

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and addition

APPLICANT: Phillip and Elizabeth Reeder

LOCATION: Old and Historic Alexandria District
411 North Fairfax Street

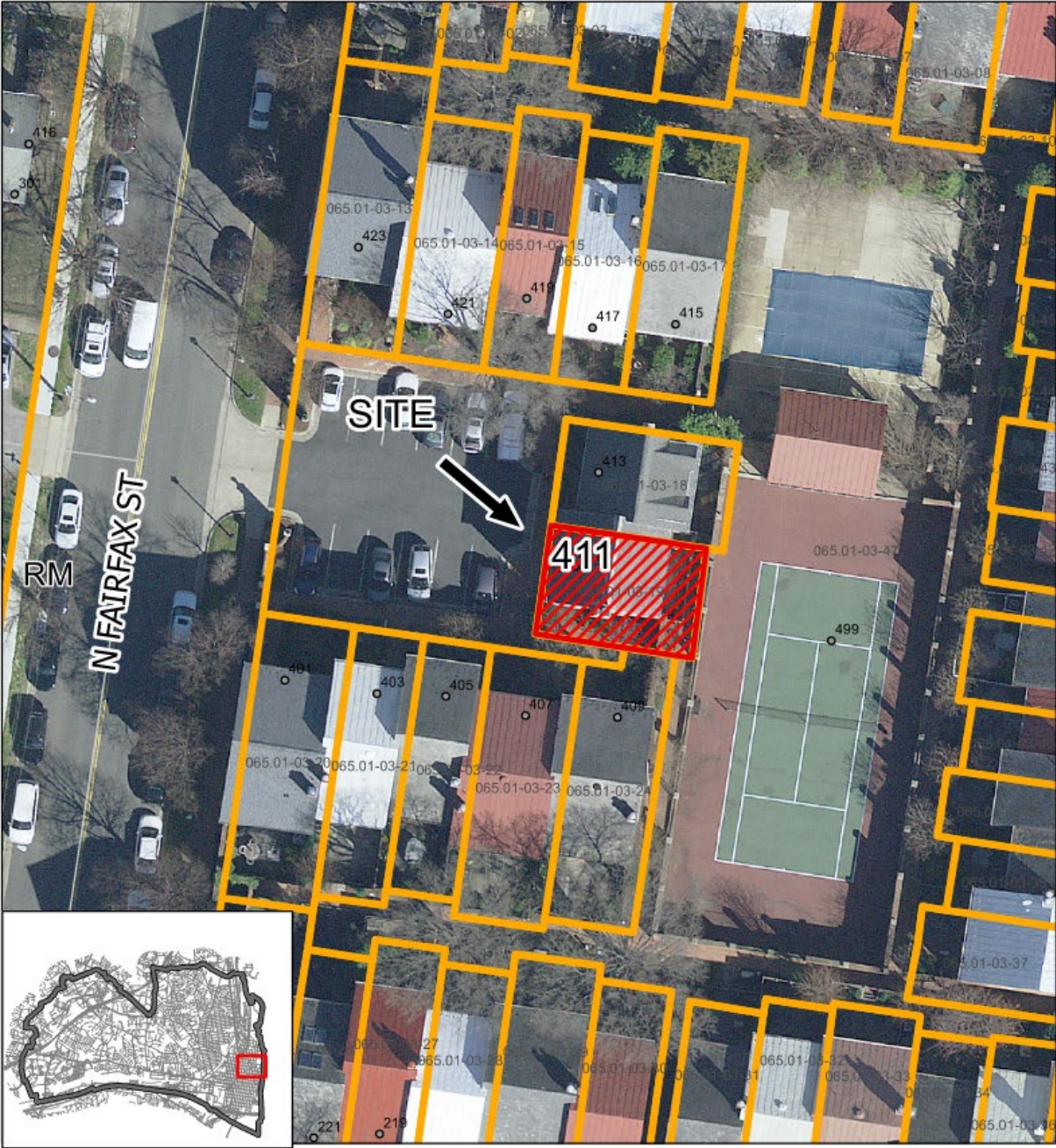
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish (partial) and Certificate of Appropriateness for alterations and addition, as submitted

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 #2022-00070 & BAR #2022-00071
411 North Fairfax Street



0 15 30 60 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2022-00071) and Certificate of Appropriateness (BAR #2022-00070) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to add a dormer on the east/rear roof slope, at 411 North Fairfax Street.

Permit to Demolish/Capsulate

The project calls to remove approximately 161.9 square feet of the east/rear roof slope to accommodate a dormer.

Certificate of Appropriateness

The dormer will be in the form of a shed dormer flanked by gabled dormers. The entire dormer will be 17'-8" wide and 11'-2" high. The walls of the dormer will be clad in Hardiplank fiber cement siding with a 6" exposure and smooth finish. The dormer roof will be asphalt shingles to match the existing. The proposed windows are Pella Architect Series, clad/wood, casements with SDL colonial grid.

Site context

The subject property sits in the middle of the 400 Block of North Fairfax Street on the east side; the property is recessed about 70 feet from North Fairfax right-of-way. The proposed dormer will be located on the rear slope of the roof, facing east onto the development's common area. It will be visible to the public only through a gap in the building wall along North Lee Street, between 410 and 412 North Lee Street (Figure 1).



Figure 1 - Rear visibility from North Lee Street

II. HISTORY

The semidetached townhouse at 411 North Fairfax Street was constructed in 1977 as part of the Princess Street Townhouses development project in a Colonial Revival design style.

Previous BAR Approvals

There is no record of prior BAR approvals for this property.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The roof area which will be demolished is not historic

and the materials to be demolished are not of unusual or uncommon design and could be reproduced easily.

Certificate of Appropriateness

The Design Guidelines state that “Dormers provide light and ventilation to the top floor of a building and can increase the usable floor area. At the same time, dormers are particularly visible elements of a roof and can have adverse impacts on a building if not properly designed and sited. As a general rule, dormers should not be too large for the structure.” Furthermore, “The style of the dormer should be appropriate to the architectural style of the existing structure.”

Staff has no objection to the proposed dormer as it complements the building’s Colonial Revival features. Furthermore, the BAR approved a dormer of the same size and design on the adjacent property at 413 North Fairfax Street in April 2007 (BAR2007-00020), (Figure 2).



Figure 2 - Estimated dormer look

When the Old and Historic Alexandria District was established in 1946, 32 years before this townhouse was constructed, it was not created to freeze Old Town Alexandria at a specific point in time, the way Colonial Williamsburg is often described, but to prevent the demolition of identified historic resources and ensure that infill was compatible with nearby buildings of historic merit. The BAR’s standards and criteria in the zoning ordinance (Section 10-105), as well as the BAR’s adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered, and expanded to accommodate contemporary needs and to allow the historic buildings to continue to be used and cherished. The BAR’s charge in the zoning ordinance is first to identify and “protect historic and cultural resources” and second, to ensure that additions, alterations, and new construction are compatible with nearby buildings of historic merit.

The proposed dormer will be minimally visible from the street and will not affect the composition of the overall street block face. Given the age of the existing structure and its visibility, the proposed work will not represent a precedent for the construction of dormers on historic properties within the historic district. Therefore, staff recommends approval of the proposed project as submitted.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 Per residential cluster plan (SUP #1044), subject property has no rear yard setback requirements. Development staff confirmed this does not require additional site plan review.

F-2 Proposed rear dormer complies with zoning ordinance.

Code Administration

C-1 A building permit and plan review are required prior to the start of construction.

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. (T&ES)

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

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. (T&ES)

F-1 Previously reviewed under [BAR2004-00007] (T&ES)

F-2 After a 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 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

- F-1 Archaeological oversight will not be necessary for this undertaking.

V. ATTACHMENTS

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

ADDRESS OF PROJECT: 411 N. Fairfax StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 065.01-03-19 ZONING: RMAPPLICATION 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: Rebecca LG Bostick, Architects IncAddress: 1819 Drury LaneCity: Alexandria State: VA Zip: 22307Phone: 254-722-4511 E-mail: thekidphr@aol.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Rebecca LG Bostick, Architects Inc Phone: 703-768-2250E-mail: rbarch@mindspring.com**Legal Property Owner:**Name: Phillip and Elizabeth ReederAddress: 434 Woodfall DriveCity: Woodway State: TX Zip: 76712Phone: 254-722-4511 E-mail: thekidphr@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 ☐ 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).*

Renovate the attic for a third floor bedroom. Provide a rear dormer addition.

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 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: Rebecca LG Bostick

Printed Name: Rebecca LG Bostick, Architects Inc

Date: 2/11/22

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 three 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. Elizabeth & Phillip Reeder	411 N. Fairfax Street	100%
2. Rebecca LG Bostick, Architects Inc		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 411 N. Fairfax St, Alex (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Elizabeth & Phillip Reeder	411 N. Fairfax Street	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. Elizabeth & Phillip Reeder	none	none
2.		
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.

<u>2-11-22</u> Date	<u>Rebecca LG Bostick</u> Printed Name	<u>Rebecca LG Bostick</u> Signature
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Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 411 N FAIRFAX STREET RM
 Street Address Zone

A2. 1,199.00 x 1.50 = 1,798.50
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. 1,150.00 Sq. Ft.
First Floor	575.00	Stairways**	47.00	Existing Gross Floor Area*
Second Floor	575.00	Mechanical**	<input type="text"/>	B2. 47.00 Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. 1,103.00 Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	(subtract B2 from B1)
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. <u>Total Gross</u>	1,150.00	B2. <u>Total Exclusions</u>	47.00	

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. 507.00 Sq. Ft.
First Floor	<input type="text"/>	Stairways**	73.88	Proposed Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C2. 210.88 Sq. Ft.
Third Floor	370.00	Attic less than 7'***	137.00	Allowable Floor Exclusions**
Attic	137.00	Porches**	<input type="text"/>	C3. 296.12 Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	(subtract C2 from C1)
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u>	507.00	C2. <u>Total Exclusions</u>	210.88	

D. Total Floor Area

D1. 1,399.12 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 1,798.50 Sq. Ft.
 Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
 Existing Open Space

E2. Sq. Ft.
 Required Open Space

E3. Sq. Ft.
 Proposed Open Space

Notes

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

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

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

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

Signature: _____ Rebecca Bostick

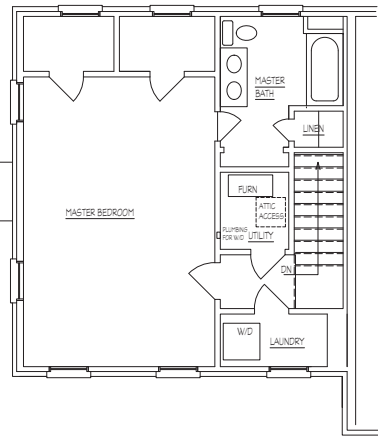
13

2/11/22
 Date:

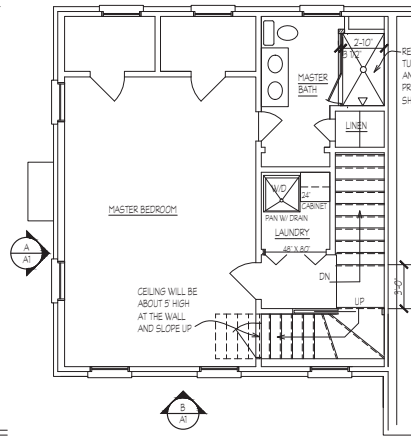




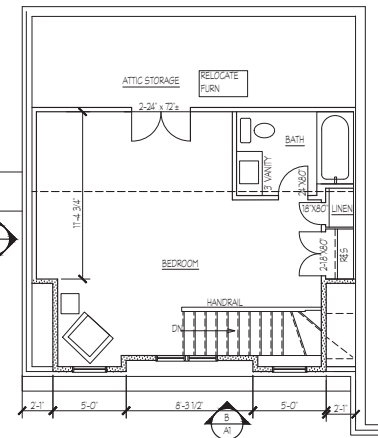
REAR ELEVATION - EXISTING/DEMO
1/4" = 1'-0"



2ND FLR PLAN- EXISTING
1/4" = 1'-0"



2ND FLR PLAN- NEW WORK
1/4" = 1'-0"



3RD FLR PLAN-NEW
1/4" = 1'-0"

DRAWING LEGEND

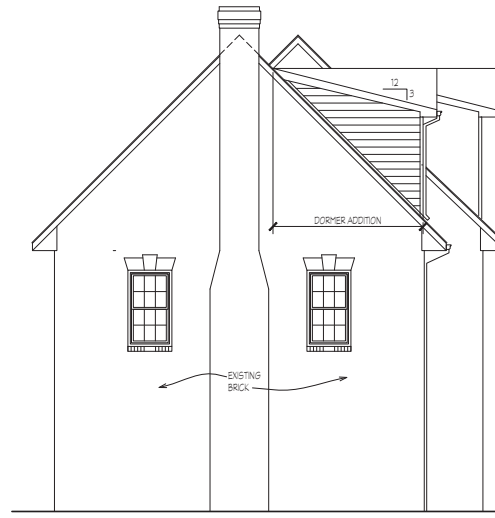
HOSE BIBB
ELEC. RECEPTACLE
EXT. WEATHERPROOF RECEPTACLE
SMOKE DETECTOR
EXHAUST FAN
WALL SWITCH
3-WAY LIGHT SWITCH
DIMMER SWITCH
JUNCTION BOX
FLOODLIGHTS
RECESSED LIGHTS
TELEPHONE
CABLE
EXISTING CONSTRUCTION
NEW CONSTRUCTION

SCOPE OF WORK: ADD A DORMER ON THE REAR OF THE HOUSE TO EXPAND THE ATTIC INTO A THIRD FLOOR BEDROOM SUITE. ROOF FRAMING TO REMAIN, EXCEPT WHERE REMOVED FOR DORMER CONSTRUCTION. DORMER TO MATCH THE ADJACENT NEIGHBORS DORMER AS APPROVED BY THE HOMEOWNERS ASSOCIATION.

REAR ELEVATION: REAR ELEV. EXISTING ASPHALT SHINGLES ARE GRAY. DORMER ROOF WILL MATCH EXISTING. WALLS: PIER CEMENT SIONS, BROOKLYN FINISH PAINTED. SIONS EXPOSURE HEIGHT WILL BE 6". ALL WALLS WILL BE CONCEALED. COLOR TO BE WHITE TO MATCH EXISTING TRIM. TRIM: HARDPLANK, PAINTED TO MATCH SIONS. WINDOWS: PELLA WOOD CLAD WITH WHITE FINISH. CLEAR INSULATED GLASS WITH TRADITIONAL 18" MOUNTING BARS. INTERNAL MOUNTING BARS USING PELLA INTERNAL LIGHT TECHNOLOGY. SUTTERS & DOWNSPOUTS: TO BE PREFER ALUM. OCEAN SUTTERS W/ DOWNSPOUTS WHITE IN COLOR. *NEED ONE NEW CONDENSER MAY BE ADDED IF EXISTING HVAC DOESN'T HANDLE THE NEW ATTIC ROOM. IF NEEDED NEW HVAC EQUIPMENT WILL BE LOCATED ADJ. TO EXIST.



REAR ELEVATION - ESTIMATED LOOK



END ELEVATION
1/4" = 1'-0"



REAR ELEVATION - MATCHING NEIGHBOR
1/4" = 1'-0"

3rd floor Addition to the
REEDER RESIDENCE
411 N. FAIRFAX ST, ALEXANDRIA, VA 22314

REBECCA L.G. BOSTICK, AIA
ARCHITECT
1819 DRURY LANE, SUITE 101
ALEXANDRIA, VA 22307
(703) 768-2250

A1

SHEET 1 OF 1
DATE 02/09/22
REVISED 02/22/22

Pella® Architect Series®

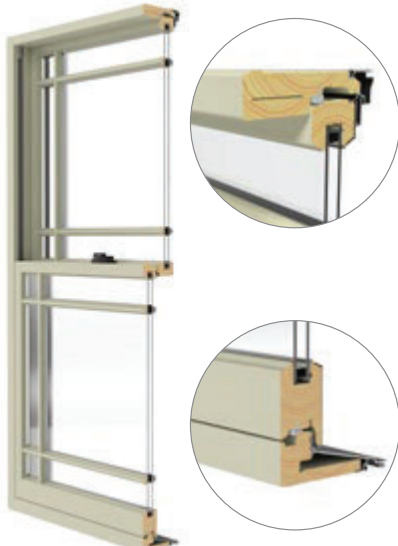
Traditional Wood & Clad/Wood

Reeder Residence
411 N. Fairfax Street



Expertly crafted wood windows and patio doors with nearly endless possibilities.

Double-Hung Interior



Double-Hung Exterior



- Designed with distinguished details**
 Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- Enhanced style options and custom capabilities**
 Maximum design flexibility with dramatic sizes, custom colors, finishes, profiles, product types and more.
- Authentic look of true divided light**
 Pella's Integral Light Technology® grilles use the industry's only foam spacer to create the most authentic look of true divided light, by casting a more realistic shadow.
- Interior finish options**
 From light to dark, Architect Series - Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in a variety of paint and stain colors.
- Beautiful hardware**
 Choose from Pella's collection of rich patinas and other timeless finishes.
- Optional integrated security sensors**
 Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- ENERGY STAR® certified¹**
 Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Architect Series - Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2021.¹
- Long-lasting durability**
 Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- Best limited lifetime warranty²**
 Pella Architect Series - Traditional products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.²
- Testing beyond requirements**
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Available in these window and patio door styles:



Special shape windows also available.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	59"	59"	LC40-CW50	0.25-0.29	0.18-0.47	27-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Awning	17"	17"	53"	29"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Casement	13-¾"	13-¾"	41"	96"	CW30-CW50	0.25-0.29	0.18-0.47	28-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Casement	17"	17"	35"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Fixed Casement	10"	10"	144"	144"	CW30-CW50	0.25-0.29	0.18-0.47	28-32	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Fixed Casement	17"	17"	59"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Double-Hung	14"	24-¾"	54"	96"	CW40-CW50	0.25-0.30	0.19-0.53	26-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
In-Swing Hinged Patio Door (Single)	18"	36"	48"	199-½"	LC40-LC55	0.20-0.40	0.14-0.40	—	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.20-0.40	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.20-0.40	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.20-0.40	0.14-0.39	30-36	
Sliding Patio Door (O)	30-¾"	74"	60-¾"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	—	
Sliding Patio Door (OX, XO)	59-¼"	74"	119-½"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	31-35	For more info visit PellaADM.com
Sliding Patio Door (OXO)	90"	74"	180"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	—	
Sliding Patio Door (OXXO)	116-½"	74"	236-½"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	—	
Multi-Slide Patio Door	40-¾"	50-½"	701-¾"	119-½"	R15-LC25 ¹	0.30-0.36	0.15-0.46	—	
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-R25 ¹	0.26-0.44	0.13-0.45	—	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

Window Hardware

Classic Collection

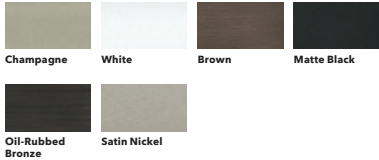
Get a timeless look with authentic styles in classic finishes.



Fold-away Crank
Antiek

Spoon-Style Lock

Finishes:



Champagne White Brown Matte Black

Oil-Rubbed Bronze Satin Nickel

Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank
Antiek

Spoon-Style Lock

Finishes:



Distressed Bronze Distressed Nickel

¹ See back cover for disclosures.

Window Hardware

Essential Collection

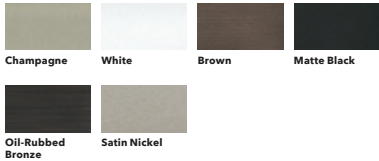
Select from popular designs and finishes to suit every style.



Fold-away Crank

Cam-Action Lock

Finishes:



Champagne White Brown Matte Black

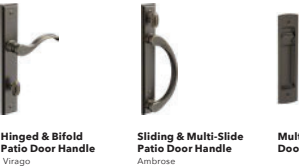
Oil-Rubbed Bronze Satin Nickel

Patio Door Hardware

Classic Collection

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

BALDWIN

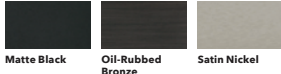


Hinged & Bifold Patio Door Handle
Virago

Sliding & Multi-Slide Patio Door Handle
Ambrose

Multi-Slide Patio Door Handle^{4,5}

Finishes:



Matte Black Oil-Rubbed Bronze Satin Nickel

Rustic Collection

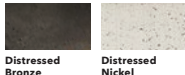
Stand out with bold looks and create an utterly unique aesthetic.



Hinged & Bifold Patio Door Handle
Rustiek

Sliding & Multi-Slide Patio Door Handle
Notus

Finishes:



Distressed Bronze Distressed Nickel

Essential Collection

Elevate your style and transform a home with elegant selections.

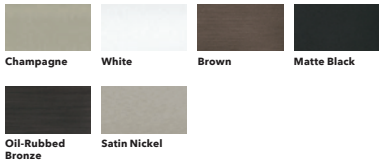


Hinged & Bifold Patio Door Handle

Sliding Patio Door Handle

Multi-Slide Patio Door Handle^{4,5}

Finishes:



Champagne White Brown Matte Black

Oil-Rubbed Bronze Satin Nickel

Additional hardware collections available. Visit PellaADM.com for more information.

Grilles

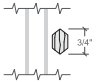
Choose the look of true divided light, roomside removable grilles or make cleaning easier by selecting grilles-between-the-glass.



Ogee Integral Light Technology⁶
7/8", 1-1/4" or 2"



Aluminum Grilles-Between-the-Glass
3/4"



Roomside Removable Grilles^{4,5}
3/4", 1-1/4" or 2"

^{4,5,6,7,8} See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.



Pine



Douglas Fir⁸



Mahogany⁸

Custom solutions:



White Oak



Red Oak



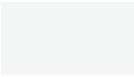
Cherry



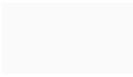
Maple

Prefinished Pine Interior Colors


Custom interior finishes, unfinished or primed and ready-to-paint are also available.




White




Bright White




Linen White




Artisan Greige⁸




Natural Stain




Wheat Stain⁸




Golden Oak Stain




Early American Stain



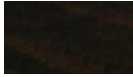
Provincial Stain




Dark Mahogany Stain



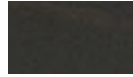
Red Mahogany Stain




Espresso Stain



Skyline Gray Stain⁸



Charcoal Stain



Black Stain

Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad[®] exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁹



Custom colors are also available.



Black



White



Brown



Fossil



Iron Ore



Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella[®] Insynctive[®] App and are compatible with major security panel systems.¹⁰ For more information, go to connectpella.com.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR[®] guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

³ Performance ratings vary based on product configuration.

⁴ Flush multi-slide handle is a Pella exclusive design.

⁵ Flush multi-slide handle is not available in Champagne.

⁶ Color-matched to your product's interior and exterior color.

⁷ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

⁸ Availability may be limited. Please contact your local Pella rep for details.

⁹ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

¹⁰ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.