

ADDRESS OF PROJECT: 656 South Columbus St, Alexandria, VA 22314
 TAX MAP AND PARCEL: #080.02-0A-00 ZONING: CD

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: Max + Paula Reece

Address: 656 South Columbus St

City: Alexandria State: VA Zip: 22314

Phone: 571-256-0878(w) E-mail: mhreece@gmail.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Max + Paula Reece

Address: 656 South Columbus St

City: Alexandria State: VA Zip: 22314

Phone: 571-256-0878(w) E-mail: mhreece@gmail.com

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

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

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

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

installation of three (3) small (18" x 30") windows in our home.

Please see attached description.

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: M. ReelePrinted Name: Max ReeleDate: 4/5/15

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. Max + Paula Reele	656 S. Columbus St., 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 656 S Columbus Street (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. Max + Paula Reele	656 S Columbus Str ²²³¹⁴	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. 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.

4/4/15
Date

Max Reele
Printed Name


Signature

DESCRIPTION OF PROPOSED WORK: Alexandria Board of Architectural Review (BAR)

Hello Alexandria BAR Committee; thank you for taking the time to review our request. My wife and I would like to have three small windows professionally installed in the side of our home (condo) that fronts Franklin St. These windows will allow natural light to enter our kitchen and each of our two bathrooms (each room would contain one window) in order to help with stagnation, mildew and mold as well as to improve the overall feel of our home. We've included a professional architectural drawing depicting our current plan as well as photographs of the site. More detailed descriptions are as follows:

1. Have three windows professionally installed that would match the style of our Washington Square Condo community.
2. The windows would be in vertical alignment with each other (along their vertical center-line) and in horizontal alignment with the three existing windows (along their horizontal center-lines).
3. The windows would be a "single hung" style window with colonial grids (matching all the other windows in the community). Since the windows are small, they will be 4 over 4.
4. The windows would be "Integrity from Marvin" cashmere windows (matching the other windows on the home) with half screen coverage. The glass will have Low-E coating (glazed) and Argon Gas between the panes. The Ultrex windows are specifically developed to resemble wood.
5. The three 18" wide x 30" tall windows will match the proportions of the windows that share the same exterior wall.
6. A steel lintel (3"x 3"x ¼") will be installed to ensure the weight of the brick and concrete masonry unit blocks above each window are supported.
7. The Contractor we have on contract for the work, if it were to be approved, is P.G. Builders, Inc (7805 Old Georgetown Road, Suite 203, Bethesda, MD 20814). Their license for VA is 20739 and they are insured by ERIE.

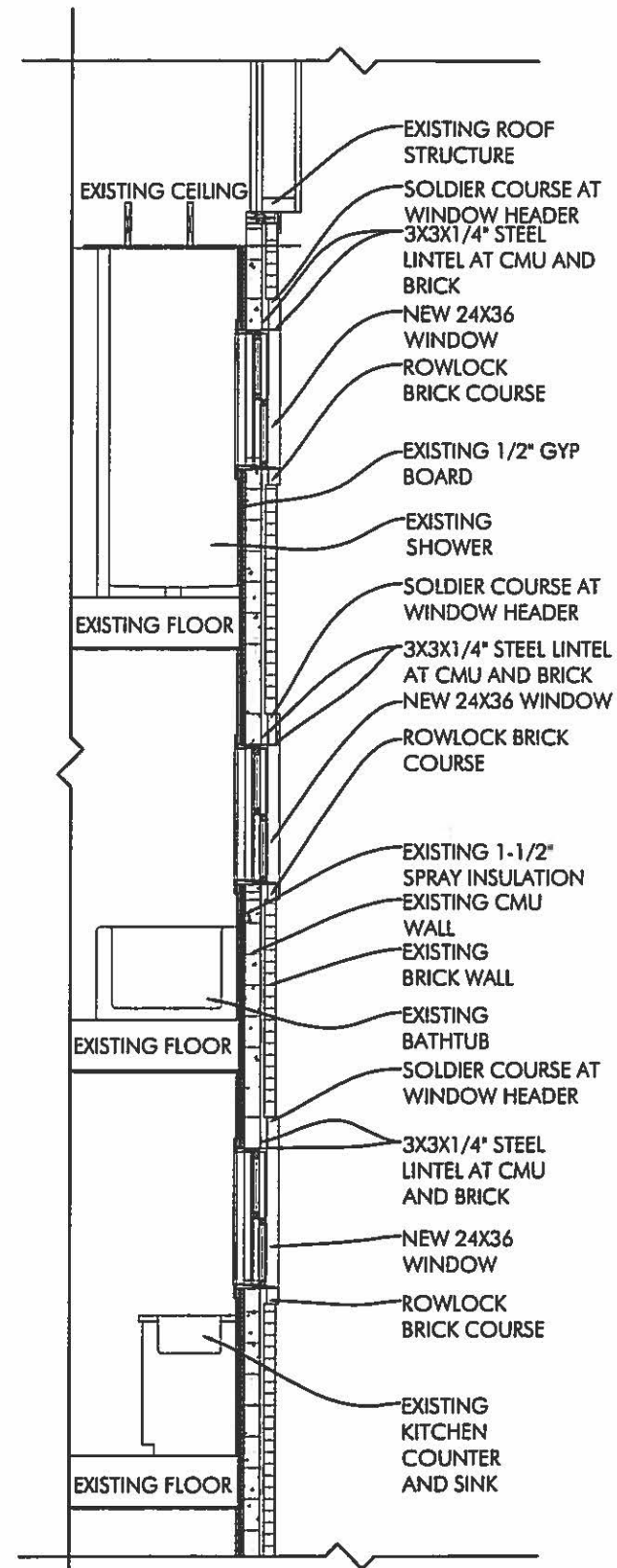
Thank you again for your consideration of our plan.



Sincerely,

Max & Paula Reece

656 Columbus Street



PROPOSED SECTION
SCALE: 1/4"=1'-0"



PROPOSED ELEVATION
SCALE: 1/8"=1'-0"

SCOTT W. STERL, AIA PLLC
1473 WAGGAMAN CIRCLE
MCLEAN, VA 22106
703-734-6246

P.G. BUILDERS
7805 OLD GEORGETOWN RD
BETHESDA, MD 20832
301-656-3188

EXTERIOR REMODEL:
MAX REELE
656 SOUTH COLUMBUS
ALEXANDRIA, VA 22314

1 OF 1

4/3/15

WASHINGTON SQUARE CONDOMINIUM

April 3, 2015

656 South Columbus Street
Alexandria, VA 22314

Re: Washington Square Condominium Architectural Application
656 South Columbus Street

Dear Maximilien H & Paula K Reelee:

On behalf of your Association's Board of Directors, I am writing to advise you of the decision made in reference to your architectural application.

Submitted: 02/09/2015

For: Professional Installation of three windows

Decision: Your architectural application as stated above is **APPROVED**.

Stipulations: You must ensure that you do not compromise the structural integrity or load bearing attributes of the Association's common areas. It is understood that there will be three penetrations of the Associations outer wall exterior common elements to accommodate the insertion of these three windows. This alteration must not create any possibility of water intrusion. The 3 windows must have proper lintel installation to ensure that there will be no possibility of failure or collapse of the altered exterior common elements. All permits required by the City of Alexandria must be obtained and properly displayed. All inspections required by the City of Alexandria must be scheduled, performed and passed. All time constraints for work performed in the Community as outlined in the Association's legal documents must be observed. Any contractors performing work on this project must be licensed and insured, and be able to present that documentation upon request, for the protection of you and the Association.

On behalf of the Board of Directors,

Jerry Green
Community Manager

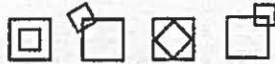
cc: Board of Directors
Unit File



Front of home facing into
Washington Square Community



Side of home facing Franklin Street



SCOTT W. STERL, AIA, PLLC
RESIDENTIAL ARCHITECTURE

2021 Magarity Court
Falls Church, Virginia 22043
Fax: 703-790-5154

Mailing: P.O. Box 7984
McLean, Virginia 22106
Phone: 703-734-6246
swsala@cox.net

402 Rehoboth Ave.
Rehoboth, Delaware 19971
Phone: 302-227-1879

February 23, 2015

Washington Square Condominium Association

Re: proposed new windows for 656 S. Columbus St.

To whom it may concern:

The existing exterior wall construction of the townhouse units is 4" face brick, backed by 4" CMU (concrete masonry unit, aka "block") to which furring strips have been applied with 1 ½" insulation and ½" drywall interior finish. Since the wall into which the proposed windows will be installed is a gable end wall and the floor and roof structure run parallel to the wall, the new structural members that will be installed above the windows will carry only the weight of the brick or the CMU above that window. A steel lintel (angle) is the common method of support in such situations. The size indicated in the wall section (3 x 3 x 1/4") is more than sufficient to support the imposed load.



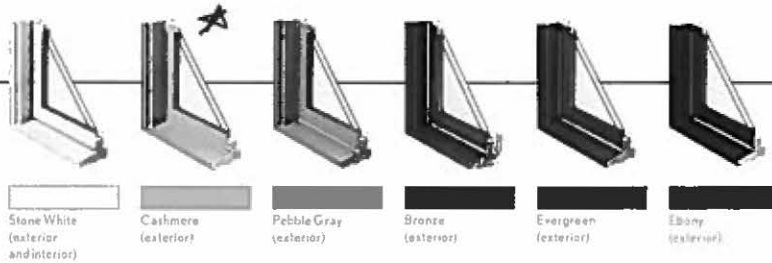
Sincerely,

Scott W. Sterl, AIA

Built to please.

Options for Integrity[®] All Ultrex[®] Windows and Doors

Finishes



Glazing



Tempered obscure glass provides privacy and safety. Secure a modicum of privacy without sacrificing the performance of Integrity's LoE or LoE 366 insulating glass with Argon gas. Available on every All Ultrex window.

Every window and door comes standard with LoE insulating glass with Argon gas or optional LoE 366 for superior performance and long-term energy costs savings. Tempered insulating glass with Argon gas is available in LoE and LoE 366.

Grilles



Profiled Grilles-Between-the-Glass[™] are available in several popular lite cut options (see page 19) for a classic divided lite look and easy glass cleaning.

Available in a Stone White interior with a Stone White, Pebble Gray, Cashmere, Bronze, Evergreen and Ebony exterior to match the exterior finish.

Hardware



All interior hardware comes in a standard White finish.

Sliding Patio Door Interior Handle Finish

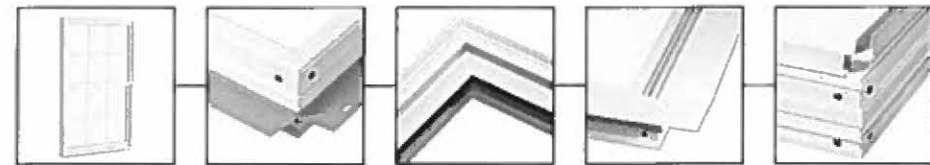
Sliding Patio Door Exterior Handle Finish***



Argon gas not available in high elevations where auxiliary tubes are required.
*** Not available in polymeric or uPVC window glazing configurations.
*** Matches Ultra's finish selection.

Built for ease.

Installation accessories that make the difference.



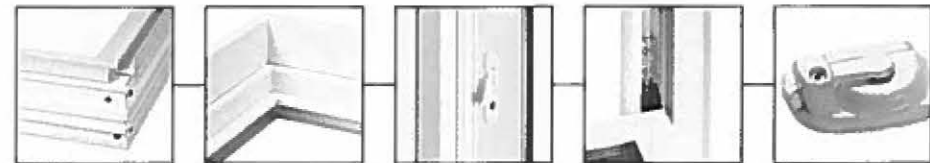
Special Sizes
All Ultrex windows can be specified by rough opening to 1/4" for the perfect fit.

Folding Nailing Fin
Pre-attached fin quickly snaps into place to allow for easy installation from either the interior or exterior.

J-Channel
Installs easily with various installation applications, while the detailed profile provides a more dramatic finished appearance.

Frame Expander
Provides the look of a thicker casing profile, while allowing for installation flexibility.

Sheetrock Return
Factory-applied return accommodates 1/2" drywall and provides time savings on the job site.



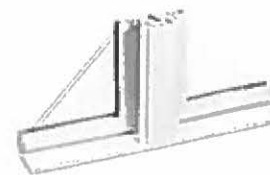
3/4" Receiver
Works with thicker installation methods, including box joints.

Jamb Extension
A 2" window jamb depth is standard, but factory-applied 4 9/16" or 6 9/16" while non-wood jamb extensions are available.

Vent Stop
Temporarily limits sash movement for safety and security.

Sash Limiter
Permanently limits sash movement for safety and security.

Non-Operable Lock
Renders sash inoperable when security is a paramount concern.



Factory mulling is available and provides on-site time savings and convenience. Field mulling kits are also available and allow for design flexibility and unique custom configurations.



Fast on-time, complete and defect-free delivery and standard factory installed screens make Integrity All Ultrex Series easy to use on any project.

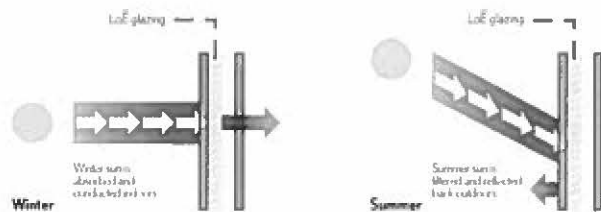
Energy Efficiency An Energy Star is born.

Energy Star qualified windows can save you fifteen percent of your total energy bill.¹ And Integrity® from Marvin products don't simply qualify for the energy star rating, they exceed its performance requirements



Why does this work? Integrity® from Marvin products are designed to reflect heat away from your home. In winter, windows can help keep your home warm by reflecting heat back inside. In summer, they can help keep your home cool by reflecting heat away from the interior. Integrity® from Marvin products are designed to reflect heat away from the interior.

Integrity® from Marvin products are designed to reflect heat away from the interior.



LoE stands for "low emissivity" and is designed to improve thermal performance. LoE glass is coated with microscopic metal or metallic oxide layers to reflect or absorb the sun's warmth, as well as reduce the damage from UV rays.

Integrity® from Marvin products are designed to reflect heat away from the interior. Integrity® from Marvin products are designed to reflect heat away from the interior.

¹ Energy Star at www.energy.gov
² Sustainable Energy Coalition at www.sustainableenergy.org

Manufactured to be green.



Integrity® from Marvin products are designed to reflect heat away from the interior. Integrity® from Marvin products are designed to reflect heat away from the interior.

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Manufactured for quality and the environment.

Integrity® from Marvin products are designed to reflect heat away from the interior. Integrity® from Marvin products are designed to reflect heat away from the interior.

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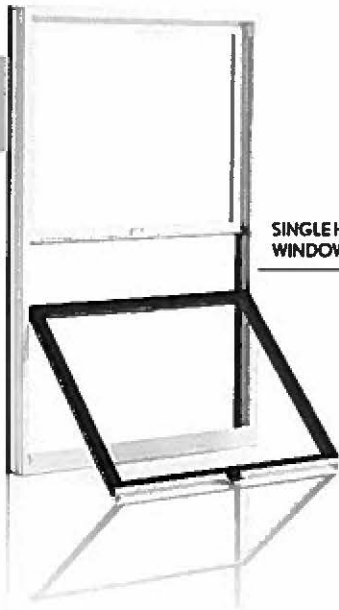
For more information visit www.integrity-windows.com and click on "green building".

Integrity® from Marvin products are designed to reflect heat away from the interior. Integrity® from Marvin products are designed to reflect heat away from the interior.

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Tilt latches are ergonomically designed and easy to operate making tilting and clearing this window even easier.

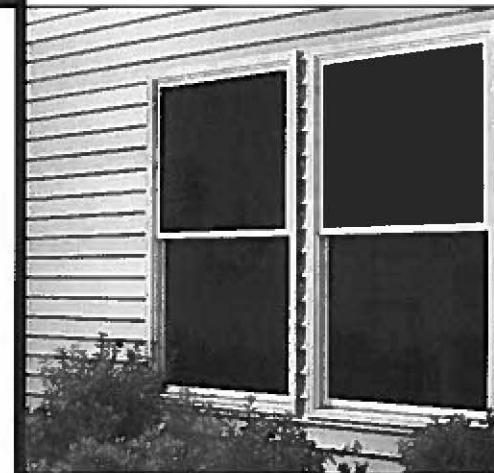


SINGLE HUNG
WINDOWS



There is nothing more beautiful than the view from your window. The All Ultrex® Single Hung window is designed with a tilt feature that allows you to easily clean the inside and outside of the window without the need for ladders or scaffolding. The window is also designed with a sash lock that provides a positive detent, reassuring you that the window is either locked or unlocked.

- ♦ Removable lower sash easily removes with no tools and no strings or cords to detach.
- ♦ The All Ultrex Single Hung comes with a standard aluminum half screen; optional full screen is available.
- ♦ Sash lock provides a positive detent, reassuring user that the window is either locked or unlocked.
















































SINGLE HUNG

Designed for beauty.
Engineered for life.

SINGLE HUNG

Operating Units – 18", 24", 30", 32", 36", 42", 48" Widths

Masonry Opening	1'-6" (437)	2'-0" (580)	2'-6" (762)	2'-8" (794)	3'-0" (914)	3'-6" (1067)	4'-0" (1219)
Rough Opening	1'-6" (437)	2'-0" (580)	2'-6" (762)	2'-8" (794)	3'-0" (914)	3'-6" (1067)	4'-0" (1219)
Frame Size	1'-5 1/2" (443)	1'-11 1/2" (597)	2'-5 1/2" (749)	2'-7 1/2" (790)	2'-11 1/2" (902)	3'-5 1/2" (1054)	3'-11 1/2" (1207)
Glass Size	13 1/8" (344)	19 1/8" (494)	25 1/8" (644)	27 1/8" (703)	31 1/8" (804)	37 1/8" (953)	43 1/8" (1104)

1'-11 3/4" (1403) 2'-0" (580) 1'-11 3/4" (1403) 1'-11 3/4" (1403)	 #SH1620	 #SH2020	 #SH2620	 #SH2820			
2'-5 3/4" (754) 2'-6" (762) 2'-5 3/4" (754) 2'-5 3/4" (754)	 #SH1626	 #SH2026	 #SH2626	 #SH2826	 #SH3026	 #SH3626	
2'-11 3/4" (908) 2'-0" (580) 2'-11 3/4" (908) 2'-11 3/4" (908)	 #SH1630	 #SH2030	 #SH2630	 #SH2830	 #SH3030	 #SH3630	 #SH4030
3'-5 3/4" (1042) 3'-6" (1067) 3'-5 3/4" (1042) 3'-5 3/4" (1042)	 #SH1636	 #SH2036	 #SH2636	 #SH2836	 #SH3036	 #SH3636	 #SH4036
3'-11 3/4" (1219) 3'-0" (914) 3'-11 3/4" (1219) 3'-11 3/4" (1219)	 #SH1640	 #SH2040	 #SH2640	 #SH2840	 #SH3040	 #SH3640	 #SH4040
4'-5 3/4" (1342) 4'-6" (1367) 4'-5 3/4" (1342) 4'-5 3/4" (1342)	 #SH1646	 #SH2046	 #SH2646	 #SH2846	 #SH3046	 #SH3646	 #SH4046
4'-11 3/4" (1508) 4'-0" (1219) 4'-11 3/4" (1508) 4'-11 3/4" (1508)	 #SH1650	 #SH2050	 #SH2650	 #SH2850	 #SH3050	 #SH3650	 #SH4050

GBG available in standard Rectangular lite cut shown. Other GBG lite cuts shown on page 19.

* These windows meet National Egress Codes for fire evacuation. Local codes may differ.

Details and Elevations not to scale.

■ / C = Cottage Style

Obscure Glass option available on all units.

Special sized units available within product size matrix. See your Integrity retailer.

See page 39 for specific DP ratings.

MULTIPLE ASSEMBLIES

Multiple assemblies can be factory milled up to 4 units wide by 1 unit high.

MAXIMUM ROUGH OPENING:
not to exceed 114" x 76" or up to 2 units wide by 2 units high.





























MAXIMUM ROUGH OPENING:
not to exceed 96" x 96". Field mullion lites are available. Structural mullion reinforcement is required for some assemblies.

Please consult your local Integrity from Marvin representative for more information.

SINGLE HUNG

Operating Units – 18", 24", 30", 32", 36", 42", 48" Widths

Masonry Opening	1'-6" (437)	2'-0" (580)	2'-6" (762)	2'-8" (794)	3'-0" (914)	3'-6" (1067)	4'-0" (1219)
Rough Opening	1'-6" (437)	2'-0" (580)	2'-6" (762)	2'-8" (794)	3'-0" (914)	3'-6" (1067)	4'-0" (1219)
Frame Size	1'-5 1/2" (443)	1'-11 1/2" (597)	2'-5 1/2" (749)	2'-7 1/2" (790)	2'-11 1/2" (902)	3'-5 1/2" (1054)	3'-11 1/2" (1207)
Glass Size	13 1/8" (344)	19 1/8" (494)	25 1/8" (644)	27 1/8" (703)	31 1/8" (804)	37 1/8" (953)	43 1/8" (1104)

3'-5 3/4" (1042) 3'-6" (1067) 3'-5 3/4" (1042) 3'-5 3/4" (1042)	 #SH1656	 #SH2056	 #SH2656	 #SH2856	 #SH3056	 #SH3656	 #SH4056
3'-11 3/4" (1219) 3'-0" (914) 3'-11 3/4" (1219) 3'-11 3/4" (1219)	 #SH1660	 #SH2060	 #SH2660	 #SH2860	 #SH3060	 #SH3660	 #SH4060
4'-5 3/4" (1342) 4'-6" (1367) 4'-5 3/4" (1342) 4'-5 3/4" (1342)	 #SH1666	 #SH2066	 #SH2666	 #SH2866	 #SH3066	 #SH3666	 #SH4066
4'-11 3/4" (1508) 4'-0" (1219) 4'-11 3/4" (1508) 4'-11 3/4" (1508)	 #SH1666	 #SH2066	 #SH2666	 #SH2866	 #SH3066	 #SH3666	 #SH4066

Construction Details

