

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition and alterations

APPLICANT: Anne Toth

LOCATION: Old and Historic Alexandria District
508 North Washington Street

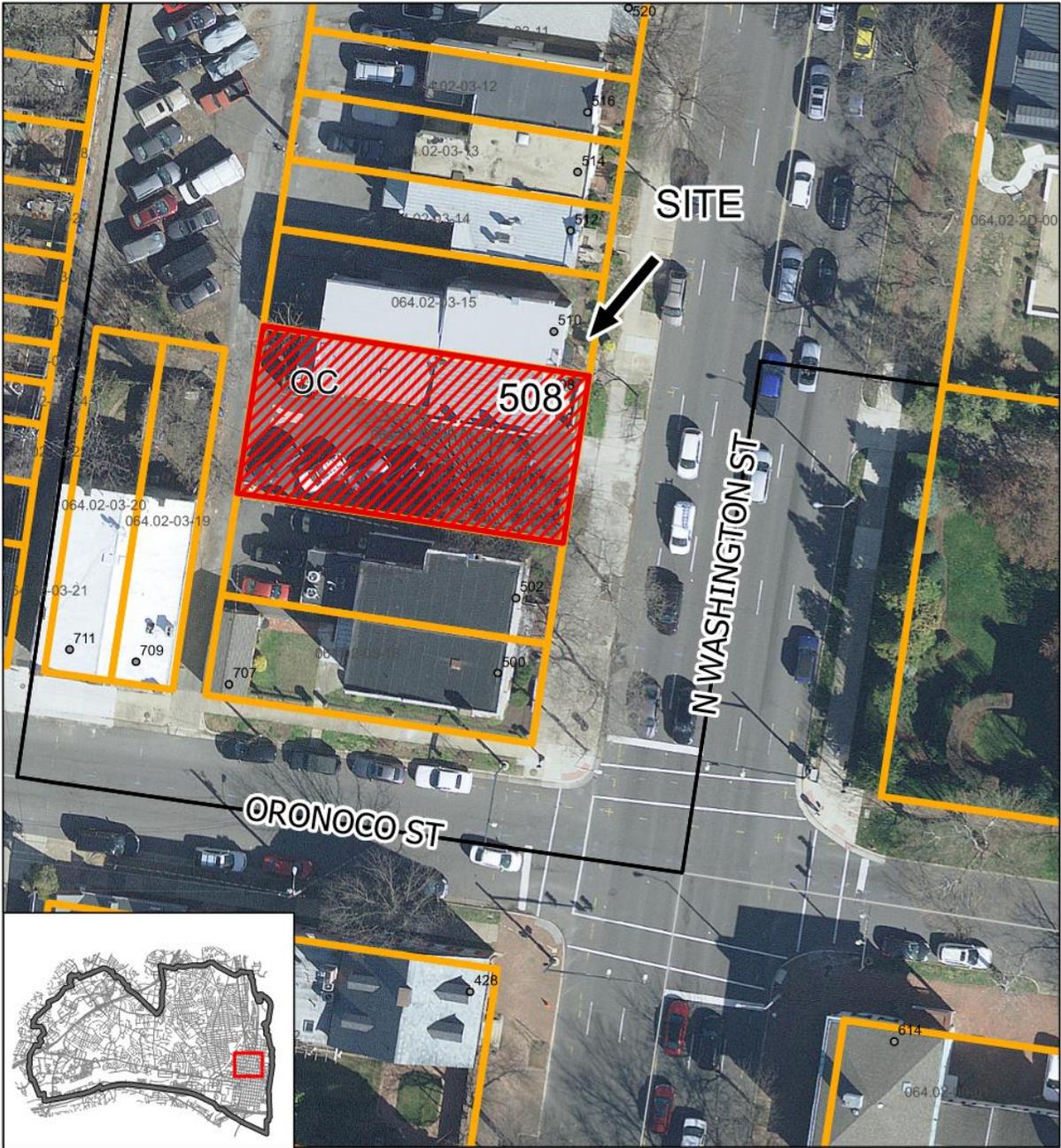
ZONE: OC/Office Commercial zone.

STAFF RECOMMENDATION

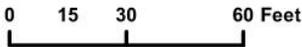
Staff recommends approval of the Permit to Demolish/Capsulate (partial and Certificate of Appropriateness for an addition and alterations, with the condition that the replacement windows on the east, west and south elevations are wood.

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 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 #2021-00091 & BAR #2021-00092
508 North Washington Street



Note: Staff coupled the applications for a Permit to Demolish (BAR2021-00092) and Certificate of Appropriateness (BAR2021-00091) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for a new cantilevered bay addition, as well as alterations, at 508 North Washington Street.

Permit to Demolish/Capsulate

1. Complete demolition of the one-story addition and metal staircase on the west elevation
2. Demolish portions of the masonry wall on the west and south elevation

Certificate of Appropriateness

1. Painted two-story metal cantilevered bay addition on the south elevation
2. Two new window openings on the 1st-story of the west elevation
3. Replacement windows in existing masonry on the east, west and south elevations
4. Painted brick masonry chimney on west elevation
5. Two replacement condensing units on the west elevation
6. Low-slope metal roof on the rear ell
7. Wood fascia board with half-round metal gutters and round downspouts on the rear ell
8. Painted brick and flagstone steps on the west elevation
9. Light fixture on the west elevation
10. In-kind repair of the wood porch on the east elevation
11. Replacement wood door and transom on the east elevation

The application also includes a new painted brick and flagstone egress window on the south elevation that will be flushed with the ground and functionally not visible.

Site context

The alley to the west, behind the subject property, is public. The proposed addition will be visible from the right-of-way.

II. HISTORY

The two-bay, two-and-a-half story Victorian style townhouse consists of a masonry main block and two-story ell with a one-story addition at the rear. The one-story addition is a masonry and frame structure. The subject property was constructed **between 1891 and 1896** when it first appears on Sanborn maps. There have not been any significant changes to the footprint of the property since construction.

Previous BAR Approvals

The Board approved alterations on May 12, 1955.

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

In the opinion of staff, none of the criteria for demolition and capsulation for the existing one-story addition, west and south wall of the ell, and two new windows are met, and the Permit to Demolish/Capsulate should be granted. The one-story rear addition does not appear to have been built at the same time as the ell. The removal of the addition and portions of the ell will not be a detriment to the public interest or deter from the historic character of the building. These walls are not of unusual or uncommon design as this is a typical building condition for the historic district. Staff, therefore, does not object to the demolition/capsulation of the afore-mentioned architectural features.

Certificate of Appropriateness

According to the *Design Guidelines*, “An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past.” The proposed painted metal and steel cantilevered bay window will be a modest addition on a portion of the south elevation of the ell. The use of the selected material accomplishes the *Design Guidelines*’ goal that the addition not “obscure or dilute” the historic structure.

The *Design Guidelines* state that “windows are a principal character defining feature of a building and serve both functional and aesthetic purposes.” The design and configuration of the proposed replacement windows and doors are architecturally appropriate. However, the replacement material should be wood because the subject property is an early building.

Staff has no objections to the remaining proposed alterations, which are architecturally appropriate and located on secondary elevations. With the condition above, staff recommends approval of the project.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 The proposed two-story bay window, chimney, window well, window and door replacements, and alterations comply with zoning.

Code Administration

A building permit and plan review 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 The applicant should provide a determination of disturbed area per City Guidelines to

T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (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)

Alexandria Archaeology

No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
2 – Supplemental Materials

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

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

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

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

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

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.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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 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: Evin D. May

Printed Name: _____

Date: _____

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.		
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 _____ (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.		
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.		
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.

_____ _____ Evin D. May
 Date Printed Name Signature



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone is OC
 Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Comments for Existing Gross Floor Area <input style="width: 100%; height: 100%;" type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other** <i>exterior stair</i>	<input type="text"/>	
Other** <i>exterior stair</i>	<input type="text"/>	Other**	<input type="text"/>	
B1. Total Gross <input type="text"/>		B2. Total Exclusions <input type="text"/>		

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. Total Gross <input type="text"/>		C2. Total Exclusions <input type="text"/>		

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.

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

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

Signature: Evin Z. May

Date: _____

508 N. Washington Street

Alexandria, Virginia

BOARD OF ARCHITECTURAL REVIEW

Application Deadline: March 08, 2021

Hearing Date: April 07, 2021



DRAWING INDEX

- C-1 Cover Sheet, Drawing Index

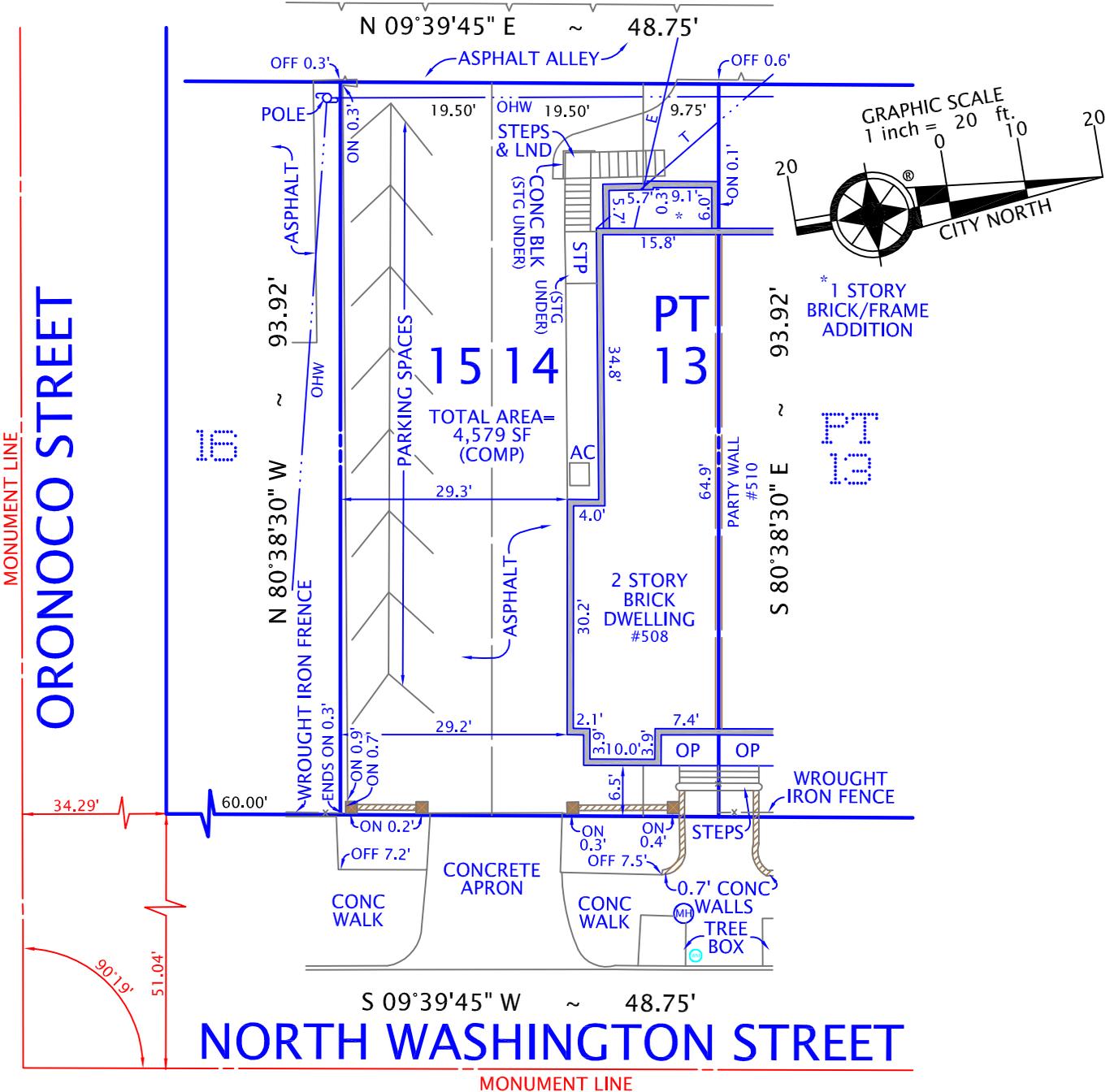
- EX-0 Existing Survey
- EX-1 Existing Photos
- EX-2 Existing Elevations
- EX-3 Existing Floor Plans

- A-0 Proposed Survey
- A-1 Proposed Elevations
- A-2 Proposed Floor Plans

Erin May, Architect 703.836.6666 erin@erinmayarch.com 	William Cromley Design / Development 426 N. Columbus St. Alexandria, VA 22314	COVER SHEET Toth Offices 508 N. Washington Street Alexandria, Virginia 22314	Issue: Board of Architectural Review Date: 2/26/2021	C-1
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NOTES: 1. WALLS ARE 0.7' BRICK UNLESS NOTED.
 2. PILLARS ARE 1.5' BRICK.

10' ALLEY



NORTH WASHINGTON STREET

MONUMENT LINE

PLAT

SHOWING HOUSE LOCATION ON
 LOTS 15, 14 AND THE SOUTHERN HALF OF LOT 13
 OF THE SQUARE BOUNDED BY

WASHINGTON - COLUMBUS -
 ORONOCO AND PENDLETON STREETS

ALSO KNOWN AS

#506 & #508 NORTH WASHINGTON STREET

(DEED BOOK 27, PAGE 95)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

JANUARY 28, 2021

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

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 A TITLE REPORT WAS NOT FURNISHED.
 NO CORNER MARKERS SET.



CASE NAME:

HERRMAN

WILLIAM CROMLEY DESIGN/
 DEVELOPMENT

DOMINION Surveyors Inc.®

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

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SIDE (SOUTH ELEVATION)



SIDE (SOUTH ELEVATION)



FRONT (SE CORNER)



FRONT (EAST ELEVATION)



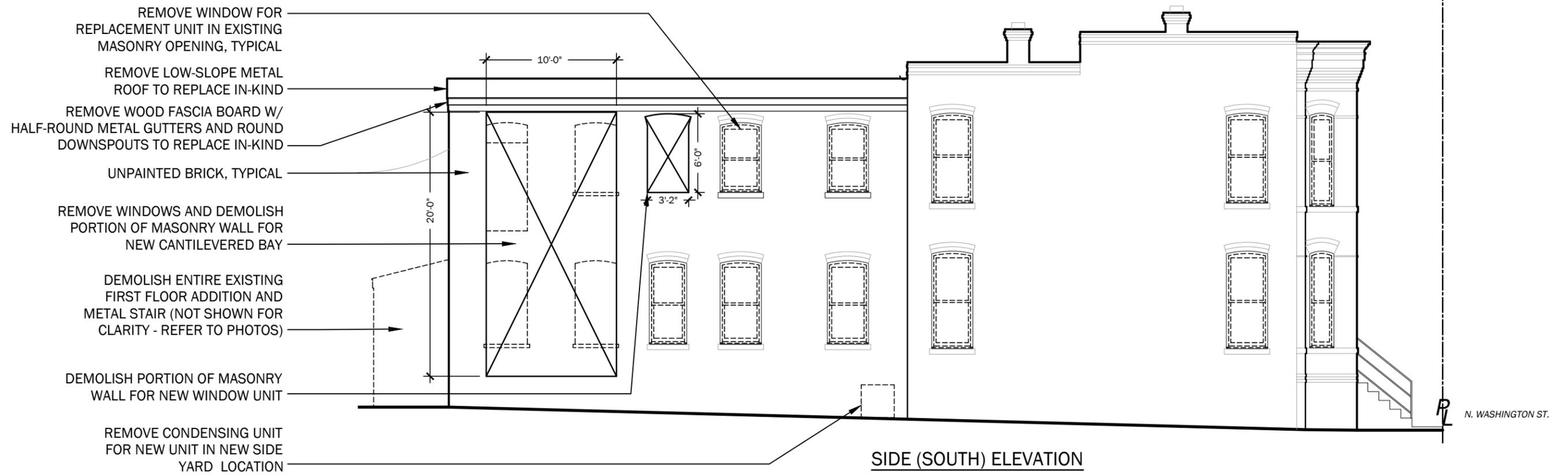
REAR (WEST ELEVATION)



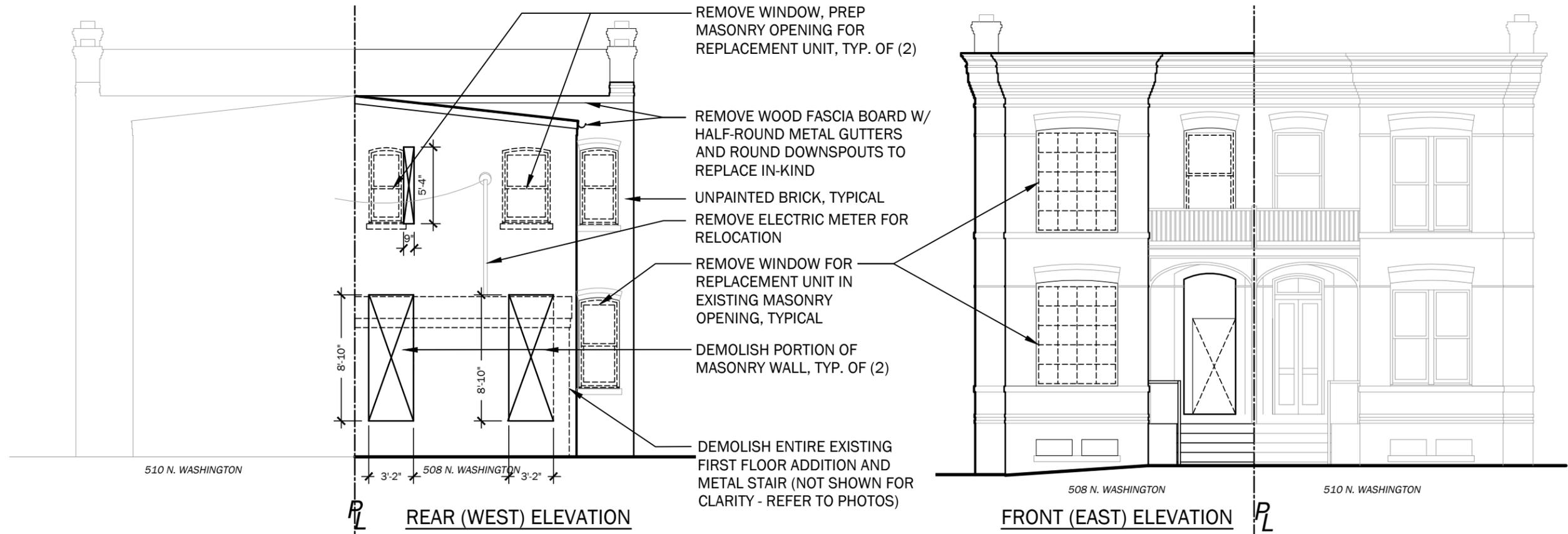
REAR (SW CORNER)



SIDE (SW CORNER)



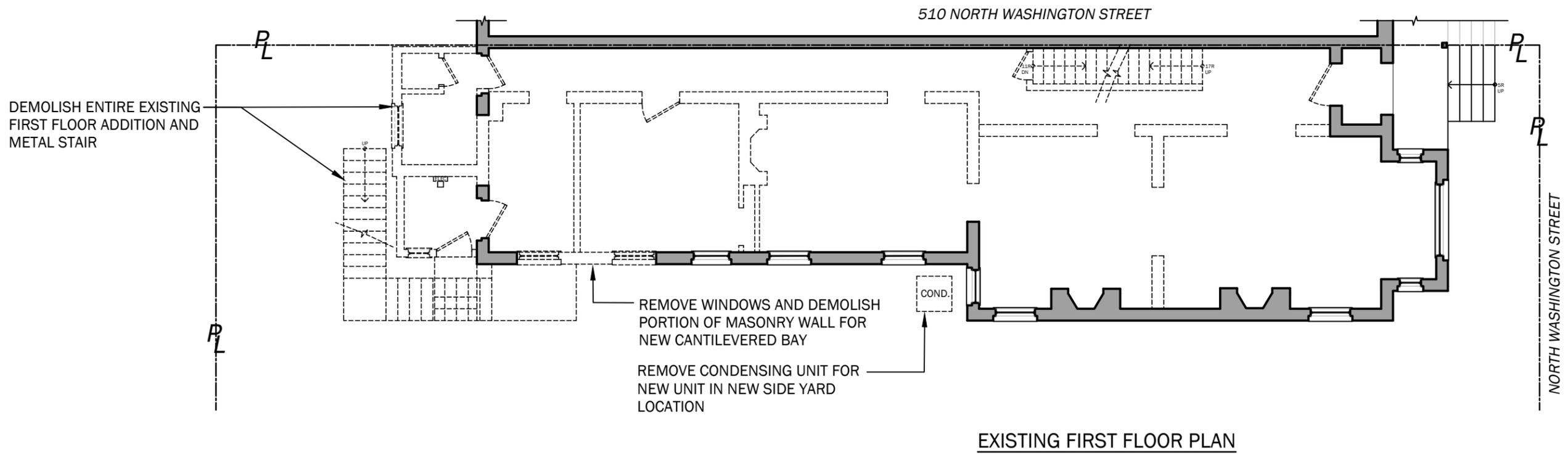
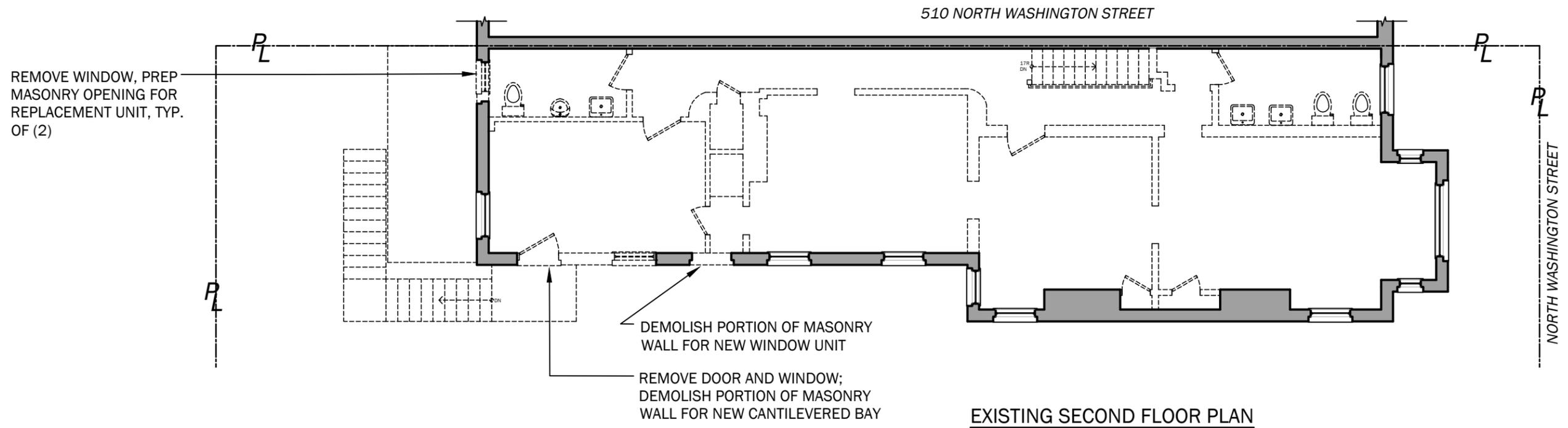
SIDE (SOUTH) ELEVATION



REAR (WEST) ELEVATION

FRONT (EAST) ELEVATION

<p>Erin May, Architect 703.836.6666 erin@erinmayarch.com</p>	<p>William Cromley Design / Development 426 N. Columbus St. Alexandria, VA 22314</p>	<p>EXISTING ELEVATIONS Toth Offices 508 N. Washington Street Alexandria, Virginia 22314</p>	<p>Scale : 1/8" = 1-0' Issue: Board of Architectural Review Date: 2/26/2021</p>	<p>EX-2</p>
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WALL LEGEND		N ⊕
	WALL TO REMAIN	
	WALL TO DEMOLISH	
Scale: 1/8" = 1'-0"		
Issue Set: Board of Architectural Review Date: 2/26/2021		EX-3

Erin May, Architect	William Cromley Design / Development
703.836.6666 erin@erinmayarch.com	426 N. Columbus St. Alexandria, VA 22314

EXISTING FLOOR PLANS

TOTH OFFICE
508 N. WASHINGTON STREET

NEW CLAD-WOOD WINDOW UNITS IN
EXISTING MASONRY OPENINGS, TYPICAL
NEW LOW-SLOPE METAL ROOF, TYPICAL

NEW WOOD FASCIA BOARD W/
HALF-ROUND METAL GUTTERS AND ROUND
DOWNSPOUTS

EXISTING BRICK, PAINT, TYPICAL

NEW PAINTED METAL CANTILEVERED
BAY W/ STEEL WINDOWS

NEW ELECTRIC METER LOCATION

NEW MASONRY CHIMNEY
(PAINTED BRICK)

NEW MASONRY LANDING AND
STEPS TO GRADE (PAINTED
BRICK AND FLAGSTONE)

(2) NEW CONDENSING UNITS
AT NEW LOCATION

NEW EGRESS WINDOW
AREAWAY (PAINTED BRICK AND
FLAGSTONE)



SIDE (SOUTH) ELEVATION

N. WASHINGTON ST.

NEW LOW-SLOPE METAL ROOF,
TYPICAL

NEW WOOD FASCIA BOARD W/
HALF-ROUND METAL GUTTERS
AND ROUND DOWNSPOUTS, TYP.

NEW CLAD-WOOD WINDOW
W/ PRECAST CONC. SILL
AND BRICK HEADER TO
MATCH EXISTING

NEW MASONRY CHIMNEY
(PAINTED BRICK)

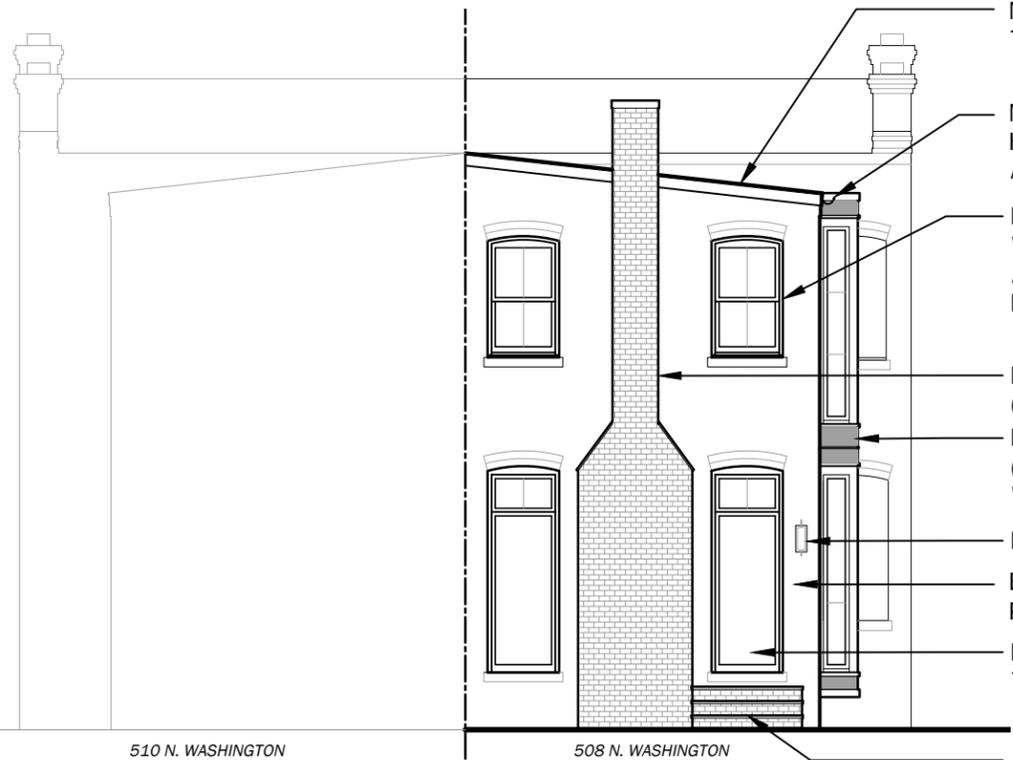
NEW CANTILEVERED BAY
(PAINTED METAL) W/ STEEL
WINDOWS

LIGHT FIXTURE

EXISTING BRICK,
PAINT, TYPICAL

NEW CLAD-WOOD DOOR AND
TRANSOM, TYP. OF (2)

NEW MASONRY LANDING
AND STEPS TO GRADE
(PAINTED BRICK AND
FLAGSTONE)



510 N. WASHINGTON

508 N. WASHINGTON

REAR (WEST) ELEVATION

EXISTING WOOD PORCH
TRIM, REPAIR AS NEEDED
AND PAINT

NEW CLAD-WOOD WINDOWS
IN EXISTING MASONRY
OPENINGS, TYPICAL

EXISTING BRICK,
PAINT, TYPICAL

NEW PAINTED WOOD DOOR
AND TRANSOM IN EXISTING
MASONRY OPENING

EXISTING METAL
LANDING, STEPS, AND
HANDRAIL, PAINT



508 N. WASHINGTON

510 N. WASHINGTON

FRONT (EAST) ELEVATION

Erin May, Architect

William Cromley Design / Development

PROPOSED ELEVATIONS

Scale : 1/8" = 1'-0"

703.836.6666 erin@erinmayarch.com

426 N. Columbus St. Alexandria, VA 22314

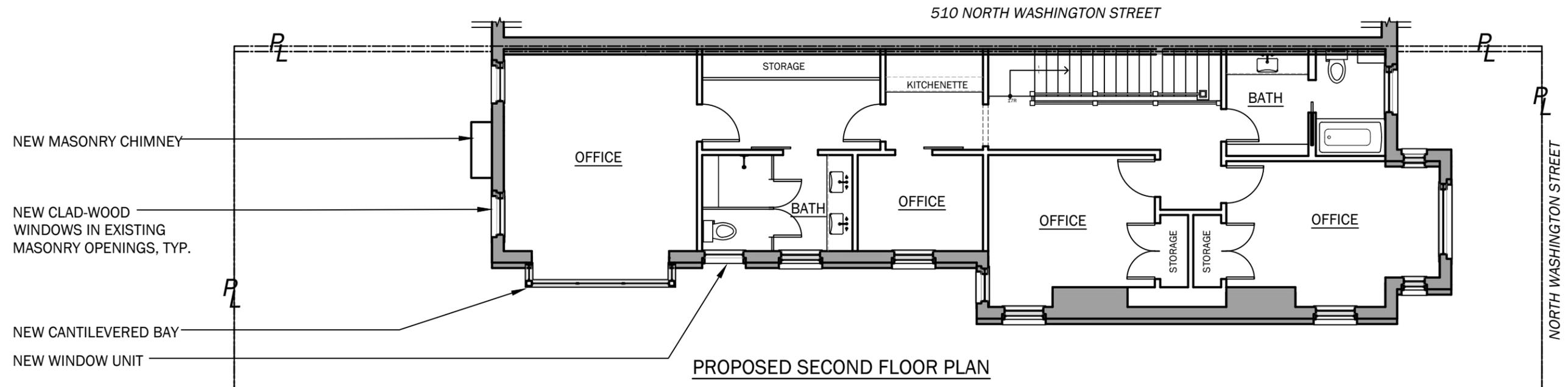
Toth Offices

Issue: Board of Architectural Review
Date: 2/26/2021

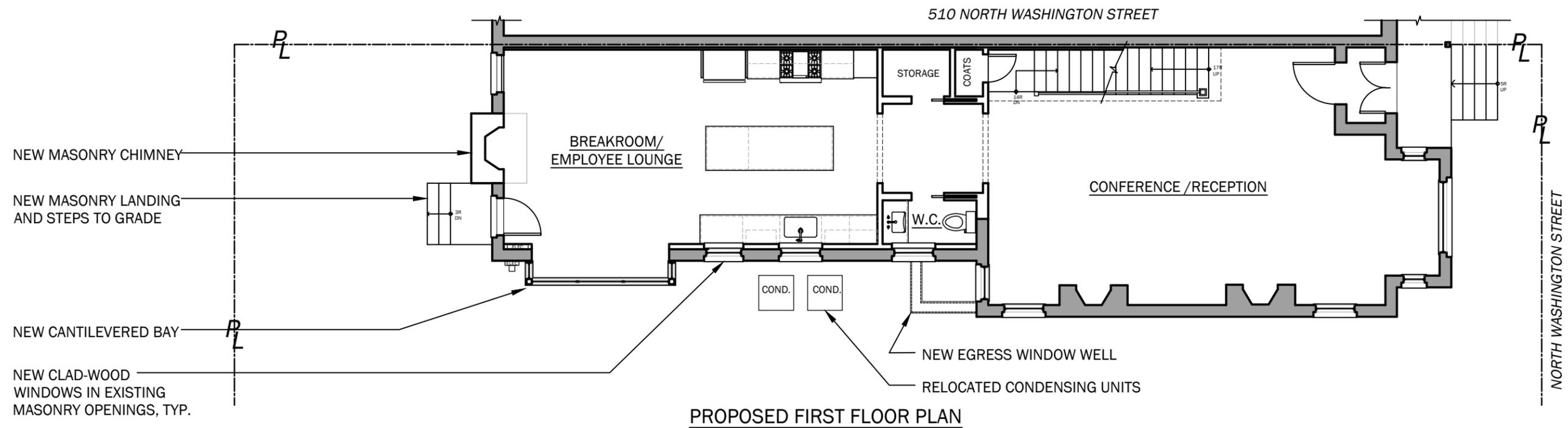


508 N. Washington Street Alexandria, Virginia 22314

A-1



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

WALL LEGEND WALL TO REMAIN NEW WALL	
Scale : 1/8" = 1'-0" Issue: Board of Architectural Review Date: 2/26/2021	A-2

Erin May, Architect 703.836.6666 erin@erinmayarch.com 	William Cromley Design / Development 426 N. Columbus St. Alexandria, VA 22314
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PROPOSED FLOOR PLANS Toth Offices 508 N. Washington Street Alexandria, Virginia 22314	
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EXTERIOR CLAD TRIM

Select one of our exterior clad trim options to create the architectural look you want for your windows: historical, transitional, or contemporary.



Adams



3 1/2" Flat



Brickmould

OTHER OPTIONAL TRIM



2" Exterior Jamb Extension



Standard



1" Sill Nosing



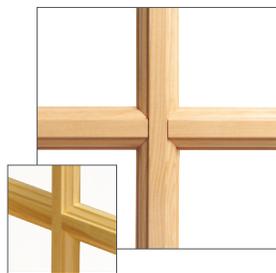
2" Sill Nosing

DIVIDED LITES

Add architectural interest to your JELD-WEN® Sitaline® wood and clad-wood windows with one of our decorative grille options. These options include traditional or contemporary Simulated Divided Lites (SDL) for an authentic look, Full-Surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).



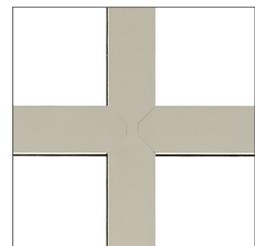
Simulated Divided Lites (SDL)



Full-Surround (FS) Wood Grilles



Grilles Between the Glass (GBG)



Contemporary Simulated Divided Lites (SDL)

GLASS

LOW-E INSULATING GLASS

Our standard high-performance Low-E insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. Low-E glass provides greater protection against solar heat gain, reduces condensation, and helps limit fading of interior furnishings. Additional Low-E glass options are available for improved thermal performance.

DIRT-RESISTANT GLASS

Standard for all Sitaline® products, this innovative product harnesses the sun's UV rays to loosen dirt from the glass, so that rainwater can easily rinse away any grime. No manual activation is required.

PROTECTIVE FILM

Standard for all Sitaline® products, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. Easy to remove, it saves clean-up time after installation.

TEMPERED GLASS

Treated with heat in order to withstand greater force or pressure on its surface, tempered glass will not break into sharp pieces. It is used most frequently on patio doors or windows installed near floor level.

ENERGY STAR® OPTIONS

Many JELD-WEN® windows and doors are ENERGY STAR certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR partner since 1998. Please see your local dealer for options in your area.

SPACERS

STANDARD

For even more versatility, spacer bar color options enhance the appearance of your windows.



THERMOPLASTIC

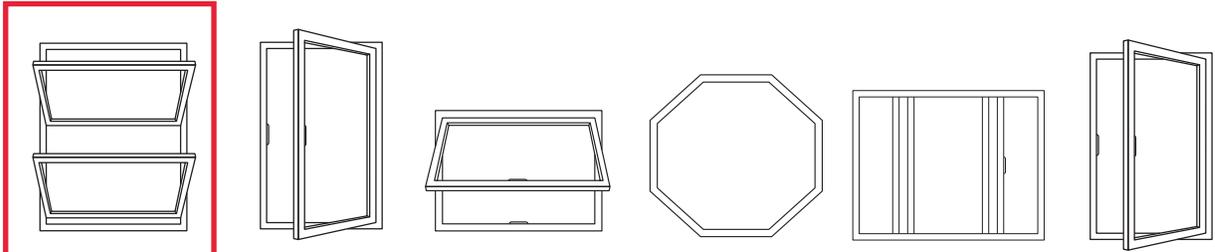
Our insulating glass may now be ordered with a state of the art black thermoplastic spacer that “disappears” into the window while providing the best thermal performance and the lowest seal failure rates of any spacer on the market.

BLINK® BLINDS

Select Sitaline® windows and patio doors are available with Blink® Blinds + Glass. This exceptional blinds-between-the-glass offering delivers a clean, modern design with a choice of six colors, plus performance glass options. Blink blinds never need dusting, and there are no exposed cords.

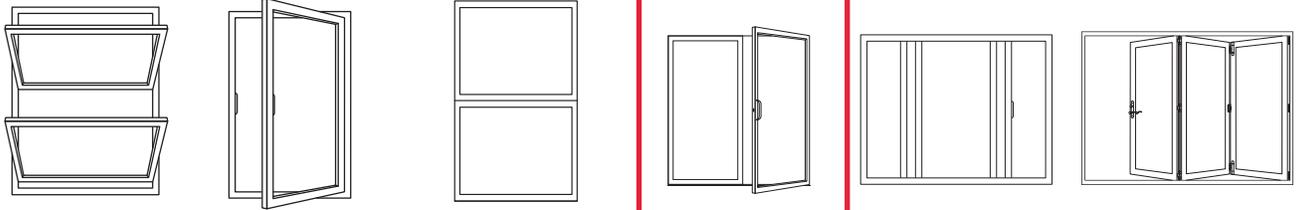


PRODUCT DETAIL MATRIX



	Double-Hung	Casement	Awning	Geometric	Sliding	Push-out Casement
Hardware	Sash lock with integrated tilt latches	Nesting handle	Nesting handle	N/A	Sash lock	Push-out handle
Hardware Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes
Glass Options	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices
Sizes: Min Max	21 3/8" x 32" 45 3/8" x 92"	18" x 18" 36" x 84"	18" x 18" 60" x 48"	18" x 18" 108" x 78"	29" x 23" 72" x 60"	18" x 18" 36" x 72"
Grilles	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty - 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs
Performance Rating	45 3/8" x 80" - PG 50, WZ3 - PG +50/-65	36" x 72" - PG 50, WZ3 - PG +50/-65	48" x 48" - PG 50, WZ3 - PG +50/-65	84" x 84" - PG 50, WZ3 - PG +50/-65	72" x 60" - PG30	36" x 72" - PG50
Configurations	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Multiples	Special Mulls, Multiples	N/A	Special Mulls, Transoms, Bays & Bows, Multiples
Spacer Color	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver			
Blink® Blinds	N/A	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	N/A	N/A

Other options available, including impact-rated options (depending on operating type) and screens.
 For more information, please see your JELD-WEN representative or visit jeld-wen.com.



	Double-Hung Pocket	Casement Pocket	Sash Pack	Swinging Patio Doors	Sliding Patio Doors	Folding Patio Doors
Hardware	Sash lock with integrated tilt latches	Nesting handle	Sash lock with integrated tilt latches	Harleston™, Whitby™, Belmar™	Harleston™, Whitby™, Belmar™	Standard
Hardware Finishes	9 Finishes	9 Finishes	9 Finishes	10 Finishes	10 Finishes	10 Finishes
Glass Options	50+ Choices					
Sizes: Min Max	21 3/8" x 31 7/32" 45 3/8" x 92"	18" x 18" 36" x 72"	20" x 30" 40" x 90"	23 5/8" x 79 1/2" 43" x 98 1/2" (Panel Size)	30" x 79" 48" x 96" (Panel Size)	62 1/2" x 80 3/8" 148" x 96" (Panel Size)
Grilles	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs
Performance Rating	45" x 78" - PG50	36" x 72" - PG35	N/A	Inswing - PG35, PG50 Limited Water Outswing - PG50 WZ3 Available	2-Panel WS - PG65 4-Panel WS - PG25 2-Panel NS - PG40 4-Panel NS - PG25	148" x 96"
Configurations	N/A	N/A	N/A	X, OX, XO, OXXO Sidelites & Transoms Available	OX, XO, OXXO Transoms Available	2-, 3-, or 4-Panel
Spacer Color	Black (Standard), Gray & Silver					
Blink® Blinds	N/A	N/A	N/A	N/A	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	N/A