

BAR #2023-00112
Old and Historic Alexandria District
City Council
March 16, 2024

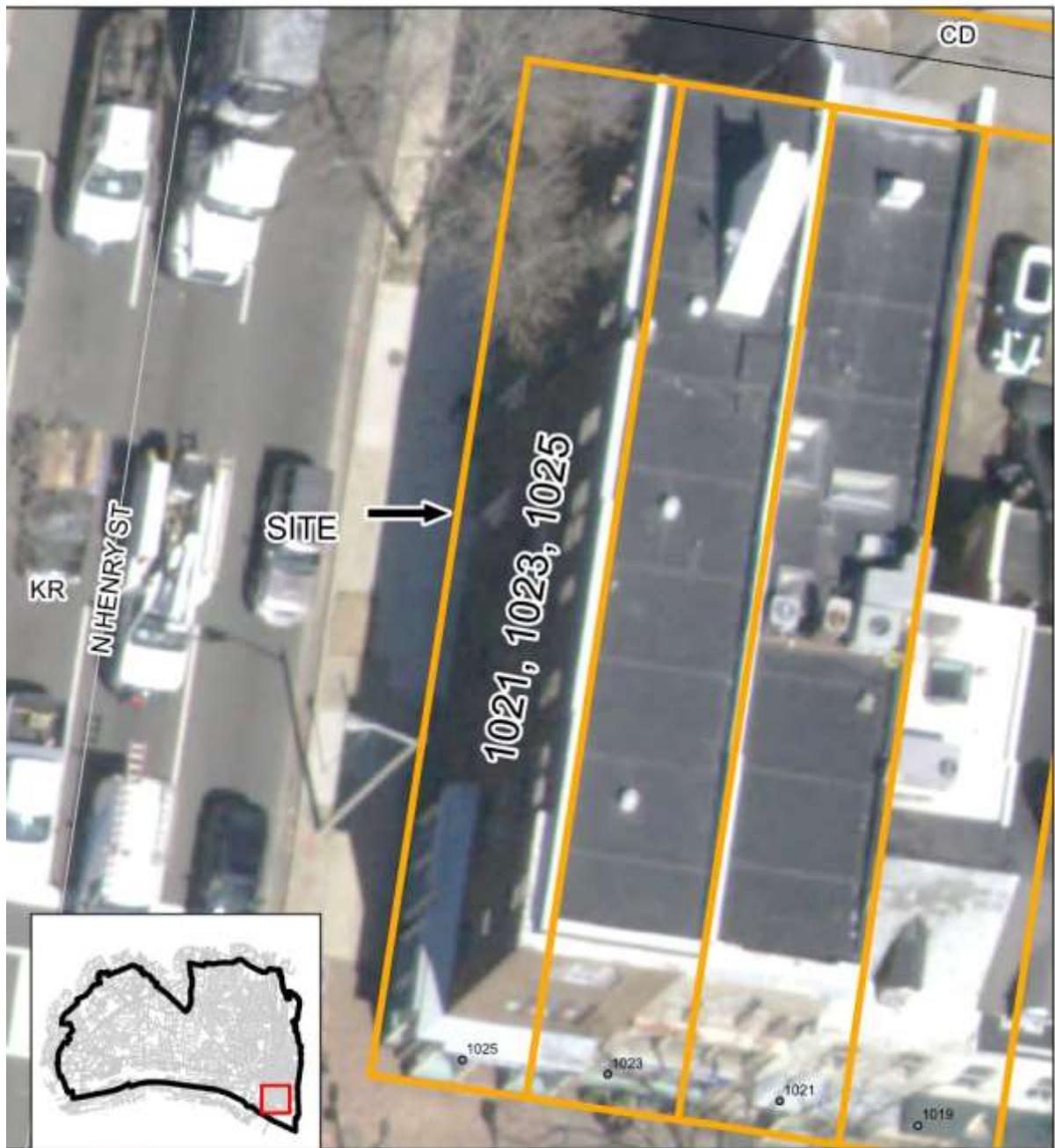
ISSUE: Appeal of a decision of the Board of Architectural Review denying a Certificate of Appropriateness to replace windows on Early buildings in the Old and Historic District (OHAD)

APPLICANT: Donna Giaimo/Sisters of Saint Paul

APPELLANT: Donna Giaimo/Sisters of Saint Paul

LOCATION: Old and Historic Alexandria District
1021, 1023, and 1025 King Street

ZONE: KR/King Street Retail Zone



BAR #2023-00112
1021, 1023, and 1025 King Street



0 5 10 20 Feet

I. ISSUE

The Board of Architectural Review originally considered the request for a Certificate of Appropriateness for the replacement of the existing windows at 1021-1025 King Street at the April 19, 2023, hearing. The applicant is proposing to install a type of wood composite window that goes by the trade name of Fibrex. This material is a combination of wood pulp and a bonding agent that is extruded into members that are used to construct the window frames and sashes. The windows to be replaced do not include the ground floor storefront windows or the decorative stained-glass windows. Replacement windows will be installed at the north, west, and south elevations. After discussing the proposal, the applicant requested a deferral of the application in order to make modifications to the product specifications. At that time the Board asked staff to prepare a window workshop to explore the technical aspects of various window types and products; this workshop took place on June 7, 2023, see attachment B for the slideshow from this workshop. The Fibrex windows that are being proposed for this project were included in this presentation.

On January 3, 2024, the applicant returned to the Board with modifications to the product specifications to include the type of glazing being used and the type of installation being proposed. These aspects were brought into compliance with the window guidelines, but the proposed window material still did not comply with these guidelines. On a vote of 3-2 the Board denied the application, noting that the proposed window material was not consistent with their guidelines.

The applicant has appealed the decision of the BAR and is requesting that City Council approve the Certificate of Appropriateness for the replacement of the existing windows.

II. HISTORY

1021 King: City Council ordinance #2239 placed this two-and-a-half story brick row building on the One-Hundred-Year-Old Building list on March 18, 1978. At that time, this block of King Street was not yet within the Old and Historic Alexandria District. According to the associated documentation for the ordinance and Ethelyn Cox's *Historic Alexandria Virginia Street by Street*, this building dates to the **early 19th century**. It is therefore an Early building. The Historic Alexandria Foundation installed a plaque here in 1977.



Figure 1: 1021 King

1023 King: On May 27, **1897**, Thos. L. and J. Brook Carter were issued Permit to Build #165 to build a two-story brick building with a flat tin roof at 1023 King Street. The new building measured 15'6" wide by 85' deep. This is therefore an Early building. The three-story brick commercial row building with a large Palladian-style window and leaded glass on the primary elevation has a **1907** date stone, so it is possible that the building was not completed until that time. Interestingly, Sanborn maps show this as a two-story building until at some point between 1921 and 1941, when the map identifies it as a three-story building. Staff found no permits for the addition of a third story.



Figure 2: 1023 King

1025 King: This three-story brick commercial row building turns the corner along North Henry Street. A building in this location appears on Sanborn maps as early as 1885, but staff cannot be certain that it is the same building. The building stood here **by 1907**, when Permit #238 for Repairs & Alterations was issued to repair the party wall between 1023 and 1025 King Street. It is therefore also an Early building. Much like 1023 King, Sanborn maps show this as a two-story building until at some point between 1921 and 1941, when the map identifies it as a three-story building. Staff found no permits for the addition of a third story.



Figure 3: 1025 King with 1023 King to right

City records specify that the Daughters of Saint Paul have owned all three buildings since 1982. Permits indicate that the buildings were in poor condition at that time and were therefore extensively renovated. 1023 and 1025 were nearly gutted and were connected on the interior to facilitate their use as a rooming house, and all windows of 1025 were replaced (Permit #37774, 3/10/82). 1021 received a new storefront and door (Permit #37985, 6/14/82).

Previous BAR Approvals for all buildings

- BAR92-119&120, 6/3/92: approval of retractable frame awnings to 1023 and 1025 King, a new rear stair tower and extensive alterations to all three buildings. The approval included a two-story brick stair rear addition to 1021 King with two 6/6 windows on the second floor, a new entry door, and an access ramp. The staff report indicates that the rear of 1021 King had been so altered in the past that “there would be little purpose in denying the Permit to Demolish...” 1025 King received approval for replacement windows on the third floor with the condition that said windows be true divided light 1/1 wood.
- BAR2011-0350, 12/5/11, administrative approval for 1025 King to trade doors with 1021 King.
- BAR2014-00326, 9/30/14 administrative approval to replace awning fabric at 1025 King.

III. DISCUSSION

A Certificate of Appropriateness is required in the Old and Historic Alexandria District (OHAD) under Section 10-103(A) of the Zoning Ordinance which states that: "No building or structure shall be erected, reconstructed, altered or restored within the Old and Historic Alexandria District unless and until an application for a certificate of appropriateness shall have been approved by the Board of Architectural Review or the city council on appeal as to exterior architectural features, including signs (see Article IX), which are subject to public view from a public street, way or place. Evidence of such required approval shall be a certificate of appropriateness issued by the Board of Architectural Review or the city council on appeal."

In considering a Certificate of Appropriateness, the Board, and City Council on appeal, shall consider the following applicable criteria set forth in Zoning Ordinance Section 10-105(A)(2) and set out in **bold** below. It should be noted that the City Council's consideration of the Zoning Ordinance criteria on appeal is independent of the Board's decision. While City Council may review and consider the Board's previous action, City Council will separately make its own decision based on an evaluation of the previously submitted material and any new material presented at the hearing. Following is the staff analysis of each the Zoning Ordinance criteria.

(a) Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures;

The proposed modifications do not alter the building's height, mass, or scale of the building. The replacement windows will be in the same configuration as the existing windows and therefore will not change the architectural style.

(b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;

One of the basic tenets of historic preservation is that original material should be retained wherever possible. Staff has located building permits describing the previous replacement of original windows and has inspected the existing windows and finds that the windows currently installed in the buildings are not historic and may be replaced.

The *Design Guidelines* state that "Windows are a principal character defining feature of a building..." and that "The size, location, type, and trim of windows are a defining element of historic architectural styles." The applicant is proposing to replace the existing windows in a style and configuration that matches the existing windows. Staff finds that the proposed configuration is appropriate for the style of the building.

An important aspect of architectural details is the material with which the detail is created. In the case of wood windows, they are constructed using mortise and tenon joinery with characteristic trim profiles. The proposed composite windows do not share this construction type resulting in an architectural detail that is not consistent with Early buildings in the historic district.

(c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;

Not applicable, the proposed work does not alter the building's arrangement on the site.

(d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;

The *BAR Policies for Administrative Approval* state that on buildings constructed before 1932, "Historically appropriate one-over-one and two-over-two windows may be replaced with double-glazed wood windows on any elevation." As reflected in this policy and as has been reinforced by subsequent Board decisions, the Board has found that the use of composite windows on Early buildings in the Old and Historic Alexandria District is not compatible with the historic character of the buildings. Modern wood windows utilize an overlapping mortise and tenon joinery technique that is similar to the wood windows originally installed in Early buildings. The proposed composite windows utilize a mitered corner joinery in lieu of the overlapping corners. Unlike the hollow composite windows, solid wood windows allow for unique trim profiles that closely resemble the original wood windows.

(e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;

The BAR has consistently required the use of wood windows on Early buildings in the OHAD because of their compatibility with the architectural features of these buildings. The subject buildings vary in style and design, but they all display a high level of architectural detailing including decorative brickwork and trim. While not the same construction as historic wood windows, modern wood windows retain the same overlapping corner details and muntin profiles that were found in historic windows. This level of detailing is similar to that found on the rest of the building. Composite windows feature mitered corners and trim profiles that are similar to wood but are clearly different than the wood windows. For this reason, the BAR has required the use of wood windows on Early buildings in the OHAD.

Staff has confirmed that the existing windows on the building are not original, so there is no way to verify the original material of the windows. Buildings of this age would typically have included wood windows, but it is not unusual for a commercial type of building to have a different type of window than a small residential building. Without proof of the original windows being something other than wood, staff finds wood replacement windows to be most compatible with the existing architecture.

(f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway;

Not applicable. The property is not located along Washington Street, the George Washington Memorial Parkway.

(g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;

The prominent location of this property at the northeast corner of the intersection of King Street and Henry Street and the close relationship of the building to the sidewalk allows for a high degree of scrutiny of any proposed building modifications. The south facing King Street elevation is more pedestrian focused with the west and north facing elevations being more related to the vehicular traffic prominent on North Henry Street. When considering the appropriateness of replacement building materials, the Board has considered the use of alternate materials on portions of a building that are located at a greater distance from the public right of way or at such an oblique angle that it can be difficult to distinguish the material being used. In this case the windows will be plainly visible from a close distance and the material will be readily apparent. Given these site conditions, staff finds that it is important to conform to the guidelines that the Board has adopted as an example for historic structures throughout the historic district.

(h) The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway;

Not applicable. The property is not located along Washington Street, the George Washington Memorial Parkway.

(i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway; and

The Board has found that the use of wood windows is important to the historic interpretation of buildings, and it is in the interest of the public to be consistent in the type of material that is used on Early buildings. The approval of non-complying windows in this location would represent a change in the Board's policy on replacement materials. The property is not located along Washington Street, the George Washington Memorial Parkway.

(j) The extent to which such preservation and protection will 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.

The use of building materials that are compatible with the historic nature of the subject property contributes to the overall integrity of the historic district. The Board has found that the use of wood windows on Early buildings contributes to the interpretation of these buildings as historic. The subject property has maintained its historic integrity through the significant changes that have been made to the interior and as such, any modifications to the exterior should be compatible with the historic fabric. As a structure that contributes to the historic fabric, the general welfare is improved through the maintenance of the historic character of each contributing building.

IV. Recommendation

The *BAR Policies for Administrative Approval* were originally adopted on March 2, 2011, and have been periodically amended to reflect changes in Board policies associated with changing technology or other factors that impact the Board's decision making. This document was most recently amended on January 3, 2024. The purpose of this document is to provide guidelines to staff in reviewing applications for Certificates of Appropriateness, to determine whether they may be administratively approvable or require a full Board review.

In some instances, a proposal such as this can lead the Board to reconsider the policies. After the first hearing for this case, the Board requested that staff hold an informational workshop for the Board so that they could better understand the issues surrounding window replacement including the different window materials available. During this workshop, the Board reviewed technical documents and samples of a variety of different replacement window materials, including the proposed composite windows in this case. At the conclusion of this workshop the Board determined that the guidelines included in the policy document as currently written are appropriate and chose not to revise them in any way.

While staff appreciates the changes made to the application to bring the proposal closer to compliance with the Board's policies, the use of Fibrex windows on Early buildings is still not appropriate under the Zoning Ordinance criteria above. Staff supports the **denial of the requested Certificate of Appropriateness** for the replacement of the existing windows as submitted.

V. STANDARD OF REVIEW ON APPEAL TO CITY COUNCIL

Upon appeal, City Council must determine whether to affirm, reverse or modify, in whole or in part, the unanimous decision of the BAR. The City Council's review is not a determination regarding whether the BAR's decision was correct or incorrect but whether the Certificate of Appropriateness and Permit to Demolish should be granted based upon City Council's review of the standards in Zoning Ordinance Section 10-304. While City Council may review and consider the BAR's previous actions, City Council must make its own decision based on its evaluation of the material presented.

VI. BOARD ACTION January 3, 2024

BOARD ACTION: On a motion by Mr. Lyons, and seconded by Mr. Adams, the Board of Architectural Review voted to deny BAR#2023-00112 as submitted. The motion carried on a vote of 3-2.

REASON

The Board decided to uphold the design guidelines for the replacement of existing windows.

SPEAKERS

Karlen Murray, Renewal by Andersen, presented the project.

Gail Rothrock, HAF, encouraged the Board to uphold the existing guidelines and deny the application. She noted that these are early, important buildings. She suggested that the applicant

phase the project to retain some windows and replace others.

DISCUSSION

Ms. del Ninno asked the applicant about color options for the product in order to match the existing windows. The applicant noted that a variety of options are available and could use different colors on different portions of the building.

Mr. Scott asked about the extent of window replacement, including the decorative windows. The applicant clarified that the decorative windows will not be replaced. He further asked for clarification on the proposed one over one configuration. The applicant noted that the replacement windows would be similar to the existing window configurations except for the arched third floor window which would be a single window.

Mr. Lyons asked about repairing the existing windows. The applicant explained that the existing windows are not in good condition.

Ms. del Ninno stated that 1021 and 1023 King Street are directly adjacent to King Street and should have wood windows. The 1025 King Street building is closer to Henry Street which is more vehicular and the windows are above eye level. Would support the replacement of windows at 1025 King Street with composite windows with divisions similar to existing.

Mr. Lyons appreciated the practicality of the proposed windows but could not support the use of windows that are contrary to the existing guidelines.

Mr. Adams stated that the King Street windows should be repaired. The arched window at the 1025 King Street elevation should be divided similar to the existing. He could support the use of composite windows on the rear of the property.

Mr. Spencer asked staff to review the existing policy regarding replacement windows in OHAD. Mr. Scott stated that 1021 and 1023 King Street should be restored or repaired where possible. He further noted that the guidelines require single pane windows on the front elevation. For 1025 King Street, he could support the use of composite windows. He suggested that the arched third floor window retain the existing configuration and include a wood frame. He could support the proposal because the application had been changed to a sash kit rather than an insert type of installation.

Mr. Spencer supported staff recommendations based on a concern for setting a precedent for the use of composite windows.

Mr. Scott noted that non-wood windows have previously been approved for a commercial multi-unit building on King Street and that the guidelines indicate that every building should be weighed on its own merit.

Mr. Scott moved to approve, with staff recommendations for 1012 and 1023 King Street. For 1025 King Street, the application would be approved with the condition that the applicant work with staff on the design and construction of the third floor arched window. The motion was seconded by Ms. del Ninno. The motion failed 3-2.

Mr. Lyons moved to deny the application per staff recommendations, the motion was seconded by Mr. Adams.

STAFF

Karl Moritz, Director, Department of Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief
William Conkey, AIA, Historic Preservation Architect

VII. ATTACHMENTS

Attachment A: BAR staff report with BAR actions from April 19, 2023 and January 3, 2024.

Attachment B: Presentation from BAR Window Workshop, dated June 7, 2023.

Attachment C: Board of Architectural Review Design Guidelines

Attachment D: BAR Policies for Administrative Approval in the Old and Historic Alexandria District.

Attachment E: Zoning Ordinance Section 10-304

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Donna Giaimo/Sisters of Saint Paul

LOCATION: Old and Historic Alexandria District
1021, 1023, and 1025 King Street

ZONE: KR/King Street Retail Zone

STAFF RECOMMENDATION

Staff recommends denial of the Certificate of Appropriateness for alterations.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.

MINUTES: APRIL 17, 2023

BAR#2023-00112 OHAD

Request for alterations at 1021,1023 and 1025 King Street

Applicant: Donna Giaimo/Daughters of Paul

BOARD ACTION: By unanimous consent, the Board of Architectural Review accepted the request for the deferral of BAR #2023-00112.

REASON

The Board did not find the application to be appropriate and recommended that the applicant return with different window options.

SPEAKERS

Karlen Murray with Renewal by Andersen represented the Daughters of Saint Paul and gave a brief presentation.

Bill Eckton, a colleague of Ms. Murray, described the windows currently on the buildings. Some windows at the rear facing the alley are steel.

Gail Rothrock, 209 Duke, representing Historic Alexandria Foundation, spoke in opposition to the proposal. She felt that approval would set a dangerous precedent, that this is an historic building, and that Andersen windows are not appropriate here.

Yvonne Callahan, 735 S. Lee, spoke in opposition to the project and to any thought of updating the window policy. She recommended repairing the existing windows and adding storm windows.

DISCUSSION

Mr. Spencer asked if the current windows are single or double paned and if they are SDL. Ms. Murray explained that there are both single and double paned.

Mr. Conkey explained that staff located a permit for double-paned wood SDL windows and that no historic/original windows remain. Mr. Conkey also explained that the buildings had been heavily modified. He explained the window policy for Fibrex windows and insert windows and why they cannot be administratively approved.

Ms. Murray noted that the proposed glass is Cardinal Low E-272, not the glass type erroneously listed in the application. Mr. Eckton advised that they can change windows from inserts to full frame if the Board would like.

Mr. Scott asked Mr. Conkey for an explanation as to why 1/1 and 2/2 windows may be double paned and asked the applicant what type of window they are requesting (1/1) and how long it lasts (20 year warranty). He verified that staff recommended denial based on material, type of glass, and insert. Mr. Conkey also explained the difference between sash kits, inserts, and full frame windows.

In response to a question from Mr. Lyons, Ms. Murray also advised that current wood windows are soft and decay rapidly, so Andersen does not manufacture them.

Mr. Lyons asked if existing wood windows could be refurbished. Mr. Eckton explained why that is not under consideration here.

Mr. Scott asked if the stained glass windows on the primary elevation would be retained. Yes.

Ms. Zandian asked if the windows contain PVC (no) and other details about materials.

Mr. Scott asked if any windows on the first floor would be replaced. Ms. Murray responded no. Mr. Scott noted that this is a difficult case, he is mindful of our rules requiring wood, but feels that Andersen is proposing a quality product, the street level windows will not be replaced, and that none of the windows are original. Noted that Board approaches each case separately so precedent does not necessarily comply.

Mr. Lyons was also conflicted, appreciates the practicality of the proposed windows but feels that retaining wood is important. People can tell from the street if windows are wood. He supports staff recommendation.

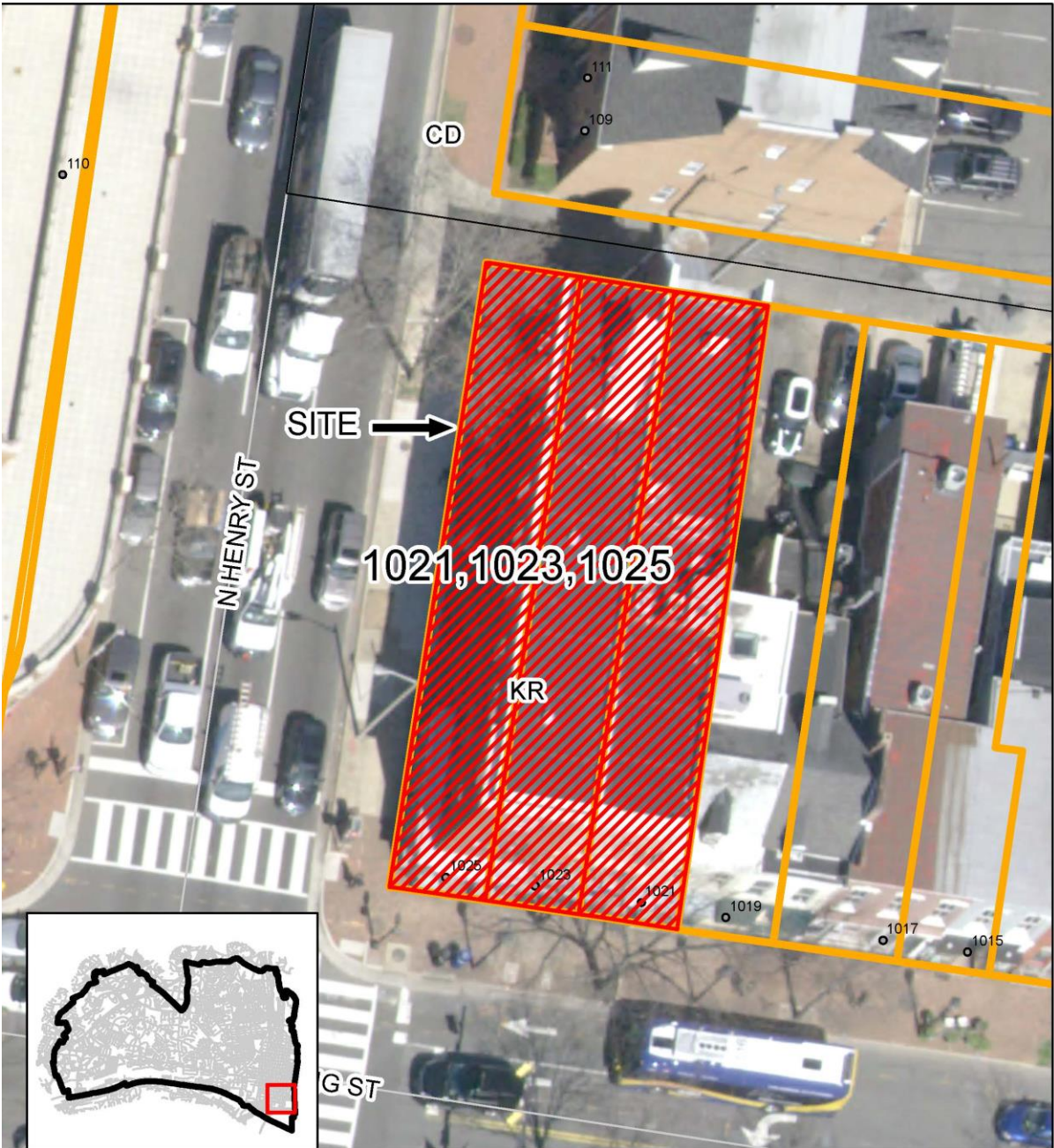
Ms. Del Ninno agreed this is a good product. She is conflicted because the buildings are on King Street. She would consider approval if they were in a less prominent location, and maybe consider non-wood for Henry Street elevation, and agrees with staff recommendation for a full-frame replacement.

Mr. Adams agreed with Ms. Del Ninno about the King Street location. He noted that there are other products and options available and wanted the applicant to do the absolute best on the King Street elevation.

Ms. Zandian supported staff recommendations based on the location of buildings and their historic nature.

Mr. Spencer said that perhaps these windows may be acceptable on secondary facades after additional discussion. As presented, he opposed the project. The Board cannot break policy and these buildings have unique elevations. He would like to gather more information and determine if the window policy needs an update.

Mr. Scott asked if the applicant would be willing to make some changes to the application, defer, and resubmit. Ms. Murray agreed.



BAR #2023-00112
1021, 1023, and 1025 King Street



0 10 20 40 Feet

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to replace 42 windows on all elevations of the buildings at 1021, 1023, and 1025 King Street.

Site context

The buildings sit at the northeast corner of the intersection of King and North Henry streets. They face King Street and are therefore in a highly visible location. In addition, the alley behind the properties to the north is public.

II. HISTORY

1021 King: City Council ordinance #2239 placed this two-and-a-half story brick row building on the One-Hundred-Year-Old Building list on March 18, 1978. At that time, this block of King Street was not yet within the Old and Historic Alexandria District. According to the associated documentation for the ordinance and Ethelyn Cox's *Historic Alexandria Virginia Street by Street*, this building dates to the **early 19th century**. It is therefore an Early building. The Historic Alexandria Foundation installed a plaque here in 1977.



Figure 1: 1021 King

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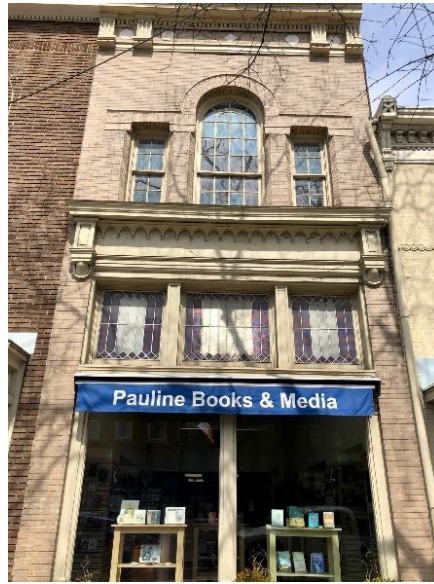


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- BAR2011-0350, 12/5/11, administrative approval for 1025 King to trade doors with 1021 King.
- BAR2014-00326, 9/30/14 administrative approval to replace awning fabric at 1025 King.

III. ANALYSIS

Certificate of Appropriateness

The *BAR Policies for Administrative Approval* state that on buildings constructed before 1932, “Historically appropriate one-over-one and two-over-two windows may be replaced with double-glazed wood windows on any elevation.” Due to the architectural styles of these buildings, staff finds one-over-one double-glazed wood windows to be appropriate. However, the applicant proposes installing Andersen Renewal Fibrex double-glazed windows on all elevations. While Fibrex is permitted on Later buildings, it is not permitted on Early buildings.

The *Alexandria New and Replacement Window Performance Specifications in the Historic Districts* policy states that “Replacement windows approved on Early buildings must be full frame replacements, or sash kits installed in the existing frame rather than insert or pocket style replacements.” The proposed windows are insert windows, which are not permitted according to this policy.

The proposed glazing is Andersen’s High-Performance LowE-4 SmartSun Glass. The Low-E4 glass has more layers of coating than ordinary dual pane glass and does not comply with the BAR glazing guidelines.

For the reasons stated above, staff recommends denial of the application.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed window replacement will comply with zoning.

Code Administration

C-1 Building permit is required for replacing windows.

Transportation and Environmental Services

No comments received.

Alexandria Archaeology

F-1 No archaeological oversight is required for this project.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials



APPLICATION BOARD OF ARCHITECTURAL REVIEW

03.08.2023

Filing Fees Paid

Date of Submission

Board of Architectural Review Hearing Date

Applicants must send written notice of public hearings by regular mail to all abutting property owners at least 10 days prior to the Board of Architectural Review hearing, and not more than 30 days prior to the hearing.

Send notices by first-class U.S. mail between the dates of

_____ and _____

ADDRESS OF PROJECT: 1025 KING STDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 10778000

ZONING: _____

APPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*Applicant: ☐ Property Owner ☒ Business *(Please provide business name & contact person)*Name: DONNA GIAIMO/DAUGHTERS OF ST PAULAddress: 1025 KING STCity: ALEXANDRIAState: VA Zip: 22314Phone: 7035491323E-mail: KARLEN.MURRAY@ANDERSENCORP.COMAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ CONTACTORName: RENEWAL by ANDERSEN / KARLEN MURRAYPhone: 443-829-4576E-mail: KARLEN.MURRAY@ANDERSENCORP.COM**Legal Property Owner:**Name: DONNA GIAIMO/DAUGHTERS OF ST PAULAddress: 1025 KING STCity: ALEXANDRIAState: VA Zip: 22314Phone: 7035491323E-mail: KARLEN.MURRAY@ANDERSENCORP.COM

- ☐ 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.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

RENEWAL by ANDERSEN TO REMOVE AND REPLACE 42 WINDOWS

NO GRILLES, HIGH PERFORMANCE SMART SUN GLASS (NOT LOWE 272)

NO STRUCTURAL CHANGES, NO WIDENING OF EXISTING OPENINGS

SUBMITTAL REQUIREMENTS:

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

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

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

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: KARLEN MURRAYDate: 03.08.2023



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. Street Address

RB
Zone

A2. Total Lot Area \times Floor Area Ratio Allowed by Zone

0.00
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. 0.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 0.00 B2. Total Exclusions 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

C1. 0.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 0.00 C2. Total Exclusions 0.00

D. Total Floor Area

D1. 0.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 0.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____

25

Date: 03.08.2023



Proposed

Bill Acton (703)232-3004




Daughters Of Saint Paul






1025 King St

Alexandria, VA 22314

(703)549-1323

rSuite Capital Price 9.13.2022

ID#	ROOM	SIZE	DETAILS
101	Chapel	34 W 70 H	 <p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior</p> <p>WhitePerformance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: White , Standard Color Extra Lock, Standard Color Recessed Hand Lift</p> <p>Screen: Fiberglass , Full Screen</p> <p>Grille Style: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
102	Chapel	34 W 70 H	<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior</p> <p>WhitePerformance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: White , Standard Color Extra Lock, Standard Color Recessed Hand Lift</p> <p>Screen: Fiberglass , Full Screen</p> <p>Grille Style: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
103b	chapel foyer	28 W 37 H	 <p>Window: Picture , Base Frame, Exterior White, Interior</p> <p>WhitePerformance Calculator: PG Rating: 50 DP Rating: + 50 / - 50</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Grille Style: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
104	Chapel stair	36 W 46 H	 <p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior</p> <p>WhitePerformance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: White , Standard Color Recessed Hand Lift</p> <p>Screen: Fiberglass , Full Screen</p> <p>Grille Style: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>

105	Chapel stair	36 W 46 H		<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior</p> <p>WhitePerformance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White , Standard Color Recessed Hand LiftScreen: Fiberglass , Full ScreenGrille Style: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/ desired., Buck Frame or Rot Repair (minor) , Add/Replace Buck Framing only</p>
106	living room	22 W 59 H		<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior</p> <p>WhitePerformance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White , Standard Color Recessed Hand LiftScreen: Fiberglass , Full ScreenGrille Style: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.</p>
107	living room	42 W 94 H		<p>Specialty: Springline , Base Frame, Quarter-Round, L Trim, WM324, Exterior White, Interior WhitePerformance Calculator: Performance Data Unavailable Glass: All Sash: High Performance SmartSun Glass, No Pattern Grille Style: No Grille Misc: None</p>
108	living room	22 W 59 H		<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior</p> <p>WhitePerformance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White , Standard Color Recessed Hand LiftScreen: Fiberglass , Full ScreenGrille Style: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.</p>
109	back office	69 W 45 H		<p>Window: Gliding , Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior WhitePerformance Calculator: PG Rating: 30 DP Rating: + 30 / - 30 Glass: All Sash: High Performance SmartSun Glass, No Pattern , Tempered GlassHardware: White , Standard Color Recessed Hand LiftScreen: Fiberglass , Full ScreenGrille Style: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.</p>

310 3rd floor bedroom 38 W
58 H



Specialty: Springline , Base Frame, Quarter-Round, L Trim,
WM324, Exterior White, Interior White
Performance Calculator: PG Rating: 50 | DP Rating: + 50 / - 50 **Glass:** All
Sash: High Performance SmartSun Glass, No Pattern **Grille**
Style: No Grille **Misc:** None

311 3rd floor br 36 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame,
Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: +
40 / - 40 **Glass:** All **Sash:** High Performance SmartSun Glass,
No Pattern **Hardware:** White , Standard Color Recessed Hand
LiftScreen: Fiberglass , Full Screen **Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/
desired.

312 3rd fir 2nd br 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame,
Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: +
40 / - 40 **Glass:** All **Sash:** High Performance SmartSun Glass,
No Pattern **Hardware:** White , Standard Color Recessed Hand
LiftScreen: Fiberglass , Full Screen **Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/
desired.

313 3rd fir 2nd br 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame,
Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: +
40 / - 40 **Glass:** All **Sash:** High Performance SmartSun Glass,
No Pattern **Hardware:** White , Standard Color Recessed Hand
LiftScreen: Fiberglass , Full Screen **Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/
desired.

314 3rd floor bath 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame,
Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: +
40 / - 40 **Glass:** All **Sash:** High Performance SmartSun Glass,
No Pattern , Tempered Glass **Hardware:** White , Standard
Color Recessed Hand **LiftScreen:** Fiberglass , Full
Screen **Grille Style:** No Grille **Misc:** Trim- Omit Interior , New
Interior Trim not needed/desired.

315 3rd floor bath 28 W
54 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand **LiftScreen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.

316 3rd fl 3rd br 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand **LiftScreen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.

317 3rd fl 3rd br 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand **LiftScreen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.

318 3rd fl 3rd br 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand **LiftScreen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.

319 3rd fl 2nd bath 28 W
54 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun Glass, No Pattern , Tempered Glass
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

320 3rd fl brs 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun Glass, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

321 3rd fl brs 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun Glass, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

322 3rd fl brs 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun Glass, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

323 3rd fl brs 36 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand **LiftScreen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.

324 2nd fl mid bldg w36 W
46 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand **LiftScreen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.

325 2nd fl br 36 W
46 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand **LiftScreen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/ desired., Buck Frame or Rot Repair (minor) , Add/Replace Buck Framing only

326 qtr office 69 W
44 H



Window: Gilding , Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior White**Performance Calculator:** PG Rating: 30 | DP Rating: + 30 / - 30 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand **LiftScreen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/ desired.

327 dining room 24 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.

328 dining room 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.

329 dining room 24 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.

330 dining room 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.

331 dining room 36 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand **LiftScreen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.

332a kitchen 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand **LiftScreen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.

332b kitchen 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand **LiftScreen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.

333 pantry 28 W
54 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand **LiftScreen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/ desired.

334 guest 36 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand **LiftScreen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

335 guest 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand **LiftScreen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

336 2nd guest 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand **LiftScreen:** Fiberglass , Full Screen**Grille Style:** No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

337 guest bath 28 W
54 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern , Tempered Glass**Hardware:** White , Standard Color Recessed Hand **LiftScreen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

338 guest bath 36 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun Glass, No Pattern , Tempered Glass
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

339 3rd guest 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun Glass, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

340 3rd guest 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun Glass, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

341 3rd guest 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun Glass, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

WINDOWS: 40 **PATIO DOORS: 0** **ENTRY DOORS: 0** **SPECIALTY: 2** **MISC: 0**

UPDATED: 01/06/23

What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.¹ It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

Andersen
EXCLUSIVE
FEATURE

ENGINEERED WITH

FIBREX®
MATERIAL

SMART MATERIALS

Fibrex® material is twice as strong as vinyl, so weatherstripping seals stay weighttight.

COLOR CHOICE

Our unique process fuses color to Fibrex® material for long-lasting beauty as well as offering dark exterior colors not available on most other replacement windows.

EXCEPTIONAL COMFORT

Fibrex® material blocks thermal transfer nearly 300 times better than aluminum to help reduce heating and cooling bills.

EXCEPTIONAL DURABILITY

Fibrex® material retains its stability and rigidity in all climates.

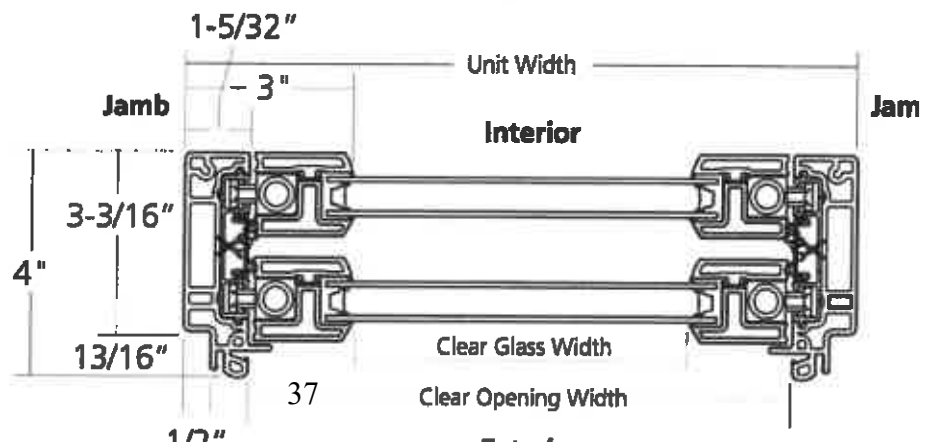
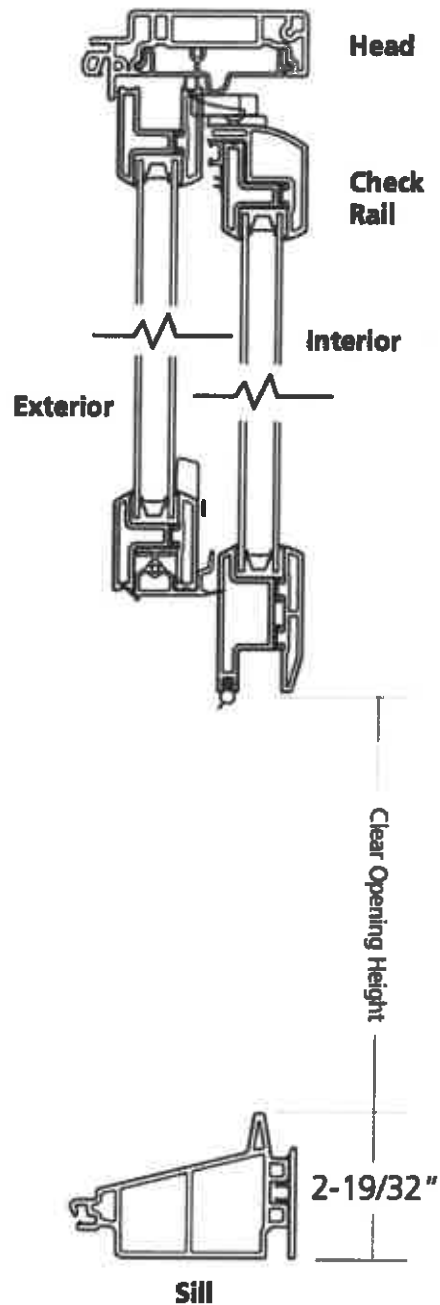
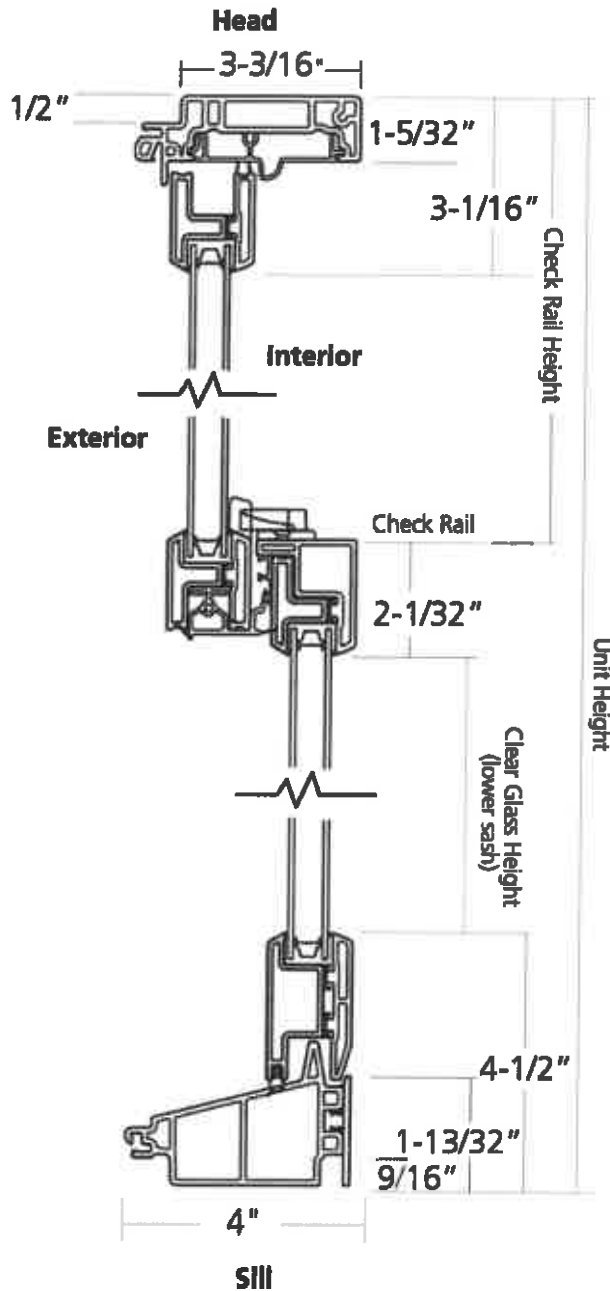
Insulating Properties	✓
Low Maintenance	✓
Resistance to Decay/Corrosion	✓
Structural Rigidity	✓
Durability	✓
Color/Finish Choices	✓
Maximum Glass Area	✓
Dark Color Performance	✓

Fibrex®	Aluminum	Vinyl	Wood
Insulating Properties		✓	✓
Low Maintenance	✓	✓	
Resistance to Decay/Corrosion		✓	
Structural Rigidity	✓		✓
Durability	✓		✓
Color/Finish Choices			✓
Maximum Glass Area	✓		varies
Dark Color Performance	✓		✓

CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

DOUBLE-HUNG WINDOW

FLAT SILL INSERT



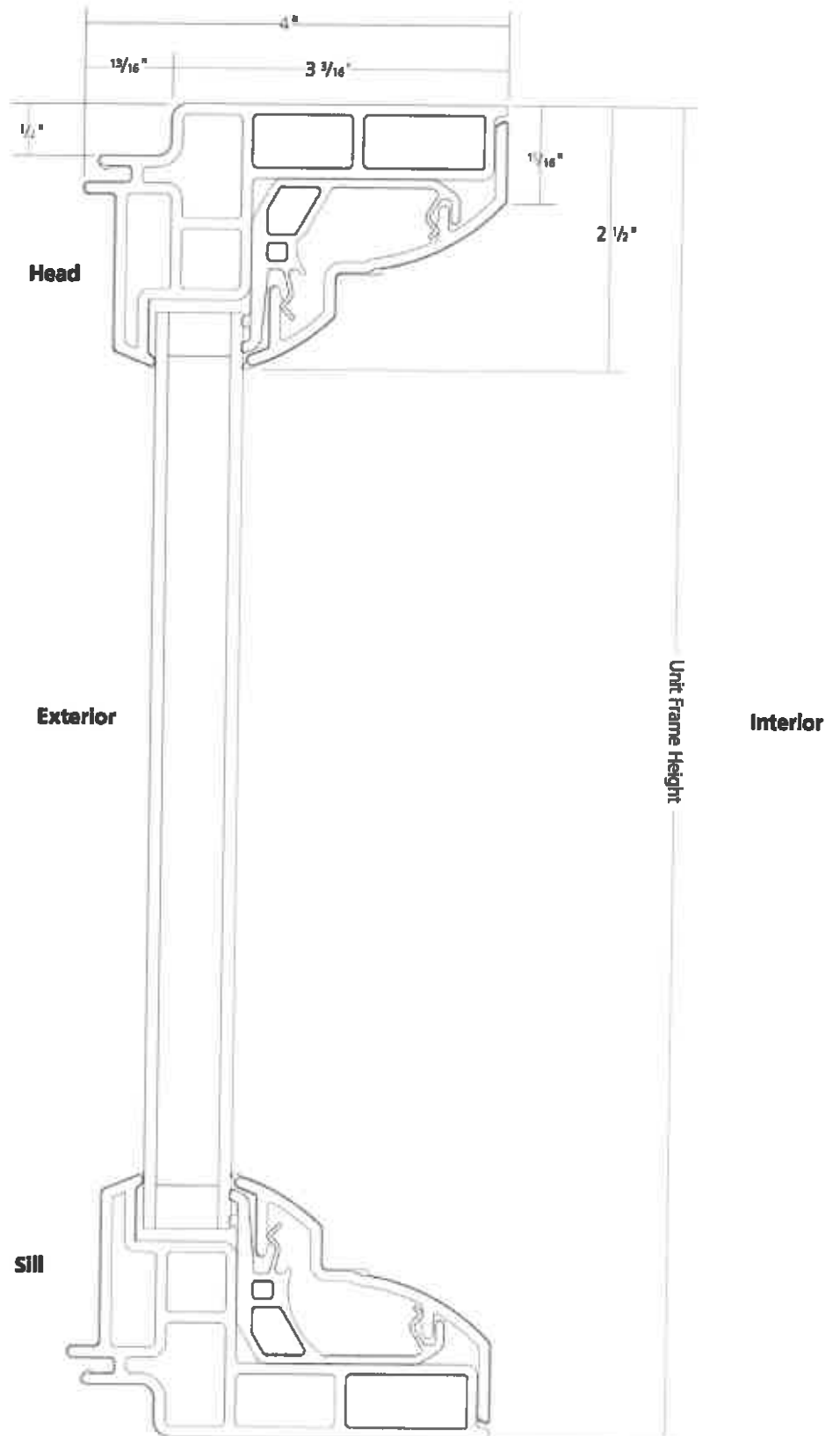
Window profiles shown for measurement purposes.

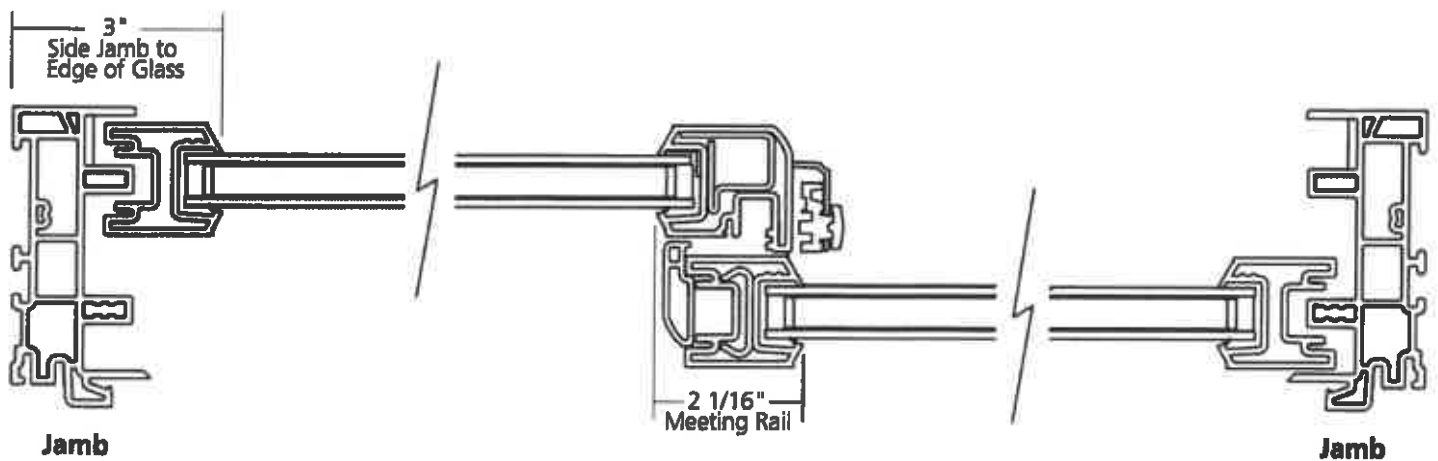
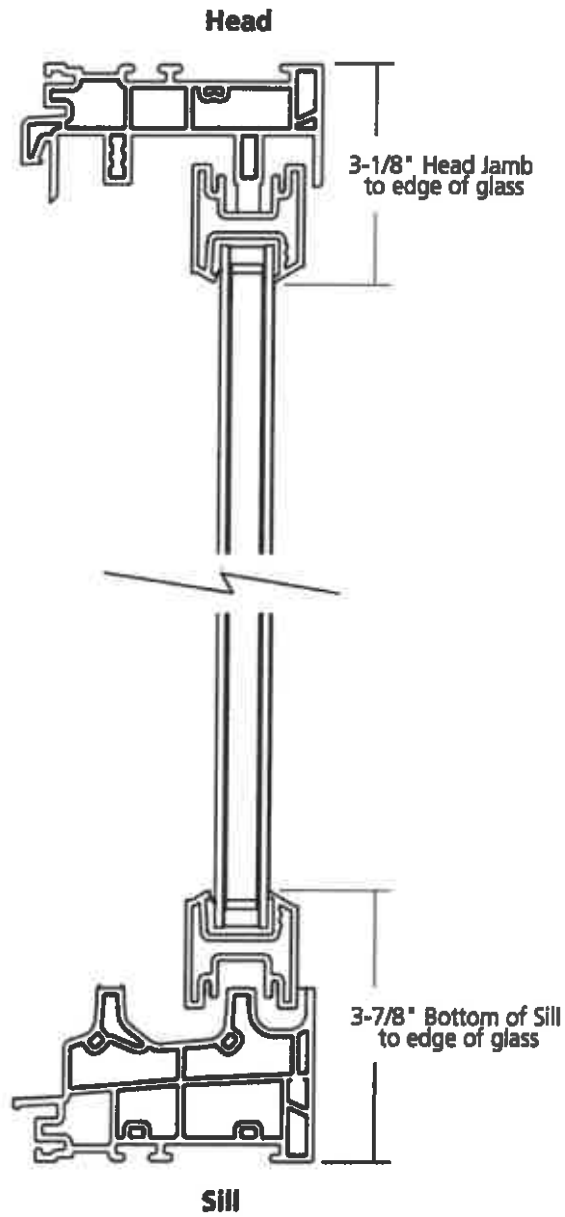
WINDOW OPENING AND DIMENSIONAL SPECS

PICTURE WINDOW



Window profiles shown
for measurement purposes.







2023 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.4800 <http://www.alexandriava.gov/>

License Number: 141258-2023
Account Number: 141258
Tax Period: 2023
Business Name: Renewal By Andersen, LLC
Trade Name: Renewal By Andersen, LLC
Business Location: NO CITY ADDRESS
Bayport, MN 55003

Renewal By Andersen, LLC
Tax Dept. MN 126-01-J6A
551 N Maine Street
Bayport, MN 55003

License Classification(s):

Out of State Contractor
0-000-000
Out of State Contractor

March 6, 2023

Dear Taxpayer:

This is your 2023 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



License Number: 141258-2023
Account Number: 141258
Tax Period: 2023
Business Name: Renewal By Andersen, LLC
Trade Name: Renewal By Andersen, LLC
Business Location: NO CITY ADDRESS
Bayport, MN 55003

This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Renewal By Andersen, LLC
NO CITY ADDRESS
Bayport, MN 55003

License Classification(s): Out of State Contractor
0-000-000
Out of State Contractor

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23293

Telephone: (804) 367-8500

EXPIRES ON

08-31-2023

NUMBER

2705155684

BOARD FOR CONTRACTORS

CLASS A CONTRACTOR

"CLASSIFICATIONS" CBC RBC



RENEWAL BY ANDERSEN LLC

2814 A MERRILLE DRIVE

FAIRFAX, VA 22031



Mary Brice-Valliant
Mary Brice-Valliant, Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPO-LIC (02/2017)



✓ 310

327,328,329

KING ST ELEVATION 1

42



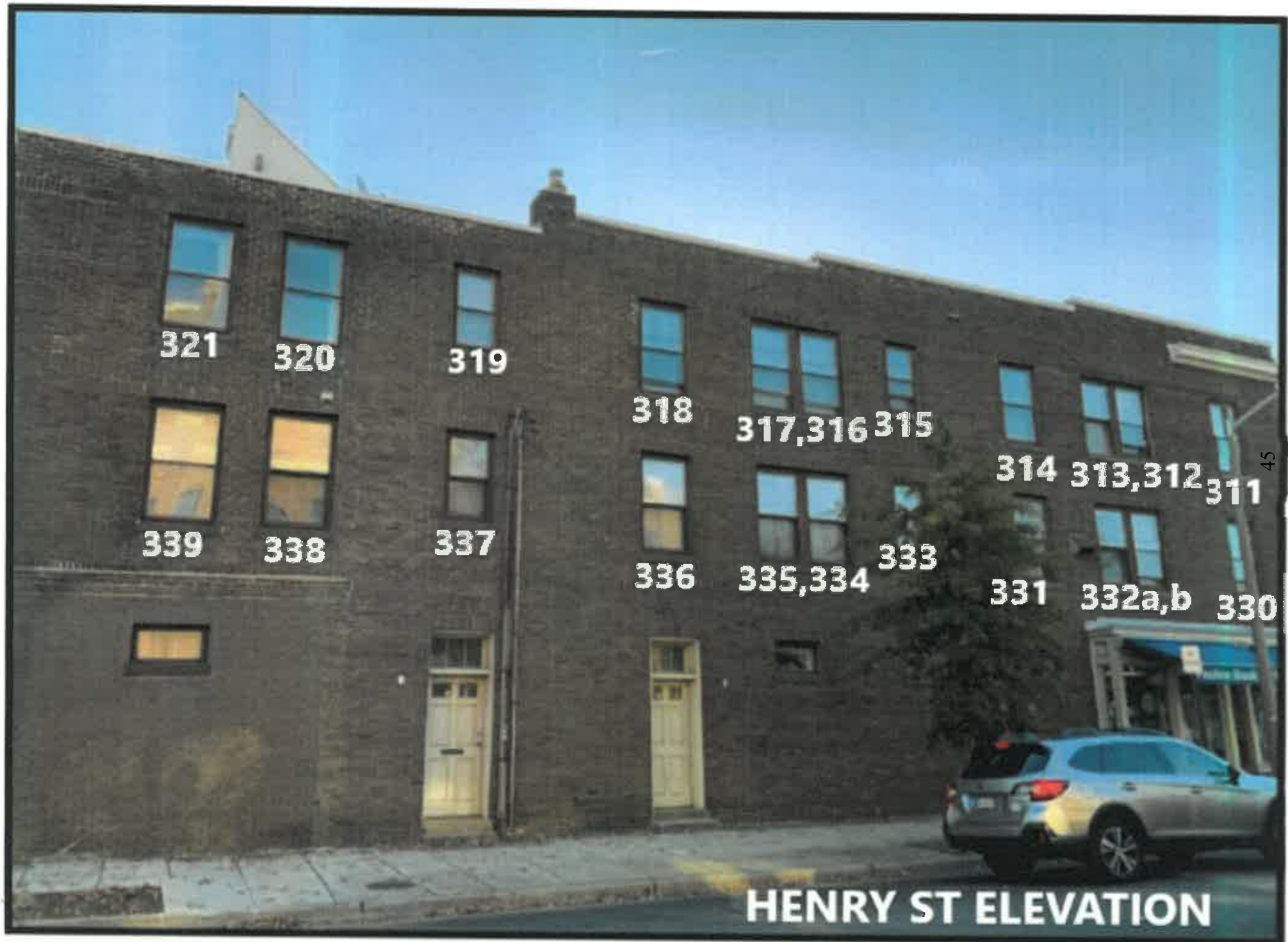
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102

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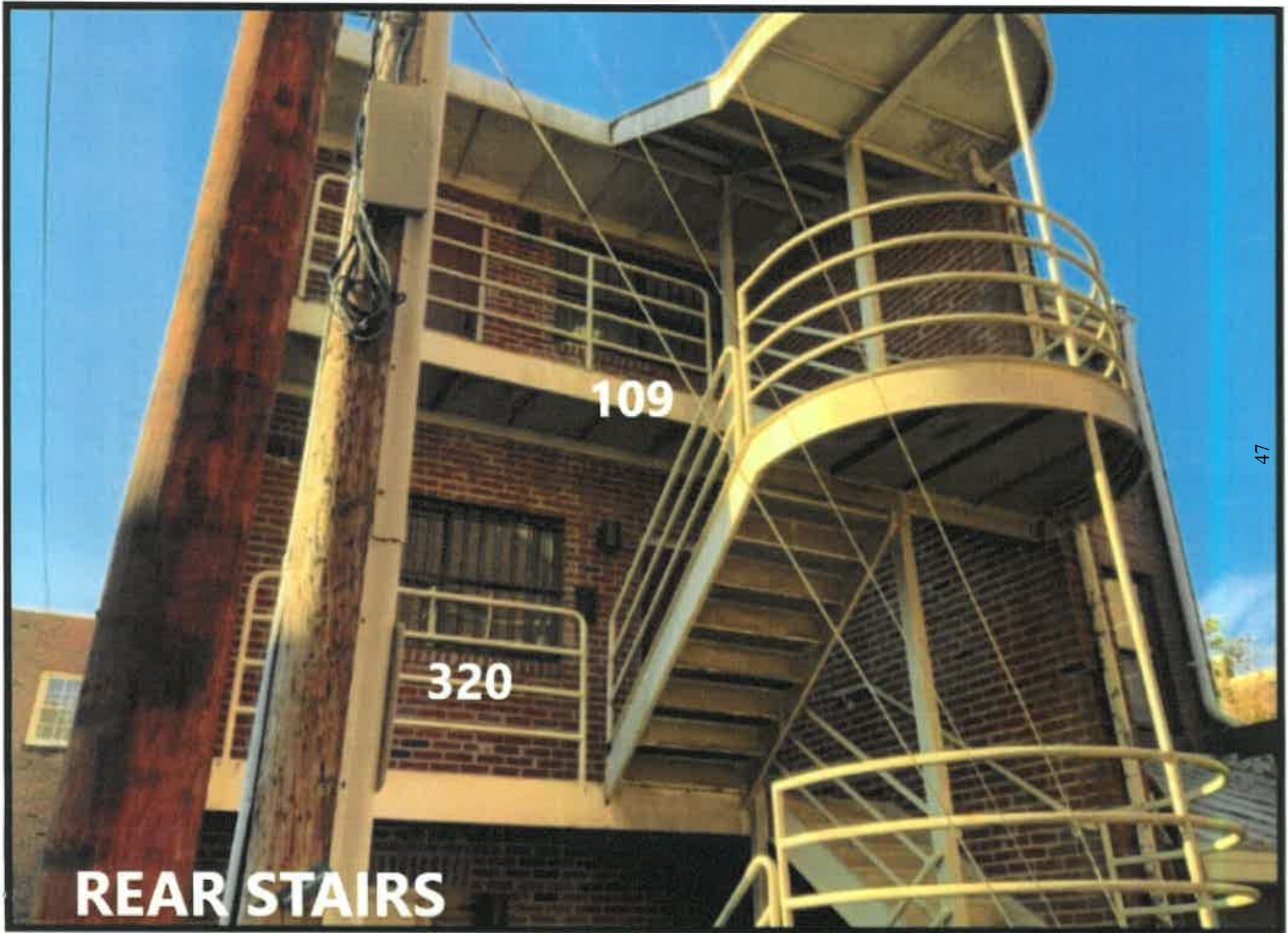
KING ST ELEVATION 3



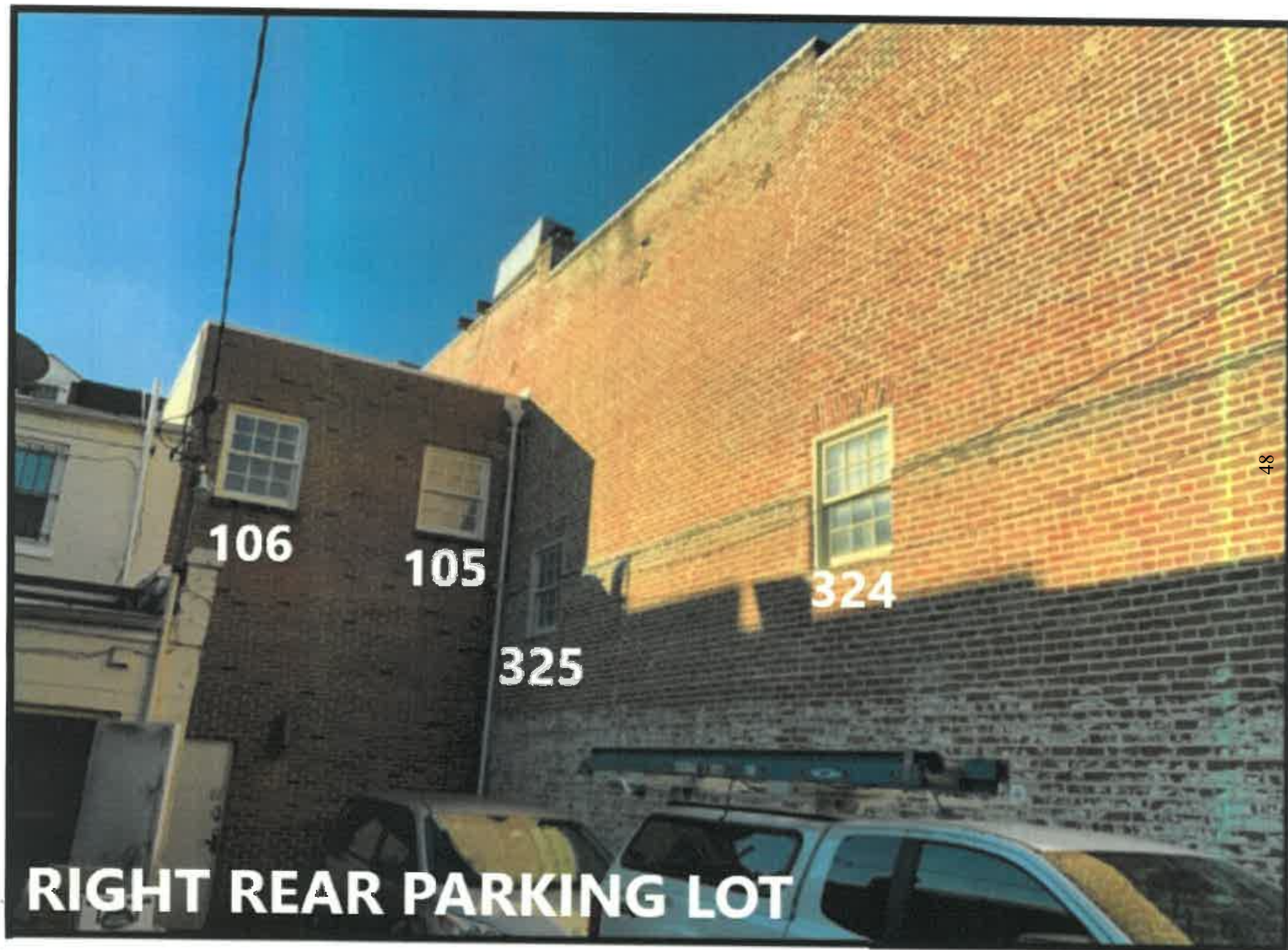


HENRY ST ELEVATION





REAR STAIRS





Double Paned Replacement Window 1



Double Paned Replacement Window

Jamb liner

Double pane spacer bar

51

Double Paned Replacement Window

Jamb liner

Double pane spacer bar

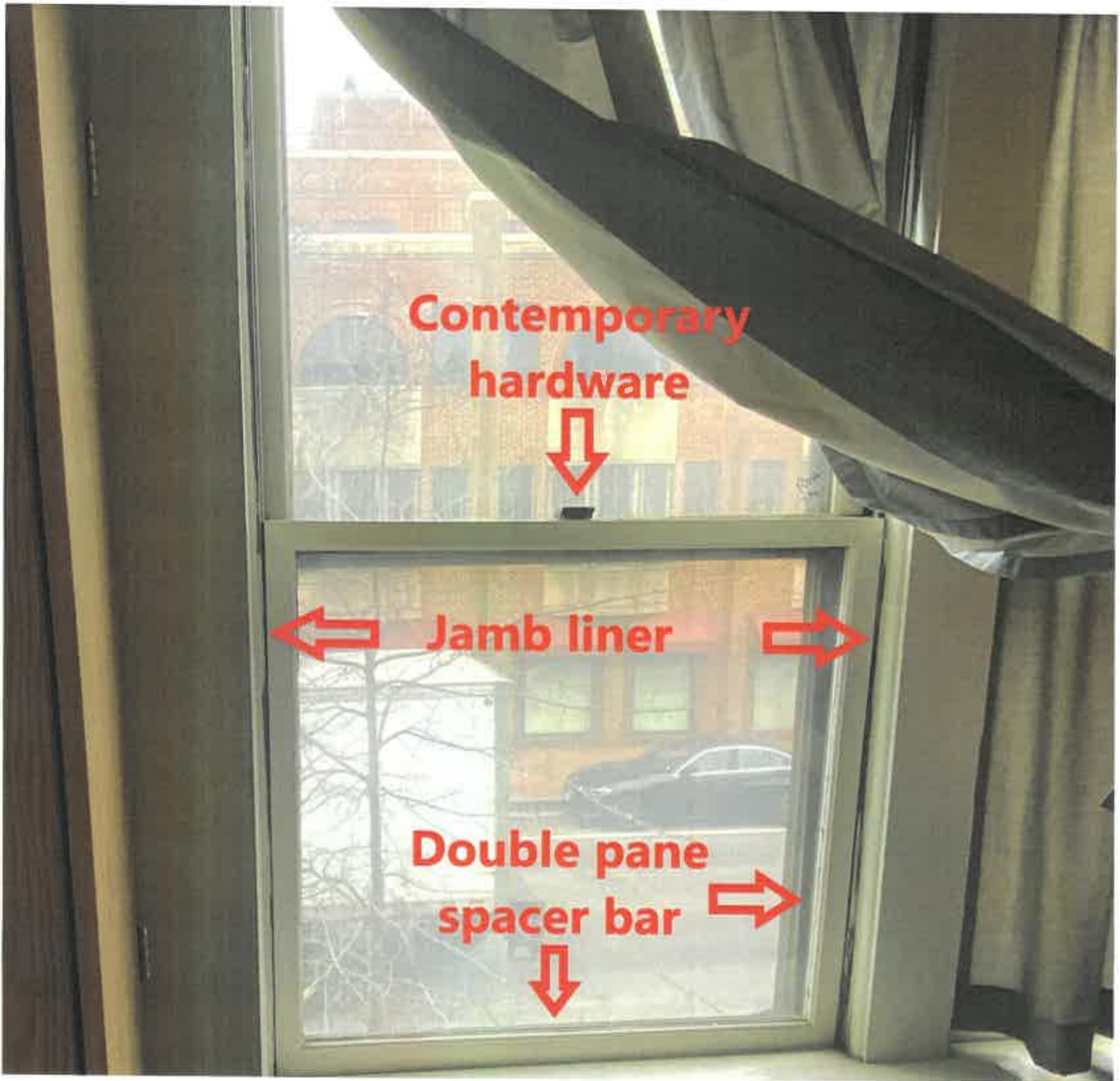
51

Double Paned Replacement Window

Jamb liner

Double pane spacer bar

51



ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Donna Giaimo/Sisters of Saint Paul

LOCATION: Old and Historic Alexandria District
1021, 1023, and 1025 King Street

ZONE: KR/King Street Retail Zone

January 3, 2024 BAR Meeting Minutes

BAR#2023-00112 OHAD

Request for alterations at 1021, 1023, and 1025 King Street
Applicant: Donna Giaimo/ Daughters of St Paul

BOARD ACTION: On a motion by Mr. Lyons, and seconded by Mr. Adams, the Board of Architectural Review voted to deny BAR#2023-00112 as submitted. The motion carried on a vote of 3-2.

REASON

The Board decided to uphold the design guidelines for the replacement of existing windows.

SPEAKERS

Karlen Murray, Renewal by Andersen, presented the project.

Gail Rothrock, HAF, encouraged the Board to uphold the existing guidelines and deny the application. She noted that these are early, important buildings. She suggested that the applicant phase the project to retain some windows and replace others.

DISCUSSION

Ms. del Ninno asked the applicant about color options for the product in order to match the existing windows. The applicant noted that a variety of options are available and could use different colors on different portions of the building.

Mr. Scott asked about the extent of window replacement, including the decorative windows. The applicant clarified that the decorative windows will not be replaced. He further asked for clarification on the proposed one over one configuration. The applicant noted that the replacement windows would be similar to the existing window configurations except for the arched third floor window which would be a single window.

Mr. Lyons asked about repairing the existing windows. The applicant explained that the existing windows are not in good condition.

Ms. del Ninno stated that 1021 and 1023 King Street are directly adjacent to King Street and should have wood windows. The 1025 King Street building is closer to Henry Street which is more vehicular and the windows are above eye level. Would support the replacement of windows at 1025 King Street with composite windows with divisions similar to existing.

Mr. Lyons appreciated the practicality of the proposed windows but could not support the use of windows that are contrary to the existing guidelines.

Mr. Adams stated that the King Street windows should be repaired. The arched window at the 1025 King Street elevation should be divided similar to the existing. He could support the use of composite windows on the rear of the property.

Mr. Spencer asked staff to review the existing policy regarding replacement windows in OHAD.

Mr. Scott stated that 1021 and 1023 King Street should be restored or repaired where possible. He further noted that the guidelines require single pane windows on the front elevation. For 1025 King Street, he could support the use of composite windows. He suggested that the arched third floor window retain the existing configuration and include a wood frame. He could support the proposal because the application had been changed to a sash kit rather than an insert type of installation.

Mr. Spencer supported staff recommendations based on a concern for setting a precedent for the use of composite windows.

Mr. Scott noted that non-wood windows have previously been approved for a commercial multi-unit building on King Street and that the guidelines indicate that every building should be weighed on its own merit.

Mr. Scott moved to approve, with staff recommendations for 1012 and 1023 King Street. For 1025 King Street, the application would be approved with the condition that the applicant work with staff on the design and construction of the third floor arched window. The motion was seconded by Ms. del Ninno. The motion failed 3-2.

Mr. Lyons moved to deny the application per staff recommendations, the motion was seconded by Mr. Adams.

April 19, 2023, BAR Hearing Minutes

BOARD ACTION: By unanimous consent, the Board of Architectural Review accepted the request for the deferral of BAR #2023-00112.

REASON

The Board did not find the application to be appropriate and recommended that the applicant return with different window options.

SPEAKERS

Karlen Murray with Renewal by Andersen represented the Daughters of Saint Paul and gave a brief presentation.

Bill Eckton, a colleague of Ms. Murray, described the windows currently on the buildings. Some windows at the rear facing the alley are steel.

Gail Rothrock, 209 Duke, representing Historic Alexandria Foundation, spoke in opposition to the proposal. She felt that approval would set a dangerous precedent, that this is an historic building, and that Andersen windows are not appropriate here.

Yvonne Callahan, 735 S. Lee, spoke in opposition to the project and to any thought of updating the window policy. She recommended repairing the existing windows and adding storm windows.

DISCUSSION

Mr. Spencer asked if the current windows are single or double paned and if they are SDL. Ms. Murray explained that there are both single and double paned.

Mr. Conkey explained that staff located a permit for double-paned wood SDL windows and that no historic/original windows remain. Mr. Conkey also explained that the buildings had been heavily modified. He explained the window policy for Fibrex windows and insert windows and why they cannot be administratively approved.

Ms. Murray noted that the proposed glass is Cardinal Low E-272, not the glass type erroneously listed in the application. Mr. Eckton advised that they can change windows from inserts to full frame if the Board would like.

Mr. Scott asked Mr. Conkey for an explanation as to why 1/1 and 2/2 windows may be double paned and asked the applicant what type of window they are requesting (1/1) and how long it lasts (20 year warranty). He verified that staff recommended denial based on material, type of glass, and insert. Mr. Conkey also explained the difference between sash kits, inserts, and full frame windows.

In response to a question from Mr. Lyons, Ms. Murray also advised that current wood windows

are soft and decay rapidly, so Andersen does not manufacture them.

Mr. Lyons asked if existing wood windows could be refurbished. Mr. Eckton explained why that is not under consideration here.

Mr. Scott asked if the stained glass windows on the primary elevation would be retained. Yes.

Ms. Zandian asked if the windows contain PVC (no) and other details about materials.

Mr. Scott asked if any windows on the first floor would be replaced. Ms. Murray responded no. Mr. Scott noted that this is a difficult case, he is mindful of our rules requiring wood, but feels that Andersen is proposing a quality product, the street level windows will not be replaced, and that none of the windows are original. Noted that Board approaches each case separately so precedent does not necessarily comply.

Mr. Lyons was also conflicted, appreciates the practicality of the proposed windows but feels that retaining wood is important. People can tell from the street if windows are wood. He supports staff recommendation.

Ms. Del Ninno agreed this is a good product. She is conflicted because the buildings are on King Street. She would consider approval if they were in a less prominent location, and maybe consider non-wood for Henry Street elevation, and agrees with staff recommendation for a full-frame replacement.

Mr. Adams agreed with Ms. Del Ninno about the King Street location. He noted that there are other products and options available and wanted the applicant to do the absolute best on the King Street elevation.

Ms. Zandian supported staff recommendations based on the location of buildings and their historic nature.

Mr. Spencer said that perhaps these windows may be acceptable on secondary facades after additional discussion. As presented, he opposed the project. The Board cannot break policy and these buildings have unique elevations. He would like to gather more information and determine if the window policy needs an update.

Mr. Scott asked if the applicant would be willing to make some changes to the application, defer, and resubmit. Ms. Murray agreed.

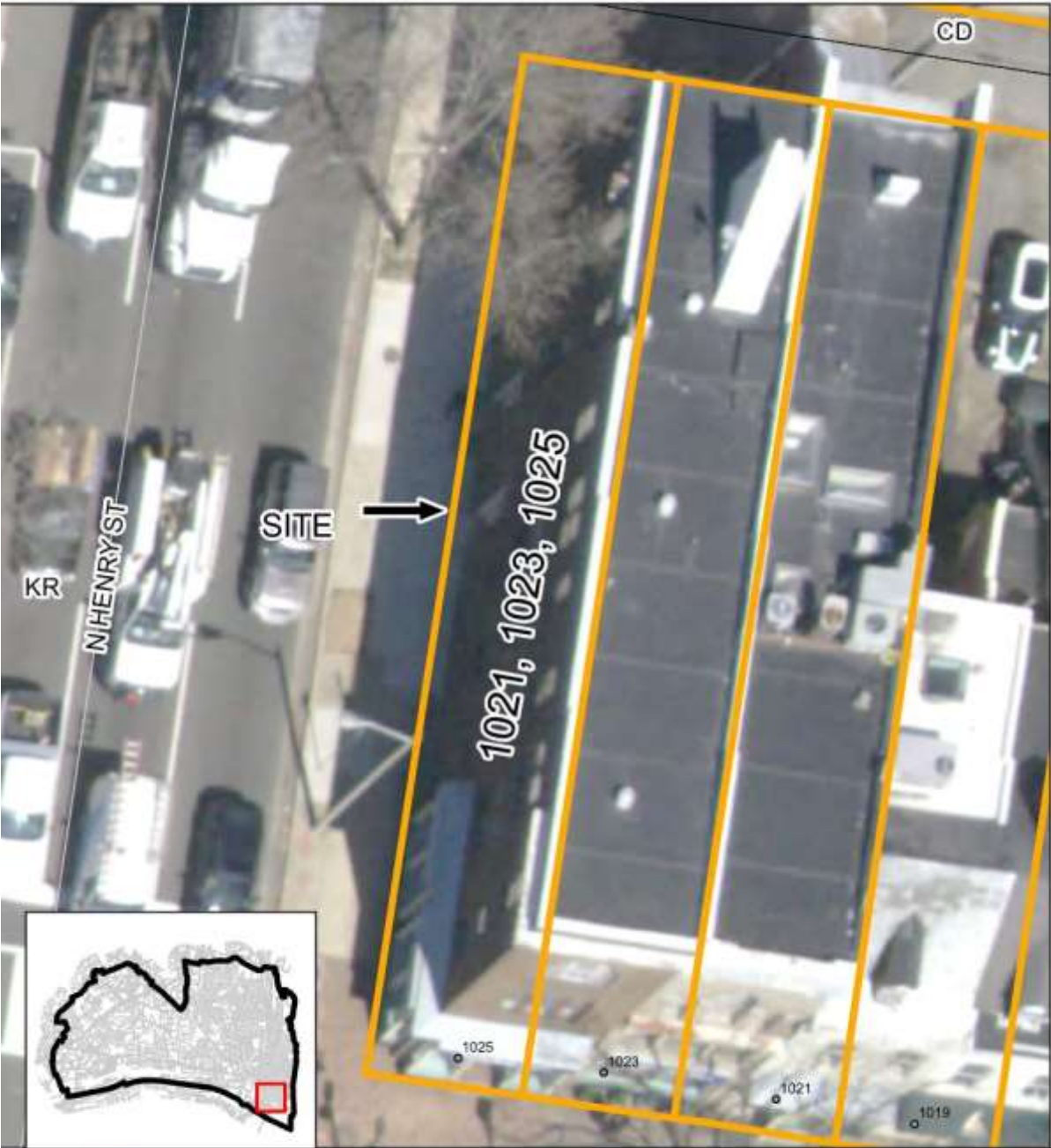
STAFF RECOMMENDATION

Staff recommends denial of the Certificate of Appropriateness for alterations.

GENERAL NOTES TO THE APPLICANT

Docket #4
BAR #2023-00112
Old and Historic Alexandria District
January 3, 2024

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2023-00112
1021, 1023, and 1025 King Street



0 5 10 20 Feet

UPDATE

The case was deferred at the request of the applicant at the April 19, 2023, hearing. Since that hearing, the Board has held a window workshop to explore the technical aspects of various window replacement projects. The Fibrex windows being proposed for this project were included in this workshop. The applicant returns to the Board with modified technical specifications and is requesting that the Board approve the use of Fibrex windows on this Early building.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to replace 42 windows on all elevations of the buildings at 1021, 1023, and 1025 King Street.

Site context

The buildings sit at the northeast corner of the intersection of King and North Henry streets. They face King Street and are therefore in a highly visible location. In addition, the alley behind the properties to the north is public.

II. HISTORY

1021 King: City Council ordinance #2239 placed this two-and-a-half story brick row building on the One-Hundred-Year-Old Building list on March 18, 1978. At that time, this block of King Street was not yet within the Old and Historic Alexandria District. According to the associated documentation for the ordinance and Ethelyn Cox's *Historic Alexandria Virginia Street by Street*, this building dates to the **early 19th century**. It is therefore an Early building. The Historic Alexandria Foundation installed a plaque here in 1977.



Figure 1: 1021 King

1023 King: On May 27, **1897**, Thos. L. and J. Brook Carter were issued Permit to Build #165 to build a two-story brick building with a flat tin roof at 1023 King Street. The new building measured 15'6" wide by 85' deep. This is therefore an Early building. The three-story brick commercial row building with a large Palladian-style window and leaded glass on the primary elevation has a **1907** date stone, so it is possible that the building was not completed until that time. Interestingly, Sanborn maps show this as a two-story building until at some point between 1921 and 1941, when the map identifies it as a three-story building. Staff found no permits for the addition of a third story.



Figure 2: 1023 King

1025 King: This three-story brick commercial row building turns the corner along North Henry Street. A building in this location appears on Sanborn maps as early as 1885, but staff cannot be certain that it is the same building. The building stood here **by 1907**, when Permit #238 for Repairs & Alterations was issued to repair the party wall between 1023 and 1025 King Street. It is therefore also an Early building. Much like 1023 King, Sanborn maps show this as a two-story building until at some point between 1921 and 1941, when the map identifies it as a three-story building. Staff found no permits for the addition of a third story.



Figure 3: 1025 King with 1023 King to right

City records specify that the Daughters of Saint Paul have owned all three buildings since 1982. Permits indicate that the buildings were in poor condition at that time and were therefore extensively renovated. 1023 and 1025 were nearly gutted and were connected on the interior to facilitate their use as a rooming house, and all windows of 1025 were replaced (Permit #37774, 3/10/82). 1021 received a new storefront and door (Permit #37985, 6/14/82).

Previous BAR Approvals for all buildings

- BAR92-119&120, 6/3/92: approval of retractable frame awnings to 1023 and 1025 King, a new rear stair tower and extensive alterations to all three buildings. The approval included a two-story brick stair rear addition to 1021 King with two 6/6 windows on the second floor, a new entry door, and an access ramp. The staff report indicates that the rear of 1021 King had been so altered in the past that “there would be little purpose in denying the Permit to Demolish...” 1025 King received approval for replacement windows on the third floor with the condition that said windows be true divided light 1/1 wood.
- BAR2011-0350, 12/5/11, administrative approval for 1025 King to trade doors with 1021 King.
- BAR2014-00326, 9/30/14 administrative approval to replace awning fabric at 1025 King.

III. ANALYSIS

Certificate of Appropriateness

The *BAR Policies for Administrative Approval* state that on buildings constructed before 1932, “Historically appropriate one-over-one and two-over-two windows may be replaced with double-glazed wood windows on any elevation.” Due to the architectural styles of these buildings, staff finds one-over-one double-glazed wood windows to be appropriate. However, the applicant proposes installing Andersen Renewal Fibrex double-glazed windows on all elevations. While Fibrex is permitted on Later buildings, it is not permitted on Early buildings.

In the previous submission, the applicant proposed insert windows with Low E-4 SmartSun Glass. Per the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*, replacement windows should either be full frame or sash kits in lieu of insert windows. These performance specifications also require Low-E glass equivalent to Low-E 272 glazing.

In the revised submission, the applicant is now proposing to use sash kits with a glazing equivalent to Low-E 272 for the replacement windows. While staff appreciates the changes made to the application to bring the building closer to compliance with the Board’s policies, the use of Fibrex windows on Early buildings is still not permitted. It is not unusual for buildings of a commercial typology to have different types of windows than residential buildings of a similar age, however this is not mentioned in the current guidelines, for this reason, staff recommends denial of the application.

STAFF

Bill Conkey, AIA, Planning & Zoning

Susan Hellman, Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed window replacement will comply with zoning.

Code Administration

C-1 Building permit is required for replacing windows.

Transportation and Environmental Services

R1. The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

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. 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)

F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

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

- F-1 No archaeological oversight is required for this project.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 1025 KING ST

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

TAX MAP AND PARCEL: 10778000

ZONING: _____

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS

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

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

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

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

Name: DONNA GIAIMO / DAUGHTERS OF ST PAUL

Address: 1025 KING ST

City: ALEXANDRIA

State: VA

Zip: 22314

Phone: 703-549-1323

E-mail: KARLEN.MURRAY@ANDERSENCORP.COM

Authorized Agent (if applicable): ☐ Attorney ☐ Architect

☒ CONTRACTOR

Name: RENEWAL by ANDERSEN / KARLEN MURRAY

Phone: 443-829-4576

E-mail: KARLEN.MURRAY@ANDERSENCORP.COM

Legal Property Owner:

Name: DONNA GIAIMO / DAUGHTERS OF ST PAUL

Address: 1025 KING ST

City: ALEXANDRIA

State: VA

Zip: 22314

Phone: 703-549-1323

E-mail: KARLEN.MURRAY@ANDERSENCORP.COM

- ☐ 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.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

RENEWAL by ANDERSEN TO REMOVE AND REPLACE 42 WINDOWS

NO GRILLES, HIGH PERFORMANCE SMART SUN, LOWE 272

NO STRUCTURAL CHANGES, NO WIDENING OF EXISTING OPENINGS

SUBMITTAL REQUIREMENTS:

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

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

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

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: KARLEN MURRAYDate: 12.04.2023



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. Street Address RB
Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = 0.00
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
 First Floor
 Second Floor
 Third Floor
 Attic
 Porches
 Balcony/Deck
 Lavatory***
 Other**

Allowable Exclusions**

Basement**
 Stairways**
 Mechanical**
 Attic less than 7***
 Porches**
 Balcony/Deck**
 Lavatory***
 Other**
 Other**

B1. 0.00 Sq. Ft.
 Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
 Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.
 Existing Floor Area Minus Exclusions
 (subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 0.00 B2. **Total Exclusions** 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
 First Floor
 Second Floor
 Third Floor
 Attic
 Porches
 Balcony/Deck
 Lavatory***
 Other

Allowable Exclusions**

Basement**
 Stairways**
 Mechanical**
 Attic less than 7***
 Porches**
 Balcony/Deck**
 Lavatory***
 Other**
 Other**

C1. 0.00 Sq. Ft.
 Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.
 Allowable Floor Exclusions**

C3. 0.00 Sq. Ft.
 Proposed Floor Area Minus Exclusions
 (subtract C2 from C1)

C1. **Total Gross** 0.00 C2. **Total Exclusions** 0.00

D. Total Floor Area

D1. 0.00 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 0.00 Sq. Ft.
 Total Floor Area Allowed
 by Zone (A2)

E. Open Space

E1. Sq. Ft.
 Existing Open Space

E2. Sq. Ft.
 Required Open Space

E3. Sq. Ft.
 Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____

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Date: 12.04.2023



Proposed Rev 12.04.2023

Bill Acton (703)232-3004

Daughters Of Saint Paul

1025 King St

Alexandria, VA 22314

(703)549-1323

rSuite Capital Price 1.26.2023

ID#:	ROOM:	SIZE:	DETAILS:
101	Chapel	34 W 70 H	 <p>Window: Double-Hung (DG) . 1:1, Flat Sill, Insert Frame. Traditional Checkrail, Exterior White, Interior WhitePerformance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance, No Pattern Hardware: White , Standard Color Extra Lock, Standard Color Recessed Hand LiftScreen: Fiberglass , Full ScreenGrille Style: No Grille Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
102	Chapel	34 W 70 H	 <p>Window: Double-Hung (DG) . 1:1. Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior WhitePerformance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance, No Pattern Hardware: White , Standard Color Extra Lock, Standard Color Recessed Hand LiftScreen: Fiberglass , Full ScreenGrille Style: No Grille Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
103b	chapel foyer	28 W 37 H	 <p>Window: Picture , Base Frame, Exterior White, Interior WhitePerformance Calculator: PG Rating: 50 DP Rating: + 50 / - 50 Glass: All Sash: High Performance, No Pattern Grille Style: No Grille Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
104	Chapel stair	36 W 46 H	 <p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior WhitePerformance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance, No Pattern Hardware: White . Standard Color Recessed Hand LiftScreen: Fiberglass , Full ScreenGrille Style: No Grille Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>

105 Chapel stair 36 W
46 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full Screen
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired., Buck Frame or Rot Repair (minor) , Add/Replace Buck Framing only

106 living room 22 W
59 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full Screen
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

107 living room 42 W
94 H







Specialty: Springline , Base Frame, Quarter-Round, L Trim, WM324, Exterior White, Interior White
Performance Calculator: Performance Data Unavailable
Glass: All Sash: High Performance, No Pattern
Grille Style: No Grille
Misc: None

108 living room 22 W
59 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full Screen
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

109	back office	69 W 45 H		<p>Window: Gliding , Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 30 DP Rating: + 30 / - 30</p> <p>Glass: All Sash: High Performance, No Pattern , Tempered Glass</p> <p>Hardware: White , Standard Color Recessed Hand Lift</p> <p>Screen: Fiberglass , Full Screen</p> <p>Grille Style: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
310	3rd floor bedroom	78 W 58 H		<p>Specialty: Springline , Base Frame, Quarter-Round, L Trim, WM324, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 50 DP Rating: + 50 / - 50</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Grille Style: No Grille</p> <p>Misc: None</p>
311	3rd floor br	36 W 66 H		<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Hardware: White , Standard Color Recessed Hand Lift</p> <p>Screen: Fiberglass , Full Screen</p> <p>Grille Style: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
312	3rd fir 2nd br	36 W 66 H		<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Hardware: White , Standard Color Recessed Hand Lift</p> <p>Screen: Fiberglass , Full Screen</p> <p>Grille Style: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>

313 3rd flr 2nd br 36 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

314 3rd floor bath 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern , Tempered Glass**Hardware:** White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

315 3rd floor bath 28 W
54 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

316 3rd fl 3rd br 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

317 3rd fl 3rd br 36 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

318 3rd fl 3rd br 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

319 3rd fl 2nd bath 28 W
54 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern , Tempered Glass**Hardware:** White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

320 3rd fl brs 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

321 3rd fl brs 36 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

322 3rd fl brs 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

323 3rd fl brs 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

324 2nd fl mid bldg w36 W
46 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

325 2nd fl br 36 W
46 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full Screen
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired., Buck Frame or Rot Repair (minor) , Add/Replace Buck Framing only

326 qtr office 69 W
44 H



Window: Gliding , Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 30 | DP Rating: + 30 / - 30
Glass: All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full Screen
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

327 dining room 24 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full Screen
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

328 dining room 36 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full Screen
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

329 dining room 24 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

330 dining room 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

331 dining room 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

332a kitchen 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

332b kitchen

36 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame,
Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: +
40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:**
Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit
Interior , New Interior Trim not needed/desired.

333 pantry

28 W
54 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame,
Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: +
40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:**
Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit
Interior , New Interior Trim not needed/desired.

334 guest

36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame,
Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: +
40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:**
Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit
Interior , New Interior Trim not needed/desired.

335 guest

36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame,
Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: +
40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift**Screen:**
Fiberglass , Full Screen**Grille Style:** No Grille **Misc:** Trim- Omit
Interior , New Interior Trim not needed/desired.

336 2nd guest 36 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full Screen
Grille Style: No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

337 guest bath 28 W
54 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern , Tempered Glass
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full Screen
Grille Style: No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

338 guest bath 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern , Tempered Glass
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full Screen
Grille Style: No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

339 3rd guest 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior
WhitePerformance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full Screen
Grille Style: No Grille **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

340 3rd guest 36 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full Screen
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

341 3rd guest 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White , Standard Color Recessed Hand Lift
Screen: Fiberglass , Full Screen
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

WINDOWS: 40 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 2 MISC: 0

UPDATED: 12/04/23

What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.¹ It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

Andersen
EXCLUSIVE
FEATURE

ENGINEERED WITH

FIBREX®
MATERIAL

SMART MATERIALS

Fibrex® material is twice as strong as vinyl, so weathertight seals stay weathertight.

COLOR CHOICE

Our unique process fuses color to Fibrex® material for long-lasting beauty as well as offering dark exterior colors not available on most other replacement windows.

EXCEPTIONAL COMFORT

Fibrex® material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

EXCEPTIONAL DURABILITY

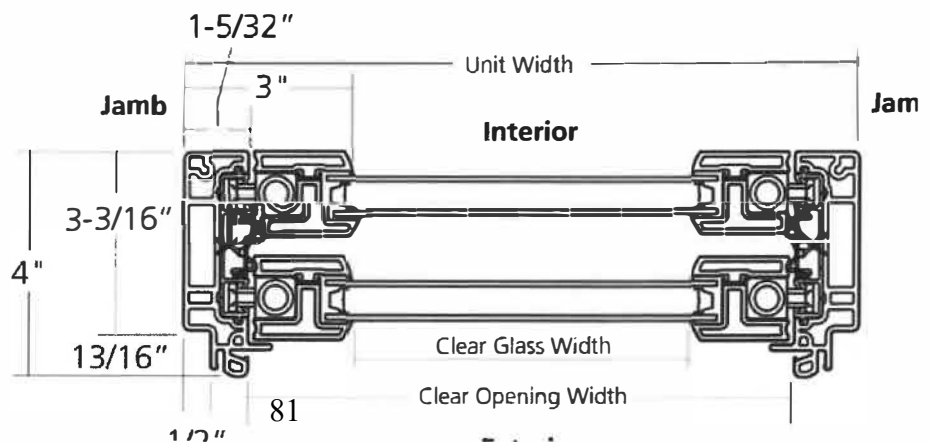
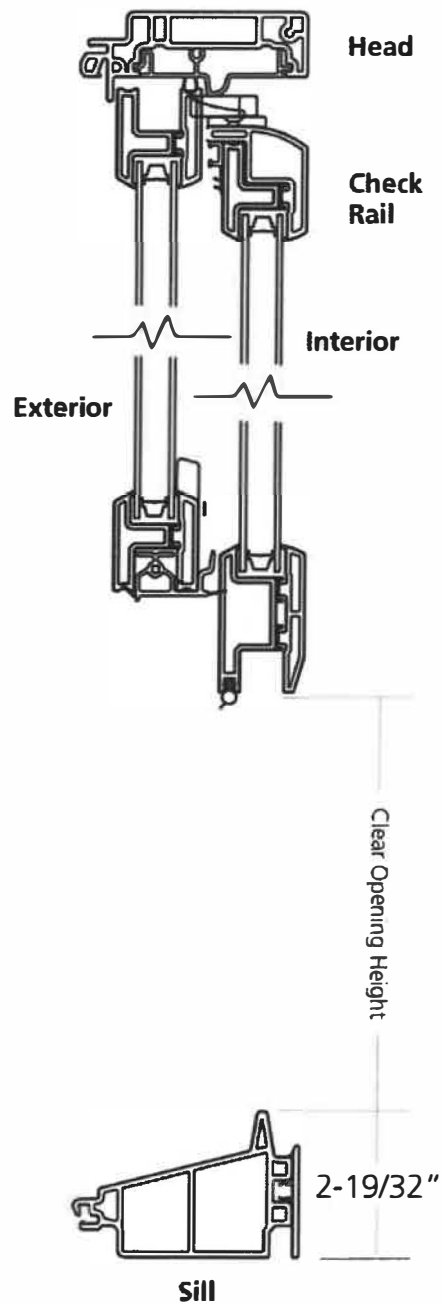
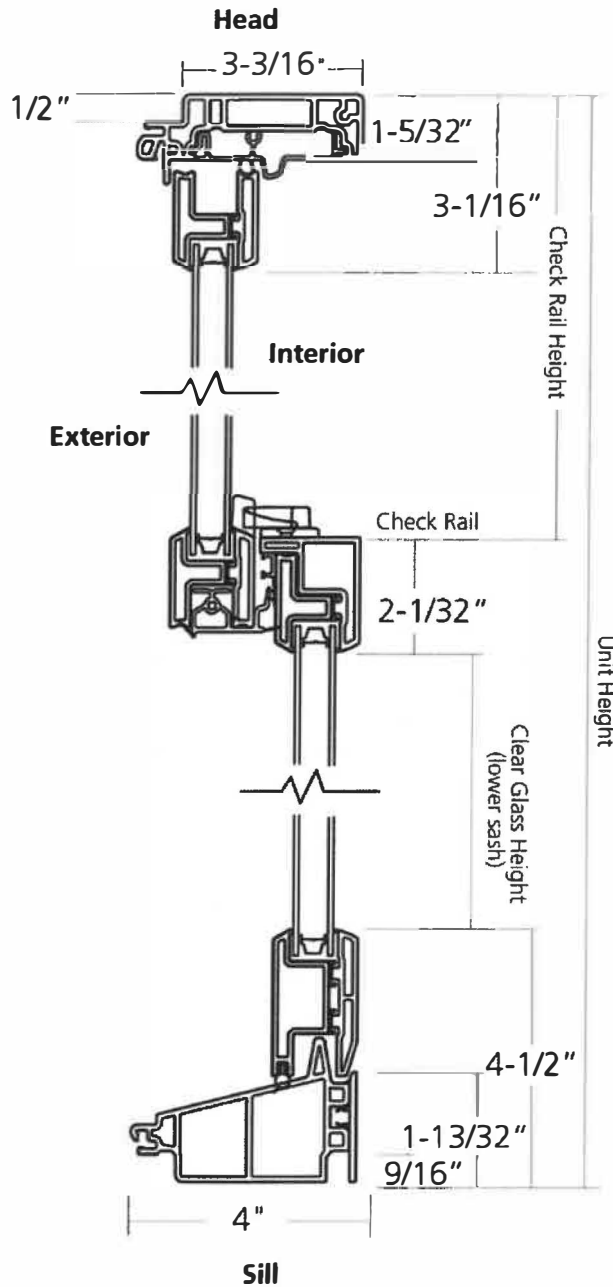
Fibrex® material retains its stability and rigidity in all climates.²

	Fibrex®	Aluminum	Vinyl ³	Wood
Insulating Properties	✓		✓	✓
Low Maintenance	✓	✓	✓	
Resistance to Decay/Corrosion	✓		✓	
Structural Rigidity	✓	✓		✓
Durability	✓	✓		✓
Color/Finish Choices	✓			✓
Maximum Glass Area	✓	✓		varies
Dark Color Performance	✓	✓		✓

CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

DOUBLE-HUNG WINDOW

FLAT SILL INSERT



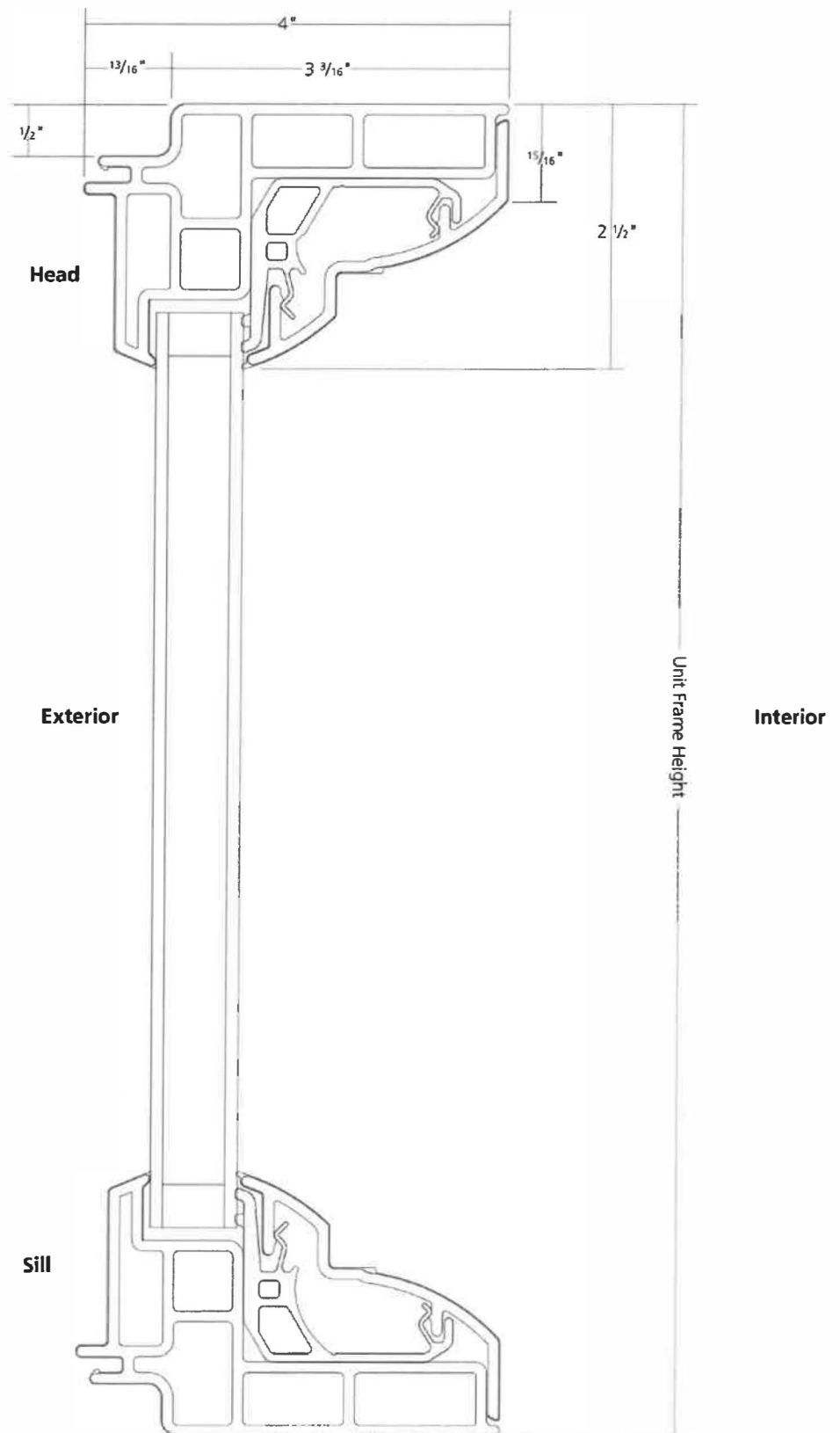
Window profiles shown for measurement purposes.

WINDOW OPENING AND DIMENSIONAL SPECS

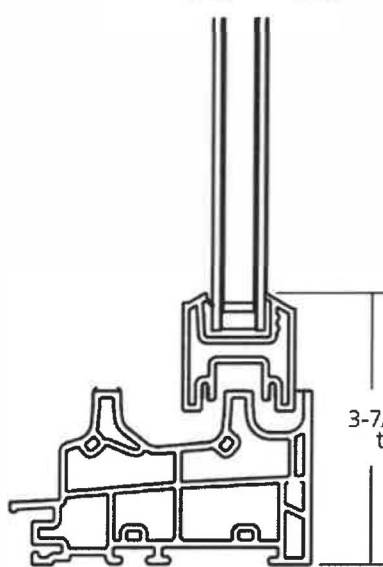
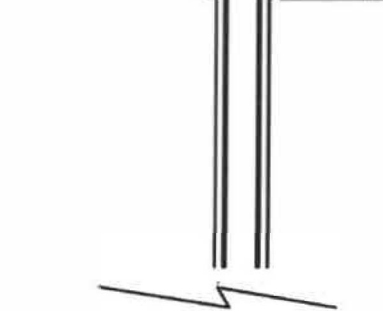
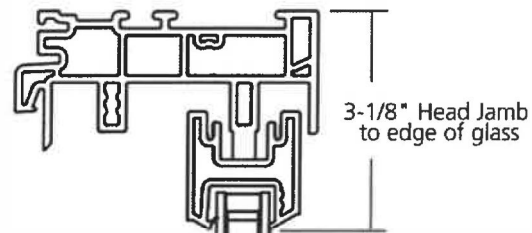
PICTURE WINDOW



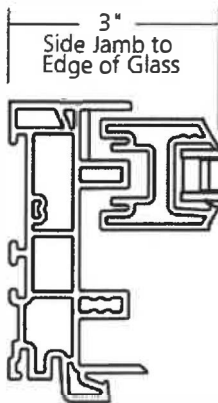
Window profiles shown
for measurement purposes.



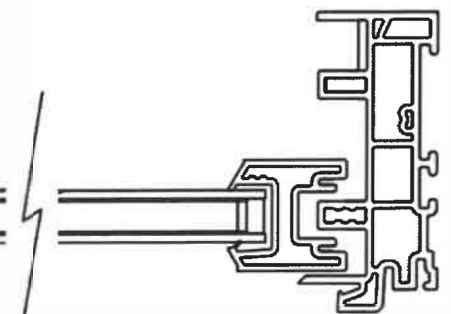
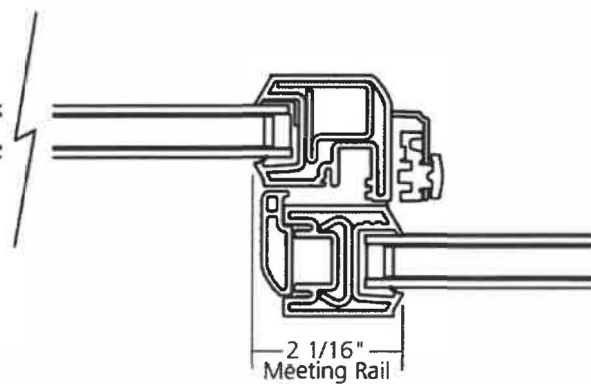
Head



Sill



Jamb



Jamb



2023 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.4800 <http://www.alexandriava.gov/>

License Number: 141258-2023
Account Number: 141258
Tax Period: 2023
Business Name: Renewal By Andersen, LLC
Trade Name: Renewal By Andersen, LLC
Business Location: NO CITY ADDRESS
Bayport , MN 55003

Renewal By Andersen, LLC
Tax Dept. MN 126-01-J6A
551 N Maine Street
Bayport , MN 55003

License Classification(s):

Out of State Contractor
0-000-000
Out of State Contractor

March 6, 2023

Dear Taxpayer:

This is your 2023 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Renewal By Andersen, LLC
NO CITY ADDRESS
Bayport , MN 55003

License Number: 141258-2023
Account Number: 141258
Tax Period: 2023
Business Name: Renewal By Andersen, LLC
Trade Name: Renewal By Andersen, LLC
Business Location: NO CITY ADDRESS
Bayport , MN 55003

License Classification(s): Out of State Contractor
0-000-000
Out of State Contractor

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON

08-31-2025

NUMBER

2705155684

BOARD FOR CONTRACTORS
CLASS A CONTRACTOR
CLASSIFICATIONS CBC RBC



RENEWAL BY ANDERSEN LLC
2814 A MERRILLE DRIVE
FAIRFAX, VA 22031



Davidson J. Miller
Davidson J. Miller, Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017

(DETACH HERE)



COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation

CLASS A BOARD FOR CONTRACTORS
CONTRACTOR

CLASSIFICATIONS CBC RBC

NUMBER: 2705155684 EXPIRES: 08-31-2025

RENEWAL BY ANDERSEN LLC
2814 A MERRILLE DRIVE
FAIRFAX, VA 22031



(FOLD)

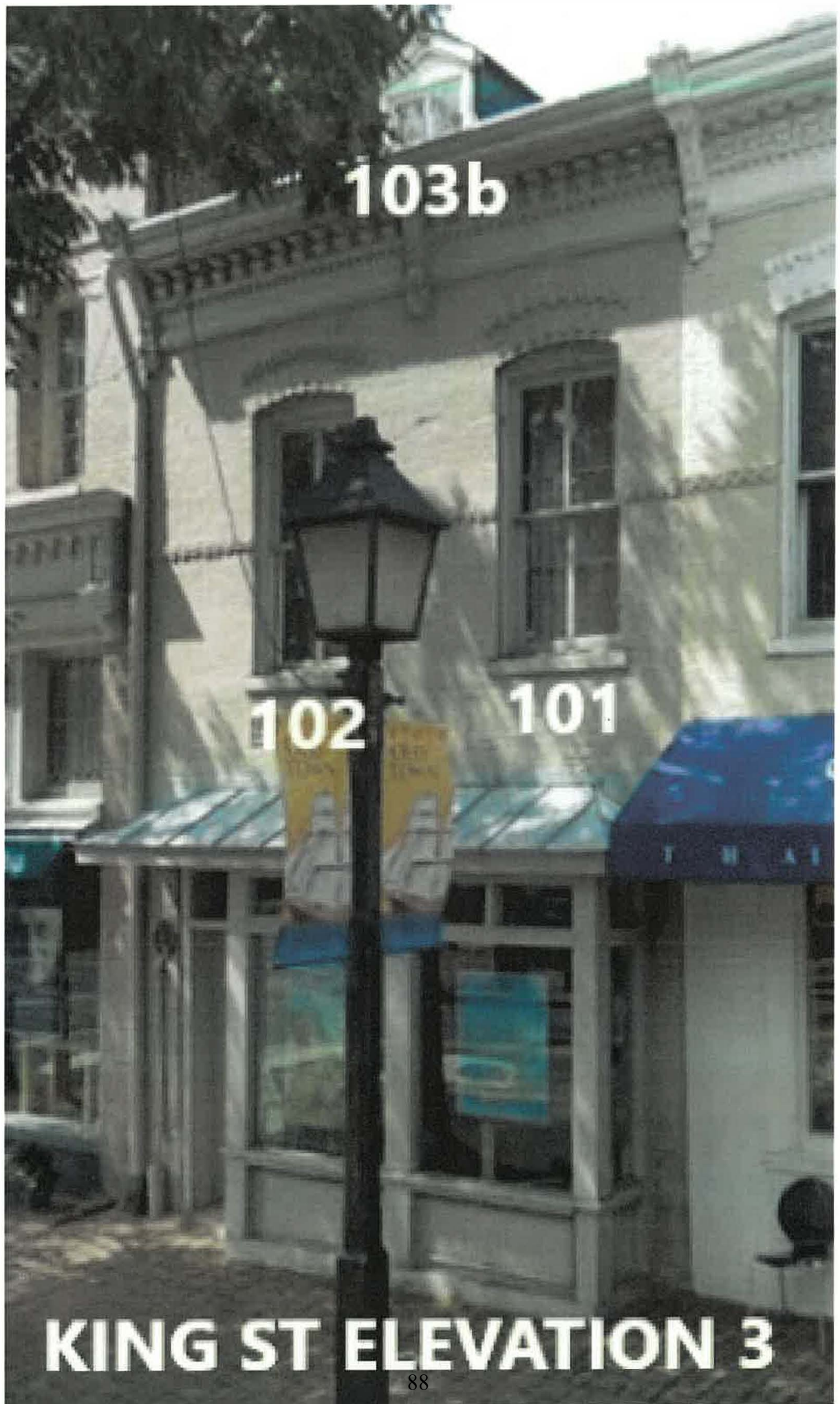
Status can be verified at <http://www.dpor.virginia.gov>

DPOR-PC (02/2017)





KING ST ELEVATION 2

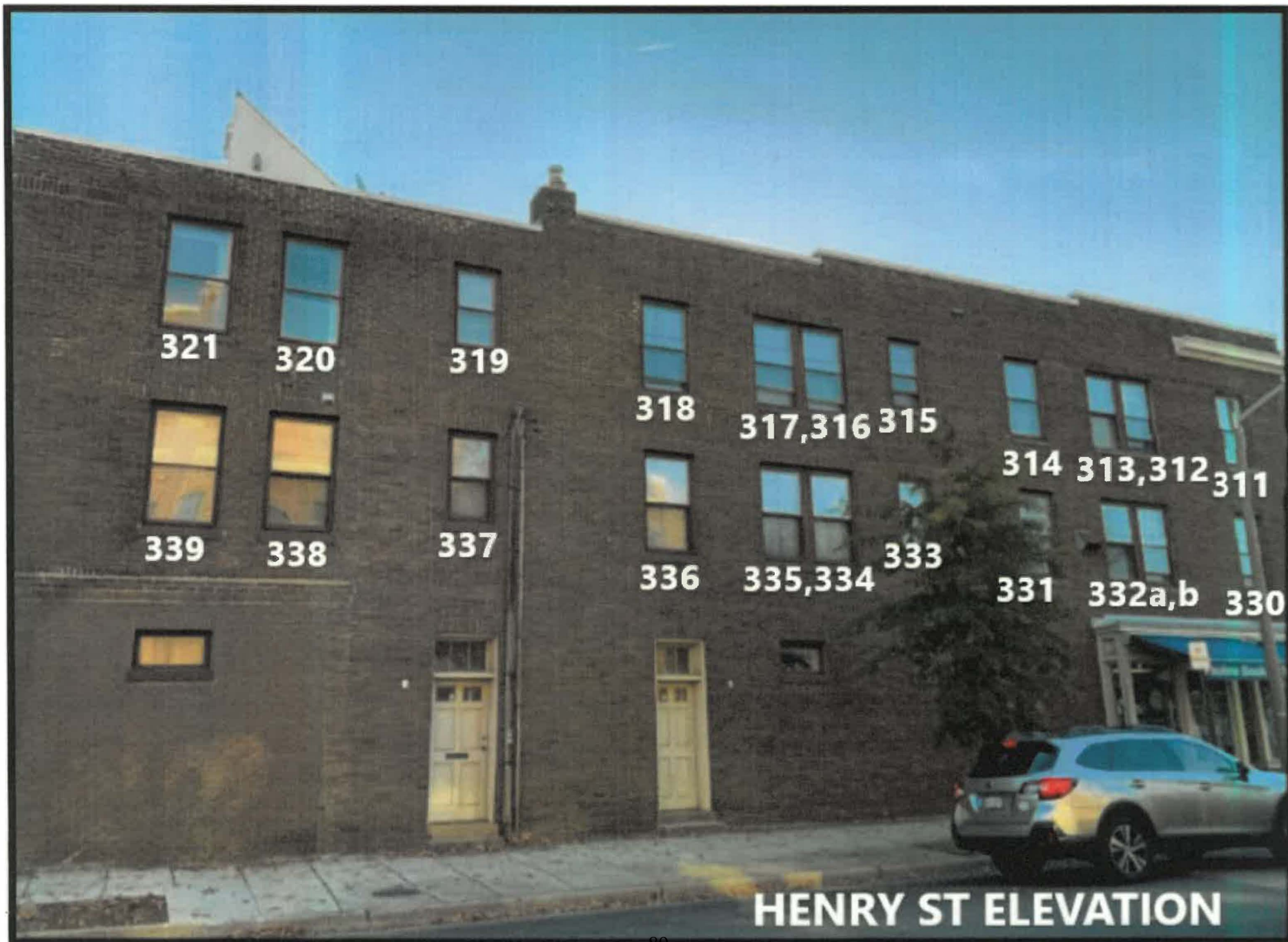


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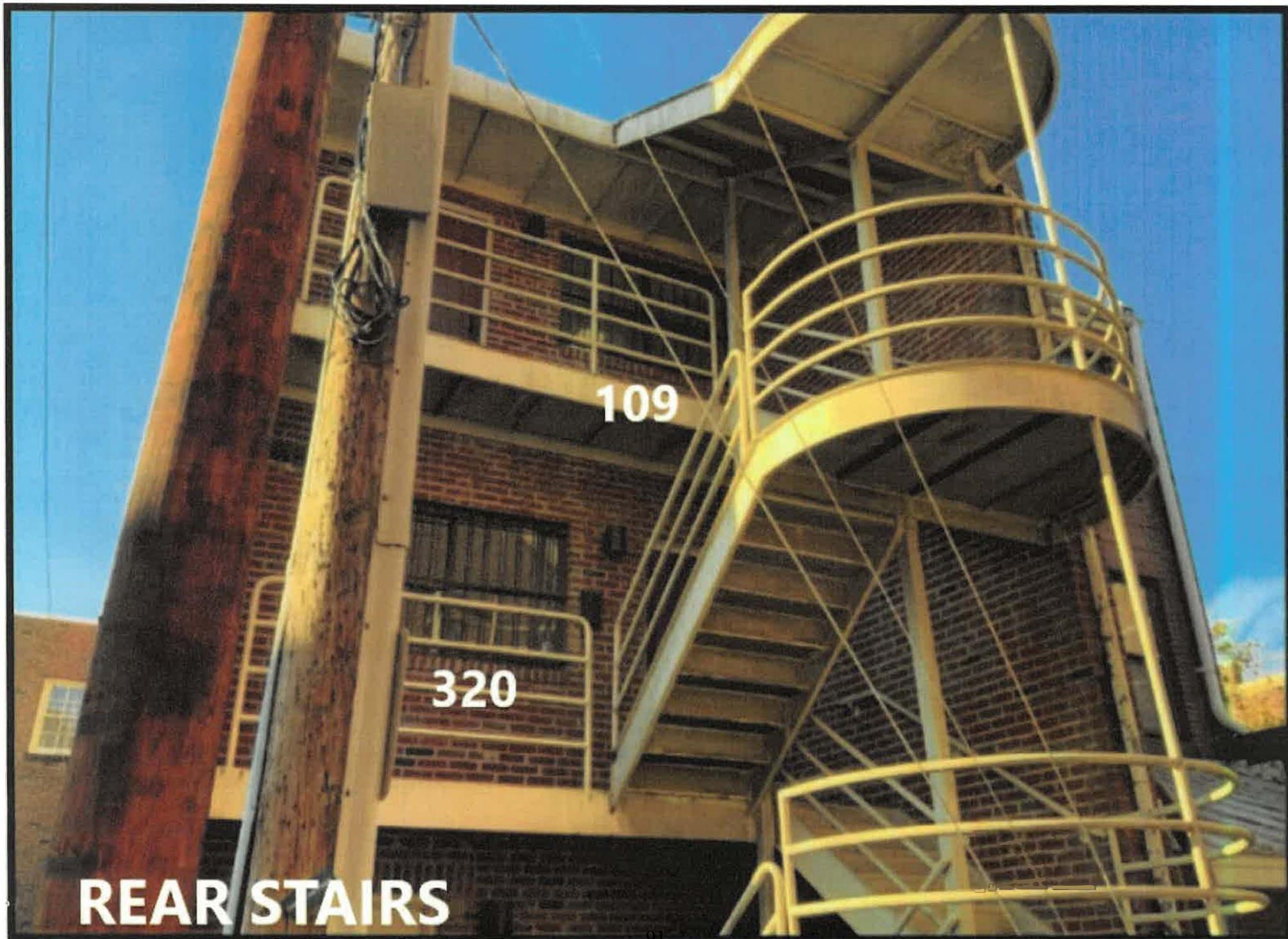
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KING ST ELEVATION 3

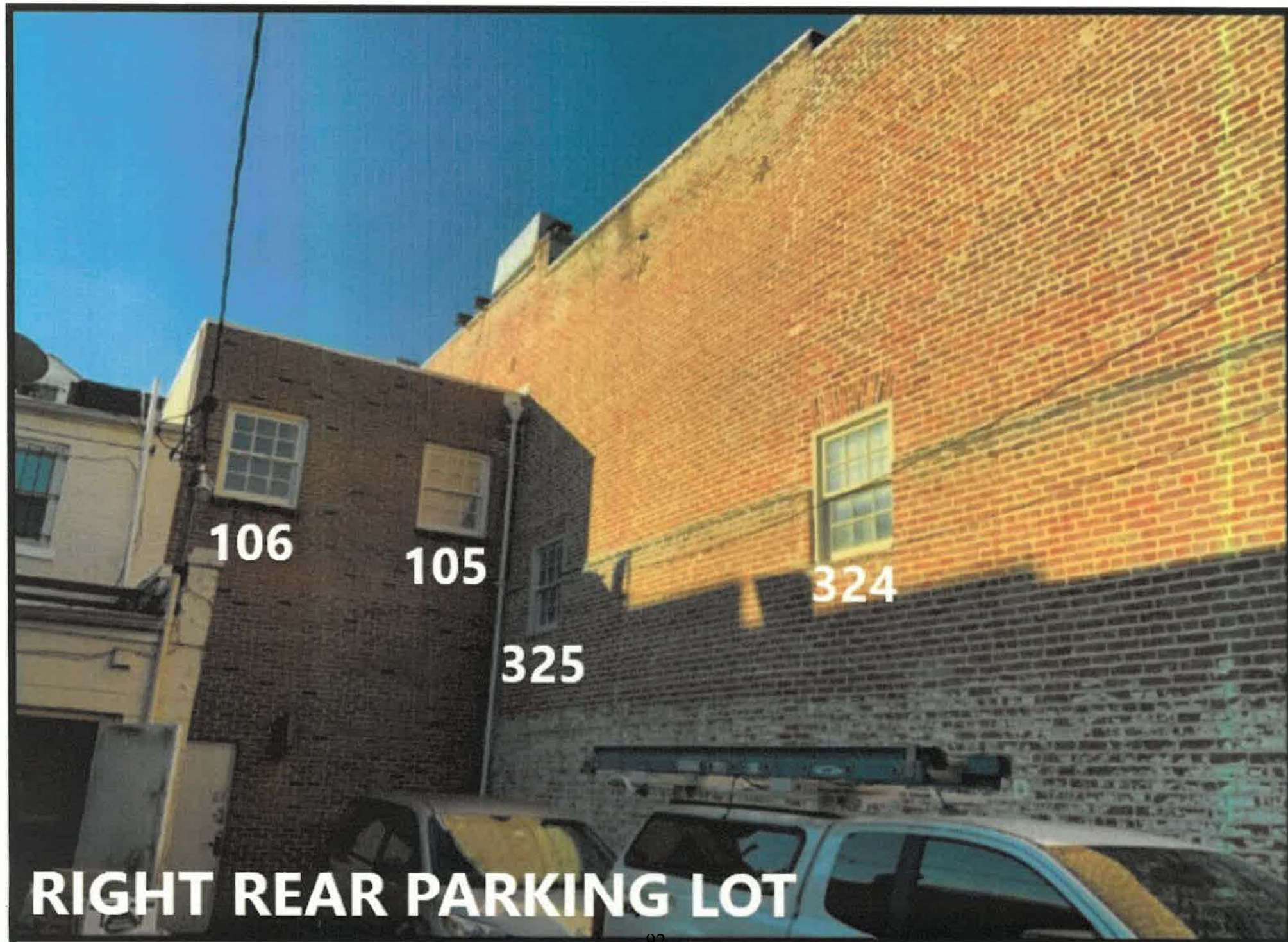


HENRY ST ELEVATION





REAR STAIRS



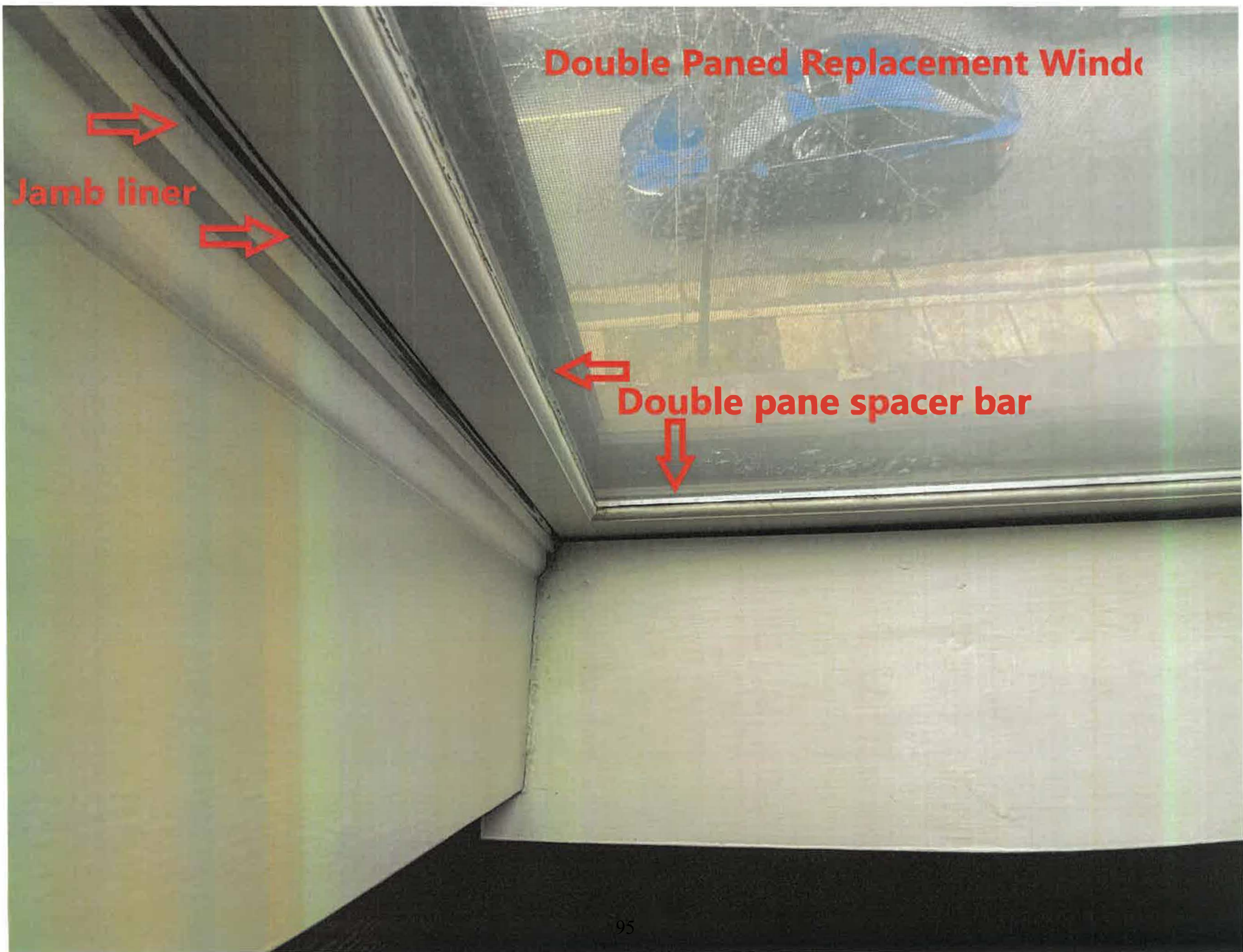


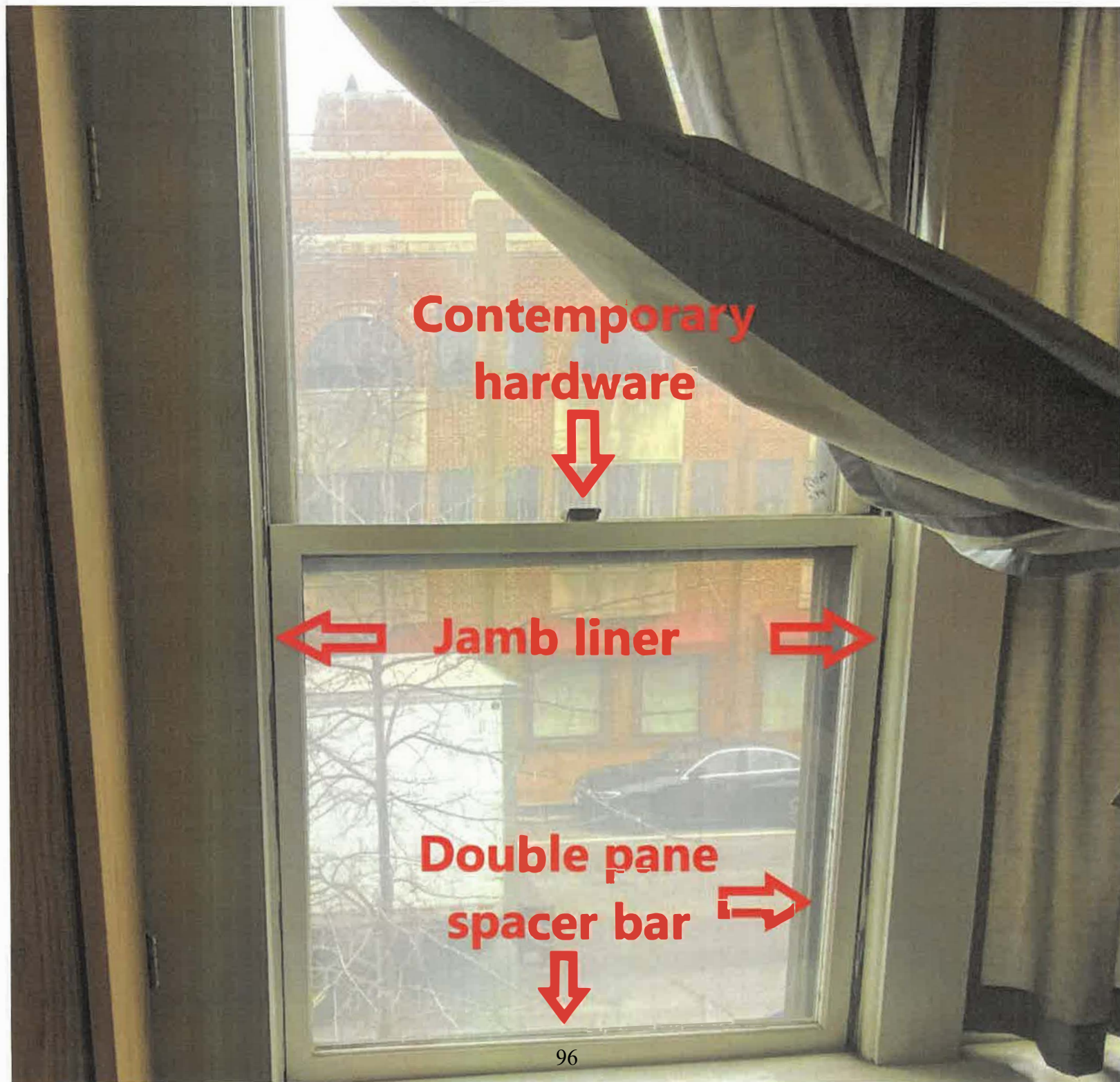
Contemporary hardware

Contemporary hardware

Double Paned Replacement Window 1









**Board of Architectural
Review
Window Workshop
June 7, 2023**

Windows



Inappropriate window replacement and Victorian brick ornament removed from house on the left to make it look older than it is.

“A central tenet of the philosophy of historic preservation is that original historic material should be retained and repaired rather than replaced.”
 “New and replacement windows should be appropriate to the historic period of the architectural style of the building.” (*Design Guidelines*)

Windows

WINDOW CONFIGURATIONS



^ 12/12 GEORGIAN



^ 9/9 GEORGIAN



^ 6/6 FEDERAL / GREEK REVIVAL



^ 6/9 GREEK REVIVAL



^ 4/4 LATE GREEK / EARLY VICTORIAN



^ 2/2 VICTORIAN



^ CASEMENT



^ GOTHIC LANCET



^ COLONIAL REVIVAL /



Current Administrative Approval Guidelines

Parker-Gray Historic District

Early (Pre-1932)

Street Facing Elevation: Single glazed wood windows.

Side and Rear Elevation: Any material except vinyl.

Double glazed wood windows can be used on front elevation if in a one over one or two over two configuration.

Later (After 1931)

Street Facing Elevation:

Greater than 15' from front property line may be any material, operation or configuration.

Less than 15' from front property line may be wood, aluminum clad wood, or any high quality, paintable material. May not be hollow vinyl or have sandwich muntins

Side and Rear Elevation: May be any material

Current Administrative Approval Guidelines Old and Historic Alexandria District

Early (Pre-1932)

Street Facing Elevation: Single glazed wood windows.

Side and Rear Elevation: Double glazed wood window.

Double glazed wood windows can be used on front elevation if in a one over one or two over two configuration.

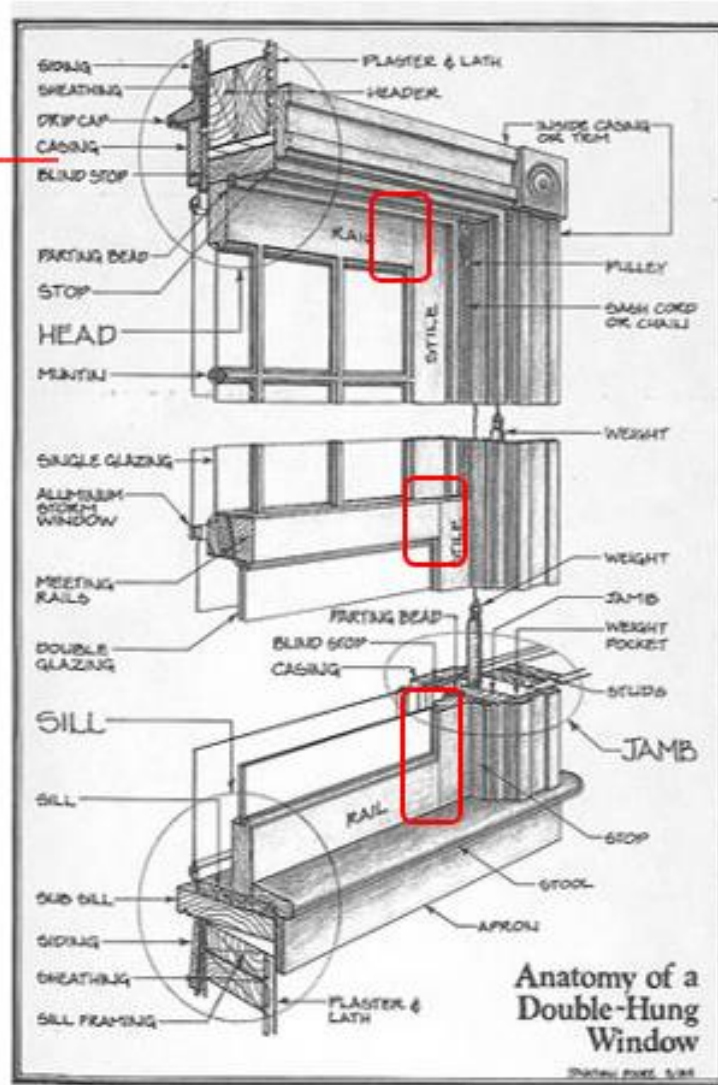
Later (After 1931)

Modern window materials, such as aluminum-clad wood, wood composite or fiberglass (no hollow vinyl), double glazed windows.

Window Performance Specifications in Both Districts

1. Replacement windows approved on Early buildings must be full frame replacements, or sash kits installed in the existing frames, rather than insert or pocket style replacements.
2. The dimensions and proportions of window components must match historically appropriate windows. Exterior trim on Early buildings may not mitered at corners.
3. Multi-lite windows must have permanetly fixed muntins on both the interior and exterior of the glass with spacer bars between the glass. These are Simulated Divided Light (SDL) windows.
4. Muntins must be sized appropriately and be paintable. Muntins that approximate historic putty profiles are preferred.
5. Glazing must be clear, non-relective and without tint. Where double glazing is pemitted, Low-E 272 glazing may be used.
6. The vinyl weatherstrip portion of wood windows should be minimally visible.
7. All window replacements in the historic districts, except sash kits, also require a building permit from Code Administration.

Typical Historic Window



Window Muntin Types



Simulated Divided Light with
Spacer Bar



Grilles Between the Glass
or Sandwich Muntins

Single Vs Double Glazing



Single Glazed Wood Window



Double Glazed Wood Window

Wood Windows

Wood Windows

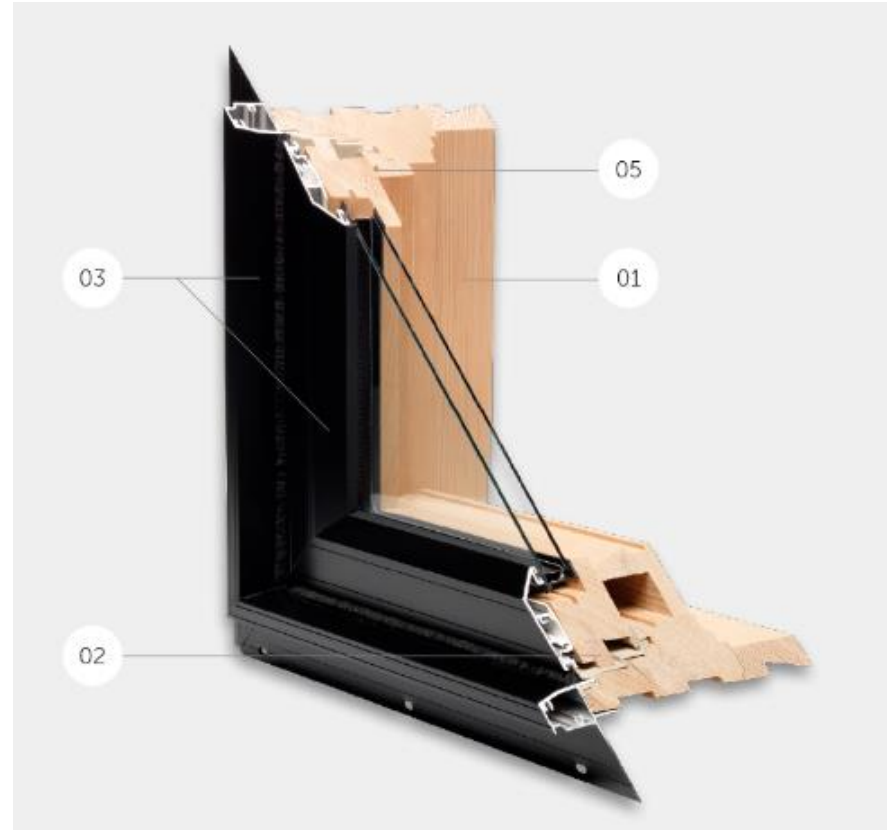
- Single glazed required on fronts of early buildings in both districts.
- Most closely resemble historic windows.
- Wood on inside and exterior can easily be re-painted.
- Require regular maintenance.



Aluminum Clad Wood Windows

Aluminum Clad Wood Windows

- Common alternative to wood windows where allowed
- Wood at interior can be easily painted along with trim and wall paint.
- Exterior requires minimal maintenance.
- Damage to exterior finish can be repaired with touch-up kit.



Fiberglass Windows

Fiberglass Windows

- Allowed for use in some locations
- Provides thermal stability for hollow extruded construction
- More commonly found in casement configurations
- Both interior and exterior finishes require little maintenance.



Composite Windows

Composite Windows

- Allowed for use in some locations
- Provides thermal stability for hollow extruded construction
- Both interior and exterior finishes require little maintenance.



Vinyl Windows

Vinyl Windows

- Allowed in limited locations in Parker Gray District
- Material can be thermally unstable, leading to cracks in joints
- Thin construction does not allow for SDL, sandwich muntins are typical
- Both interior and exterior finishes require little maintenance.



Aluminum Windows

Aluminum Windows

- Typically used in multi-family and commercial construction
- Profiles can approximate putty glazing but more commonly found in contemporary profiles.
- High performing windows from a green building perspective.
- Both interior and exterior finishes require little maintenance.



Questions

WINDOWS

INTRODUCTION

Windows are a principal character defining feature of a building and serve both functional and aesthetic purposes. Windows allow the interior of a building to receive natural light, provide a means to see from the inside of a building to the outside and allow ventilation of a building interior.

The size, location, type and trim of windows are a defining element of historic architectural styles. The proportion of a building facade made up of windows is also an important architectural design element. For example, early-19th century structures generally have a smaller amount of window area than do buildings from the 20th century. Muntin size is also an important indicator of the architectural heritage of a building. Thin muntins are associated with Federal style structures, while wider muntins generally indicate a later 19th century building.

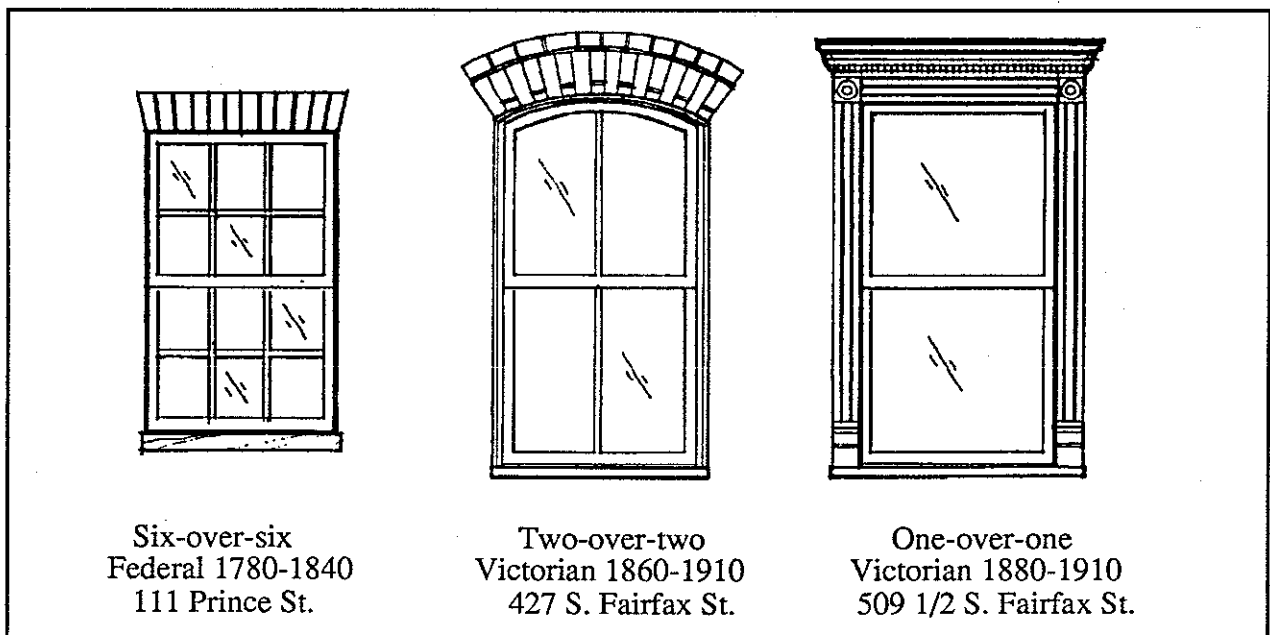
Window trimwork or surrounds also help to define the historic architectural style of a

building. For example, Italianate buildings often have deeply molded curved surrounds or hoods on upper story windows; Colonial Revival style buildings usually have relatively simple wood or brick sills and lintels.

In general, the windows on 18th century buildings in Alexandria were small with small sized panes of glass. By the middle of the 19th century, technology permitted the manufacture of large size panes of glass. This enabled windows on Victorian era structures to have large expanses of glass, some without muntins.

The popular Colonial Revival architectural styles in the 20th century employ multi-pane windows with small panes of glass often with a single light below. Bay windows were not used until the late-19th century; however, they are a well established part of the Colonial Revival design vocabulary.

Changes to windows can have a dramatic impact on the historic appearance of a structure. Many buildings in the historic districts have had the windows changed in an attempt to alter the historic period of the structure or to create the appearance of modernity. For example, the large paned one-over-one or



Common window configurations in the historic districts (type, dates used, address).

two-over-two windows typical of wood vernacular Italianate row dwellings have been replaced with small paned six-over-six windows in an effort to Federalize a structure. Similarly, in the late-19th century windows in many wood vernacular Federal style buildings were updated by the installation of large paned windows and Victorian era detailing on the window surrounds.

RETENTION OF HISTORIC MATERIALS

A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced. An informed and careful analysis of the existing condition should be made before any decision to replace historic materials is made. It is often cheaper to keep historic materials and repair them rather than replace an item with new material. Storm windows or new weatherstripping will make a historic sash quite efficient without replacement.

REQUIREMENTS

- All new and replacement windows must meet the requirements of the Virginia Uniform Statewide Building Code (USBC).
- A building permit is required for all new windows and the installation of replacement windows.
- For fire safety reasons, no openings such as windows can be installed on the side wall of a building which is within 3' of a property line (USBC).
- Habitable rooms must comply with the light and ventilation requirements of the USBC. Windows are required if the need for light and ventilation cannot be met by artificial or mechanical means.
- Windows which are used to satisfy emergency egress from sleeping rooms must meet minimum opening size and sill height requirements. (USBC)
- Bay or other types of projecting windows must comply with applicable yard setback

requirements in residential zones.

- Bay or other types of projecting windows which encroach on the public right-of-way require approval of the Planning Commission and enactment of an encroachment ordinance by City Council.

GUIDELINES

- New and replacement windows should be appropriate to the historic period of the architectural style of the building. For example, two-over-two and two-over-one windows are appropriate on Victorian style buildings dating from the late-19th to early-20th century. Multi-paned windows are not appropriate on structures dating from this period.

PREFERRED WINDOW TYPE

Single glazed true divided light wood windows with interior storm sash

ACCEPTABLE WINDOW TYPES

Single glazed true divided light wood windows with exterior storm panels

Double glazed true divided light wood windows

Windows with fixed or applied muntins have been approved for the rear elevation of a structure which has minimal visibility from a public way

Casement windows should generally only be used on the rear facades of buildings

DISCOURAGED WINDOW TYPES

Plastic, vinyl and metal windows

Plastic, vinyl and metal clad windows

Awning (vertical opening) windows

Slider (horizontal opening) windows

Flat plastic or snap-in muntins

- Existing historic windows and fanlights should be retained. It is the general policy of the Boards not to approve wholesale replacement of existing historic windows.

- Multi-paned windows or snap-in muntins should not be used to make a structure appear older than it actually is.
- Bay windows are not appropriate on structures pre-dating ca. 1840. Bay windows may be appropriate on Victorian and Colonial Revival style buildings.
- Single horizontal muntin metal windows and metal casement windows are only appropriate for buildings dating from the late-1940s or early-1950s.
- Replacement windows must fit the existing window opening. For example, jamb extensions should not be used to make an undersize window fit an existing opening.
- Street level windows on commercial buildings should not be painted or otherwise made opaque.
- Reflective and tinted glass is not appropriate.
- Original plate glass storefronts should be retained.

• Glass block may be appropriate on both commercial and residential buildings dating from ca. 1920 to 1950.

• Window trimwork should be painted to match the trim color of the structure, except on Victorian structures where the trimwork is usually a contrasting color to the body color of a building with the sash often painted a third, accent color.

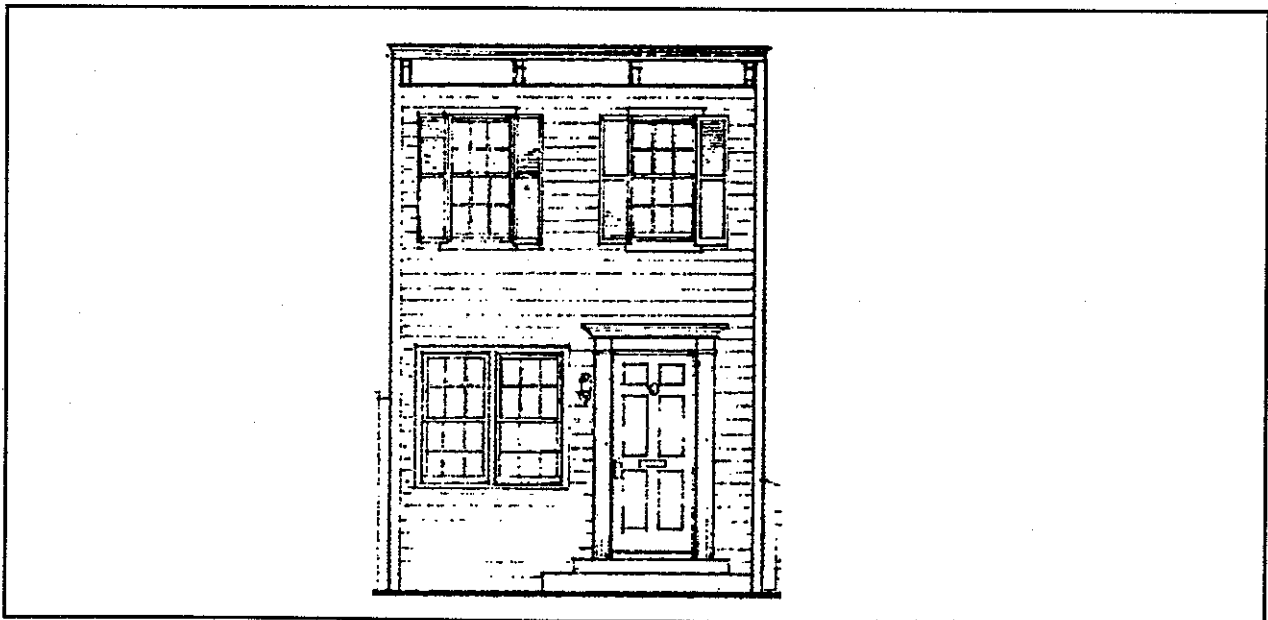
APPLICATION REQUIREMENTS

In order to properly evaluate the appropriateness of proposed windows the Boards of Architectural Review require that an accurate depiction of the design be presented. Sketches that are not to scale are not acceptable.

All applications for approval of new and replacement windows must contain the following information:

Alexandria Business License

Proof of a valid Alexandria Business License is required at the time of application for contractors, subcontractors, architects, and designers.



The multi-paned 6-over-6 windows and paired windows are later additions to this vernacular Italianate house dating ca. 1912-1921 and appear to make the building look older than it actually is. (The 6 panel Colonial style door also makes the house look older than it is.) Vernacular Italianate residential structures usually have 1-over-1 or 2-over-2 wood windows.

Photograph of Existing Building

Clear photographs of the existing building are required for reference.

Plot Plan

A plot plan accurately showing the location of a bay or other type of projecting window is required to determine compliance with yard setback requirements.

Placement

The drawing must accurately show the placement of the windows on the building.

Size

The drawing must accurately depict the size of the windows.

Color

The color of the window trim must be indicated and an actual color sample provided.

Window Type

A cut sheet or manufacturer's specifications listing for the windows must be included in the application.

STORM WINDOWS

Currently, it is the stated policy of the Boards of Architectural Review that appropriate exterior storm windows do not require review and approval of a certificate of appropriateness.

In the opinion of the Boards, the use of exterior storm windows is a treatment of the historic fabric that allows the retention of original windows while being easily reversible. At the same time, exterior storm windows provide a cost-effective and thermally efficient means of energy conservation. Good weatherstripping and proper caulking around exterior storm windows is needed for maximum energy conservation.

Property owners in the historic districts, however, should be aware of the visual impact that storm windows create on historic structures. Frames for storm windows are made from a number of materials including wood, aluminum and vinyl. Customized

frames for exterior storm windows are available for different windows styles such as curved and arched windows. The frames of exterior storm windows must be painted or anodized to match the existing trim color of the building. Unpainted aluminum window frames are not appropriate and should be avoided.

Interior storm windows should also be considered. This type of storm window will not disrupt the exterior profile of existing historic windows and for this reason is strongly preferred by the Boards.

RELATED SECTIONS

Doors
Paint Colors
Shutters
Skylights

REFERENCES:

Preservation Brief #3, *Conserving Energy in Historic Buildings*.

Preservation Brief #9, *The Repair of Wooden Windows*.

Preservation Brief #13, *The Repair and Thermal Upgrading of Historic Steel Windows*.

"Windows Through Time, An Exhibit of Historic American Windows"

[All available from the B.A.R. Staff.]

NOTE: Illustrations are provided for information only. Applications for certificates of appropriateness are reviewed and approved on a case-by-case basis.

ADOPTED BY THE BOARDS OF
ARCHITECTURAL REVIEW, 5/25/93

BAR POLICIES FOR ADMINISTRATIVE APPROVAL IN THE OLD AND HISTORIC ALEXANDRIA DISTRICT¹ AND FOR COMMERCIAL USES IN THE PARKER-GRAY DISTRICT

Adopted 3/2/2011; Amended 1/3/2024

THE BAR PROCESS

The primary purpose of the BAR is to preserve historic material, which in many cases can be retained and repaired, rather than replaced.

There are three different levels of BAR approval in the historic districts:

- No BAR approval
- BAR staff administrative approval (as outlined in the attached table)
- BAR approval at a public hearing

Please contact BAR staff to determine what type of approval your project requires. BAR staff can be reached at preservation@alexandriava.gov or 703-746-3833.

All work must comply with the [Zoning Ordinance](#). Zoning staff can be reached at pczoning@alexandriava.gov or 703-746-4333.

I. No BAR Approval

The items listed below do not require BAR approval:

- Alterations not visible from a public right of way.
- Demolition or capsulation of less than 25 square feet, regardless of visibility.
- Art (as defined in the zoning ordinance)
- At-grade paving not used for alleys, drives or parking
- Removable chimney caps
- Door hardware, mailboxes and house numbers
- Play equipment (not including playhouses)
- Plant materials
- Retaining walls under 2 feet in height
- Storm windows
- Unornamented storm doors; those with scrollwork etc. must go to the BAR.
- Small dish antennas less than 2 feet in diameter on non-street-facing elevations
- Security cameras measuring less than one cubic foot each
- Security light fixtures (no more than two) on each non-street-facing elevation
- Portable planters, as defined in the City Code

¹ For residential projects in the Parker-Gray District, refer to the Residential Reference Guide and adopted Design Guideline chapters on the historic preservation [website](#), instead of this policy.

- Free Little Libraries
- Seasonal holiday decorations
- Below-grade features, such as basement stairs and window wells on private property
- Roof drainage elements such as snow guards, gutters and downspouts
- Ordinary maintenance projects (see section II)

II. BAR Staff Administrative Approval

1. The policies in the attached table identify the alterations and/or repairs that may be administratively approved by BAR staff and are also used by the BAR when evaluating requests at a public hearing. The City's historic preservation [website](#) has links to the BAR administrative approval applications.
2. BAR staff must visit the subject property to determine whether the proposed alteration is visible from a public right-of-way and whether it is eligible for administrative approval. **Any proposal to remove historic material that staff believes can be reasonably repaired and preserved will not be approved administratively.**
3. Many projects qualify as ordinary maintenance and do not require BAR approval, as permitted by §10-109, §10-209, and §10-311 of the zoning ordinance. Applicants should consult with BAR staff prior to beginning any work so that a written determination can be made that the proposed project falls under this category. Examples of ordinary maintenance include, but are not limited to:
 - Minor repairs to windows, shutters, doors, roofs, siding materials, stoops, steps, and railings
 - Painting or repainting non-masonry surfaces
 - Repainting masonry surfaces that are already painted
 - Replacing less than 25 square feet of roofing and siding material
 - In-kind replacement of electric and gas meter heads

Typically, the full replacement of a material (including in-kind replacements) requires administrative (staff) review.
4. Administrative approvals must comply with all City codes and ordinances and may require separate approval of permits from other City departments. It is recommended that the applicant obtain BAR administrative approval prior to applying for a building permit to avoid possible delays at the [Permit Center](#).
5. These policies may be amended by the BAR at any time but will be reviewed and updated at least every five years.

III. BAR Approval at a Public Hearing

Proposed projects not in compliance with these adopted policies, or not architecturally compatible or historically appropriate in the opinion of staff, require review and approval of a Certificate of Appropriateness by the BAR at a public hearing. The City's historic preservation [website](#) has links to the BAR public hearing application.

Please contact BAR staff with any questions or for help completing the BAR application at preservation@alexandriava.gov or 703-746-3833.

BAR POLICIES FOR ADMINISTRATIVE APPROVAL

The following alterations can be approved administratively by BAR staff. If not specifically listed below, the alteration may require approval by the BAR at a public hearing or may not require BAR approval (see list on pages 1-2).

Accessibility structures (residential)	Removable ramps/lifts which are not located on a permanent foundation, provided that they do not permanently alter the building and are constructed of wood, metal or a millable, solid-through-the-core, paintable composite material.
Antennas	<p>Replacement or new co-located antennas meeting the original BAR conditions and the following criteria:</p> <ul style="list-style-type: none">• Penthouse Wall mount: may not project above the wall on which they are mounted and must be painted to match the adjacent wall surface• Flat Roof mount: must be on a freestanding tripod set back a minimum of 10 feet from the building face <p>Small cell: Replacement or new co-located small cell facilities and required equipment meeting the following criteria:</p> <ul style="list-style-type: none">• Complies with the Telecommunications Facility Franchise Agreement approved pole designs and materials.• Painted, coated with film, or otherwise shrouded with a color matching the utility pole.• Not located within the KR (King Street Urban Retail) zone or the Waterfront Small Area Plan boundary.
Awnings	Retractable wall mounted awnings (without legs or supports), provided that they are located on non-street-facing elevations and are retracted when not in use. Sun sails located in rear or side yards that are not permanent and may be removed when not in use. Those that are permanently attached to the building require Board approval.

Doors (pedestrian)	<p>Wood doors on buildings or portions of buildings constructed before 1932 on street-facing elevations. If historically and architecturally appropriate, may include glass panels (must comply with the window performance specifications for glass).</p> <p>Fiberglass or metal doors, in the appropriate architectural style and detailing on buildings or portions of buildings constructed after 1931, and on non-street-facing elevations for buildings constructed before 1932, meeting the following criteria:</p> <ul style="list-style-type: none"> • Must have a smooth finish • If glass panels are architecturally appropriate, the glass must comply with these specifications: https://media.alexandriava.gov/docs-archives/planning/info/2021windowperformancespecifications.pdf
Doors (garage)	<p>Original side-hinged or side-sliding wood doors on historic garages must be repaired or replaced in the original material and style.</p> <p>Garages constructed after 1931 may have overhead sectional doors and may use a pressed steel or composite material, provided they have a smooth finish.</p> <p>Glazing on garage doors must be stylistically appropriate.</p>
Electric Vehicle Charging Stations	<p>EV charging stations, provided the following criteria are met:</p> <ul style="list-style-type: none"> • Minimally visible and located in the side or rear yard. • Cannot exceed 48 inches to operable handle. • All conduits should be painted to match the adjacent structure. • The number of charging stations cannot exceed the number of allowed parking spaces. <p>All EV charging stations must be located completely on the subject property and comply with zoning setback requirements. A scaled survey plat with the location of the proposed charging station must be submitted with the application.</p>
Fences and gates	<p>New and replacement rear and side yard fences up to 6 feet in height and constructed of wood, metal or masonry.</p> <p>New and replacement front yard fences (4 feet in height and 50 percent open) provided they are historically appropriate in design and constructed of wood, metal or masonry.</p> <p>BAR approval of a waiver is required for any fence located in a vision clearance area or if a fence exceeds the height limitations noted above.</p>
HVAC	<p>Minimally visible ground mounted condenser units in side and rear yards. If a unit is visible, screening is required unless it is waived by the BAR at a public hearing.</p>

Lighting	New and replacement light fixtures that are architecturally and historically appropriate.
Masonry repointing	Paint removal and repointing must protect existing masonry and new mortar must match the historic mortar color, composition, texture, and profile.
Roof Replacement	<p>For buildings with historic roofs beyond repair or those with previously replaced roofs, replacement materials should match the original in design, color, texture, and other visual qualities. The work should utilize the same materials and installation method to the maximum extent possible. For example:</p> <ul style="list-style-type: none"> • Original slate or tile roofing must be replaced with the same material, style, color, and shape. • Original metal roofing must be replaced with the same style metal roofing (standing seam, flat seam, or stamped shingle). Pre-formed and pre-finished standing seam metal may replace field installed standing seam if the seams and metal pan are the same sizes. Solid copper may replace painted standing seam metal roofing. • Original composition roofing may be replaced with architectural grade composition roofing or any other stylistically appropriate roofing material. Three-tab composition shingles are not appropriate except where evidence confirms it was the original roofing material. • Original synthetic slate roofs can be replaced with real slate, synthetic slate, or architectural grade composition shingles. • Original wood shingle roofs that had been replaced with standing seam metal roof in the past can be replaced with standing seam metal or wood shingles. <p>Where the original roof material is missing and cannot be determined from documentary, physical, or pictorial evidence, roofing historically appropriate to the age of the structure must be utilized.</p>
Sheds and accessory structures	A shed or small accessory building limited to 65 square feet and 8 feet maximum height, provided it is not located on a permanent foundation and may be easily removed.
Shutters	<p>Shutters, provided the following criteria are met:</p> <ul style="list-style-type: none"> • They are historically and architecturally appropriate, sized to fit the opening and operable • They are constructed of wood or a solid-through-the-core, millable composite material with a smooth finish
Siding and trim	For buildings or additions constructed prior to 1932, the applicant must, working with staff, undertake the following steps:

	<ul style="list-style-type: none"> • To determine if multiple layers of siding exist, remove at least one test patch a minimum size of 2 feet by 2 feet on each elevation in order to reveal the first layer of siding. • BAR staff must visit the site to determine whether any extant historic siding can be retained and be reasonably repaired and patched. • If staff finds that the existing historic siding is beyond reasonable repair, new siding must match the profile, exposure and design of the original. If historic siding is not present, historically appropriate wood siding must be used. <p>Buildings and additions constructed after 1931 may use fiber cement (e.g. HardiePlank) or composite (e.g. Boral) siding and trim with an architecturally appropriate profile, provided it has a smooth finish.</p> <p>Composite trim in certain limited locations on buildings constructed before 1932, such as the fascia board behind gutters or a water table, where wood trim is consistently exposed to moisture.</p>
Solar Panels	<p>Solar panels, provided the following criteria are met:</p> <ul style="list-style-type: none"> • Mounted directly to the roof slope. • Located on later buildings (constructed after 1932). • If the roof will be replaced, an architecturally compatible and appropriate color replacement material should be used so that the solar panels visually blend-in with the roof. <p>It is recommended that the roofing material be replaced prior to installation, so that the solar panels do not have to be removed and reinstalled a short time later.</p>
Stoops, steps and railings	<p>New stoops, provided that they are constructed with historically appropriate materials and design.</p> <p>New handrails if they are visually minimal, not installed by drilling into historic stone steps, and guardrails required by the building code, provided they are constructed in a historically appropriate style.</p>
Utilities	<p>Electrical utility meters on non-street-facing elevations, provided they are painted to match the adjacent wall surface. For gas meters, see the Board's adopted policy for Administrative Approval of Gas Meters: https://www.alexandriava.gov/sites/default/files/2022-10/BAR-Admin-Gas-Meter-Policy.pdf</p>
Vents	<p>Vents measuring less than one cubic foot, provided that the color matches the adjacent surface.</p>
Window replacement	<p>Buildings or portions of buildings constructed before 1932 with previously replaced windows (not having wood-pegged mortise and tenon sash joinery or</p>

	<p>cylinder “wavy” glass), or historic windows too deteriorated to repair, as determined by staff:</p> <ul style="list-style-type: none"> • Historically appropriate multi-light sash must be single-glazed wood windows on street facing elevations (energy panels may be used). On non-street-facing elevations, wood windows may be double-glazed (insulated). • Historically appropriate one-over-one and two-over-two windows may be replaced with double-glazed wood windows on any elevation. • Original window frames and trim must be preserved and repaired. <p>On buildings or portions of buildings constructed after 1931, modern window materials, such as aluminum-clad wood, wood composite or fiberglass (no hollow vinyl), as well as double-glazing, may be used.</p> <p>Aluminum clad and fiberglass windows may generally replace steel sash windows on any building when using the same light configuration and operation.</p> <p>The material, form and design of windows on new construction, and replacement windows permitted on existing buildings pursuant to the <i>BAR’s Policies for Administrative Approval for Windows</i>, must comply with the specifications below.</p> <ol style="list-style-type: none"> 1. Replacement windows approved on Early buildings must be full frame replacements, or sash kits installed in the existing frame, rather than insert or pocket style replacements. Fiberglass windows, where permitted, may be insert - type windows only if they minimally obscure existing historic fabric and closely replicate historic window details such as muntin (grids), jamb, and trim profiles. 2. The dimensions and proportions of the window rails, stiles, muntins, frame, sill and exterior trim must match historically appropriate window proportions. Exterior trim on Early buildings may not be mitered at the corners. 3. Where permitted, multi-light insulated glass windows must have permanently fixed muntins on both the interior and exterior of the glass, with spacer bars between the glass. These are typically referred to as Simulated Divided Light (SDL) windows. 4. Muntins must be sized appropriately and paintable. Muntins that approximate historic putty profiles are preferred. 5. Generally, glazing must be clear, non-reflective and without tint. Where double glazing is permitted, Low-E (low emissivity) glass is encouraged for energy conservation. Low-E 272 glass meets these requirements.
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	<ol style="list-style-type: none">6. The vinyl weatherstrip portion of wood window jambs should be minimally visible.7. The applicant must submit complete window manufacturer technical specification sheets, or “cut sheets,” to BAR staff to confirm compliance with these specifications. All window replacements in the historic districts, except sash kits, also require a building permit from Code Administration.
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10-304 - Certificate of appropriateness required.

(A) No building or structure subject to the provisions of [section 10-300](#) shall be reconstructed, altered or restored unless and until an application for a certificate of appropriateness shall have been approved by the board of architectural review or the city council on appeal as to exterior architectural features which are subject to public view from a public street, way or place. Evidence of such required approval shall be by a certificate of appropriateness issued by the board or the city council on appeal.

(B) Applications for certificates of appropriateness shall be made to the director.

(C) The matters that the board of architectural review or the city council on appeal shall consider in determining whether a certificate of appropriateness should be issued shall be those guidelines established in the ordinance listing the building or structure for preservation and the criteria set forth in [section 10-105](#)(A).

29 February 2024

TO:

MEMBERS OF CITY COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

BRENDAN HARRIS, URBAN PLANNER II, CITY OF ALEXANDRIA, VIRGINIA

DEPARTMENT OF PLANNING & ZONING, HISTORIC PRESERVATION DIVISION

FROM:

Nancy Sloan Payne, 1016 Camden Avenue, Salisbury, Maryland 21801, 2nd home and U.S. Mail address.

6258 Circle Drive, Chincoteague Island, Virginia, 23336, Permanent home.

Phone # 757-990-0703.

RE: PUBLIC HEARING, 16 MARCH 2024, APEAL BAR'S 1-3-2024 DECISION DENY CERTIFICATE
APPROPRIATENESS AT 1021, 1023, 1025 KING STREET

TO ALL CONCERNED: I own 1019 King Street in ALEXANDRIA'S HISTORIC DISTRICT OF OLD TOWN.

I strongly agree with the Board of Architectural Review's decision to deny the Applicant:

Donna Giaimo/ Daughters of St Paul the request to replace the wood window frames on the following buildings/addresses 1021 1023, 1025 King Street with aluminum. In addition, I question why this appeal was given the approval to proceed to a Council Hearing. The decision to deny the request was reviewed by the BAR and should have stopped at that level. It is quite obvious the rules and regulations agreed upon by the BAR were done with the intent to maintain the integrity of the HISTORIC DISTRICT and as a result, the monetary and historic value of each contributing structure. Making an exception would invite other such rules and regulations to be questioned, appealed, adjacent property owners notified, hearings to take place, etc.

In the 1970s, my now deceased husband, Randolph, and I bought about 4 properties in this section of Alexandria - renovated each, sold all except 1019. 'Sweat equity' was the base for our renovating business, expenses relating to building materials always a major issue. There is, indeed, a wide cost difference when comparing wood frames for window replacements vs. aluminum. In addition, wood requires more maintenance than metal. But, the collective historic and monetary value of the entire district, plus consideration for each of the other contributing structures, must receive more consideration than the 3 above mentioned properties.

Sincerely, Nancy Sloan Payne _____