

BAR Meeting
June 19, 2013

ISSUE: Alterations (Window Replacement)

APPLICANT: Aloysius and Colleen Boyle

LOCATION: 1103 Powhatan Street

ZONE: RB / Residential

STAFF RECOMMENDATION

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

1. That the final SDL Fibrex or similar BAR approved material, *Full-Frame* window specifications be approved by BAR staff prior to purchase and that the windows meet all other applicable requirements of the Board's *Window Policy* and the Alexandria Replacement Window Performance Specifications.
2. That the windows contain full-divided light permanently applied grilles with a ¾" width muntin, and a traditional-style brick mould.
3. That when the existing window (including frame) is removed down to its rough opening, each window is measured and custom fit to the opening.
4. That the casement windows and picture windows on the home remain multi-light windows.

As a reminder, the following condition from the previous approval still applies:

5. That the applicant permanently apply a wood or wood composite grid on the existing multi-light picture window or install a new Fibrex, SDL multi-light picture window, or another window approved by the BAR, to replace the existing interior muntin window installed on the first floor of the front elevation. If the picture window is not corrected by August 1, 2013, then the owner will not be in compliance with their Certificate of Appropriateness and fines may be assessed, as defined in the zoning ordinance.

****EXPIRATION OF APPROVALS:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

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

****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.



BAR2013-00175 & BAR2013-00407



BACKGROUND

The applicants received BAR approval on April 17, 2013 to replace their existing, 6/6 single-glazed wood, double hung windows, multi-light casement, and fixed-sash windows with new, Anderson Fibrex, *full-frame* replacement windows with full-divided light permanently applied grilles with a ¾” width muntin and a traditional-style brick mould to match the existing windows light and operation configurations.

After the hearing, the applicant decided that they preferred the appearance of the 6/1 Colonial Revival style double-hung windows, rather than the approved 6/6 light configuration. This design change to the previous BAR approval is beyond what staff may approve administratively. The subject application is the applicant’s request for a change in the *double-hung window light configuration only*. All other window specifications are remaining unchanged.

I. ISSUE

The applicant is requesting a revision to their previously approved Certificate of Appropriateness to replace their existing 6/6 single-glazed wood windows with new, 6/1 double-glazed, Anderson Fibrex, *full-frame* replacement windows with full-divided light permanently applied grilles with a ¾” width muntin and a traditional-style brick mould. (Note: only the front elevation and the **third** floor of the rear elevation are visible from a public ROW.)



Figure 1: Front Elevation



Figure 2: Rear Elevation

II. HISTORY

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

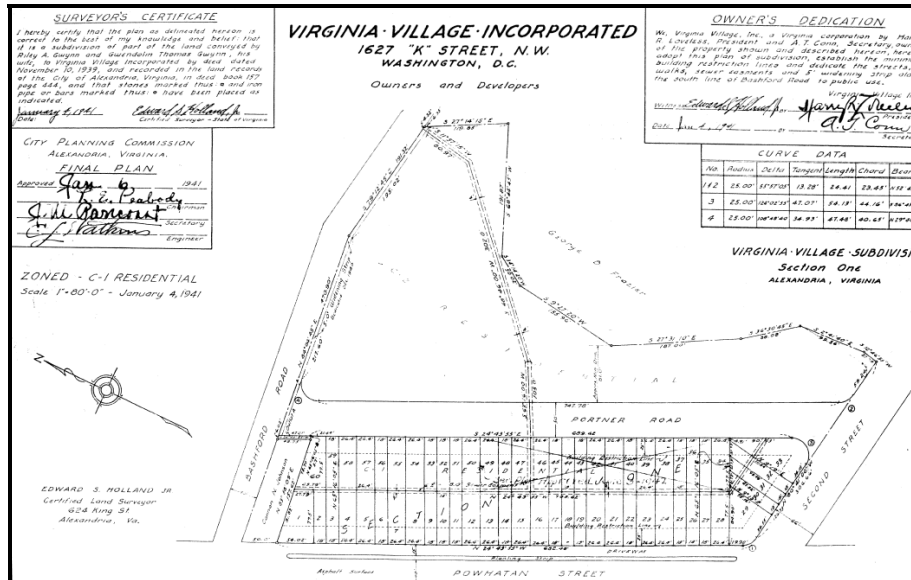


Figure 3: 1941 Site Plan – Virginia Village

Only 1101, 1103, 1105 and 1107 Powhatan Street is within the boundaries of the Old and Historic Alexandria District as they are within 500' of the George Washington Parkway. Their inclusion within the District is primarily to regulate alterations and changes which could affect the memorial character of the Parkway and/or its associated environmental setting/landscape or impair the character of the historic district as a whole, and not for their individual architectural, cultural or historic significance.

Prior BAR Approvals

- 1101 Powhatan
 - BAR2011-0336 Admin Approval: Wood Operable Shutters
- 1103 Powhatan
 - No Previous Approvals Found
- 1105 Powhatan
 - BAR2010-0304 Admin Approval: Wood Window Replacement SDL 7/8" Muntin
 - BAR2012-0059 Admin Approval: HardieSiding Replacement
- 1107 Powhatan
 - BAR2010-0347 Admin Approval: Wood Window Replacement SDL 7/8" Muntin
Wood Six-Panel Door Replacement
 - BAR2012-0058 Admin Approval: HardieSiding Replacement

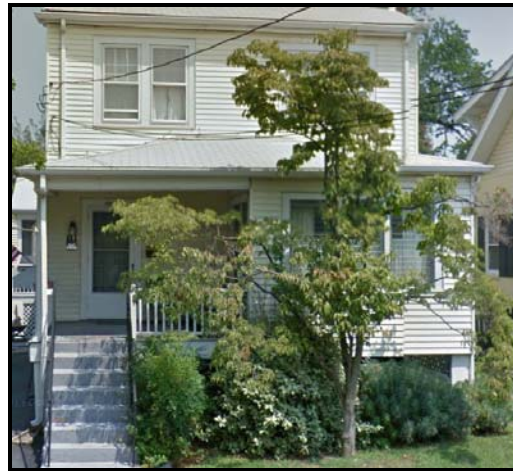
III. ANALYSIS

Staff has no objection to the applicant's proposed revision. The proposed 6/1 sash design is consistent with the predominant architectural style of the building and will not negatively impact the integrity of the George Washington Parkway. As the Board previously confirmed, these Powhatan Street resources lack individual architectural and historical significance and primarily serve as compatible background buildings for the George Washington Parkway.

Additionally, the six-over-one double hung window is a typical window configuration for this Colonial Revival style building and can be found on many buildings constructed in Alexandria during the late 19th and early 20th centuries, as shown in the examples below:



Russell Road (c1940)
Rosemont National Register District



West Myrtle (c1935)
Rosemont National Register District

Additionally, similar windows can also be found on Colonial Revival buildings within the Old and Historic District, as shown below:



227 North Columbus Street (c1870)



Alexandria Union Station (1906)

Staff recommends that the Board approve the applicant's request to revise their previously approved Certificate of Appropriateness, with the recommended conditions.

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning Section

C-1 Proposed window replacement will comply with zoning.

Transportation & Environmental Services

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

CITY CODE REQUIREMENTS

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

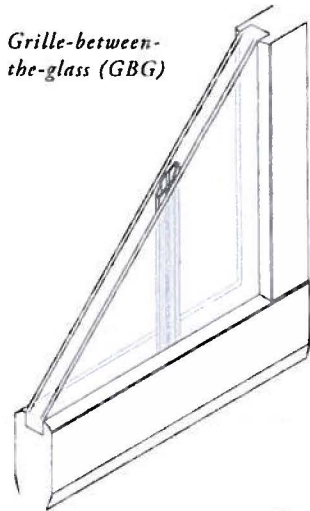
V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2013-0181 at 1103 Powhatan St

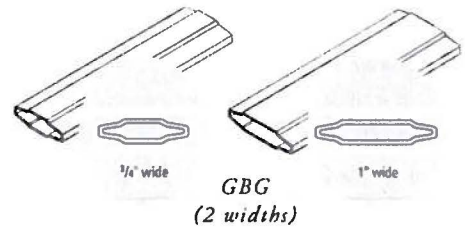
OPTIONS, cont.
DOUBLE-HUNG WINDOW

- **Available Grille Types**— Three options are available. The interior and exterior sides of the grilles are colored to complement the overall window color(s). Consult the color combination charts in each window product section for detailed color information.



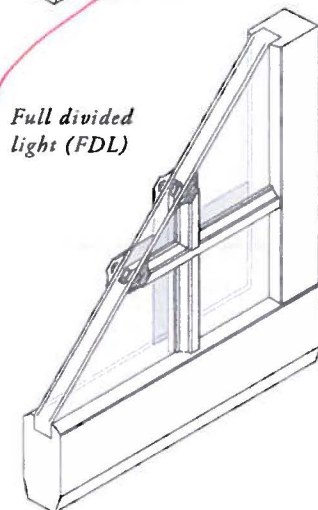
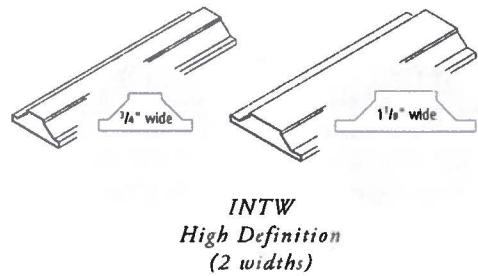
Grille-Between-the-Glass (GBG)

Sculpted aluminum grille members are manufactured between the glass panes, and are available in two widths.



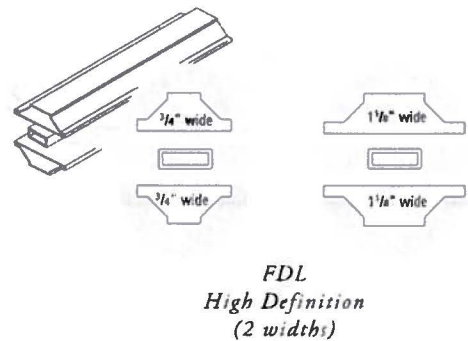
Interior Wood Grille (INTW)

With the option of hardwood maple or oak, these grilles snap into clips placed around the interior side of the sash and may be removed to clean the glass. These high definition profile interior wood grilles are available in two different widths.



Full Divided Light Grille (FDL)

FDL grilles provide the classic look of a true divided light window. The high definition profile exterior grille is made from Fibrex® material and is available in two different widths. Between the glass panes, an aluminum spacer stands slightly away from each pane to maintain superior thermal performance. The high definition profile interior wood grille is available in either hardwood maple or oak and in two different widths, and may be permanently applied or removable.



OPTIONS, cont.

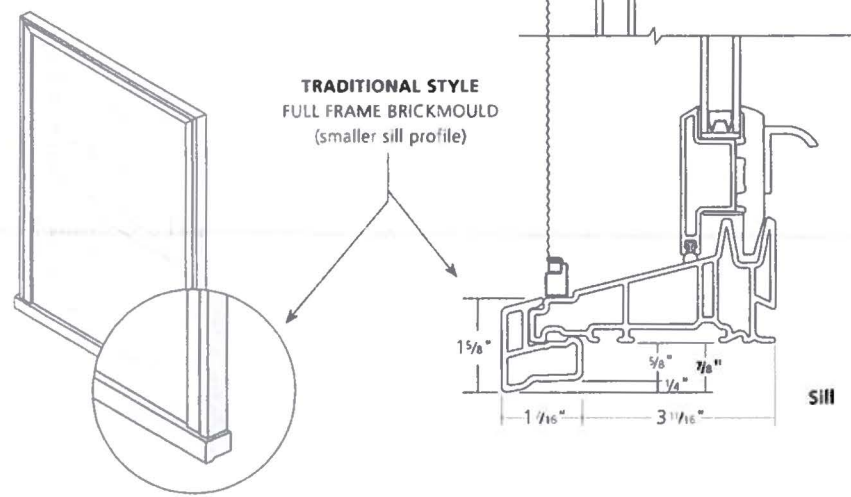
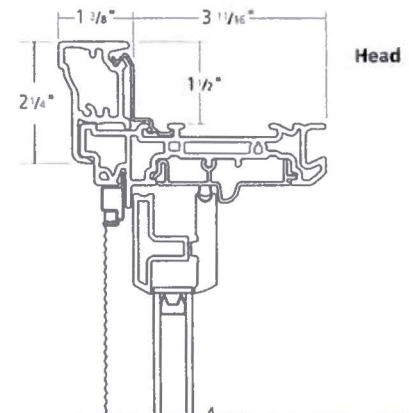
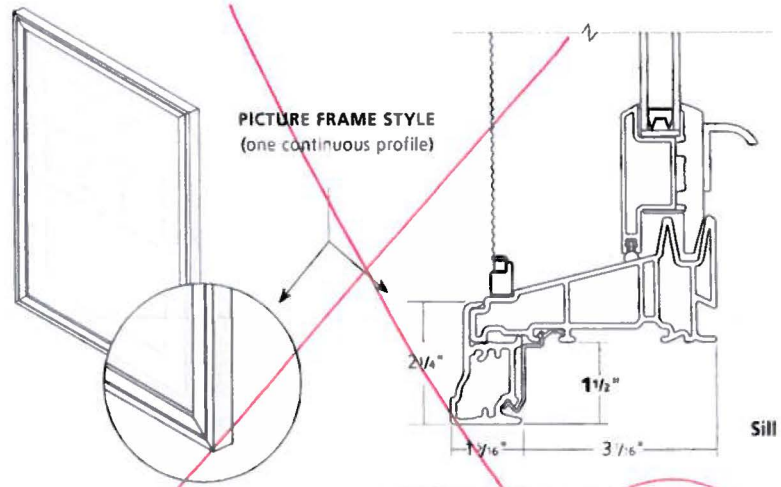
DOUBLE-HUNG WINDOW

- **Exterior Brickmould** – Fibrex™ material brickmould is available as an exterior trim option for full-frame windows in picture frame and original style. Brickmould is available on insert frame windows in picture frame style only.

FULL FRAME BRICK MOULD

Full-frame brick mould is available in two configurations:

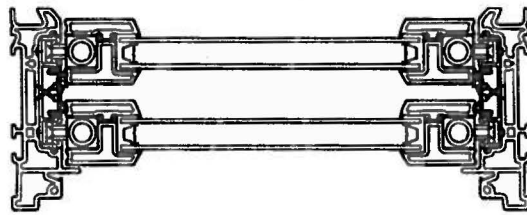
- **Picture Frame Style** – The same brickmould profile is used all the way around the window.
- **Traditional Style** – A thinner sill profile that runs completely under the side brickmould pieces is used reminiscent of old, traditional window installations.



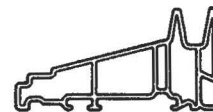
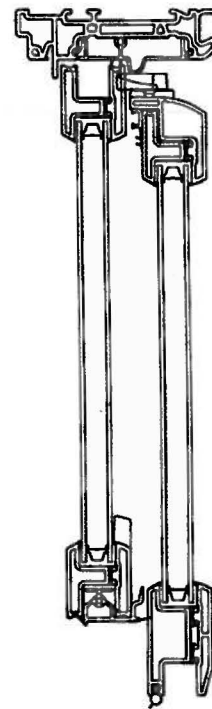
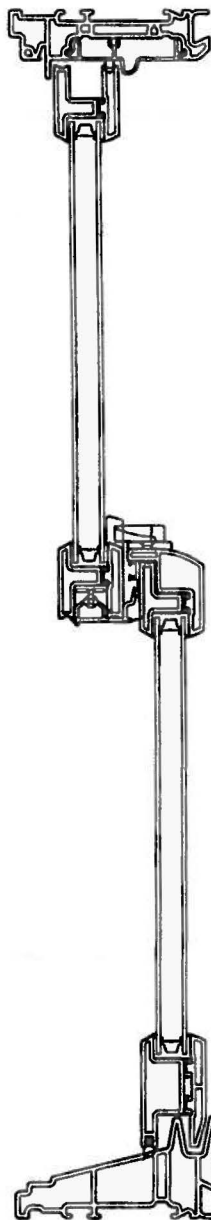
CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

DOUBLE-HUNG WINDOW

FULL FRAME

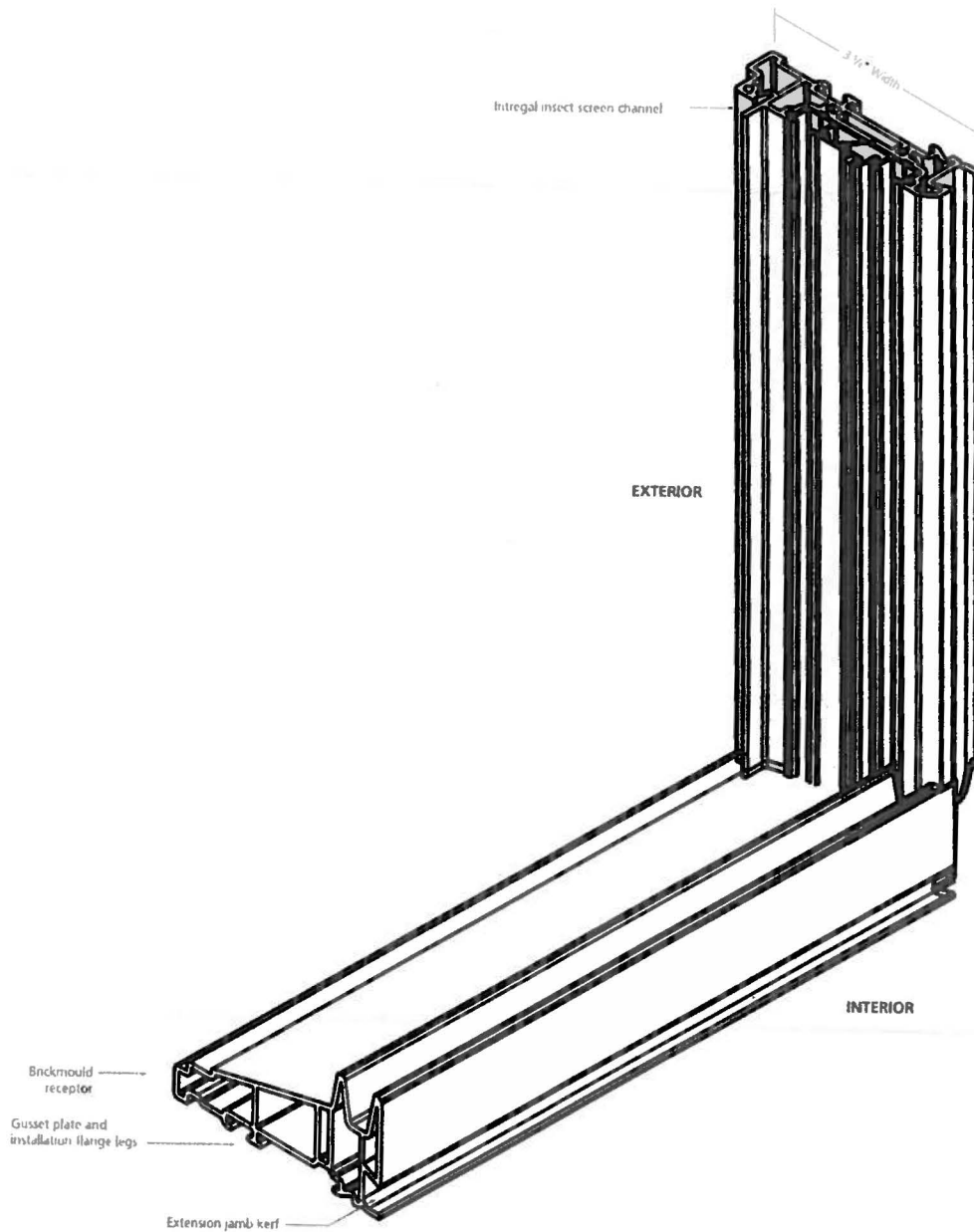


Brickmould and window profiles shown for measurement purposes.



FULL-FRAME DOUBLE-HUNG WINDOW

The full-frame double-hung window is a complete window that includes a full frame and sash. It works well in replacement situations where the old window frame is deteriorated beyond repair or when the existing window frame doesn't allow for a double-hung insert window to be installed, such as old wood casement or metal frames. Legs are also built in for use with gusset plates when mulling two windows together and/or installation flanges.



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

TAX MAP AND PARCEL: 044.01-07-28 ZONING: RB

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: Aloysius & Colleen Boyle

Address: 1103 POWHATAN ST.

City: Alexandria State: Va Zip: 22314

Phone: 703-725-7905 E-mail: cbn2323@gmail.com

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: SAME AS APPLICANT

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning fence, gate or garden wall HVAC equipment shutters
 - doors windows siding shed
 - lighting pergola/trellis painting unpainted masonry
 - other _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

FULL FRAME REPLACEMENT OF 6/0 WOOD WINDOWS WITH NEW
6/1 ANDERSON FIBERGLASS WINDOWS.

REPLACE EXISTING MASQUITE SIDING WITH SMOOTH,
1/2" PINE PLANK SIDING.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

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

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

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

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

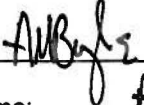
- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Aloysius M. Boyle	1108 PUGHMAN ST.	100%
2. Colleen Boyle	1103 PUGHMAN ST.	0%
3.		

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

Name	Address	Percent of Ownership
1. Aloysius M. Boyle	1103 Pughman St.	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Aloysius M. Boyle	N/A	N/A
2. Colleen Boyle	N/A	N/A
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

03/03/13
Date

Aloysius M. Boyle
Printed Name


Signature