

Docket Items #5 & 6
BAR #2018-00412 & 2018-00413

BAR Meeting
October 3, 2018

ISSUE: Re-Approval of Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations

APPLICANT: Michael Hines

LOCATION: 420 South Pitt Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Re-approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the following condition.

1. 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 on-site contractors are aware of the requirements:
 - 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 to be conducted on the property, unless authorized by Alexandria Archaeology.

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.

Note: Staff coupled the applications for a Permit to Demolish/Capsulate (BAR #2017-0186) and Certificate for Appropriateness (BAR #2017-0192) for clarity and brevity. This item requires a roll-call vote.

BOARD ACTION: Approved, 7-0, July 5, 2017

On a motion by Ms. Roberts, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00186 and BAR Case #2017-00192 as submitted. The motion carried on a vote of 7 to 0.

UPDATE

When this project was before the BAR on July 5, 2017 there was an outstanding violation at 420 South Pitt Street (BAR Case #2017-0186 & 0192). That violation has since been resolved and the applicant seeks re-approval of the project, whose scope has not changed since last year.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations at 420 South Pitt Street.

Permit to Demolish/Capsulate

Demolition is limited to the removal of an existing door opening on the south elevation of the rear ell.

Certificate of Appropriateness

Main Block

- Replacement of the two easternmost windows on the south elevation with two-over-two, simulated-divided-light (SDL) wood windows.
- Replacement of the basement window on the south elevation with an aluminum clad slider window.
- Replacement of the east elevation windows (rear facing) with aluminum clad SDL windows in a two-over-two configuration.
- Replacement of the aluminum siding on the narrow east elevation (rear facing) with smooth fiber cement siding.

Rear Ell

- Replacement of the aluminum siding with smooth fiber cement siding.
- Replacement of all windows, with the exception of the non-visible vinyl window, with aluminum clad, SDL windows in a two-over two configuration.
- Installation of smooth PVC trim around the windows and door, and for the corner boards.
- New storm door on the existing rear door and installation of a new wood railing at the rear stoop.
- Placement of a new HVAC in the side (south) yard.

II. HISTORY

The three-bay, two-story gable roof townhouse was built sometimes between **1885 and 1891** as a semi-detached building with a rear ell in the current footprint. The house retains some of its character defining features, such as its decorative cornice and window trim. Unfortunately, in the 1960s the BAR approved the installation of aluminum siding and it is likely then that the Colonial Revival style door surround was added. The twin house at 418 South Pitt Street retains a higher degree of integrity due to the retention of its original materials (door surround, siding and two-over-two windows).

When the BAR first heard this case in July 2017, there was an outstanding violation for the unapproved installation of vinyl insert windows with interior “sandwich” muntins in a two-over-one configuration on the front façade and in two openings on the south elevation, and for a six-panel metal front door. The contractor who performed the work has since removed this work and installed the appropriate windows and door.

In addition to the BAR administrative approval to correct the violation (BAR Case #2017-0257), BAR staff has also approved a new standing seam metal roof on the rear slope of the main block and on the rear ell (BAR Case #2017-0034).

III. ANALYSIS

Permit to Demolish/Capsulate

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. The Board has purview of the proposed demolition/capsulation regardless of visibility.

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 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 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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The amount of demolition is limited to just over 25 square feet for the removal of a door opening on the south elevation of the ell which is not visible from the right-of-way. The door has no remarkable or unusual features or materials, nor exceptional craftsmanship and it could easily be reproduced in the future, should anyone desire to do so. Further, the removal of one of two doors on the modest rear ell will allow for a more efficient interior layout. Therefore, staff recommends approval of the Permit to Demolish.

Certificate of Appropriateness

The property owner has lived in the subject property for decades and is utilizing the City's Home Rehabilitation Loan Program in order to make the necessary alterations to the house, which has fallen into disrepair in recent years. The program provides no-interest, deferred payment loans for the design and construction of home improvements to help low- and moderate-income City residents remain in their homes. While the Board cannot consider economic hardship, it is useful to understand why more significant alterations are not being undertaken at this time. The aluminum siding and Colonial Revival door surround will remain for the time being.

Staff typically supports the use of modern materials on new construction, on elevations with limited visibility from the public right-of-way, and where routine maintenance is difficult or impossible. In this case, staff can support the use of modern materials, given the extremely limited visibility of the rear ell. As Figure 1 shows, only portions of the ell are visible from a significant distance. The ell is visible from South Royal Street by a distance of over 200'. While the view from South Pitt Street from a shorter distance, very little of the ell is visible from this oblique view. It would not be feasible at these distances to differentiate the building materials.



Figure 1: visibility of rear ell from South Pitt Street (L) and thru the parking lot on South Royal Street (R)

The Board routinely sees proposals to demolish and/or capsule portions of historic rear ells in order to construct a larger and more functional rear addition, as the abutting neighbor has done at 212 South Pitt Street (BAR Case #2013-0078 & 0079). Fortunately, the scale, massing and fenestration of the original rear ell will remain. For those reasons, staff recommends approval of the application, as submitted.

STAFF

Stephanie Sample, Urban 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 & Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (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 Previously reviewed under BAR2016-00422, BAR217-00034, BAR2017-00192. (T&ES)
- F-2 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-3 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)

Alexandria Archaeology

- F-1 In the mid-nineteenth century the lot at 418 South Pitt Street appears to have been undeveloped. An “orphan asylum” was in operation a few lots north from the subject property at the corner of Wolfe and Pitt. The asylum was later used as a school for girls. The house on the property appears to have been built between 1885 and 1891. In support of this later date of construction, the detailed 1877 Hopkins map of Alexandria depicts the subject lot as vacant. The property has the potential to contain archaeological resources which could provide insight into residential life in late 19th-century and 20th-century Alexandria.
- R-1 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 on-site contractors are aware of the requirements:
- 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 to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2018-0412 and 2017-0413: 420 South Pitt Street

BAR Case # 2018-00412/00413

ADDRESS OF PROJECT: 420 SOUTH PITT STREET

TAX MAP AND PARCEL: 74.04 00 30 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: MICHAEL E. HINES

Address: 420 SOUTH PITT STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: (703) 474-6276 E-mail: N.A.

Authorized Agent (if applicable): Attorney Architect

Name: JOHN SAVAGE, ARCHITECT

Phone: (703) 683-6410

E-mail: SAVAGE.ARCH2@NETZERD.NET

Legal Property Owner:

Name: MICHAEL E. HINES

Address: 420 SOUTH PITT STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: (703) 474-6276 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.

Application Materials
BAR2018-00412.00413
420 S. Pitt Street
Date Routed: 09.10.18

4. **How do I determine the abutting properties?** Consult the tax maps in the Department of Planning and Zoning to determine the correct map, block and lot numbers of the abutting properties. Use that information to fill out the attached **Property Owners List** form.

5. **How do I find the name and address of the owners of those properties?** Visit our City website at www.alexandriava.gov and follow the link for Real Estate and perform a Real Estate Assessments Search for each property. You may also contact the Office of Real Estate Assessments on the second floor of City Hall, 301 King Street, Room 2600. For each search, look up the name and mailing address of the property owner for each parcel you have listed on the Property Owners List. Fill in that information on the same form under the *Adjoining Property Owner's Name and Mailing Address* and *Tax Assessment Map Number* sections.

6. **What do I do in the case of a condominium property?** Legal notice to an abutting property that is in condominium ownership may be provided in only one of two ways:

- By sending notice to each and every condominium unit owner; or,
- By sending notice to the president of the condominium association.

In order to find the name and mailing address of the unit owners, use the records of the Office of Real Estate Assessments, as you would for any other owner of property. These records will provide the official name and address of each property owner. You may consult the City's Department of Citizen Assistance for the name and address of the association president, but you should also call the condominium association to confirm the information.

7. **How must the notice be mailed?** A copy of the **Notice of Public Hearing** form must be mailed to each property owner listed on the **Property Owners List** (plus the owner of the property, if the applicant is not the owner). The notices must be sent by first-class U.S. mail. Hand-delivered notices are not sufficient.

8. **When must the notice be sent?** The notices must be sent at least 10 days but not more than 30 days prior to the public hearing. Consult the BAR schedule for notification deadline dates.

9. **What documents must be submitted to show that I sent notice correctly?** After you have sent the notice letters, the following documents must be submitted to the Department of Planning and Zoning:

- The attached **Certification of Notice** form. This form tells the City that you have sent the appropriate form to the correct list of owners and that you have sent it at the right time. You must sign this form.
- A copy of the **Notice of Public Hearing** form that you sent to the property owners.
- A copy of the **Property Owners List**, filled in with the names and mailing addresses of the abutting properties to whom you have sent notice.

10. **When must the above documents be submitted?** The above documents must be submitted to the Department of Planning and Zoning at least five days prior to the hearing date.

11. **If my case is deferred do I need to send notice again?** It is likely that you will have to notify abutting property owners of the new hearing date, which will be determined after BAR receives revised information.

If you fail to send correct legal notice as described above, the application will not be heard as scheduled and will be deferred to the next scheduled hearing date or until proper notice is sent. If you have any questions about the notice process, contact BAR staff at (703) 746-3833 for assistance.

BAR Case # _____

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

ALTERATIONS TO EXISTING TWO-STORY FRAME RESIDENCE AND CONSTRUCTION OF A REAR DECK. THIS PROPOSAL WAS PRESENTED AND APPROVED AT THE PREVIOUS BOARD OF ARCHITECTURAL MEETING HELD ON JULY 5, 2017. WE ARE ASKING FOR RE-APPROVAL OF THE SAME PROJECT, REUSING THE SAME SUBMITTAL REQUIREMENTS.

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.

Application Materials
BAR2018-00412.00413
420 S. Pitt Street
Date Routed: 09.10.18

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.

BAR Case # _____

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: 9/4/2018

Application Materials
BAR2018-00412.00413
420 S. Pitt Street
Date Routed: 09.10.18

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 three 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. MICHAEL E. HINES	420 S. PITT ST. ALEXANDRIA, VA 22314	100% OWNERSHIP
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 420 S. PITT STREET (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. MICHAEL E. HINES	420 S. PITT ST. ALEXANDRIA, VA. 22314	100% OWNERSHIP
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. MICHAEL E. HINES	N.A.	N.A.
2. JOHN B. SAVAGE	N.A.	N.A.
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.

8/4/2018 JOHN B. SAVAGE *John B. Savage*
Date Printed Name Signature

JOHN B. SAVAGE & ASSOCIATES, P.C.

ALTERATIONS TO 420 SOUTH PITT STREET, ALEXANDRIA, VIRGINIA
ALEXANDRIA BOARD OF ARCHITECTURAL REVIEW SUBMISSION

MAY 31, 2017

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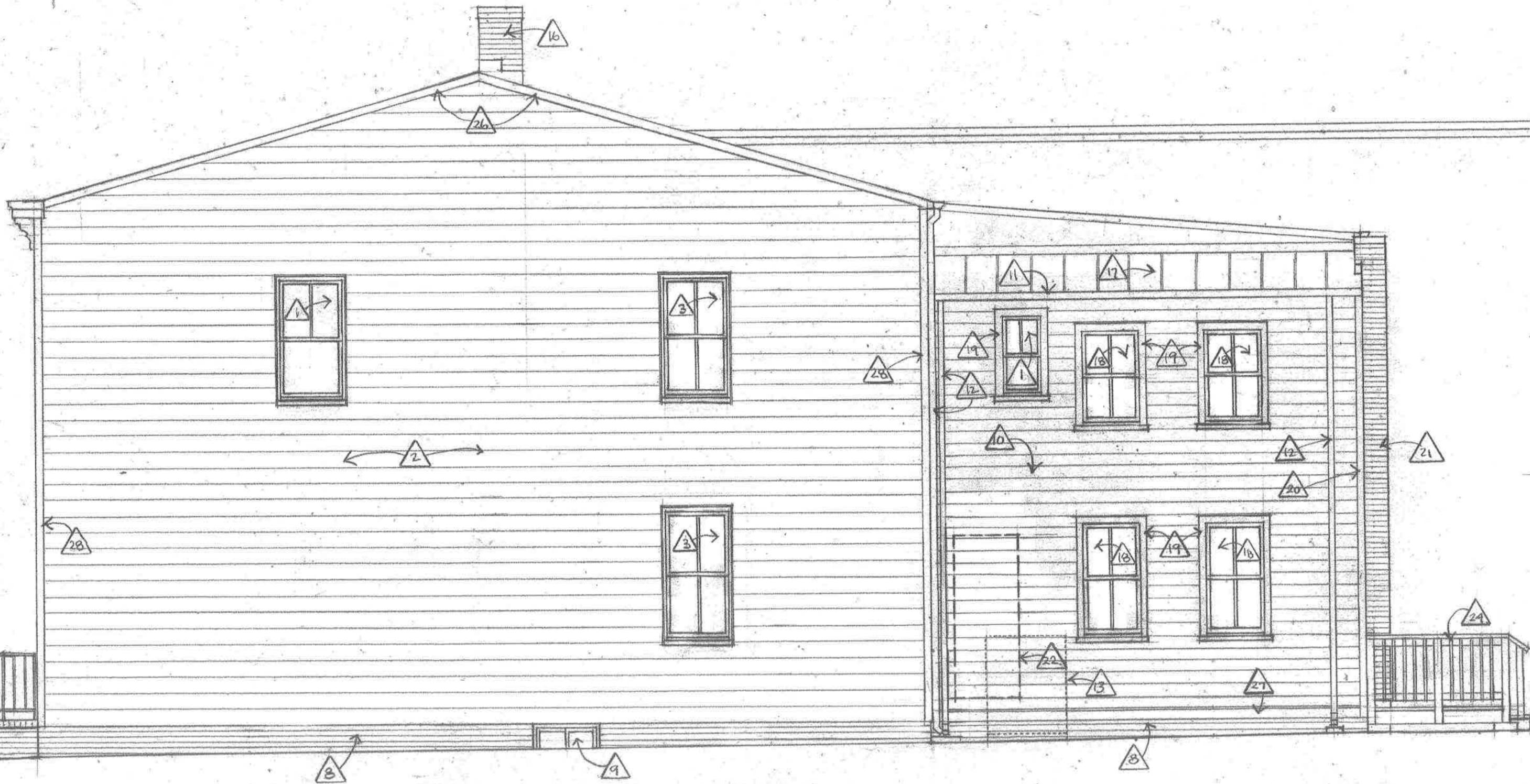


WEST ELEVATION (SOUTH PITT STREET ELEVATION)

1/4" = 1'-0"

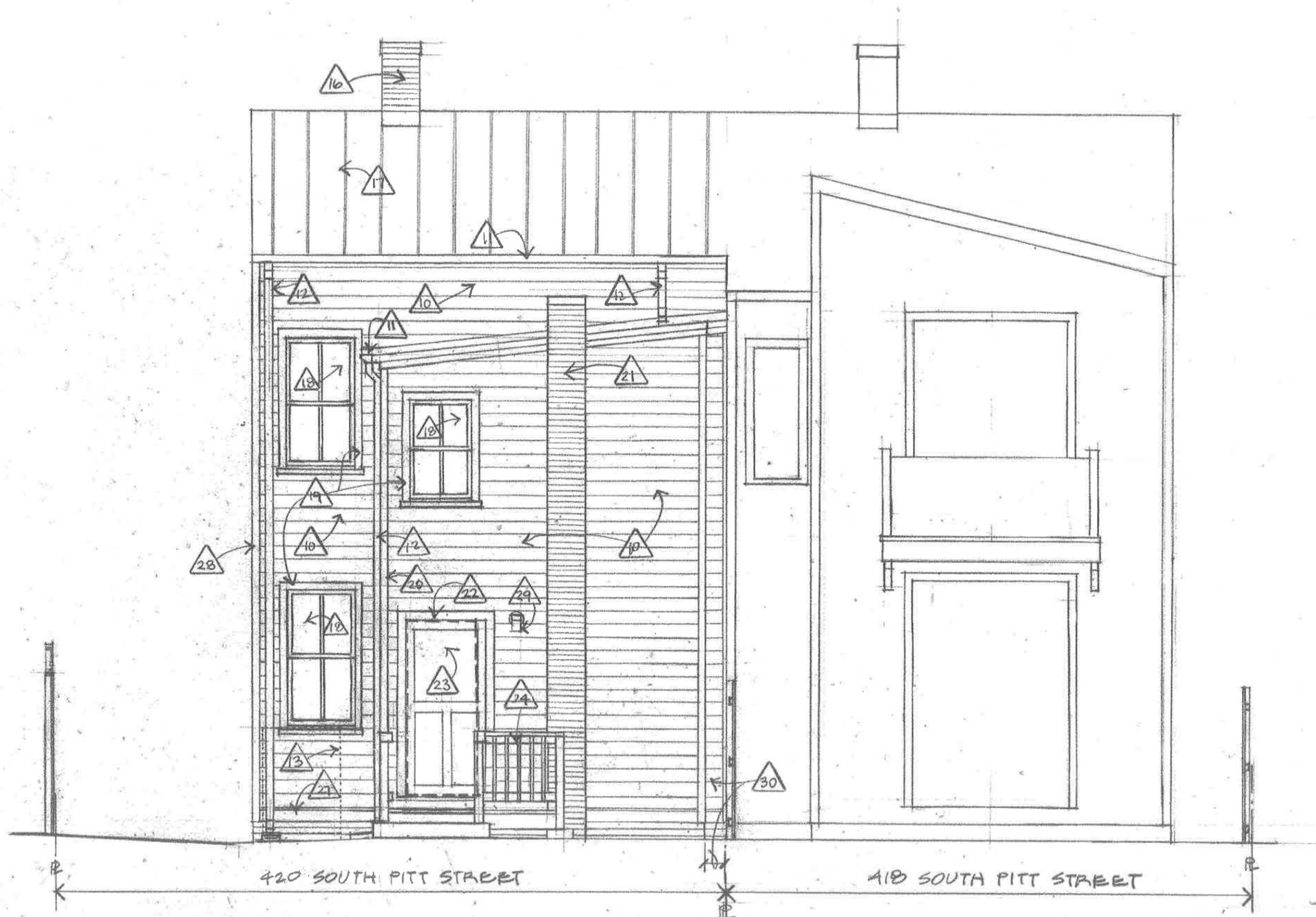
NOTE: THERE ARE NO ALTERATIONS PROPOSED TO THE WEST ELEVATION

A-1



SOUTH ELEVATION (SIDE ELEVATION)
 1/4" = 1'-0"

A-2



EAST ELEVATION (REAR ELEVATION)
 1/4" = 1'-0"

KEY TO EXTERIOR ELEVATION NOTES

- | | | | |
|---|---|---|--|
|  | Existing vinyl double hung window |  | New storm door with glazed upper half |
|  | Existing aluminum siding |  | Wood railing |
|  | New wood double hung window with simulated divided lights in existing window opening |  | Existing wood fence |
|  | Existing wood entrance door feature |  | Existing metal roof edge flashing |
|  | Existing metal six-panel door |  | P.v.c. band board with p.v.c. drip edge |
|  | Existing exterior lighting fixture |  | Existing aluminum corner board |
|  | Existing metal railing |  | New exterior lighting fixture |
|  | Existing brick foundation wall |  | New wall section of fiber cement lap lap siding with six-inch exposure |
|  | New metal clad wood sliding window | | |
|  | Fiber cement lap siding with six-inch exposure | | |
|  | Pre-finished aluminum O-G gutter | | |
|  | Pre-finished aluminum downspout | | |
|  | Dotted denotes outline of outdoor air conditioning unit on pad | | |
|  | Existing brick planter | | |
|  | Existing brick steps | | |
|  | Existing brick chimney | | |
|  | Existing standing seam metal roofing | | |
|  | New metal clad wood double hung window with simulated divided lights in existing window opening | | |
|  | 5/4 x 4 p.v.c. window trim | | |
|  | 5/4 x 4 p.v.c. corner board | | |
|  | Existing brick chimney to be repaired | | |
|  | Dashed denotes outline of existing door to be removed | | |

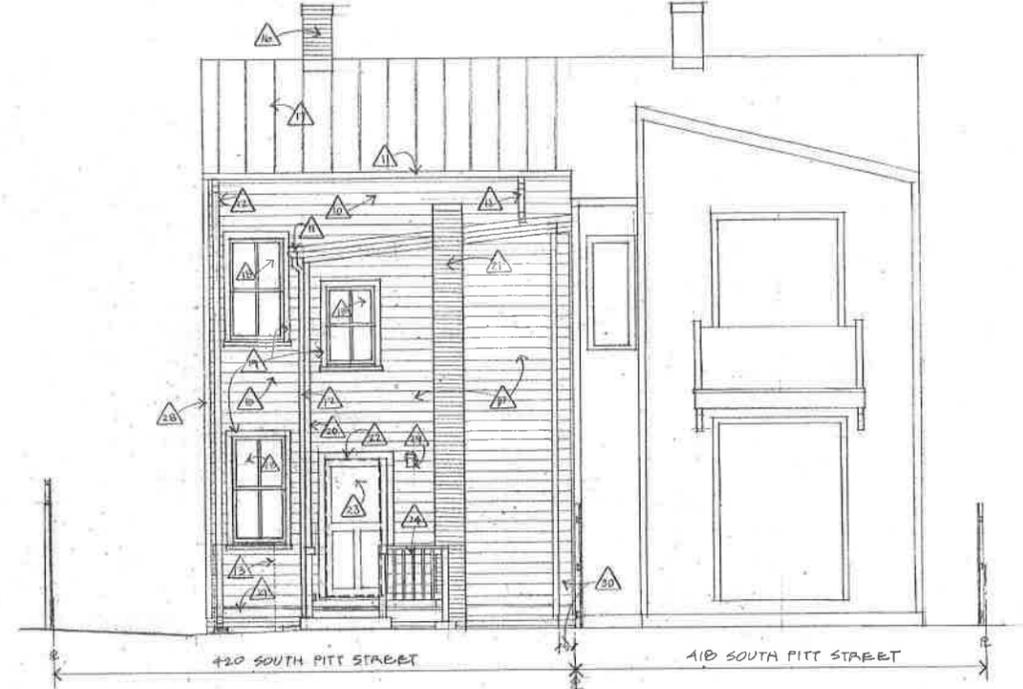
A-4



WEST ELEVATION (SOUTH PITT STREET ELEVATION)

1/4" = 1'-0"

NOTE: THERE ARE NO ALTERATIONS PROPOSED TO THE WEST ELEVATION



EAST ELEVATION (REAR ELEVATION)

1/4" = 1'-0"



SOUTH ELEVATION (SIDE ELEVATION)

1/4" = 1'-0"

KEY TO EXTERIOR ELEVATION NOTES

- | | |
|--|---|
| 1 Existing vinyl double hung window | 23 New storm door with glazed upper half |
| 2 Existing aluminum siding | 24 Wood railing |
| 3 New wood double hung window with simulated divided lights in existing window opening | 25 Existing wood fence |
| 4 Existing wood entrance door feature | 26 Existing metal roof edge flashing |
| 5 Existing metal six-panel door | 27 P.v.c. bond board with p.v.c. drip edge |
| 6 Existing exterior lighting fixture | 28 Existing aluminum corner board |
| 7 Existing metal railing | 29 New exterior lighting fixture |
| 8 Existing brick foundation wall | 30 New wall section of fiber cement lap siding with six-inch exposure |
| 9 New metal clad wood sliding window | |
| 10 Fiber cement lap siding with six-inch exposure | |
| 11 Pre-finished aluminum O-G gutter | |
| 12 Pre-finished aluminum downspout | |
| 13 Dotted denotes outline of outdoor air conditioning unit on pad | |
| 14 Existing brick plater | |
| 15 Existing brick steps | |
| 16 Existing brick chimney | |
| 17 Existing standing seam metal roofing | |
| 18 New metal clad wood double hung window with simulated divided lights in existing window opening | |
| 19 5/4 x 4 p.v.c. window trim | |
| 20 5/4 x 4 p.v.c. corner board | |
| 21 Existing brick chimney to be repaired | |
| 22 Dashed denotes outline of existing door to be removed | |

SAVAGE & ASSOCIATES, P.C.
 218 NORTH LEE STREET SUITE 204-A
 ALEXANDRIA, VIRGINIA 22314-2665
 TEL: (703) 682-6410 FAX: (703) 684-8420 E-MAIL: SAVAGE.ARCH2@NETZERO.NET

SUBMISSIONS/REVISIONS:
 3/22/17: SHPO SUBMISSION
 5/11/17: SHPO RESUBMISSION
 5/15/17: SHPO RESUBMISSION
 5/21/17: BAR SUBMISSION

EXTERIOR ELEVATIONS

ALTERATIONS TO
 420 SOUTH PITT STREET
 ALEXANDRIA, VIRGINIA

DRAWING
 A-5
 DWG 5 OF 5
 DATE:
 5/31/17

PROJECT SUMMARY

ALTERATIONS TO 420 SOUTH PITT STREET, ALEXANDRIA, VIRGINIA

The present existing two-story plus partial basement was constructed between 1885 and 1891, as evidenced by a review of the Sanborn Fire Protection Maps of 1885 and 1891. The 1885 Sanborn Fire Protection Map shows this property as being vacant. The 1891 Sanborn Fire Protection Map shows a two-story frame structure at 420 South Pitt Street, Alexandria, Virginia. This property is one half of a duplex, the other half being constructed to the north at 418 South Pitt Street. A party wall separates the two structures and the original footprint of 420 South Pitt Street was a mirror image of 418 South Pitt Street. The present footprint of 420 South Pitt Street reflects the original enclosed building footprint. As originally constructed, these two residences were classic semi-detached late nineteenth century residential structures. The front gable-roofed section contains primary spaces with generous ceiling heights. The rear shed-roofed section contains secondary spaces with much lower ceiling heights. With this design approach, the lower shed roof terminates at the rear wall of the larger front section. This project retains the original massing.

The existing front section of this house will be retained with minimal alterations which are listed as follows:

- 1.) The two easternmost windows on the side elevation will be replaced, one on the first floor and the second on the second floor. These two new windows will be wood double hung windows with simulated divided lights. The new windows will be installed in existing rough openings.
- 2.) The basement window on the side elevation will be replaced. This new window will be a metal clad wood sliding window, installed in the existing opening.
- 3.) The existing east wall of the front section will have the existing aluminum siding and wood siding removed and replaced with fiber cement siding. The two existing windows on the east wall will be removed and replaced with metal clad wood double hung windows in the existing rough opening. The window trim will be of p.v.c.

The following alterations will be made to the existing rear section of this house:

- 1.) The existing aluminum siding and wood siding will be removed on the south and east elevations and replaced with fiber cement siding. Four existing windows on the south wall and one existing window on the east elevation will be removed and replaced with metal clad wood double hung windows in the existing rough opening. The window trim will be p.v.c.
- 2.) The existing door on the south wall will be removed, along with its stoop.
- 3.) A new storm door and exterior door will be installed at the original exterior door location, increasing the door width from 2'-8" to 3'-0". These new doors will lead to a new wood deck.
- 4.) The existing chimney will be repaired.
- 5.) A narrow section of frame exterior wall, less than a foot wide, will be constructed from the north end of the east wall to the property line.

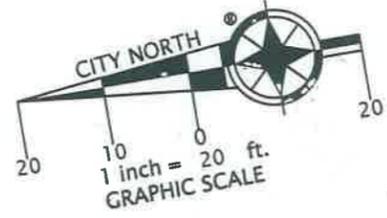
The reason for demolition/encapsulation is to provide an energy efficient product with minimal maintenance. The existing house does not have any insulation. The house is heated with a gas-fired boiler that feeds the original radiators. Radiator heat is excellent heat but without insulation, it is not furnished at a cost-effective price. The existing wood siding is not in good shape, having first been covered with panelized asphalt siding and then later with aluminum siding. Each of these two layers of “improvements” has required nails for attachment, resulting in wood siding with an abundance of unwanted nail holes that further compromises the energy efficiency of the exterior wall. Energy efficiency is best achieved with the removal of the aluminum siding and the original wood siding. After that has been done, the exterior walls will be insulated, the walls will be sheathed, and an air and moisture barrier applied.

We considered reusing the existing wood siding, but decided against it. The existing siding has been tested and has been found to have high levels of lead-based paint. That complicates its reuse both in removal and in reinstallation. The resultant product is fraught with a multiplicity of problems. Abatement of the lead-based paint and reuse of the existing siding is an expensive process. Just removing the material is expensive because of environmental issues. The reuse of the existing wood siding starts with a compromised product – a product that that is reinstalled with a multiplicity of holes in the wood material prior to its installation.

The best solution for both energy efficiency and maintenance is to utilize fiber cement siding that is factory-primed and factory-painted. This product requires far less maintenance than reuse of the existing wood siding and will result in more energy-efficient product. We propose using fiber cement siding with a lap that matches the lap of the original wood siding.

In addition, there is the issue of where we are proposing installing the fiber cement siding. We are proposing installing the fiber cement siding on the back section that has marginal visibility from South Pitt Street and the exposed east wall of the front section that has no visibility from South Pitt Street. The fiber cement siding on the back section is visible from South Royal Street through an existing parking lot, but the visibility, at the closest point is from over 185 feet away. Lastly, it should be noted that the fiber cement siding that is being proposed matches the lap of the fiber cement siding used at the neighboring house at 418 South Pitt Street.

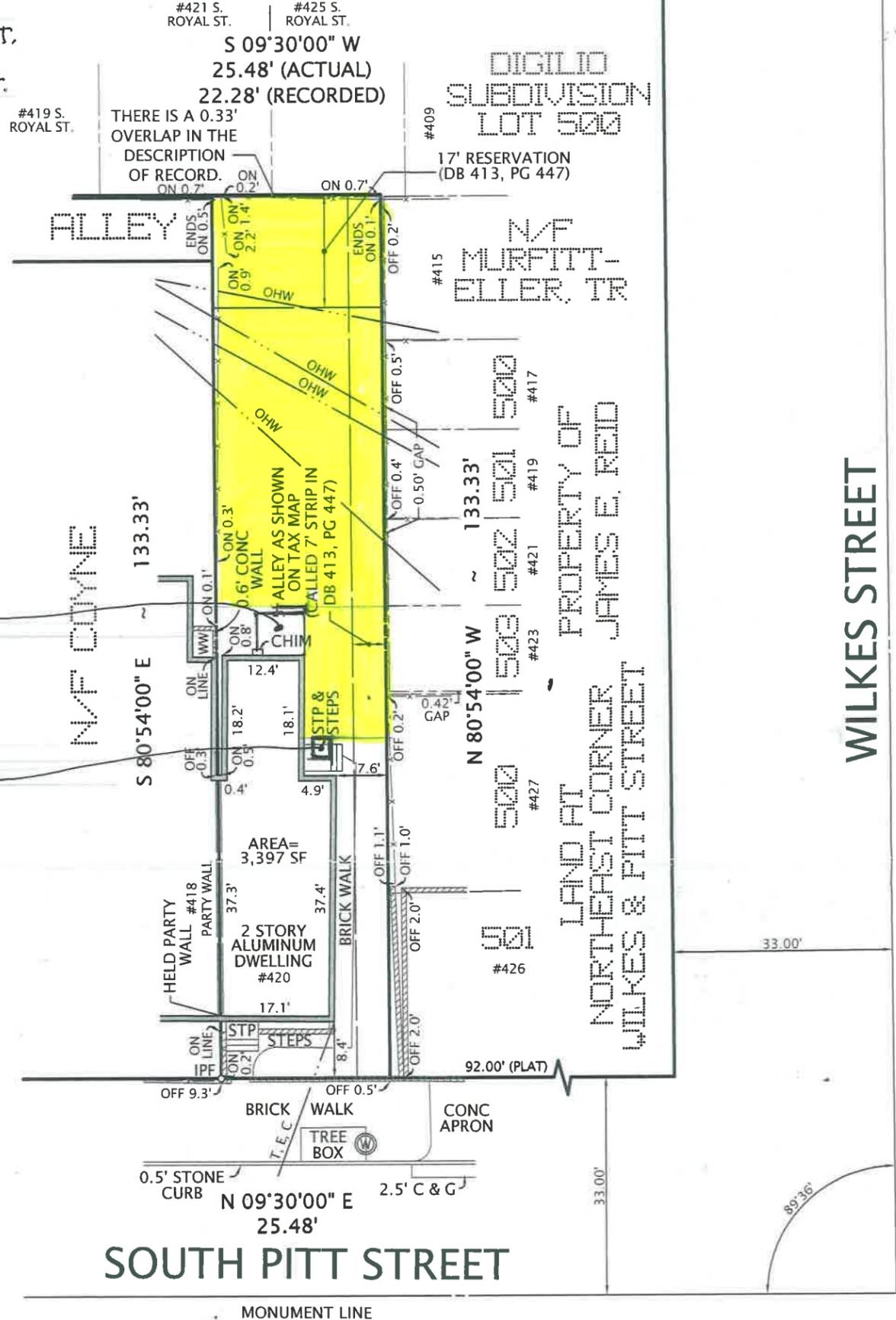
- NOTES: 1. FENCES ARE FRAME.
 2. UTILITIES ARE UNDERGROUND.
 3. WALLS ARE 0.7' BRICK UNLESS NOTED.



OPEN SPACE INFORMATION

- 1.) LOT SIZE: 3391 SQ. FT.
 2.) OPEN SPACE REQUIRED:
 $35\% \times 3391 = 1189$ SQ. FT.
 3.) OPEN SPACE
 NOTED ON PLAT: 1519 SQ. FT.

N/F OLD
 PRESBYTERIAN
 MEETING HOUSE



PLAT
 SHOWING HOUSE LOCATION ON
 THE PROPERTY LOCATED AT
#420 SOUTH PITT STREET
 (DEED BOOK 420, PAGE 156)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' JANUARY 23, 2017

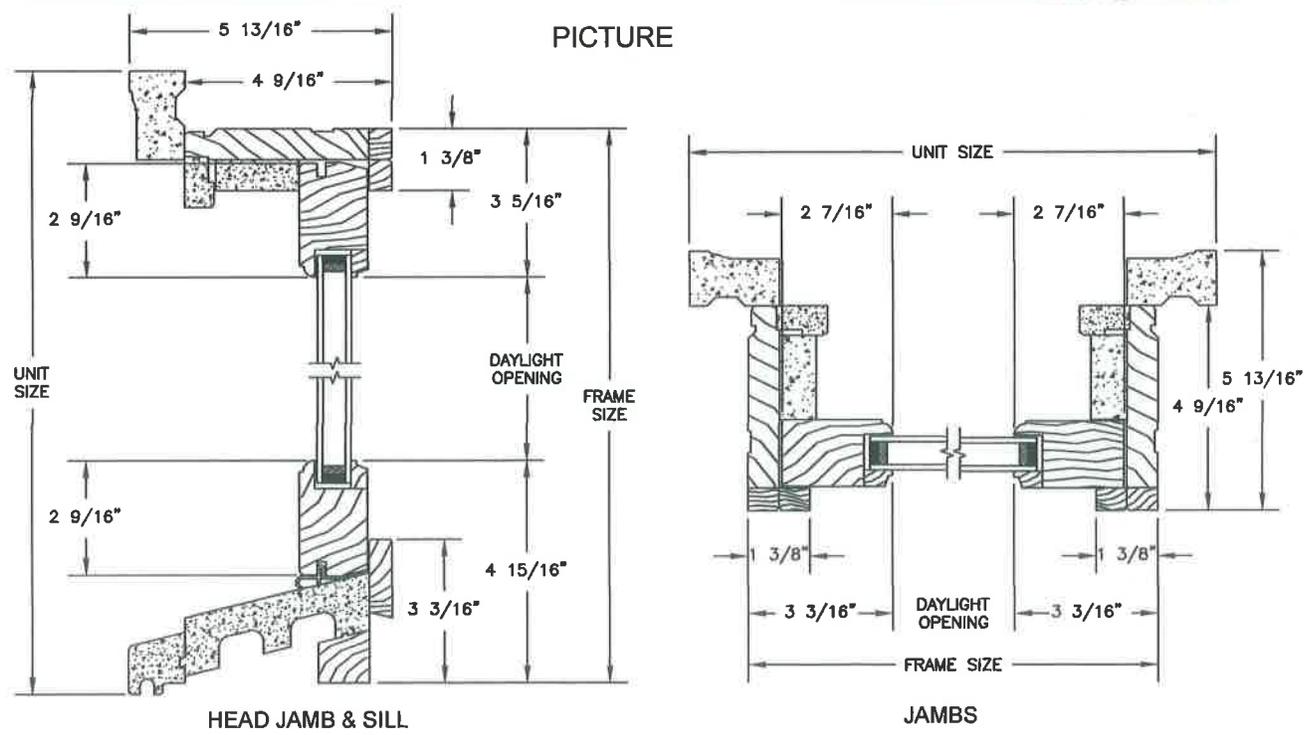
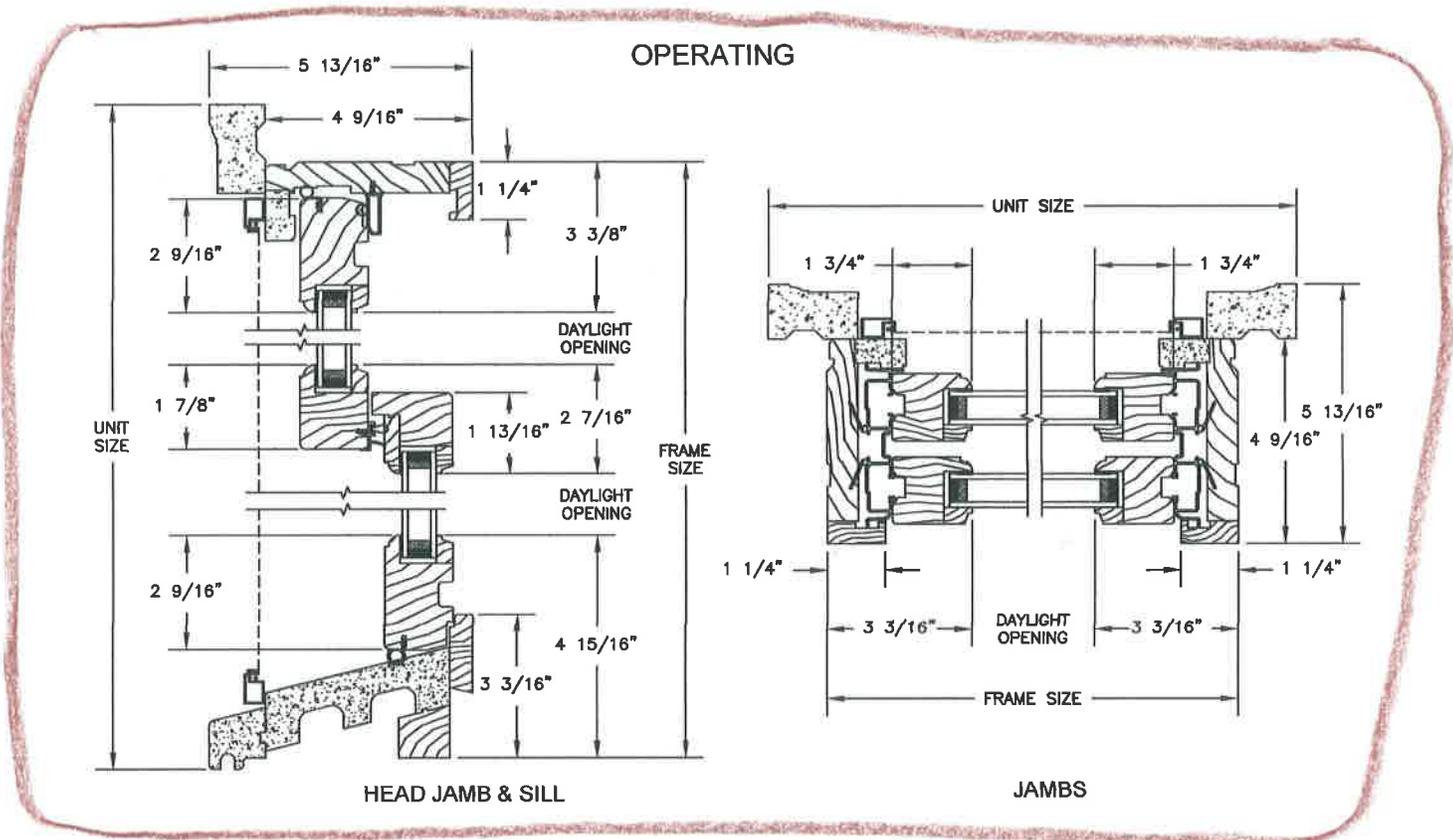
<p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:</p>		<p>CASE NAME: HINES JOHN B. SAVAGE & ASSOCIATES, P.C.</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.</p>		<p>8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412</p>

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Pinnacle Series

PRIMED DOUBLE HUNG

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



Pinnacle Series

PRIMED DOUBLE HUNG

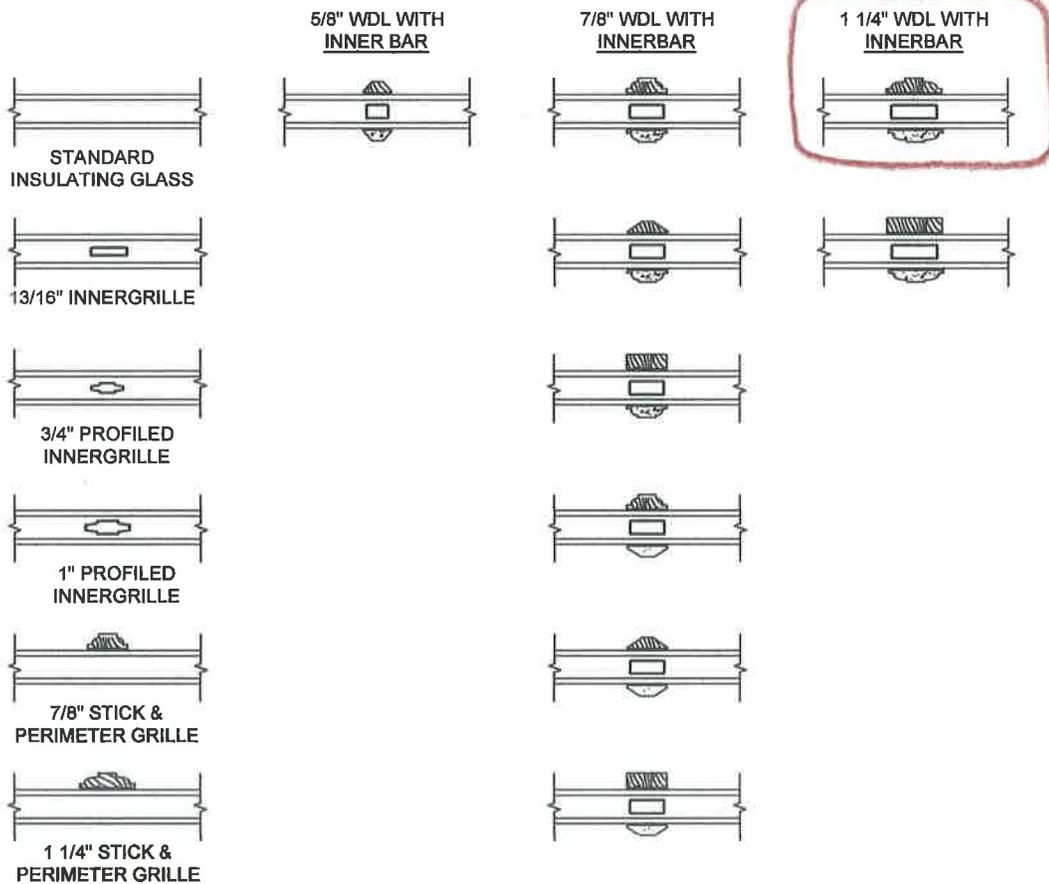
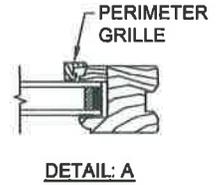
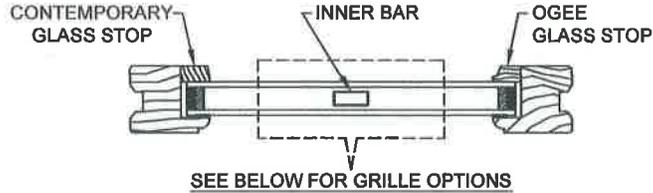
Window manufacturer: WINDSOR WINDOWS

SECTION DETAILS : GLASS STOP & 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)

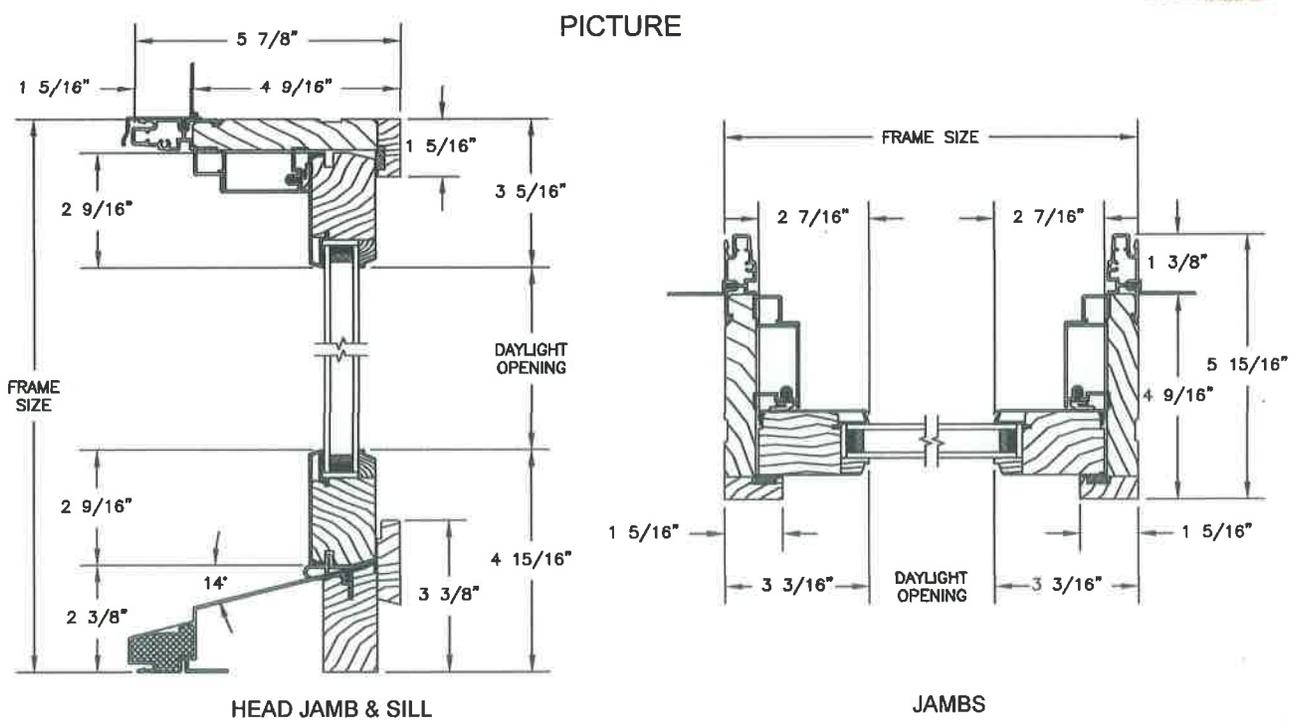
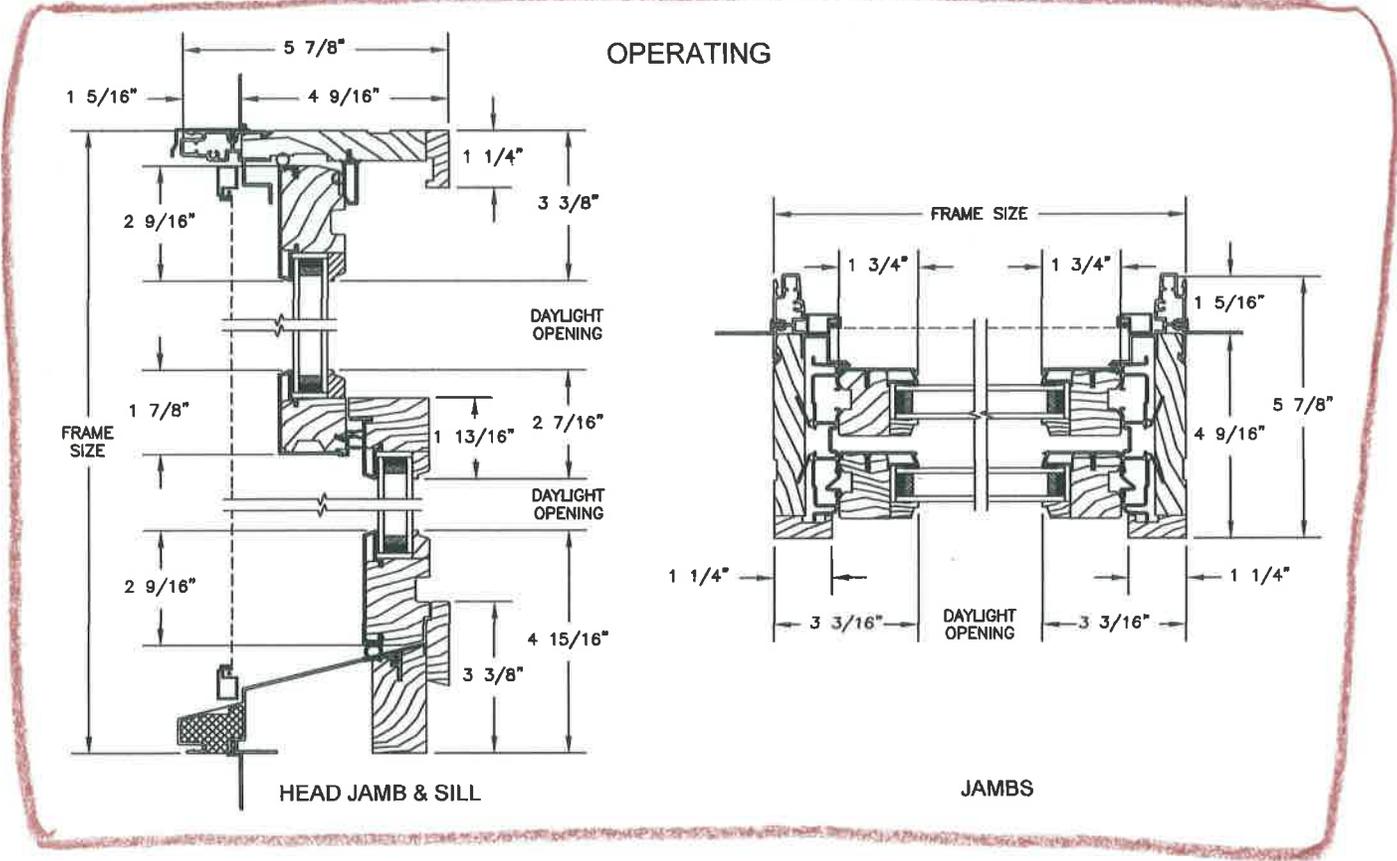
4/19/17

Pinnacle Series

CLAD DOUBLE HUNG

Window manufacturer: WINDSOR WINDOWS

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



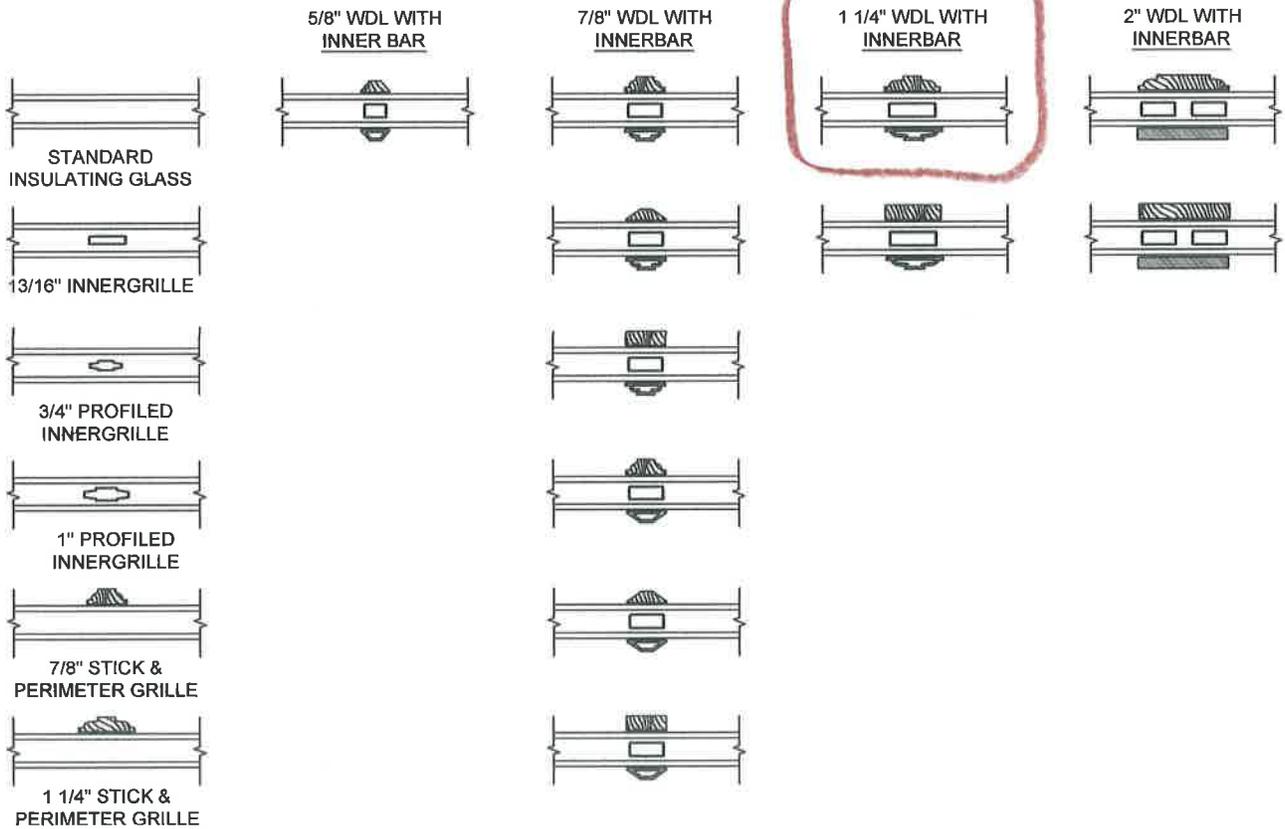
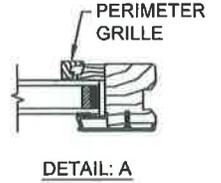
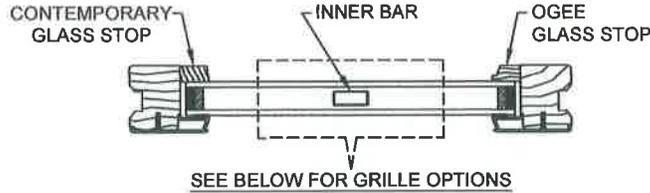
Pinnacle Series

CLAD DOUBLE HUNG

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

AVAILABLE STYLES

-  - PUTTY
-  - OGEE
-  - CONTEMPORARY



NOTE:

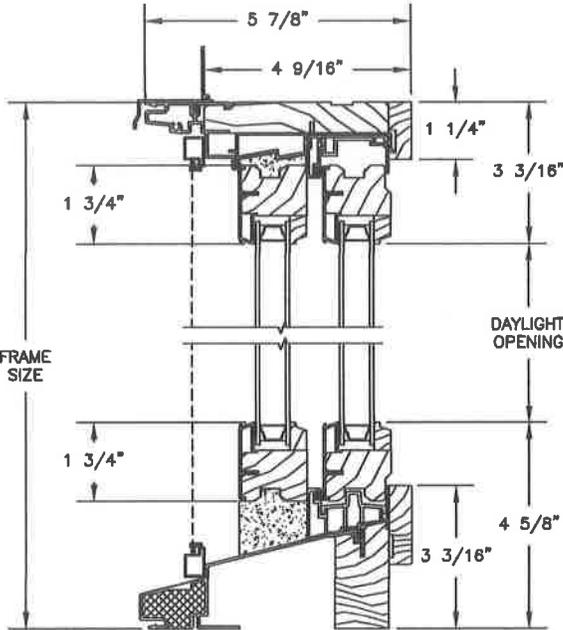
* ALL WDL OPTIONS CAN BE ORDERED WITH OR WITHOUT INNER BAR

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

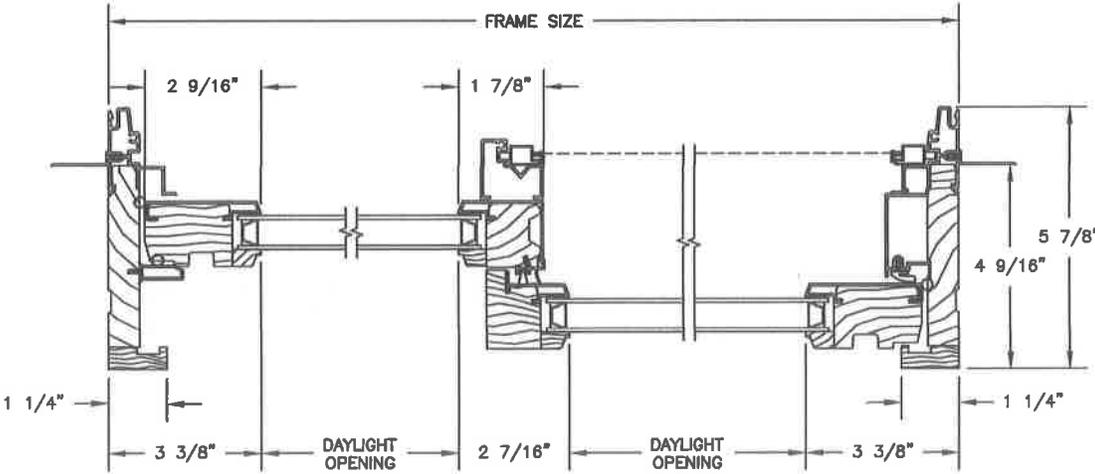
4/19/17

Pinnacle Series CLAD GLIDE-BY

SECTION DETAILS
SCALE: 3" = 1'-0"



HEAD JAMB & SILL



JAMBS



Premier Classic Elegance Easy Vent™ with Retractable Screen Away®

Our half-glass retractable Screen Away® design lets in natural light with an unobstructed view while the bottom panel provides increased durability. Great for high traffic areas such as a backdoor.

[Where to Buy \(/storm-doors/find-a-dealer\)](/storm-doors/find-a-dealer)

-
- QuickFit™ handle sets offer multiple handle finishes to choose from

Products

HARDIEPLANK® LAP SIDING

Our full spectrum of brilliant colors and natural-looking textures provides plenty of options for designing a classic house in any style.

Share Save Idea



HardiePlank® Lap Siding

SELECT CEDARMILL

1/3



Our natural cedar look has a soft texture that mimics wood.

DESIGN ADVICE: A great choice for historic homes, mountain chalets, woodsy retreats and ranch houses

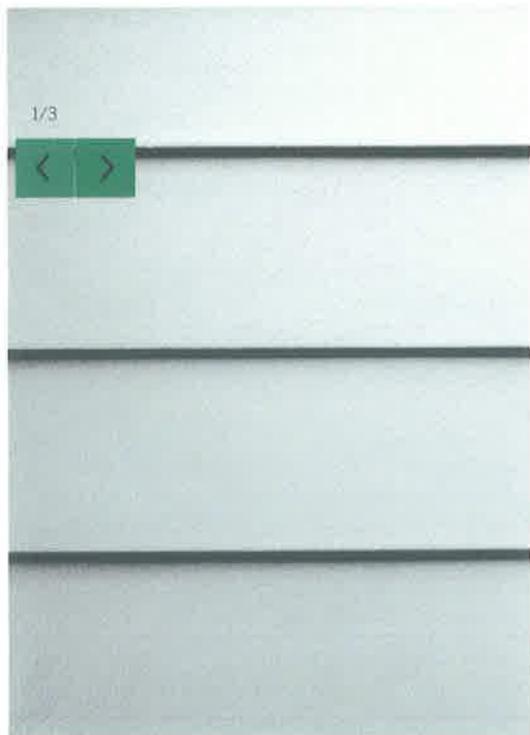
[Download Product Catalog](#)

HardiePlank® Lap Siding

SMOOTH

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

DESIGN ADVICE: Try it on ranches or breezy coastal homes



[Download Product Catalog](#)

Color Inspiration | Color Selection

● Plank, Panel, Batten and Shingle Colors

Trim and Soffit Colors

Color Selection



Color selection: AUTUMN TAN



ABOUT JAMES HARDIE

PRODUCTS

COLOR



[Home](#) \ [Products](#) \ P5602-30



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

[BUY ONLINE](#)

[FIND A DEALER](#)



**24ANA1
Infinity™ 21 Series Air Conditioner
with Puron® Refrigerant
2 Through 5 Nominal Tons (Size 24 to 60)**



Product Data



Carrier's Air Conditioners with Puron® refrigerant provide a collection of features unmatched by any other family of equipment. The 24ANA1 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.

As an Energy Star® Partner, Carrier Corporation has determined that this product meets the Energy Star® guidelines for energy efficiency. Refer to the combination ratings in the Product Data for system combinations that meet Energy Star® guidelines.

INDUSTRY LEADING FEATURES / BENEFITS

Energy Efficiency

- 14.5-21 SEER/11.1-15 EER

New Aesthetic Design

- WeatherArmor Ultra™ Cabinet
 - Baked on powder paint
 - Steel louver coil guard
 - Color matched ceramic coated cabinet screws

Extra Quiet Operation

- Silencer System II™ for sound as low as 72 dBA
 - Quiet mount split post compressor grommets
 - Exclusive Silencer Top design
 - Electronic ECM ball bearing outdoor condenser fan motor
 - Forward-swept condenser fan blade
 - Compressor sound hood
 - Laminated steel compressor mounting plate

Reliability, Quality and Toughness

- Two-Stage scroll compressor
- Field-installed 16 cu. in. filter drier
- Back-seating service valves
- High pressure switch
- Low pressure switch
- Internal pressure relief valve
- Internal thermal overload

Controls and Diagnostics

- Infinity™ control (Dedicated A,B,C,D only)
- Utility Interface Connection
- Up to 18 point diagnostic capability

Applications

- Long line - up to 250 ft. total equivalent length. See Long Line Guideline for more information.
- Low ambient (down to 0°F) with complete Infinity system.

24ANA1

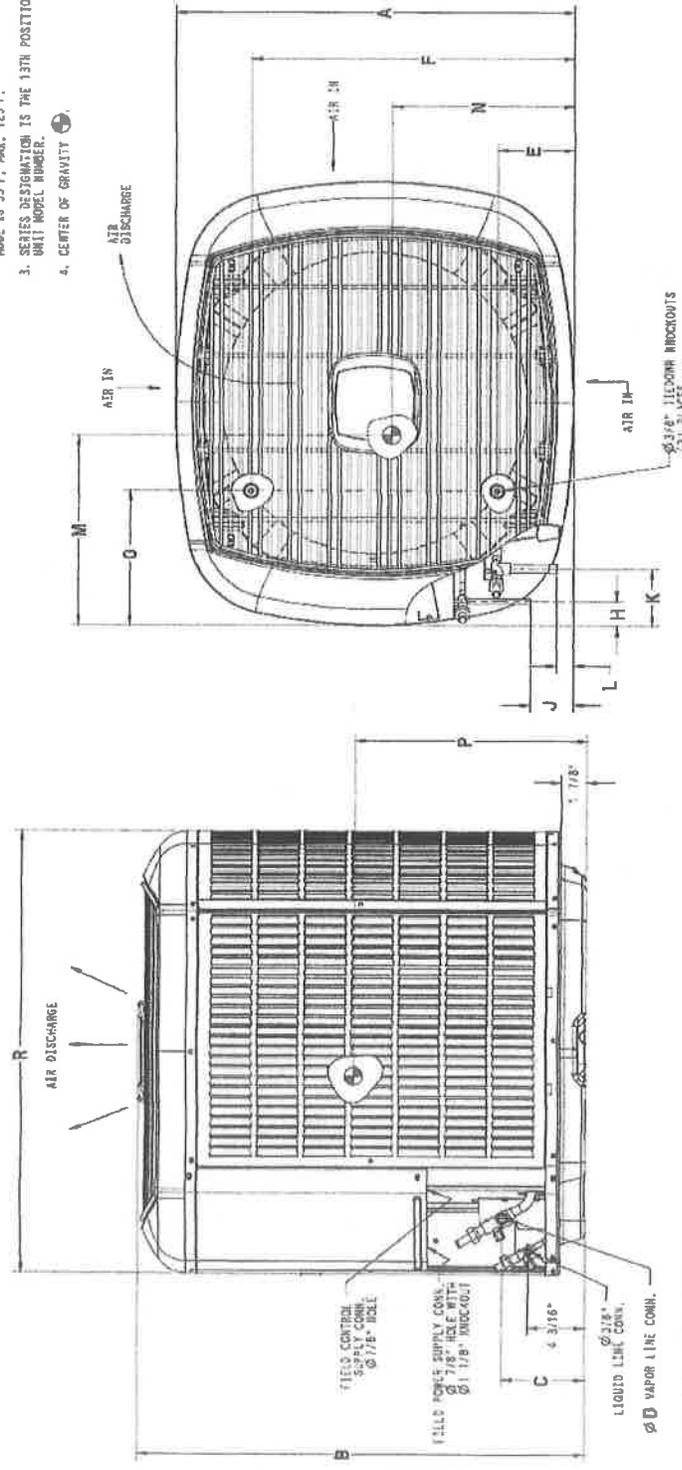
DAVID ENCLICONS

UNIT	SERIES	ELECTRICAL CHARACTERISTICS	A	B	C	D	E	F	G	H	J	K	L	M	N	P	R	OPERATING WEIGHT	SHIPPING WEIGHT	SHIPPING DIMENSIONS L X W X H
24ANA24	D	1 0 0 0	35 1/2"	47 5/8"	6 1/4"	7/8"	8 13/16"	28 3/4"	11 5/8"	1 3/4"	3 3/8"	4 1/16"	1 1/8"	19 1/2"	18 3/4"	21"	40°	3304	3874	41 7/8" X 36 5/8" X 51 1/16"
24ANA36	D	1 0 0 0	35 1/2"	47 5/8"	6 1/4"	7/8"	8 13/16"	28 3/4"	11 5/8"	1 3/4"	3 3/8"	4 1/16"	1 1/8"	19 1/2"	18 3/4"	21"	40°	3804	3874	41 7/8" X 36 5/8" X 51 1/16"
24ANA48	D	1 0 0 0	35 1/2"	47 5/8"	6 1/4"	7/8"	8 13/16"	28 3/4"	11 5/8"	1 3/4"	3 3/8"	4 1/16"	1 3/8"	19 1/2"	18 3/4"	21"	40°	3904	3874	41 7/8" X 36 5/8" X 51 1/16"
24ANA60	S	1 0 0 0	35 1/2"	47 5/8"	6 1/4"	7/8"	8 13/16"	28 3/4"	11 5/8"	1 3/4"	3 3/8"	4 1/16"	1 1/8"	19 1/2"	17"	21"	40°	3504	3874	41 7/8" X 36 5/8" X 51 1/16"

208/230-160	460-3-60
230-160	208/230-3-60
208/230-160	460-3-60

X = YES
O = NO

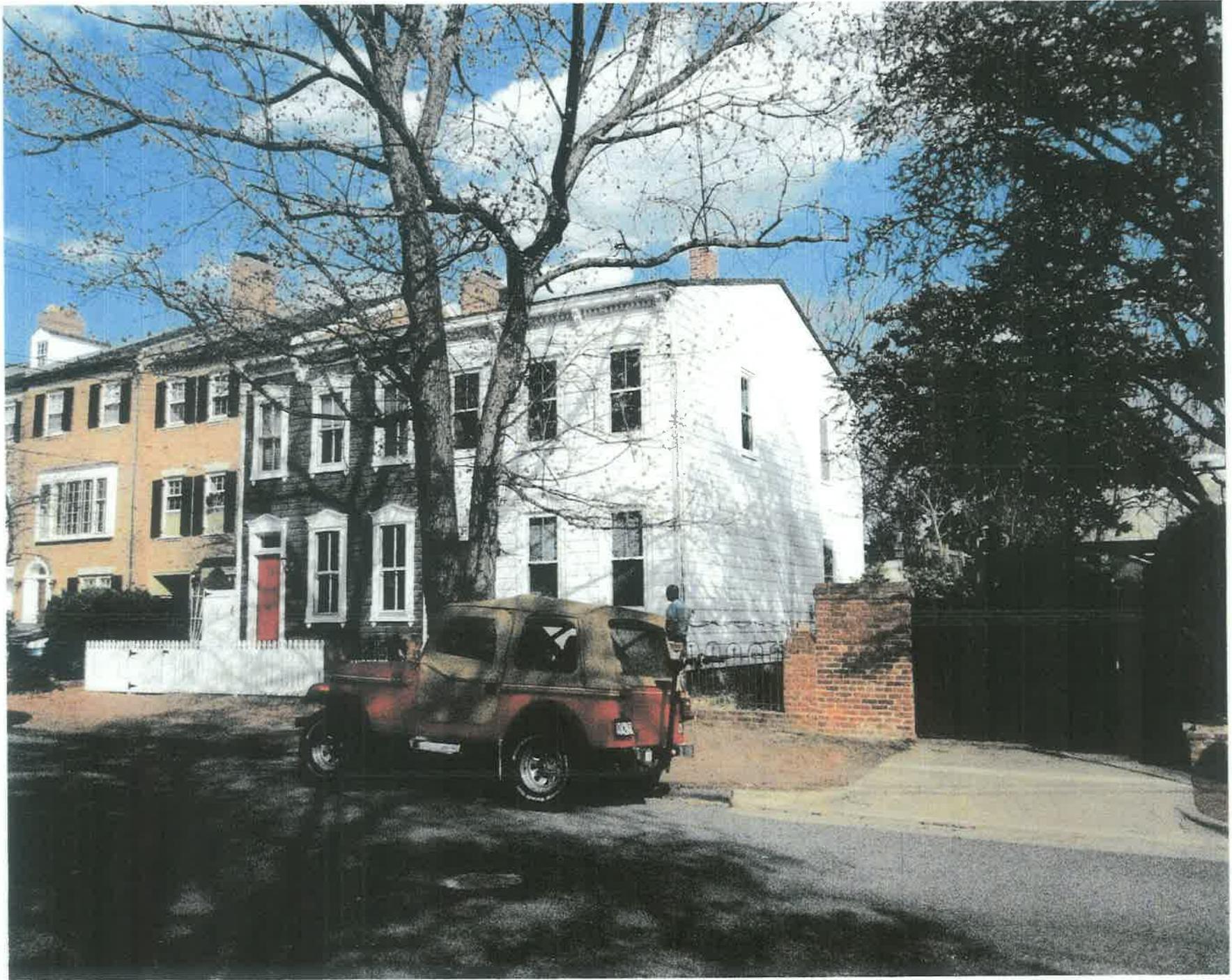
- NOTES:
- ALLOW 24" CLEARANCE TO SERVICE SIDE OF UNIT. AIR ABOVE UNIT OR ON SIDE OF UNIT ON REMAINING SIDE. AND 24" BETWEEN UNITS FOR PROPER AIRFLOW.
 - MAXIMUM OUTDOOR OPERATING AMBIENT IN COOLING MODE IS 55° F. MAX. 125° F.
 - SERIES DESIGNATION IS THE 13TH POSITION OF THE UNIT MODEL NUMBER.
 - CENTER OF GRAVITY



UNIT SIZE	MINIMUM MOUNTING PAD DIMENSIONS
24, 36, 48, 60	28 1/2" X 33"
	35 1/2" X 40"



Photograph of west elevation as seen from South Pitt Street



Photograph of west and south elevations as seen from South Pitt Street

