

Docket Item # 9
BAR CASE # 2009-0083

BAR Meeting
May 20, 2009

ISSUE: Addition and Alterations
APPLICANT: Stephen Tanner (James McCrery AIA, Agent)
LOCATION: 220 South Lee Street
ZONE: RM / Residential

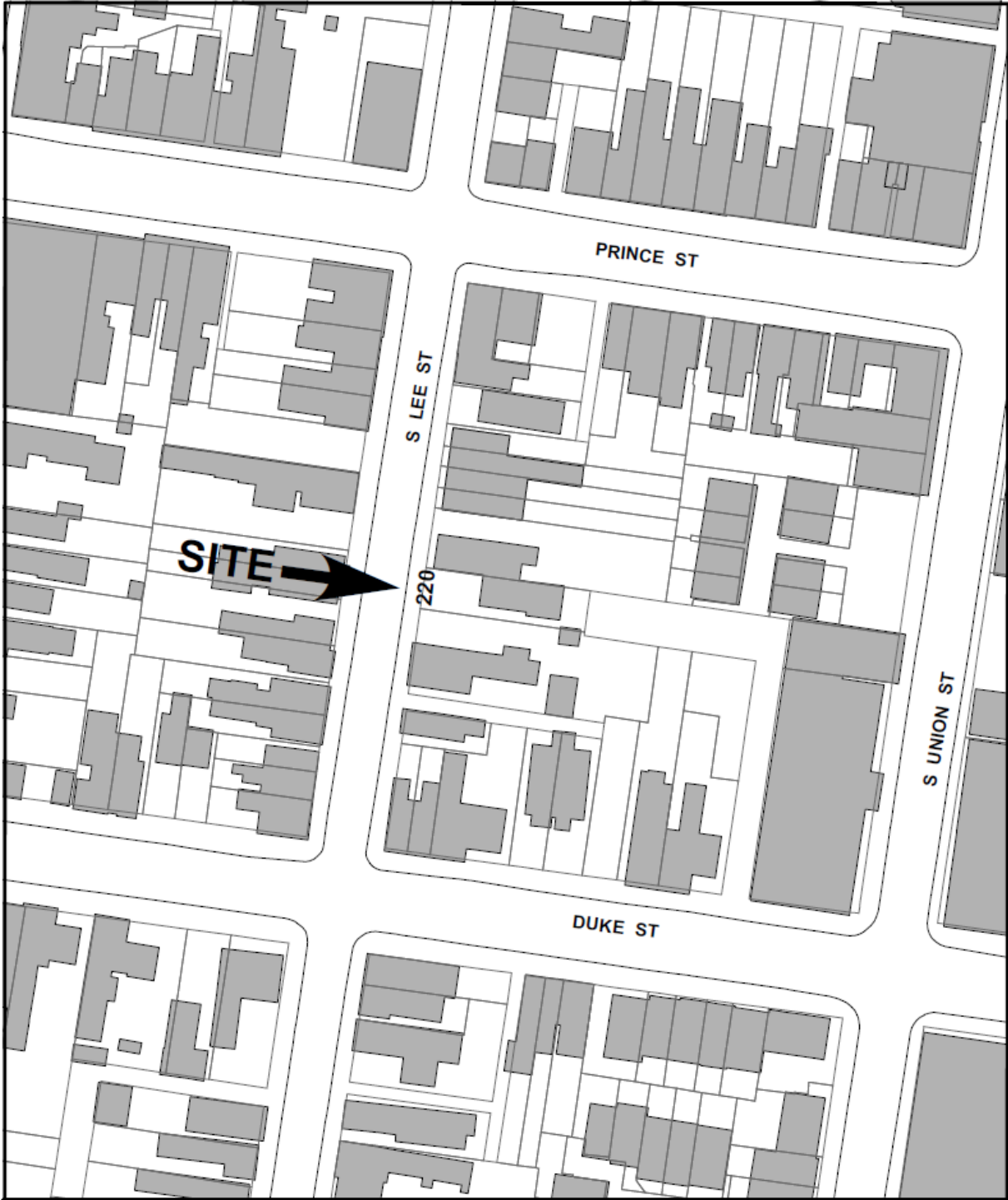
STAFF RECOMMENDATION: Staff recommends approval of the addition and alterations with the following conditions:

1. That the applicant's are required to obtain the neighbor's written consent for the locating the units in their side yard, per zoning's requirements.
2. That the applicant will work with zoning staff to ensure that the placement of the brick fence is completely contained within their property boundaries, per zoning requirements.
3. That the style of the front door will be changed from the proposed solid wood 8-panel door to a more Federal style, solid wood 6-panel door.
4. The statements below are archaeology conditions and shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
5. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
6. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
7. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

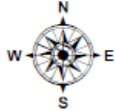
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the

date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2009-0082, 0083 5/20/2009



Note: BAR Case #2009-0082 for Demolition/Encapsulation must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to construct a basement level, one-story rear porch/deck addition, replace the existing front fence and make alterations at 220 South Lee Street.

Porch/Deck Addition

The proposed one-story basement porch/deck addition will span the width of the rear elevation of the house. The approximately 209 square foot addition will measure roughly 19 feet wide and 11 feet deep. The grade will be lowered approximately 3 feet 9 inches from existing grade.

The basement level of the addition is an un-enclosed covered space. This design is achieved by utilizing an arched brick structure. A couple of the arches are inserted with wood, plank doors (see detail on page 32), however, the majority of the arches remain open. The roof of the structure is detailed with a simple painted inset picket wood railing (see detail on page 32.) A new wood (unfinished mahogany, teak or ipe hardwood) tongue and groove deck with a painted, wood (cedar) railing will be installed over the flat roof of the addition. Access to the yard from the deck will be from a painted, wood (cedar) staircase.

Due to the change in grade, two sets of staircases will be installed. The treads of the staircases shall be fabricated of Pennsylvania bluestone, and the risers from re-used brick currently on the site.

HVAC

Two, new HVAC condensers will be placed in the side yard. The applicant's are required to obtain the neighbor's written consent, per zoning's requirements, to position the units in this location.

Front Garden Wall and Gate

The applicant proposes to demolish the existing 3.5 feet high wood picket fence and gate which runs along the front property line and replace it with a new 5 feet 10 inches high x 1 feet wide brick wall with a painted, wood entry gate (cedar) mounted on wrought-iron hinges (see detail on page 24.)

The wall is to be constructed of re-used brick with lime mortar in an English bond pattern. The second highest course is to project $\frac{3}{4}$ to 1 inch. At the gate opening, the wall will be detailed with an elliptical arch. The arch will rise to a maximum height of 7 feet 8 inches above grade.

Brick Walk

The existing brick walkway will be lifted and the bricks will be re-used for the re-installation of the proposed new walkway. Although the footprint of the walkway is changing slightly in the new design, the width of the walkway is being reduced from approximately 4 feet 6 inches to slightly less than 4 feet (see existing/proposed site plans, page 18.)

Free-Standing Light Fixture

Install an electric pole mounted light fixture fabricated out of a coated heavy gauge copper (see specification sheet, page 33.) The dimension from grade to top of fixture will be 8 feet 6 inches. The light fixture will be located to the left of the front entry door approximately 3 feet from the door's threshold.

Alterations to Dwelling

West Elevation (Front Elevation)

- Remove existing, non-historic door on the early 1800s facade and replace with a new eight-panel wood entry door (1-3/4 inches thick paint grade white maple) flanked with operable, louvered shutters.
- Install a new, 6/9, wood, single-pane, true-divided light double-hung window within the previously filled-in opening between the first and second floors of the house (late 18th century facade) (see photo on page 16.)
- Remove the existing shutters in the attic window and replace them in-kind with new, wood shutters to match the existing (early 1800s facade).
- Remove the existing copper flashing and install a new, molded rake board along the slope of the roof.
- Construct a new, 3 feet 1 inch high, wood gate and fence at the entrance to the side yard. The fence and gate are proposed to be fabricated in a pyramidal picket design (see detail on page 24.)

South Elevation (Side Elevation)

- Remove existing lap-jointed painted metal sheathing and install wood, 5/4 inch x 10 inch weatherboard on the side walls of the dormers.
- Increase the size of the existing window openings on the first floor of the mid-20th century brick addition and c.1980s frame extension to install larger wood, single-pane, true-divided light double-hung windows with operable, louvered shutters.
- Reduce the size of the existing window opening on the second floor of the c.1980s frame extension and install a 6/6 wood, single-pane, true-divided light double-hung window flanked with operable, louvered shutters.
- Remove the concrete block filling in the existing window on the second floor of the mid-19th century brick addition, center the window on the facade by enlarging the opening, and install a new "blind" window in this previous window opening utilizing closed shutters and brick (see photo page 17.)

East Elevation (rear elevation, c.1980s)

- Remove the existing window and doors on the first floor and install a new 8/8, wood, single-pane, true-divided light double-hung window flanked with operable, louvered shutters and a pair of painted wood, double-insulated, simulated-divided light French doors with spacer bars.
- Remove the existing window on the second floor and install a new 8/8, wood, single-pane, true-divided light double-hung window flanked with operable, louvered shutters

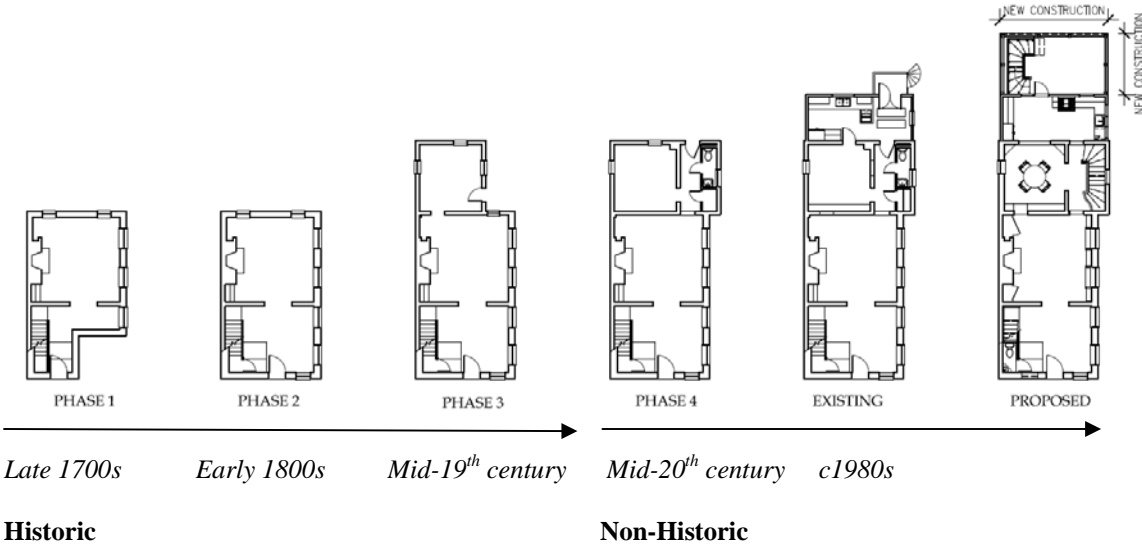
North Elevation

- Install new, painted, 5/4 inch x 10 inch beaded, wood weatherboard on the wall of the frame extension (c1980s)

II. HISTORY:

According to Ethelyn Cox in Historic Alexandria, Street by Street, the townhouse at 220 South Lee Street was most likely constructed between 1797-1829. Improvements were presumably made to the house by 1840 when it was purchased for \$1,000 by Thomas Burns, who sold it in 1858 for \$1,500.

The house has been altered considerably throughout the years (see diagram below). Based on lines in the brick work and differences in the foundations, it is believed this dwelling was originally constructed as a flounder with possibly a single-bay, two-story porch along the front/side elevation. Additionally, there is evidence of previous fenestrations on the west and south elevations. A historic brick addition constructed in the mid-19th century protrudes from the rear of this 2-1/2 story massing. A shed roof, brick addition extends from this the south elevation of this addition, and dates to the mid-20th century. A two-story frame extension was attached to this addition in the mid-1980s.



Because the circa 1980s addition was visible from a public right-of-way, Staff assumes the project was reviewed and approved by the BAR. However, staff was unable to locate any BAR applications/approvals for this property.

Background

- 4/14/09 Administrative approval for existing window rehabilitation and custom storm window installation (BAR 2009-00076).
- 4/30/09 Administrative approval for the removal of wall AC units and repair of the openings with matching historic brick and mortar (BAR 2009-00095).

III. ANALYSIS:

The proposed addition and alterations comply with zoning ordinance requirements, if the above conditions are met.

Addition

In the opinion of Staff, the proposed basement addition is modest in size and scale and does not overwhelm the existing historic house at 220 S. Lee Street, as recommended in the *Design Guidelines* for residential additions. The current house is sited 31 feet 6 inches from the front property line, which currently makes the structure an oddity on the block. The proposed basement deck/porch addition will not project beyond the rear elevation of the adjacent neighbor's outbuilding. Additionally, it will be setback 22 feet from the rear property line and the grade will be lowered 3 feet 9 inches. These changes will reduce the visibility of the addition and any impact to the neighborhood.

HVAC

The zoning staff has noted that the current location of the A/C condenser units require that the adjacent property owners sign a waiver consenting to the placement of the units.

Front Garden Wall and Gate

The applicant must ensure that the location of the fence is completely contained within the boundaries of their property, per zoning requirements.

The *Design Guidelines* specify that "there are a number of different types of materials which are appropriate for fences, garden walls, and gates throughout the historic district. Masonry fences and walls of brick...are generally appropriate throughout the historic districts. Wood is a traditional material for fences and gates." Although the proposed fence is increasing 2 feet 5 inches in height from existing, it will be constructed to be the same height as the flanking neighbors. Additionally, the architect has designed a fence/wall for the property that is similar to other examples found within the district and utilizes "aged" materials, which will blend in with the existing historic fabric of the dwelling and the surrounding streetscape. It is the desire of the applicants to have the garden wall join the neighbor's fence at its intersection and continue it along their front property line. The garden wall will be punctuated by a wood (cedar) gate. Staff recommends that the Board support replacement of the existing fence with a garden wall as it is consistent with the Design Guidelines and is compatible with its adjacent neighbors.

Brick Walk

The *Design Guidelines* note that "paving materials for garden yard areas...are important elements in the overall visual composition of the historic districts." Staff finds that the proposed demolition of the existing brick walkway and re-configuration of its design utilizing the existing bricks does not impact the integrity of the existing historic resource or the district.

Free-Standing Light Fixture

The *Design Guidelines* specify that exterior lighting "should be appropriate to the structure," "sympathetic to the style of the building and not detract from the architectural character of the building," and "be in scale with the existing building." The proposed free-standing copper

lantern is consistent with the above guidelines as it will not be mounted on the structure. Additionally, it is sited on the property offset from the front entry but significantly away from the public right-of-way, to delineate it as a secondary, utilitarian object, and not to negatively affect the historic structure or the surrounding streetscape.

Alterations to Dwelling

The installation of a new window on the front elevation of a historic structure is generally discouraged by the Board, however, there is visual evidence on the façade of the building to suggest that historically there was a window in this location (see photo page 16). As it is general preservation practice to only support the installation of new features on historic facades where there is physical evidence or documentation, Staff finds that this window is an appropriate application.

The proposed eight-panel front entry door is not as common on houses dating to the late 1700s and early 1800s. These doors are more typically found on houses that are in the Greek Revival style. It is recommended that a six-panel door would be a more appropriate replacement door for a house with Federal style influences.

The removal of the copper flashing and the installation of the molded, rake board to the roof slope on the front (west) elevation is a compatible stylistic treatment for the age of this massing (c.1790s). Additionally, this proposed installation will be continuing an existing detail which is already established on the side (south) elevation.

Utilizing weatherboard for the side walls of the dormers is also an appropriate architectural replacement material for the in-compatible lap-jointed, painted metal surface currently on the walls of the dormers.

The *Design Guidelines* generally recommend that the materials used for residential additions reflect the traditional material – brick and wood – found throughout the historic districts. The proposed tongue and groove wood floor selections for the upper porch are unfinished mahogany, teak or Ipe Brazilian wood. All of these hardwoods are naturally resistant to insects and wood rot. Staff supports the utilization of any of the proposed wood products for the porch. The proposed material selections for this project (brick, painted wood, wrought iron, copper, brass/bronze and bluestone) are consistent with the *Guidelines* (see attached material specifications, pages 34-36.)

The applicant is utilizing single-glazed, true-divided light wood windows with custom-made wood storm windows throughout the project. Additionally, the applicant should be commended for their willingness to encourage Staff and his design team to collaborate and develop a rehabilitation program for the house's historic windows. After their rehabilitation, these windows will also be fitted with custom-made wood storms.

The specifications for this project do also include the installation of a double-insulated, wood, simulated-divided light French door on the rear elevation - the only simulated-divided light product proposed in the entire project. While single-glazed, true-divided-light wood windows and doors are preferable, the *Design Guidelines* and the Board generally supports double-pane,

insulated, simulated-divided-light wood windows and doors on modern additions or in areas with limited visibility, both of which apply in this case. Staff finds that the proposed door is appropriate, as this French door is to be installed on a 1980's addition and is to be located on the rear elevation of the structure.

Staff notes the conditions of Alexandria Archaeology and recommends that they be included as a condition of approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the addition and alterations with the following conditions:

1. That the applicant's are required to obtain the neighbor's written consent for the locating the units in their side yard, per zoning's requirements.
2. That the applicant will work with zoning staff to ensure that the placement of the brick fence is completely contained within their property boundaries, per zoning requirements.
3. That the style of the front door will be changed from the proposed solid wood 8-panel door to a more Federal style, solid wood 6-panel door.
4. The statements below are archaeology conditions and shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
5. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
6. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
7. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

- C1. All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C2. Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C3. Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C4. A soils report must be submitted with the building permit application.
- C5. New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C7. Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C8. Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C9. Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C10. Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C11. A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Transportation and Environmental Services:

- R1. The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)
- R5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R6. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

FINDINGS

- F1. An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time. In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
- the construction of a new home;
 - construction of an addition to an existing home where either
 - the addition exceeds the area of the existing building footprint by 100% or more;
 - or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
 - changes to existing grade elevation of 1-foot or greater;
 - changes to existing drainage patterns;
 - land disturbance of 2,500 square feet or greater.
- Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 838-4318. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.
<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

Historic Alexandria:

- R. Approve.
- S. Consider significance of front façade/former masonry opening.

Alexandria Archaeology:

Archaeology Finding

According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, there may have already been a building on this lot when it was sold to Adam Douglass in 1797 for 521 pounds. In 1829, the property sold for \$700 "with buildings and improvements thereon." It was then purchased by Thomas Burns for \$1000 in 1840, and sold again in 1858 for \$1500. The property has the potential to yield archaeological resources that could provide insight into domestic activities in Alexandria during the late 18th and 19th centuries.

Archaeology Recommendations

- *1. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
- *2. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- *3. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- 4. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

IV. IMAGES

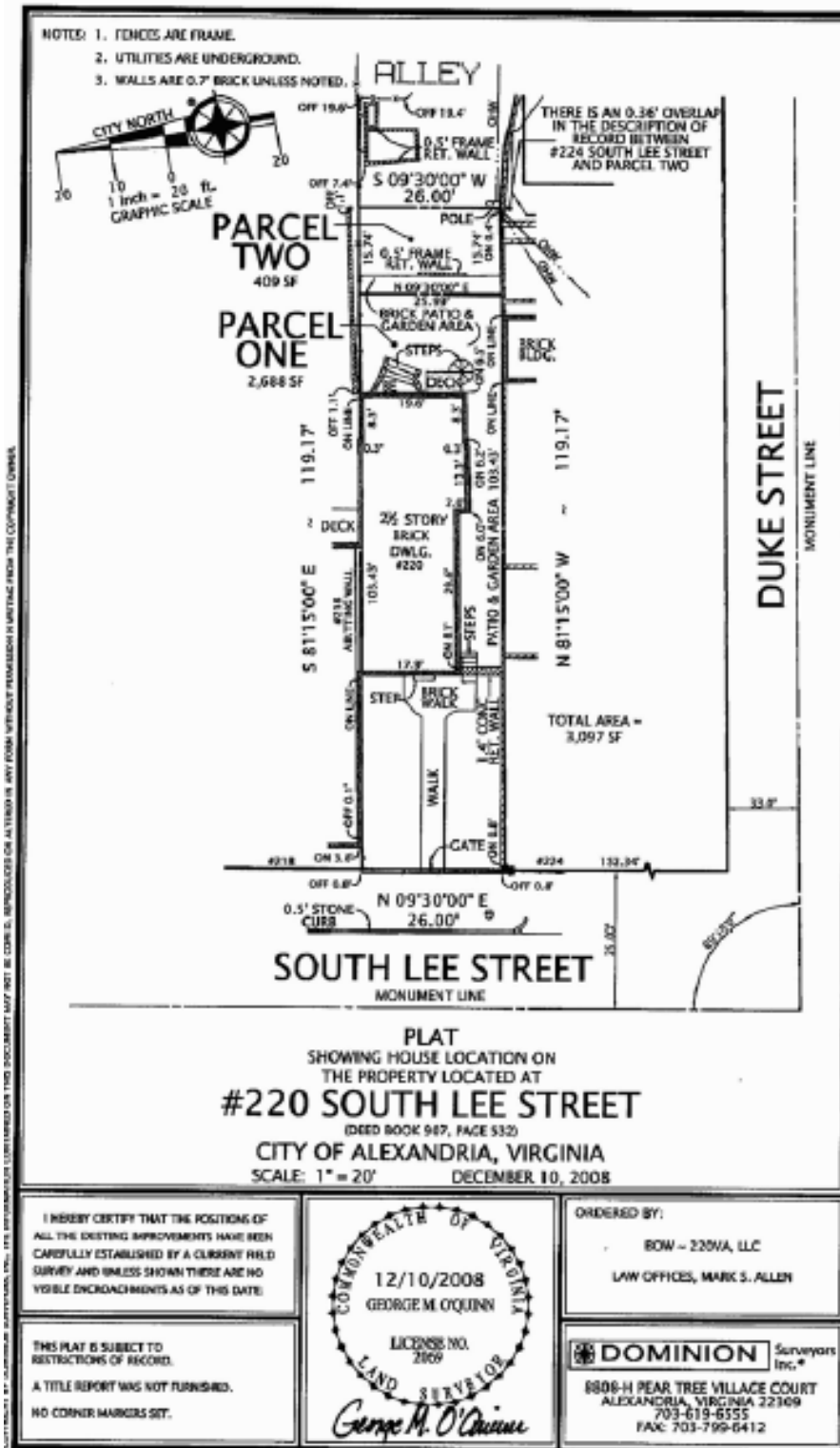


Figure 1: Existing Plat



Figure 2: Front facade (west elevation) of 220 South Lee Street

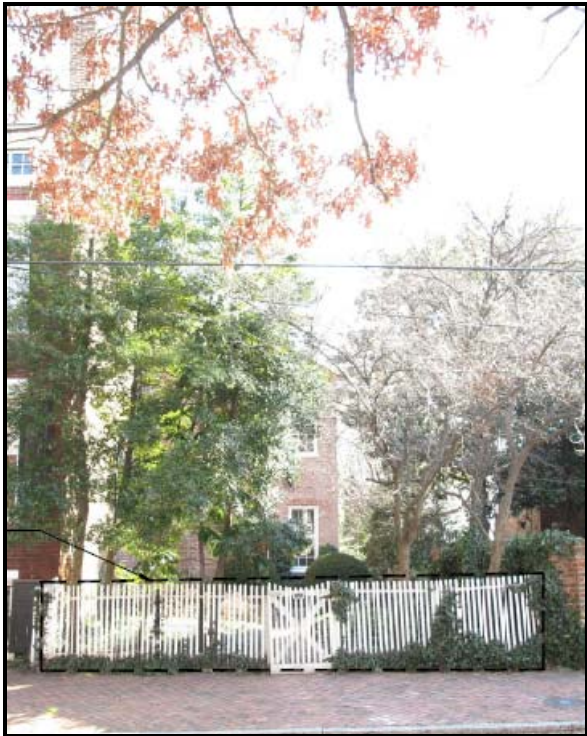


Figure 3: Front Elevation as viewed from Street
(Proposed picket fence to be removed in foreground)



Figure 4: Close up of front (west) /side (south) elevation



Figure 5: View of existing brick entry walkway



Figure 6: Existing side yard gate to be replaced



Figure 7: Existing Side Elevation looking toward Lee Street and side yard gate



Figure 8: Existing south elevation



Figure 9: View of c1980s addition toward front of house



Figure 10: View of additions



Figure 11: View of c.1980s addition



Figure 12: View of Existing Basement Level



Figure 13: View of Chimney



Figure 14: View of Existing Dormer



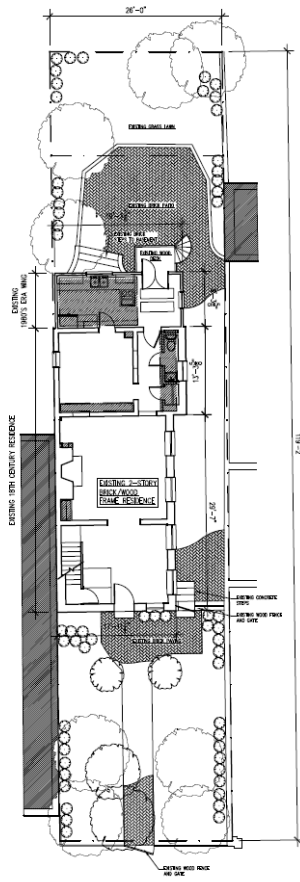
Figure 15: View of Front Elevation
& "Visual Documentation" of previous window



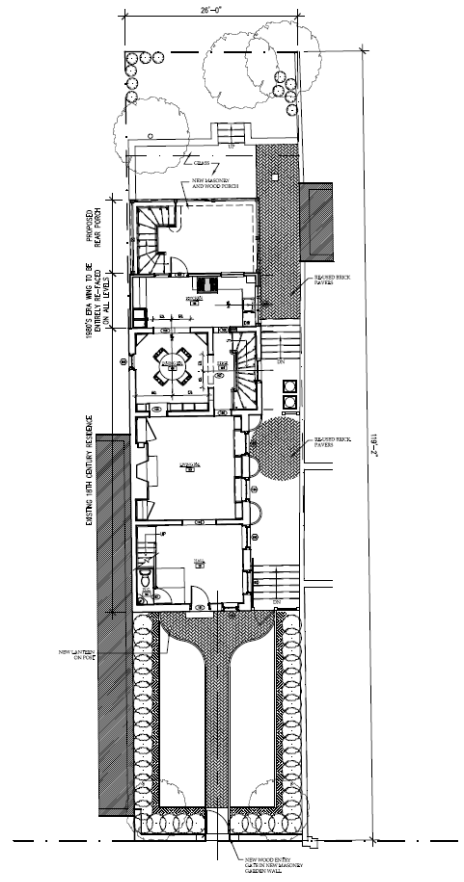
Figure 16: Interior View of Mid-20th century brick addition



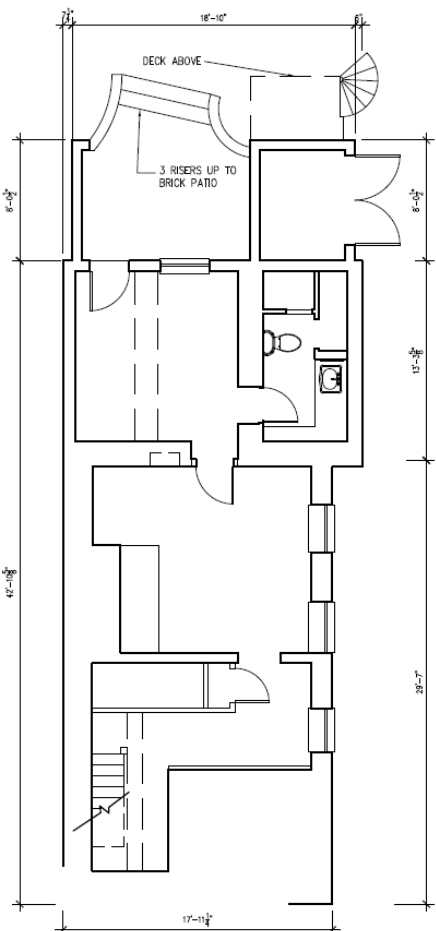
Figure 17: View of original second floor window to be enclosed with brick and shutters



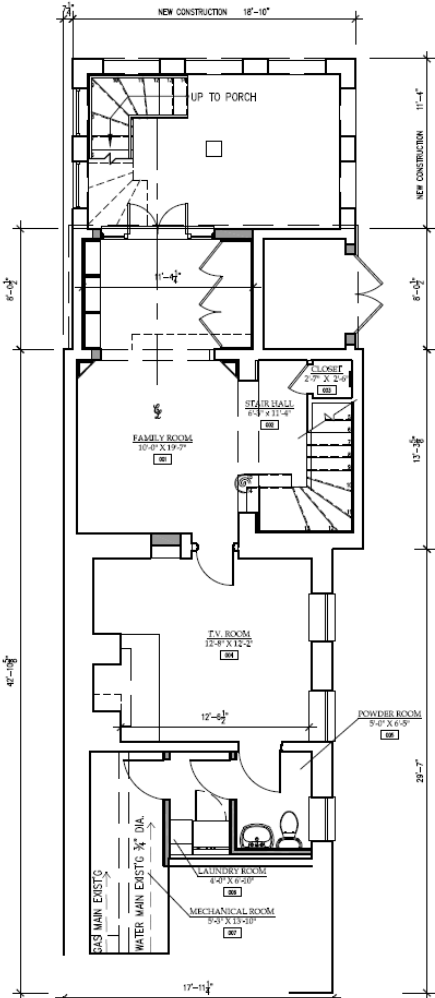
South Lee Street
EXISTING SITE PLAN



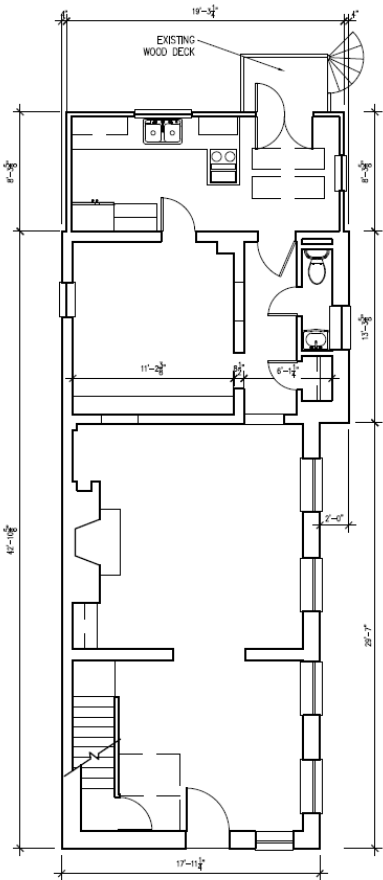
South Lee Street
PROPOSED SITE PLAN



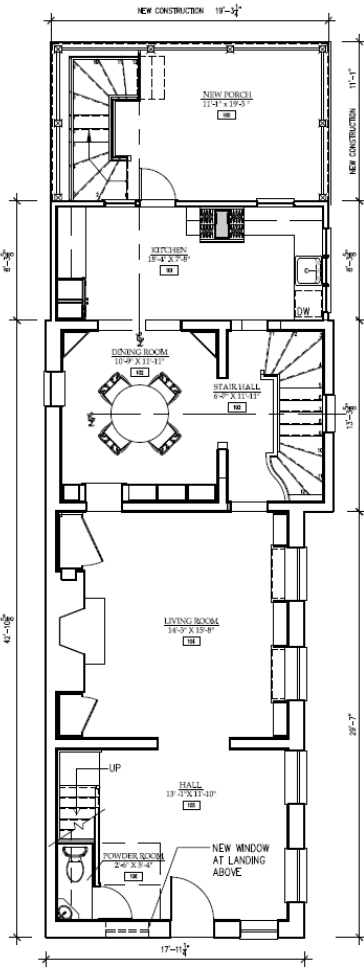
EXISTING BASEMENT PLAN



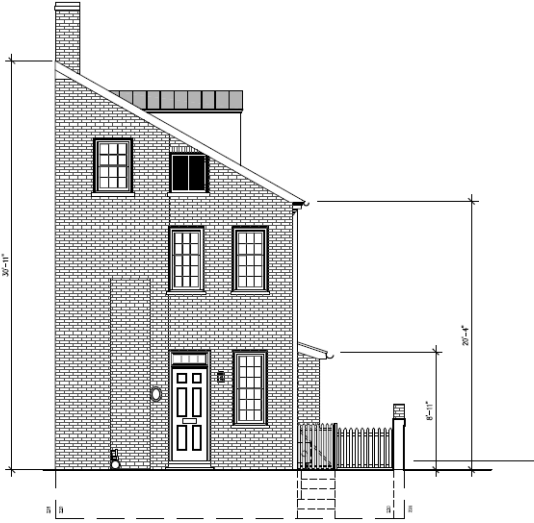
PROPOSED BASEMENT PLAN



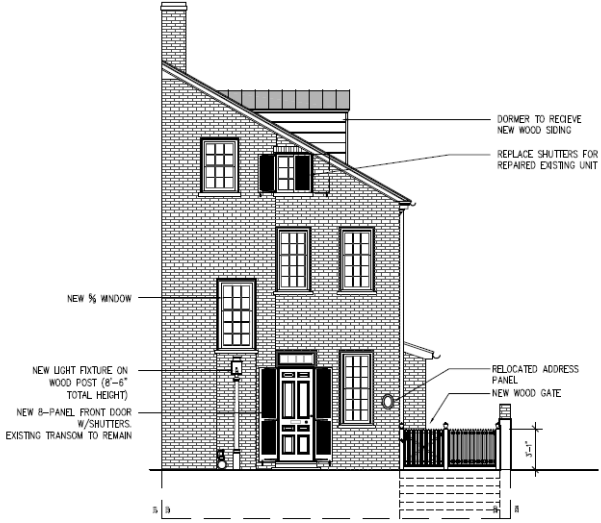
EXISTING FIRST FLOOR PLAN



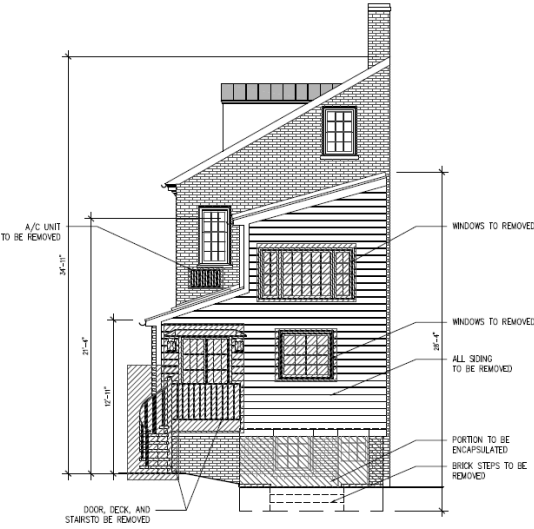
PROPOSED FIRST FLOOR PLAN



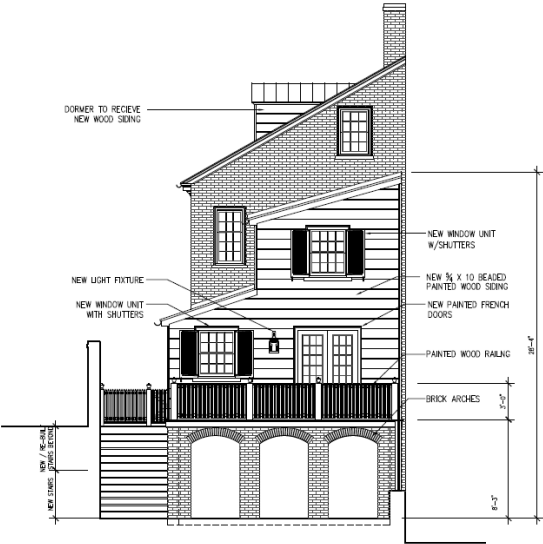
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



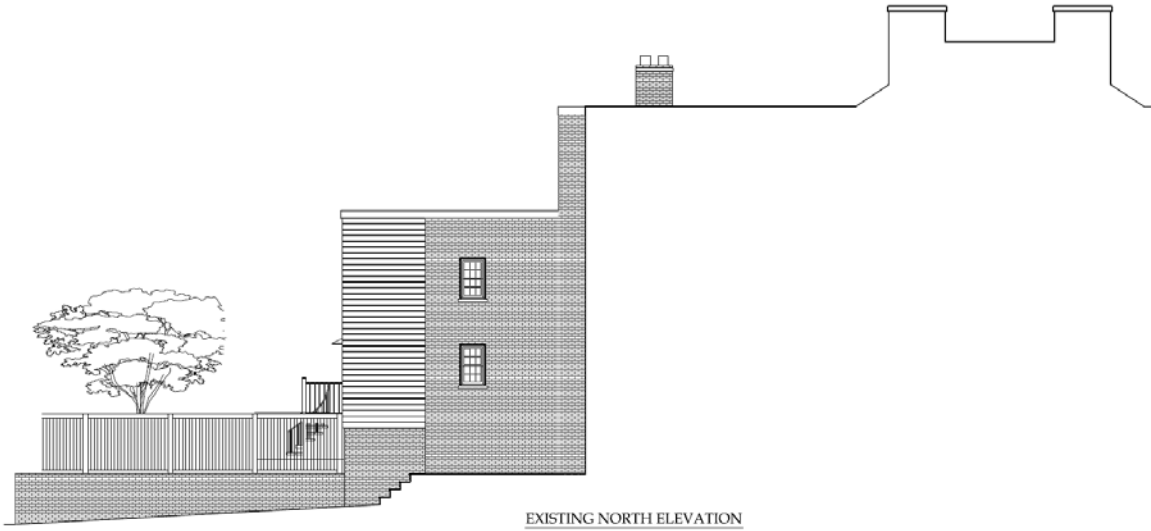
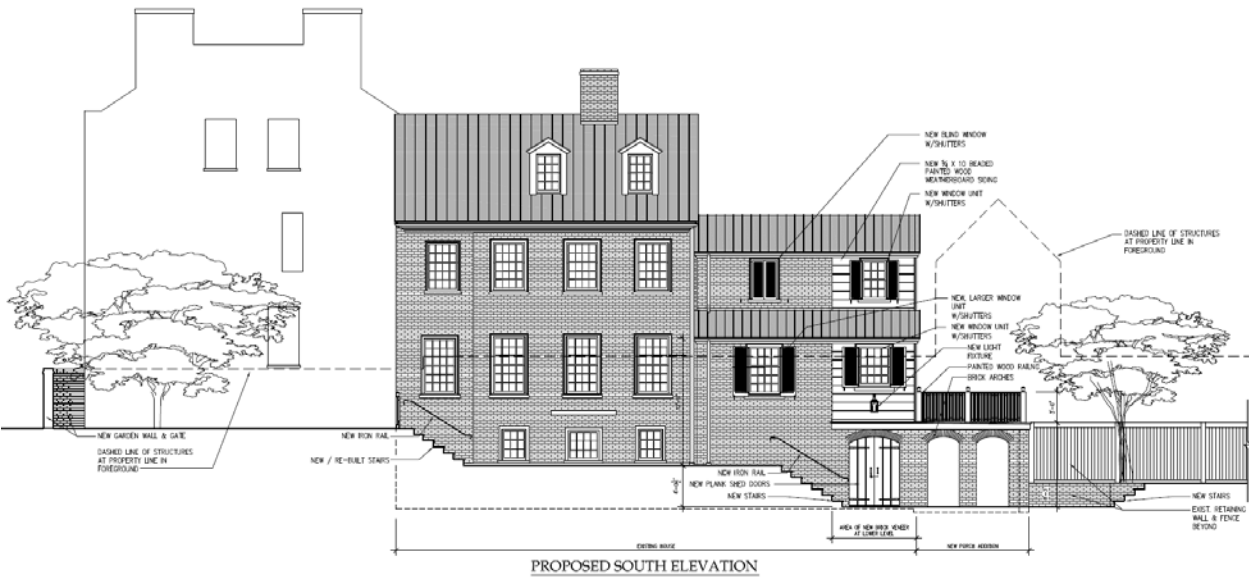
EXISTING EAST ELEVATION

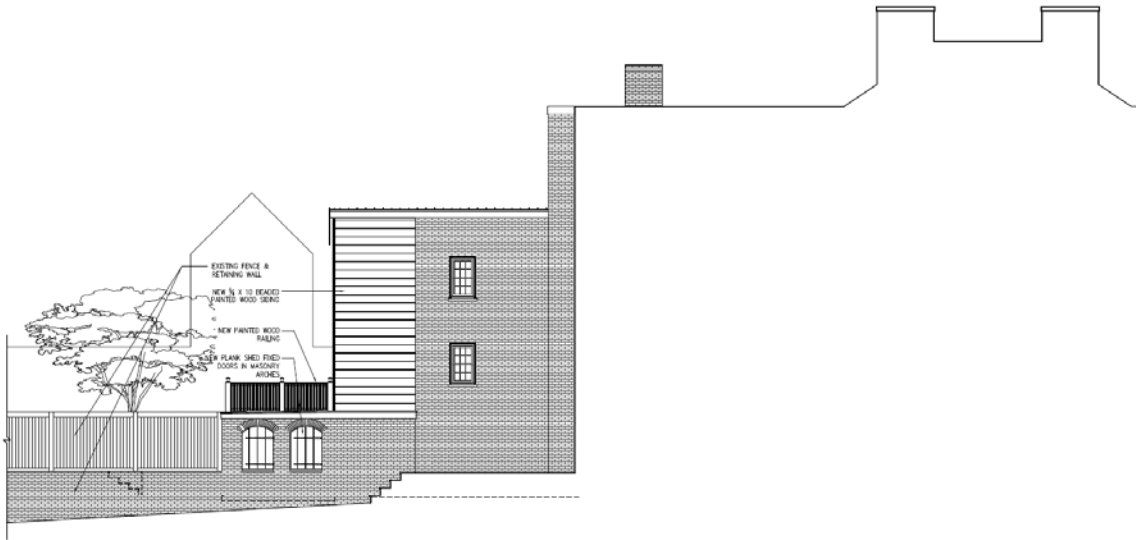


PROPOSED EAST ELEVATION

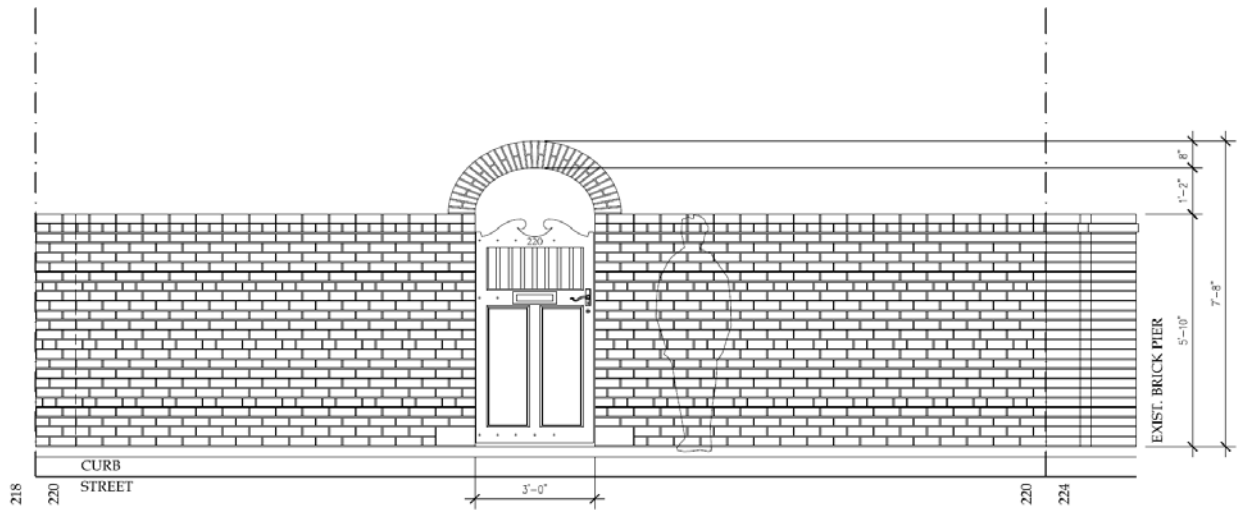


EXISTING SOUTH ELEVATION



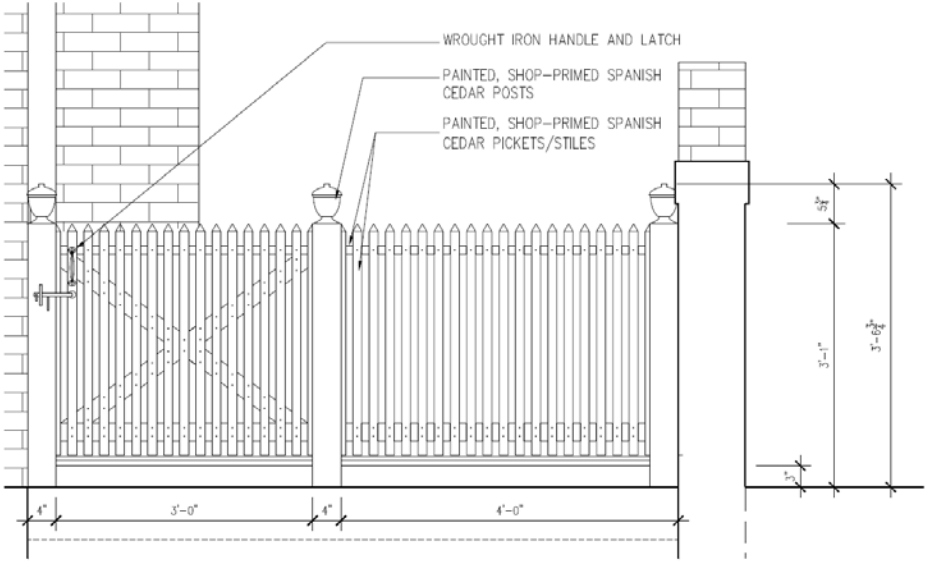


PROPOSED NORTH ELEVATION

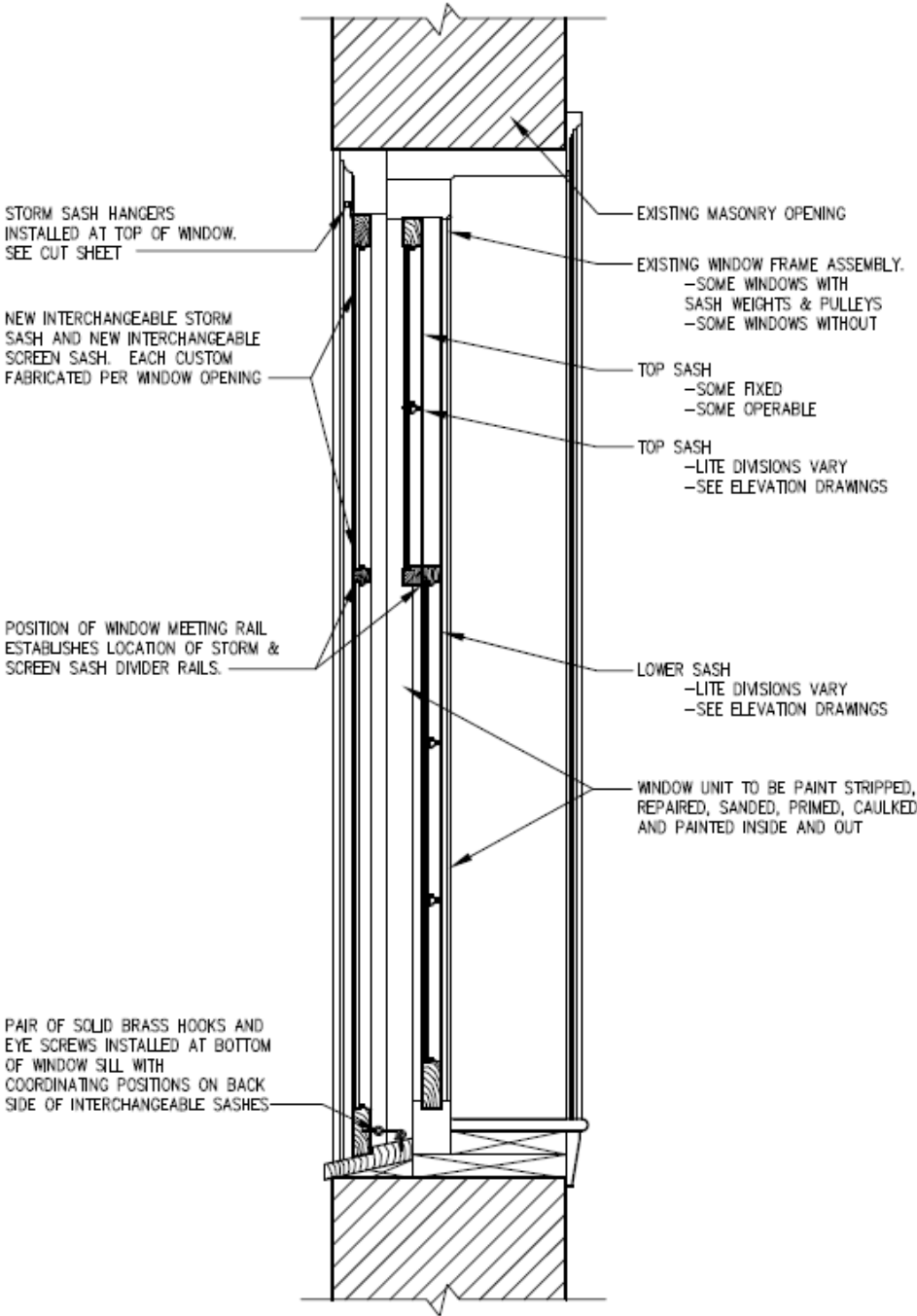


7'-8" HIGH BRICK ELLIPSE ARCH / RECTANGULAR GATE WITH BROKEN
 PEDIMENT TOP/ UPPER PANEL IS PICKETS
 LOWER PANELS ARE SOLID FLAT PANEL (NO V-GROOVE)
 GATE IS PAINT GRADE SPANISH CEDAR WITH WROUGHT IRON HARDWARE

PROPOSED FRONT GATE ELEVATION

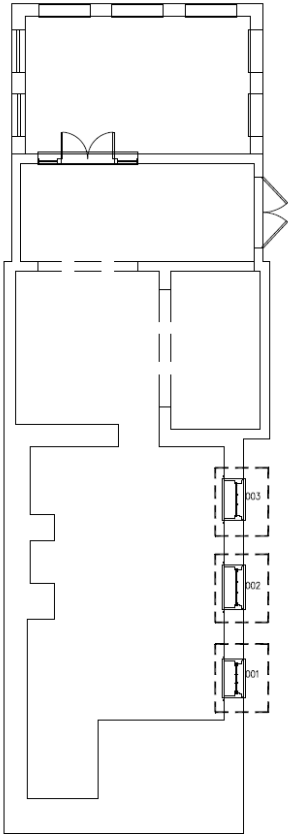


PROPOSED SIDE YARD GATE

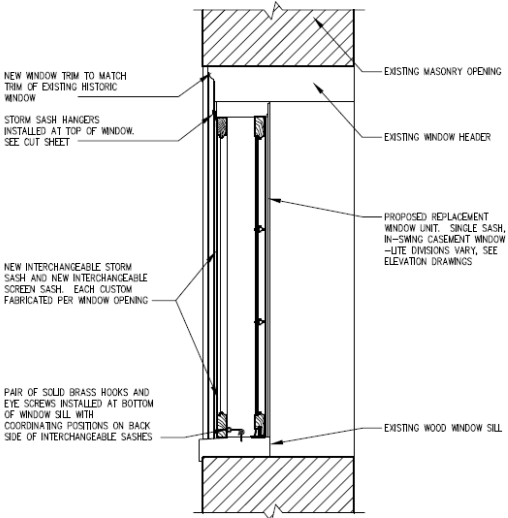


- NOTES:
- A. TYPICAL FOR ALL WINDOWS UNLESS NOTED OTHERWISE.

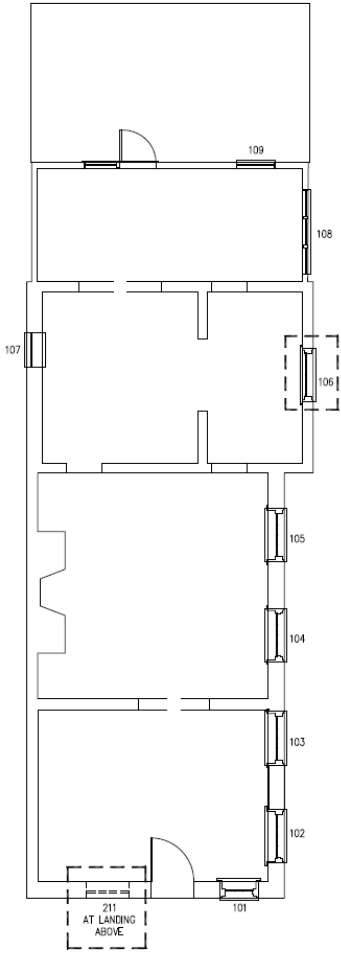
RENOVATED DOUBLE-HUNG WINDOW DETAIL



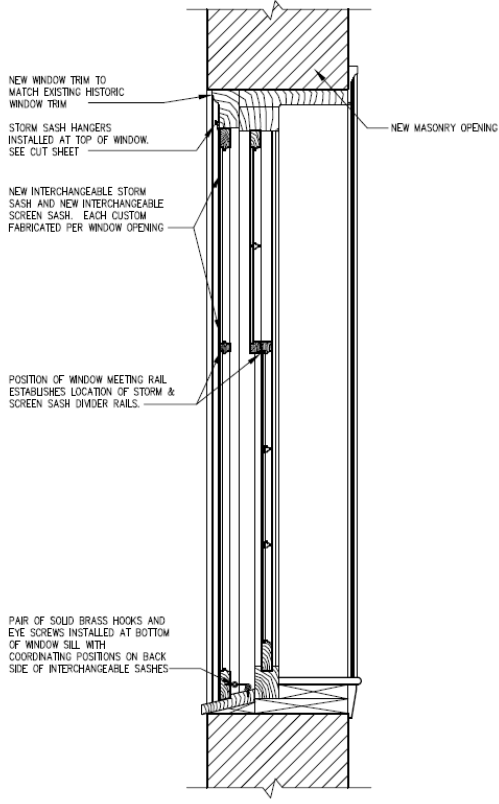
BASEMENT FLOOR KEY PLAN
1/2" = 1'-0"



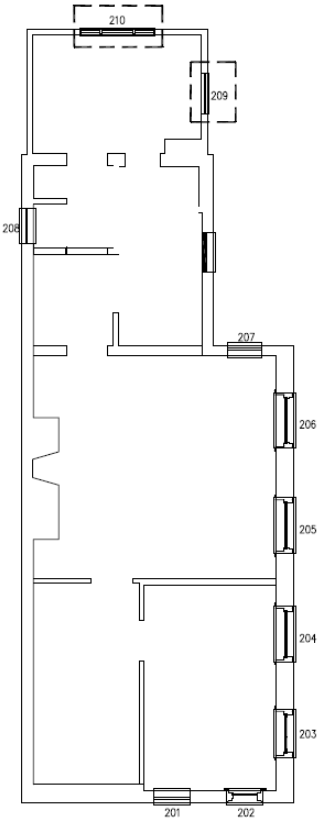
NEW IN-SWING CASEMENT WINDOW DETAIL



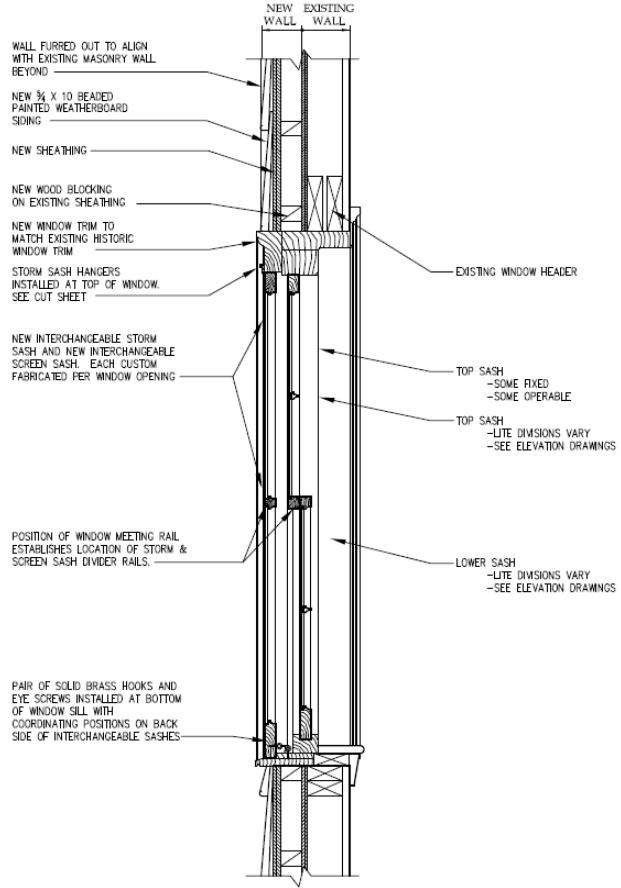
FIRST FLOOR KEY PLAN
 $\frac{1}{2}'' = 1'-0''$



NEW DOUBLE-HUNG WINDOW IN MASONRY OPENING DETAIL



SECOND FLOOR KEY PLAN
 $\frac{1}{2}'' = 1'-0''$

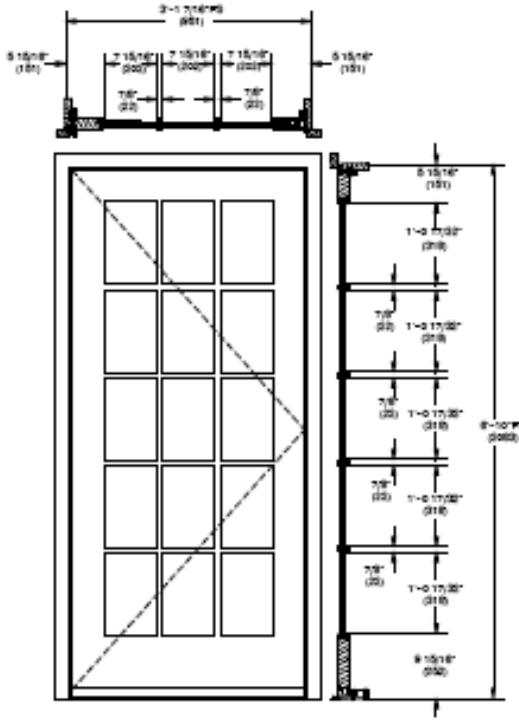


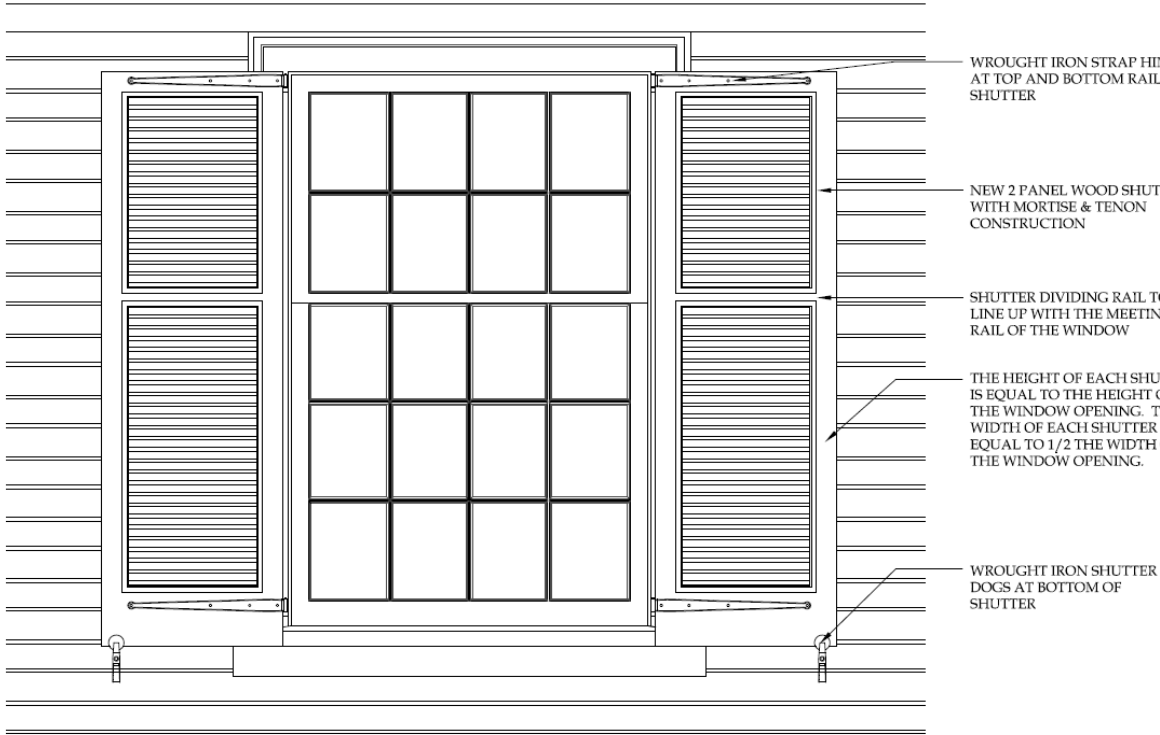
NEW DOUBLE-HUNG WINDOW IN FRAME OPENING DETAIL



WOOD ULTIMATE OUTSWING FRENCH DOOR

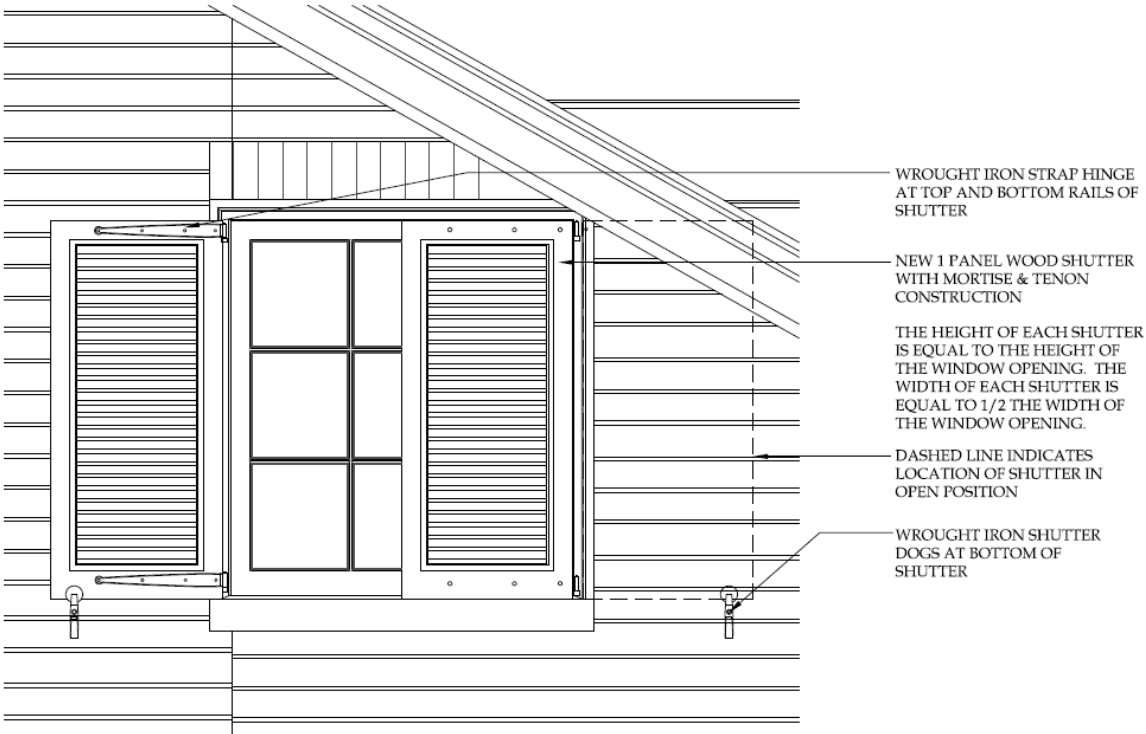
DAYLIGHT OPENING CONVERSIONS
NOT TO SCALE





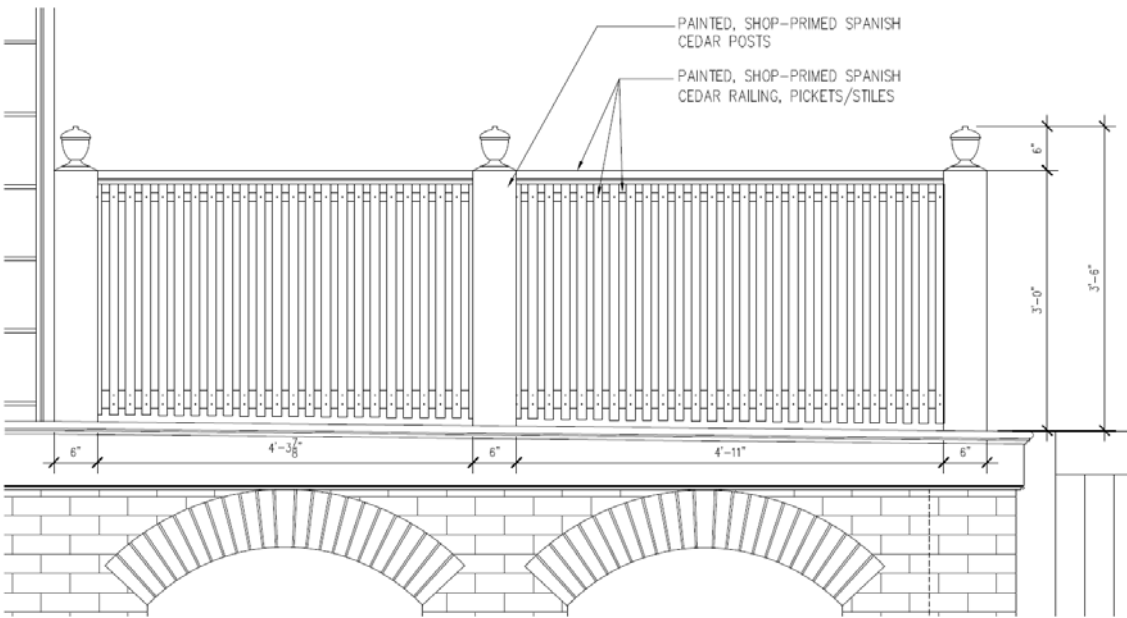
- NOTES:
- A. ALL SHUTTERS SHALL BE PAINT GRADE SPANISH CEDAR, WITH MORTISE & TENON CONSTRUCTION. SHUTTERS SHALL BE TWO-PANEL AND OPERABLE, WITH THE DIVIDING RAIL TO LINE UP WITH THE MEETING RAIL OF THE WINDOW.
 - B. SHUTTERS SHALL BE SHOP-PRIMED AND RECEIVE TWO COATS OF WATER-BASED EXTERIOR PAINT IN HIGH-GLOSS FINISH.
 - C. HARDWARE SHALL INCLUDE SHUTTER DOGS AND STRAP HINGES, AND SHALL BE WROUGHT IRON.

2 PANEL WINDOW SHUTTER DETAIL

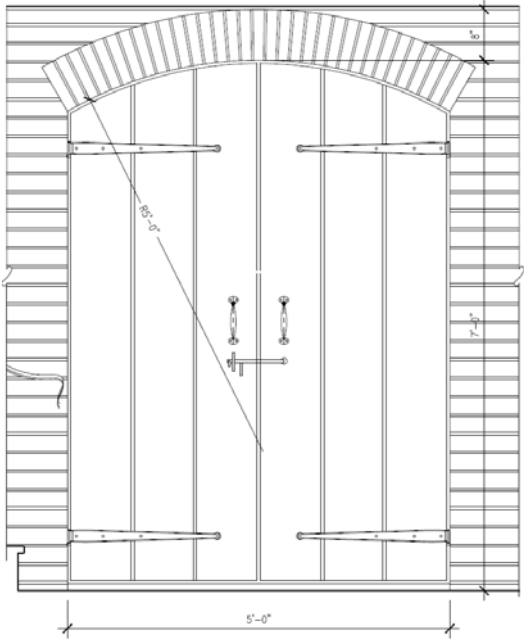


- NOTES:
- A. ALL SHUTTERS SHALL BE PAINT GRADE SPANISH CEDAR, WITH MORTISE & TENON CONSTRUCTION. SHUTTER SHALL BE ONE-PANEL AND OPERABLE.
 - B. SHUTTERS SHALL BE SHOP-PRIMED AND RECEIVE TWO COATS OF WATER-BASED EXTERIOR PAINT IN HIGH-GLOSS FINISH.
 - C. HARDWARE SHALL INCLUDE SHUTTER DOGS AND STRAP HINGES, AND SHALL BE WROUGHT IRON.

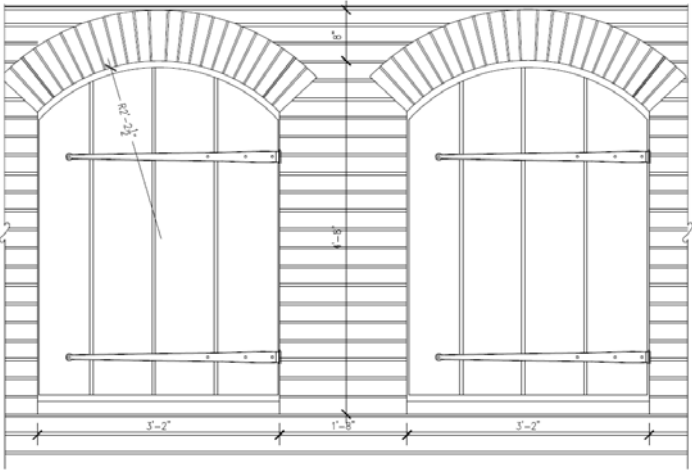
1 PANEL WINDOW SHUTTER DETAIL



PROPOSED PORCH RAILING



PROPOSED PAIRED SHED DOORS @ SOUTH ELEVATION



PROPOSED FIXED SHED DOORS @ NORTH ELEVATION

- NOTES: 5/4 PAINTED SPANISH CEDAR PLANK DOORS AND TRIM
 SET IN MASONRY OPENINGS
 WROUGHT IRON STRAP HINGES, HANDLES, AND LATCHES



[larger image](#)

Coated heavy gauge copper three light with back plate and hook wall mount cut out lantern. Shown in standard longterne finish.

Approximately 23" High x 13" Wide x 10.5" Deep

Available in other custom sizes, finishes and also as wall mount, hanging or post mount

Refer to Finishes #FS226

Price: Upon request ([Please Click](#))

M^CCRERY | Architects

220 South Lee Street
Alexandria, Virginia 22314

Preliminary Specifications

I. Walls

A. Brick

1. The owners' intention is to use historic brick. If this is not possible, the brick used shall be Coughwa, hand-made, sand-molded, standard size brick in English bond coursing to match original. Lime-based mortar to match original.
2. Segmental arches at porch wall shall be custom, hand-made, sand-molded shop cut brick arches.

B. Siding

1. Siding shall be 5/4 x 10" beaded wood weatherboard, white pine or Spanish cedar. Weatherboard shall be back-primed and painted, and receive two coats of water-base exterior paint (see section VII) in semi-gloss finish.

II. Windows

- A. New wood windows shall be paint grade, double-hung windows to match existing. Windows shall be single-pane, true-divided lite windows with muntin bars to match profiles of existing historic windows. Window frame is tight straight grain white pine clear of knots, checks, or other imperfections. Window sash is straight grain Spanish cedar. Glazing is clear, untreated glass.
- B. Interchangeable storm and screen sash units to be provided for each window. Storm and screen units to be paint grade Spanish cedar. Storm units have two lites, with dividing rail aligning with meeting rail of window. Screens to be bronze or aluminum. Attachment hardware at the top of the window and screw hooks at the window sill.

III. Doors

- A. Front door shall be 1-3/4" thick, eight-panel, raised panel all-wood door. Door shall be paint grade white maple. Brass mail slot.
- B. Rear doors at lower level and first floor shall be out-swinging wood French doors by MarvinWindows and Doors. Door lites shall be double-insulated

with simulated divided lite with spacer bars. Doors shall have modified thresholds.

- C. Exterior shed doors at rear-porch, south façade, shall be paint grade 5/4 Spanish cedar three-plank paired doors. Exterior shed doors at rear-porch, north façade, shall be paint grade 5/4 Spanish cedar four-plank single-leaf doors. Hardware, including strap hinges, is wrought iron.

IV. Shutters

- A. All shutters shall be paint-grade Spanish cedar, with mortise & tenon construction. Shutters shall be two-panel and operable, with the dividing rail to line up with the meeting rail of the window.
- B. Shutters shall be shop-primed and receive two coats of water-base exterior paint (see section VII) in high-gloss finish.
- C. Hardware shall include shutter dogs and strap hinges, and shall be wrought-iron.

V. Fencing, Gates, and Railings

- A. Porch and rear porch staircase—All posts, pickets, risers and railings to be paint grade Spanish cedar primed in shop.
- B. Front gate shall be paint grade Spanish cedar primed in shop, with mortise-and-tenon construction. Hardware shall be wrought iron.
- C. Side yard gate—All posts, pickets, risers and railings to be paint grade Spanish cedar primed in shop. Hardware shall be wrought iron.
- D. Railings at side yard stairs shall be wrought iron.

VI. Paving and Flooring Materials

- A. Pavers used throughout will be re-used existing brick from the site.
- B. Stair treads at side and rear yards shall be Pennsylvania bluestone. Risers will be re-used existing brick from the site.
- C. Porch flooring shall be 1 x 4 wood tongue-and-groove construction; flooring material shall be unfinished mahogany, teak, or ipe. Treads at the rear porch staircase shall match the porch flooring.

VII. Paint Colors

- A. Paint Color 1: Benjamin Moore AURA waterborne exterior paint low-lustre finish 634. Black Forest Green E-46. Items to be painted this color include front gate, all shutters, all rear exterior doors, and shed doors at rear porch.
- B. Paint Color 2: Benjamin Moore AURA waterborne exterior paint semi-gloss finish 632. China White 1-74. Items to be painted this color include

windows; exterior window and door trim; all exterior roof trim including crowns and fascias; porch posts, pickets, and railings; fences; rear porch staircase railing, balusters, and risers; side yard gate; and exterior siding.

- C. Paint Color 3: Benjamin Moore AURA waterborne exterior paint low-lustre finish 634. Rumba Orange 2014-20. Items to be painted this color include the front door to the house.

VIII. Roofing and Drainage

- A. Existing roofing shall remain. Skylights at kitchen shall be removed and replaced with new standing-seam, painted, tern-coated metal roof to match existing. New raking boards and cornice moulding at roof to be paint grade Spanish cedar.
- B. Downspouts and gutters shall be copper. Downspouts shall be conducted to cast-iron boots at grade.

IX. Lighting

- A. Exterior lights shall be wall mounted, from "The Federalist" model LEWM-3. Coated heavy gauge copper with Longterne finish; 3 lights, with back plate and hook mounted.

X. HVAC

- A. Two 24" x 24" x24" exterior compressor units installed on grade as shown on site plan.