

Docket Item #6
BAR CASE # 2017-00095

BAR Meeting
April 19, 2017

ISSUE: Certificate of Appropriateness for Alterations

APPLICANT: Robert and Claire Wood

LOCATION: 320 South Pitt Street

ZONE: RM/Residential

STAFF RECOMMENDATION

Staff recommends approval of the application for two-over-two, Low-E 272, double glazed, wood sash replacements with the following conditions:

1. The five windows on the front (west) elevation and the two windows on the side (north) elevation of the main block must be *painted* wood windows.
2. The one visible window on the rear (east) elevation of the ell and the one visible window on the side (north) elevation of the ell may be *aluminum clad* wood windows.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2017-00095



I. ISSUE

NOTE: This item was deferred at the applicant's request from the April 5, 2017 OHAD BAR hearing. The previous staff report is reprinted below without change.

The applicant is seeking a Certificate of Appropriateness for alterations to 320 South Pitt Street which entail the replacement of five (5) windows on the façade (west elevation); five (5) windows on the side (north) elevation; and three (3) windows on the rear (east) elevation. The proposed scope of work entails replacing all 13 wood, true-divided-lite (TDL) windows (wood sashes and aluminum jamb liners) with aluminum-clad wood, simulated-divided-lite (SDL) windows. The material choice (aluminum-clad wood) is not historically appropriate for the age of the building; therefore, BAR staff was unable to administratively approve the window replacement according to BAR criteria and standards.

The west and north elevations of the historic main core are clearly visible from South Pitt Street while the north elevation of the ell is partially visible from South Pitt Street: only one of the three windows on the north elevation of the rear ell is visible from the public right-of-way. [Figures 1 and 2] The rear (east) elevation of the ell is visible from Wolfe Street. [Figure 3] However, the rear (east) elevation of the main block is not visible from any public right-of-way; therefore, the replacement of two windows on the side (north) elevation of the ell and two windows on the rear (east) elevation of the main block does not fall under BAR purview. [Figure 4] Hence, this application will only consider 9 of the 13 requested window replacements.



Figure 1: the façade (west elevation) and side (north) elevation from S. Pitt Street, looking southeastward. Five windows are visible on the façade and three windows on the side (north) elevation: two on the main block and one on the ell.



Figure 2: the side (north) elevation from S. Pitt Street, looking southeastward. Three windows are visible.



Figure 3: the rear (east) elevation from Wolfe Street, looking northwestward. Only one window, on the second story, is visible from the public right-of-way.

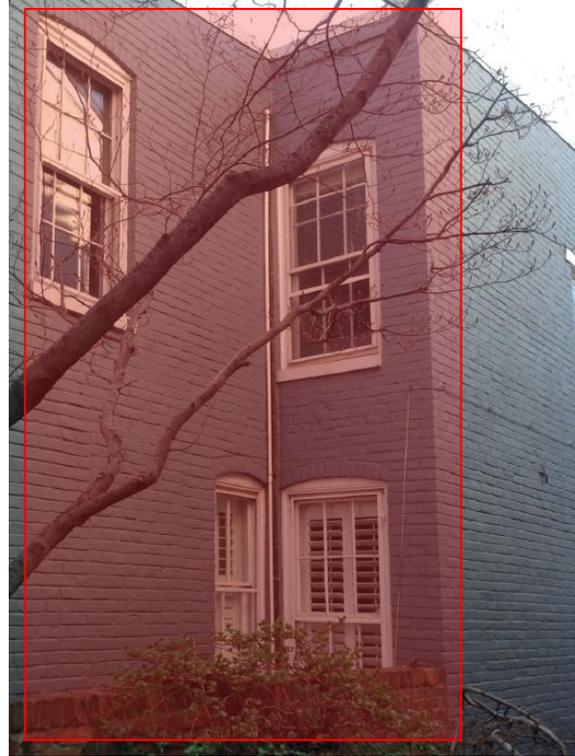


Figure 4: the side (north) elevation of the ell and the rear (east) elevation of the main block. These four windows are not visible from any public right-of-way.

II. HISTORY

The **Queen Anne-style** residence at 320 South Pitt Street dates to **circa 1905**. Although a row of small contiguous dwellings appears on the west side of South Pitt Street, north of Wolfe Street, on Griffith M. Hopkins' 1877 *City Atlas of Alexandria, Va.* as well as on the 1885, 1891, and 1896 Sanborn Fire Insurance Company maps of Alexandria, they are absent entirely from the 1902 Sanborn map, suggesting demolition. The four abutting, L-shaped townhouses numbered 320-326 South Pitt Street first appear on the 1907 Sanborn map as two-story dwellings with non-combustible (slate or metal) roofs. The footprints of 320-324 were slightly altered by the 1921 Sanborn mapping, by which time each had gained a one-story, frame rear porch. The footprint of 320 South Pitt did not alter through the remainder of the 20th century until 1997, when the BAR approved the demolition of the rear porch and approved the new construction of a one-story addition in its place.¹

No early alteration/repair permits exist for this address, but the applicants have stated that the house was renovated in the mid-1960s, at which time the original window sash were replaced. Indeed, the house reads like a Victorian which was 'colonialized' in the mid-20th century: What were presumably one-over-one or two-over-two windows in segmentally-arched openings were

¹ BAR97-232 and BAR97-233 from December 3, 1997.

replaced by six-over-six, nine-over-nine, and twelve-over-twelve double-hung sash windows that are more appropriate to the Colonial Revival style than the Victorian-era Queen Anne style.

III. ANALYSIS

The applicant is seeking a Certificate of Appropriateness to replace 13 true-divided-light (TDL), single-glazed wood windows in various lite configurations on the west, north, and east elevations with simulated-divided-light (SDL), aluminum-clad wood windows in a two-over-two lite configuration. Only nine of the 13 windows are visible from public right-of-ways and therefore fall under the BAR purview. Because the existing wood window frames are likely original, the applicant proposes to use sash kits to replace only the operable parts of the window, rather than full-frame replacements. The proposed replacement double-hung sashes are Jeld-Wen brand, model W-4500, which are solid wood sashes with a thin layer of aluminum on the exterior. The glass is insulated Low-E 366 with a light bronze-colored shadow bar. The exterior (simulated) grilles (or muntins) will be 1-1/8 inches wide and in a putty profile. The scope of work also includes the replacement of the aluminum jamb liners and the removal of the exterior aluminum storm windows. Staff supports removal of the storm windows, which by policy are not reviewed by the BAR. Although storm windows provide energy savings and protect historic sash, these are not original sash and the proposed new sash will have double glazed, Low-E glass.

While the proposed two-over-two lite configuration is historically accurate, and the BAR's policy permits double glazed windows on the front façade of buildings with a 1/1 or 2/2 lite configuration, the choice of aluminum-clad wood is not appropriate to the age of the building and BAR staff was unable to administratively approve the request for replacement windows. The BAR's general policy is to support materials *which would have been commercially available at the time of construction of that portion of the building*. Aluminum cladding over wood is a modern invention, not suitable to a century-old building. BAR staff attests that a passersby can visually understand the difference in materiality, particularly when located immediately adjacent to the public sidewalk. In addition, the proposed glass is Low-E 366, meaning that there are three layers of metallic film between the glass panels with 66% light transmittance. The BAR's adopted policy permits only Low-E 272 because this glass has less tint and is not as reflective.

Façade (west elevation)

Fenestration on the façade [Figure 5] includes two paired windows in the projecting bay and a single aperture above the door. Currently, these are filled with four nine-over-nine double-hung wood sashes and one twelve-over-twelve double-hung wood sash. All of the windows are protected by aluminum-frame storm windows.



Figure 5 (above) : the façade (west elevation)

Given that this façade is on the property line and

adjacent to the public right-of-way, the wood materiality of these windows is easily readable. BAR staff recommends that the applicant replace the five current windows with two-over-two, double-glazed, painted wood window sash kits which are more historically appropriate to the age of the house.

Side (north) elevation

As the north elevation of the main block is clearly visible from South Pitt Street [see Figures 1 and 2], BAR staff recommends replacing the two windows with two-over-two, double-glazed, painted wood windows which are historically appropriate to the age of the house. The window on the easternmost bay of the rear ell, which is partially visible from South Pitt Street, is so far removed from the public right-of-way that staff believes a change in material would not be discernable by the casual passerby. [Figure 6] Staff believes that, although the ell is no later than the main block in terms of its date of construction, the hierarchy of elevations places this side elevation on a rear ell lower in importance to the public. Therefore, if a modern material – such as aluminum clad wood – can be proven to simulate *the appearance of wood* convincingly from such a distance, it may be beneficial to consider replacement of this window with a non-historic material in this particular instance.

As previously mentioned, only one of the three windows on the north elevation of the ell is visible from South Pitt Street; therefore, the two which are not visible [see Figure 4] are not within BAR’s purview. Keeping that in mind, BAR staff would like to point out that one of the two windows on the north elevation of the ell is (presumably) the only extant original window in situ. [Figure 7] Although BAR staff has not inspected this window from within the house, it is the only two-over-two window on the entire residence. Ideally, from the standpoint of preservation, the applicant would retain and repair this lone example of an original window (if BAR staff were able to determine that it is, indeed, original). However, as it is not visible from a



Figure 6 (above): the north elevation, in which the easternmost window in the ell is minimally visible from a public ROW.

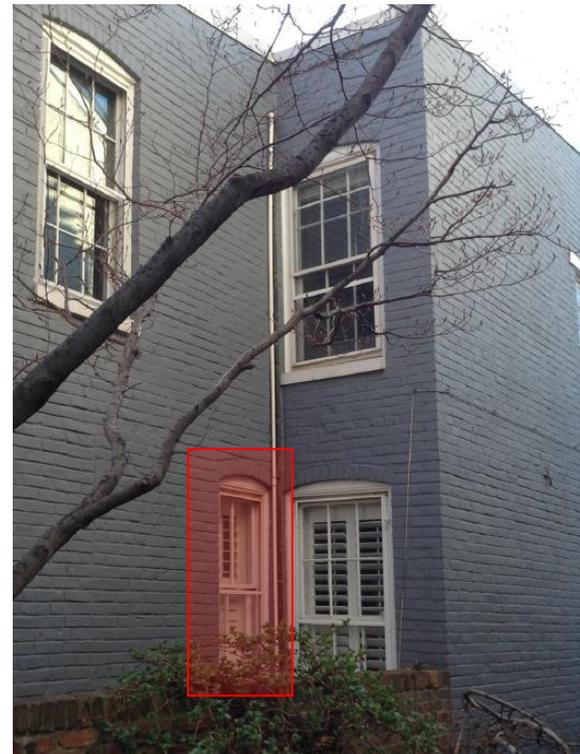


Figure 7 (above): the north elevation of the ell has a two-over-two wood window that may be original, but it is not visible from a public ROW.

public right-of-way, it does not fall within the BAR's mandate and the applicant is free to replace windows that are not visible from public right-of-ways in any material of choice.

Rear (east) elevation

As the east elevation of the main block is not visible from any public right-of-way [see Figures 3 and 4], the two windows on that portion of the elevation cannot be reviewed by the BAR. However, the one window on the second story of the rear ell's east elevation is visible from Wolfe Street and its replacement must be reviewed by BAR. Again, BAR staff believes that, although the ell has the same date of construction as the main block, the hierarchy of elevations places this rear elevation on a rear ell as the lowest in importance; and at such a distance, and in the middle of the block, BAR staff believes the use of aluminum cladding would not be discernable by the casual passerby. Therefore, BAR staff recommends that if a modern material – such as aluminum clad wood – can be proven to simulate *the appearance of wood* convincingly from such a distance; with the same rail, stile and muntin profile, it may be beneficial to consider replacement of this window with a non-historic material in this particular instance.

Summary

Of the 13 windows which the applicant wishes to replace, only nine are visible from public right-of-ways and must be reviewed by the BAR. BAR staff recommends that the applicant replace the five windows on the front (west) elevation and the two windows on the side (north) elevation of the main block with wood windows. However, BAR staff feels that an argument can be made for replacing the one visible window on the rear (east) elevation of the ell and the one visible window on the side (north) elevation of the ell with aluminum-clad wood windows. [Figures 8 and 9]

In conclusion, BAR staff supports the application with the condition listed above.



Figures 8 and 9: the red boxes denote recommended wood replacements, the yellow denotes recommended aluminum-clad wood replacements. All other windows are not visible from any public ROW.

STAFF

Heather N. McMahon, 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

C-1 Proposed window replacements comply with zoning.

Code Administration

C-1 A building permit, plan review and inspections are required for this project.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

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. (T&ES)

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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Alexandria Archaeology

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2017-00095: 320 South Pitt Street

BAR Case #:

Description of Proposed Work at 320 S. Pitt Street

We are seeking BAR approval to replace the sashes and jamb liners in thirteen windows at our home, 320 S. Pitt Street. The window openings are on the West (street front), North, and East elevations.

We believe our home was built in approximately 1905. The title search indicates our home together with three others like it, was built in 1890. However an examination of the Sanborn Maps in the Alexandria library demonstrates that the original frame houses were removed, demolished or perhaps burned sometime after 1890 and that four brick houses replaced them in approximately 1905.

The four homes were renovated in the mid 1960's at which time the window jamb liners and sashes were replaced in thirteen openings with twelve-over-twelve, nine-over-nine, six-over-six, and (one) two-over-two, true divided light, wood windows. The jamb liners in several of these windows are in disrepair and several of the sashes are not operational.

During or after the mid 1960's renovation, storm windows were installed on the exterior. The storm window frames are aluminum triple track frames screwed to the existing wood window frames.

We propose to retain the existing wood window frames (we believe the frames may be original) and to replace the existing aluminum (silver color) jamb liners with white material and to replace the existing 1960's era sashes with two-over-two sashes, with exterior dividers, in a 1 and 1/8" inch wide putty style, in a simulated divided light configuration. We understand from staff that this style sash is period correct for this structure.

The proposed replacement sashes are Jeld-Wen model W-4500 with Sash Pack Double Hung Sash Kits in brilliant white. These are solid wood sashes with a thin layer of aluminum clad on the exterior. The glass is insulated, with the divider bars on the outside of the glass, and light bronze colored shadow bars in between the two sheets of glass. The divider bars are constructed of wood with a thin layer of aluminum clad on the exterior.

We respectfully request the BAR to approve our proposal to install these wood sashes with aluminum clad exteriors. We urge the BAR to take into consideration that the new windows will take the structure back to a period correct look, that the existing wood frames will remain, and that the unsightly and decrepit aluminum storm window frames will be removed. The aluminum clad wood sashes are virtually indistinguishable from the same model wood sash without the aluminum clad, yet they are superior in durability, longevity and with respect to maintenance.

We have consulted with Preservation staff and they have done an exterior inspection of our home. We were advised by staff that two-over-two sashes are period correct for our home and that proposing the period correct style would give us a favorable case for BAR approval of the aluminum clad sash exterior.

We are hopeful that the BAR will see the value in the return of our home to a period correct window style and removal of the aluminum storm window frames, and grant our request for aluminum clad

sashes which are more durable and virtually indistinguishable from wood sashes without aluminum cladding.

Should the BAR be unable to approve our proposal completely, we would request that the BAR consider approving aluminum clad sashes for as many of the thirteen window openings as possible, perhaps for example on all openings except those at the street level on the west (street front) elevation.

Thank you,

Rob and Claire Wood



West elevation (front); 1-5 of 13 windows for replacement



North elevation, front half; 6 and 7 of 13 windows for replacement

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North elevation, back half; 8-12 of 13 windows for replacement

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East elevation; 13 of 13 windows for replacement; note 2 windows from previous photo partially visible

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Example from North elevation of old aluminum triple track storm window frames to be discarded; sashes to be replaced; existing wood frame underneath and wood trim to be retained, all 13 windows



Close up view #1 of old aluminum storm frame to be discarded; wood frame underneath and wood trim to be retained; all 13 windows

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Close up view #2 of old aluminum storm frame to be discarded; wood frame underneath and wood trim to be retained, all 13 windows

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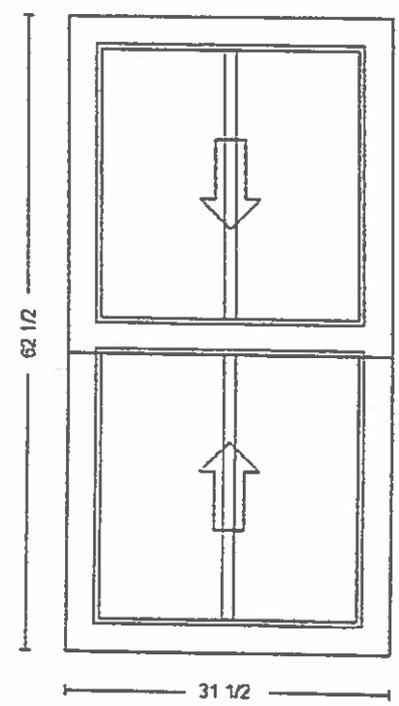
Item #	Item Description	Room Location	Unit Price	Qty	Total Price
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100-1 SCDHSP Clad W-4500 SashPack Double Hung Sash Kit
31.5 x 62.5 window 1

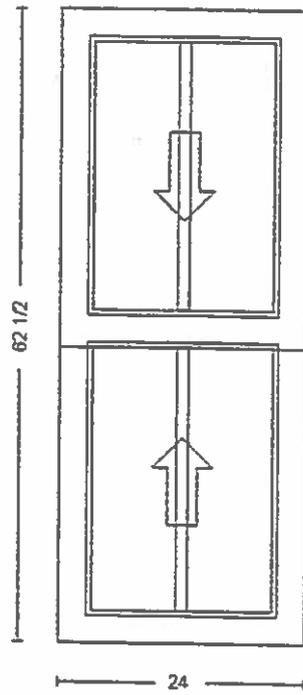
4

JELD-WEN

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Sash Opening Width = 31.5
Standard Sash Opening Height = Custom
Sash Opening Height = 62.5
Sash Split = Even
Quick Config = No
Jambliner Color = White Jambliners
Degree of Bevel = 4
Jambliner Options = Do Not Trim Flange On Jambliner
Radius Top Rail = None
Exterior Color = White
Species = Pine
Interior Finish = Brilliant White Paint
Customer Elevation = 0 - 4000 feet
Energy Rating = No
Energy Star Zone = EStar None
Glazing Type = Insulated
Low-E Option = Low-E 366
Tinted Glass = No Tint (Clear)
Glass Style = Clear
Tempered Glass = Not Tempered
California Fire Code Label = No
Neat Glass = No
Preserve Glass = Preserve
IG Options = Argon
Hardware Finish = White
Sash Limiter = No Sash Limiter
Finger Plows = With Finger Plow(s)
1 1/8" Clad Putty SDL w/Perm Wood
Colonial
Shadow Bar Color = Light Bronze Shadow Bar
Interior Grille Finish = Brilliant White Paint
Exterior Grille Finish = Brilliant White
2W1H
Check Info Link = Acoustic Ratings Info link
Room Location = window 1
Is This a Remake/Re-Order = No
Specific/Additional Information =
SKU = 673500
Vendor Name = S/O JELD-WEN PREMIUM WOOD
Vendor Number =
Customer Service =
Manufacturer = JELD-WEN Wood Windows & Patio
Doors
Catalog Version Date = 11/17/2016



Item #	Item Description	Room Location	Unit Price	Qty	Total Price
200-1	SCDH5P Clad W-4500 SashPack Double Hung Sash Kit 24 x 62.5	window 2		2	
JELD-WEN	Standard Sash Opening Width = 24 Standard Sash Opening Height = Custom Sash Opening Height = 62.5 Sash Split = Even Quick Config = No Jambliner Color = White Jambliners Degree of Bevel = 4 Jambliner Options = Do Not Trim Flange On Jambliner Radius Top Rail = None Exterior Color = White Species = Pine Interior Finish = Brilliant White Paint Customer Elevation = 0 - 4000 feet Energy Rating = No Energy Star Zone = EStar None Glazing Type = Insulated Low-E Option = Low-E 366 Tinted Glass = No Tint (Clear) Glass Style = Clear Tempered Glass = Not Tempered California Fire Code Label = No Neat Glass = No Preserve Glass = Preserve IG Options = Argon Hardware Finish = White Sash Limiter = No Sash Limiter Finger Plows = With Finger Plow(s) 1 1/8" Clad Putty SDL w/Perm Wood Colonial Shadow Bar Color = Light Bronze Shadow Bar Interior Grille Finish = Brilliant White Paint Exterior Grille Finish = Brilliant White 2W1H Check Info Link = Acoustic Ratings Info link Room Location = window 2 Is This a Remake/Re-Order = No Specific/Additional Information = SKU = 673500 Vendor Name = S/OJELD-WEN PREMIUM WOOD Vendor Number = Customer Service = Manufacturer = JELD-WEN Wood Windows & Patio Doors Catalog Version Date = 11/17/2016				

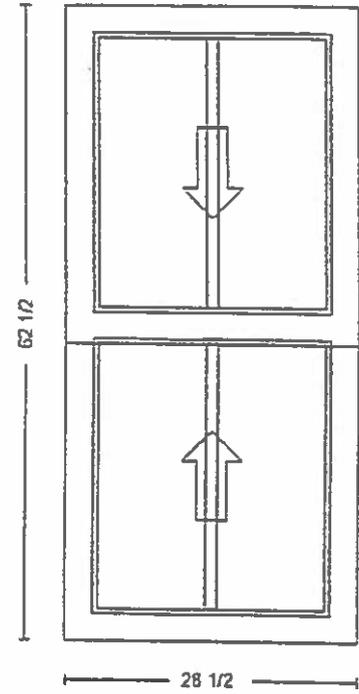


Item #	Item Description	Room Location	Unit Price	Qty	Total Price
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300-1 SCDHSP Clad W-4500 SashPack Double Hung Sash Kit
28.5 x 62.5 window 3 1

JELD-WEN

Standard Sash Opening Width = Custom
Sash Opening Width = 28.5
Standard Sash Opening Height = Custom
Sash Opening Height = 62.5
Sash Split = Even
Quick Config = No
Jambliner Color = White Jambliners
Degree of Bevel = 4
Jambliner Options = Do Not Trim Flange On Jambliner
Radius Top Rail = None
Exterior Color = White
Species = Pine
Interior Finish = Brilliant White Paint
Customer Elevation = 0 - 4000 feet
Energy Rating = No
Energy Star Zone = EStar None
Glazing Type = Insulated
Low-E Option = Low-E 366
Tinted Glass = No Tint (Clear)
Glass Style = Clear
Tempered Glass = Not Tempered
California Fire Code Label = No
Neat Glass = No
Preserve Glass = Preserve
IG Options = Argon
Hardware Finish = White
Sash Limiter = No Sash Limiter
Finger Plows = With Finger Plow(s)
1 1/8" Clad Putty SDL w/Perm Wood Colonial
Shadow Bar Color = Light Bronze Shadow Bar
Interior Grille Finish = Brilliant White Paint
Exterior Grille Finish = Brilliant White 2W1H
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Vendor Number =
Customer Service =
Manufacturer = JELD-WEN Wood Windows & Patio Doors
Catalog Version Date = 11/17/2016



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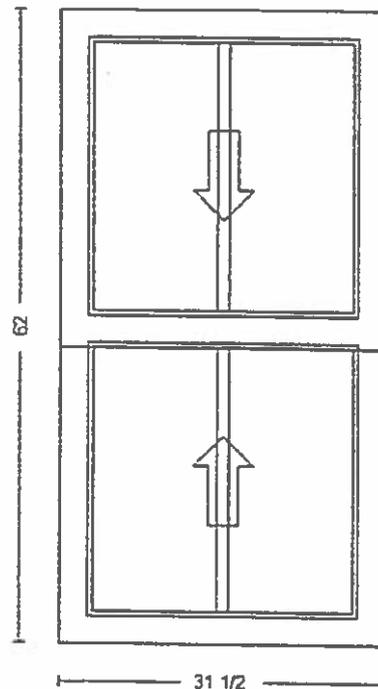
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400-1 SCDHSP Clad W-4500 SashPack Double Hung Sash Kit
31.5 x 62 window 4

1

JELD-WEN

Standard Sash Opening Width = Custom
Sash Opening Width = 31.5
Standard Sash Opening Height = Custom
Sash Opening Height = 62
Sash Split = Even
Quick Config = No
Jambliner Color = White Jambliners
Degree of Bevel = 4
Jambliner Options = Do Not Trim Flange On Jambliner
Radius Top Rail = None
Exterior Color = White
Species = Pine
Interior Finish = Brilliant White Paint
Customer Elevation = 0 - 4000 feet
Energy Rating = No
Energy Star Zone = EStar None
Glazing Type = Insulated
Low-E Option = Low-E 366
Tinted Glass = No Tint (Clear)
Glass Style = Clear
Tempered Glass = Not Tempered
California Fire Code Label = No
Neat Glass = No
Preserve Glass = Preserve
IG Options = Argon
Hardware Finish = White
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Finger Plows = With Finger Plow(s)
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Interior Grille Finish = Brilliant White Paint
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Vendor Number =
Customer Service =
Manufacturer = JELD-WEN Wood Windows & Patio
Doors
Catalog Version Date = 11/17/2016



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Item #	Item Description	Room Location	Unit Price	Qty	Total Price
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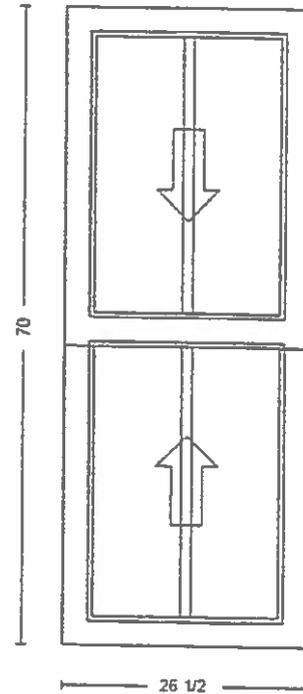
500-1 SCDHSP Clad W-4500 SashPack Double Hung Sash Kit
26.5 x 70

window 5

2

JELD-WEN

Standard Sash Opening Width = Custom
Sash Opening Width = 26.5
Standard Sash Opening Height = Custom
Sash Opening Height = 70
Sash Split = Even
Quick Config = No
Jambliner Color = White Jambliners
Degree of Bevel = 4
Jambliner Options = Do Not Trim Flange On Jambliner
Radius Top Rail = None
Exterior Color = White
Species = Pine
Interior Finish = Brilliant White Paint
Customer Elevation = 0 - 4000 feet
Energy Rating = No
Energy Star Zone = EStar None
Glazing Type = Insulated
Low-E Option = Low-E 366
Tinted Glass = No Tint (Clear)
Glass Style = Clear
Tempered Glass = Not Tempered
California Fire Code Label = No
Neat Glass = No
Preserve Glass = Preserve
IG Options = Argon
Hardware Finish = White
Sash Limiter = No Sash Limiter
Finger Plows = With Finger Plow(s)
1 1/8" Clad Putty SDL w/Perm Wood
Colonial
Shadow Bar Color = Light Bronze Shadow Bar
Interior Grille Finish = Brilliant White Paint
Exterior Grille Finish = Brilliant White
2W1H
Check Info Link = Acoustic Ratings Info link
Room Location = window 5
Is This a Remake/Re-Order = No
Specific/Additional Information =
SKU = 673500
Vendor Name = S/OJELD-WEN PREMIUM WOOD
Vendor Number =
Customer Service =
Manufacturer = JELD-WEN Wood Windows & Patio
Doors
Catalog Version Date = 11/17/2016



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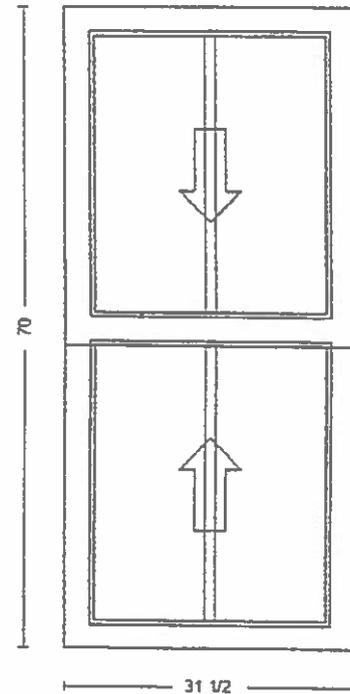
Item #	Item Description	Room Location	Unit Price	Qty	Total Price
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600-1 SCDHSP Clad W-4500 SashPack Double Hung Sash Kit
31.5 x 70 window 6

1

JELD-WEN

Standard Sash Opening Width = Custom
Sash Opening Width = 31.5
Standard Sash Opening Height = Custom
Sash Opening Height = 70
Sash Split = Even
Quick Config = No
Jambliner Color = White Jambliners
Degree of Bevel = 4
Jambliner Options = Do Not Trim Flange On Jambliner
Radius Top Rail = None
Exterior Color = White
Species = Pine
Interior Finish = Brilliant White Paint
Customer Elevation = 0 - 4000 feet
Energy Rating = No
Energy Star Zone = EStar None
Glazing Type = Insulated
Low-E Option = Low-E 366
Tinted Glass = No Tint (Clear)
Glass Style = Clear
Tempered Glass = Not Tempered
California Fire Code Label = No
Neat Glass = No
Preserve Glass = Preserve
IG Options = Argon
Hardware Finish = White
Sash Limiter = No Sash Limiter
Finger Plows = With Finger Plow(s)
1 1/8" Clad Putty SDL w/Perm Wood
Colonial
Shadow Bar Color = Light Bronze Shadow Bar
Interior Grille Finish = Brilliant White Paint
Exterior Grille Finish = Brilliant White
2W1H
Check Info Link = Acoustic Ratings Info link
Room Location = window 6
Is This a Remake/Re-Order = No
Specific/Additional Information =
SKU = 673500
Vendor Name = S/OJELD-WEN PREMIUM WOOD
Vendor Number =
Customer Service =
Manufacturer = JELD-WEN Wood Windows & Patio
Doors
Catalog Version Date = 11/17/2016



Application Package
BAR2017-00095
320 S Pitt Street
3/6/2017

Item #	Item Description	Room Location	Unit Price	Qty	Total Price
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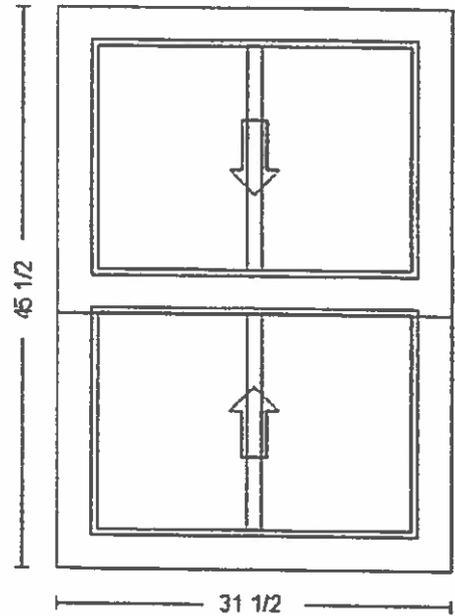
700-1 SCDHSP Clad W-4500 SashPack Double Hung Sash Kit
31.5 x 45.5

window 7

1

JELD WEN

Standard Sash Opening Width = Custom
Sash Opening Width = 31.5
Standard Sash Opening Height = Custom
Sash Opening Height = 45.5 ✓
Sash Split = Even
Quick Config = No
Jambliner Color = White Jambliners
Degree of Bevel = 4
Jambliner Options = Do Not Trim Flange On Jambliner
Radius Top Rail = None
Exterior Color = White
Species = Pine
Interior Finish = Brilliant White Paint
Customer Elevation = 0 - 4000 feet
Energy Rating = No
Energy Star Zone = EStar None
Glazing Type = Insulated
Low-E Option = Low-E 366
Tinted Glass = No Tint (Clear)
Glass Style = Clear
Tempered Glass = Not Tempered
California Fire Code Label = No
Neat Glass = No
Preserve Glass = Preserve
IG Options = Argon
Hardware Finish = White
Sash Limiter = No Sash Limiter
Finger Plows = With Finger Plow(s)
1 1/8" Clad Putty SDL w/Perm Wood
Colonial
Shadow Bar Color = Light Bronze Shadow Bar
Interior Grille Finish = Brilliant White Paint
Exterior Grille Finish = Brilliant White
2W1H
Check Info Link = Acoustic Ratings Info link
Room Location = window 7
Is This a Remake/Re-Order = No
Specific/Additional Information = 45.5
SKU = 673500
Vendor Name = S/OJELD-WEN PREMIUM WOOD
Vendor Number =
Customer Service =
Manufacturer = JELD-WEN Wood Windows & Patio
Doors
Catalog Version Date = 11/17/2016



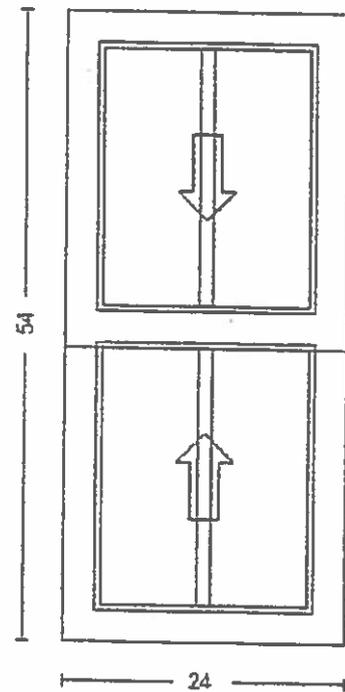
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800-1 SCDHSP Clad W-4500 SashPack Double Hung Sash Kit 24 x 54 window 8

JELD-WEN

Standard Sash Opening Width = Custom
Sash Opening Width = 24
Standard Sash Opening Height = Custom
Sash Opening Height = 54
Sash Split = Even
Quick Config = No
Jambliner Color = White Jambliners
Degree of Bevel = 4
Jambliner Options = Do Not Trim Flange On Jambliner
Radius Top Rail = None
Exterior Color = White
Species = Pine
Interior Finish = Brilliant White Paint
Customer Elevation = 0 - 4000 feet
Energy Rating = No
Energy Star Zone = EStar None
Glazing Type = Insulated
Low-E Option = Low-E 366
Tinted Glass = No Tint (Clear)
Glass Style = Clear
Tempered Glass = Not Tempered
California Fire Code Label = No
Neat Glass = No
Preserve Glass = Preserve
IG Options = Argon
Hardware Finish = White
Sash Limiter = No Sash Limiter
Finger Plows = With Finger Plow(s)
1 1/8" Clad Putty SDL w/Perm Wood
Colonial
Shadow Bar Color = Light Bronze Shadow Bar
Interior Grille Finish = Brilliant White Paint
Exterior Grille Finish = Brilliant White
2W1H
Check Info Link = Acoustic Ratings Info link
Room Location = window 8
Is This a Remake/Re-Order = No
Specific/Additional Information =
SKU = 673500
Vendor Name = S/OJELD-WEN PREMIUM WOOD
Vendor Number =
Customer Service =
Manufacturer = JELD-WEN Wood Windows & Patio
Doors
Catalog Version Date = 11/17/2016

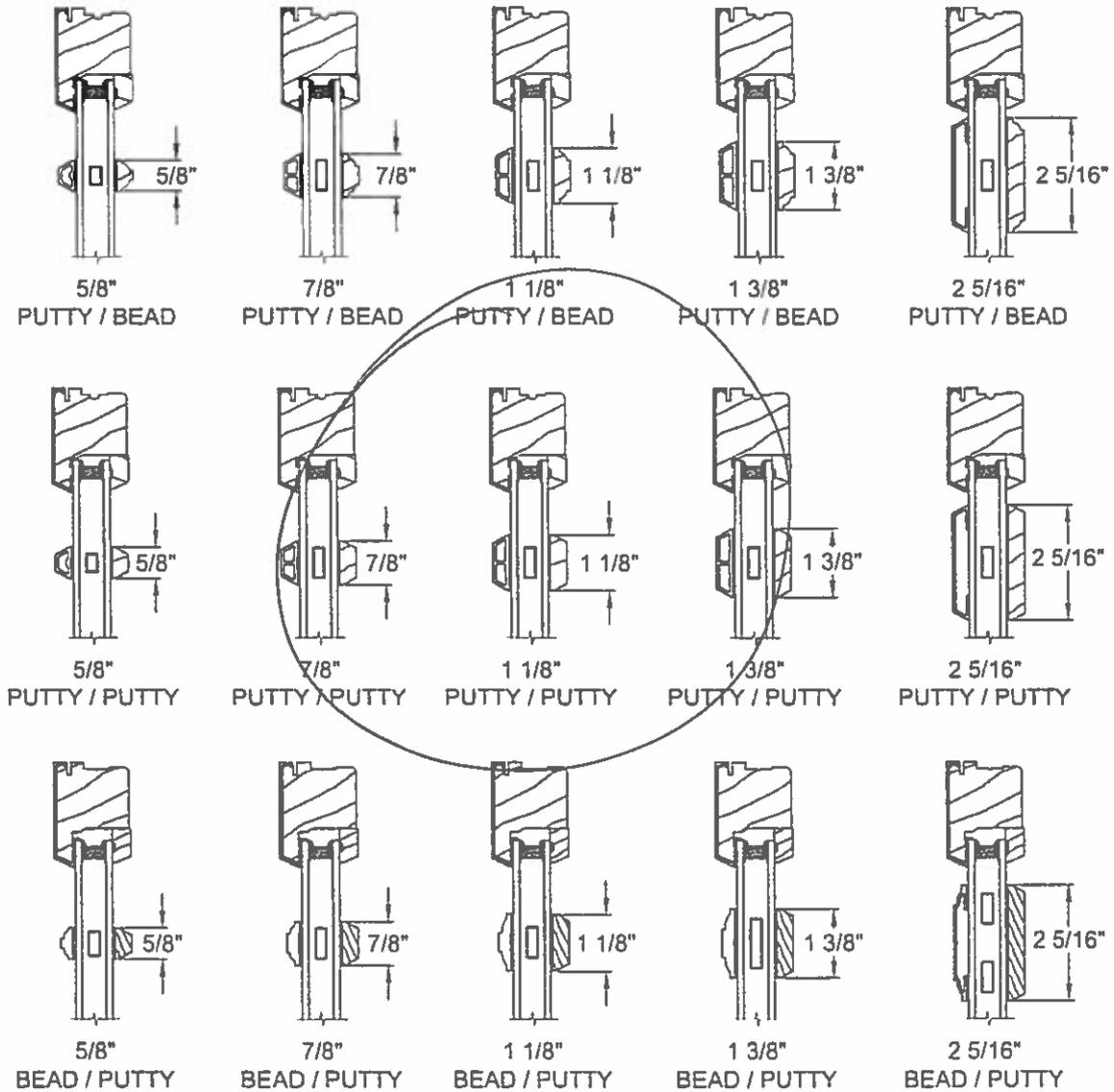
1



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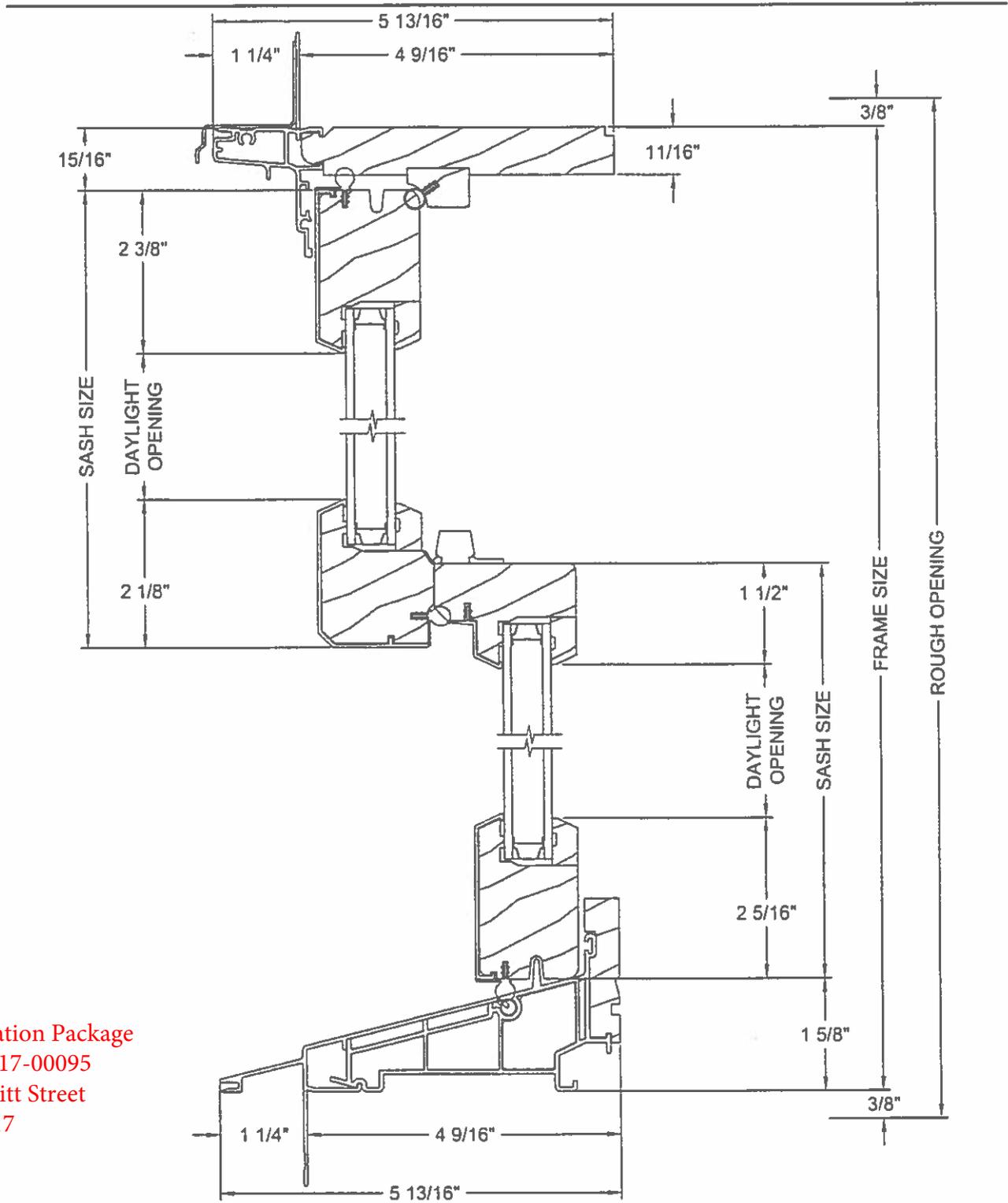
DIVIDED LITE OPTIONS



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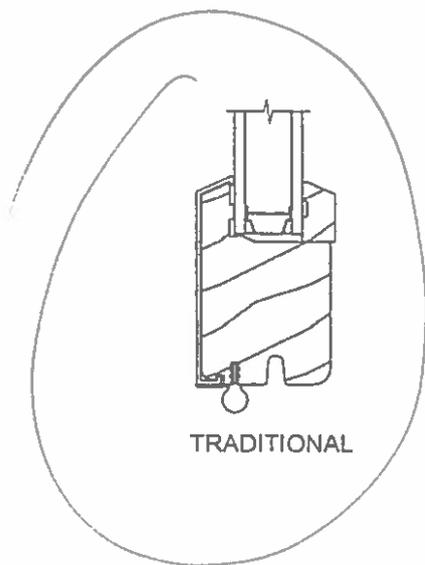
OPERATOR VERTICAL SECTION



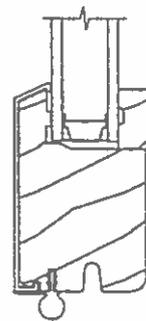
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GLASS STOP OPTIONS



TRADITIONAL



CONTEMPORARY

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320 S Pitt Street
3/6/2017

BAR Case # 2017-00095

ADDRESS OF PROJECT: 320 S. Pitt St.

TAX MAP AND PARCEL: _____ 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: Robert and Claire Wood

Address: 320 S. Pitt St.

City: Alexandria State: VA Zip: 22314

Phone: 202-329-8053 E-mail: robkwood@aol.com

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Robert and Claire Wood

Address: 320 S. Pitt St.

City: Alexandria State: VA Zip: 22314

Phone: 202-329-8053 E-mail: robkwood@aol.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.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

See attachment

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.*

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

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

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

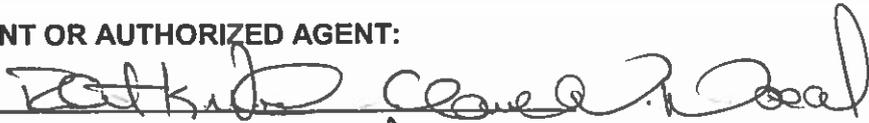
- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: ROBERT K. WOOD Clair W. Wood

Date: 3/6/17

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. Robert Wood	320 S. Pitt St	50%
2. Claire Wood	320 S. Pitt St	50%
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. Robert Wood	320 S. Pitt St	50%
2. Claire Wood	320 S. Pitt St	50%
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.

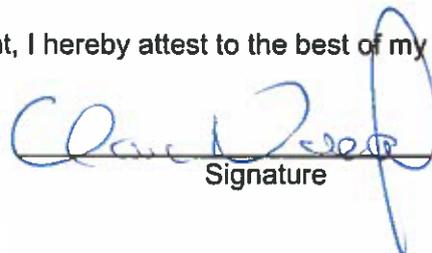
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Claire Wood	N/A none	N/A
2. Robert Wood	none	N/A
3.		

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.

3/6/17
Date

Claire Wood
Printed Name


Signature