

ISSUE: Certificate of Appropriateness for alterations and Waiver of Rooftop Mechanical Screening

APPLICANT: Marc Bendick & Mary Lou Egan

LOCATION: Old and Historic Alexandria District
319 Prince Street

ZONE: CD/Commercial downtown zone

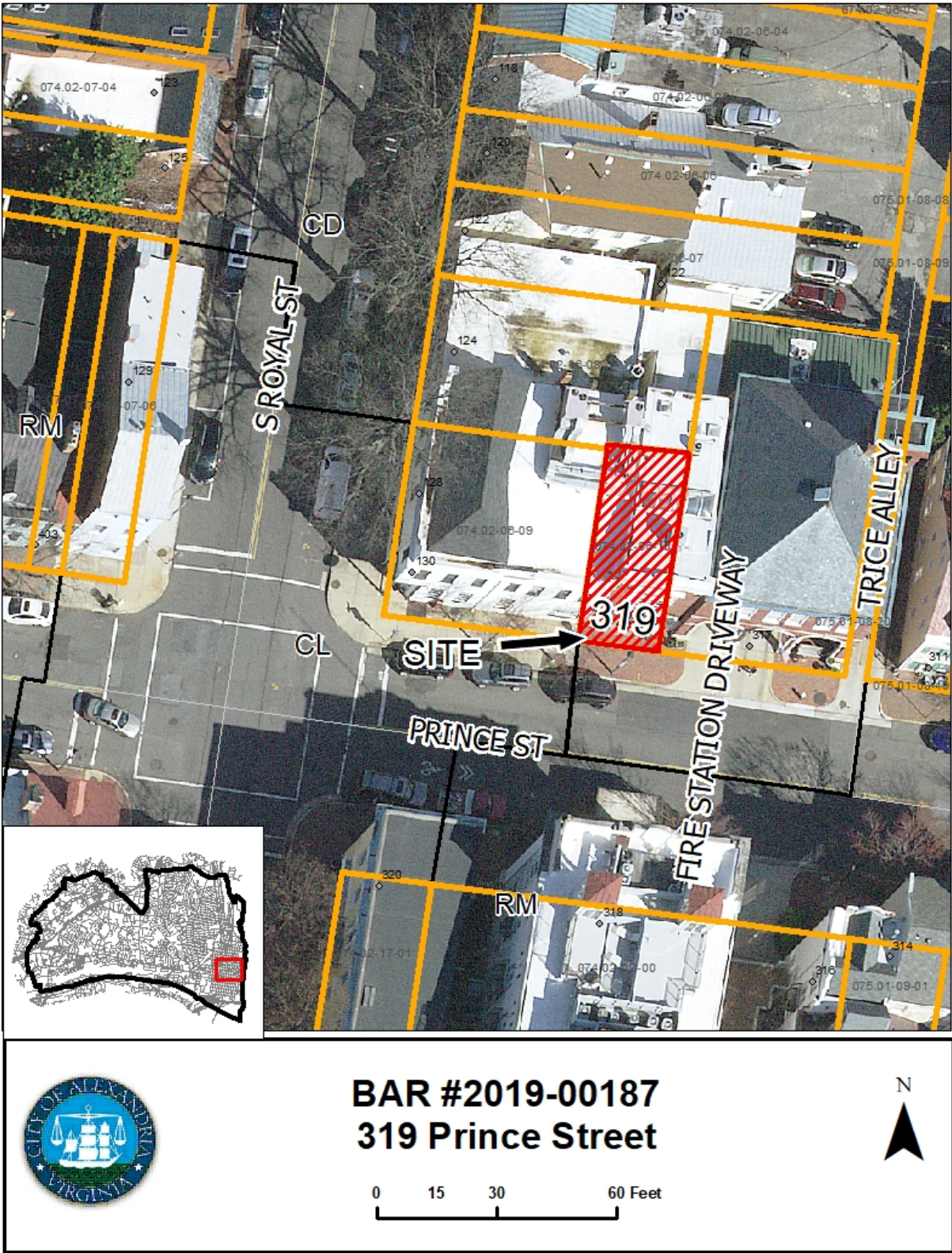
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness with the condition that the windows on the building's south façade be single glazed.

Staff recommends denial of the Waiver of Rooftop Mechanical Screening.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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 Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to replace an existing fixed skylight with a new operable skylight, add a roof deck with metal railing at the rear of the building, relocate one HVAC unit, and replace the windows on the building's façade at 319 Prince Street. The applicant also requests a Waiver of Rooftop Mechanical Screening.

Certificate of Appropriateness

- Replace an existing fixed plexiglass skylight with a new 18'-6" x 7'-5" x 2'-9" custom-made steel and glass Solar Innovations, Architectural Glazing Systems operable skylight with energy efficient glazing.
- Build a 23'-0" x 18'-6" rooftop deck at the rear of the building. The deck will be constructed on a steel structure mounted on the existing low sloped roof and will have a 36" high painted metal railing.
- Relocate one HVAC unit from the rear portion of the roof to the front portion, adjacent to an existing unit behind the parapet. The existing unit is visible from a public way (Figure 1).
- Replace the windows on the front/south elevation with JELD-WEN wood windows with simulated divided lights (SDL). The double-glazed windows will match the existing in material, design, and operational system. The applicant proposes a pair of six-light fixed windows with two-light transoms on the first floor, and two pairs of casement windows on the second floor, each with four vertical lights under four-light transoms.

Waiver of Rooftop HVAC Screening Requirement

- Two HVAC rooftop units on the front portion of the roof, located behind the parapet, will be visible from a public way



Figure 1: Existing HVAC rooftop visibility

II. HISTORY

The one-bay, two-story Greek Revival building was built as a firehouse in **1852**. The Relief Fire Company appears on the G.M. Hopkins 1877 *City Atlas of Alexandria*. The Firehouse was first established on June 23, 1788, disbanded in April 1863, and reorganized on May 1, 1867. The Alexandria City Council voted to sell the building in 1983. It was converted to a private home in 1991.

According to the 2007 Alexandria Historical Society, Inc publication “Alexandria Firehouses” by Thomas Hart: “The Relief Company at 319 Prince Street would have looked entirely at home in downtown Alexandria of its day with its vertical proportions and red brick materials. Relief, however, is the only firehouse reflecting the Greek revival style with its gable-end facade. Typical Greek revival elements in the Relief firehouse include the proportions of the low, isosceles gable-end pediment, use of stylized triglyphs in the twinned brackets of the cornice, and the vaguely classical framing of the central window. It is difficult to tell if further Greek revival elements lurk or lurked behind the two wooden doors, now fixed in open position, and always open in old photos. The 1852 report of its construction also refers to a 'cupola', now gone but whose base can be seen above the peak of the pediment. The current facade of Relief is generally accurate, although substantially restored in its sympathetic conversion to a private home in 1991.” (Figure 2)



Figure 2: Recent photo of 319 Prince Street

The north/south alley to the east of Fire Station #201 is private but is partially owned by the City as an abutting property owner. The parcel at 110 South Royal Street that is used as an east/west alley to access the interior of the block is owned by ARHA and the City and was acquired during Urban Renewal. Therefore, the very small portion of the rear of this property that may be visible from the north end of this interior court is subject to BAR review.

Previous Approvals

BAR-89-38 – BAR approval for alterations on March 15, 1989.

BAR-89-116 – BAR approval for modifications to the previous approved Certificate of Appropriateness on July 17, 1989.

On July 8, 2019, the Board of Zoning Appeals granted a variance from the rear and side yards to construct the roof deck and replace the existing skylight (BZA2019-00004).

III. ANALYSIS

Certificate of Appropriateness

Roof Deck

The *Design Guidelines* state that “skylights should be located on the least visually prominent section of the roof and not facing the street. Low or flat profile glass skylights are preferred. Round or domed acrylic skylights are strongly discouraged.” Staff supports the replacement of the existing domed plexiglass skylight with a custom-made steel and glass skylight. The proposed retractable skylight is a good alternative for the new rooftop deck access; a section over the internal spiral staircase will slide open to the side giving passage to the roof deck (Figure 3), thereby avoiding the need to construct a bulky hatch or a full height doorway shaft. The skylight will slope towards the rear and will be screened from view by existing parapets and the new roof deck.



Figure 3: Side-sliding glass skylight similar to the one proposed.

The *Guidelines* state that “roof decks should be constructed so that they do not interfere with the historic roofline of a building” and “material should not be used on a roof deck that detracts from the historic architecture of a structure.” The proposed roof deck will be placed at the rear of the property behind the skylight and will have a painted metal guard rail with aircraft cable in lieu of balusters. The roof deck and skylight are very sensitively integrated into the overall design of the building and will be minimally, if at all, visible from the alley at the north end of the private interior court.

Windows

The BAR’s 1993 *Design Guidelines* state that “windows are a principal character defining feature of a building and serve both functional and aesthetic purposes. The size, location, type and trim of windows are a defining element of historic architectural styles.” Staff has no objection to the replacement of the windows on the building’s primary façade (south elevation) because the existing windows are not original to the building and were most likely installed in 1991. While the proposed painted wood windows otherwise comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*, the Board’s window policy requires that replacement of multi-pane windows on the street facing elevations of a building constructed prior to 1935 be single glazed, so that the modern appearance of spacer bars between the glass are not obvious to pedestrians on the abutting sidewalk. Although the windows in question are located on the second floor and have unusually large panes of glass with relatively few muntins, they are still somewhat visible to pedestrians.

Therefore, with the condition that the windows on the front elevation be single glazed (they may be simulated divided light), staff recommends approval of the Certificate of Appropriateness.

Waiver of Rooftop HVAC Screening Requirement

Staff could not locate a building permit or BAR approval for the HVAC units on the subject property’s roof or approval of a waiver of mechanical screening for those rooftop units. It is most likely that the existing HVAC equipment on the roof was installed when the property was converted to residential in 1991, and thus predates the screening requirement in the zoning ordinance. Therefore, the units are existing legal structures and can be kept, repaired, and replaced in-kind and in the same location with the same size unit without screening. However, the unit to be moved from the rear to the front portion of the roof will also be visible from the public way (Figure 4). As a new installation at a new location, the zoning ordinance requires rooftop screening for that unit. The BAR has the authority to waive this requirement, which the BAR often does when the screening will be more visually obtrusive than the units themselves.

In this case, the unit to be moved is substantially smaller than the unit to remain but may still intensify the negative visual effect of the existing unit from Prince Street. Consequently, staff believes that masking the units with a simple screen will minimize the visual clutter on top of this historically significant building. The screen could recall the existing parapet but does not need to be opaque and could, perhaps, be similar to the guardrail proposed for the rooftop deck.

Therefore, staff recommends denial of the Waiver of Rooftop Mechanical Screening.



STAFF

Marina Novaes, 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

C-1 Proposed rooftop deck will comply with zoning.

F-1 Deck shall be subject to the conditions as approved with BZA2019-00004.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction.

Transportation and 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 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)

Alexandria Archaeology

- F-1 No archaeological oversight necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00187: 319 Prince Street

BAR Case # _____

ADDRESS OF PROJECT: 319 PRINCE ST

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker - Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 74.02-06-10 ZONING: CD

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: MARC BENDICK / MARY LOU EGAN

Address: 319 PRINCE ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: _____ E-mail: maryloue.bendickegan.com

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

Name: PATRICK CAMUS

Phone: 703 626 1984

E-mail: studio.camus@comcast.net

Legal Property Owner:

Name: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the homeowner's association approved the proposed alterations? |

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

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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input checked="" type="checkbox"/> windows <i>skylight</i> | <input 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 <i>ROOF DECK</i> | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

REQUEST APPROVAL TO REPLACE PLEXIGLASS SKYLIGHT WITH OPERABLE GLASS UNIT AND TO ADD A ROOF DECK WITH METAL RAILING AT THE REAR OF THE PROPERTY. RELOCATE ONE AC UNIT WITHOUT SCREEN'G REQUEST APPROVAL TO REPLACE 1ST FLOOR RECESSED FRONT WINDOW WITH A WOOD INSULATED SDL UNIT TO MATCH

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
- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Description of the reason for demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible. |

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A Linear feet of building: Front: _____ Secondary front (if corner lot): _____
- ☐ ☐ Square feet of existing signs to remain: _____
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: _____

Date: _____

PATRICK CAMUS
30 APR 19

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. MARC BENDICK/ MARY LOU EARN	319 PRINCE	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 319 PRINCE (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. MARC BENDICK MARY LOU EARN	319 PRINCE	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. MARC BENDICK MARY LOU EARN	N/A	N/A
2.		
3.		

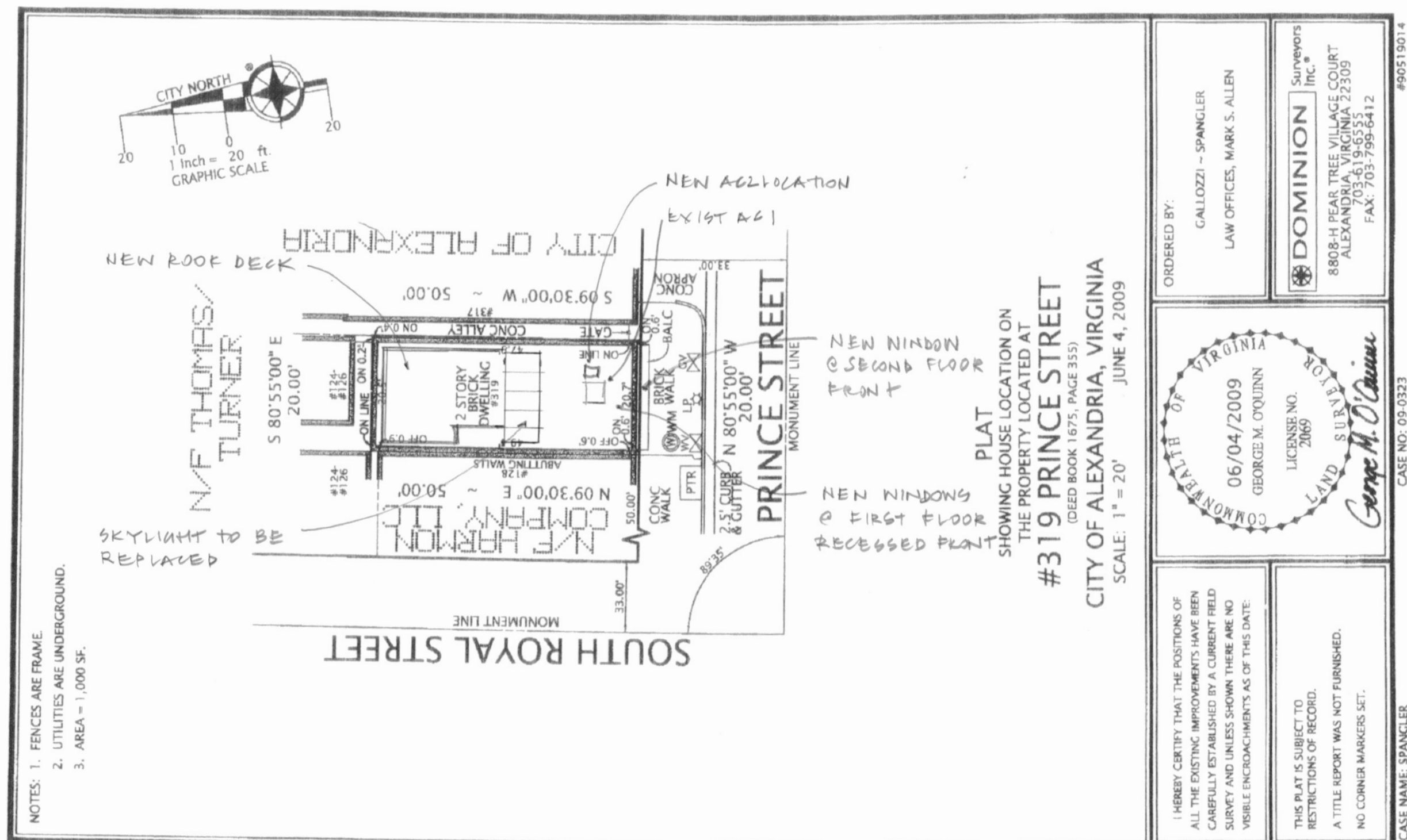
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

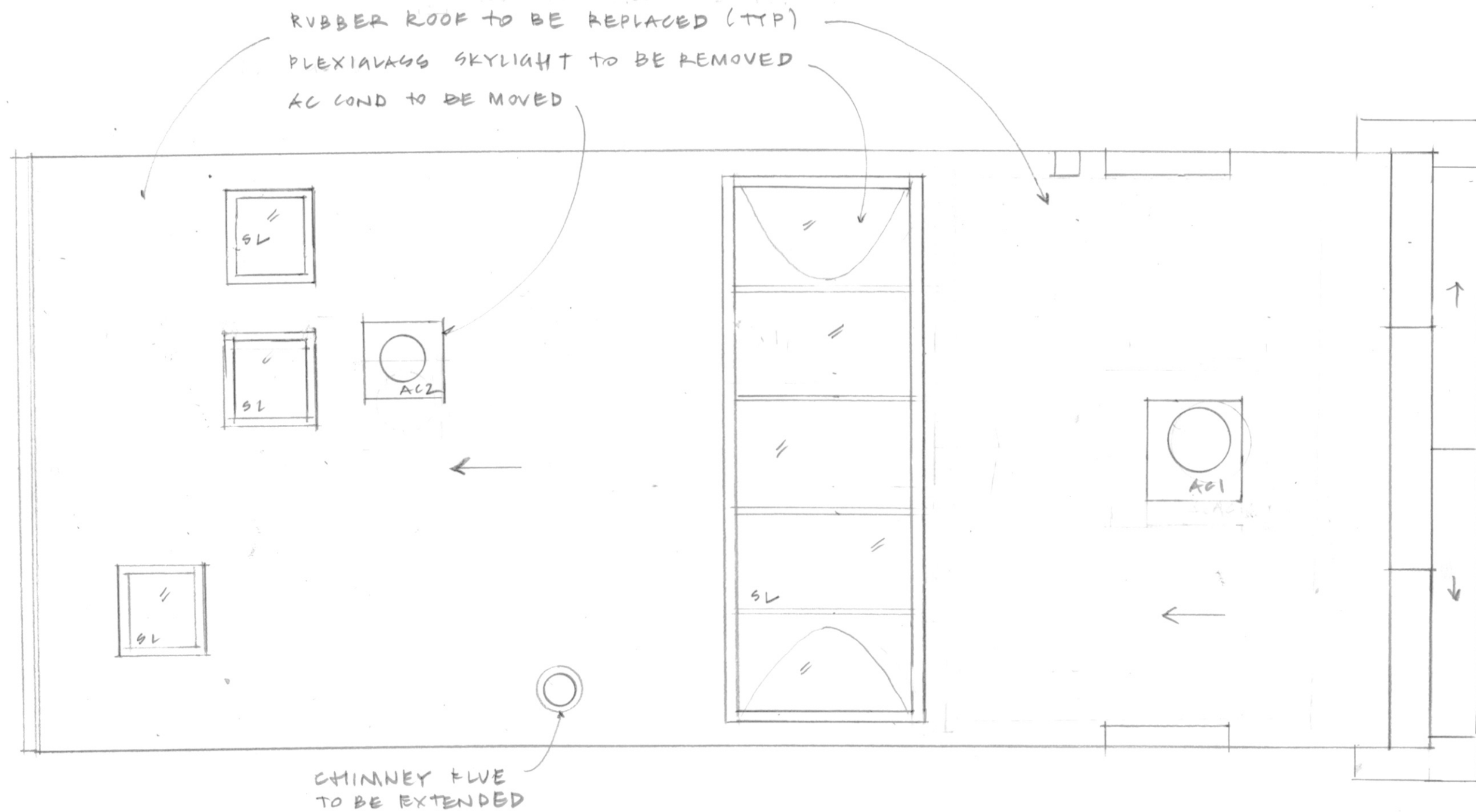
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

30 APR 19
Date

PATRICK CAMUS
Printed Name


Signature





1 ROOF PLAN - EXISTING & DEMOLITION

AC TO BE
MOVED

EXIST AC, BEYOND

PLEXIGLASS SKYLIIGHT
TO BE REPLACED

EXIST FLUE TO BE
EXTENDED
RUBBER ROOF TO
BE REPLACED

WINDOWS TO BE
REPLACED

WOOD SCREENS
TO BE REPLACED

RECESSED
FRONT WINDOW
TO BE REPLACED

REAR ELEVATION - EXIST & DEMOLITION

FRONT ELEVATION - EXIST & DEMOLITION

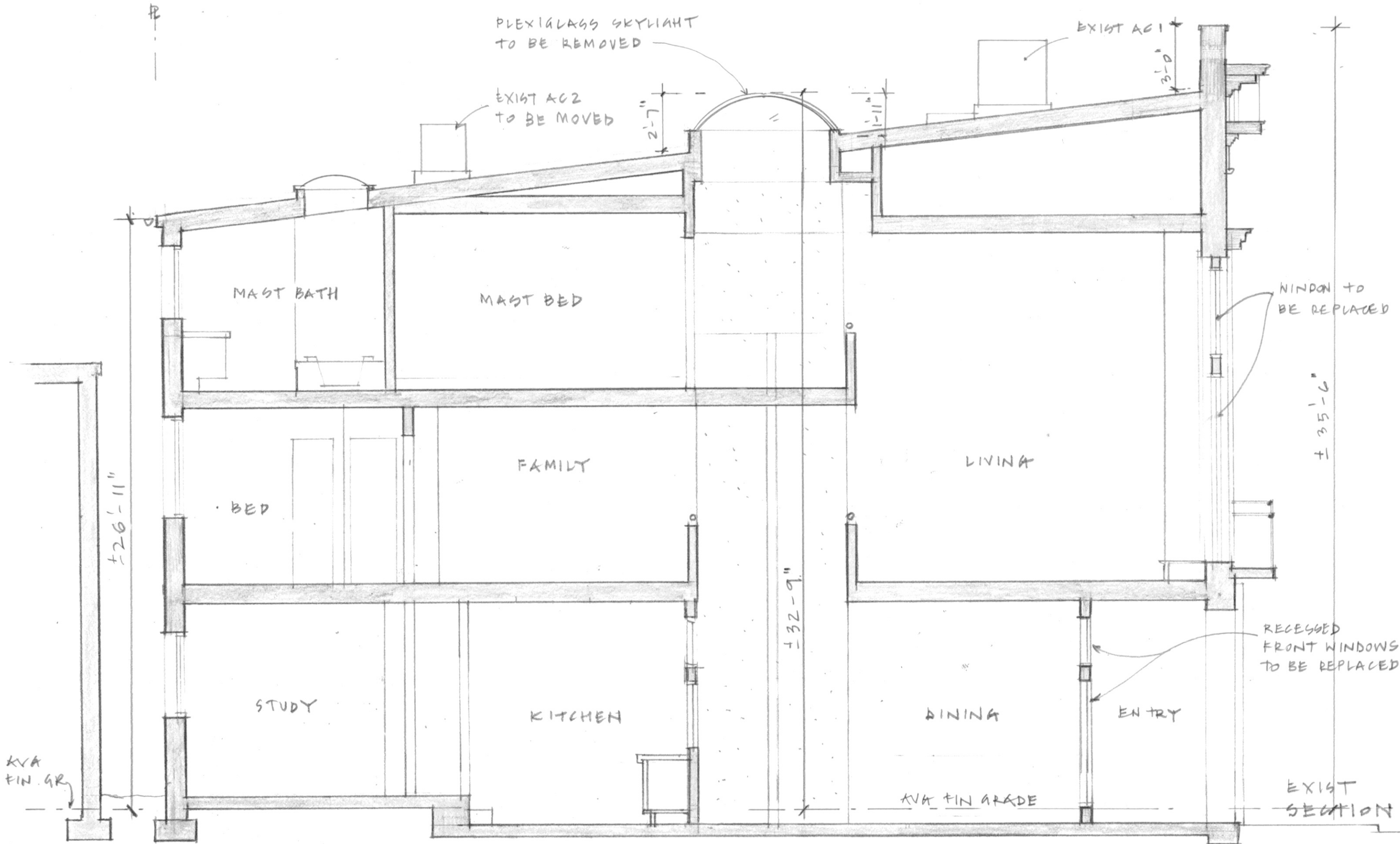
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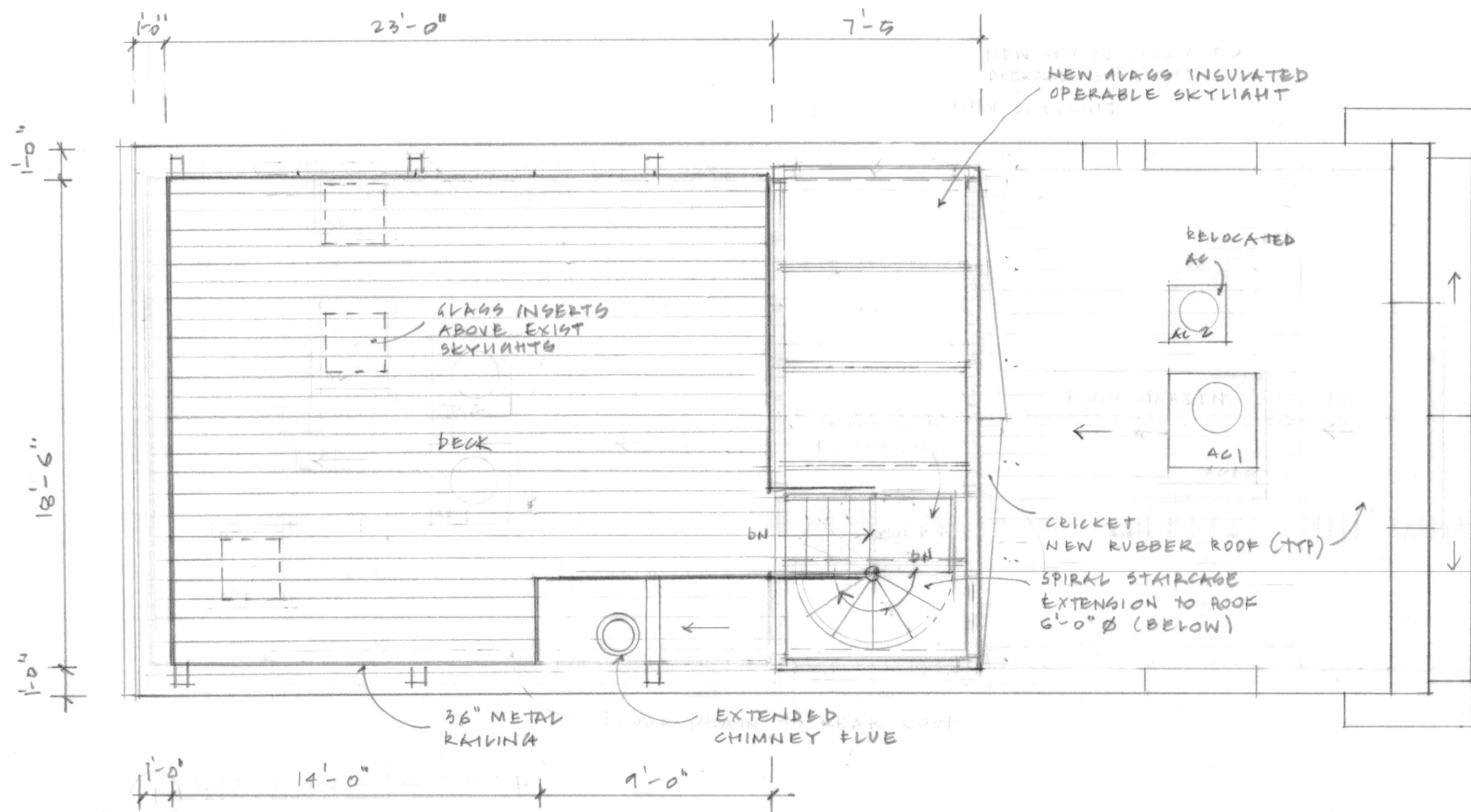
STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to the
BENDICK/EGAN RESIDENCE
16 319 Prince Street Alexandria Virginia

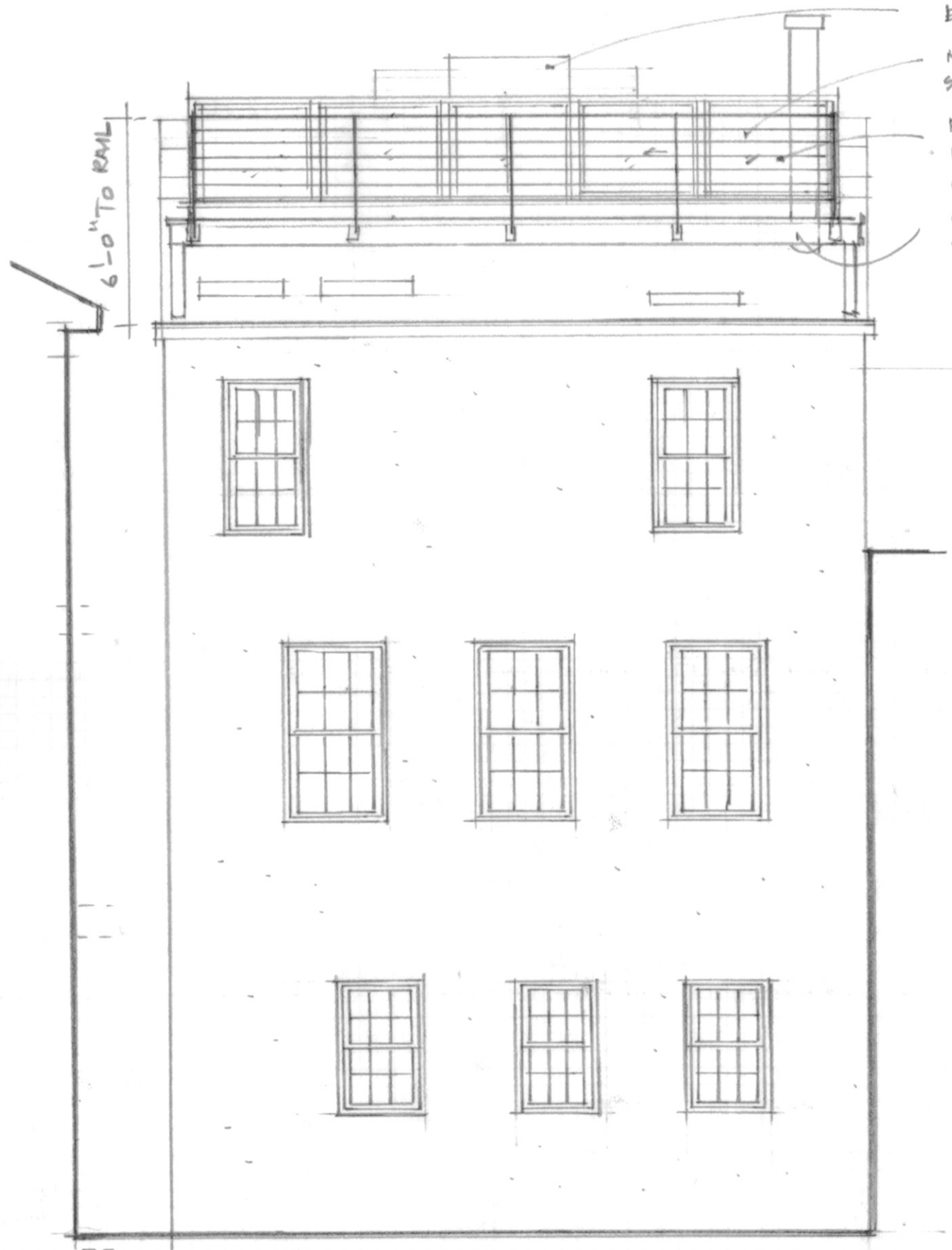
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1 ROOF PLAN-PROPOSED

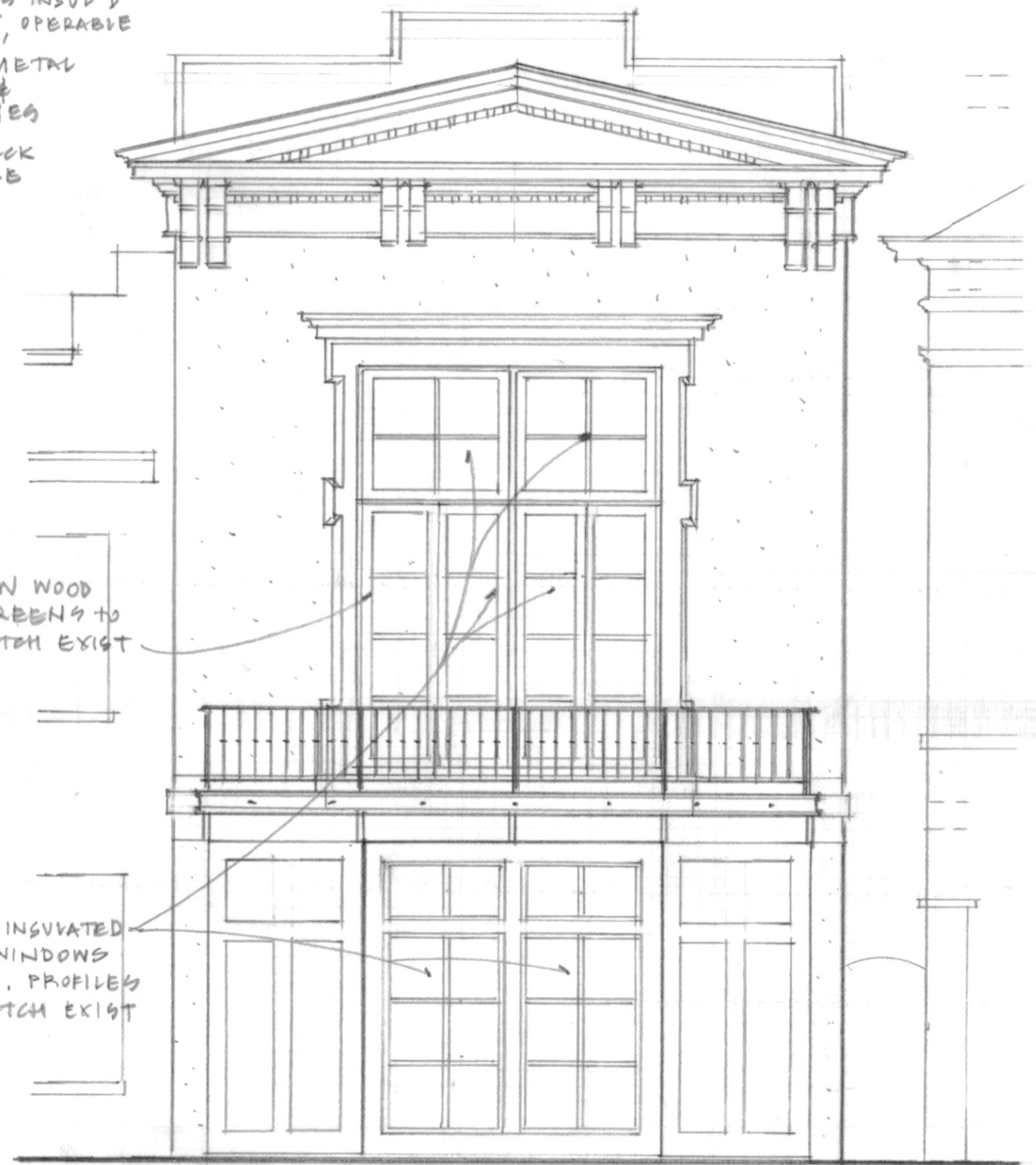


EXIST AC, BEYOND
NEW GLASS INSUL'D
SKYLIGHT, OPERABLE
PAINTED METAL
RAILING &
CABLE TIES
STEEL DECK
STRUCTURE

NEW WOOD
SCREENS TO
MATCH EXIST

NEW INSULATED
SDL WINDOWS
WOOD, PROFILES
TO MATCH EXIST

REAR ELEVATION



FRONT ELEVATION

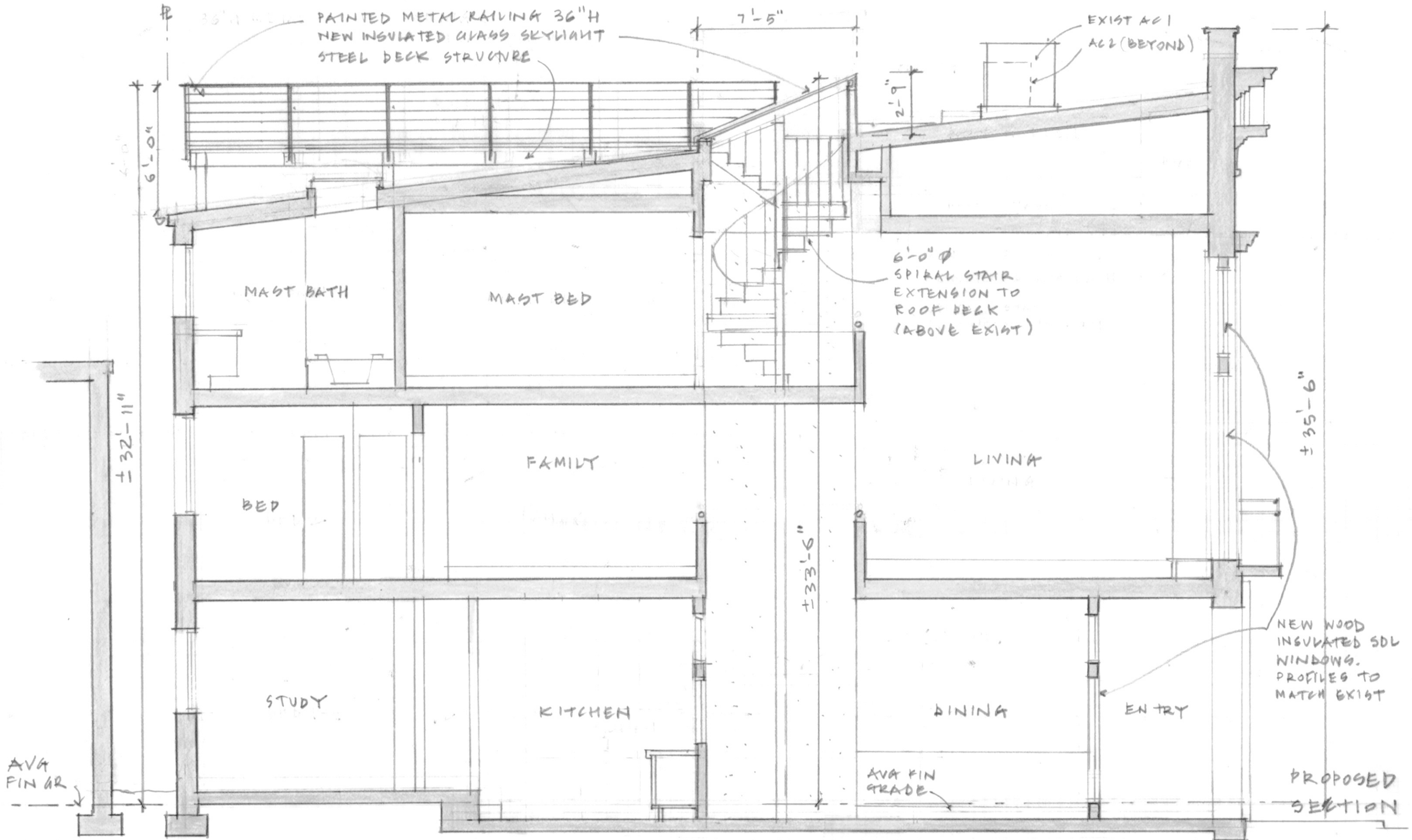


STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to the
BENDICK/EGAN RESIDENCE
19 319 Prince Street Alexandria Virginia

DATE
23 JUL 19
SCALE
1/4"=1'-0"

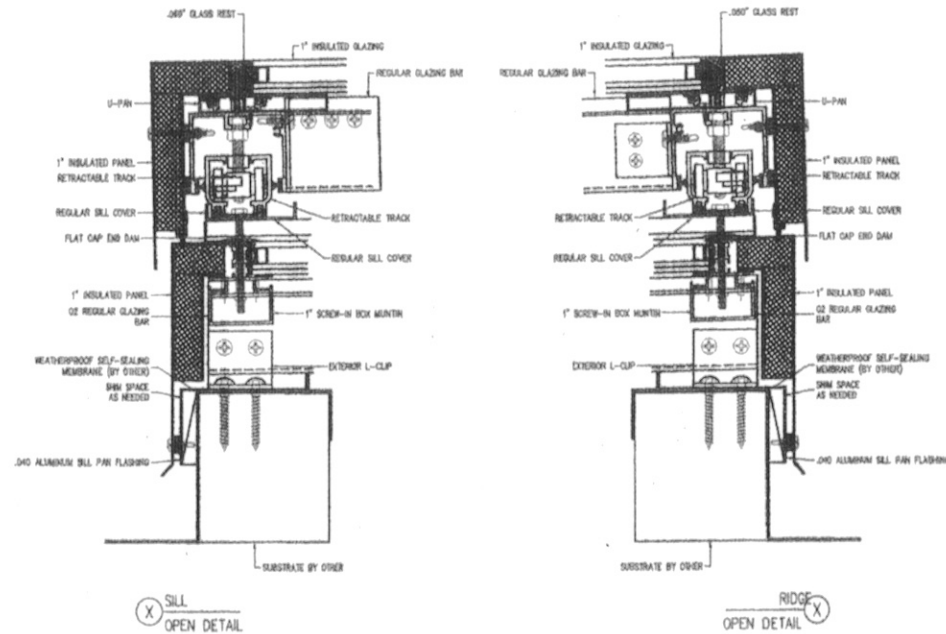
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Preliminary Detail

Not For Construction Use

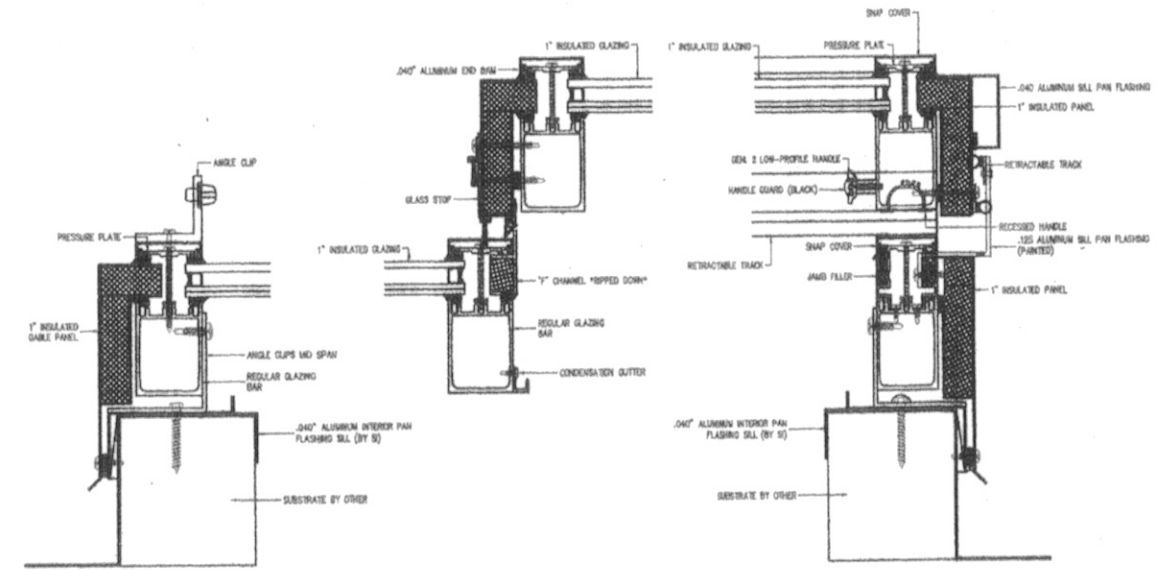
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Preliminary Detail

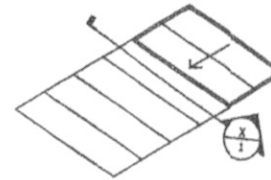
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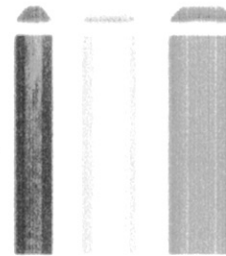
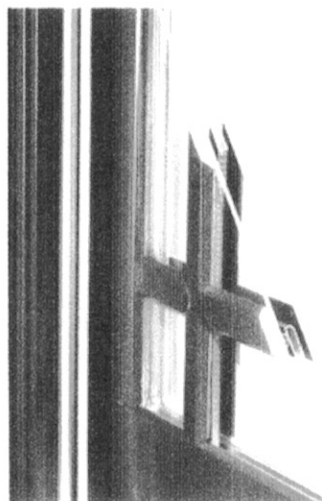
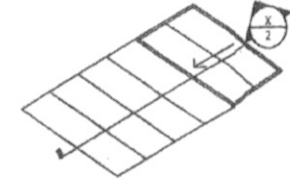
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DETAIL NAME:	HEAD AND SILL DETAILS
DRAWN BY:	SK
DRAWING DATE:	03-06-2019
FILE NAME:	2\2018\18-11-414 319 Prince Street VA\Engineering\Preliminary Details.dwg
"All data contained here in is considered Company Confidential Information and is subject to our Terms and Conditions as set forth on our website at http://solarinnovations.com/sample-warranty/ "	

Preliminary Isometric



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DRAWN BY:	SK
DRAWING DATE:	03-06-2019
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"All data contained here in is considered Company Confidential Information and is subject to our Terms and Conditions as set forth on our website at http://solarinnovations.com/sample-warranty/ "	

Preliminary Isometric



JELD WEN Simulated Divided Lites

(SDL) grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the panes of insulating glass to provide design detail.

Grilles 1 1/8" width in putty profile: These grilles are available in wood for wood exteriors or the color that matches the exterior clad color of the window you choose or a custom color.

Wood Window Specs

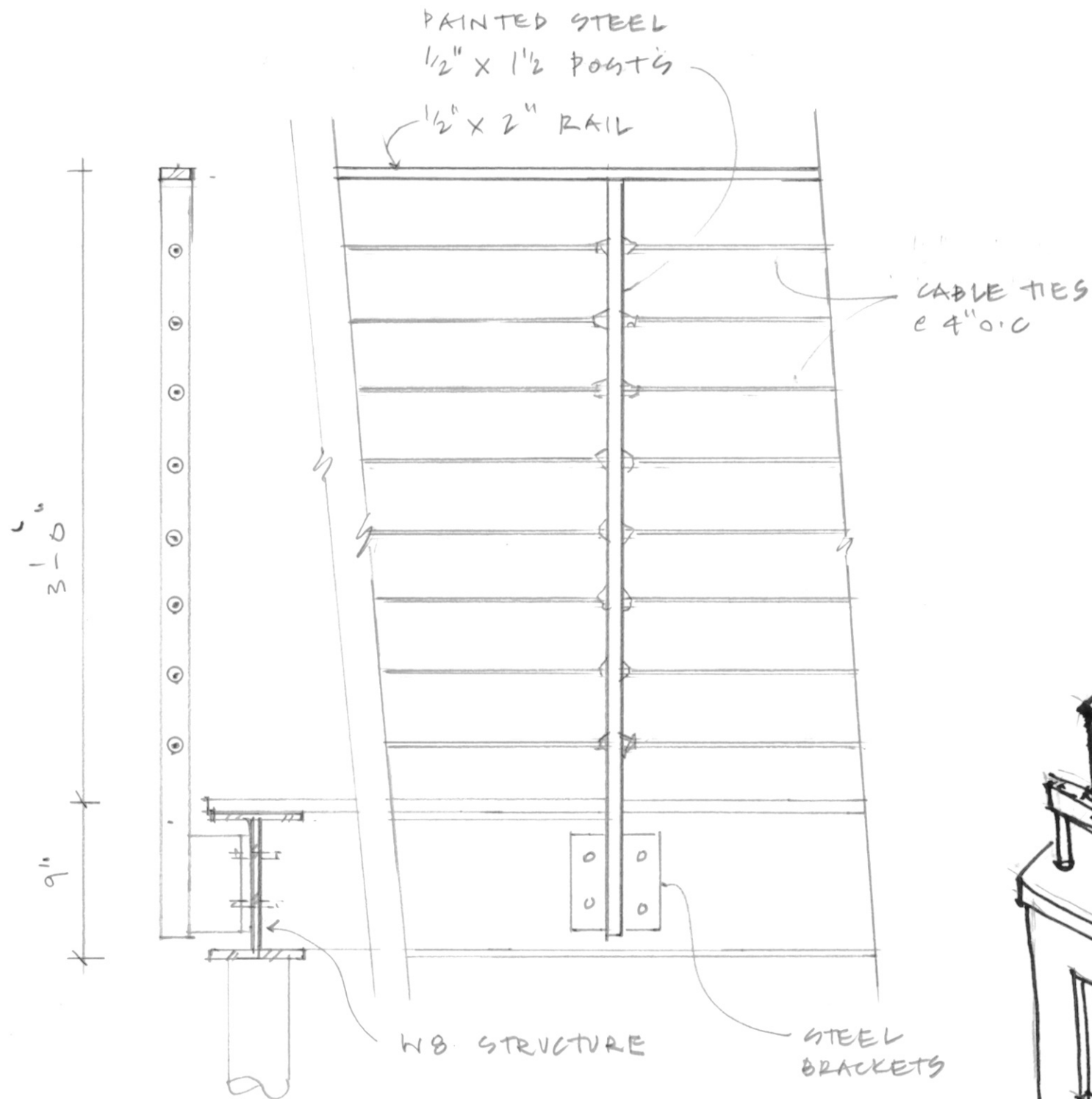
C²

STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studlocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

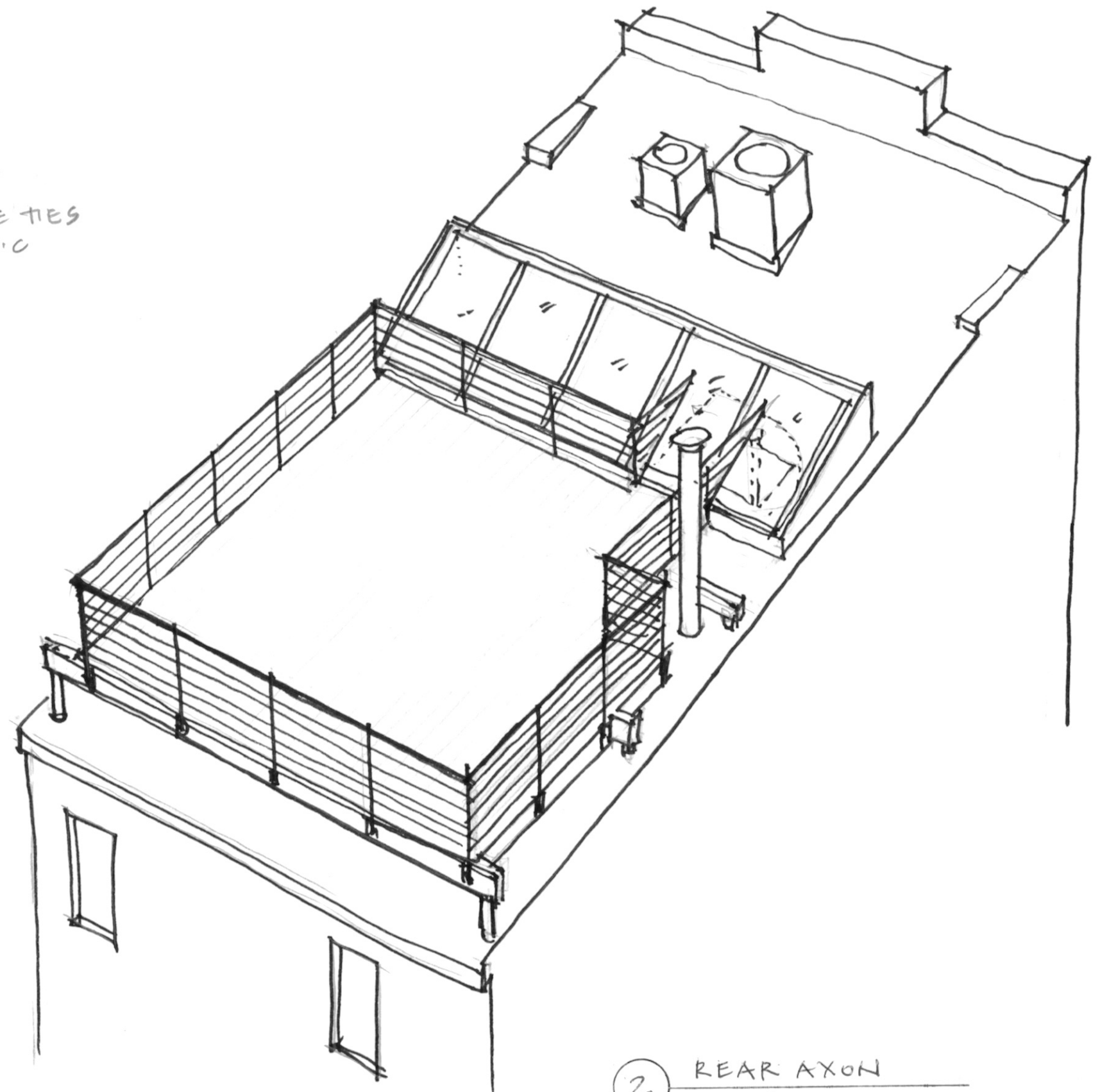
Proposed Modifications to the
BENDICK/EGAN RESIDENCE
21 319 Prince Street Alexandria Virginia

DATE
23 JUL 19
SCALE
N.T.S.

SHEET
A7



1 RAILING DETAIL
1 1/2" = 1'-0"



2 REAR AXON
N.T.S.





August 15, 2019

Chair, Board of Architectural Review
City of Alexandria
City Hall
Alexandria, VA

Re: Application for 319 Prince Street – Hearing on September 4, 2019

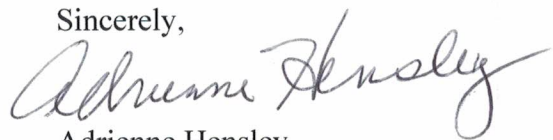
Dear Chair:

We are homeowners at 314 Prince Street, a 19th Century building and the only single-family home relatively directly across the street from 319 Prince. We have reviewed the proposed project, including the roof deck.

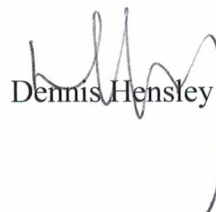
We believe that the proposed actions are appropriate to that building and consistent with the character of the neighborhood. We are particularly pleased that the owners of 319 Prince Street are expending effort—with this project and their ongoing maintenance—to preserve a building with important historical value to our city. Finally, we are also pleased that the roof deck will add to open space along our street which, while not visible from our house or any public rights of way, will include additional green plants in “Eco City Alexandria.”

We therefore respectfully request that the BAR approve the design.

Sincerely,



Adrienne Hensley



Dennis Hensley

Re: proposed 319 Prince roof deck

To whom it may concern,

I am an owner of 400 Prince Street, which is catacorner to 319 Prince Street. I support Dr. Marc Bendick, Jr. and Dr. Mary Lou Egan's plans to build a roof deck.

I have walked around the site. The property appears to be surrounded by other buildings around the whole of the block in such a way that a roof deck built in the rear of their property as proposed will be unobservable from all of the four streets surrounding the block.

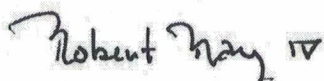
Directly across from 319 Prince Street is the Prince Street Club condominium building. The Prince Club has a large roof deck on the roof on the old Elks Lodge. 319's proposed roof deck would not be out of place.

I was invited to review the plans onsite. The plans are well thought out, are a contribution to the arrangement of their building and include premium materials.

This roof deck would increase open space in a dense part of the city and generally add value.

For these reasons, I hope that you will view their proposal favorably.

Sincerely,

A handwritten signature in dark ink that reads "Robert Ray, IV". The signature is written in a cursive style with a small "IV" at the end.

Robert Ray, IV

August 24, 2019

Chair, Board of Architectural Review
City of Alexandria
City Hall
Alexandria, VA

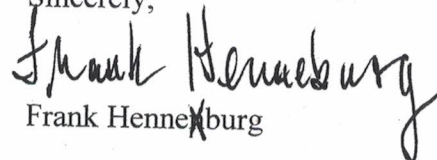
Re: Application for 319 Prince Street – Hearing on September 4, 2019

Dear Chair:

We are homeowners at 311 Prince Street, an historic building that is the closest residence on the same side of the street as 319 Prince (separated by Trice Alley and Fires Station 201).

The new structure will not be visible from our property and will not adversely affect our home in any way. We support these efforts to preserve and enhance the historic firehouse that is an important amenity on our street and in our neighborhood.

Sincerely,


Frank Henneburg

Sharon Frey

