

ADDRESS OF PROJECT: 419 N. West St

TAX MAP AND PARCEL: 064.01-08-29 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: Jessica + Henry Almond

Address: 419 N. West St

City: Alexandria                      State: VA    Zip: 22314

Phone: 703 863 1132                      E-mail: almond.jessica@gmail.com

Authorized Agent *(if applicable)*:     Attorney     Architect     \_\_\_\_\_

Name: \_\_\_\_\_                                      Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: same as applicant

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
  - doors
  - lighting
  - other porch
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

replace front door, windows in brick portion of house, portions of porch &  
remove trellis.  
Please see attached for details

**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

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

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

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 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.

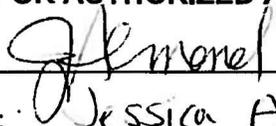
**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- 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 12 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: 

Printed Name: Jessica Almaral

Date: 8-9-12

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Jessica + Henry Almond	419 N. West St, Alex, 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 \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Jessica + Henry Almond	419 N West St, Alex, 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. 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.

8-9-12  
Date

Jessica Almond  
Printed Name

*J Almond*  
Signature

## DESCRIPTION OF PROPOSED WORK:

The applicants respectfully request approval for the following work:

**1. Removal of the trellis on the south side of the house.** The “trellis” is a recent addition added by a prior owner of the home, is unfinished, and does not have any structural function or apparent positive aesthetic value; rather, it is nothing short of an embarrassing eyesore. Due to poor craftsmanship and lack of maintenance by the previous owner the trellis has deteriorated. We do not seek to construct anything in its place.

**2. Replace the upper structure of the front porch.** The current front porch was added to the home in approximately 2008 by the previous owner, and was poorly constructed. The roof does not drain properly and the raw-wood structures were not weather-proofed after construction. Despite efforts to remedy these defects, we cannot adequately repair the porch without replacing major portions of it.

We wish to replace the current flat style roof with the same flat style roof; replace the existing vertical wood picket railing with a horizontal cable railing; and replace the current pillars with the same style rectangular wood pillars. If feasible, we would like to completely remove the middle pillar that blocks the view of a front window of the house; however, if middle pillar is necessary to properly support the roof of the porch, we will also replace that pillar.

We believe that removing the fourth pillar and changing the railing style will make the front of the home more visually appealing and the porch less obtrusive. We do not seek to replace the existing decking, which is in good condition. The porch will remain the same size in all aspects.

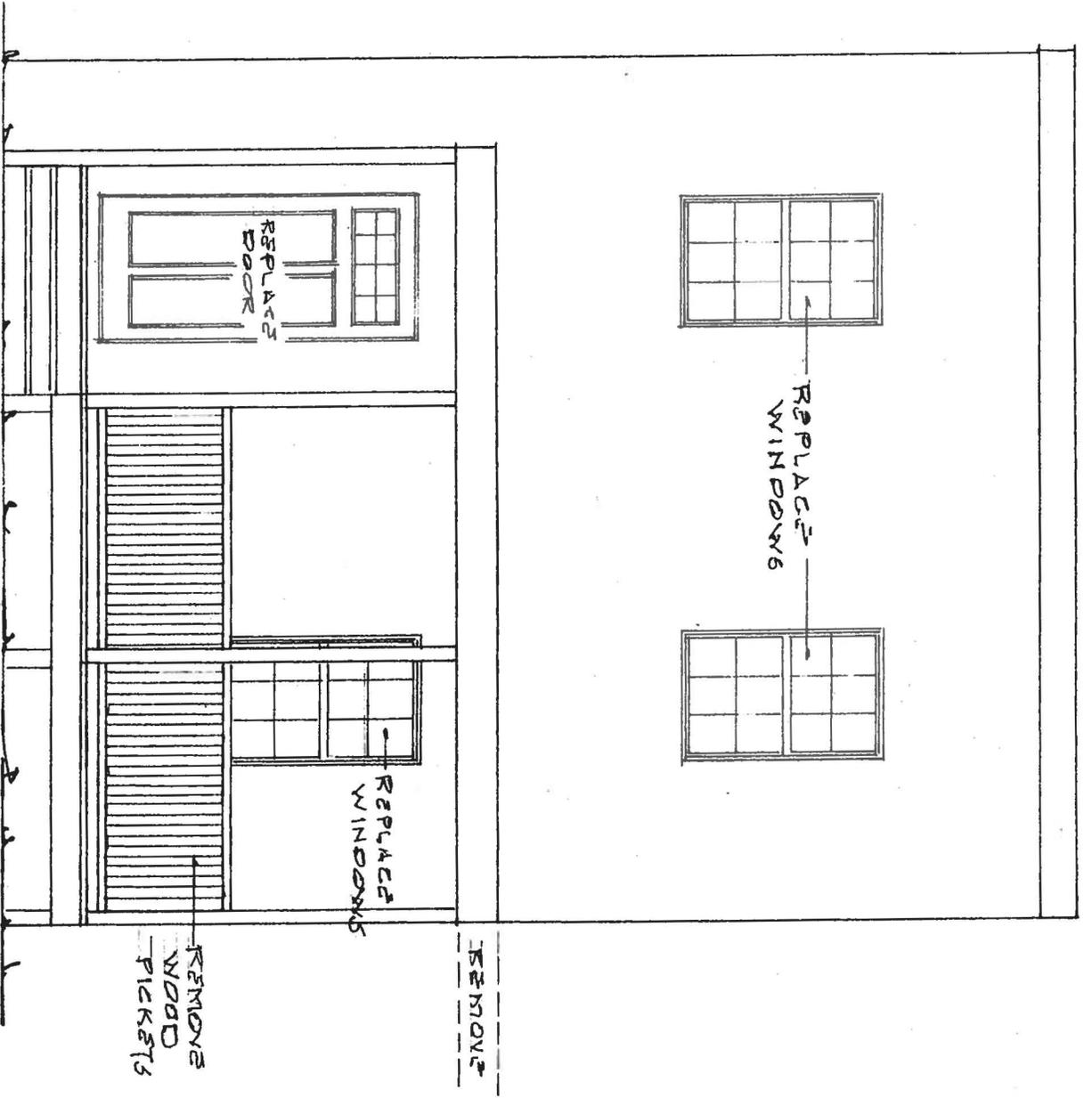
**3. Replace the front door.** Due to age and lack of maintenance by the previous owners the existing wood front door is in poor condition. We do not believe the door is original to the house, as we’ve been informed by contractors that it is not the right size. In accordance with the Design Guidelines, we seek to replace it with a solid mahogany door containing small glass panels. The door will be properly fit to the existing opening.

**4. Replace the windows on the brick portion of the house.** Due to lack of maintenance by the previous owners the current windows are in poor condition. The interior sills are rotten and stained and the opening mechanism does not work on all but one of the windows. The current windows have little value to offer in terms of energy efficiency or functional utility, and do not match the casement windows on the modern addition to the home. We seek to replace the current six-over-six, single pane wood windows with one-over-one, double-pane aluminum-clad wood windows. We recognize that the brick portion of our home was built in 1938 and the Design Guidelines and the Window Policy express a preference for non-clad windows in a house of that period. We seek the Board’s approval to install high-quality aluminum clad windows to avoid the maintenance issues that the previous owners encountered with the wood exterior of the

windows. The rear portion of the house, which was constructed between 2008 and 2010 has casement windows and using one-over-one windows in the front portion of the house will tie the aesthetics of the two portions of the home together. Our informal review of our neighborhood and houses within the Parker-Grey District reveals that houses built during the same time period as our home have any number of window styles – six-over-one, six-over-six, and one-over-one windows of a variety of materials exist on many of these houses.

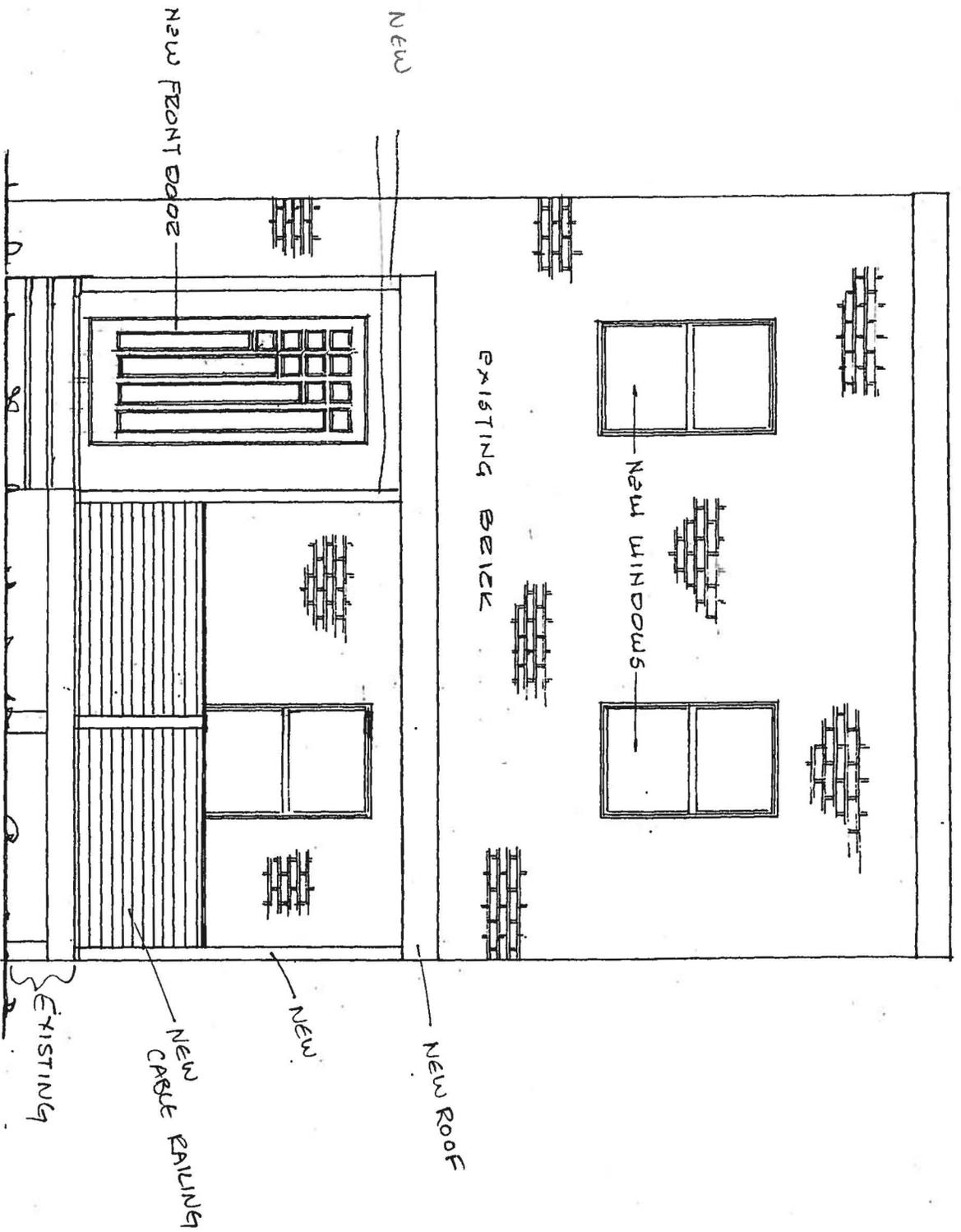
Additionally, we note that the Board has recently approved the use of aluminum-clad wood windows on a home of similar style and vintage (see BAR Case 2011-0333, 401 N. Fayette St.) and has even approved the use of vinyl windows on the James Bland project (see BAR Case 2011-0001). Similar to those instances, we request that the Board modestly depart from the window policy and approve one-over-one aluminum-clad wood windows for our house. The windows will be properly fit to the existing opening.

For all requested changes detailed drawings, photographs and specifications are attached. We are happy to provide additional information if needed.



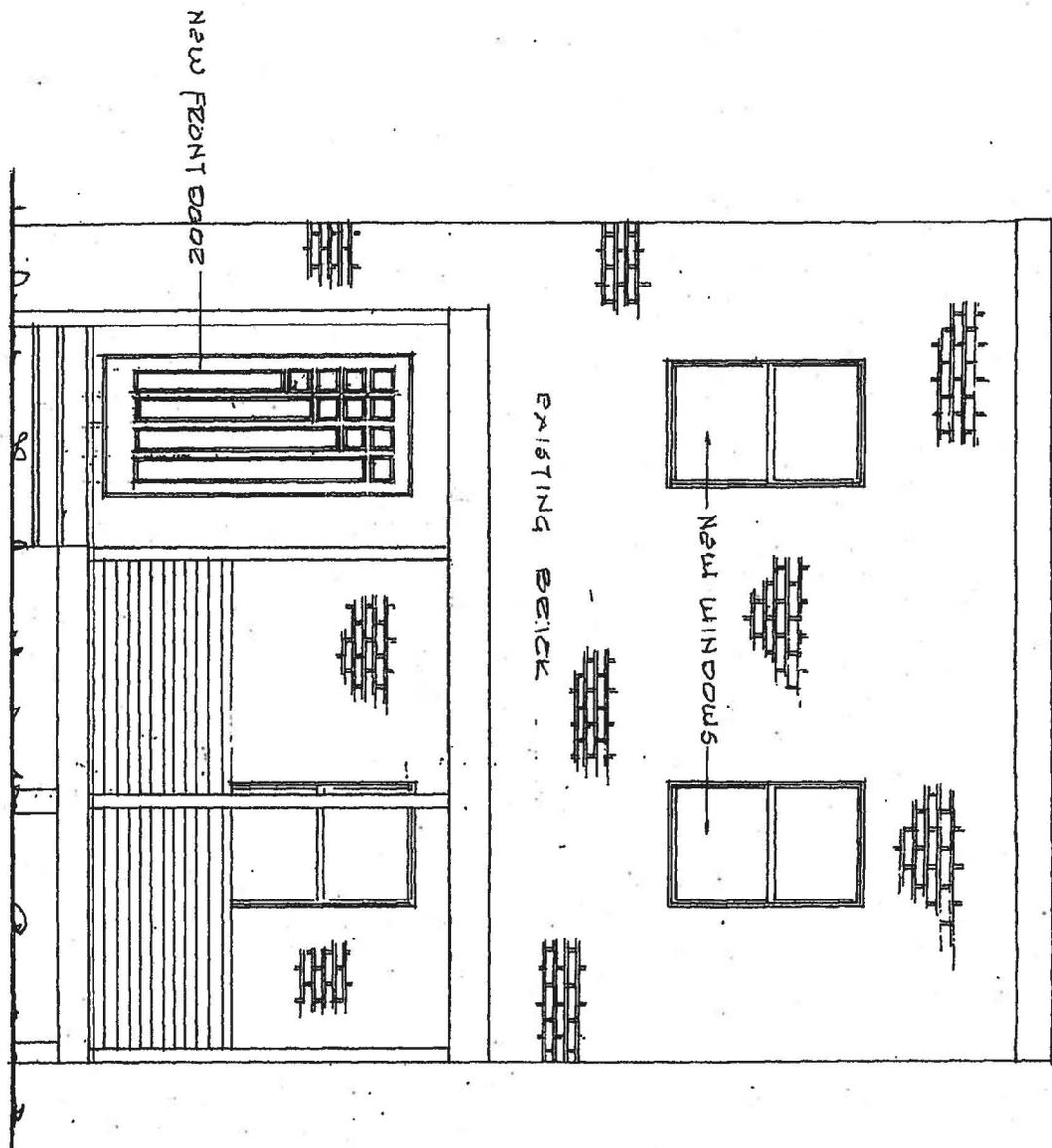
EXIST FRONT ELEVATION

SCALE 3/8" = 1'-0"



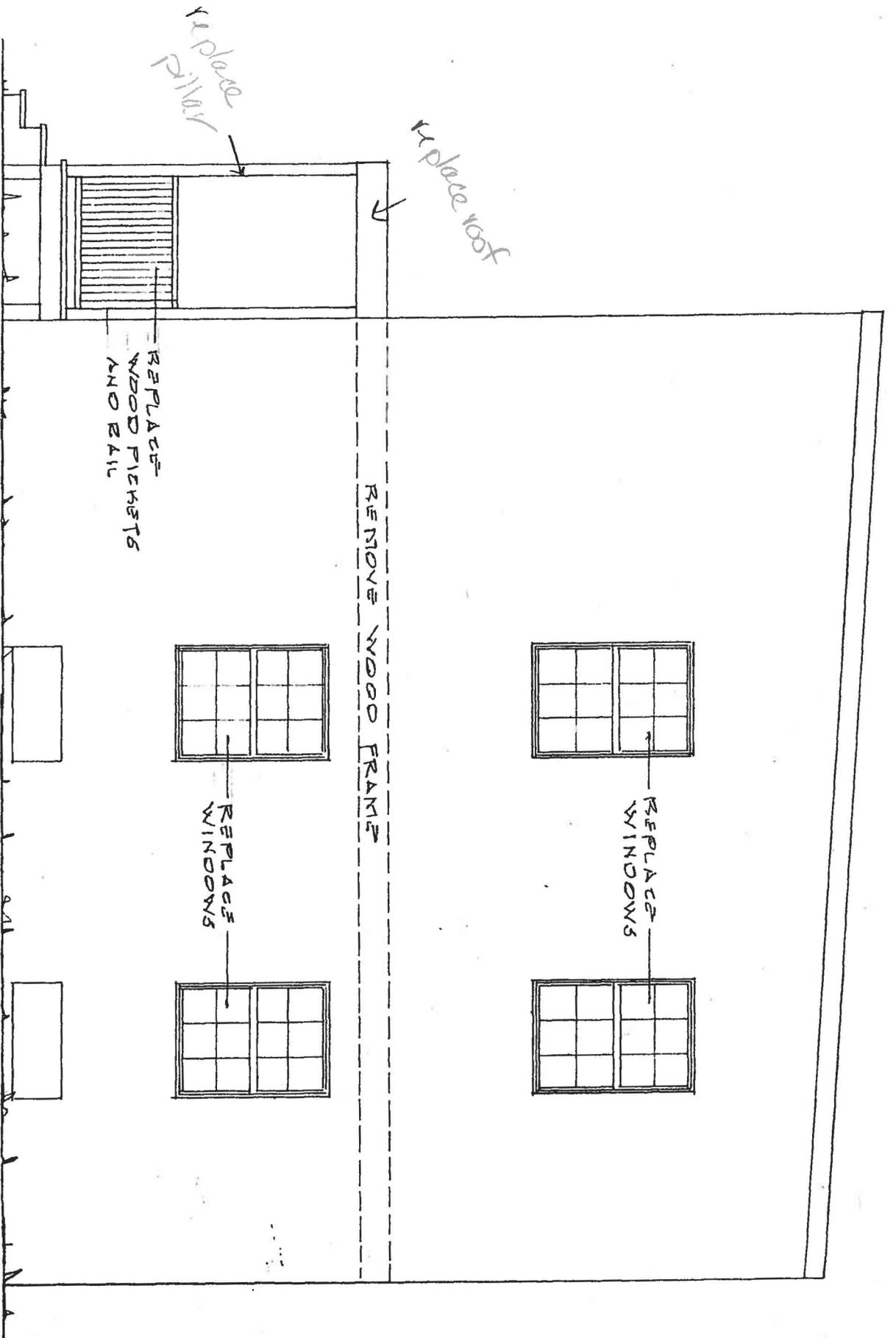
NEW FRONT ELEVATION

SCALE 3/8" = 1'-0"



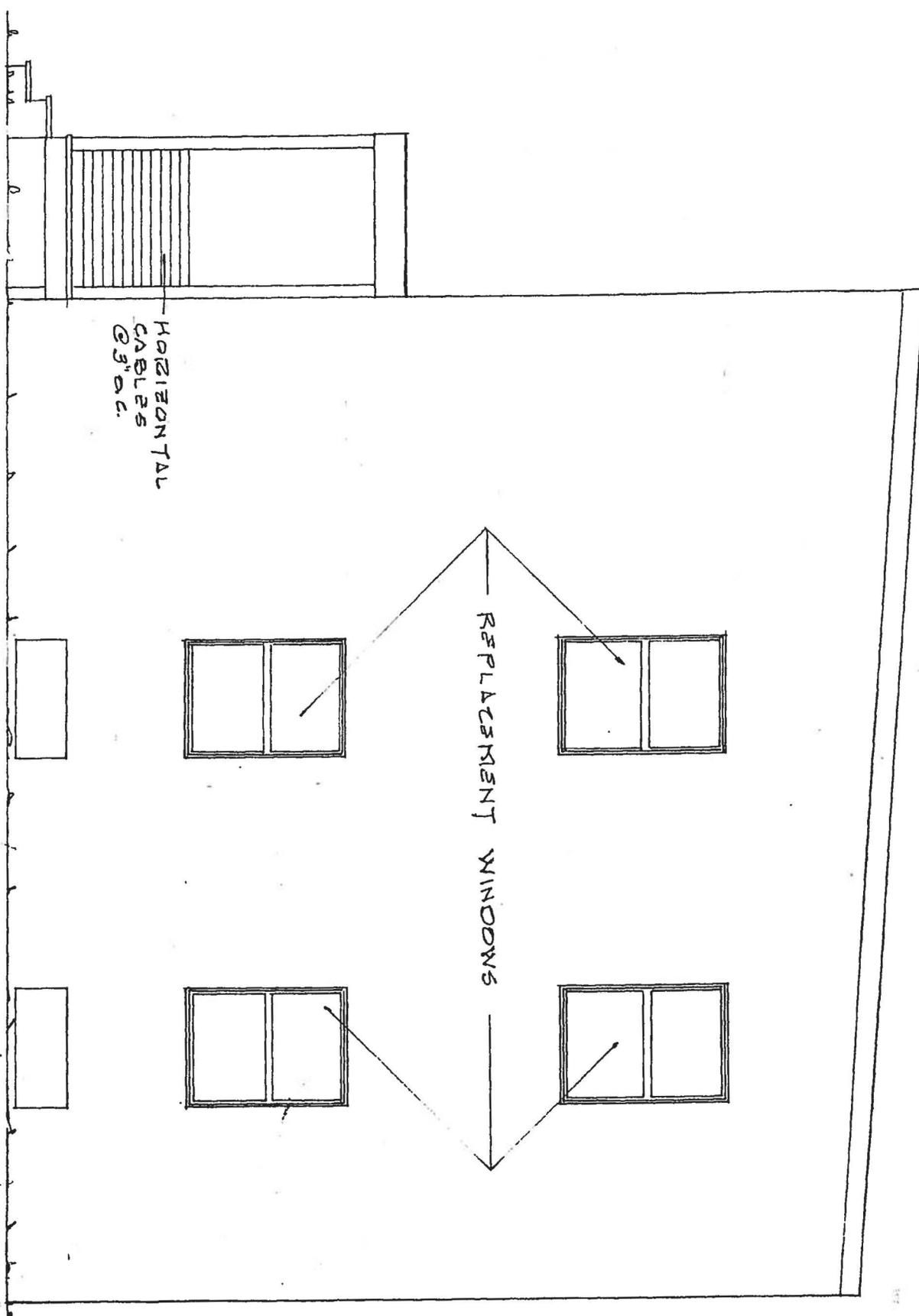
NEW FRONT ELEVATION

SCALE 3/8" = 1'-0"



EXISTING SIDE ELEVATION

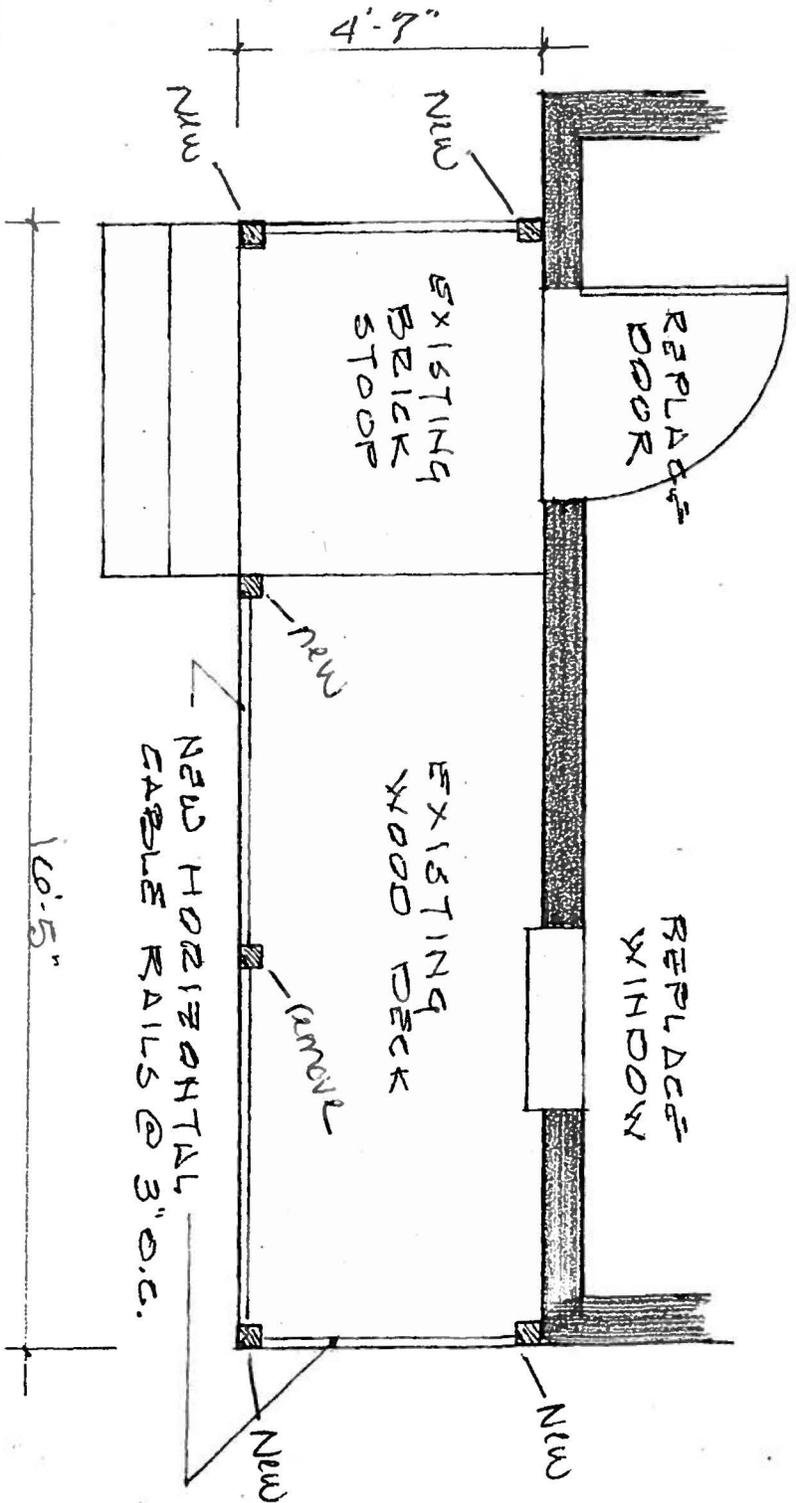
SCALE 3/8" = 1'-0"



HORIZONTAL  
CABLES  
@ 3" O.C.

REPLACEMENT WINDOWS

SIDE ELEVATION



PORCH PLAN SCALE 3/8" = 1'-0"

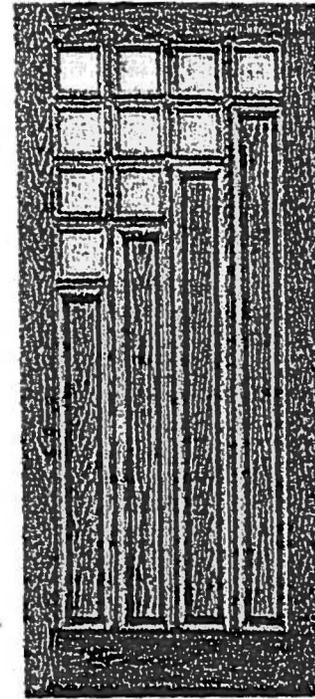
419 WEST STREET

Every cable assembly must have at least one Tension Adjustment Fitting in order to tension the line. The diagram below shows the 3 common fitting positions.



HORIZONTAL CABLES  
SPACED 3" O.C.

Cable railing specification

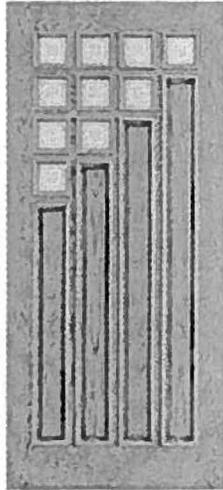


108-L

NEW FRONT DOOR

419 WEST STREET

## Solid Brazilian Mahogany Door



[Click for larger image](#)

### Door Features & Specs

- § **Picture illustrates Oak wood. However, this model is only available in Brazilian Mahogany**
- § Crafted from hand-selected FSC certified Brazilian Mahogany wood of the highest quality to ensure optimal performance and unmatched beauty
- § Solid Brazilian Mahogany construction provides superior durability, energy efficiency and excellent sound-damping qualities
- § High profile raised molding applied to both sides of the door to accent the panels and glass
- § Wood is carefully kiln-dried for trouble free use and is ready for staining or painting
- § 1/4" thick, tempered and obscured matte satin white pattern glass
- § Wood species: Brazilian Mahogany
- § Doors thickness: 1-3/4"
- § Prices are for UNFINISHED doors only
- § Priced per door (not pre-hung). If you need your door pre-hung (framed) please see section below adding a pre-hung option
- § This product comes from environmentally friendly, well managed forests which are independently certified in accordance with the rules of the Forest Stewardship Council A.C. (FSC)

419 N. West, new front door specification

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## JELD-WEN Builders Aluminum Clad Double Hung, 34 1/8 in. x 48 3/4 in., White with LowE Glass and Screen

Model # S62659 Internet # 202985793

★★★★★ [Write The First Review](#)

**\$311.40 /EA-Each**

This item does not qualify for free shipping.

This item cannot be shipped to the following state(s): AK, GU, HI, PR, VI

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[Product Description](#) | [Specifications](#) | [Customer Reviews](#) | [More Info](#) | [Shipping Options](#)

### PRODUCT DESCRIPTION

JELD-WEN Tradition Wood windows deliver performance at a great value. In fact, they are made with AuraLast The Worry-Free Wood for long-lasting durability. Standard high-performance Low-E insulating glass lowers energy costs, helps homes stay cooler in the summer and warmer in the winter. Double-hung windows feature an upper and lower sash that slide vertically past each other in a single frame. Tilt-in feature makes cleaning a snap even on the exterior of your windows.

California residents: see Proposition 65 information.

- For new construction and Replacement, standard 1-1/8 in. pre-punched, frame-integrated nailing fin
- Elegant and secure single-action cam-lock unlocks the window and releases tilt latch in one easy motion. Double locks are added to 32 in. and wider sash for extra security. Cam-lock will match window color
- Block and tackle balance systems are utilized to support the vertical operation of the sash
- Our standard charcoal fiberglass mesh insect screens keep insects outside, while letting in natural light
- MFG Brand Name : JELD-WEN
- MFG Model # : S62659
- MFG Part # : S62659

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### SPECIFICATIONS

Assembled Depth (in.)	4.563 in	Assembled Height (in.)	48.0 in
Assembled Width (in.)	33.375 in	Energy Star Compliant	No
Energy Star Qualified	No	Frame Finish Family	Hi Gloss White Painted Aluminum
Frame Material	Wood	Grille included	No
Insect screen included	Yes	Integral J-channel	No
Jamb Depth	4.577 in	Locking	Yes
LowE rating	Yes	Manufacturer Warranty	20 Year Limited

Number of moving/opening panels	2.0	Paintable/Stainable	No
Portion of product made from wood (%)	100.0	Primary Specific Wood Species	Ponderosa Pine (Pinus ponderosa)
Privacy glass	No	Product Depth (in.)	4.563
Product Height (in.)	48.0	Product Weight (lb.)	45.0
Product Width (in.)	33.375	Returnable	90-Day
Secondary Specific Wood Species	..No secondary wood species	Storm window	No
Tilt-in cleaning	No	Tinted glass	No
Window Type	Double Hung		

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## CUSTOMER REVIEWS

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## MORE INFO

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### Warranty

You will need Adobe® Acrobat® Reader to view PDF documents. [Download a free copy from the Adobe Web site.](#)

### Warranty

For warranty information on this product, please call our Internet Customer Service Center at 1-800-435-4654.

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## SHIPPING OPTIONS

Most orders ship within 7 business days.

Please allow an additional 5-10 business days for **Basic Home Delivery** in the Continental U.S. Basic Home Delivery service includes delivery to your door or first dry area.

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† Local store prices may vary from those displayed. Products shown as available are normally stocked but inventory levels cannot be guaranteed.

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419 N. West Street



Trellis to be removed



419 N. West Street: trellis to be removed, windows to be replaced

