

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Tim Riley

LOCATION: Old and Historic Alexandria District
725 South Alfred Street

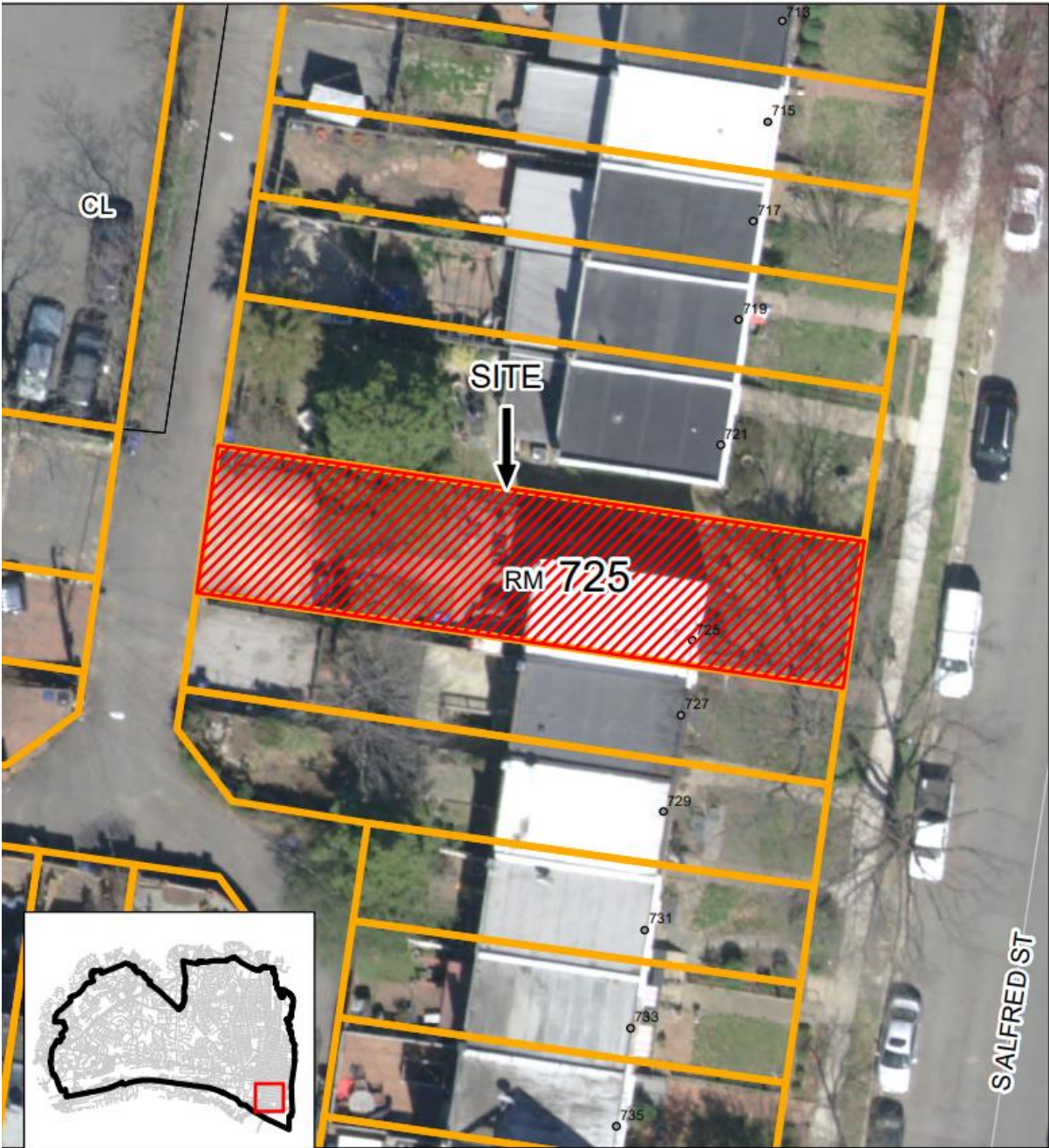
ZONE: RM/Townhouse Zone

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.



BAR #2023-00122
725 S Alfred Street



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to replace nine windows on all elevations of the building. All windows will be replaced except for one window on the second floor of the rear of the property.

Site context

The building is an end unit on the 700 block of South Alfred Street and there is a public alley in the rear. All the windows will be visible from the public way.

II. HISTORY

725 South Alfred Street is a two-story Colonial Revival style residential brick rowhouse. It was constructed as part of the Patrick Henry Homes subdivision in **1942**.

Previous BAR Approvals
BAR98-00042

Replacement of chain-link fence with wood fence

III. ANALYSIS

Certificate of Appropriateness

The applicant proposes to install nine Anderson Woodwright 400 Series windows, in the same size, shape, and operation as the existing windows, on all elevations (Figures 1-3). The sash would be painted black to match the surrounding properties' windows. The proposed windows have a wood interior and a vinyl-clad frame exterior.

According to the *Design Guidelines*, "Windows are a principal character defining feature of a building and serve both functional and aesthetic purposes." The *BAR Policies for Administrative Approval* state that on 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." Vinyl-clad windows do not comply with the *Alexandria New and Replacement Window Performance Specifications*. Therefore, Staff recommends denial of the proposed alterations.



Figure 1: Front elevation of 725 South Alfred Street



Figures 2-3: Side and rear elevations of 725 South Alfred Street

STAFF

Brendan Harris, 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 A building permit is required.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required.

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity.

R-3 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.

F-1 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.

F-2 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.

C-1 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-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 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)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

No comments received.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

ADDRESS OF PROJECT: 725 S Alfred St. Alexandria, VA 22314

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

TAX MAP AND PARCEL: 080.01-07-32 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: Tim Riley

Address: P.O. Box 341262

City: Memphis State: TN Zip: 38184

Phone: 901-471-1043 E-mail: tim@tngbuildingpermits.com

Authorized Agent (if applicable): Attorney Architect _____

Name: Same Phone: _____

E-mail: _____

Legal Property Owner:

Name: Joshua Miller

Address: 725 S Alfred St.

City: Alexandria State: VA Zip: 22314

Phone: 505-412-5243 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).*

INSTALL NINE (9) ANDERSEN WOODWRIGHT 400 SERIES WINDOWS. SAME
SIZE, SHAPE, AND LOCATION AS THE EXISTING WINDOWS. SASH COLOR,
BLACK, TO MATCH THE SURROUNDING PROPERTIES' WINDOWS. ALL
WINDOWS TO BE REPLACED EXCEPT FOR BATHROOM WINDOW, 2ND FLOOR
ON THE BACK OF THE HOUSE.

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: Jim Riley

Printed Name: Tim Riley

Date: 3/17/2023



CERTIFICATION OF NOTICE BOARD OF ARCHITECTURAL REVIEW

TO: DIRECTOR OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA

Article XI, Section 11-301(A)(3), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia states:

At least five days prior to the hearing, the applicant shall supply the director of Planning & Zoning with:

- a) a copy of the NOTICE OF PUBLIC HEARING sent;
- b) a copy of the PROPERTY OWNERS LIST; and,
- c) this completed CERTIFICATION OF NOTICE.

The applicant shall use the records and maps maintained by the Department of Real Estate Assessment to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of this section. §11-301(A)(3).

THE UNDERSIGNED HEREBY CERTIFIES that the notice to adjoining property owners (copy attached), as required pursuant to Article XI, §11-301(A) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia, was **sent** to the attached list of property owners concerning the following issue:

DATE MAILED: _____

HEARING DATE: April 19, 2023

PROPERTY ADDRESS: 725 S. Alfred St. Alexandria, VA 22314

ISSUE DESCRIPTION: Window Replacement Project

Homeowner proposes replacing nine (9) windows with Andersen 400 Series

Woodwright wood, clad windows. These windows will be the same size, shape,

and location as the existing windows. The sashes will be black, rather than the

existing white sash windows. This will match adjacent property window color.

Tim Riley
Print Name

Jim Riley
Signature

901-471-1043
Telephone

3/17/2023
Date

tim@tngbuildingpermits.com
E-mail address

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.



NOTICE OF PUBLIC HEARING BOARD OF ARCHITECTURAL REVIEW

Dear Property Owner:

You are hereby notified of the following public hearing to be held on the issue described below by the Board of Architectural Review:

BOARD OF ARCHITECTURAL REVIEW MEETING DATE: 4/19/2023
7:00 P.M., City Hall
301 King Street
City Council Chambers, 2nd Floor
Alexandria, Virginia 22314

ISSUE DESCRIPTION: _____

Homeowner proposes replacing nine (9) windows with Andersen 400 Series
Woodwright, wood, clad windows. Same size, shape, and location as the existing
windows. Color change from white to black, which matches adjacent property windows.

PROPERTY ADDRESS: 725 S. Alfred St. Alexandria, VA 22314

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

TAX ASSESSMENT MAP NUMBER: 080.01-07-32

As a citizen and party of interest, you are invited to attend these meetings and express your views concerning the above issue. If you have any questions regarding the request, you can reach me at 901-471-1043 and tim@tngbuildingpermits.com (e-mail optional).

Sincerely,

Tim Riley

Applicant Signature

Applicant Printed Name

*Date Mailed: _____

***Applicant to mail this notice to adjoining and abutting property owners at least ten but no more than thirty days prior to the hearing.**

NOTE: Applicant to return this copy at least five days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.



PROPERTY OWNER LIST

BOARD OF ARCHITECTURAL REVIEW

725 S ALFRED ST. ALEXANDRIA, VA 22314

080.01-07-32 -

SUBJECT ADDRESS

TAX ASSESSMENT MAP NUMBER

Adjoining property owner names and addresses can be obtained by visiting the City website at www.alexandriava.gov and following the link to Real Estate Assessments, or by visiting the Office of Real Estate Assessments at City Hall, 301 King Street, Room 2600.

ADJOINING PROPERTY OWNER
NAME & MAILING ADDRESS

TAX ASSESSMENT
MAP NUMBER

Property Address	700 S PATRICK ST. ALEXANDRIA, VA 22314	080.01-07-13 <hr/>
Owner Name	ADAM ALDIE, LLC	
Mailing Address	700 S PATRICK ST.	
City, State, Zip	ALEXANDRIA, VA 22314	

Property Address	724 S PATRICK ST. ALEXANDRIA, VA 22314	080.01-07-15 <hr/>
Owner Name	CAMPBELL MICHAEL V OR PETYA K	
Mailing Address	724 S PATRICK ST.	
City, State, Zip	ALEXANDRIA, VA 22314	

Property Address	722 S PATRICK ST. ALEXANDRIA, VA 22314	080.01-07-14 <hr/>
Owner Name	CRABB JOHN JR	
Mailing Address	722 S PATRICK ST.	
City, State, Zip	ALEXANDRIA, VA 22314	

Property Address	721 S ALFRED ST. ALEXANDRIA, VA 22314	080.01-07-31 <hr/>
Owner Name	N/A	
Mailing Address	721 S ALFRED ST.	
City, State, Zip	ALEXANDRIA, VA 22314	

Property Address	727 S ALFRED ST ALEXANDRIA, VA 22314	<u>080.01-07-33</u>
Owner Name	ALES BARNEY B &DEVOLL MARGUERITE	
Mailing Address	727 S ALFRED ST.	
City, State, Zip	ALEXANDRIA, VA 22314	

Property Address	720 S ALFRED ST	<u>080.01-08-13</u>
Owner Name	RITLEY MARY & WHITE THOMAS J	
Mailing Address	720 S ALFRED ST	
City, State, Zip	ALEXANDRIA, VA 22314	

Property Address	724 S ALFRED ST	<u>080.01-08-14</u>
Owner Name	GRIMES BRUCE R AND SOLVITA S	
Mailing Address	724 S ALFRED ST	
City, State, Zip	ALEXANDRIA, VA 22314	

Property Address		<u>- -</u>
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		<u>- -</u>
Owner Name		
Mailing Address		
City, State, Zip		

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.

725 S ALFRED ST. ALEXANDRIA, VA 22314

SCOPE OF WORK: INSTALL NINE (9) ANDERSEN WOODWRIGHT 400 SERIES WINDOWS. SAME SIZE, SHAPE, AND LOCATION AS THE EXISTING WINDOWS. SASH COLOR, BLACK, TO MATCH THE SURROUNDING PROPERTIES' WINDOWS. ALL WINDOWS TO BE REPLACED EXCEPT FOR BATHROOM WINDOW, 2ND FLOOR ON THE BACK OF THE HOUSE. SEE NOTE BELOW ON PICTURE # 5.



Figure 1 FRONT FACADE AND SURROUNDING AREAS



Figure 2 FRONT FACADE



Figure 3 FRONT FACADE



Figure 4 SIDE FACADE



Figure 5 BACK OF HOUSE FAÇADE

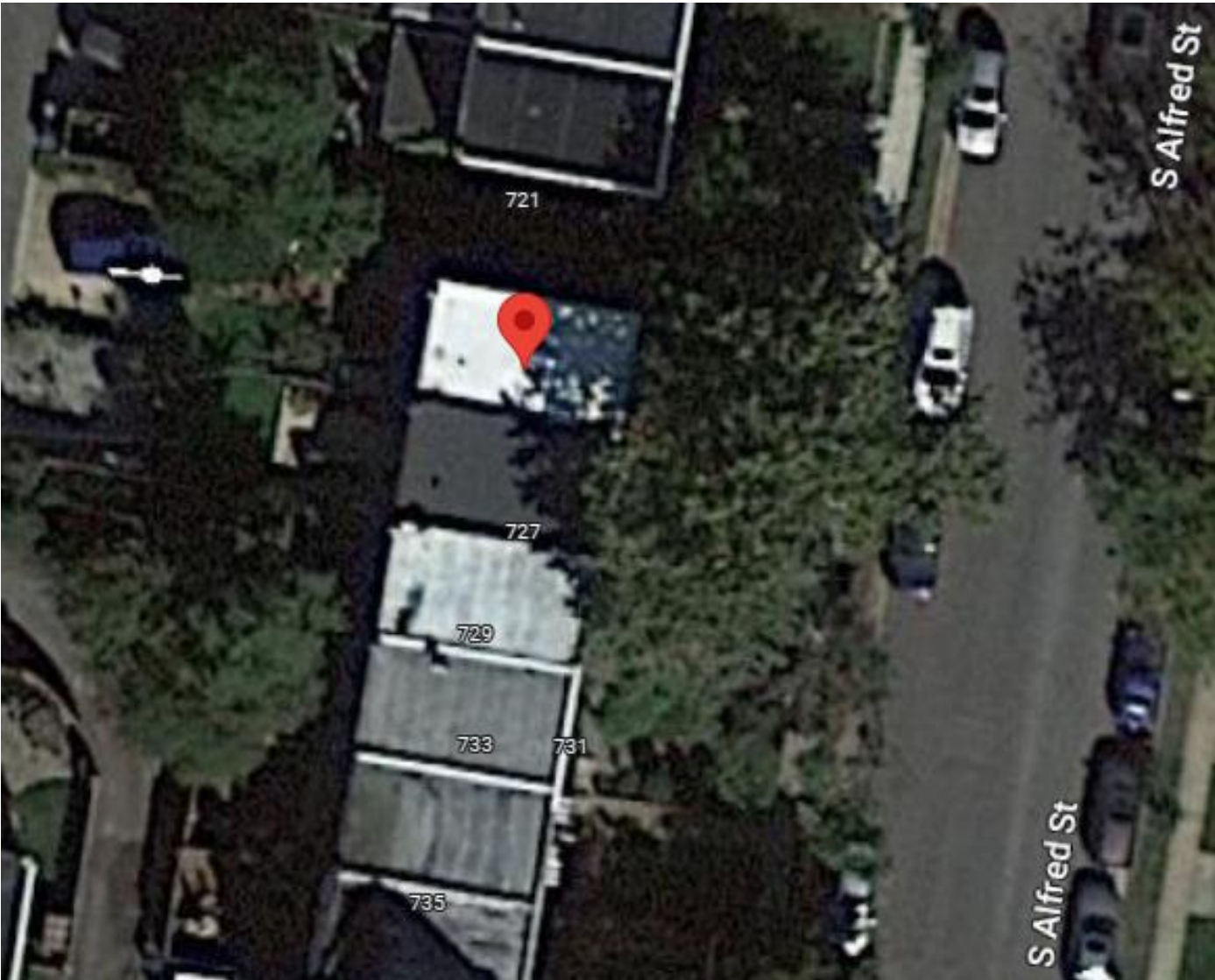


Figure 6 AERIAL VIEW

400 Series Double Hung Windows

Woodwright Exterior

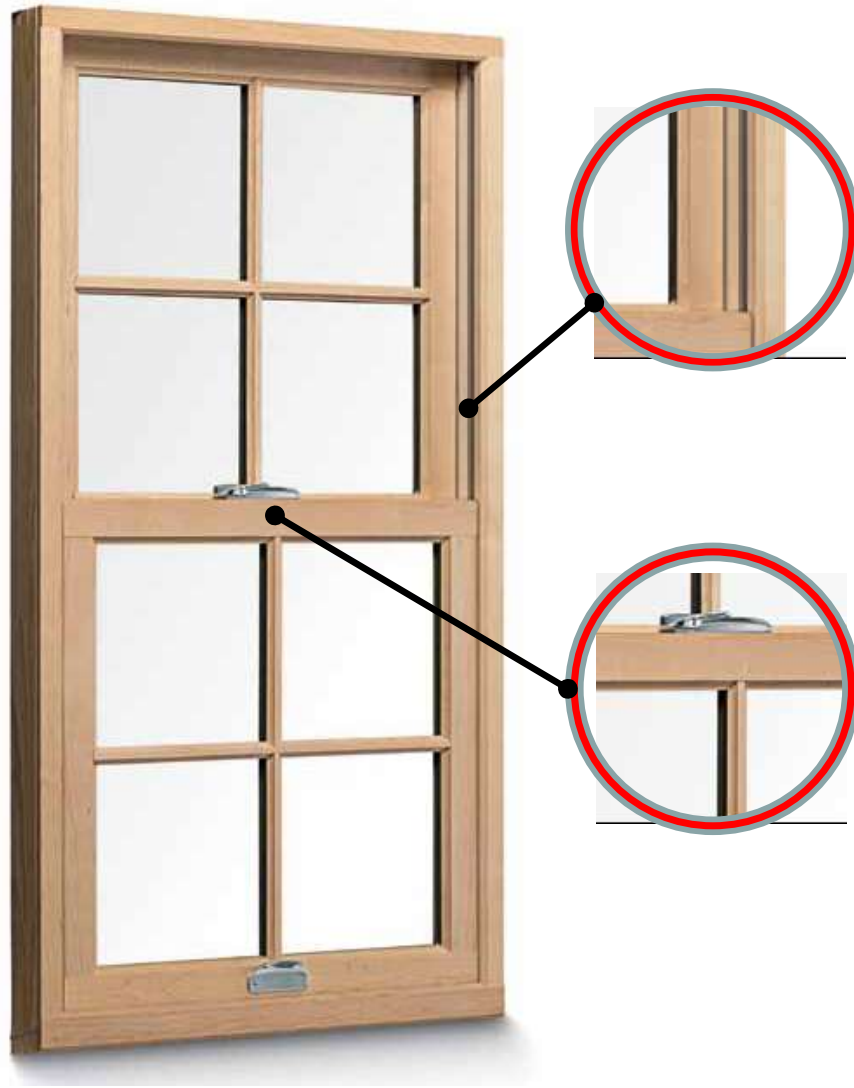


Tilt-wash Exterior



400 Series Double Hung Windows

Woodwright Interior



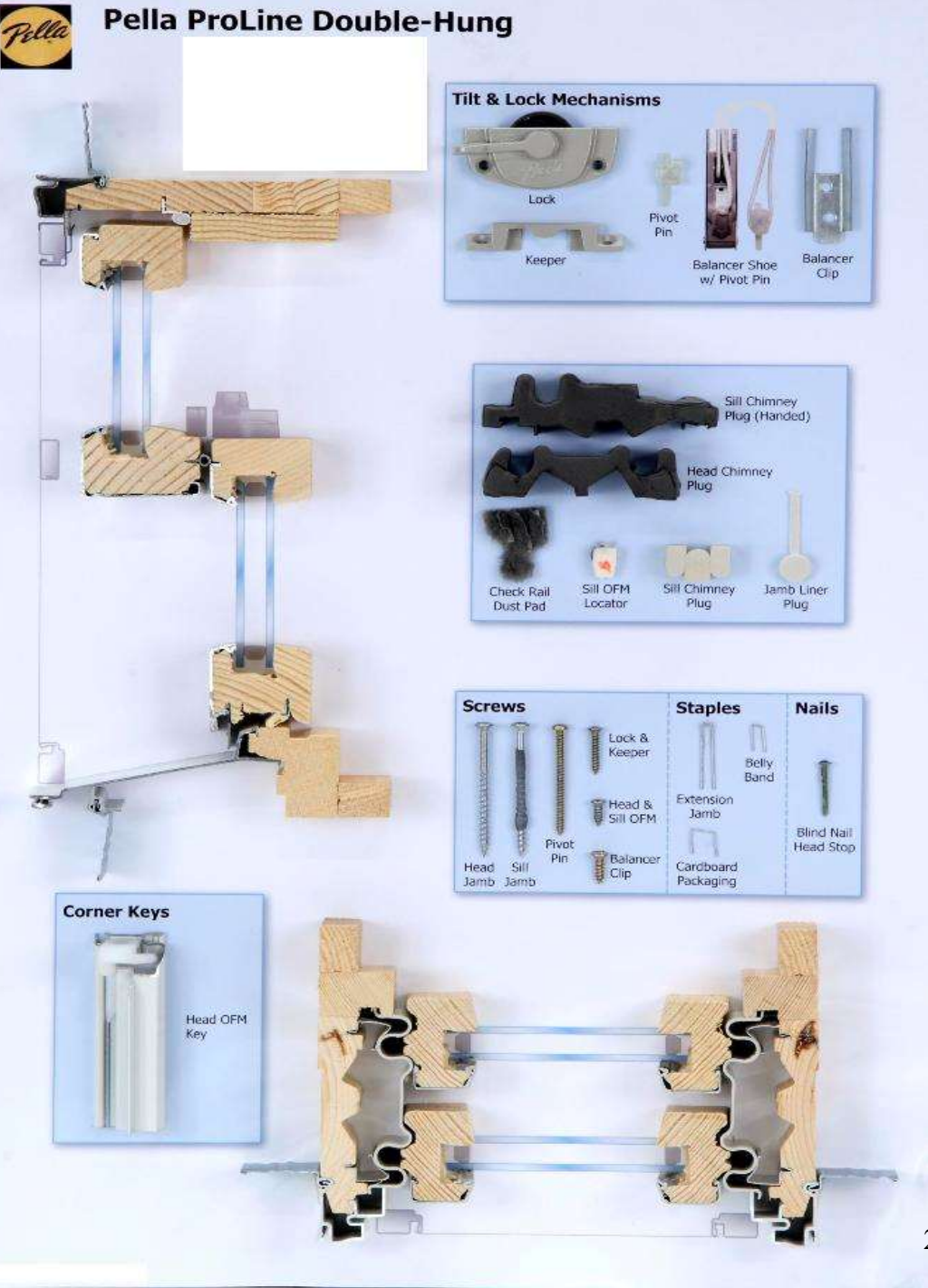
Tilt-wash Interior



400 Series Double Hung Windows

	Woodwright	Tilt-wash
Frame Options	Full Frame or Insert	Full Frame or Insert
Frame Sizing	Full Frame Standard and Custom Insert Custom	Full Frame Standard* Insert Custom
Frame Exterior	Vinyl Clad	Vinyl Clad
Sill	Fibrex	Fibrex
Sash Exterior	Fibrex	Flexacron
Exterior Colors	White, Sandtone, Terratone, Forest Green, Canvas, Dark BZ	White, Sandtone, Terratone, Forest Green, Canvas, Dark BZ
Jamb Interior	Wood	Vinyl
Interior Finishes	Unfinished Pine, Oak , or Maple Prefinished White	Unfinished Pine Prefinished White
Interior Species	Pine, Oak , or Maple	Pine

*TW FF can be custom sized via SPR



- **Frame Material**

- Roll-form aluminum is a thin sheet that is bent to cover and protect the exterior of the window.

- Roll-form aluminum isn't much thicker than a beverage can.

- Sill is not supported by any wood core.

- **Sash**

- Roll-form aluminum cover with lap-jointed corners.

- **Jamb Liners**

- Compression liner with dead air space between side jamb and jamb liner.

Andersen Wood SPEC SHEET

SC: John McCoy

Measure Tech:

INSTALLER:

Branch Name: DC Metro

Job #: F32192583

Prepared By:

ISM:

Ship To Location:

Customer Name: Joshua Miller

Date: 02/20/2023

Page 1 of 3

SPEC SHEET #

SPR REF #

Table with columns: TEM, Existing Window Type, Andersen Window TYPE, Color/Finish, SC SIZE SOLD (Tip to TIP), MEASURE TECH SIZE, FULL FRAME ONLY, DH INSERT ONLY, Frame Sash Options, Casement Handling Options, Glass OPTION, Screen (Standard is included in Base price), Grille Options (PER SASH PRICING), Glass OPTION, Hung LOCK OPTIONS (ST or WH included in BASE unit pricing), Hung SASH LIFT OPTIONS, Casement Hardware OPTIONS (Traditional Folding Stone or White Option included in BASE unit pricing), MISC LABOR OPTIONS. Includes rows 1-4 with window specifications.

Table with columns: BAY / BOW WINDOW, SC/Installer Notes: (include Misc. Labor, Mull Stack Options, special conditions, Use Item # to identify window/door), MANUFACTURER NOTES: (include mulling locations, accessories, Use item # to identify window/door). Includes sub-tables for Projection Angle, Bay Window Flankers, and Construct Roof 1.

Table with columns: ITEM #, Existing Door Type, Andersen Door TYPE, Color/Finish, SC SIZE SOLD (Tip to TIP), MEASURE TECH SIZE, FULL FRAME ONLY, Grille Options (PER SASH PRICING), Glass OPTION, Screen Option, Hinge Option, Hinged and Gliding Door Options, MULL / STACK OPTIONS, MISC LABOR OPTIONS, WINDOW & DOOR Energy Star Options, AW Trim for Radius Unit. Includes rows for door specifications.

Approval _____ Print Name Joshua Miller _____ Title Home Owner _____

Andersen Wood SPEC SHEET

Branch Name: DC Metro

Ship To Location:

SC: John McCoy

Job #: F32192583

Customer Name: Joshua Miller

Measure Tech:

Prepared By:

Date: 02/20/2023

INSTALLER:

ISM:

Table with columns for Window Unit details including Location, Existing Window Type, Andersen Window Type, Color/Finish, SC Size, Measure Tech Size, Casement Handling Options, Grille Options, and Hung Lock Options.

BAY / BOW WINDOW section with notes on projection angle, bay window flanks, and construction details.

NEW DOOR UNIT section with columns for Existing Door Type, Andersen Door Type, Color/Finish, SC Size, Measure Tech Size, Full Frame Only, Grille Options, Glass, Screen, Hinge, Mull / Stack Options, and Misc Labor Options.

Approval _____ Print Name Joshua Miller

Title Home Owner

