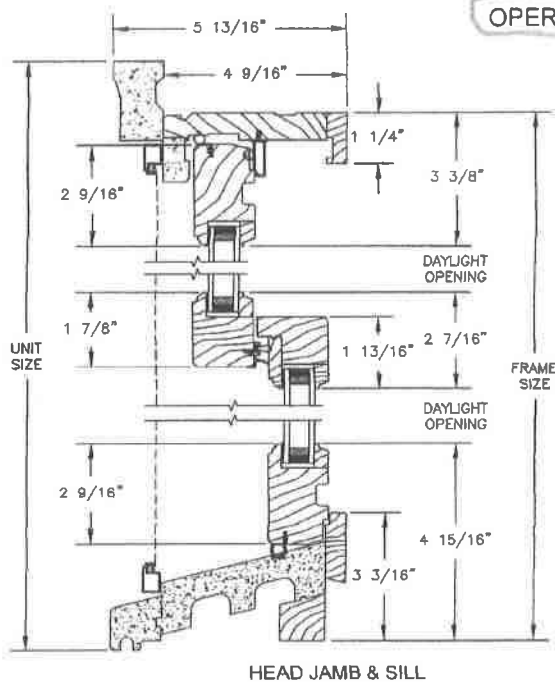


VIEW OF ALLEY LOOKING EAST

Pinnacle Series

PRIMED DOUBLE HUNG

SECTION DETAILS : OPERATING / PICTURE
SCALE: 3" = 1'-0"






5/24/16

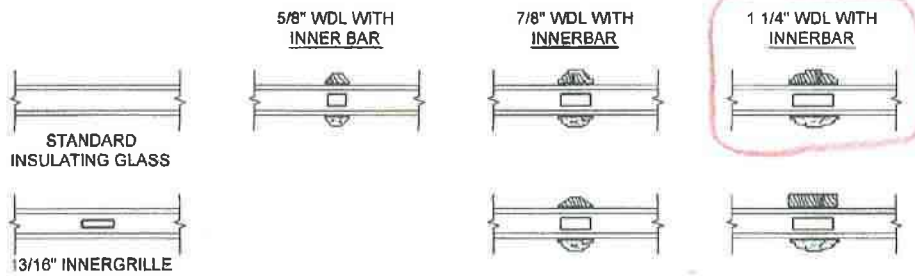
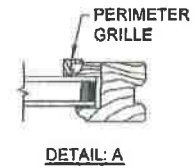
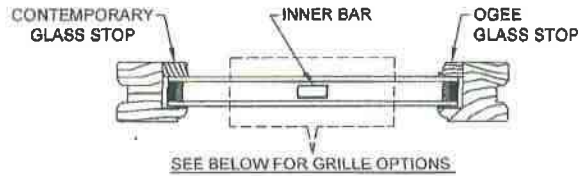
Pinnacle Series

PRIMED DOUBLE HUNG

SECTION DETAILS : GLASS STOP & DIVIDED LITE OPTIONS
SCALE: 3" = 1'-0"

AVAILABLE STYLES

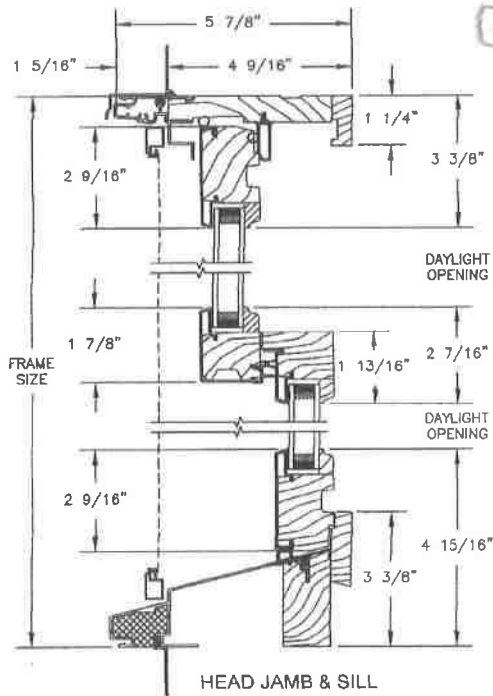
-  - PUTTY
-  - OGEE
-  - CONTEMPORARY



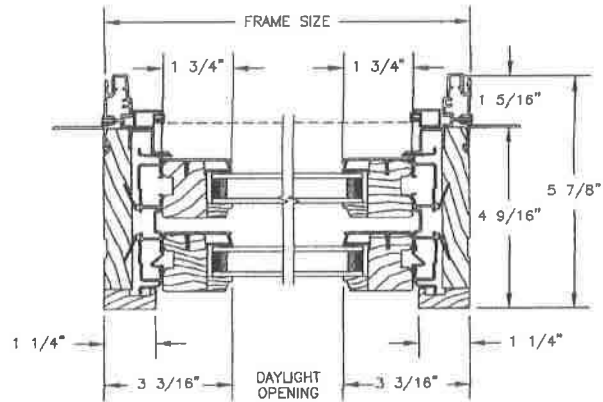
Pinnacle Series

CLAD DOUBLE HUNG

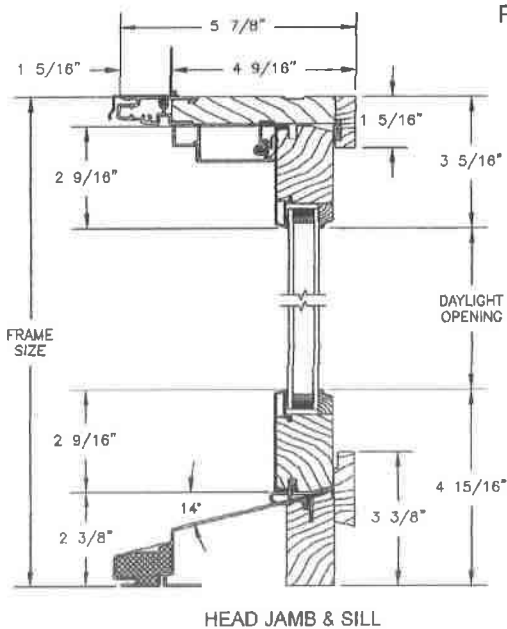
SECTION DETAILS : OPERATING / PICTURE
SCALE: 3" = 1'-0"



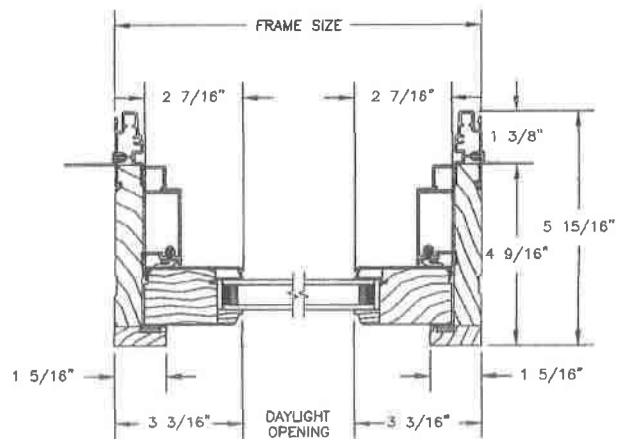
OPERATING



JAMBS



PICTURE



JAMBS

9/28/16

Pinnacle Series

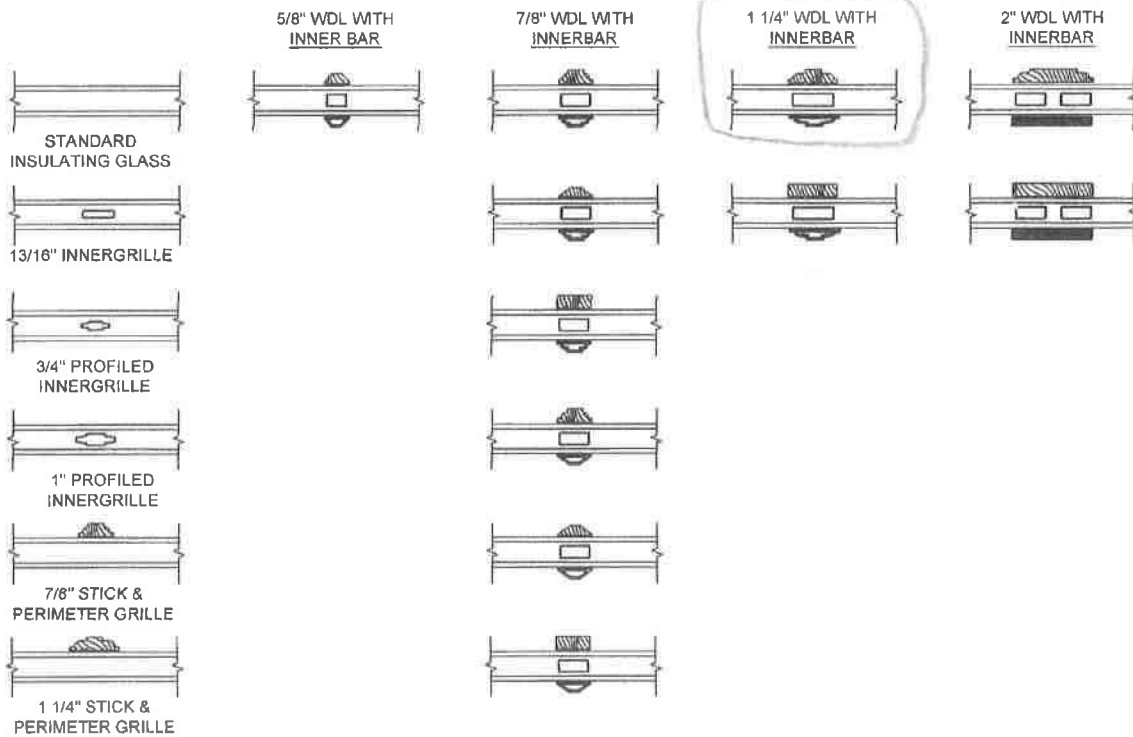
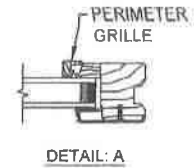
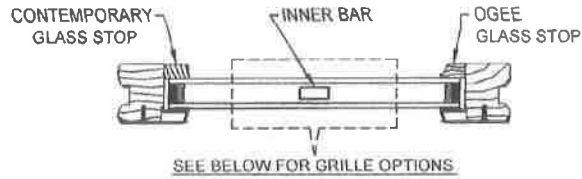
CLAD DOUBLE HUNG

SECTION DETAILS : DIVIDED LITE OPTIONS

SCALE: 3" = 1'-0"

AVAILABLE STYLES

-  - PUTTY
-  - OGEE
-  - CONTEMPORARY



NOTE:

* ALL WDL OPTIONS CAN BE ORDERED WITH OR WITHOUT INNER BAR

* PERIMETER GRILLES ONLY AVAILABLE IN THE 7/8" AND 1 1/4" OGEE STYLE GLASS STOP (SEE DETAIL: A)

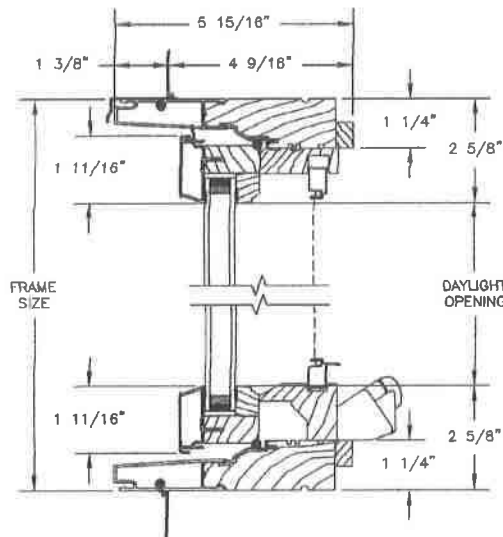
9/28/16

Pinnacle Series

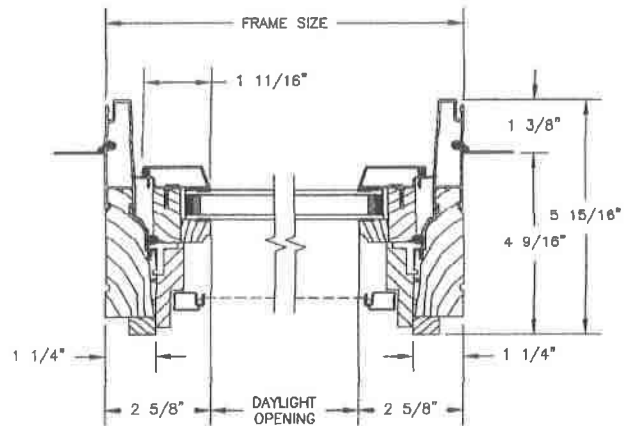
CLAD CASEMENT

SECTION DETAILS : OPERATING / STATIONARY
SCALE: 3" = 1'-0"

OPERATING

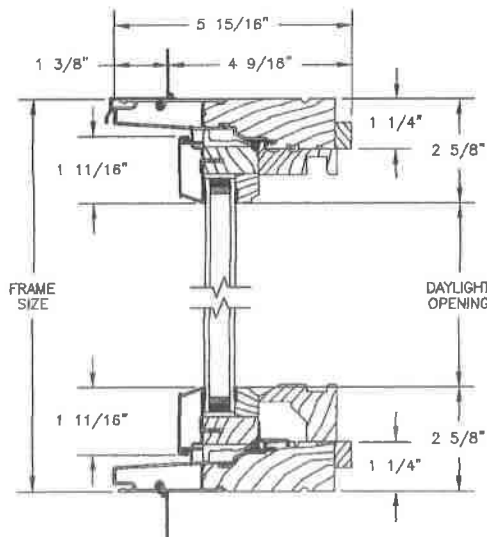


HEAD JAMB & SILL

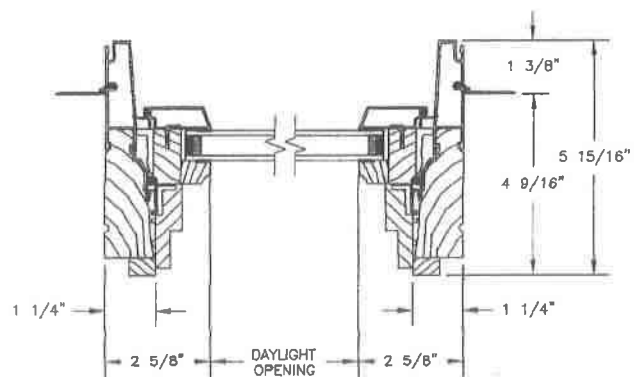


JAMBS

STATIONARY



HEAD JAMB & SILL



JAMBS

1/16/17

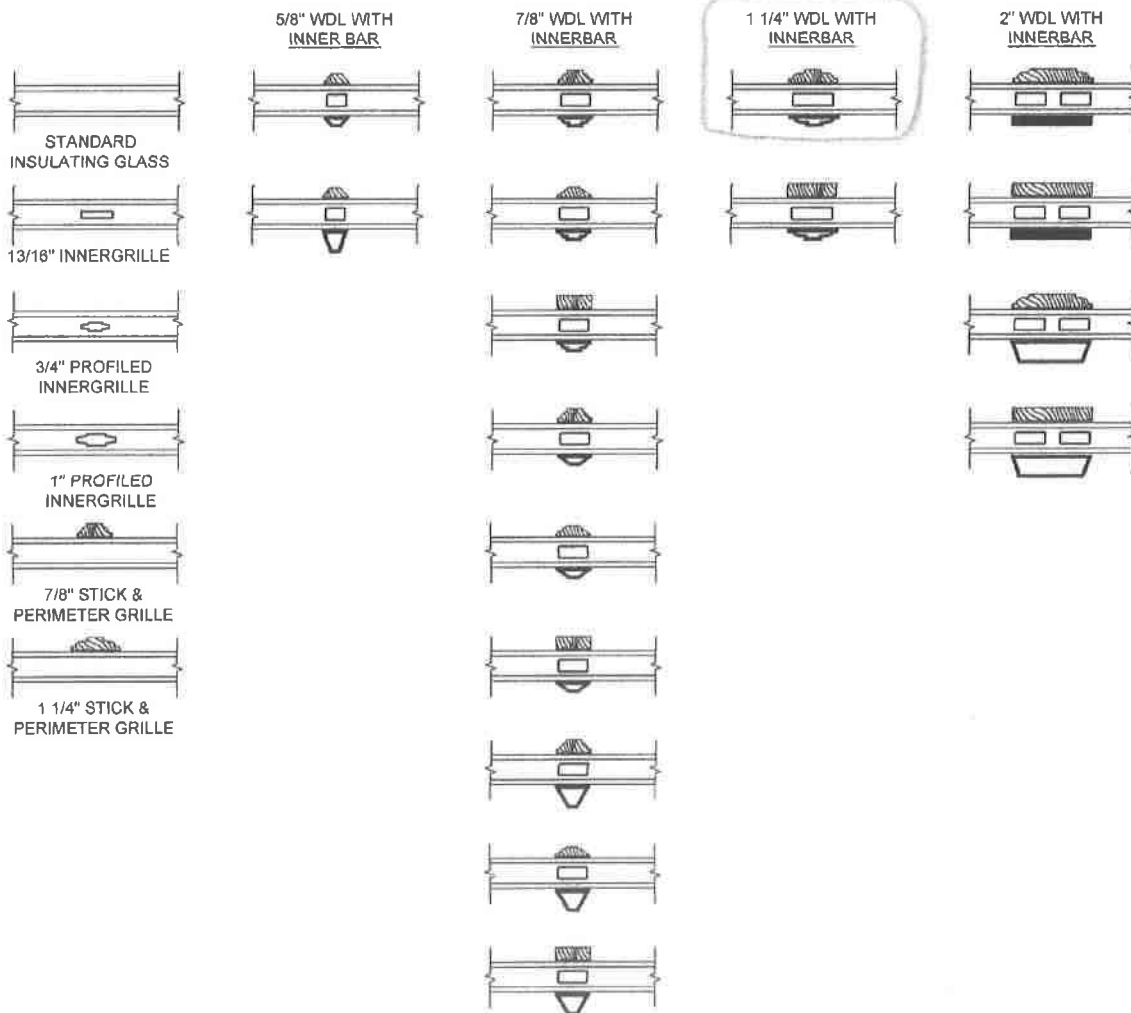
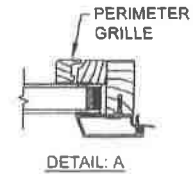
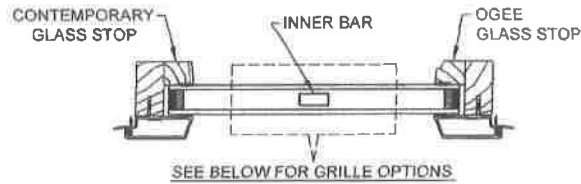
Pinnacle Series

CLAD CASEMENT

SECTION DETAILS : GLASS STOP & DIVIDED LITE OPTIONS
SCALE: 3" = 1'-0"

AVAILABLE STYLES

-  - PUTTY
-  - TALL PUTTY
-  - OGEE
-  - CONTEMPORARY



NOTE:

* ALL WDL OPTIONS CAN BE ORDERED WITH OR WITHOUT INNER BAR

* PERIMETER GRILLES ONLY AVAILABLE IN THE 7/8" AND 1 1/4" OGEE STYLE GLASS STOP (SEE DETAIL: A)

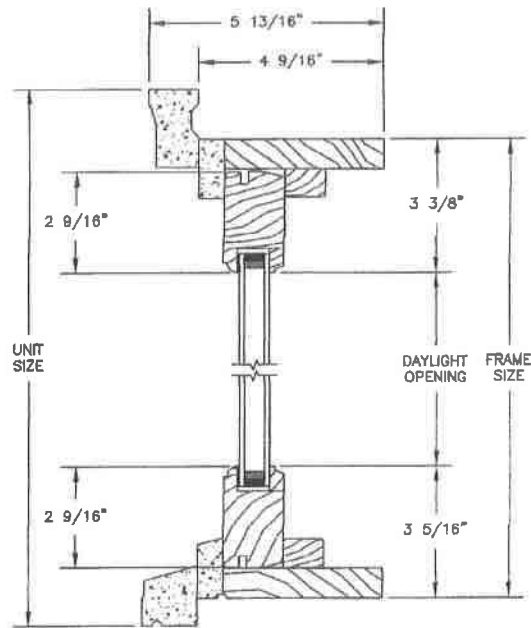
1/16/17

Pinnacle Series

PRIMED DOUBLE HUNG

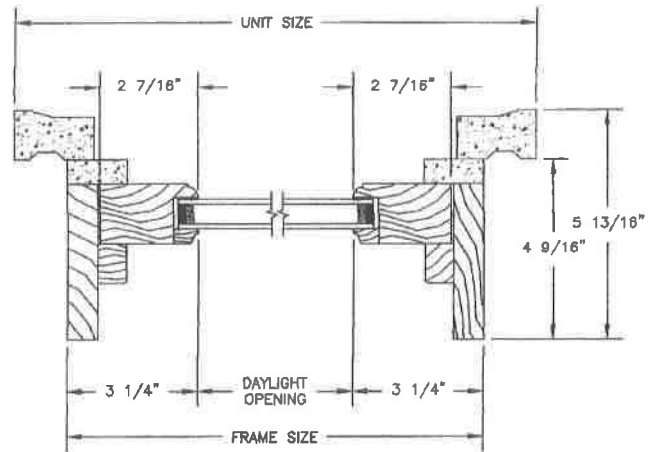
SECTION DETAILS : TRANSOM

SCALE: 3" = 1'-0"



HEAD JAMB & SILL

TRANSOM



JAMBS

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Tradewinds Selection™

Our best selling retractable screen doors in a wide selection of color and frame option. The screen hides in top half when not in use. Limited Lifetime Warranty protection*

1 Frame Selection



Fullview



Low-E High Performance Glass
reduces fading, better year-round insulation



Bevel Glass



Midview



Highview



White



Almond



Sandstone



Brown



Black*



Cranberry*



Green*

*Black, Cranberry, Green not available on Highview

Fullview Clear
36-in x 81-in
34-in x 81-in (white only)
32-in x 81-in
30-in x 81-in (white only)

custom

SIZES AVAILABLE

Low-E

36-in x 81-in
32-in x 81-in

custom

SIZES AVAILABLE

Bevel Glass

36-in x 81-in

Midview

Highview

36-in x 81-in

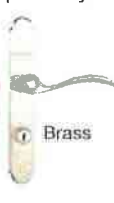
32-in x 81-in

2 Handle Selection

Sold Separately



Brushed Nickel



Brass



Aged Bronze



Antique Brass

QuickFit™
HANDLE SET

White



Sandstone



Brown



Retractable screen hides in top cassette when not in use.



Our thickest aluminum frame is maintenance-free.



Overlapping frame and dual weatherstripping for a tighter, more efficient seal.



Screw cap covers conceal mounting screws.



Dependable 2-closer system with hold open button on bottom.



EasyHang
No cutting gives you the confidence to install it yourself.



HardiePlank[®] Lap Siding

SMOOTH

1/3



You can't go wrong with this simple, clean look.

DESIGN ADVICE: Try it on ranches or breezy coastal homes

Product Catalog Pdf



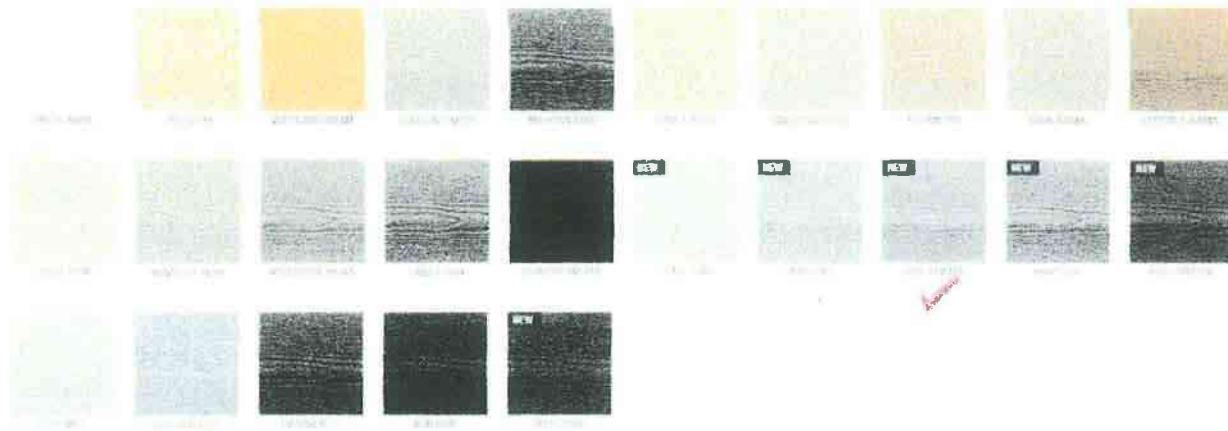
Color Inspiration

Color Selection

• Think: Land, Ocean and Stone Colors

Transition: Soft to Colors

Color Selection



JamesHardie

Siding | Trim

ABOUT JAMES HARDIE

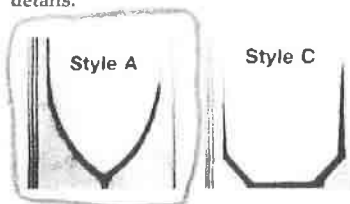
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COLOR

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Roofing

Our original 1908 line of W. F. Norman Victorian Roof Shingles are still available with a variety of hip and ridge finishes. Norman shingles are produced in galvanized steel or solid copper. These two classic styles A and C are offered, along with all the extra pieces needed for a complete installation. Click on the thumbnails below to view larger images of roofing parts, pricing, and additional details.



ORDERS

Orders may be placed by phone, fax, or e-mail. You may pay by Check or Credit Card. We accept Visa, MasterCard, Discover, and American Express.

SHIPPING

We can arrange shipping with UPS, FedEx and truck lines (for larger orders). Express shipping is also available.

CONTACT

EMAIL: [CONTACT](#) or info@wfnorman.com

TELE: 800.641.4038 / 417.667.5552

We answer the office phone between 8:30AM and 2:30PM CST. Rest assured that we work longer hours than these, but we must attend to other duties before and after these times.

FAX: 417.667.2708

LOCATION

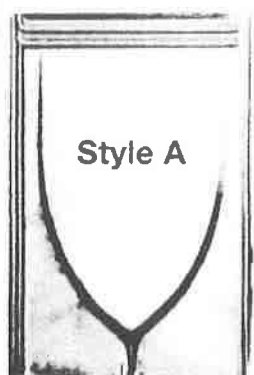
ADDRESS: 214 N. Cedar | P.O. Box 323
Nevada, MO 64772

VISITOR HOURS: Best hours are M-F, 9AM to about 1:30 or 2PM CST, depending on the nature of the visit. Visitors may call, fax or email to make an appointment to visit our shop in person.

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Shingle Size 8 1/4" x 12" | >>
145 shingles per square |
PRICE: 28 ga. Galv. \$3.95, 16 oz.
Copper \$11.85
(1 / 2)

<http://firestonebpco.com/>

UltraPly TPO Roofing Systems

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UltraPly TPO Roofing Systems

Suitable for a variety of low-slope commercial roofing applications, Firestone UltraPly™ TPO roofing membrane is a sustainable roofing solution for a wide range of building types.

UltraPly TPO membrane also offers design options with panels available in reflective white, tan or gray, which can help reduce a building's cooling requirements. White and tan UltraPly TPO membranes meet the new version of the California Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24). These standards define cool roofs in California to have a minimum three-year aged reflectance of 0.55 and a minimum thermal emittance of 0.75 for low-sloped nonresidential buildings.

White and tan UltraPly TPO membranes are listed with the Cool Roof Rating Council (CRRC), and meet or exceed the new Title 24 requirements for low-slope roofing membranes. The listing for white and tan UltraPly TPO membranes can be found on the [Cool Roof Rating Council \(CRRC\) web site](#)

<http://coolroofs.org/>

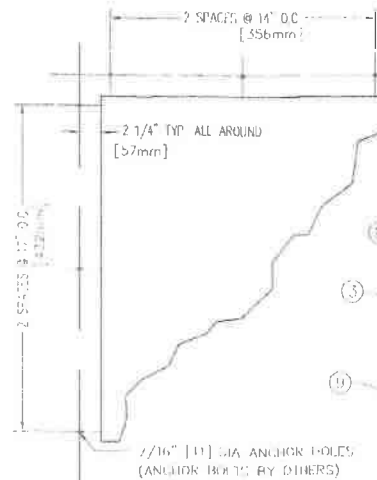
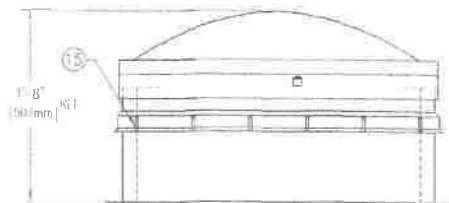
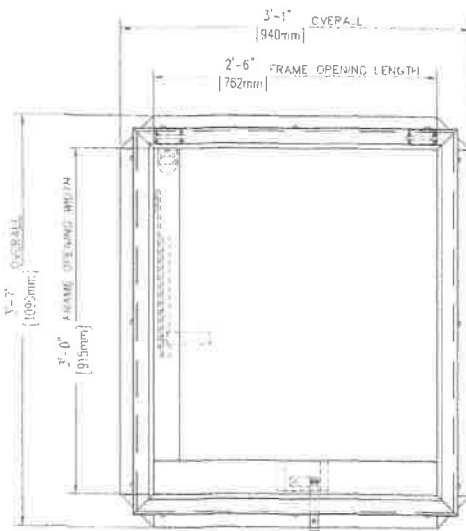
The flexible, hot-air welded membrane is available in 8', 10' and 12' widths and thicknesses of .045", .060" and .080".

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- [Specs](#) (specs)
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- [TIS](#) (tis)
- [Codes](#) (codes)

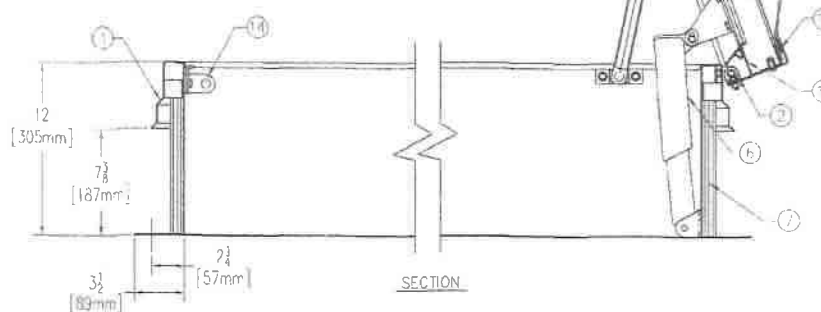
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ANCHOR HOLE LAYOUT



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SPECIFICATIONS

1. FRAME W/ CAPFLASHING (CORNERS FULL WELDED)
GS-50 - 11 GAUGE ALUMINUM
2. PINTLE HINGE
3. GASKET (ALL AROUND COVER)
4. EXTRUDED ALUMINUM COVER FRAME
5. POLYCARBONATE DOME (CLEAR)
6. LIFTING MECHANISM WITH REINFORCED COMPOSITE TUBES AND COMPRESSION SPRINGS
7. 1" RIGID FIBERBOARD INSULATION
8. OUTSIDE HANDLE W/PADLOCK HASP
9. INSIDE HANDLE W/PADLOCK HASP
10. ARM GUIDE BRACKET
11. CONDENSATE CHANNEL WITH DRAINAGE TO EXTERIOR
12. HOLD OPEN ARM W/ RED VINYL GRIP
13. BUTYL SEALANT
14. LOCK STRIKE & PADLOCK HASP
15. BILCLIP® FLASHING SYSTEM

SHOP FINISH:

ALUMINUM: MILL FINISH
HARDWARE: ZINC PLATED & CHROMATE SEALED
(UNLESS OTHERWISE SPECIFIED)

THIS PRODUCT MAY BE INSTALLED ON EITHER A FLAT OR SLOPING ROOF. WHEN INSTALLED ON A SLOPE, THE HINGE SIDE MUST RUN PARALLEL WITH THE SLOPE. IF SLOPE EXCEEDS 30°, ADVISE FACTORY FOR MODIFICATION.

CUSTOMER:

P.O. NO.:

JOB:

SALES REP.:

Manufacturers of Doors for Special Services
Bilco® THE BILCO COMPANY
New Haven, Connecticut 06505

SINGLE LEAF ROOF SCUTTLE
DOMED TYPE GS-50
SIZE 3'-0" x 2'-6"
WIDTH x LENGTH

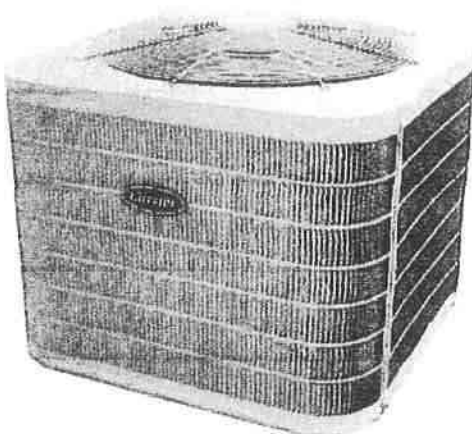
QTY	TYPE	METAL
	GS-50	ALUM. COVER/ALUM. FRAME

06-01-12 Rev. 01 BILCO COMPANY

24ACB7
Performance™ 2-Stage Air Conditioner
with Puron® Refrigerant
2 to 5 Tons



Product Data



Performance
SERIES

Carrier Air Conditioners with Puron® refrigerant provide a collection of features unmatched by any other family of equipment. The 24ACB has been designed utilizing Carrier's Puron refrigerant. The environmentally sound refrigerant allows you to make a responsible decision in the protection of the earth's ozone layer.

This product has been designed and manufactured to meet Energy Star® criteria for energy efficiency when matched with appropriate coil components. Refer to the combination ratings in the Product Data for system combinations that meet Energy Star® guidelines.

NOTE: Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory (www.ahridirectory.org) for the most up-to-date ratings information.

INDUSTRY LEADING FEATURES / BENEFITS

Efficiency

- 14.0 - 17.7 SEER / 11.3 - 13.7 EER
- Microtube Technology™ refrigeration system
- Indoor air quality accessories available

Sound

- Sound level as low as 72 dBA

Comfort

- System supports Thermidistal™ or standard 2-stage thermostat controls

Reliability

- Puron® refrigerant - environmentally sound, won't deplete the ozone layer and low lifetime service cost.
- Front-seating service valves
- 2-stage scroll compressor
- Internal pressure relief valve
- Internal thermal overload
- Low pressure switch
- High pressure switch
- Filter drier
- Balanced refrigeration system for maximum reliability

Durability

WeatherArmor Ultra™ protection package:

- Solid, Durable sheet metal construction
- Steel louver coil guard
- Baked-on, complete outer coverage, powder paint

Applications

- Long-line - up to 250 feet (76.2 m) total equivalent length, up to 200 feet (60.96 m) condenser above evaporator, or up to 80 ft. (24.38 m) evaporator above condenser (See Longline Guide for more information.)

DIMENSIONS - ENGLISH

UNIT	SERIES	ELECTRICAL CHARACTERISTICS					A	B	C	D	E	F	G	K	L	M	N	P	OPERATING WEIGHT (lbs)	SHIPPING WEIGHT (lbs)	SHIPPING DIMENSIONS (L x W x H)	
24ACB724	I	X	O	O	O		31 3/16"	35 3/4"	3 7/8"	3/4"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	16"	15 1/2"	16 1/8"	183	222	33 5/16" X 33 5/16" X 39 3/8"	
24ACB736	I	X	O	O	O		31 3/16"	35 3/4"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	15 3/4"	15 1/2"	15"	216	255	33 5/16" X 33 5/16" X 39 3/8"	
24ACB740	I	X	O	O	O		35"	39 1/8"	3 7/8"	7/8"	6 9/16"	28 7/16"	9 1/8"	2 15/16"	5/8"	18 1/2"	16 1/2"	17"	277	318	37 1/8" X 37 1/8" X 42 3/4"	
24ACB760	O	X	O	O	O		35"	45 7/8"	3 7/8"	7/8"	6 9/16"	28 7/16"	9 1/8"	2 15/16"	5/8"	17 7/8"	18 5/8"	20 1/4"	318	373	37 1/8" X 37 1/8" X 46 3/16"	

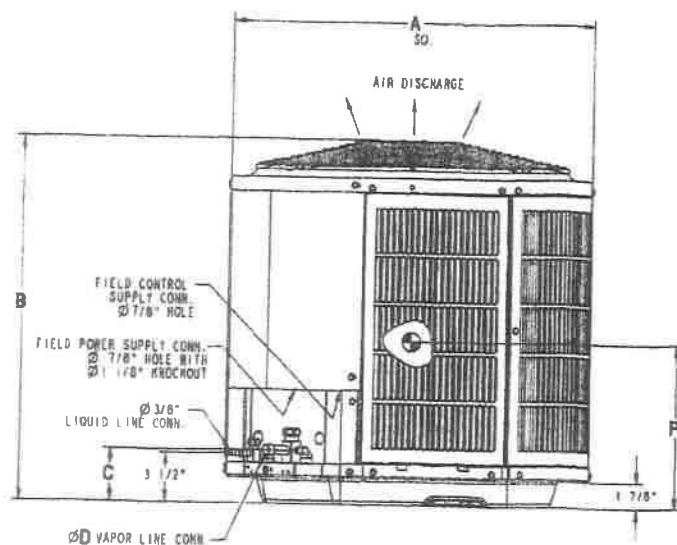
208-230-180

230-180

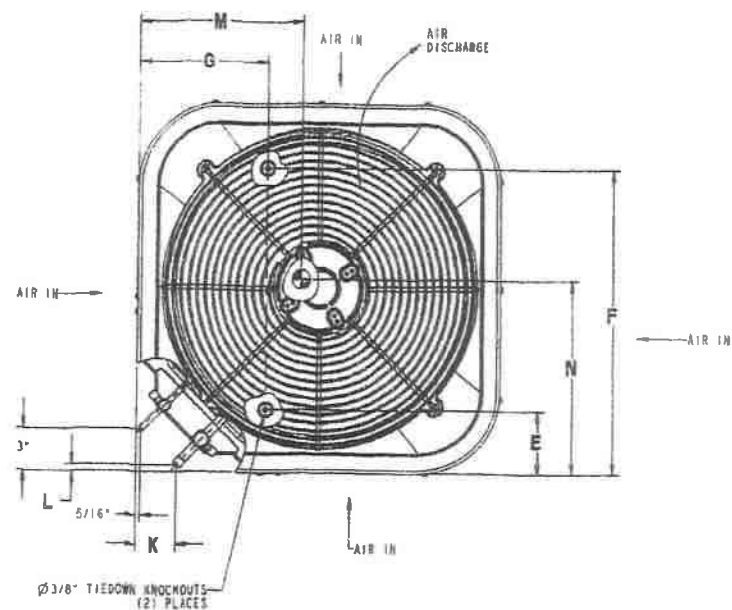
208/230-3-60

480-3-60

X : YES
O : NO



UNIT SIZE	MINIMUM MOUNTING PAD DIMENSIONS
24, 36	31 1/2" X 31 1/2"
48, 60	35" X 35"



24ACB7

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Solid brass wall lantern with clear beveled glass panels and an open bottom.

- Black finish.
- Clear beveled glass panels.
- BrassGuard finish.

\$66.77

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P5602-30

An outdoor utility lantern featuring a white powder-coated finish and clear marine glass. The fixture is wet location listed and ideal for outdoor spaces.

- Powder-coated finish.
- Clear marine glass.
- Casual outdoor look.

\$13.20

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QUICK OVERVIEW

Our selection of vinyl shutters includes the Williamsburg Raised Panel Window Shutter. Our raised panel shutters have a distinctly European appearance, and they are great alternatives to traditional louvered shutters. Each pair of raised panel shutters is crafted with depth and precision in durable vinyl. We offer the Williamsburg Raised shutter in a full range of rich and vibrant colors, as well as different standard sizes to meet your needs. All of our vinyl shutters are crafted for years of low maintenance and enjoyment. They give you the charm of wood shutters, but without the weight, chipping, water damage and warping associated with this traditional material.

🔑 16 1/2"W X 51"H CUSTOM SIZE
DOUBLE PANEL SHUTTERS.
W/INSTALLATION SHUTTER-
LOK'S, 018 - TUXEDO GREY

Width	Depth	Height
16 1/2"	1"	51"

Item No.: 00021651018

Usually ships in 24-72 hours

★ FREE SHIPPING ★

\$102.91 PAIR

*Shutter Width

16 1/2" Width

*Shutter Height

51 inches (For window heights 50

*Shutter Colors

018 - Tuxedo Grey



* Required Fields

\$102.91 PAIR

1

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