

Docket Items #14 & #15
BAR CASE # 2017-0238 &
2017-0239

BAR Meeting
July 19, 2017

ISSUE: Permit to Demolish/Capsulate, Certificate of Appropriateness for alterations

APPLICANT: Judith Markarian

LOCATION: 217 Green Street

ZONE: RM / Residential

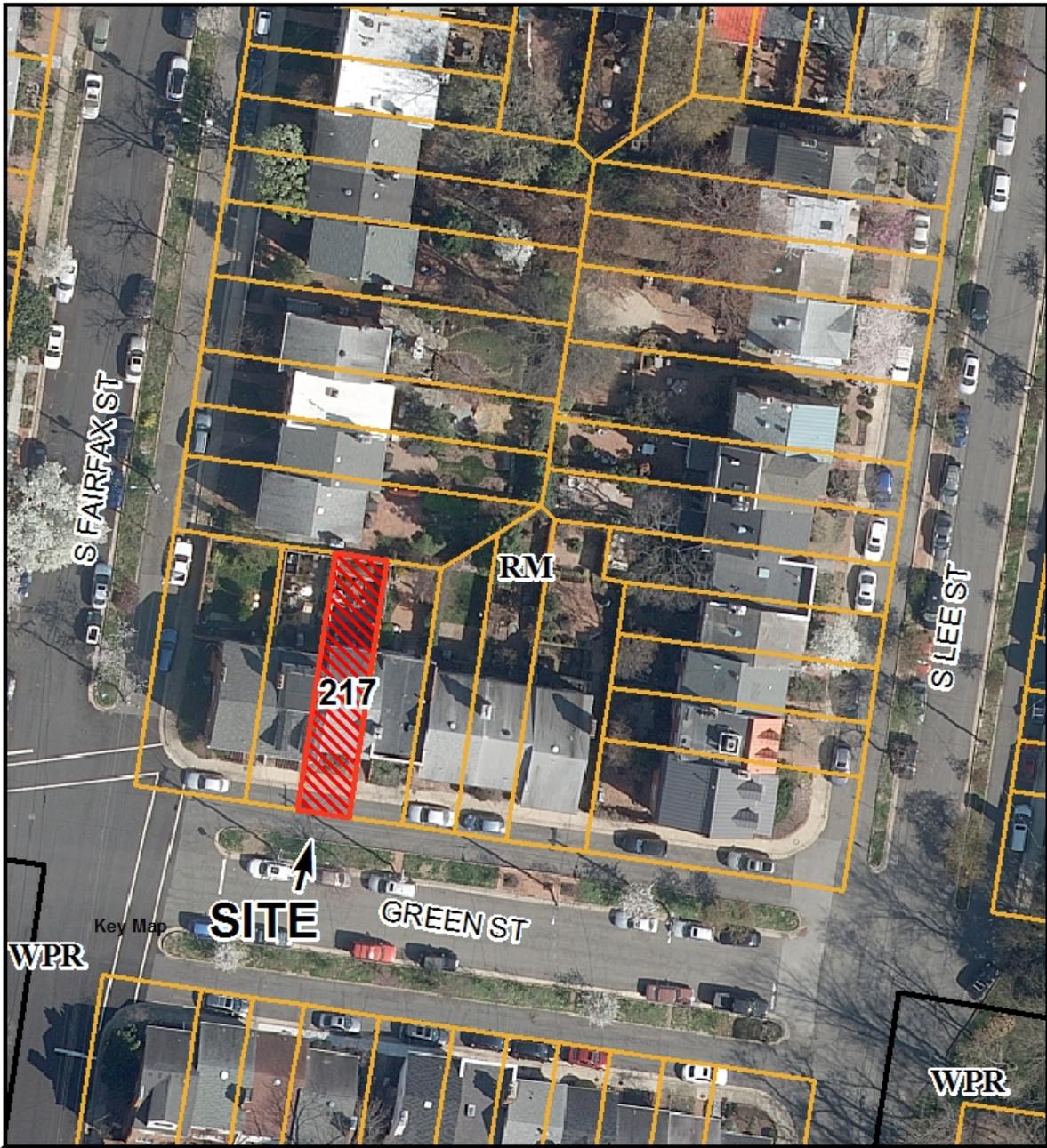
STAFF RECOMMENDATION

Approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations with the conditions that:

1. The replacement windows and doors be simulated-divided-light, aluminum-clad;
2. The double-hung windows have a six-over-six configuration, not a six-over-one configuration as shown on the plans;
3. The new in-swing patio doors have a multi-light configuration; and,
4. That the oriel window be retained or replaced with a multi-light configuration.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2017-00239
217 Green Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2017-0238) and Certificate for Appropriateness (BAR #2017-0239) for clarity and brevity.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations at 217 Green Street.

Demolition/Capsulation

Demolition is limited to a brick retaining wall in the front yard. After the wall is demolished the front patio will be enlarged.

Certificate of Appropriateness

The following alterations are proposed:

- Replacement of all existing double-hung painted wood six-over-six windows with aluminum-clad wood windows in a six-over-one configuration.
- Replacement of the front and rear elevation picture windows with full-light, aluminum-clad, in-swing patio doors with a decorative metal railing.
- Replacement of the existing multi-light oriel window with a single-light aluminum-clad oriel window.
- Replacement of the decorative metal railing at front stoop with new decorative metal railing in a Chippendale style.
- Replacement and relocation of the front light fixture.
- Replacement and reconfiguration of the rear stoop and installation of a new metal railing.

Visibility

The house is setback from the front property line but is clearly visible from the public way. There is no alley behind the subject property but the rear elevation is visible from South Fairfax Street, looking over the adjacent rear yards.

II. HISTORY

The two-story, two-bay interior brick townhouse at 217 Green Street was constructed **c1957** as part of the Yates Garden subdivision in a Colonial Revival design vocabulary. Yates Garden was developed by Edward Carr beginning in 1939; however, complete build out of the subdivision was not completed until the early 1960s. In 2009, the BAR approved the installation of simulated-divided-light (SDL) *painted wood* windows at the subject property, although the applicant had requested aluminum-clad windows (BAR Case #2009-0068).

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 above criteria are met. This is a middle-unit, mid-20th century townhouse and the demolition is limited to a landscape feature, with no remarkable or unusual features and the materials of the wall are modern, hard-fired brick. The wall could easily be reproduced in the future.

Certificate of Appropriateness

The majority of the townhouses in the Yates Garden Subdivision, particularly those constructed from the late 1940s to the completion of the subdivision in the early 1960s, were approved by the Board of Architectural Review. The townhouses were conceived in large block-face compositions, rather than individually-designed townhouses, although each townhouse does express a vernacular Colonial Revival style that was deemed appropriate for George

Washington's home town. The Yates Gardens townhouses are now sixty and seventy years old, and they have acquired historic significance in their own right as an early master-planned mixed use development.

The applicant's request to alter the existing, townhouse by replacing some original features to give the townhouse a unique and fresh look with slightly more architectural character is not uncommon, and not unlike the request for alterations at 210 Jefferson Street at the last BAR hearing on July 5, 2017, albeit with a different architectural approach. The existing two-story, three bay, side-gable roof brick dwelling is constructed using a collection of extremely simple and somewhat ill proportioned Colonial Revival elements with a variety of windows on the façade that do not align or relate between on the first and second floors. The railing at the brick stoop and steps is unrelated to the style of the dwelling and does not comply with the modern building code. Staff strongly supports the applicant's efforts to unify and improve the composition and architectural character of the townhouse while staying within the Colonial Revival, Yates Garden vernacular.

Windows

Since the Board denied the applicant's 2009 request for replacement aluminum-clad windows and approved the installation of SDL *painted wood* windows, the Board has evolved their thinking on window replacement in Yates Garden. The BAR's Window Policy states that while double-glazed windows are appropriate on buildings constructed after 1930, a building must be constructed in 1965, or later, for staff to administratively approve aluminum-clad windows. However, in a number of instances in Yates Garden the Board has approved alternative window materials, including aluminum-clad and fiberglass, particularly when the house was set back from the street.

Staff supports the use of aluminum-clad SDL wood windows in this case because, although the building is significant for its association with the Yates Garden Development, it lacks individual architectural or historical significance and serves primarily as a background building within a composed block of Colonial Revival dwellings. Staff recommends that the Board evaluate the proposed modern materials using a more lenient criteria in this case, focusing primarily on the potential visual impact that the proposed alterations will have on the overall integrity of the Yates Garden Development, and/or its associated environmental setting/landscape, as well as the architectural character of the historic district as a whole. In addition, unlike most townhouses in Old Town which abut the sidewalk, many of the buildings in Yates Gardens are set well back from the street behind a service drive and front yard, so that the windows are not subject to close scrutiny by the public.

While staff supports the replacement window cladding material, staff does not find that the proposed light configuration of the double hung windows, six-over-one, or the single-light in-swing doors and the oriel window, is appropriate on this vernacular Colonial Revival style townhouse. Of all building features, windows are probably the most character defining feature of the house and have been described as the eyes of a house. Changing the style of the fenestration can drastically change the appearance of a building. For these reasons, nationally accepted preservation policy encourages window styles to reflect the period of significance of that portion of the building.

The use of a six-over-one window sash configuration is more common on Arts & Crafts style houses but was also used on Colonial Revival style buildings during that same early 20th century period. However, staff is not aware that this window style was ever used in Yates Gardens. Likewise, single-light windows in the 20th century are often associated with more contemporary architectural styles. While many townhouses in the Yates Garden development have been altered over time – some with additions, new windows and doors – almost all have maintained the more traditional multi-light pattern and staff recommends that this be continued here to provide texture and scale and to help unify this facade.

Summary

The combination of the multiple sizes and proposed window styles, along with the Federal Revival style railing, gives the building a somewhat erratic appearance that is not helping achieve a unified architectural composition. Staff recommends approval of conversion of the 16-light picture window to a pair of French doors and of the addition of the Federal Revival style Jeffersonian-Chippendale railings. These railings are an appropriate Colonial Revival feature and a vast improvement over the existing railings. However, staff recommends that all of the aluminum clad wood replacement windows and French doors have the same or a similar multi-light configuration as the existing windows.

STAFF

Stephanie Sample, Urban Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

C-1 Proposed scope of work complies with zoning.

Code Administration

C-1 A building permit, plan review and inspections are required for the alterations listed in BAR application.

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)

- F1. Previously reviewed under BAR2009-00068. (T&ES)
- F2. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C1. 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)
- C2. 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)
- C3. 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)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

No comments received.

IV. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2017-0238 and 2017-0239: 217 Green Street



217 Green Street, Alexandria, VA 22314

PHOTO OF EXISTING GREEN ST FACADE

CLIENT:

Judith Markarian
1205 Portner Road
Alexandria, VA 22314

ARCHITECT:

325 north patrick street
alexandria, va 22314
703 . 589 . 4550
info@conkeyarchitects.com

14 JUNE 2017

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BAR SUBMITTAL

ASK 1.0A



217 Green Street, Alexandria, VA 22314

PHOTO OF EXISTING REAR FACADE

CLIENT:

Judith Markarian
1205 Portner Road
Alexandria, VA 22314

ARCHITECT:

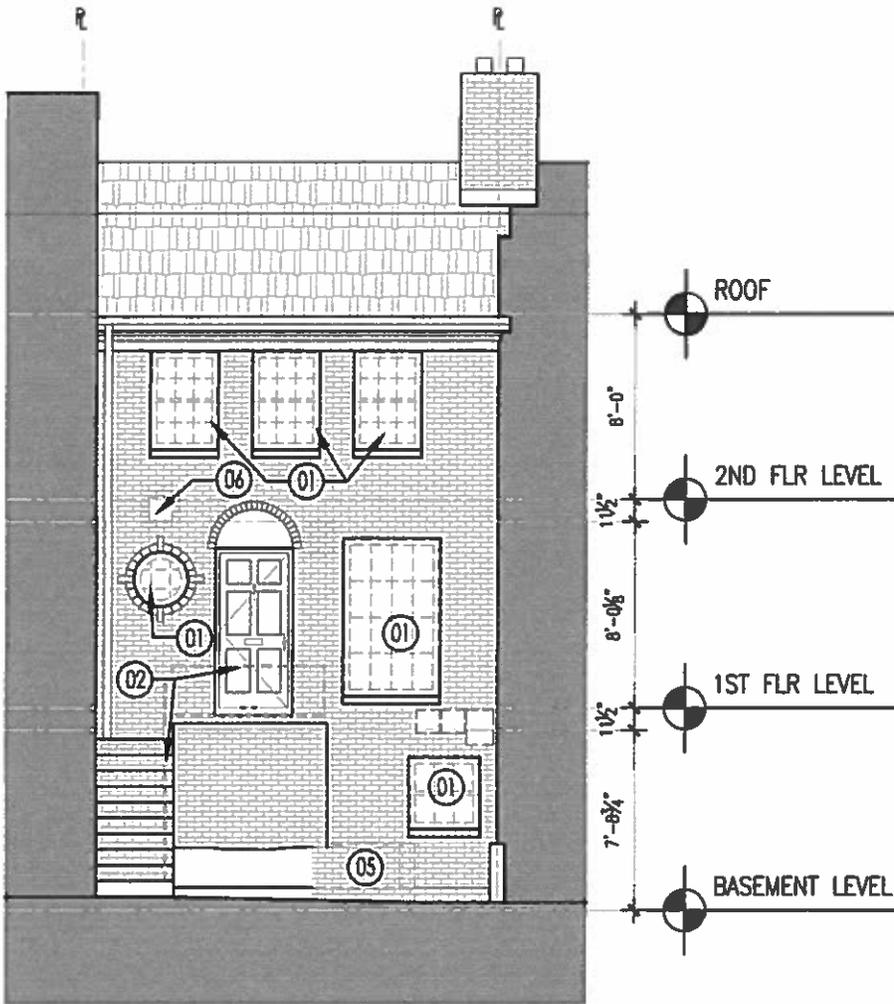
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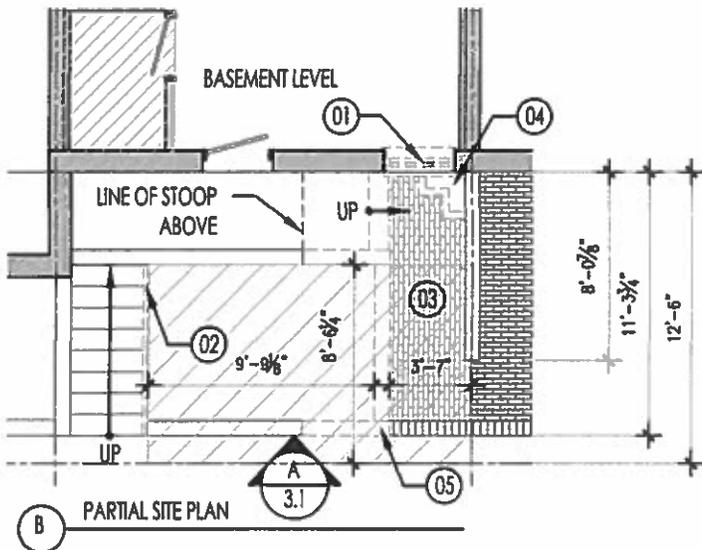
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ASK
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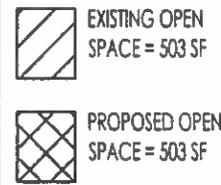
A ELEVATION



B PARTIAL SITE PLAN

- DEMOLITION WORK**
- 01 EXISTING WINDOW TO BE REMOVED / REPLACED
 - 02 EXISTING RAILING TO BE REMOVED / REPLACED
 - 03 EXISTING PAVING TO BE REMOVED / REPLACED
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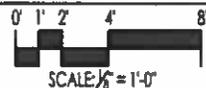
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217 Green Street, Alexandria, VA 22314

EXISTING GREEN STREET FACADE & PARTIAL SITE PLAN SHOWING PROPOSED DEMOLITION

CLIENT:
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 Alexandria, VA 22314



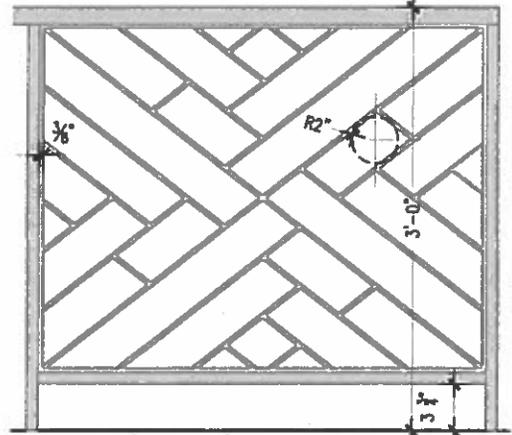
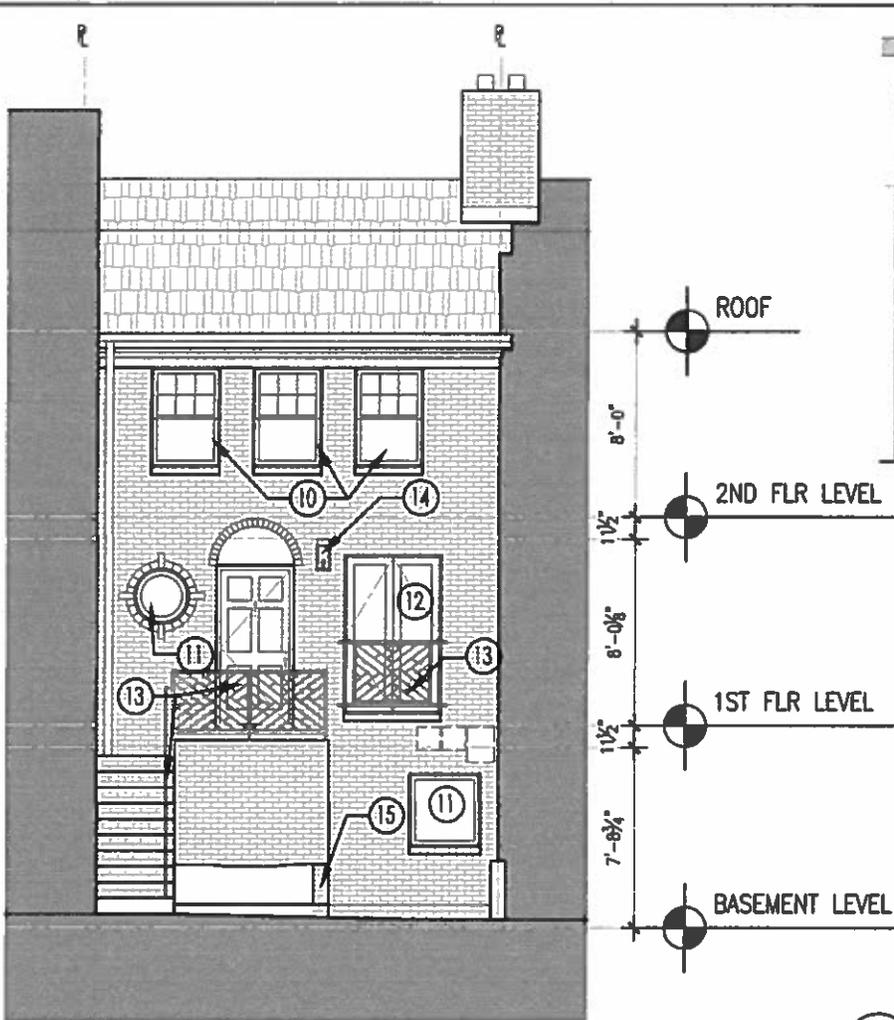
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ARCHITECT:
 325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@conkeyarchitects.com

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ASK
3.1

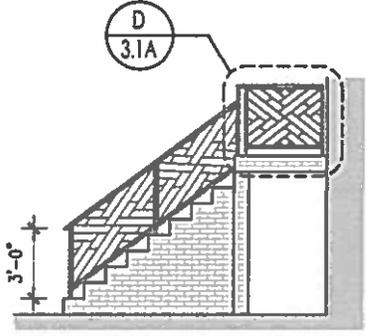
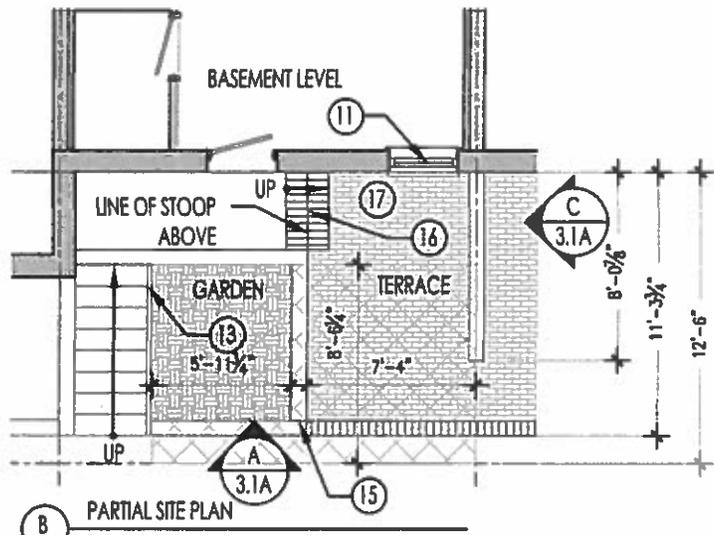


D ENLARGED DETAIL OF RAIL PATTERN

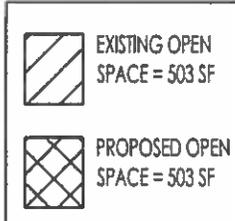
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A ELEVATION



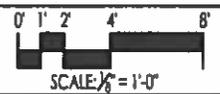
C PARTIAL SIDE ELEVATION



217 Green Street, Alexandria, VA 22314

PROPOSED GREEN STREET FACADE & PARTIAL SITE PLAN

CLIENT:
Judith Markarian
 1205 Portner Road
 Alexandria, VA 22314



14 JUNE 2017

ARCHITECT:
 325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@conkeyarchitects.com

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**ASK
 3.1A**



217 Green Street, Alexandria, VA 22314

PROPOSED GREEN STREET FACADE - COLOR RENDERING

CLIENT:

Judith Markarian
1205 Portner Raod
Alexandria, VA 22314



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

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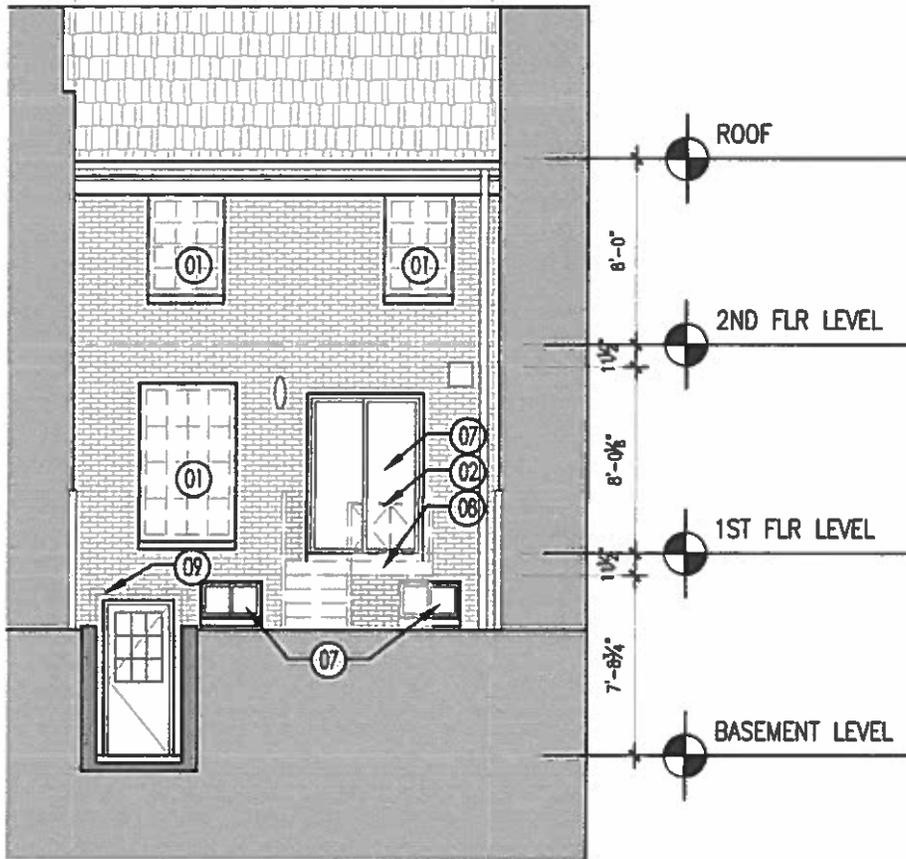
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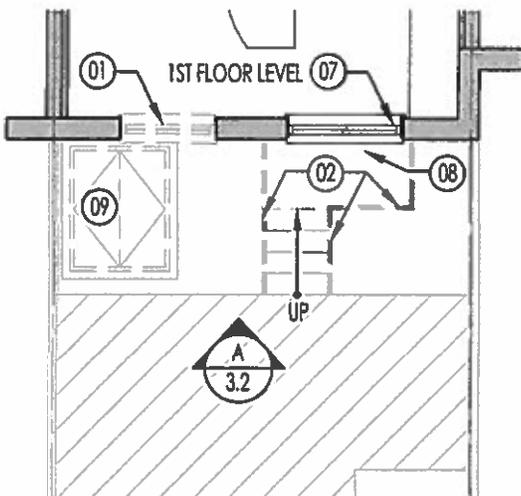
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ASK 3.1B

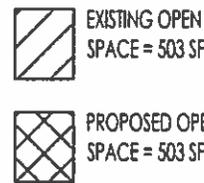


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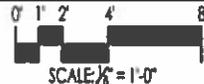
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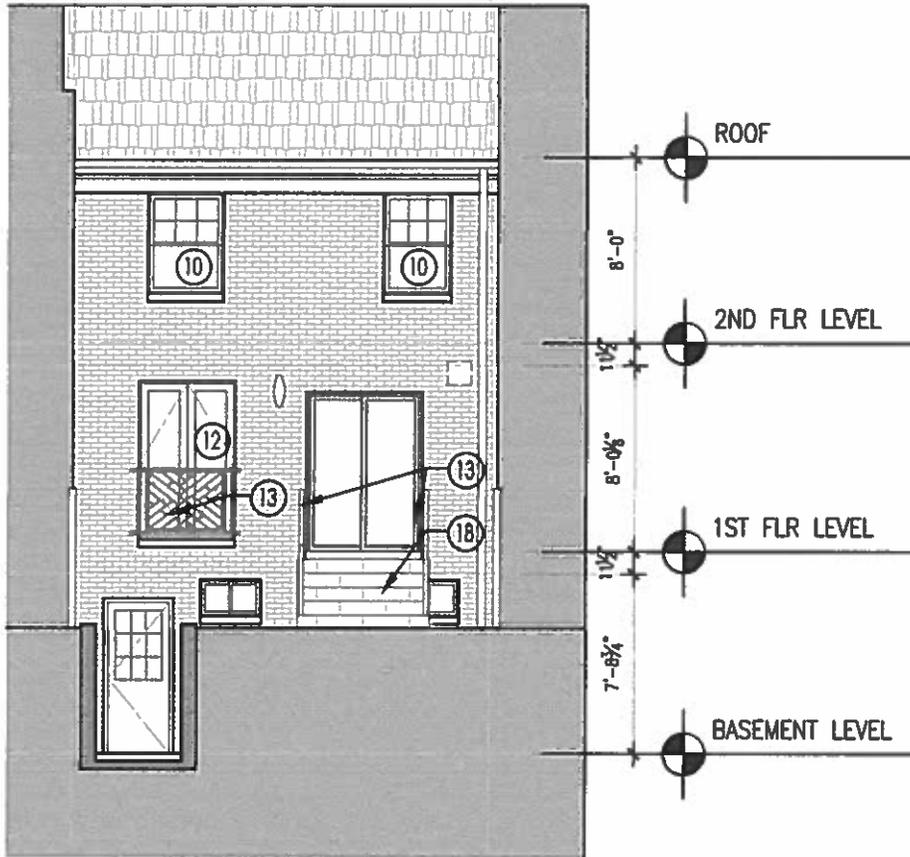
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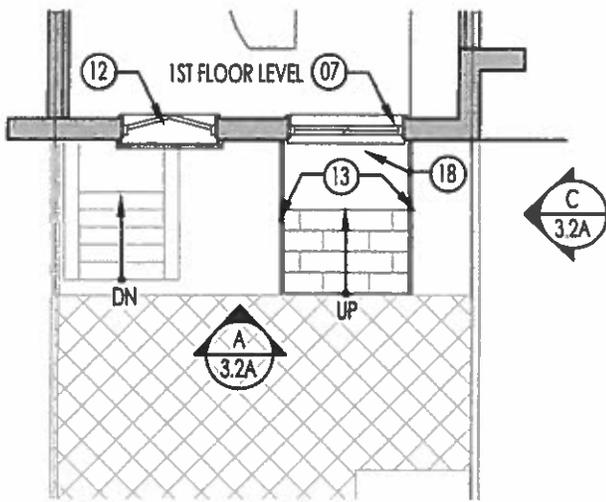
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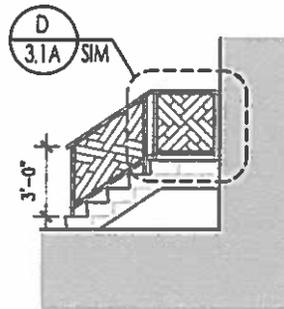
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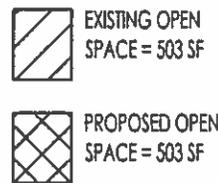
A ELEVATION



B PARTIAL SITE PLAN



C PARTIAL SIDE ELEVATION



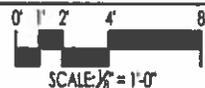
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PROPOSED REAR FACADE & PARTIAL SITE PLAN

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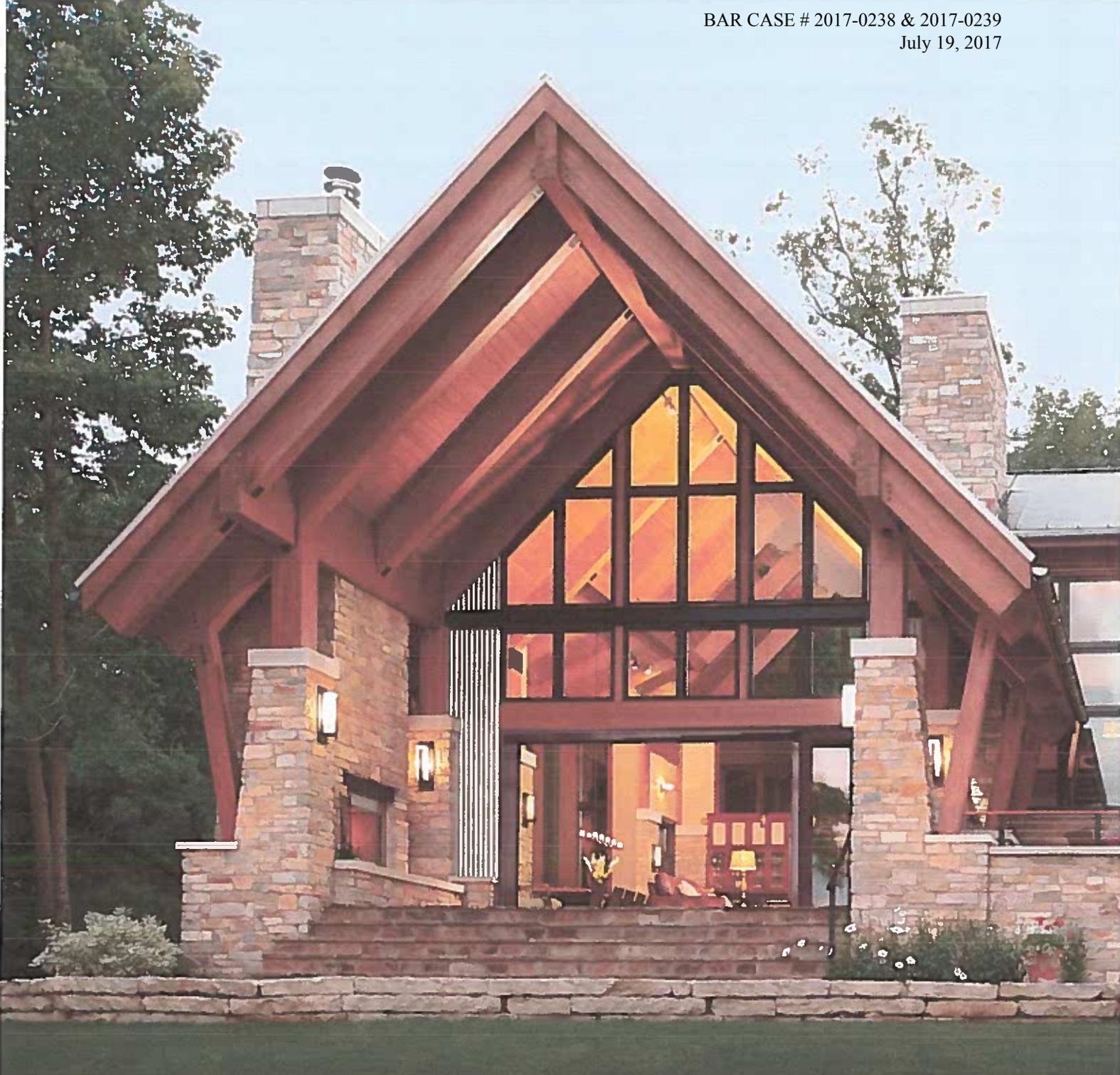
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ARCHITECT: 325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
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BAR SUBMITTAL

**ASK
 3.2A**



BUILT AROUND YOU

2016 PRODUCT CATALOG

MARVIN 
Windows and Doors

Built around you.



DOUBLE HUNG WINDOWS

Marvin® double hung windows combine state-of-the-art design with classic style. Advanced engineering and high-quality construction make our double hung windows incredibly durable, versatile and easy to use.

NEXT GENERATION ULTIMATE DOUBLE HUNG

THE NEXT CHAPTER IN OUR STORY OF INNOVATION

Introducing the Next Generation Ultimate Double Hung Window from Marvin®. A classic, reinvented. With its innovative keeperless hardware system, multi-point locking system, lockable vent mode and other performance and aesthetic-enhancing improvements, this window seamlessly combines state-of-the-art technology with Marvin's legendary craftsmanship, without sacrificing the traditional double hung look. It's our most revolutionary window yet.



**KEEPERLESS
HARDWARE SYSTEM**

An industry first. We've eliminated the upper-sash keeper in favor of a more modern, streamlined system that controls all aspects of the double hung window's operation.

**MULTI-POINT
LOCKING SYSTEM**

This revolutionary multi-point system locks directly into the jambs of the window.

AUTO-LOCKING SYSTEM

The first system of its kind that automatically locks when the window is closed. An audible "click" tells you the window is locked. You'll never again forget to lock the windows.

VENT MODE

This innovative feature, which you'll only find on the Next Generation Ultimate Double Hung, allows you to lock the window with four inches of clearance.



ULTIMATE SWINGING FRENCH DOOR

AN ELEGANT ENTRANCE

The Marvin® Ultimate Swinging French Door is a modern classic that will complement any space. The Ultimate Swinging French Door is unmatched in fit, finish, sizes and configuration. The sill is made of tough Ultrex® that resists warping, denting and fading over the years. So when the weather comes knocking, our performance-tested, energy-efficient doors keep the weather outside. And the concealed multi-point locking system means it stays out. Available with matching sidelites and transoms.



CE THIS PRODUCT IS CE CERTIFIED
(ULTIMATE SWINGING ARCH TOP FRENCH DOORS - CLAD ONLY)

Hampton Sage

Cascade Blue

Gunnmetal

Cadet Gray

***Bright Silver
(Pearlescent)***

Stone White

Sierra White

Coconut Cream

Cashmere

Clay

Pebble Gray

Suede

*Copper
(Pearlescent)*

Winberry

Bronze

*Liberty Bronze
(Pearlescent)*

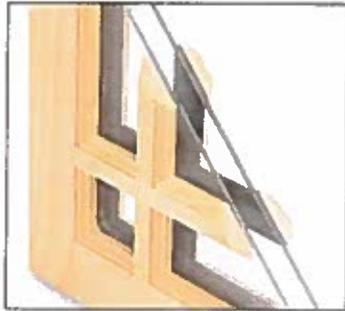
Bahama Brown

Ebony

DIVIDED LITES

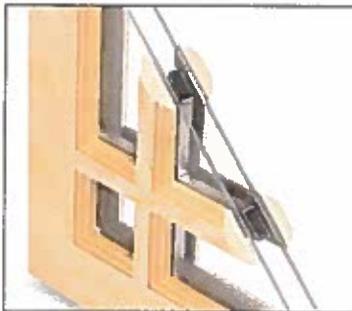
FINISHING TOUCHES WITH THE MARVIN TOUCH

Marvin® offers a variety of ways to create the window pane patterns that you want. Choose Authentic Divided Lites for historic significance, Simulated Divided Lites for energy efficiency, or Grilles for easy maintenance. Fine detailing and craftsmanship comes standard.



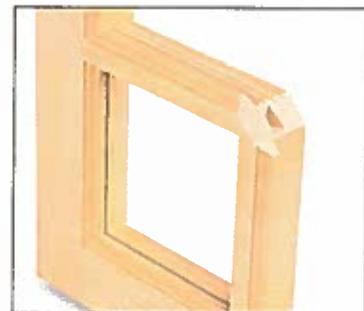
SIMULATED DIVIDED LITE (SDL)

SDL is an energy-efficient way to create the look of divided lites. SDL bars are permanently adhered to both sides of the glass.



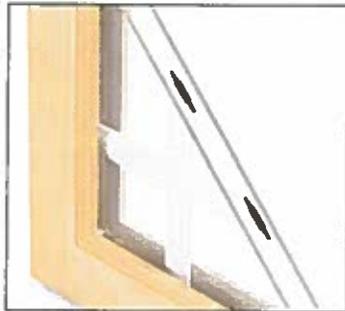
SIMULATED DIVIDED LITE WITH SPACER BAR (SDLS)

SDL bars are combined with spacer bars installed between the glass, creating the feel of Authentic Divided Lites.



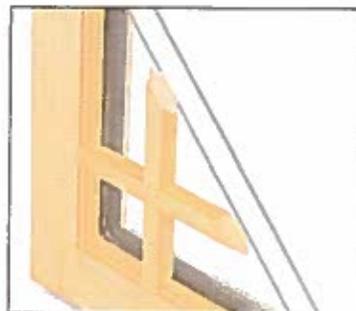
AUTHENTIC DIVIDED LITE (ADL)

Separate panes of glass are glazed between muntin bars – the way windows have been made since the beginning. (Available for wood units only.)



GRILLES-BETWEEN-THE-GLASS (GBG)

Grilles are permanently installed between the glass panes. This low-maintenance grille is available with a two-tone option.



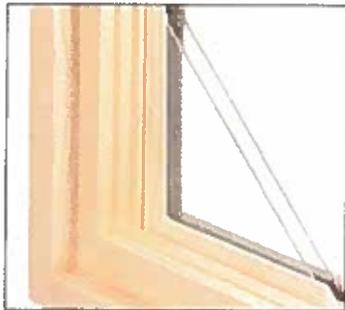
GRILLES

Solid wood Grilles on the interior offer the look of classic divided lites, but can be easily removed for cleaning.

GLASS & GLAZING

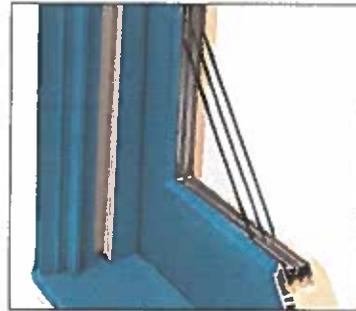
ENHANCE YOUR HOME'S ENERGY EFFICIENCY, BEAUTIFULLY

The thermal and structural properties of wood combined with the right glazing make Marvin® wood and wood clad products an optimal choice for energy efficiency. We offer thousands of window and door options with two or three panes of glass and a range of glazing options to meet the performance challenges of any climate.



INSULATING GLASS

Our standard glazing is Insulating Glass (IG) with Low E2 and argon gas. IG glass is double glazed and compared to a single glass pane, cuts heat loss significantly because of the insulating air space between the glass layers.



TRIPANE GLAZING

Tripaine glazing provides enhanced energy performance. Available in products where glazing thickness can be wider than 3/4", Tripaine features two coated panes of glass with a third pane between them. Marvin offers Tripaine in a variety of Low E configurations for a range of solar heat gain control.

LOW E GLAZING OPTIONS

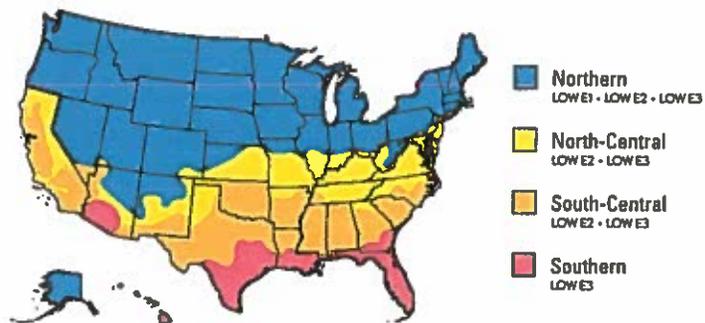


Low E coatings on the glass surface manage the amount of light and heat either conducted through a window or reflected away from it, reducing your home's need for energy-consuming climate control systems. The national ENERGY STAR® program recognizes products that meet strict energy-efficiency guidelines to suit climates in different areas of the country. Marvin window and door products are available with Low E1, Low E2, or Low E3 glazing options to meet these requirements for any climate.

LOW E1 - A single layer of metallic coating blocks heat loss to the outside while allowing the highest levels of solar heat into a room.

LOW E2 - A double layer of metallic coating provides year round performance and comfort, with better protection against radiant heat transfer than Low E1.

LOW E3 - Three layers of metallic silver provides the lowest solar heat gain performance for warm, southern climates.





DOUBLE HUNG SCREEN & STORM OPTIONS

RETRACTABLE SCREEN - The innovative Retractable Screen is a factory-installed screen that easily retracts out of sight when not in use. Like an airplane shade, the Retractable Screen provides smooth, quiet operation. The screen can be drawn to rest at one of two stop points. The resulting seal at either the sill or at the checkrail lets the breeze in while keeping insects out. The screen is released from its set position with a click of the latch on the pull bar. With lift assist action, the screen returns to its concealed position as smoothly as it was drawn. The retractable screen sets to the interior of the window.

FULL OR HALF SCREEN - Exterior screen with an aluminum surround. The full screen covers both the top and bottom sash. The half screen only covers the bottom sash.

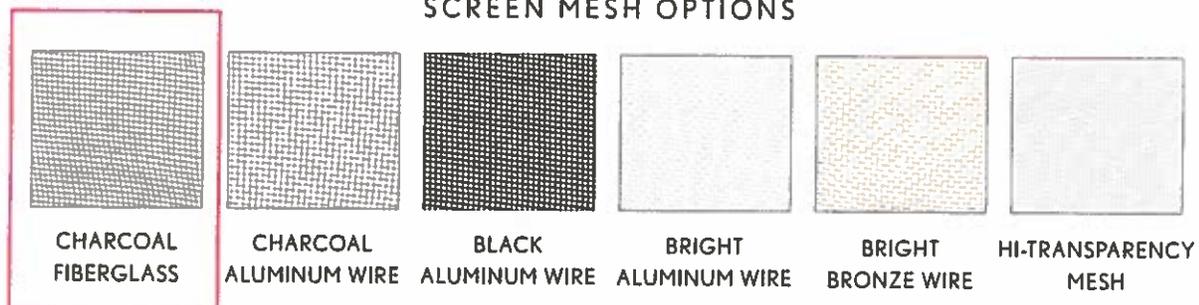
TWO-LITE WOOD STORM SASH OR SCREEN - A wood frame containing non-removable glass. The storm sash can be removed during the summer and replaced with a wood framed screen. Available only for wood windows.

STORM AND SCREEN COMBINATIONS - A combination unit is composed of two glass panels and one screen panel that can be easily removed from the interior for cleaning. Available with a wood (bare or primed) or aluminum surround, panels can be configured multiple ways to accommodate season or preference: glass above screen, screen above glass or glass above glass. One of the panels slides behind the other for self storage when the screen is in use.

ENERGY PANEL - Often confused with storm windows, an energy panel is technically a glazing option. It is a removable, exterior glass panel finished on the edges by a surround. Energy panels cover the exposed glass surface of each sash and offer added energy efficiency for wood windows with single glazing.

Note: Magnum Double Hung screens are also available.

SCREEN MESH OPTIONS



Glass Bronze Double Box 15 1/2-Inch-H Outdoor Wall Light

\$149.99

FREE SHIPPING ON ALL ORDERS*

1 QTY

ADD TO CART

ADD TO WISH LIST

MOST POPULAR

[Write a Review](#)

EU3X096 [Usually Ships in 1 to 2 Days](#)

^ DESCRIPTION

From Possini Euro Design, the handsome Double Box upright outdoor wall fixture features an outer frame of bronze finish metal and clear glass. Inside, a second frame of clear glass and an included Edison bulb offer a vintage touch. Together, they create a wall light that is worth your attention and will enhance your home's exterior spaces.

^ DETAILS



[Zoom](#) [Print](#) [Email](#)



MORE STYLES



\$149.99



\$99.99



\$129.99



\$79.99



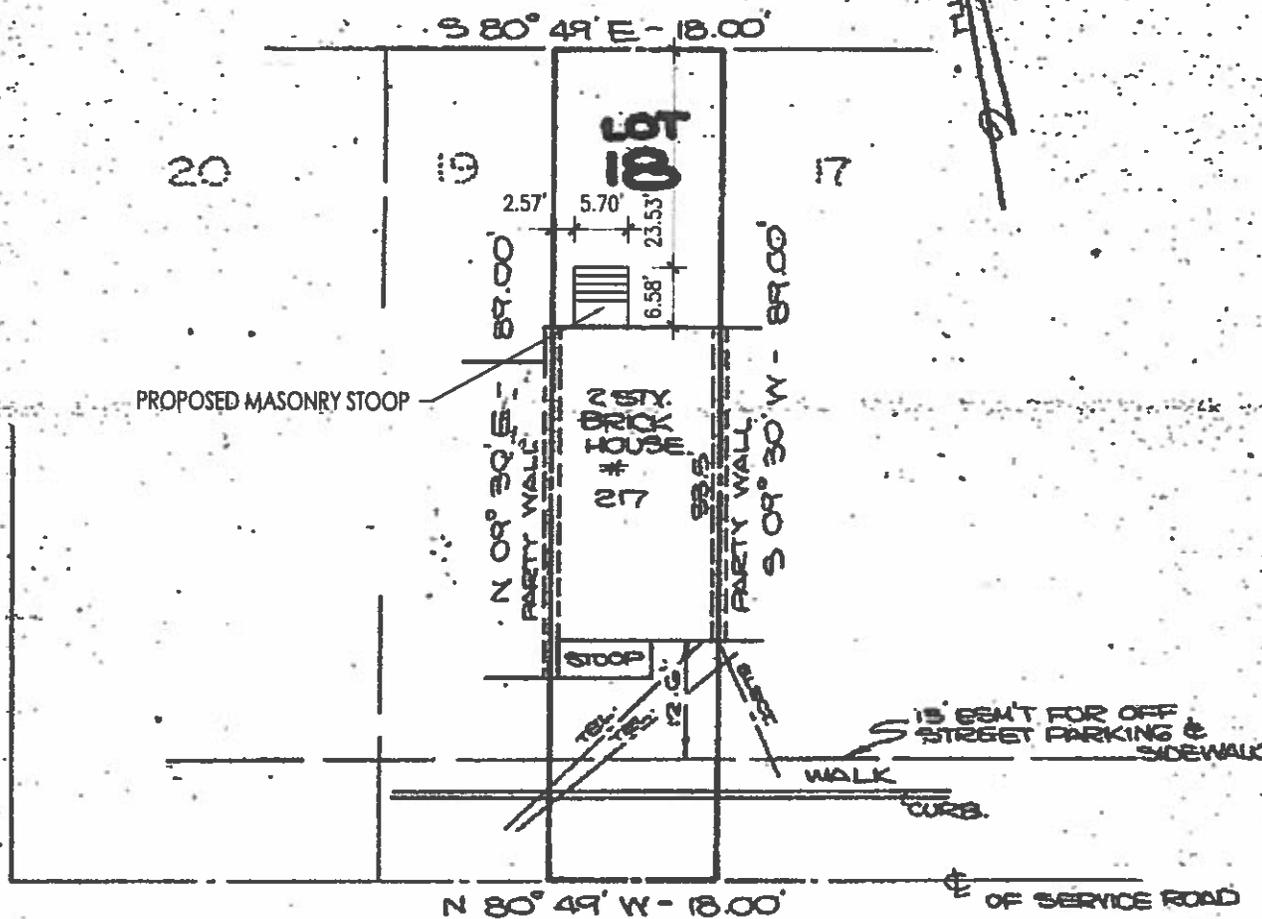
\$169.99



ABOUT POSSINI EURO DESIGN

Possini Euro's line of contemporary lighting has been designed to complement the modern interior. The look is clean and uncomplicated with eye-catching, geometric lines. Possini Euro lighting spans across almost every category including bathroom lighting, chandeliers, close-to-ceiling lighting, desk lamps, pendants, sconces, and table lamps. These textured compositions include optic glass and shimmering, reflective surfaces. Versatile yet sophisticated, Possini Euro lighting is a wonderful selection for today's home. Check out our selection of Possini Euro lighting today!

S. FAIRFAX STREET
60' R/W



GREEN STREET
66' R/W

PLAT

SHOWING HOUSE LOCATION
LOT 18 BLOCK 6

YATES GARDENS
ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' AUG. 22, 1907

CASE NAME

H. WILLIAM BEAUN

ALEXANDRIA SURVEYS

815 WYTHE ST.
ALEXANDRIA, VA.

R. C. JACKSON

CERTIFIED SURVEYOR

R. C. Jackson

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other Railings
 - 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).* The applicant proposes the following exterior alterations to the 1950's era townhome located at 217 Green St. At the Green St. facade; replace all windows with aluminum clad windows, replace picture window with aluminum clad in-swinging terrace doors and decorative metal railing, replace painted decorative metal railing at front stoop, replace and relocate light fixture, and reduce brick planter area at front garden. At the rear facade; replace all double hung windows with aluminum clad windows, replace picture window with aluminum clad in-swinging terrace doors and decorative metal railing, remove Bilco door at basement steps, and replace painted metal stoop and railing with masonry stoop and painted decorative metal railing.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

- 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 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

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

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

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

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

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

BAR Case # _____

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

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

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

APPLICANT OR AUTHORIZED AGENT:Signature:  _____Printed Name: Karen ConkeyDate: 6/14/2017

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. Judith Markarian	217 Green Street	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 217 Green Street (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. Judith Markarian	217 Green Street	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. Judith Markarian		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.

6/14/2017 Karen Conkey 
 Date Printed Name Signature



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 217 Green Street, Alexandria, VA 22314 Zone RM

A2. $\frac{1,368 \text{ SF (Reduced by Easment)}}{\text{Total Lot Area}} \times 1.5 = 2,052 \text{ SF}$
 Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	606 SF	Basement**	0 SF
First Floor	606 SF	Stairways**	162 SF
Second Floor	606 SF	Mechanical**	67 SF
Third Floor	0 SF	Other**	0 SF
Porches/ Other	0 SF	Total Exclusions	229 SF
Total Gross *	1,818 SF		

B1. Existing Gross Floor Area *
1,818 Sq. Ft.
 B2. Allowable Floor Exclusions**
229 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1,589 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	0 SF	Basement**	0 SF
First Floor	0 SF	Stairways**	0 SF
Second Floor	0 SF	Mechanical**	0 SF
Third Floor	0 SF	Other**	0 SF
Porches/ Other	0 SF	Total Exclusions	0 SF
Total Gross *	0 SF		

C1. Proposed Gross Floor Area *
0 Sq. Ft.
 C2. Allowable Floor Exclusions**
0 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
0 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,589 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2,052 Sq. Ft.

**Gross floor area is the sum of all gross horizontal areas under roof, 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.*

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	503 SF
Required Open Space	479 SF
Proposed Open Space	503 SF

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

Signature:  Date: 8/14/2017