

Docket Item # 3
BAR CASE # 2012-0399

BAR Meeting
April 17, 2013

ISSUE: Alterations (Window Replacement)
APPLICANT: Aloysius and Colleen Boyle by Yetta Rushford
LOCATION: 1103 Powhatan Street
ZONE: RB / Residential

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. That the final SDL Fibrex insert window specifications be approved by BAR staff in the field, to insure that they are made as large as practical, and that the windows still meet all other applicable requirements of the Board's *Window Policy* and the Alexandria Replacement Window Performance Specifications #2-9.
2. That a new Fibrex, SDL multi-light picture window, or another window approved by the BAR, will replace the existing vinyl sandwich muntin window installed on the first floor of the front elevation. If the picture window is not corrected by July 1, 2013, then the owner will not be in compliance with their Certificate of Appropriateness and fines may be assessed, as defined in the zoning ordinance.
3. That the new windows will match the existing window operation and configuration (ie. Double-Hung Sash, Casement, Fixed Sash, etc. will be replaced in-kind)

*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.



BAR2012-00399



I. ISSUE

The applicant is requesting a Certificate of Appropriateness to replace the existing single-glazed wood windows with Anderson, Fibrex, simulated-divided light, double-glazed, insert replacement windows to match the existing windows light and operation configurations. (Only the front elevation and the third floor of the rear elevation are visible from a public ROW.)



Figure 1: Front Elevation

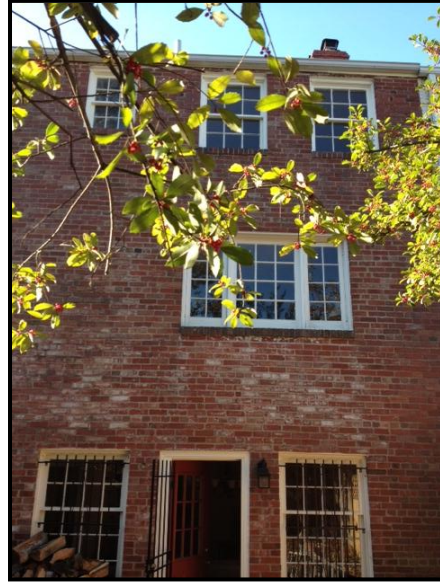


Figure 2: Rear Elevation

II. HISTORY

1103 Powhatan Street is a two-story, Colonial Revival townhouse constructed as part of the Virginia Village development, consisting of 62 houses facing Powhatan and Portner Streets in c1941.

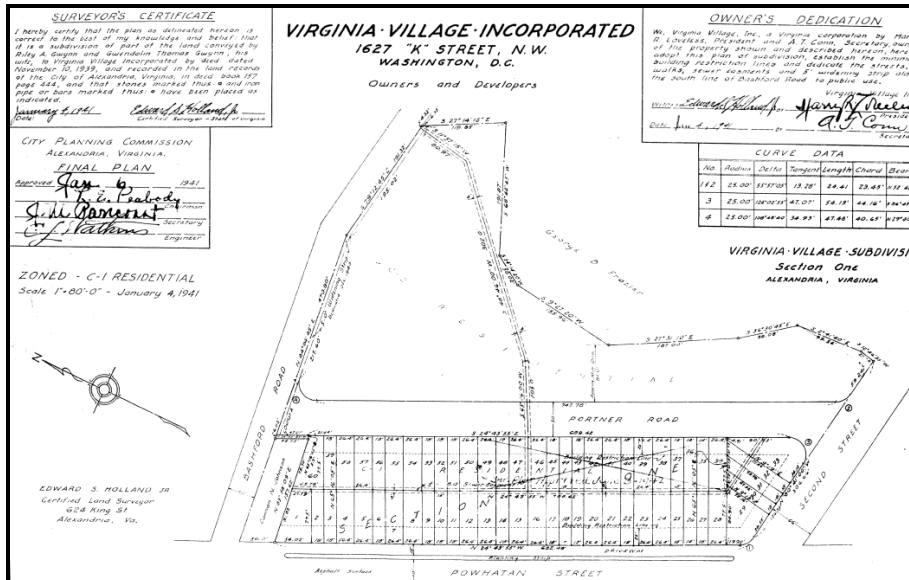


Figure 3: 1941 Site Plan – Virginia Village

Only 1101, 1103, 1105 and 1107 Powhatan Street are within the boundaries of the Old and Historic Alexandria District as they are within 500' of the George Washington Parkway. Their

inclusion within the District is primarily to regulate alterations and changes which could affect the memorial character of the Parkway and/or its associated environmental setting/landscape or impair the character of the historic district as a whole, and not for their individual architectural, cultural or historic significance.

Prior BAR Approvals

1101 Powhatan

BAR2011-0336 Admin Approval: Wood Operable Shutters

1103 Powhatan

No Previous Approvals Found

1105 Powhatan

BAR2010-0304 Admin Approval: Wood Window Replacement SDL 7/8" Muntin

BAR2012-0059 Admin Approval: HardiSiding Replacement

1107 Powhatan

BAR2010-0347 Admin Approval: Wood Window Replacement SDL 7/8" Muntin
Wood Six-Panel Door Replacement

BAR2012-0058 Admin Approval: HardiSiding Replacement

III. ANALYSIS

The Board's 2010 adopted *Window Policy* allows for the administrative approval of replacement windows if existing windows are replaced with either full frame replacement windows or sash replacement kits in existing openings and they comply with all of the policies and performance specifications outlined in the *Window Policy*. The *Policy*, however, does not allow the use of insert or pocket replacement windows. Insert windows install a new full-frame replacement window directly into the existing window frame reducing the original sash and glazing sizes and requiring additional trim surrounding the opening. When the *Policy* was adopted, the Board found that insert windows could not match historically appropriate window proportions and dimension and were visually inappropriate.

With respect to modern window materials, the *Window Policy* states: "High quality, appropriately detailed aluminum clad wood replacement windows may be used on buildings constructed after **1969**, when these windows became commercially available. Subsequently at a meeting in 2012, the Board reviewed a case on North Pitt Street which requested Anderson Fibrex wood composite windows. The Board amended its *Window Policy* at this meeting to allow the use of "Anderson Fibrex windows or a similar quality, paintable wood composite windows on buildings constructed after **1975**."

Recently at its March 6th hearing, the Board reviewed a case in Cameron Mews, whereby the owner was also requesting the installation of an Anderson Fibrex wood composite window. This time the request was to install the window on a building constructed in **1965**. The Board at this meeting approved the case for this specific application and noted that they wanted to review the product after installation before making any additional amendments to their *Window Policy*. To date, the Cameron Mews windows have not been installed and evaluated.

Staff finds that the current case on Powhatan similar to the previous case in Cameron Mews, though the dwelling is even older. The proposal, as submitted, did not meet the current criteria in the *Window Policy* and Staff was unable to administratively approve the application for the proposed Fibrex insert replacement windows. Staff, therefore, recommended that the owner submit an application for the Board's consideration.

Due the subject building's lack of architectural and historical significance and because it primarily serves as a background building to the George Washington Parkway, Staff recommends that the Board evaluate the proposed modern materials with a more lenient level of design review, focusing primarily on the potential visual impact that the proposed alterations will have on memorial character of the Parkway and/or its associated environmental setting/landscape, as well as the architectural character of the historic district as a whole.

Using the above criteria as a guide for evaluation, Staff finds that the Fibrex insert windows are in concept, acceptable on this particular c1940s building. The proposed material (Fibrex) has been approved by the Board for modern buildings and additions, as well as other buildings within the district which lack significant architectural merit. In addition, there is no obvious stylistic or geographic demarcation of the district boundaries on this particular street, and very similar dwellings outside the District just a few doors to the west will be able to replace windows on their properties using any material they wish. Finally, unlike most townhouses in Old Town which abut the sidewalk, these buildings are set back from the street behind a service drive and front yard where the windows are not subject to close scrutiny by the public. Therefore, Staff suggests that this building is an appropriate application for this modern material. However, due to the lack of detail in the submission, it is recommended that the contractor prepare a detailed window schedule to be reviewed and approved by BAR Staff in the field prior to obtaining a building permit to insure that the windows are made as large as practical, and that the windows still meet all other applicable requirements of the Board's *Window Policy* and the Alexandria Replacement Window Performance Specifications #2-9.

Additionally, during a site visit for the current application, Staff observed that the multi-light window on the first floor of the front elevation has been replaced with an inappropriate vinyl window with muntins that are sandwiched between the glass. As per the Board's adopted *Window Policy*, vinyl or vinyl clad windows and windows with muntins sandwiched between the glass are not considered appropriate or compatible by the Board for use on any building. Staff recommends that the Board require that a new, Fibrex, SDL multi-light picture window or another BAR approved window be installed as part of the present application and this work will be completed as a condition of this approval. If the picture window is not corrected by July 1, 2013, then the owner will not be in compliance with their Certificate of Appropriateness and fines may be assessed, as defined in the zoning ordinance.



1103 Powhatan "Sandwich Muntins"



1107 Powhatan - TDL Muntins

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Section:

C-1 Proposed window replacement will comply with zoning.

Transportation & Environmental Services

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (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)

CITY CODE REQUIREMENTS

- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-5 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

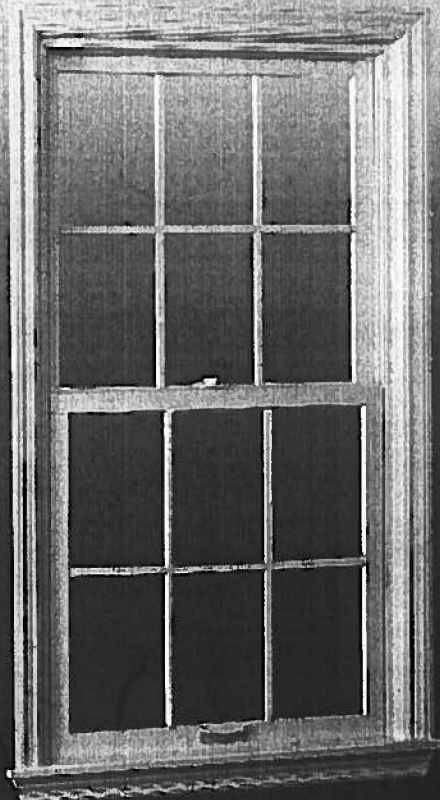
- 1 – Supporting Materials*
- 2 – Application for BAR2012-00399 at 1103 Powhatan St*

DOUBLE-HUNG WINDOW

ADVANTAGES AND APPLICATIONS

A double-hung window consists of two vertically sliding sash in a single frame. Both sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side of each sash. Tilt latches for each sash allow inward tilting for easy cleaning. Upper and lower sash are securely closed by use of a cam-type sash lock. An insect screen is installed into the outside track.

Renewal
by Andersen.
WINDOW REPLACEMENT an Andersen Company



Double-Hung
Replacement Windows

ADVANTAGES

- Both sash can be operated for ventilation at top and bottom of window.
- Both sash can be tilted inward for easy cleaning.
- Patented Fibrex® material is stronger-than vinyl, providing greater durability.
- Fibrex material with low-maintenance capstock gives a rich, low-luster finish to sash and frame, similar to painted wood.
- Smooth radius surfaces on the frame and sash are pleasing to the eye and easier to clean.
- Mortise-and-tenon appearance on the interior and exterior sash corners gives a traditional, hand-crafted look.
- Full-perimeter weatherstrip provides superior weathertightness while still allowing easy sash operation.
- Sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side and matched to the weight of each individual sash.

APPLICATIONS

- Excellent choice for homes and condominiums where traditional styling is important; appropriate for many restoration projects.
- Suitable in areas facing walkways, decks and other traffic areas because sash do not project outward.
- Convenient in areas where the sash need to be cleaned from the interior.
- Visually compatible with other Renewal by Andersen® products.

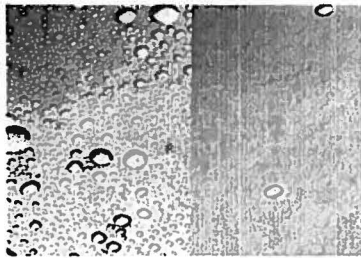
STANDARD FEATURES

DOUBLE-HUNG WINDOW



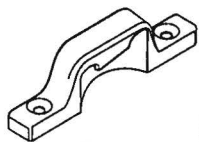
A sloped sill insert double-hung window corner section is shown here, though **standard features are the same as for flat sill insert or full-frame double-hung windows.**

Failure to follow our **painting and/or staining instructions** could hamper window performance and will nullify the Limited Warranty. See the General Guidelines section of this manual for more information.

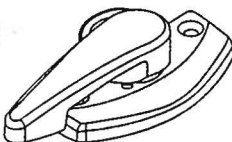


Regular Glass

High-Performance™ Low-E4™ Glass



Keeper



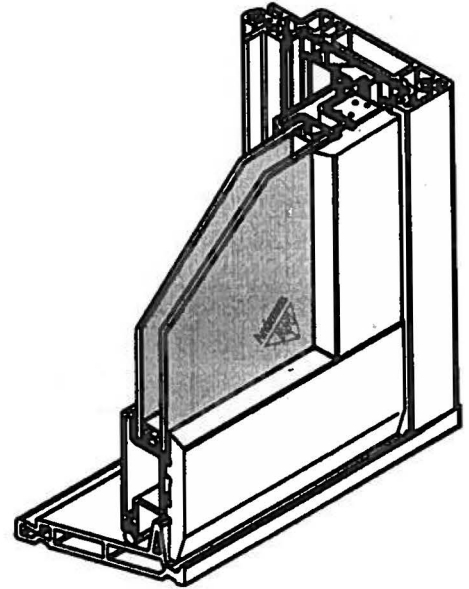
Sash Lock

Described below are features that contribute to the casement window's low maintenance, energy efficiency, ease of operation, and pleasing appearance.

- **Frame** – Made of rigid Fibrex® material, a unique structural composite of wood fibers and a special thermoplastic polymer. Developed by Andersen®, Fibrex® material combines the strength and stability of wood with the low-maintenance features of our time-tested Perma-Shield® cladding.
- **Sash** – Constructed of Fibrex® material. Fusion-welding provides durable, watertight corners. The smooth, radiused sash compliments the frame. An exterior "fillet" bead of high-performance silicone sealant provides a watertight seal between glass and sash.
- **Glazing** – High-Performance™ LoE4** glass with an inert, energy-efficient gas, is standard for every window. Glass is placed into sash before welding for a strong, weather-tight assembly. An exterior "fillet" bead of high-quality silicone sealant provides a watertight seal between glass and sash. See Options on next page for other glass choices.
- **Glass spacer** – The patented low-conductivity spacer is made of stainless steel and resists heat transfer four to five times better than aluminum spacers used by many other manufacturers.
- **Low-maintenance exterior coating**—A highly durable microscopic coating of titanium dioxide (TiO₂) is applied and bonded to the exterior glass surface during the glass manufacturing process. High-Performance Low-E4 glass is self-activating by exposure to sunlight. When activated by sunlight, it loosens dirt, dust and organic material which are then washed away by rain. The glass dries faster and reduces water spotting by up to 99%. (See illustration below.)

**LoE4 is a registered trademark of Cardinal IG Company.

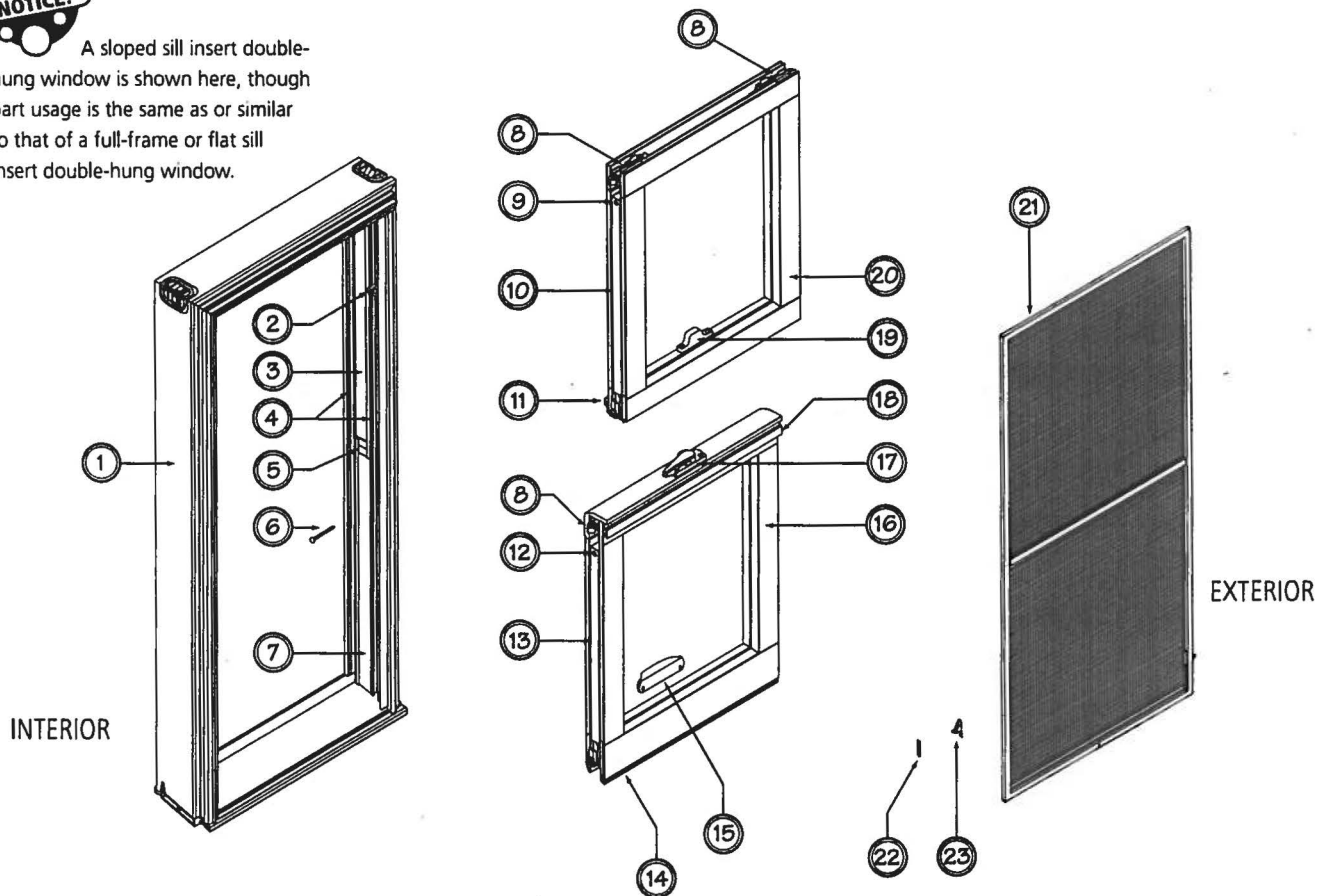
The unique exterior coating works similarly to a rechargeable battery. Once the coating is activated or "charged," it will hold its activation for some time. The more sunlight it receives, the better the activation. When re-exposed to sunlight, the coating will recharge after periods of lower sunlight levels.



EXPLODED VIEW
DOUBLE-HUNG WINDOW



A sloped sill insert double-hung window is shown here, though part usage is the same as or similar to that of a full-frame or flat sill insert double-hung window.



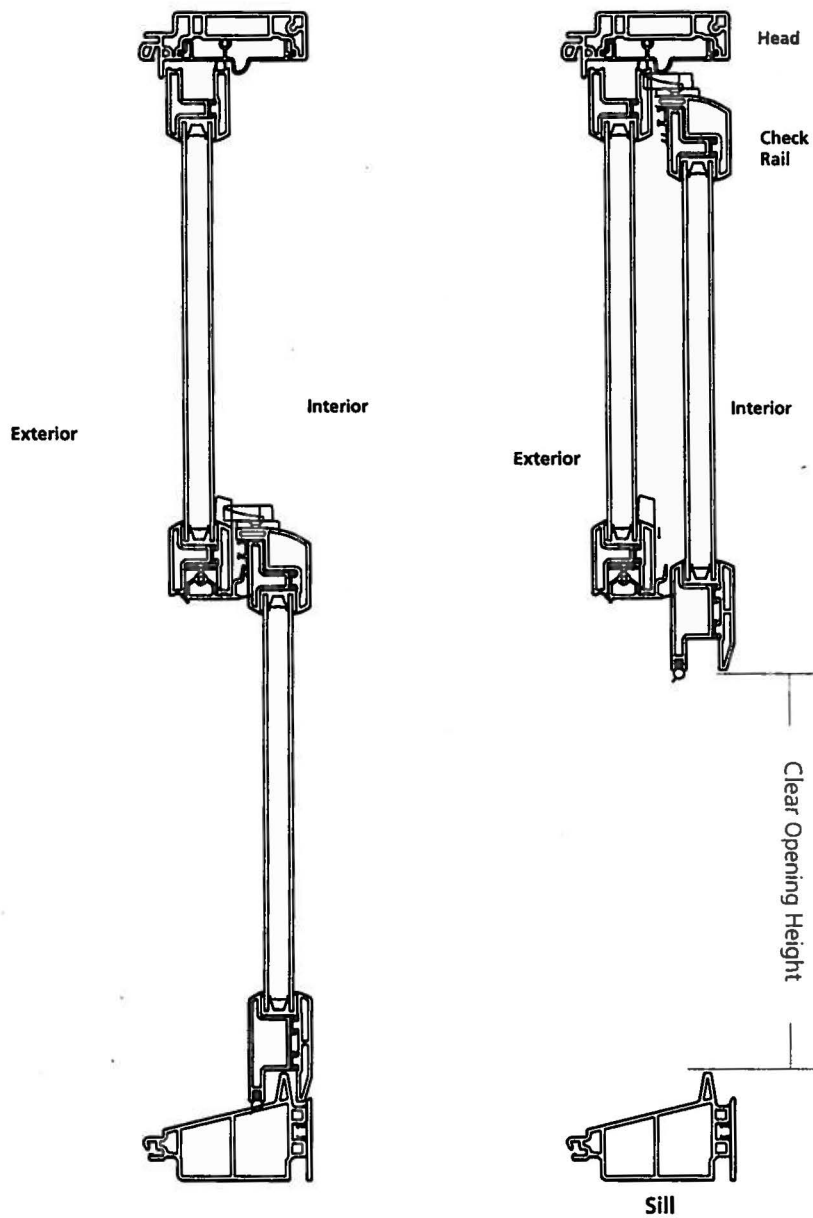
DOUBLE-HUNG COMPONENTS

- | | | |
|--|--|--|
| 1. Frame (insert) | 8. Tilt latch | 17. Sash lock |
| 2. Wash assist | 9. Upper balance screw | 18. Interior sash interlock (lower sash) |
| 3. Side jamb liner weatherstrip (upper) | 10. Balance (upper sash) | 19. Sash keeper |
| 4. Side jamb liner (interior and exterior sash tracks) | 11. Exterior sash interlock (upper sash) | 20. (S1) upper (exterior) sash |
| 5. Side cover check rail weatherstrip | 12. Lower balance screw | 21. Insect screen |
| 6. Balance end clip screw | 13. Balance (lower sash) | 22. Universal insect screen latch retainer |
| 7. Side jamb liner weatherstrip (lower) with integrated fin pile | 14. Bottom rail weatherstrip | 23. Insect screen latch |
| | 15. Sash lift (optional) | |
| | 16. (S2) lower (interior) sash | |

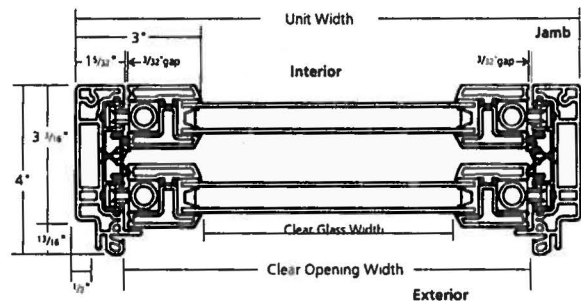
CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

DOUBLE-HUNG WINDOW

FLAT SILL INSERT



Window profiles shown for measurement purposes.



BAR Case # 2012-00399

ADDRESS OF PROJECT: 1103 POWHATAN ST. Alexandria, Va 22314

TAX MAP AND PARCEL: 044.04-07-28 ZONING: RB

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business (Please provide business name & contact person)

Name: Aloysius & Colleen Boyle

Address: 1103 POWHATAN ST.

City: Alexandria State: Va Zip: 22314

Phone: 703-725-7905 E-mail: cbn2328@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
 - fence, gate or garden wall
 - HVAC equipment
 - shutters
 - doors
 - windows
 - siding
 - shed
 - lighting
 - pergola/trellis
 - painting unpainted masonry
 - other _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

POCKET REPLACEMENT OF SASHES WITH SAME SIZE
GRILL CONFIGURATION, AND COLOR AS EXISTING.

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.

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

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

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

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

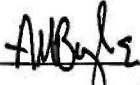
- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment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

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 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: Aloysius M. Boyle
Date: 03/03/13

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. Aloysius M. Boyle	1103 PASHATAN ST.	100%
2. Colleen Boyle	1103 PASHATAN ST.	0%
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. Aloysius M. Boyle	1103 Pashatan St.	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Aloysius M. Boyle	N/A	N/A
2. Colleen Boyle	N/A	N/A
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.

03/03/13 Aloysius M. Boyle A.M. Boyle
 Date Printed Name Signature