

**ISSUE:** Permit to Demolish/Capsulate partial and Certificate of Appropriateness for alterations.

**APPLICANT:** Colleen and Aloysius Boyle

**LOCATION:** Old and Historic Alexandria District  
1103 Powhatan Street

**ZONE:** RB/Townhouse Zone

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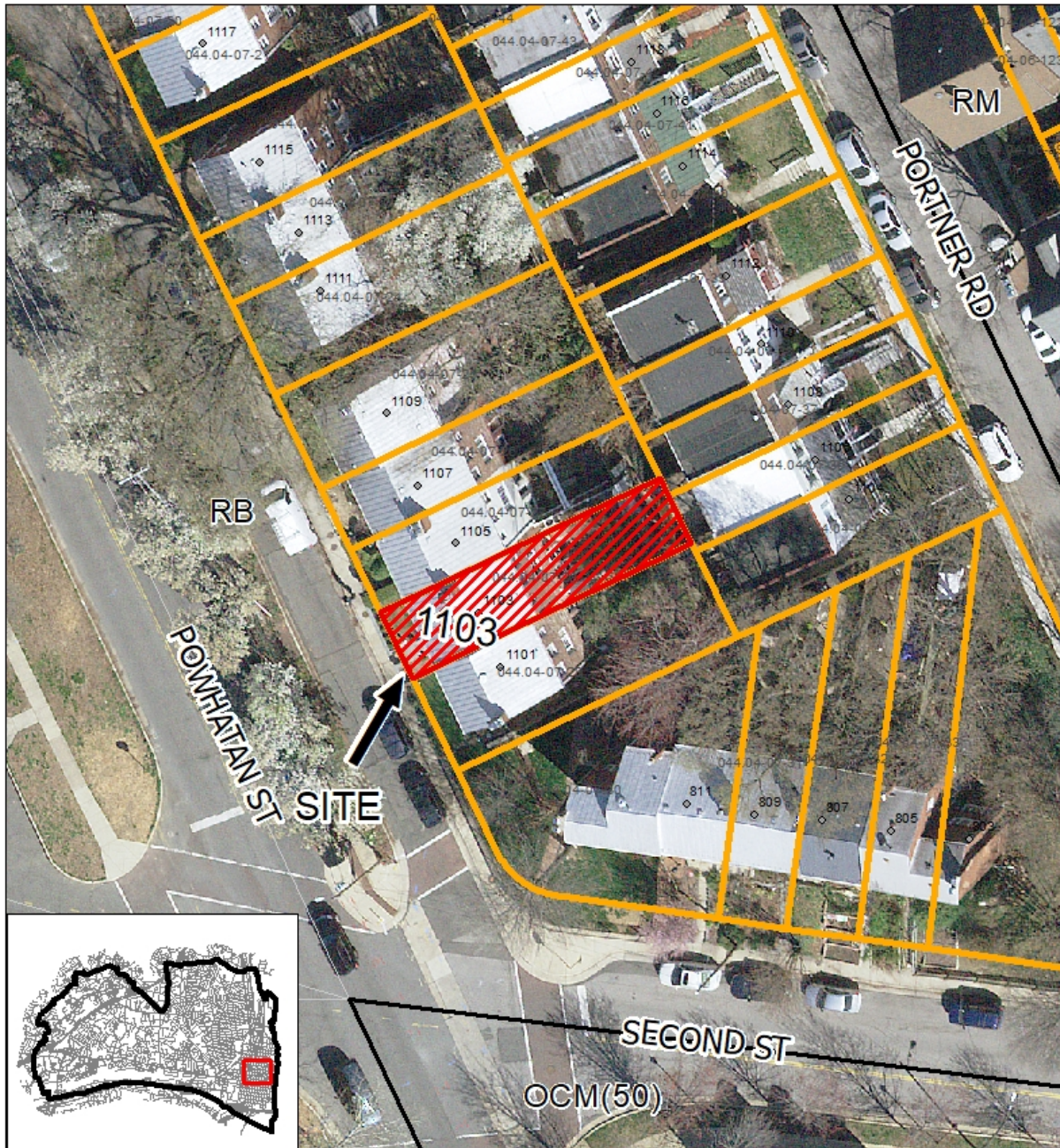
**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness with the following conditions:

1. All proposed trim must be solid-through-the core, millable and paintable material with a smooth finish; and,
2. The clapboard siding on the proposed dormers must have smooth finish.

**GENERAL NOTES TO THE APPLICANT**

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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.
4. **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](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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 #2019-00194 & BAR #2019-00421**  
**1103 Powhatan Street**

0 15 30 60 Feet



## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct dormers on the front and rear elevations, as well as alterations, at 1103 Powhatan Street.

### **Permit to Demolish/Capsulate**

Removal of approximately 33 square feet of wall area on the front (west) elevation and 51 square feet of wall area on the rear (east) elevation and approximately 150 square feet of roof area.

### **Certificate of Appropriateness**

1. Construct two 29 square feet dormers with a standing seam metal roof, lap siding to match existing, and 9-light casement windows.
2. Add PVC crown molding and trim 2<sup>nd</sup>-story windows.
3. Install a cornice and frieze board with a standing seam roof between the 1<sup>st</sup> and 2<sup>nd</sup> stories.
4. Install a new 4-light window on the 1<sup>st</sup>-story to match the existing window.
5. Add trim to the two 4-light windows and door on the first story.
6. Replace the existing molding below the bay window on the façade.
7. Replace the existing metal railing with a composite railing.
8. Construct a 108 square foot shed dormer with a standing seam metal roof, lap siding to match existing, and four 9-light casement windows on the east elevation.

## **II. HISTORY**

1103 Powhatan Street is a two-story, Colonial Revival style townhouse constructed as part of the Virginia Village development, consisting of 62 houses facing Powhatan and Portner Streets, **ca 1941**. Only 1101, 1103, 1105 and 1107 Powhatan Street are within the boundaries of the Old and Historic Alexandria District, as they are within 500' of the George Washington Parkway. Their inclusion within the District is primarily to regulate alterations and changes which could affect the memorial character of the Parkway and/or its associated environmental setting/landscape or impair the character of the historic district, and not for their individual architectural, cultural or historic significance.

### ***Previous BAR Approvals***

The BAR previously approved 6/1 windows (BAR2013-0181) and painting of unpainted masonry on the first-floor façade (BAR2015-0304).

## **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 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

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The small amount of material that will be demolished is limited to the metal roof and a small portion of the brick wall. This is a later building and neither of these areas are of unusual or uncommon design and the affected portions could be reproduced easily today.

#### Certificate of Appropriateness

##### *Dormers*

The *Design Guidelines* states that dormers provide light and ventilation to the top floor of a building and can increase the usable floor area. At the same time, dormers are particularly visible elements of a roof can have adverse impacts on a building if not properly designed and sited. The proposed dormers on the façade (east elevation) comply with the *Design Guidelines* because the dormers are not too large for the existing structure, the form and architectural style of the dormers is appropriate, and they are symmetrically aligned with the existing windows below.



The proposed shed dormer on the rear (west elevation) is characteristic of the early 20<sup>th</sup> century Arts and Crafts architectural style and is generally discouraged by the 1993 *Design Guidelines*. However, it has been the Board practice for many years to approve shed dormers when the subject property is located mid-block and the proposed dormer is located on a secondary elevation that is minimally visible from the public street. Additionally, shed dormers have been supported by the Board as long as no prominent historic fabric, such as hand-hewn joists and decking, will be removed by its construction. The project property is a later building and, as noted in the demolition section above, no historic fabric will be lost by the construction of the shed dormer. The proposed dormer will not be visible from the right-of-way. The materials used on all three dormers match the metal standing seam roof, composite siding and trim on the existing structure.

#### *Alterations*

The applicant is proposing to add trim to both the existing and proposed 4-light windows on the 1<sup>st</sup>-story and to the three existing windows on the 2<sup>nd</sup>-story. A proposed classical entablature projects 1'-0" from the facade between the first and second story. A 6" tall trim above the front door and the applied molding below the bay window will be replaced. Staff finds the fenestration on the ground level of the façade to be extremely crowded but the majority of it is existing and the proposed frieze helps support the visual mass of the cantilevered 2<sup>nd</sup>-story above. Additionally, the proposed detailing and proposed replacement railing relates to the Colonial Revival architectural style of the dwelling and helps define the entrance.

Staff notes that the Mission style six-over-one windows and the Prairie style front door are not the academically correct architectural style for a Colonial Revival period structure but these are existing features and the applicant does not propose to replace these as part of this application. While the BAR's Design Guidelines strongly encourage that alterations to a building maintain the architectural style of its identified period of significance, it was common historically, as it is today, to use some elements of earlier styles in transitional periods.

With the conditions noted above, staff recommends approval of the project.

#### **STAFF**

Amirah Lane, 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**

F-1 The existing property exceeds the maximum allowable FAR. The proposed addition is less than 7' in height and no net square footage is added to the property.

#### **Code Administration**

No code 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, 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 2019-00421& 20109-00194: 1103 Powhatan Street*

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 1103 Powhatan St. Alexandria, VA. 22314

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

TAX MAP AND PARCEL: 044.04-07-28 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: Colleen &amp; Aloysius Boyle

Address: 1103 Powhatan St.

City: Alexandria State: VA Zip: 22314

Phone: 703.725.7905 E-mail: cbn2323@gmail.com

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

Name: Harry Braswell, Inc. / Georgette Diaz, Architectural Designer Phone: 703.373.1980

E-mail: gdiaz@harrybraswell.com

**Legal Property Owner:**

Name: Colleen &amp; Aloysius Boyle

Address: 1103 Powhatan St.

City: Alexandria State: VA Zip: 22314

Phone: 703.725.7905 E-mail: cbn2323@gmail.com

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

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



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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- |   |   |   |                                   |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning   | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors  | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting   | <input type="checkbox"/>                            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input checked="" type="checkbox"/> other Add frieze detail, 2 dormer windows in front, shed dormer in back. Add additional window in front and stair railing |   |   |                                   |
- ☐ ADDITION *new metal roof*
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

The owner wishes to add a frieze detail to the front facade and to build 2 dormer windows in the front finished with siding. Also, install new shed style standing seam metal roof, and add shed dormer in back of home over the existing standing seam metal roof. Add additional window to the front of the house and stair railing.

**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.*

- ☐ <sup>N/A</sup> ☒ 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.*

- ☒ ☐ <sup>N/A</sup> 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.*

- ☐ ☒ <sup>N/A</sup> 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.*

- ☒ ☐ <sup>N/A</sup> 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.

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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: Gretchen BrownPrinted Name: Gretchen BrownDate: 10/7/19

# 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. Aloysius & Colleen Boyle	1103 Powhatan St. Alexandria, Va. 22314	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 \_\_\_\_\_ 1103 Powhatan St. \_\_\_\_\_ (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. Aloysius & Colleen Boyle	1103 Powhatan St. Alexandria, Va. 22314	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. Aloysius & Colleen Boyle	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.

10.3.19      Gretchen Brann        
Date                      Printed Name                      Signature





# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

as of 12/20/18

### A. Property Information

A1. 1103 POWHATAN ST.

Street Address

RB

Zone

A2. 1,395.00

Total Lot Area

x 0.75

Floor Area Ratio Allowed by Zone

= 1,046.25

Maximum Allowable Floor Area

### B. Existing Gross Floor Area

#### Existing Gross Area

Basement 540.00

First Floor 540.00

Second Floor 540.00

Third Floor

Attic 314.20

Porches

Balcony/Deck

Lavatory\*\*\*

Other\*\*

#### Allowable Exclusions\*\*

Basement\*\*

Stairways\*\* 189.15

Mechanical\*\* 35.80

Attic less than 7'\*\* 314.20

Porches\*\*

Balcony/Deck\*\*

Lavatory\*\*\* 100.40

Other\*\* 36.80

Other\*\*

B1. 1,934.20

Existing Gross Floor Area\* Sq. Ft.

B2. 676.35

Allowable Floor Exclusions\*\* Sq. Ft.

B3. 1,257.85

Existing Floor Area Minus Exclusions  
(subtract B2 from B1) Sq. Ft.

#### Comments for Existing Gross Floor Area

Existing FAR conditions no changes proposed

B1. **Total Gross**

1,934.20

B2. **Total Exclusions**

676.35

### C. Proposed Gross Floor Area

#### Proposed Gross Area

Basement 0.00

First Floor 0.00

Second Floor 0.00

Third Floor

Attic 0.00

Porches 18.00

Balcony/Deck

Lavatory\*\*\*

Other 165.40

#### Allowable Exclusions\*\*

Basement\*\*

Stairways\*\* 0.00

Mechanical\*\* 0.00

Attic less than 7'\*\* 0.00

Porches\*\* 18.00

Balcony/Deck\*\*

Lavatory\*\*\* 0.00

Other\*\* 165.40

Other\*\*

C1. 183.40

Proposed Gross Floor Area\* Sq. Ft.

C2. 183.40

Allowable Floor Exclusions\*\* Sq. Ft.

C3. 0.00

Proposed Floor Area Minus Exclusions  
(subtract C2 from C1) Sq. Ft.C1. **Total Gross**

183.40

C2. **Total Exclusions**

183.40

### D. Total Floor Area

D1. 1,257.85 Sq. Ft.  
Total Floor Area (add B3 and C3)D2. 1,046.25 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

### E. Open Space

E1. 855.00 Sq. Ft.  
Existing Open SpaceE2. 800.00 Sq. Ft.  
Required Open SpaceE3. 837.00 Sq. Ft.  
Proposed Open Space

### Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: \_\_\_\_\_

13

Date: \_\_\_\_\_

10/25/19



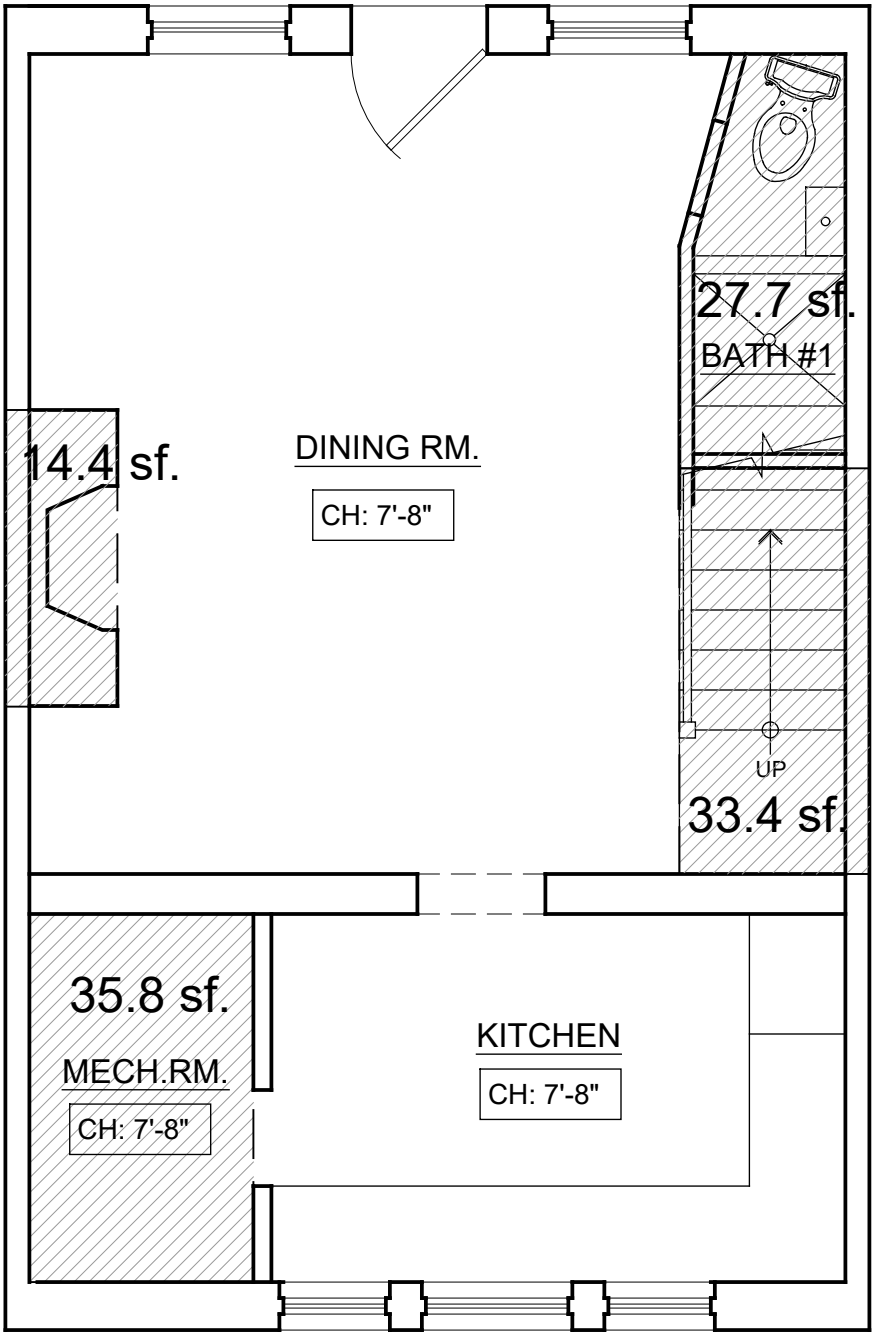






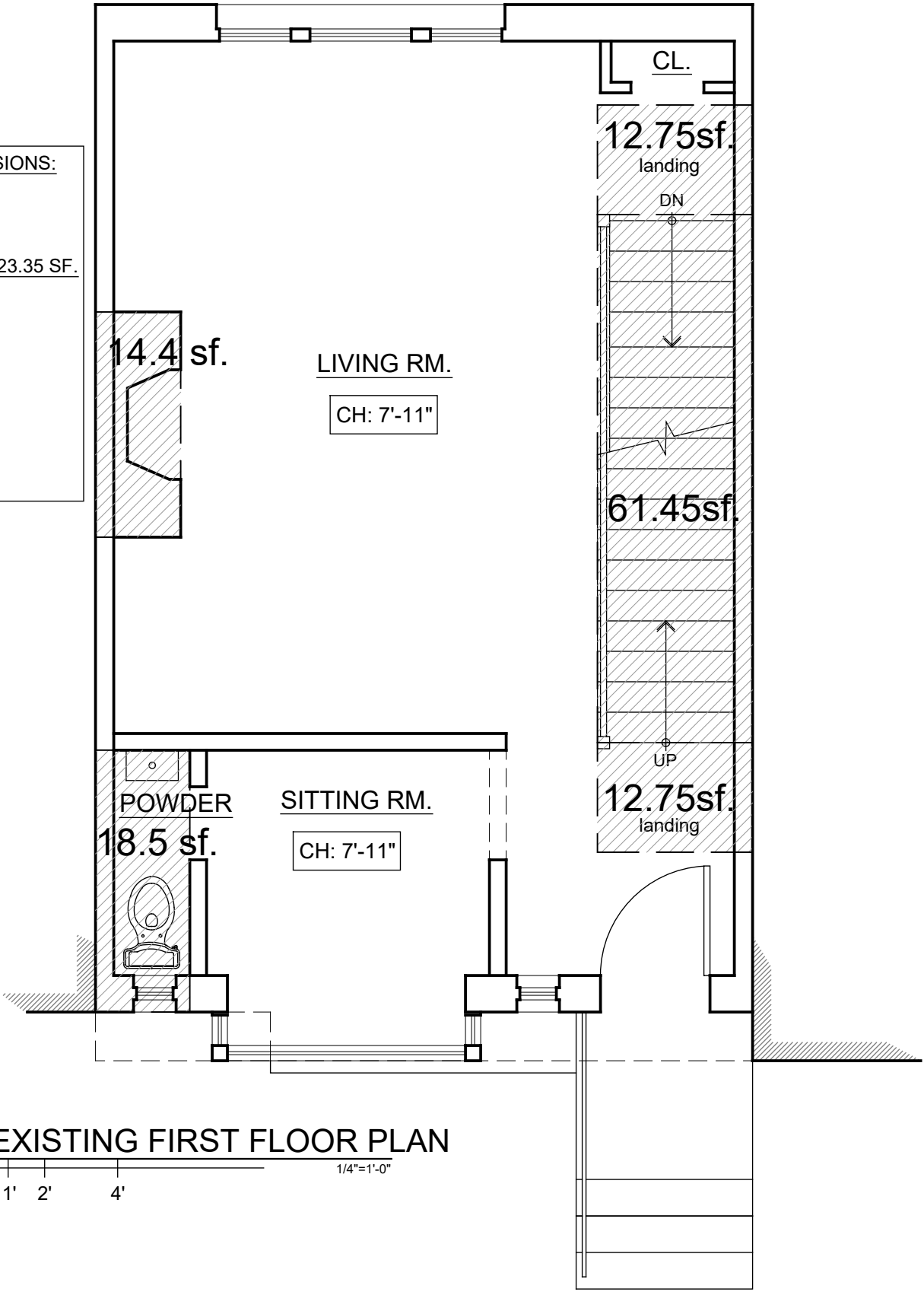
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312 CALVERT AVE  
ALEXANDRIA, VIRGINIA 22301  
703.836.1776  
www.harrybraswell.com  
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ISSUED	
5/6/2019	B.A.R REVIEW
10/7/2019	B.A.R REVIEW
10/25/2019	B.A.R REVIEW



1 EXISTING BASEMENT FLOOR PLAN

- NOTE:
- 1. NO CHANGES PROPOSED TO EXISTING FLOOR PLANS
  - 2. AVERAGE GRADE 4'-4"



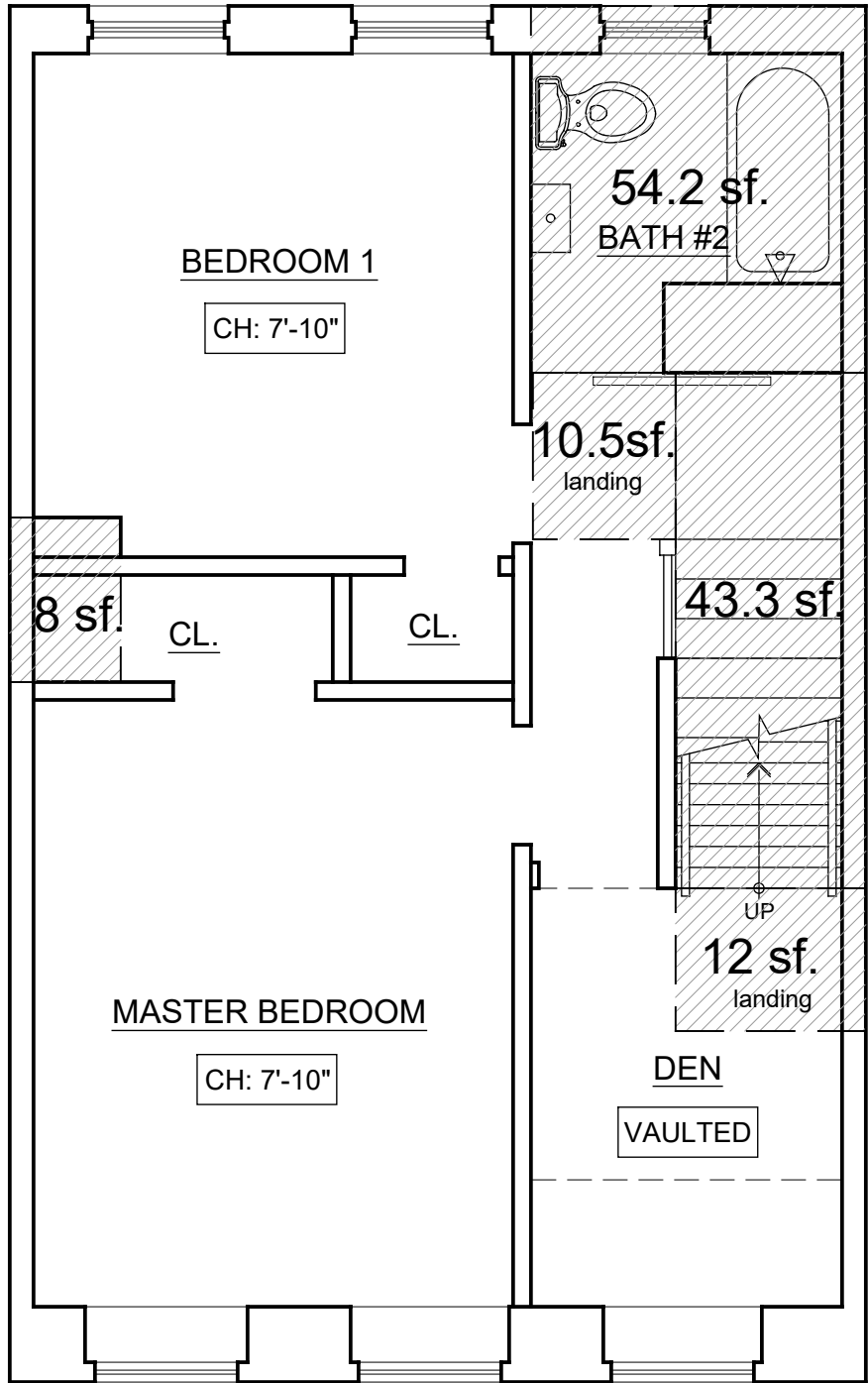
1 EXISTING FIRST FLOOR PLAN

BOYLE RESIDENCE  
1103 POWHATAN ST.  
ALEXANDRIA, VA. 22314



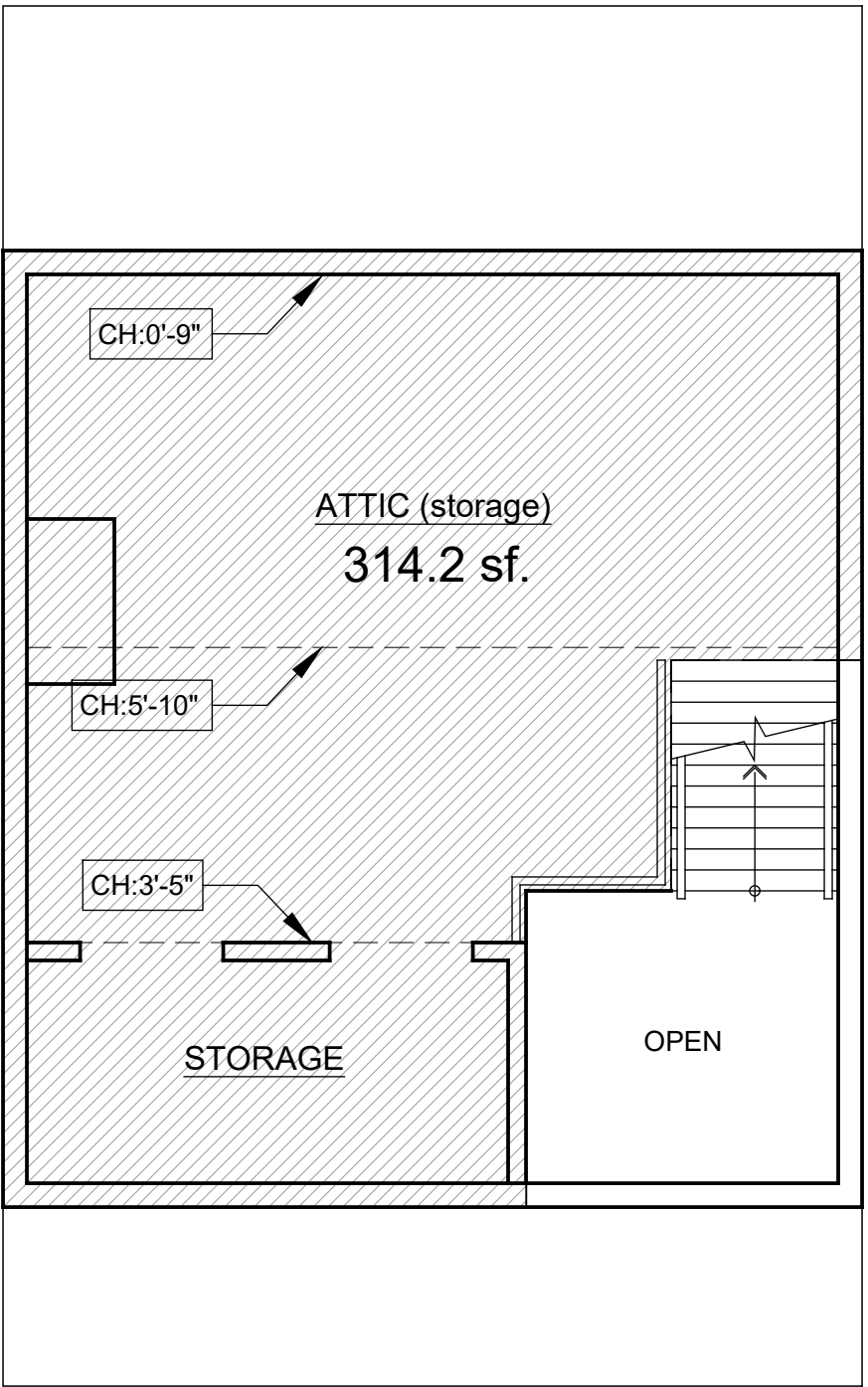
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ISSUED	
5/6/2019	B.A.R REVIEW
10/7/2019	B.A.R REVIEW
10/25/2019	B.A.R REVIEW



- FAR ALLOWABLE EXCLUSIONS:  
(Second Floor + Attic)
- a. Stairways:  
 $10.5 + 43.3 + 12 = 65.8$  SF.
  - b. Lavatory:  
54.2 SF.
  - c. Attic (less than 7' clg. ht.):  
314.2 SF.
  - d. Other (Fireplace):  
8 SF.

- FAR ALLOWABLE EXCLUSIONS:
- TOTALS:
- a. Stairways:  
 $123.35 + 65.8 = 189.15$  SF.
  - b. Mechanical:  
35.8 SF.
  - c. Lavatory:  
 $46.2 + 54.2 = 100.4$  SF.
  - d. Attic (less than 7' clg. ht.):  
314.2 SF.
  - e. Other (Fireplace):  
 $28.8 + 8 = 36.8$  SF.



NOTE:

1. NO CHANGES PROPOSED TO EXISTING FLOOR PLANS



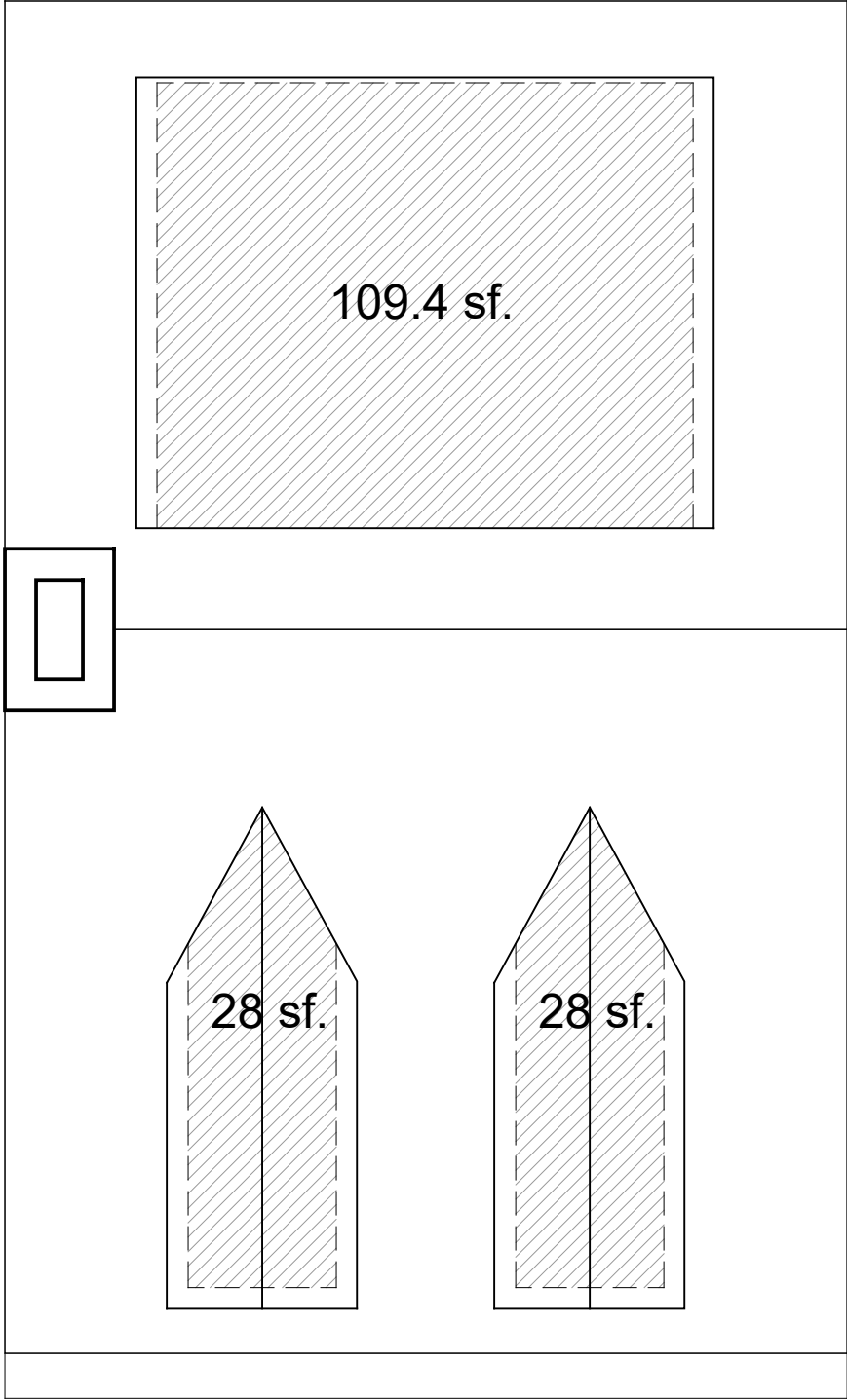


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ALEXANDRIA, VIRGINIA 22301  
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ISSUED	
5/6/2019	B.A.R REVIEW
10/7/2019	B.A.R REVIEW
10/25/2019	B.A.R REVIEW

FAR ALLOWABLE EXCLUSIONS:

TOTALS:  
a. Other (proposed dormers):  
109.4+28+28=**165.4 SF.**



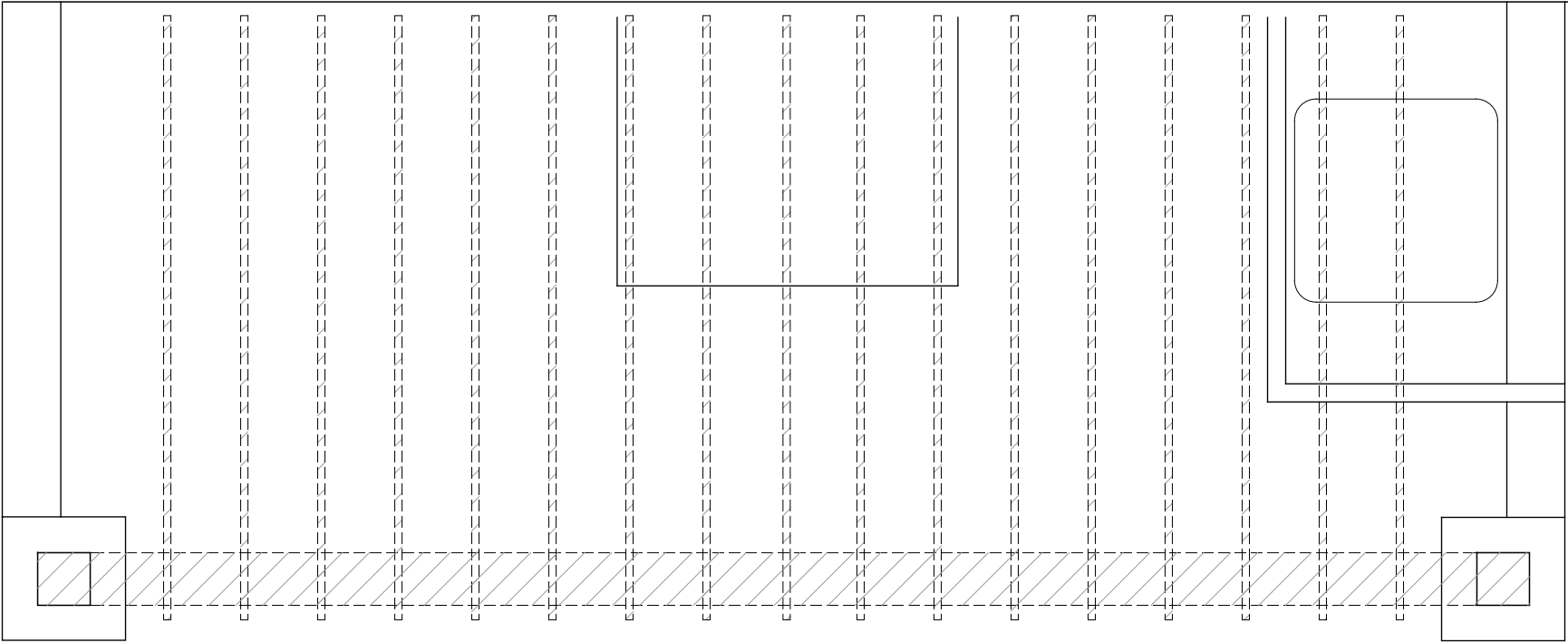
1 PROPOSED ROOF PLAN  
1/4"=1'-0"

**BOYLE RESIDENCE**  
1103 POWHATAN ST.  
ALEXANDRIA, VA. 22314



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**BOYLE EXISTING PERGOLA COVERAGE**

covered area: 124.4 sf.  
a.17 purlins total @0.57sf/ea: 9.69 SF.  
b.1 beam: 10.35 SF.

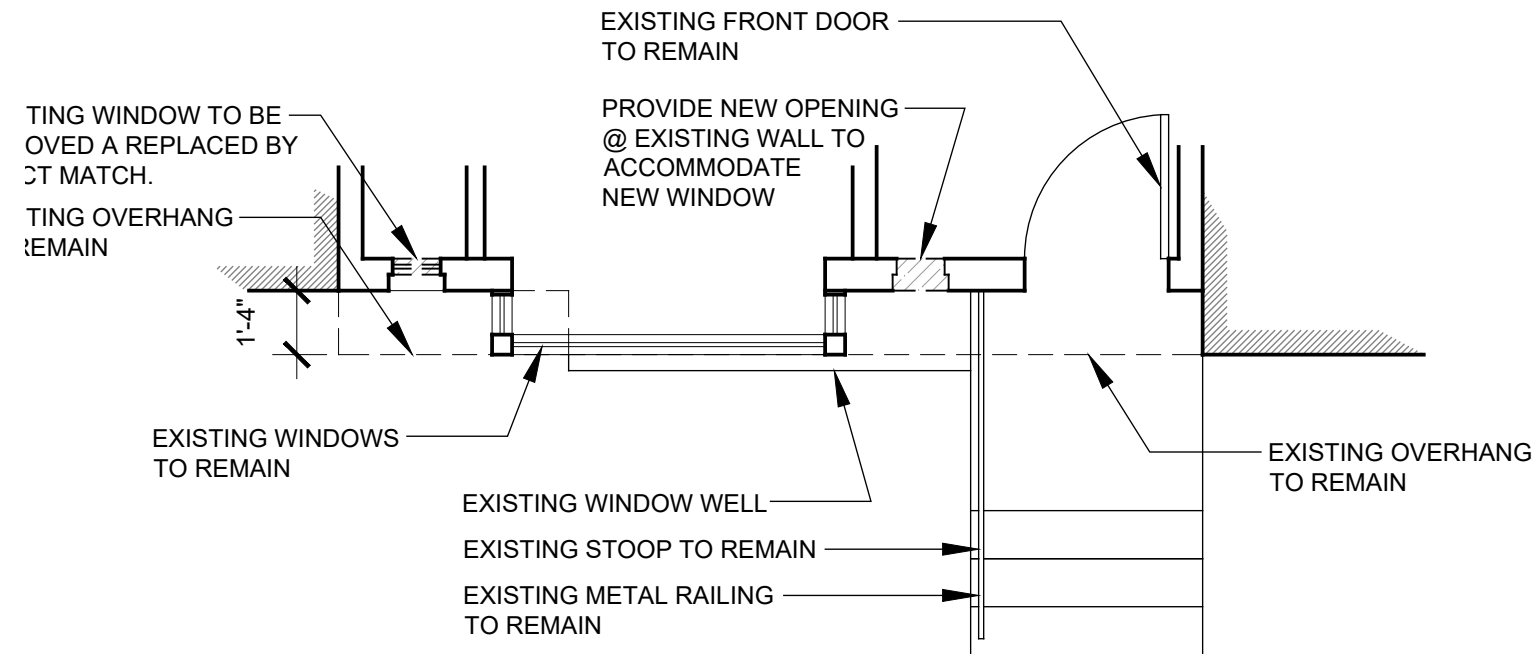
124.4 SF. - 100%  
(a+b) 20.40 SF.. - X  
X= 19.3x100

124.4

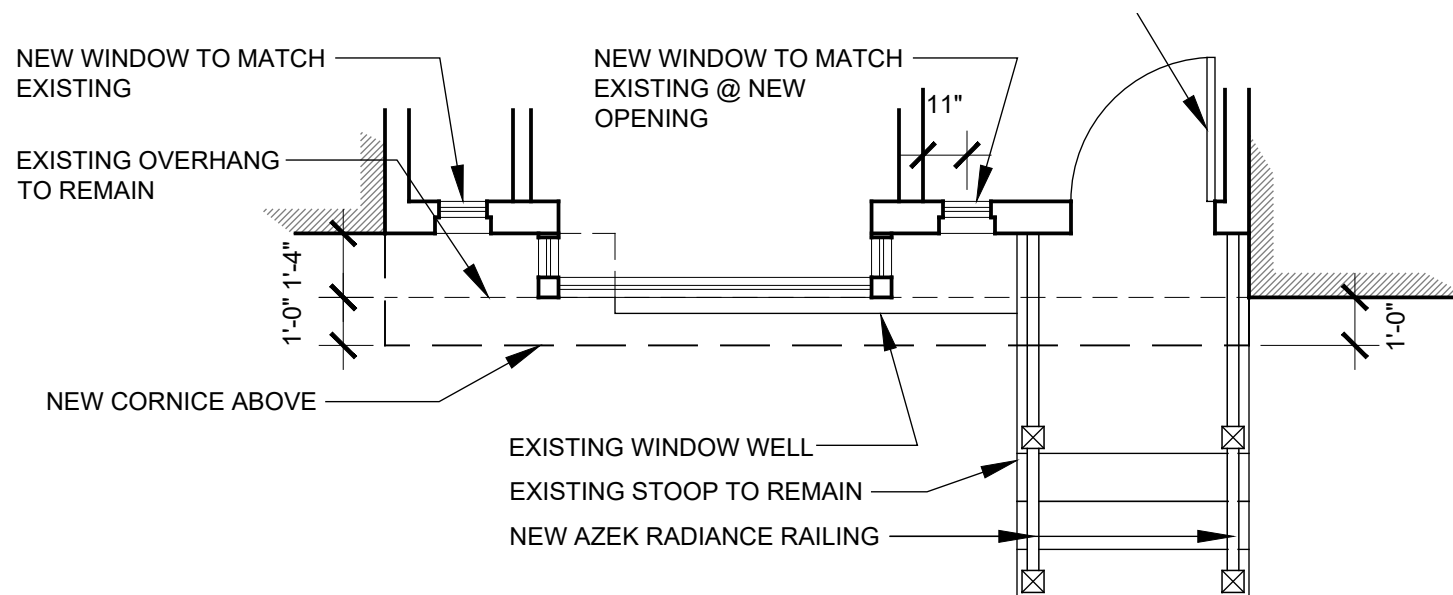
X= 16%< 80%

NOTE:  
1. EXISTING STRUCTURE, NOT INCLUDED IN SCOPE.  
NO CHANGES PROPOSED.

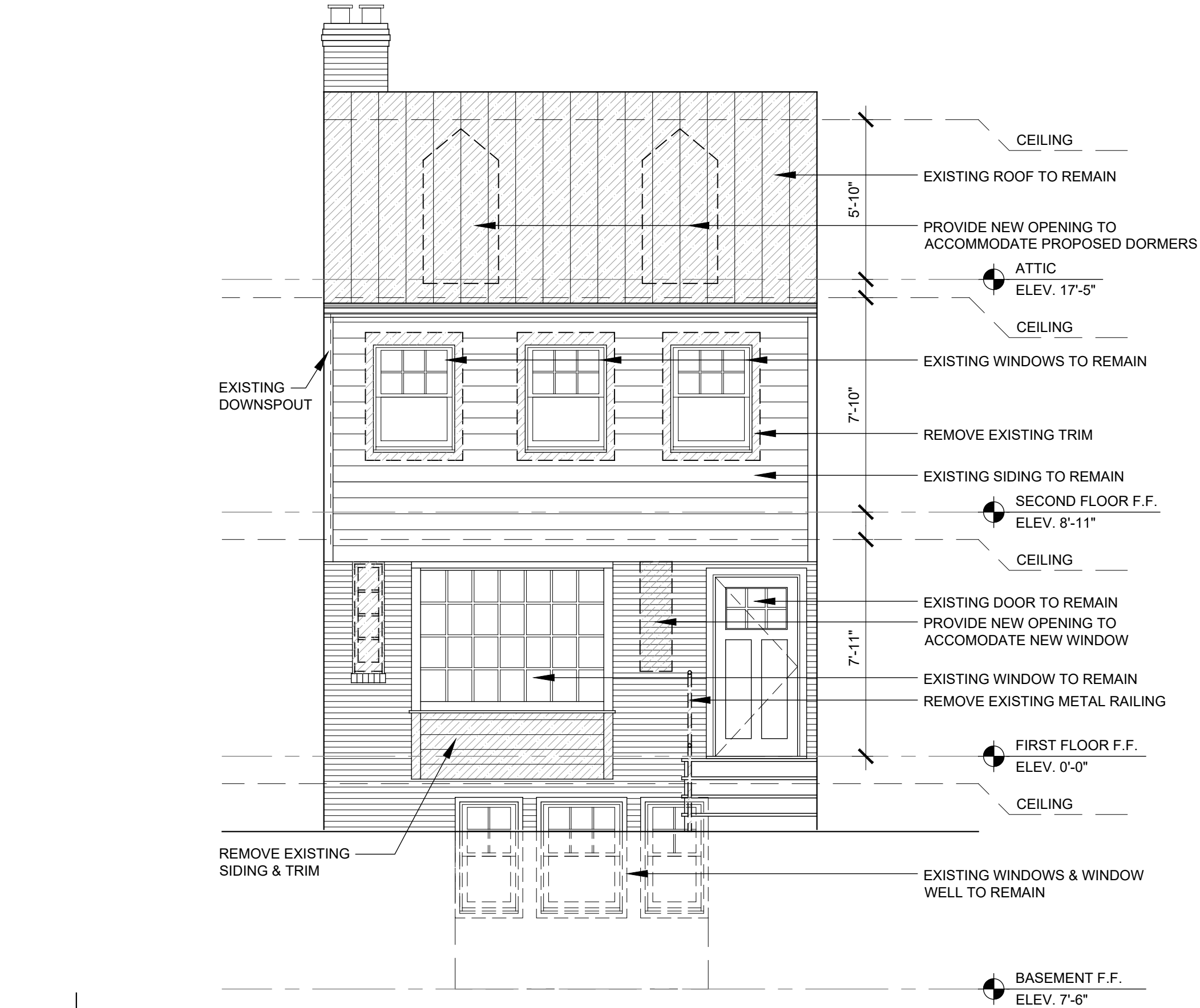
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1 EXISTING ENTRY/FIRST FLOOR PLAN



1 PROPOSED ENTRY/FIRST FLOOR PLAN



1 EXISTING FRONT ELEVATION

0 1' 2' 4' 1/4"=1'-0"

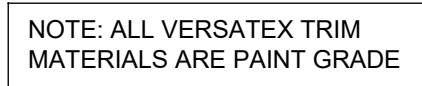




ISSUED	
5/6/2019	B.A.R.REVIEW
5/17/2019	PRESERVATION REV
10/7/2019	B.A.R.REVIEW

**1103 POWHATAN ST.  
ALEXANDRIA, VA. 22314**

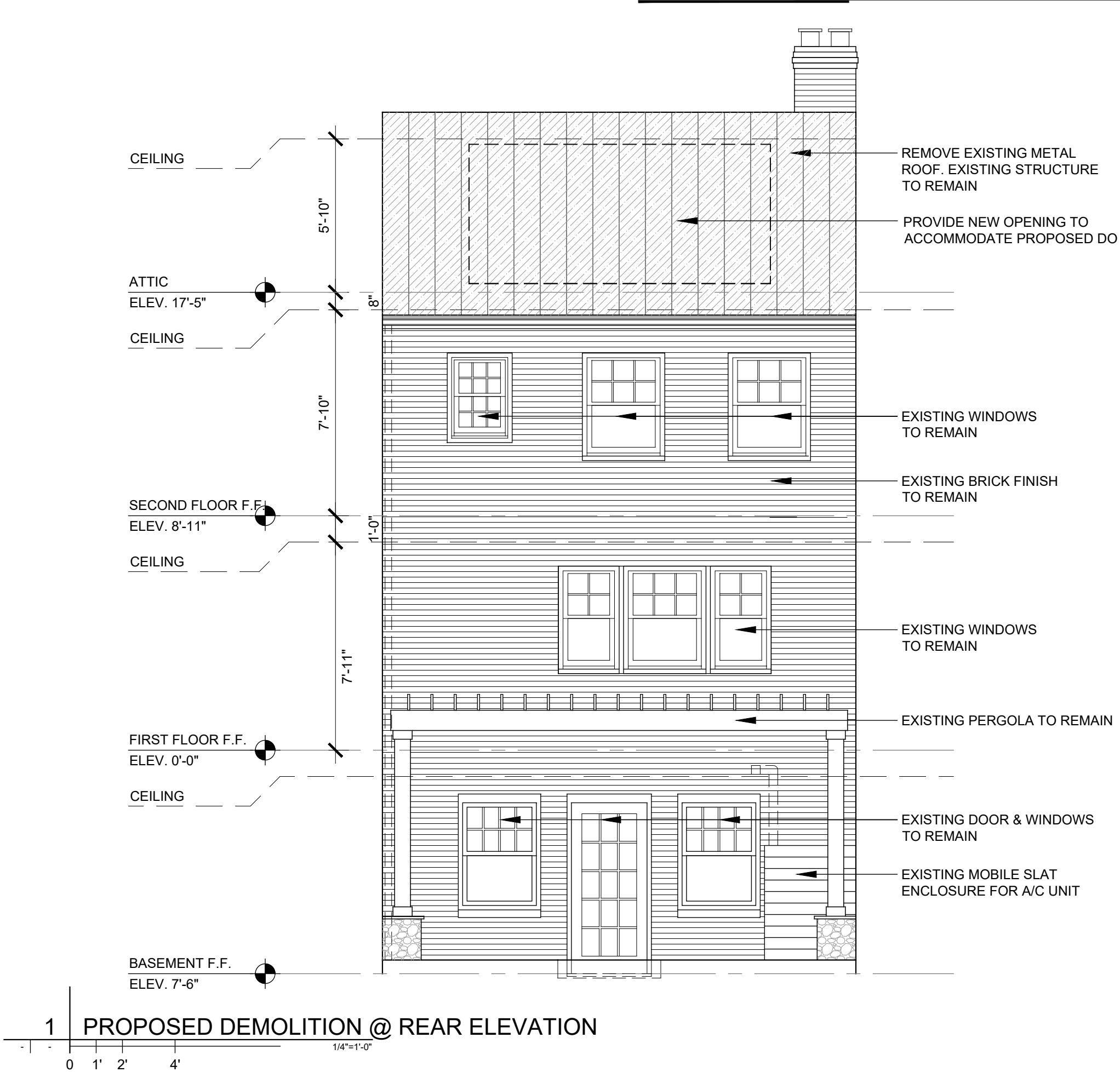
SHEET A OF A



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1/4"=1'-0'

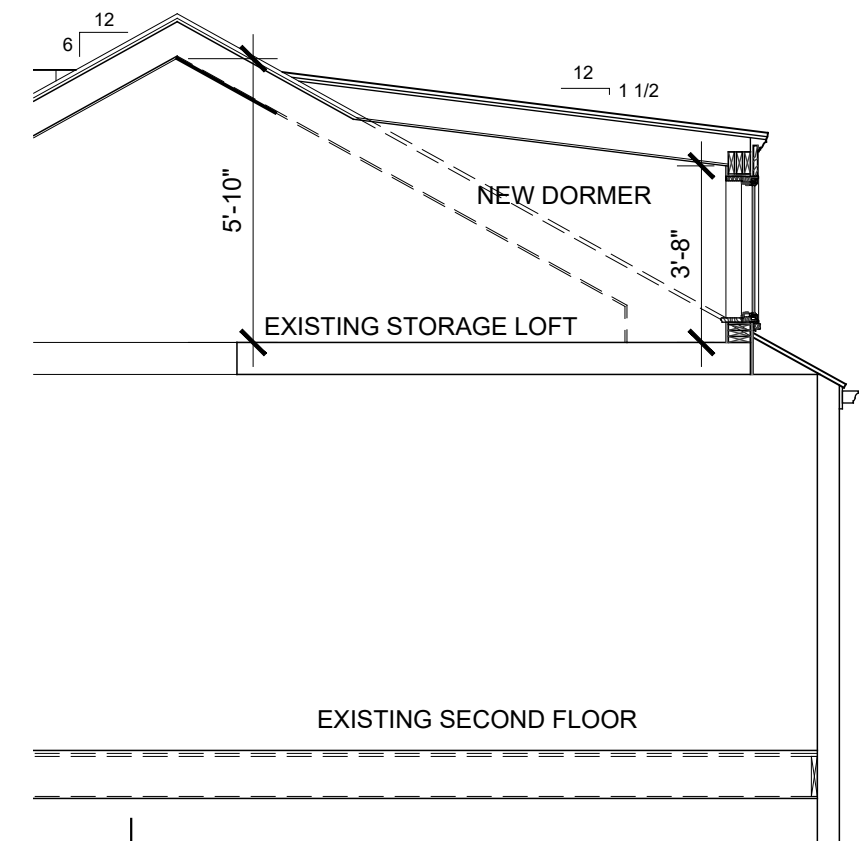
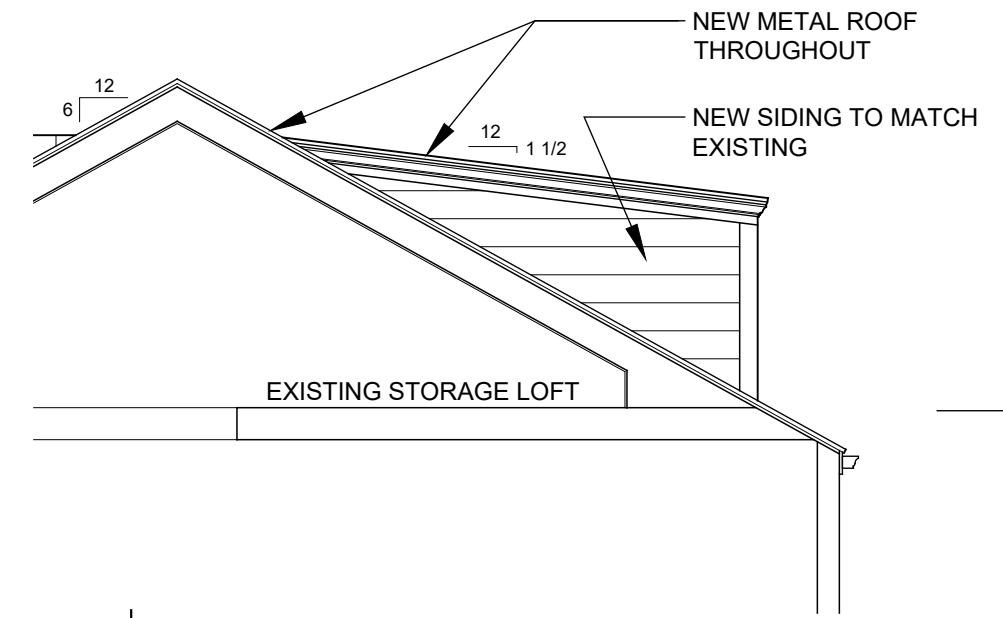
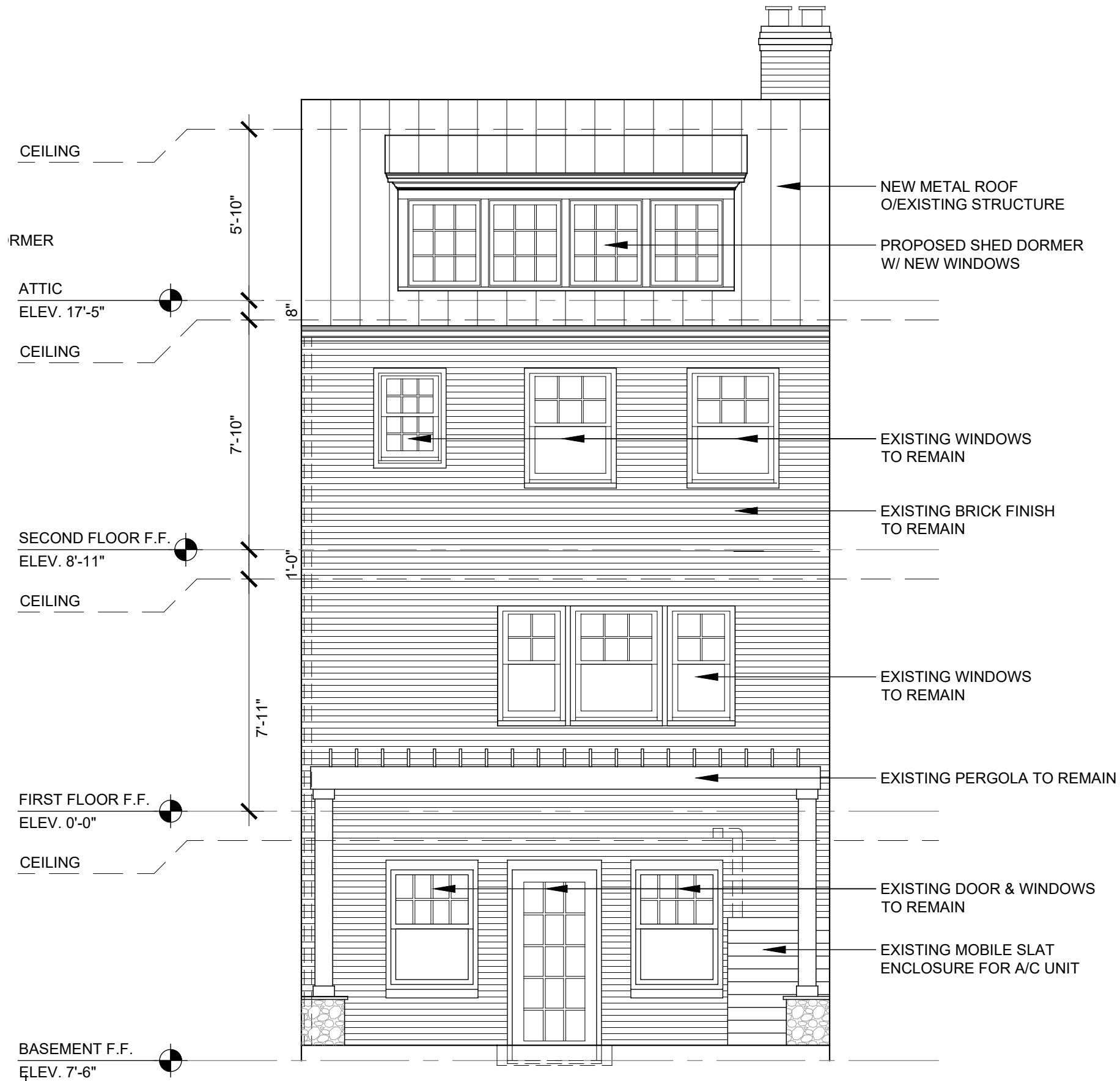
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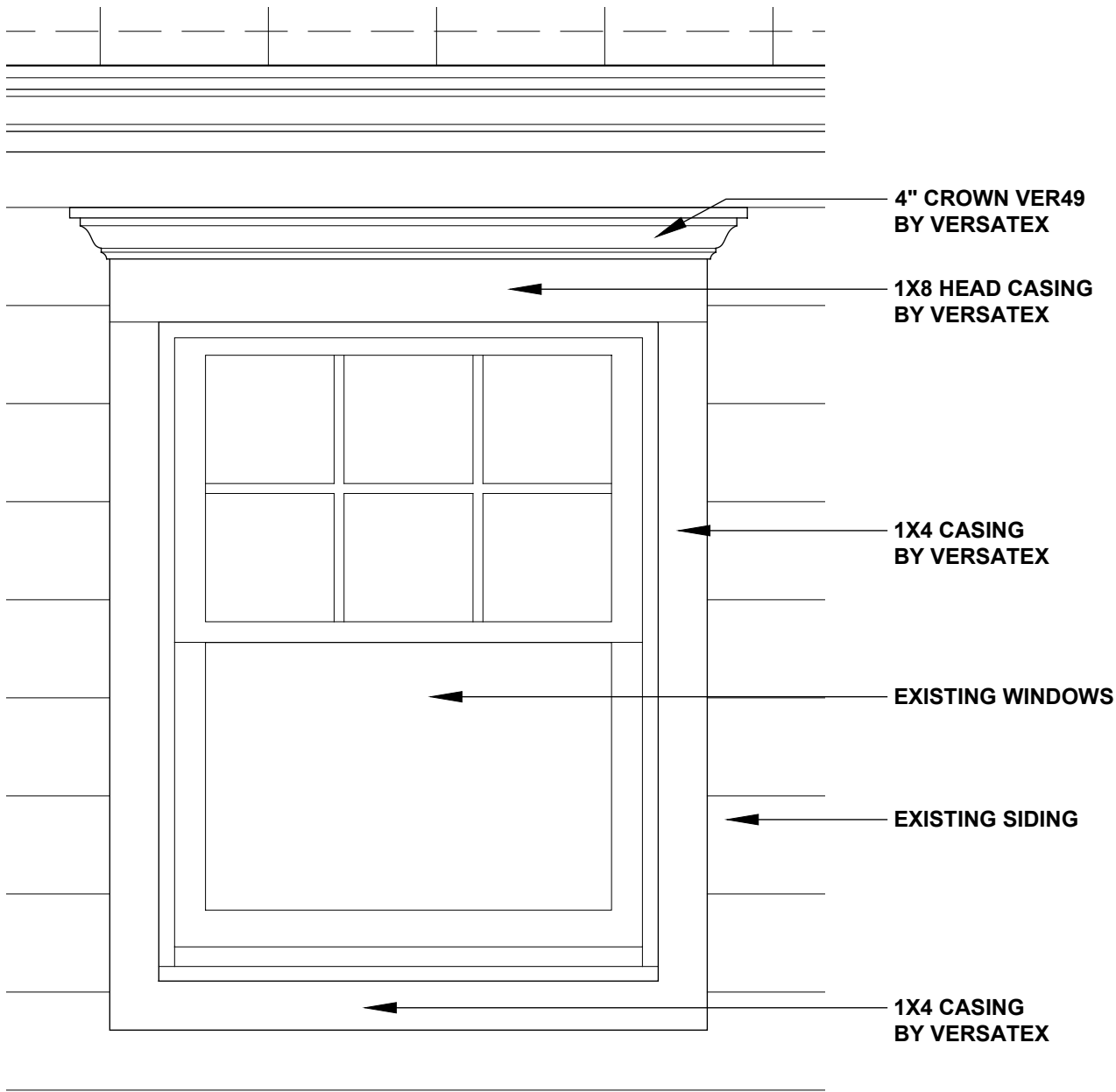


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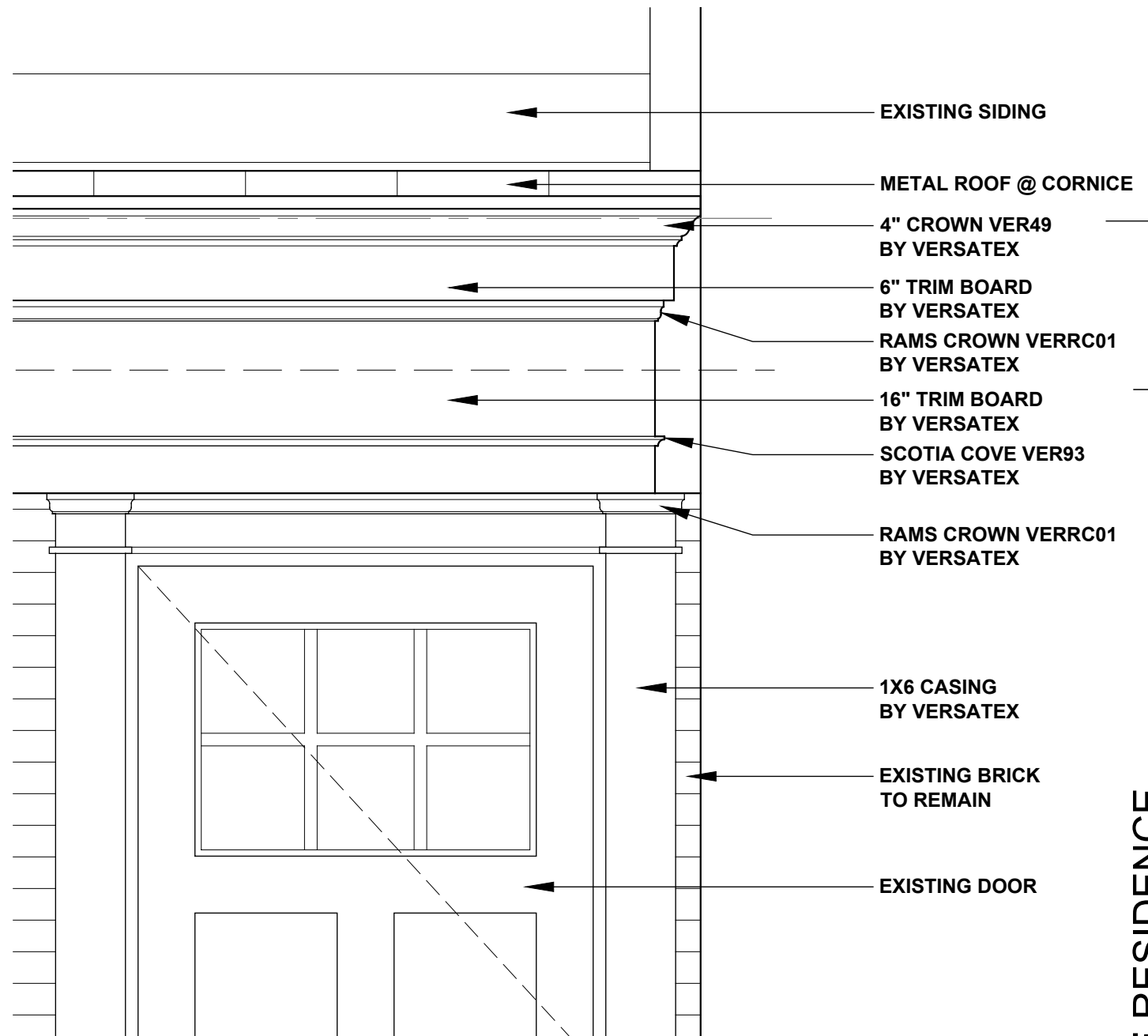
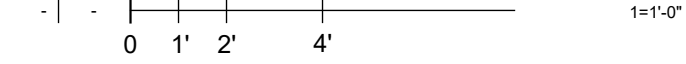
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5/6/2019	B.A.R REVIEW
5/17/2019	PRESERVATION REVS.
10/7/2019	B.A.R REVIEW

BOYLE RESIDENCE  
1103 POWHATAN ST.  
ALEXANDRIA, VA. 22314

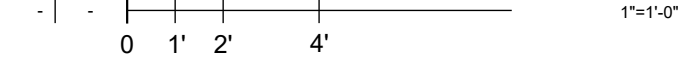




1 PROPOSED TRIM @ EXISTING 2ND. STORY WINDOWS



1 PROPOSED TRIM @ FRIEZE BOARD & FRONT DOOR



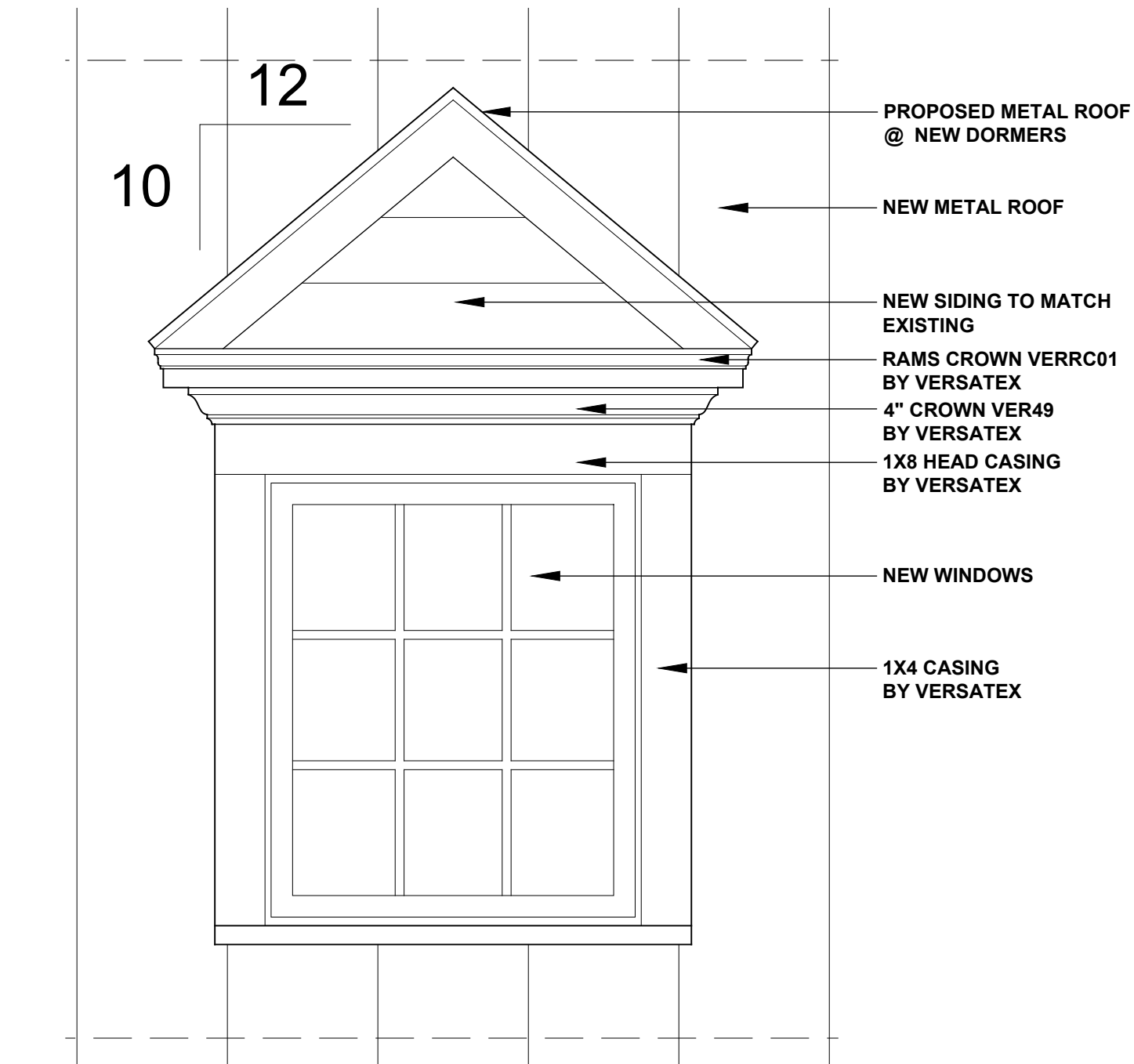
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**BOYLE RESIDENCE**

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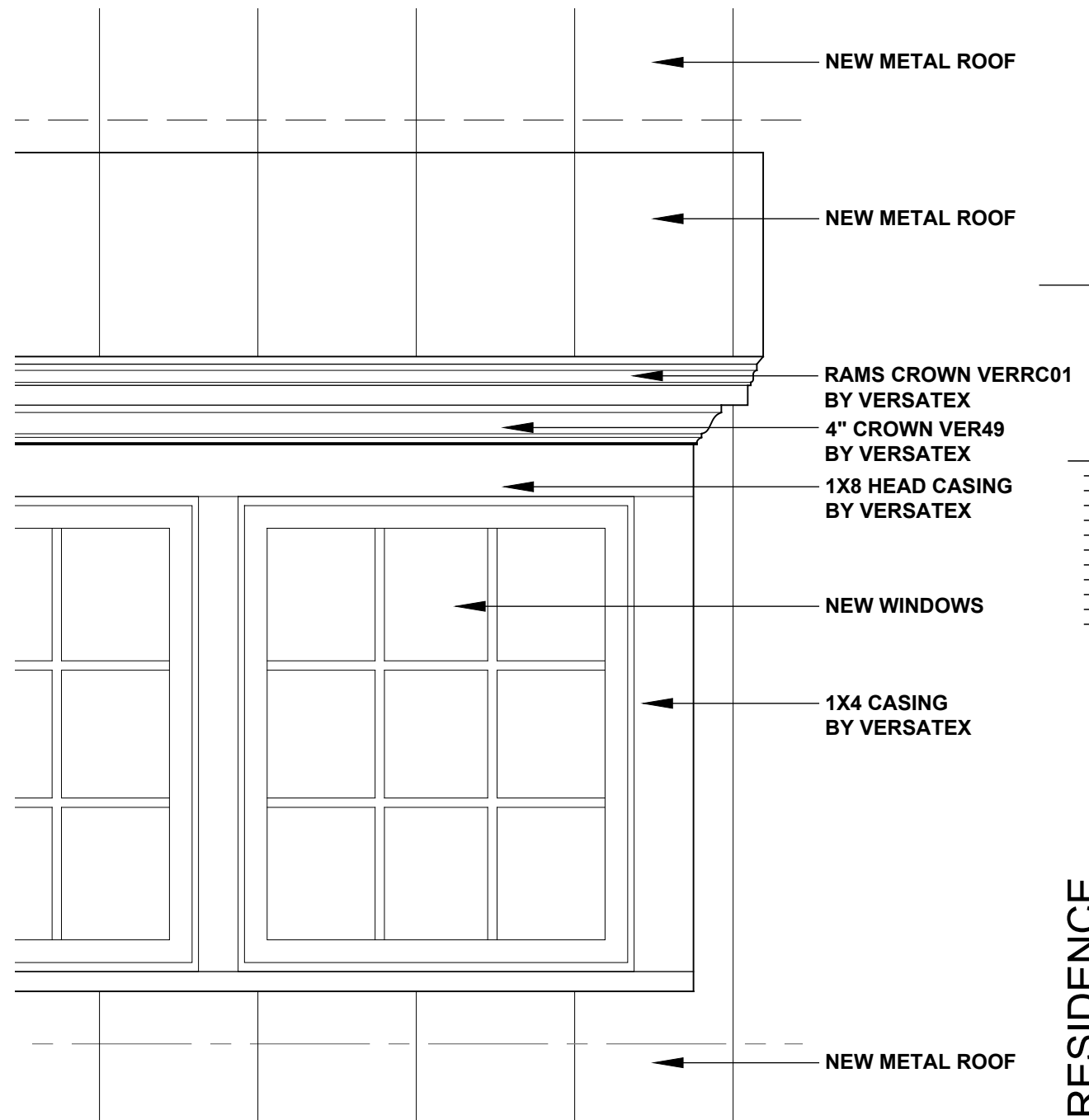
SHEET 7 OF 4



1 PROPOSED TRIM @ NEW DORMER WINDOWS

0 1' 2' 4'

1"=1'-0"



1 PROPOSED TRIM @ SHED DORMER WINDOWS

0 1' 2' 4'

1"=1'-0"

# Boyle Residence

## Exterior Renovation

1103 Powhatan St.  
Alexandria, VA. 22314

Board of Architectural Review  
Application

10/7/2019







1105 Powhatan

1103 Powhatan

1101 Powhatan







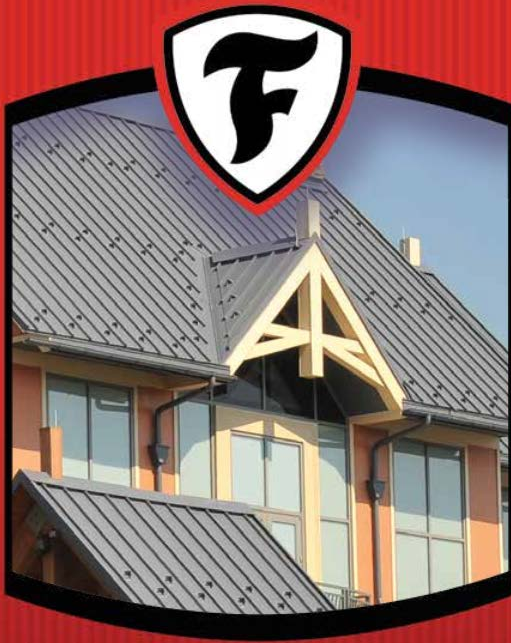


Proposed Materials  
New standing seam  
Metal roof



# UNA-CLAD™ Metal Roofing Systems

VERSATILE • SUSTAINABLE • BEAUTIFUL



## UNA-CLAD™ METAL ROOFING SYSTEMS

Since the introduction of UNA-CLAD Metal Roofing Systems more than 30 years ago, they have become one of the leading architectural metal roofing products in the construction industry. Firestone Building Products systems are recognized the world over for their outstanding construction and innovative design.

UNA-CLAD offers a variety of sustainable, reliable and environmentally-friendly roofing system options.

UNA-CLAD allows for maximum design freedom with a wide range of materials, widths and finishes.

To further protect your investment, install the roofing system over our innovative new CLAD-GARD™ roofing underlayment. This easy-to-handle skid-resistant material is the ideal moisture barrier to protect your roofing investment from corrosion and other environmental concerns.

And once your roof is installed, the unparalleled Red Shield® Warranty assures that your roof will provide outstanding performance for decades to come.

Thank you for your interest in Firestone Building Products UNA-CLAD roofing systems. For detailed information about anything covered in this brochure, please contact your local Firestone Representative or visit

[www.firestonebpco.com](http://www.firestonebpco.com).

RED SHIELD STANDING SEAM ROOFING SYSTEMS COMPRISE A SYSTEM OF INTERLOCKING METAL PANELS THAT GENERALLY RUN VERTICALLY FROM THE ROOF RIDGE TO THE EAVES. THE SEAM WHERE THE TWO PANELS JOIN TOGETHER IS RAISED ABOVE THE SURFACE OF THE PANEL, THEREBY GIVING THE PRODUCT ITS NAME.

THESE METAL ROOFS FREELY EXPAND AND CONTRACT WITH THE WEATHER WITHOUT DAMAGE TO THE SUBSTRATE, PROVIDE EXCEPTIONAL RAIN AND SNOW RUNOFF, PERFORM WELL IN HIGH-WIND ENVIRONMENTS, MINIMIZE OIL-CANNING AND PROVIDE GREAT DESIGN VERSATILITY.



#### **FIRESTONE UNA-CLAD™ RED SHIELD SERIES**

Building on proven standing seam technology, Firestone developed the **UNA-CLAD Red Shield Series** to provide designers, architects and building owners with a wide selection of beautiful, durable and functional metal roofs. The Red Shield Series is available in a variety of colors, materials, widths, textures, profiles and seam designs.



#### **UNA-CLAD UC-3**

*This double-lock standing seam system uses mechanical sealing for a durable, virtually leak proof seal. UC-3 roofs create a traditional look, and allow specified radius profiles to enhance the architect's design.*

*Standard UC-3 materials are painted steel; painted and anodized aluminum; architectural grade sheet copper and zinc.*

*Available with embossing, striations and ribs (flat and pencil) to minimize oil-canning.*

# New Dormers

## Proposed Materials

## Artisan® Lap Siding

All national, state, and local building code requirements must be followed and where they are more stringent than the Artisan® Lap Siding installation requirements, state and local requirements will take precedence.

### Document Scope

This document applies to Artisan® Lap Siding: smooth and textured. Textures include Woodgrain and Beaded Smooth Lap Siding. The use of these products are limited to buildings not exceeding 85 feet in height.

### General Description

Artisan Lap Siding is a noncombustible fiber-cement siding, manufactured by James Hardie Building Products.

### Product Dimension

Thickness – 5/8 inch      Length – 12 feet      Width – 5¼, 7¼, or 8¼ inches

### Product Composition

Artisan Lap Siding is a Grade II, Type A, fiber-cement flat sheet as defined by ASTM C 1186. The siding is manufactured by the Hatschek process and cured by high pressure steam autoclaving.

### Code Compliance

Artisan lap siding fiber-cement complies with:

- The 2006, 2009, 2012, and 2015 International Building Code® (IBC) Section 1404.10 and 2006, 2009, 2012, and 2015 International Residential Code® (IRC) Table R703.4 and Section R703.10.1 as ASTM C 1186 Grade II, Type A (ISO 8336, Category A, Class 2) Fiber Cement.

#### Wind Design:

- Design Table 2 as shown in this report provides allowable capacity in mph for transverse load conditions for Artisan lap siding attached to either wood or metal framing, tested in accordance to ASTM E 330.
- Wood framing and furring shall have a s.g. of 0.42 or greater unless otherwise stated.
- Metal framing and furring shall be a minimum of 20 gauge structural (33 mil) to a maximum of 16 gauge (54 mil).

#### Fire Characteristics:

- Artisan Lap Siding is classified as noncombustible when tested in accordance with ASTM E136.
- Artisan Lap Siding may be used in ASTM E119 fire resistance rated assemblies as listed by Warnock Hersey (for more information, contact James Hardie at 1-888 J-HARDIE (1-888 542-7343) or [info@JamesHardie.com](mailto:info@JamesHardie.com)): 60 minute design JH/FCS 60-01, JH/FCS 60-02, and JH/FCS 60-04.
- Artisan Lap Siding are Class A material according to 2006, 2009, 2012, and 2015 IBC Section 803.1.1. Surface burning characteristics in accordance with ASTM E 84: Flame Spread Index = 0 and Smoke Developed Index ≤ 5.
- The building official reserves the right to approve alternate materials, design and methods of construction based on research reports and/or tests based on 2006, 2009, 2012, and 2015 IBC Section 104.11, 2006, 2009, 2012, and 2015 IRC Section R104.11.
- Test reports can be furnished to the building official upon request, contact your local James Hardie sales representative.

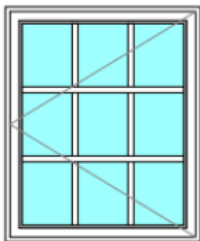
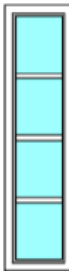
### Installation Requirements

- Artisan Lap Siding shall be installed on exterior walls braced in accordance with the applicable building code.
- A water-resistive barrier complying with Section 1403.2 of the IBC or Section R703.2 of the IRC is required to be installed.
- Install Artisan lap siding in accordance with this report and the James Hardie's published installation requirements. For a copy contact your local James Hardie sales representative or visit [www.ArtisanLuxury.com](http://www.ArtisanLuxury.com) or [www.JamesHardie.com](http://www.JamesHardie.com).

### Table 1, Artisan® Lap Siding ASTM C 1186 Physical Properties and Supplementary Requirements



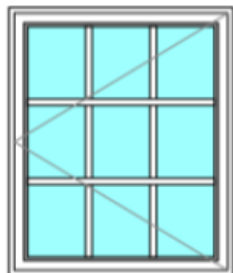
# CLAD WINDOW OPTIONS

LINE #	QUANTITY	ATTRIBUTES	LINE #	QUANTITY	ATTRIBUTES
1	6	P.O.: Braswell Location: CLAD Option Job: Boyle	2	2	P.O.: Braswell Location: CLAD Option Job: Boyle
		Price:			Price:
		 <p>Signature Series Casement Rectangle 8219 1 Wide Complete Unit            ----- Mfg Date 4/2/2018 to Present            ----- Signature 2.0            ----- Frame Style Casement/Awning            See weathershield.com for PG/DP information            Sizing Method Call Out 2-6 X 3-0            ----- R/O Size 30" X 36"            ----- Jamb Size 29 1/2" X 35 1/2"            ----- Glass Size 25 3/8" X 31 3/8"            Operating Code - Left            Aluminum Clad - Putty Sash Profile - White - AAMA 2605            ----- Exterior Panel/Sash Color White            ----- W/White Sash Weatherstrip            ----- W/Frame Nailing Fin            Standard Jamb Extension            6 9/16" Jamb Depth -            Pine - Primed - White            ----- W/Wood Glazing Bead -            Insulated Low E            ----- W/Neat Clean Glass            Glazing Bead Type - Colonial - Back Side Glzg Bd Match Interior Finish            ----- W/Out Protective Film            ----- Black Spacer            ----- W/Inert Airspace Gas            7/8" - Pine - SDL W/GBG - Rectangular -            ----- Exterior Color SDL Bar White            ----- Colonial Interior Bar Profile            ----- Primed - White -            ----- 3 W 3 H /            W/Standard Hardware - White -            ----- Nested Handle            ----- 10" Adjustable Hinge -            ----- Dual Arm Operator            ----- W/Concealed Snubber            ----- Handle/Cover/Kit Ship Separate            White -            No Field Prepping</p>			 <p>Signature Series Direct Set Rectangle 8306 Direct Set 1 Wide Complete Unit            ----- Mfg Date 7/30/2012 to Present            ----- Frame Style Casement/Awning            No DP Required            Sizing Method Jb to Jb/Frame Size            ----- R/O Size 12 1/2" X 47 1/2"            ----- Jamb Size 12" X 47"            ----- Glass Size 9 1/4" X 44 1/4"            Aluminum Clad - - White - AAMA 2605            ----- Exterior Panel/Sash Color White            ----- W/Frame Nailing Fin            6 9/16" Jamb Depth -            Pine - Primed - White            Insulated Low E            ----- W/Neat Clean Glass            Glazing Bead Type - Colonial - Back Side Glzg Bd Match Interior Finish            ----- W/Out Protective Film            ----- Black Spacer            ----- W/Inert Airspace Gas            7/8" - Pine - SDL W/GBG - Rectangular -            ----- Exterior Color SDL Bar White            ----- Colonial Interior Bar Profile            ----- Primed - White -            ----- 1 W 4 H /            No Field Prepping</p>
		<p>(Viewed from Exterior)</p> <p>Rough Opening 30" x 36"            Overall Jamb 29-1/2" x 35-1/2"</p>			<p>(Viewed from Exterior)</p> <p>Rough Opening 12-1/2" x 47-1/2"            Overall Jamb 12" x 47"</p>



# WOOD WINDOW OPTIONS

LINE #	QUANTITY	ATTRIBUTES
3	6	P.O.: Braswell Location: WOOD Option Job: Boyle



Weather Shield Casement Rectangle 6204 1 Wide Complete Unit  
 ----- Mfg Date 11/1/2005 to Present  
 ----- Frame Style Casement/Awning  
 See weathershield.com for PG/DP information  
 Sizing Method Jb to Jb/Frame Size  
 ----- R/O Size 31" X 37 1/4"  
 ----- Jamb Size 30" X 36"  
 ----- Glass Size 26" X 31 7/8"  
 Operating Code - Left  
 Primed - Colonial Sash Profile - Primed  
 ----- Exterior Panel/Sash Color Primed  
 W/Aluminum Sill Cladding  
 ----- No Exterior Casing -  
 ----- Standard Subsill - 6" - Both Sides  
 6 9/16" Jamb Depth -  
 Pine - Primed - White  
 Insulated Low E  
 ----- W/Neat Clean Glass  
 Glazing Bead Type - Colonial  
 ----- W/Out Protective Film  
 ----- Black Spacer  
 ----- W/Inert Airspace Gas  
 7/8" - Pine - SDL W/GBG - Rectangular -  
 ----- Exterior Color SDL Bar White  
 ----- Colonial Interior Bar Profile  
 ----- Putty Exterior Bar Profile  
 ----- Primed - White -  
 ----- 3 W 3 H /  
 W/Standard Hardware - White - Single Lock -  
 ----- 10" Adjustable Hinge -  
 ----- Split Arm Operator  
 ----- No Reinforced Keeper  
 ----- Handle/Cover/Kit Ship Separate  
 W/Screen - White - NO-SEE-UM Mesh - Shipped Loose  
 Standard Unit  
 No Field Prepping

(Viewed from Exterior)  
 Rough Opening 31" x 37-1/4"  
 Overall Jamb 30" x 36"

LINE #	QUANTITY	ATTRIBUTES
2	2	P.O.: Braswell Location: WOOD option Job: Boyle

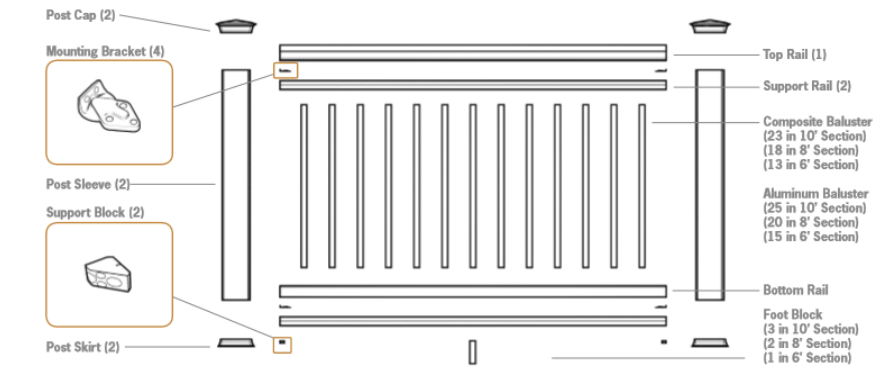
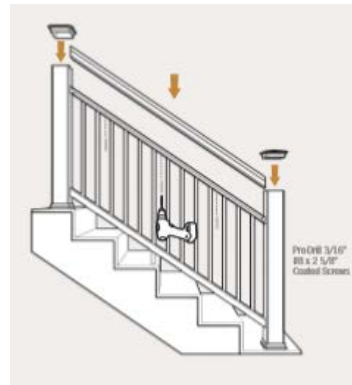


Weather Shield Direct Set Rectangle 630 Direct Set 1 Wide Complete Unit  
 ----- Mfg Date 12/1/1988 to Present  
 ----- Frame Style Casement/Awning  
 See weathershield.com for PG/DP information  
 Sizing Method Jb to Jb/Frame Size  
 ----- R/O Size 13" X 48 1/4"  
 ----- Jamb Size 12" X 47"  
 ----- Glass Size 10 1/2" X 45 1/2"  
 Primed - - Primed  
 ----- No Exterior Casing -  
 ----- Standard Subsill - 6" - Both Sides  
 6 9/16" Jamb Depth -  
 Pine - Primed - White  
 Insulated Low E  
 ----- W/Neat Clean Glass  
 Glazing Bead Type - Colonial  
 ----- W/Out Protective Film  
 ----- Black Spacer  
 ----- W/Inert Airspace Gas  
 7/8" - Pine - SDL W/GBG - Rectangular -  
 ----- Exterior Color SDL Bar White  
 ----- Colonial Interior Bar Profile  
 ----- Putty Exterior Bar Profile  
 ----- Primed - White -  
 ----- 1 W 4 H /  
 Standard Unit  
 No Field Prepping

(Viewed from Exterior)  
 Rough Opening 13" x 48-1/4"  
 Overall Jamb 12" x 47"

# New Proposed Railing

## RAILING OPTION



### Installing RadianceRail® with Balusters

Visit [www.timbertech.com/installation](http://www.timbertech.com/installation) to view TimberTech installation videos.

Consult your local building codes for guard and handrail requirements.

RadianceRail® is available in 10', 8', and 6' lengths.

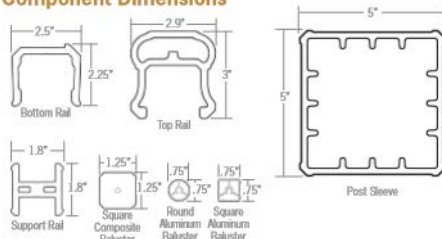
#### Measuring Your Railing Area

- Measurements are from center to center of the posts. Rails are produced in 10', 8', and 6' lengths to allow for finished end cuts and angles.
- Determine how many 10', 8', and 6' RadianceRail sections you need and check to be sure you have all the components (and quantities) listed in the chart shown to the right.

#### Important Information

- RadianceRail 10', 8', and 6' Rails are designed not to exceed 10', 8', and 6' center of post to center of post, respectively.
- For stair applications maximum rail length must not exceed 91"
- Cut slowly, using a fine tooth saw blade to avoid chipping.
- For 42" railing use 12" Post Sleeves.
- Custom Rail Packs should be used when installing Aluminum Balusters.

#### Component Dimensions



#### Tools Required

- Miter Saw
- Drill
- Measuring Tape
- 7/64" Drill Bit
- 3/16" Drill Bit

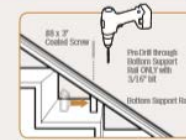


#### Components Needed For Installing One RadianceRail® Section

Components Included in Complete 6' and 8' Kits (white only).	1 - Top Rail 1 - Bottom Rail 2 - Support Rails Foot Blocks - 1 in 6' Kits - 2 in 8' Kits Square Balusters - 13 in 6' Kits - 18 in 8' Kits Hardware Mounting Kit Support Block Mounting Templates Baluster Screw Kit								
Hardware included in Hardware Mounting Kits:	Hardware Mounting Kit 4 - Mounting Brackets 2 - Support Blocks 16 - #8 x 3/4" Screws 6 - #8 x 1 3/4" Screws 6 - #8 x 2 5/8" Screws (Stairs Only) 3 - #8 x 3" Screws 12 - #8 x 3" Green Coated Screws T20 Driver Bit								
Components available separately for mix-and-match rail systems	<table border="1"> <thead> <tr> <th>RadianceRail Pack</th> <th>Baluster Pack</th> </tr> </thead> <tbody> <tr> <td>                             1 - Top Rail                              1 - Bottom Rail                              2 - Support Rails (1 - Aluminum Top Support Rail for 10')                              Hardware Mounting Kit                              Support Block Mounting Templates                              Foot Blocks                              - 1 in 6' Packs, - 2 in 8' Packs, - 3 in 10' Packs                         </td><td> <table border="1"> <thead> <tr> <th>Composite Balusters</th> <th>Aluminum Balusters</th> </tr> </thead> <tbody> <tr> <td>                                     18 Balusters per Pack                                      (23 required per 10' section)                                      (18 required per 8' section)                                      (13 required per 6' section)                                      - 29" for 36" Railing                                      - 31" for 36" Railing with less than 2" gap between deck &amp; bottom Rail                                      - 35" for 42" Railing                                      - 37" for 42" Railing with less than 2" gap between deck &amp; bottom Rail                                 </td><td>                                     20 Balusters per Pack                                      (25 required per 10' section)                                      (20 required per 8' section)                                      (15 required per 6' section)                                      - 29" for 36" Railing                                      - 31" for 36" Railing with less than 2" gap between deck &amp; bottom Rail                                      - 35" for 42" Railing                                      - 37" for 42" Railing with less than 2" gap between deck &amp; bottom Rail                                 </td></tr> </tbody> </table> </td></tr> </tbody> </table>	RadianceRail Pack	Baluster Pack	1 - Top Rail 1 - Bottom Rail 2 - Support Rails (1 - Aluminum Top Support Rail for 10') Hardware Mounting Kit Support Block Mounting Templates Foot Blocks - 1 in 6' Packs, - 2 in 8' Packs, - 3 in 10' Packs	<table border="1"> <thead> <tr> <th>Composite Balusters</th> <th>Aluminum Balusters</th> </tr> </thead> <tbody> <tr> <td>                                     18 Balusters per Pack                                      (23 required per 10' section)                                      (18 required per 8' section)                                      (13 required per 6' section)                                      - 29" for 36" Railing                                      - 31" for 36" Railing with less than 2" gap between deck &amp; bottom Rail                                      - 35" for 42" Railing                                      - 37" for 42" Railing with less than 2" gap between deck &amp; bottom Rail                                 </td><td>                                     20 Balusters per Pack                                      (25 required per 10' section)                                      (20 required per 8' section)                                      (15 required per 6' section)                                      - 29" for 36" Railing                                      - 31" for 36" Railing with less than 2" gap between deck &amp; bottom Rail                                      - 35" for 42" Railing                                      - 37" for 42" Railing with less than 2" gap between deck &amp; bottom Rail                                 </td></tr> </tbody> </table>	Composite Balusters	Aluminum Balusters	18 Balusters per Pack (23 required per 10' section) (18 required per 8' section) (13 required per 6' section) - 29" for 36" Railing - 31" for 36" Railing with less than 2" gap between deck & bottom Rail - 35" for 42" Railing - 37" for 42" Railing with less than 2" gap between deck & bottom Rail	20 Balusters per Pack (25 required per 10' section) (20 required per 8' section) (15 required per 6' section) - 29" for 36" Railing - 31" for 36" Railing with less than 2" gap between deck & bottom Rail - 35" for 42" Railing - 37" for 42" Railing with less than 2" gap between deck & bottom Rail
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Additional Components Needed for Each System	2 - Post Caps 2 - Post Sleeve 2 - Post Skirts								

#### 7 INSTALL BOTTOM SUPPORT RAIL

- Brackets must be on the side of the rail facing the stairs.
- For sections up to 6': Place one Foot Block in the center of the rail.
- For sections 6' to 8': Space two Foot Blocks approximately at 1/3 intervals on the rail.



- Wedge Foot Block under Support Rail & attach.



- Attach Mounting Brackets to Bottom Support Rails.



- Secure Mounting Brackets to posts.

#### 8 INSTALL RAIL ASSEMBLY



- Mark Ends of Top Support Rail.

- Rotate Rail assembly out of way to fasten Support Block.

- Secure Mounting Brackets to Posts.

