

Docket Item # 2
BAR CASE # 2015-00207

BAR Meeting
July 15, 2015

ISSUE: Re-approval of a Certificate of Appropriateness for Alterations

APPLICANT: 1124 Prince Street

LOCATION: Jeannine Mantz

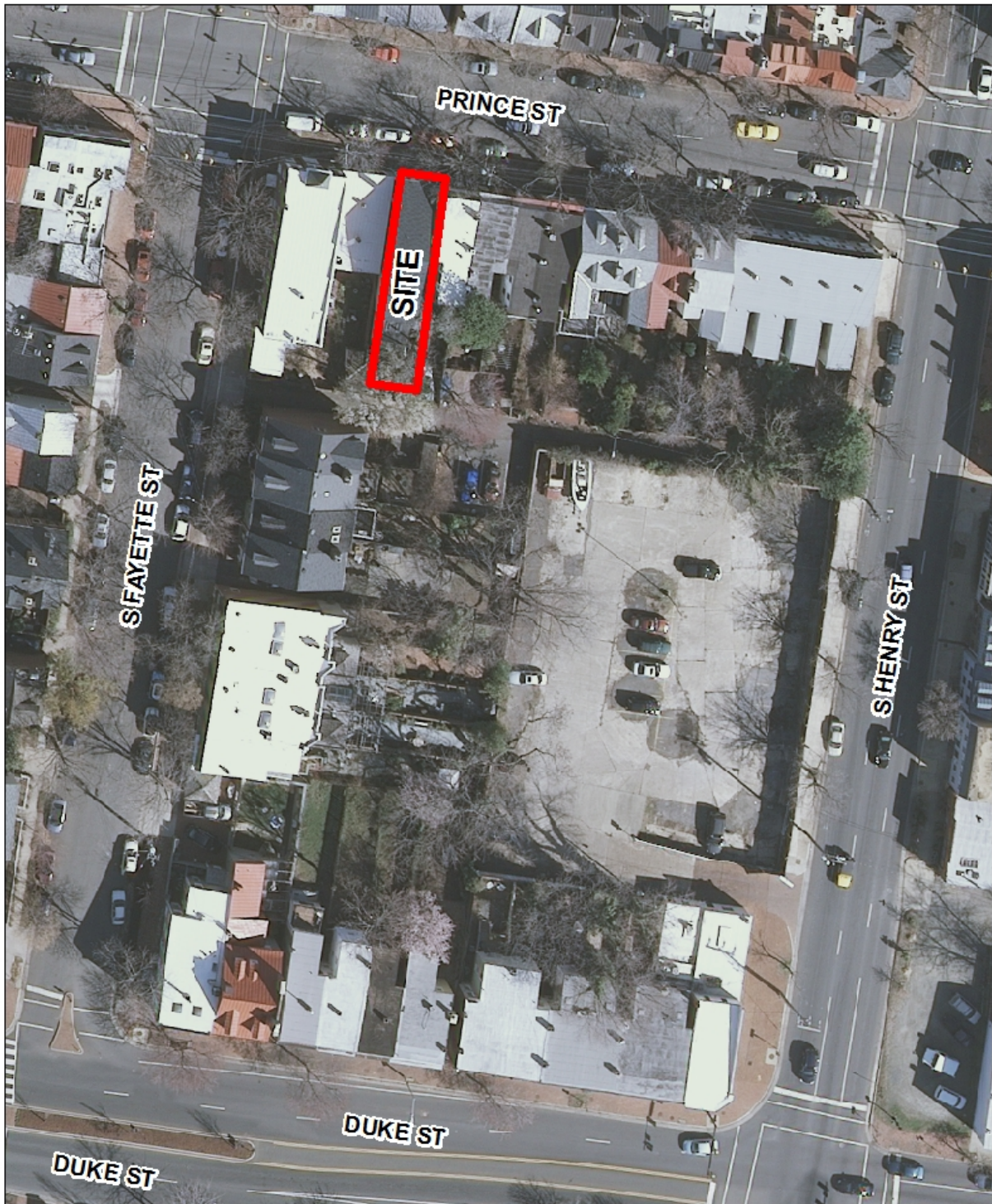
ZONE: RM / Residential Zone

STAFF RECOMMENDATION

Staff recommends re-approval of the previous Certificate of Appropriateness, as submitted.

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.



BAR2015-00207



BACKGROUND

The subject case is a request for re-approval of the Certificate of Appropriateness to install windows and siding on the east (horse alley) and south (rear) elevations at 1124 Prince Street because the original Board approval has expired. The current proposal has slightly changed from the original submittal. The requested changes to the original approval include material specifications and new muntin configurations for the proposed windows. All changes are consistent with the Board's adopted *Window Policy*. On October 17, 2012, the Board unanimously approved the previous application. The minutes from the original hearing have been included in *Attachment 3*.

I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 1124 Prince Street.

The Certificate of Appropriateness consists of:

- Replace siding east (horse alley) elevation with HardiePlank smooth clapboards with a six-inch reveal;
- A request to change the previously approved replacement windows on the east (horse alley) and rear (south) elevation of the main block and ell from the SDL, 6/6, aluminum-clad, wood full-frame replacement windows with ¾" muntins to ***SDL, 6/6, fiberglass, pocket wood windows with 7/8" muntins*** which comply with the *Window Policy*;
- Install ***fiberglass windows*** on the rear, sunroom addition which comply with the *Window Policy*.



Existing Conditions – Rear Elevation

II. HISTORY

1124 Prince Street is a two-story, two-bay frame townhouse with rear ell which believed to have been constructed by the **mid-19th century** and at least by 1885, as per the Sanborn Fire Insurance Map of that year. While originally constructed in the mid-19th-century, the present structure is almost entirely a **mid-to-late 20th century** townhouse due to the extensive remodeling and

renovation done during this period. BAR and Building Permit research documenting this building's substantial renovations has been documented below:

1943 - Building permits issued to install BrickTex siding on the building and to replace the existing foundation with cement block (Building Permit #5119 6/9/43 & #5259 8/3/43.)

1958 - Building permit issued to replace the windows and the shingle roof on the building (Building Permit #14396 8/21/58.)

1980/1984 – BAR and Building permits issued to substantially alter and renovate the house. These alterations included a rear sunroom addition and alterations to the existing house's roofline. During this renovation, the remaining historic siding was removed and the house was sheathed with rigid foam insulation and a German profile, Masonite siding was applied to the exterior of the house (Building Permit #39710 3/22/84, BAR 11/5/80)



2010 - BAR Staff administratively approved HardiePlank clapboard on the 1980s sunroom addition, per the Minor Architectural Elements Policy (BAR Case #2010-0309.)

2012 - The BAR approved fiber cement siding and aluminum clad windows on the east elevation of the historic block because it was a minimally visible secondary elevation in a narrow horse alley and the mid to late 20th century alterations had removed exterior historic fabric. (BAR Case # 2012-0313 on 10/17/12.)

2015 – The BAR approved the replacement of the Masonite siding on the west elevation with HardiePlank brand fiber-cement, clapboard profile lap siding with a smooth finish and a six-inch reveal (BAR#2014-0413 on 1/7/15.)

III. ANALYSIS

The applicant is requesting a re-approval to replace the non-historic, German profile, Masonite siding with HardiePlank clapboards and the existing windows with fiberglass insert windows on the east (horse alley) and south elevations of the ell and the sunroom primarily for maintenance purposes. The applicant currently has an active approval from the Board for the replacement of the Masonite siding on the west (side) elevation (BAR#2014-0413 on 1/7/15.)

The Board's adopted *Policy* on the use of fiber cement states: "Fiber cement siding and synthetic/composite trim may only be installed on buildings and additions constructed after 1975 and must have a smooth finish without a wood grain surface texture" and their *Window Policy* permits

the utilization of “high-quality aluminum-clad wood, fiberglass or wood composite replacement windows on buildings constructed after 1969.”

While it is not normal to approve synthetic materials of any kind on the historic portion of a structure, in some specific circumstances, such as adjacent to narrow horse alleys where there is poor air circulation and the siding is difficult to maintain, or on minimally visible secondary elevations, the Board has approved their use on a case-by-case basis, especially if no historic fabric remains. In this particular case, the mid/late 20th century renovations have left this building without any exterior historic fabric and a modified building form. Staff believes that these changes have impacted the resource’s integrity and altered its period of significance. Additionally, the new, modern materials will be installed on the secondary elevations and in a horse alley, and will be minimally visible from the right-of-way.

Staff finds the use of the fiber cement siding and fiberglass windows in conformance with the Board’s *Fiber Cement* and *Window Policies* and recommends re-approval of the Certificate of Appropriateness, as submitted.

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed siding and window replacement complies with zoning.

Code Administration

F-1 The following comments are for site plan review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.

C-1 A building permit is required to install new windows.

Transportation & Environmental Services

R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-2 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 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)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Management & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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)
- C-4 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)

V. ATTACHMENTS

- 1 – Supporting Materials*
- 2 – Application for BAR2015-0207 for 1124 Prince Street*
- 3 – Minutes from BAR Hearing; October 17, 2012*

Infinity Insert Double Hung

Unit Features.....	1
Lite Options	3
Minimum and Maximum Guidelines	4
Certified Sizes and Ratings	5
30° Bay Minimum and Maximum Guidelines and Projection.....	6
45° Bay Minimum and Maximum Guidelines and Projection.....	8
STC/OITC Glass Values	9
Mulling Guidelines	10
Measurement Conversions: Operable Units	11
Measurement Conversions: Transom and Picture	12
Measurement Conversions: Egress	13
Section Details: Operator	14
Section Details: Fixed Upper Sash.....	15
Section Details: Transom/Picture	16
Section Details: Frame Expander and Panning Application.....	17
Section Details: Mullions	18
Section Details: 30° and 45° Bay Unit/Projection.....	19
Section Details: Vertical Bay	20

APPLICATION MATERIALS
 BAR2015-00207
 1124 PRINCE ST
 7/1/2015

Infinity Insert Double Hung

Unit Features

Infinity Insert Double Hung: NINDH

Infinity Insert Double Hung Transom: NINDT

Infinity Insert Double Hung Picture: NINDP

Ultrex® Pultruded Fiberglass Frame:

- Frame thickness: 7/8" (22) head jamb, 7/8" (22) side jamb, 25/32" (20) sill with 8 degree bevel
- Frame depth: 3 1/4" (83)
- Exterior colors: Stone White, Sierra, Cashmere, Pebble Gray, Bahama Brown, Bronze
- Interior colors: Stone White, Sierra, EverWood™

Ultrex® Pultruded Fiberglass Sash:

- Sash thickness: 1 3/8" (35)
- Different sash option allows unequal sash heights, unique lite cuts for each sash or different glazing in each sash
- Operable sash tilt to interior for cleaning and removal
- Sash are replaceable but cannot be re-glazed
- Exterior colors: Stone White, Sierra, Cashmere, Pebble Gray, Bahama Brown, Bronze
- Interior colors: Stone White, Sierra, EverWood™

Hardware:

- Lock and keeper:
 - Mounted at the center of the top check rail or 12" (305) on center from either end on dual lock unit
 - Zinc die-cast
- Sash lift:
 - Factory drilled for a bottom sash lift
 - Single lock units receive single lift, dual locks unit receive double lifts
 - Zinc die-cast
- Balance system:
 - Coil spring block and tackle with nylon cord and fiber filled nylon clutch
 - Allows the sash to raise or lower from desired position
- Bottom sash tilt latches:
 - Spring loaded tilt latches attached to upper corners of sash and operated with a button on the lock for easy tilting and sash removal
 - Tilt latches are mounted to the window stile and hidden under the check rail cover for a clean look
- Top sash tilt latches:
 - Spring loaded tilt latches attached to upper corners of sash
 - Injection molded nylon - white or beige
 - Hidden from view in the frame header when window is closed
- Top sash hanger (fixed upper sash only):
 - Attached to the frame securing the top sash making it stationary
 - Metal stamped
 - Color: white or beige
- Optional factory applied Window Opening Control Device
 - Available on all operable units
 - Color: white or beige
 - This device works in accordance to ASMT F2090-10 standard specification for window fall prevention devices with emergency escape

Weather Strip:

- Frame:
 - Jamb: foam filled bulb with flexible TPE skin
 - Color: white or beige
 - Parting stop: PVC with flexible hinged wand seal
 - Color: white or beige
- Sash:
 - Bottom sash: beige, hollow foam bulb type
 - Check rail: beige, PVC with flexible hinged wand seal
- Stationary units:
 - Continuous, foam weather strip at perimeter of sash
 - Color: gray

APPLICATION MATERIALS
 BAR2015-00207
 1124 PRINCE ST
 7/1/2015

Infinity Insert Double Hung

Unit Features

Insect Screens:

- Full screen
- Optional half screen
- Extruded aluminum frame: 0.050" wall thickness
- Standard screen mesh material: charcoal fiberglass
 - Optional screen mesh material: high transparency screen
- Corners are mitered and joined with an internal corner key, which are not visible
- Friction fit pins are integrated into the side of the screen
- Frame color: matches exterior frame color

Glass:

- Glazing seal: silicone bedding on interior and exterior
- Standard glass: Low E2 with Argon or air
- Optional glazing available: Low E1 with Argon or air, Low E3 with Argon or air, Low E3/ERS with Argon or air, clear, tints, tempered, obscure
- Decorative glass options include Glue Chip, Rain, Reed, Narrow Reed, or Frost
- Decorative glass is not available with Low E1, Low E3/ERS or STC/OITC
- Rain, Reed and Narrow Reed not available with SDL
- SDL available on Frost, annealed or tempered
- SDL available on Glue Chip, tempered glass required
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations
- Argon gas is not available for elevations that require capillary tubes

Simulated Divided Lites (SDL):

- 7/8" (22) or 1 1/8" (29) SDL bar (interior and exterior)
- 2 11/32" (30) simulated rail (interior and exterior) - picture unit only
- Exterior color: matched to unit exterior
- Interior color: matched to interior - ABS material
- Pattern: equal rectangular, cottage, prairie, check rail

Gilles-Between-the-Glass (GBG):

- 11/16" (18) or 1" (25) contoured aluminum bar
- Exterior: color matched to unit exterior
- The exterior GBG color is designed to best match the unit exterior color when used with Low E glass. The use of different types of glazing options may alter the exterior GBG color appearance.
- Interior color: White, Satin Taupe, Sierra, Bronze
- Pattern: equal rectangular, cottage, prairie, check rail
- GBG's are not available with dual 4.7mm glass panes. Refer to OMS for availability.

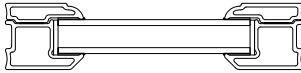
NOTE: GBG may not be available or may require tempered glass if the glass size is greater than 16 square feet or if the short side dimension is greater than 48". Please contact your local Infinity Retailer or Infinity Support at 800-372-1072 to determine if GBG is available for glass sizes exceeding these dimensions.

Head/Seat Board:

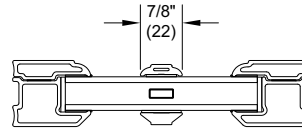
- Use with bow and bay assemblies
- Factory installed interior head board available in bare pine or oak
- Factory installed interior seat board available in bare pine or oak
- Factory installed insulated seat board with white or beige exterior aluminum skin
- Bay cable support
- Bow and bay jamb available from 4 9/16" (116) - 8 9/16" (217)

APPLICATION MATERIALS
 BAR2015-00207
 1124 PRINCE ST
 7/1/2015

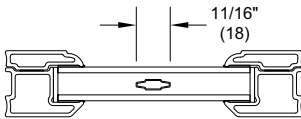
Lite Options



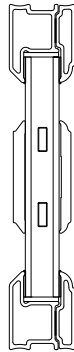
Insulating Glass



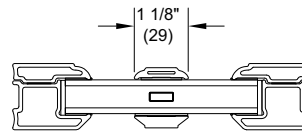
Insulating Glass
7/8" SDL w/ spacer bar



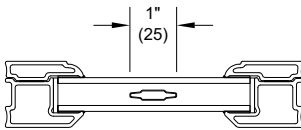
11/16" Insulating Glass
GBG



Insulating Glass
SDL Simulated Rail
w/spacer bar



Insulating Glass
1 1/8" SDL w/ spacer bar



1" Insulating Glass
GBG

Minimum and Maximum Guidelines

Minimum and Maximum Inside Opening Guidelines - Standard Size												
Insert Standard Size Double Hung		Inside Opening								Max Glass Size		
		Min Width		Min Height		Max Width		Max Height		Sash Size	Sq. Feet	Sq. Meters
		in	mm	in	mm	in	mm	in	mm			
NINDH	Equal Sash	14 1/2	(368)	25 3/4	(654)	48 3/8	(1229)	95 3/4	(2432)	regular	13 25/32	1.281
NINDH	Cottage Style	14 1/2	(368)	29 13/16	(757)	48 3/8	(1229)	71 3/4	(1822)	small	8 3/32	0.752
										large	13 1/2	1.255
NINDH	Oriel Style	14 1/2	(368)	29 13/16	(757)	48 3/8	(1229)	95 3/4	(2432)	small	11 1/32	1.025
										large	18 3/8	1.708
NINDP NINDT	Picture Transom	18 3/8	(467)	16 1/8	(410)	72 3/8	(1838)	71 3/4	(1822)	regular	30	2.787

Minimum and Maximum Inside Opening Guidelines - Expanded Size												
Insert Expanded Size Double Hung		Inside Opening								Max Glass Size		
		Min Width		Min Height		Max Width		Max Height		Sash Size	Sq. Feet	Sq. Meters
		in	mm	in	mm	in	mm	in	mm			
NINDH	Equal Sash	48 13/32	(1230)	25 3/4	(654)	54 3/8	(1381)	84 3/4	(2153)	regular	13 25/32	1.279
NINDH	Cottage Style	48 13/32	(1230)	29 13/16	(757)	54 3/8	(1381)	59 3/4	(1518)	small	7 9/16	0.701
										large	12 19/32	1.169
NINDH	Oriel Style	48 13/32	(1230)	29 13/16	(757)	54 3/8	(1381)	84 3/4	(2153)	small	11	1.023
										large	18 3/8	1.706

NOTE: Fixed upper sash required on certain sizes. Contact Infinity Support for more information.

For Glue Chip, Frost, and Rain, maximum short frame side is 63 1/8".

For Reed and Narrow Reed, vertical pattern orientation maximum frame width size 63 1/8".

For Reed and Narrow Reed, horizontal pattern orientation maximum sash height 61 1/8" for operating unit, 63 1/8" for transom and picture units.

Tempered glass may be required if the glass size is greater than 23 square feet. Please contact your local Infinity Retailer or Infinity Support at 800-372-1072 to determine available glass options on units exceeding this size.

APPLICATION MATERIALS
BAR2015-00207
1124 PRINCE ST
7/1/2015

Certified Sizes and Ratings

Product	Air Tested to psf	Water Tested to psf	Design Pressure (DP)	Certification Rating	Max Overall Width		Max Overall Height	
					in	mm	in	mm
Fiberglass Insert Double Hung (NINDH)	1.57	4.6	30	LC-PG30-H	48	(1219)	96	(2438)
Fiberglass Insert Double Hung (NINDH)	1.57	3.76	25	LC-PG25-D	54	(1372)	85	(2159)
Fiberglass Insert Double Hung Picture (NINDP)	1.57	4.5	30	LC-PG30-FW	72	(1829)	72	(1829)

APPLICATION MATERIALS
BAR2015-00207
1124 PRINCE ST
7/1/2015

30° Bay Minimum and Maximum Guidelines and Projection

Minimum and Maximum Guidelines									
30 Degree Bay		Frame Size							
		Min Width		Min Height		Max Width		Height	
		in	mm	in	mm	in	mm	in	mm
1:2:1 Ratio	O-P-O	59 1/2	(1511)	27 7/16	(697)	141 1/16	(3583)	73 15/16	(1878)
	O-O-O	59 1/2	(1511)	27 7/16	(697)	96 5/16	(2446)	86 15/16	(2208)
1:1:1 Ratio	O-P-O	45 3/8	(1153)	27 7/16	(697)	136	(3454)	73 15/16	(1878)
	O-O-O	45 3/8	(1153)	27 7/16	(697)	136	(3454)	86 15/16	(2208)

30 Degree Bay - 1:1:1 Ratio							
RO Width		Flanker Inside Opening		Center Inside Opening		Projection	
in	mm	in	mm	in	mm	in	mm
50	(1270)	16 3/16	(411)	16 3/16	(411)	8 3/4	(222)
55	(1397)	18	(457)	18	(457)	9 5/8	(244)
60	(1524)	19 13/16	(503)	19 13/16	(503)	10 9/16	(268)
65	(1651)	21 11/16	(551)	21 11/16	(551)	11 1/2	(292)
70	(1778)	23 1/2	(597)	23 1/2	(597)	12 3/8	(314)
75	(1905)	25 5/16	(643)	25 5/16	(643)	13 5/16	(338)
80	(2032)	27 3/16	(691)	27 3/16	(691)	14 3/16	(360)
85	(2159)	29	(737)	29	(737)	15 1/8	(384)
90	(2286)	30 13/16	(783)	30 13/16	(783)	16 1/16	(408)
95	(2413)	32 5/8	(829)	32 5/8	(829)	16 15/16	(430)
100	(2540)	34 1/2	(876)	34 1/2	(876)	17 7/8	(454)
105	(2667)	36 5/16	(922)	36 5/16	(922)	18 13/16	(478)
110	(2794)	38 1/8	(968)	38 1/8	(968)	19 11/16	(500)
115	(2921)	40	(1016)	40	(1016)	20 5/8	(524)
120	(3048)	41 13/16	(1062)	41 13/16	(1062)	21 9/16	(548)
125	(3175)	43 5/8	(1108)	43 5/8	(1108)	22 7/16	(570)
130	(3302)	47 7/16	(1205)	45 7/16	(1154)	23 3/8	(594)
135	(3429)	47 5/16	(1202)	47 5/16	(1202)	24 5/16	(618)

APPLICATION MATERIALS
BAR2015-00207
1124 PRINCE ST
7/1/2015

30° Bay Minimum and Maximum Guidelines and Projection

30 Degree Bay - 1:2:1 Ratio							
RO Width		Flanker Inside Opening		Center Inside Opening		Projection	
in	mm	in	mm	in	mm	in	mm
60	(1524)	14 5/8	(371)	28 7/8	(733)	7 15/16	(202)
65	(1651)	15 15/16	(405)	31 9/16	(802)	8 5/8	(219)
70	(1778)	17 5/16	(440)	34 1/4	(870)	9 5/16	(237)
75	(1905)	18 5/8	(473)	36 15/16	(938)	9 5/16	(237)
80	(2032)	20	(508)	39 5/8	(1006)	10 5/8	(270)
85	(2159)	21 5/16	(541)	42 1/4	(1073)	11 5/16	(287)
90	(2286)	22 5/8	(575)	44 15/16	(1141)	11 15/16	(303)
95	(2413)	24	(610)	47 5/8	(1210)	12 5/8	(321)
100	(2540)	25 5/16	(643)	50 5/16	(1278)	13 5/16	(338)
105	(2667)	26 11/16	(678)	53	(1346)	14	(356)
110	(2794)	28	(711)	55 11/16	(1414)	14 5/8	(371)
115	(2921)	29 3/8	(746)	58 3/8	(1483)	15 5/16	(389)
120	(3048)	30 11/16	(779)	61 1/16	(1551)	16	(406)
125	(3175)	32 1/16	(814)	63 11/16	(1618)	16 5/8	(422)
130	(3302)	33 3/8	(848)	66 3/8	(1686)	17 5/16	(440)
135	(3429)	34 11/16	(881)	69 1/16	(1754)	18	(457)
140	(3556)	36 1/16	(916)	71 3/4	(1822)	18 11/16	(475)

APPLICATION MATERIALS
BAR2015-00207
1124 PRINCE ST
7/1/2015

45° Bay Minimum and Maximum Guidelines and Projection

Minimum and Maximum Guidelines									
45 Degree Bay		Frame Size							
		Min Width		Min Height		Max Width		Max Height	
		in	mm	in	mm	in	mm	in	mm
1:2:1 Ratio	O-P-O	56 5/16	(1430)	27 7/16	(697)	119 1/8	(3026)	73 15/16	(1878)
	O-O-O	56 5/16	(1430)	27 7/16	(697)	90	(2286)	86 15/16	(2208)
1:1:1 Ratio	O-P-O	42 3/16	(1072)	27 7/16	(697)	86 9/16	(2199)	73 15/16	(1878)
	O-O-O	42 3/16	(1072)	27 7/16	(697)	86 9/16	(2199)	86 15/16	(2208)

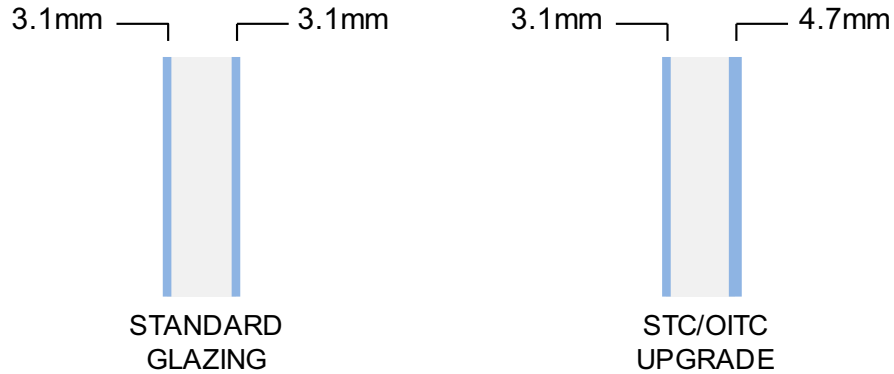
45 Degree Bay - 1:1:1 Ratio							
RO Width		Flanker Inside Opening		Center Inside Opening		Projection	
in	mm	in	mm	in	mm	in	mm
50	(1270)	17 3/4	(451)	17 3/4	(451)	13 3/4	(349)
55	(1397)	19 13/16	(503)	19 13/16	(503)	15 3/16	(386)
60	(1524)	21 7/8	(556)	21 7/8	(556)	16 11/16	(424)
65	(1651)	23 15/16	(608)	23 15/16	(608)	18 1/8	(460)
70	(1778)	26	(660)	26	(660)	19 5/8	(498)
75	(1905)	28 1/16	(713)	28 1/16	(713)	21 1/16	(535)
80	(2032)	30 1/8	(765)	30 1/8	(765)	22 9/16	(573)
85	(2159)	32 3/16	(818)	32 3/16	(818)	24	(610)

45 Degree Bay - 1:2:1 Ratio							
RO Width		Flanker Inside Opening		Center Inside Opening		Projection	
in	mm	in	mm	in	mm	in	mm
60	(1524)	15 9/16	(395)	30 3/4	(781)	12 1/4	(311)
65	(1651)	17	(432)	33 11/16	(856)	13 1/4	(337)
70	(1778)	18 1/2	(470)	36 5/8	(930)	14 5/16	(364)
75	(1905)	19 15/16	(506)	39 9/16	(1005)	15 5/16	(389)
80	(2032)	21 7/16	(545)	42 1/2	(1080)	16 3/8	(416)
85	(2159)	22 7/8	(581)	45 7/16	(1154)	17 3/8	(441)
90	(2286)	24 3/8	(619)	48 3/8	(1229)	18 7/16	(468)
95	(2413)	25 13/16	(656)	51 1/4	(1302)	19 1/2	(495)
100	(2540)	27 1/4	(692)	54 3/16	(1376)	20 1/2	(521)
105	(2667)	28 3/4	(730)	57 1/8	(1451)	21 9/16	(548)
110	(2794)	30 3/16	(767)	60 1/16	(1526)	22 9/16	(573)
115	(2921)	31 11/16	(805)	63	(1600)	23 5/8	(600)

APPLICATION MATERIALS
BAR2015-00207
1124 PRINCE ST
7/1/2015

STC/OITC Glass Values

This glazing option incorporates 3.1mm/4.7mm variable thickness glass to increase STC/OITC performance and improve sound abatement. Infinity's STC/OITC upgrade includes third party ASTM ratings and reports. STC/OITC ratings for this option and for standard 3.1mm/3.1mm insulating glass are shown in the attached chart.



Product Type	Exterior Glazing	Airspace	Interior Glazing	STC	OITC
Insert Double Hung	1/8" (3.1)	15/32" (11.5)	1/8" (3.1)	27	23
	1/8" (3.1)	13/32" (9.8)	3/16" (4.7)	31	27
Insert Double Hung Picture	1/8" (3.1)	15/32" (11.5)	1/8" (3.1)	27	24
	1/8" (3.1)	13/32" (9.8)	3/16" (4.7)	32	28

APPLICATION MATERIALS
BAR2015-00207
1124 PRINCE ST
7/1/2015

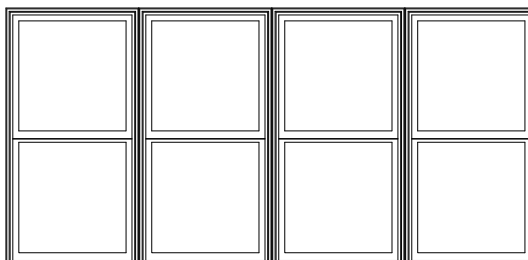
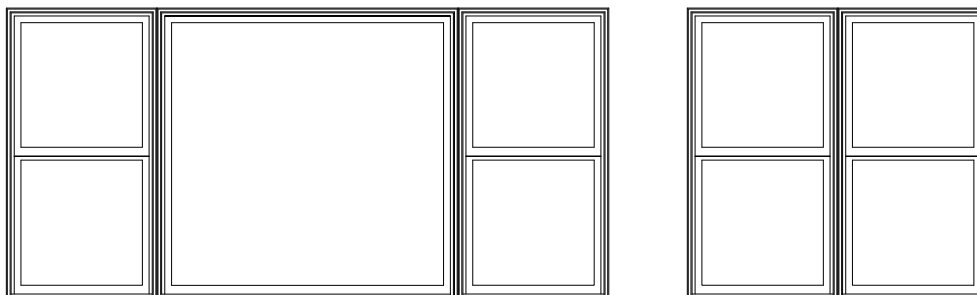
Infinity Insert Double Hung

Mulling Guidelines

Factory Muller Insert Double Hung Assemblies

- Assemblies up to 4 units wide by 1 unit high
 - MAXIMUM INSIDE OPENING not to exceed 112 3/8" (2854) x 85 1/4" (2165)

NOTE: Field mulling beyond the above limitations is not recommended.



Inside Opening Assemblies

- WIDTH:
 - Frame Width = Unit Inside Opening Width MINUS 3/8"
 - Total Inside Opening Width = ADD all frame widths PLUS 3/8" (3/8" x number of mulls)
- HEIGHT: Not applicable

APPLICATION MATERIALS
BAR2015-00207
1124 PRINCE ST
7/1/2015

Measurement Conversions: Operable Units

Insert Double Hung Operating Unit - 8 Degree Sill						
Unit Measurements		Width		Height		
From	To					
Inside Opening		in	mm		in	mm
OM of Frame @ Exterior	Inside Opening	+ 3/8	(10)		-1/4	(6)
Frame		in	mm		in	mm
Daylight Opening	OM of Frame @ Exterior	+ 5 3/16	(132)	× 2	+ 7 5/8	(194)
Top Sash		in	mm		in	mm
OM of Frame @ Exterior	OM of Top Sash	-1 15/16	(49)	÷ 2	-9/16	(14)
Daylight Opening	OM of Top Sash	+ 3 1/4	(83)		+ 3 1/4	(83)
Bottom Sash		in	mm		in	mm
OM of Frame @ Exterior	OM of Bottom Sash	-1 15/16	(49)	÷ 2	-1/8	(4)
Daylight Opening	OM of Bottom Sash	+ 3 1/4	(83)		+ 3 1/4	(83)
Top Sash (Cottage Sash)		in	mm		in	mm
OM of Frame @ Exterior	OM of Top Sash	-1 15/16	(49)	× 0.4	+	(0)
Daylight Opening	OM of Top Sash	+ 3 1/4	(83)		+ 3 1/4	(83)
Bottom Sash (Cottage Sash)		in	mm		in	mm
OM of Frame @ Exterior	OM of Bottom Sash	-1 15/16	(49)	× 0.6	-11/16	(17)
Daylight Opening	OM of Bottom Sash	+ 3 1/4	(83)		+ 3 1/4	(83)
Top Sash (Oriel Sash)		in	mm		in	mm
OM of Frame @ Exterior	OM of Top Sash	-1 15/16	(49)	× 0.6	-1 3/32	(28)
Daylight Opening	OM of Top Sash	+ 3 1/4	(83)		+ 3 1/4	(83)
Bottom Sash (Oriel Sash)		in	mm		in	mm
OM of Frame @ Exterior	OM of Bottom Sash	-1 15/16	(49)	× 0.4	+ 13/32	(10)
Daylight Opening	OM of Bottom Sash	+ 3 1/4	(83)		+ 3 1/4	(83)
Glass		in	mm		in	mm
Daylight Opening	Glass	+ 1 1/16	(27)		+ 1 1/16	(27)
Full Screen		in	mm		in	mm
OM of Frame @ Exterior	OM of Screen	-2 7/32	(56)		-1 11/16	(43)
Daylight Opening	OM of Screen	+ 2 31/32	(76)	× 2	+ 5 15/16	(151)
Half Screen		in	mm		in	mm
OM of Frame @ Exterior	OM of Screen	-2 7/32	(56)	÷ 2	+ 1/16	(1)
Daylight Opening	OM of Screen	+ 2 31/32	(76)		+ 3 27/32	(98)
Cottage Screen		in	mm		in	mm
OM of Frame @ Exterior	OM of Screen	-2 7/32	(56)		-1 11/16	(43)
Daylight Opening (S1)	OM of Screen	+ 2 31/32	(76)	÷ 0.4	+ 6 13/32	(163)
Oriel Screen		in	mm		in	mm
OM of Frame @ Exterior	OM of Screen	-2 7/32	(56)		-1 11/16	(43)
Daylight Opening (S1)	OM of Screen	+ 2 31/32	(76)	÷ 0.6	+ 5 17/32	(140)

NOTE: IO to Frame Size Height Conversion is on next page

APPLICATION MATERIALS
BAR2015-00207
1124 PRINCE ST
7/1/2015

Measurement Conversions: Transom and Picture

Insert Double Hung Transoms - 8 Degree Sill					
Unit Measurements		Width		Height	
From	To				
Inside Opening		in	mm	in	mm
OM of Frame @ Exterior	Inside Opening	+ 3/8	(10)	-1/4	(6)
Frame		in	mm	in	mm
Daylight Opening	OM of Frame @ Exterior	+ 5 3/16	(132)	+ 5 1/4	(133)
Sash		in	mm	in	mm
OM of Frame @ Exterior	OM of Sash	-1 15/16	(49)	-2	(51)
Daylight Opening	OM of Sash	+ 3 1/4	(83)	+ 3 1/4	(83)
Glass		in	mm	in	mm
Daylight Opening	Glass	+ 1 1/16	(27)	+ 1 1/16	(27)

Insert Double Hung Picture - 8 Degree Sill					
Unit Measurements		Width		Height	
From	To				
Inside Opening		in	mm	in	mm
OM of Frame @ Exterior	Inside Opening	+ 3/8	(10)	-1/4	(6)
Frame		in	mm	in	mm
Daylight Opening	OM of Frame @ Exterior	+ 5 3/16	(132)	+ 5 1/4	(133)
Sash		in	mm	in	mm
OM of Frame @ Exterior	OM of Sash	-1 15/16	(49)	-2	(51)
Daylight Opening	OM of Sash	+ 3 1/4	(83)	+ 3 1/4	(83)
Glass		in	mm	in	mm
Daylight Opening	Glass	+ 1 1/16	(27)	+ 1 1/16	(27)

Infinity Double Hung Measurement Conversions		
Inside Opening to Frame Size @ Exterior		
Existing Sill Angle	Conversions	
8° and greater	1/4	(6)
7°	3/16	(5)
6°	1/8	(3)
5°	1/16	(2)
4°	0	(0)
3°	- 1/16	(2)
2°	- 1/8	(3)
1°	- 3/16	(5)
0°	- 1/4	(6)

APPLICATION MATERIALS
BAR2015-00207
1124 PRINCE ST
7/1/2015

Measurement Conversions: Egress

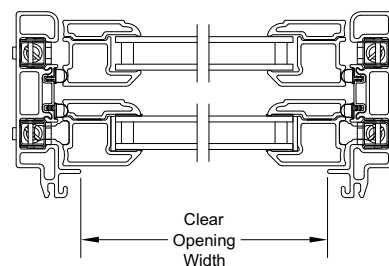
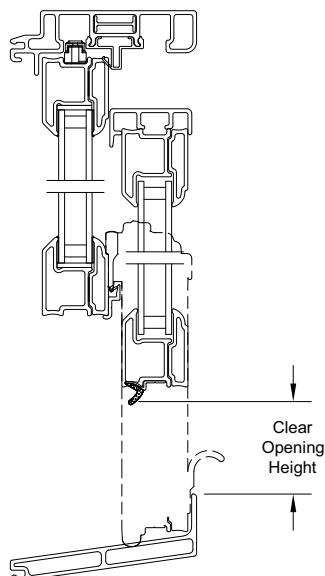
Egress Conversions		
Equal Sash Egress Minimum Opening and Conversions from Frame Size		
Minimum Value for Net Clear Opening	Desired Dimension	Formula
20 in	Egress opening width, in	= NINDH frame OM width - 2.694
24 in	Egress opening height, in	= (NINDH frame OM height / 2) - 5.722
5.7 ft ²	Egress opening area, ft ²	= ((Egress opening width, in) x (Egress opening height, in)) / 144

Egress Conversions		
Cottage Style Egress Minimum Opening and Conversions from Frame Size		
Minimum Value for Net Clear Opening	Desired Dimension	Formula
20 in	Egress opening width, in	= NINDH frame OM width - 2.694
24 in	Egress opening height, in	= (NINDH frame OM height x SR) - 5.172
5.7 ft ²	Egress opening area, ft ²	= ((Egress opening width, in) x (Egress opening height, in)) / 144

Egress Conversions		
Oriel Style Egress Minimum Opening and Conversions from Frame Size		
Minimum Value for Net Clear Opening	Desired Dimension	Formula
20 in	Egress opening width, in	= NINDH frame OM width - 2.694
24 in	Egress opening height, in	= (NINDH frame OM height x SR) - 5.406
5.7 ft ²	Egress opening area, ft ²	= ((Egress opening width, in) x (Egress opening height, in)) / 144

NOTE: SR is the sash ratio of the smallest sash to the glass height (2/5 or 1/3)

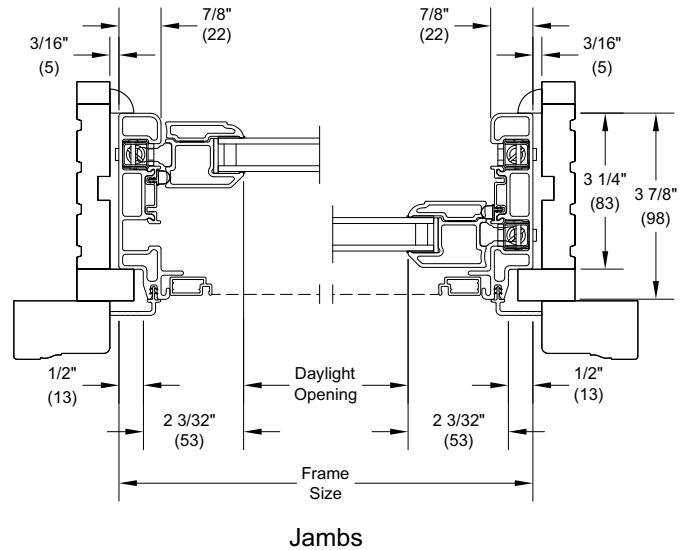
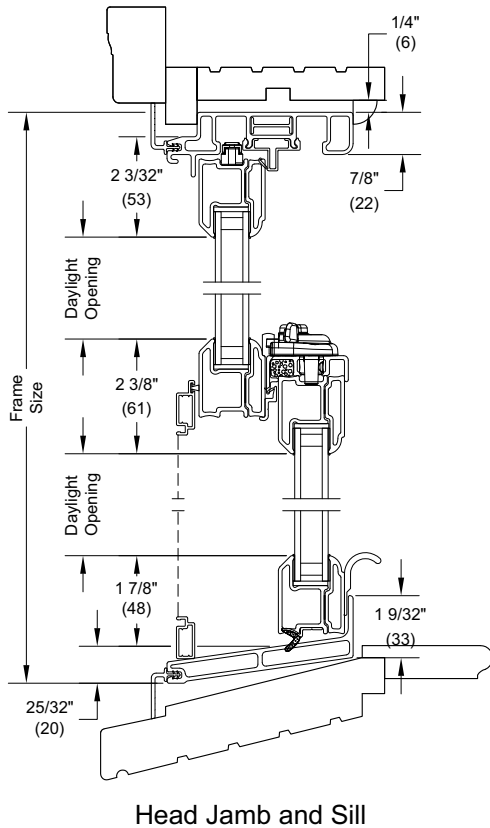
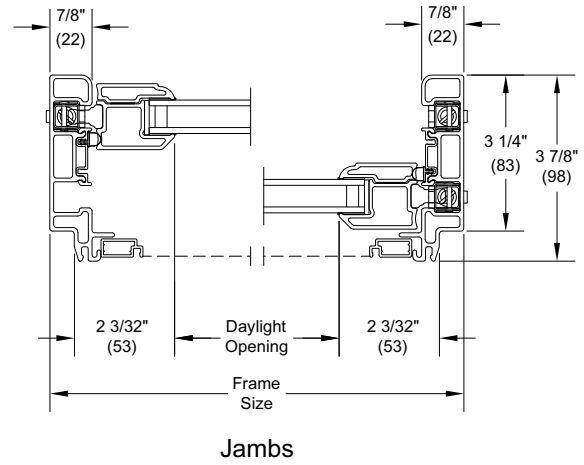
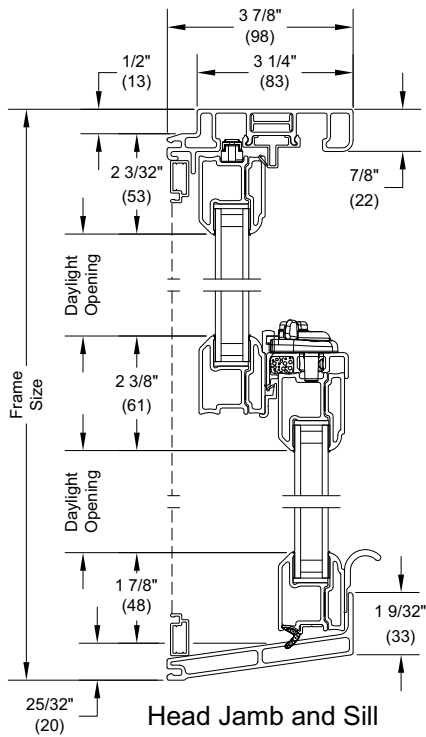
Must meet/exceed all three minimum values to meet egress. Limited travel may affect egress opening height.



APPLICATION MATERIALS
BAR2015-00207
1124 PRINCE ST
7/1/2015

Section Details: Operator

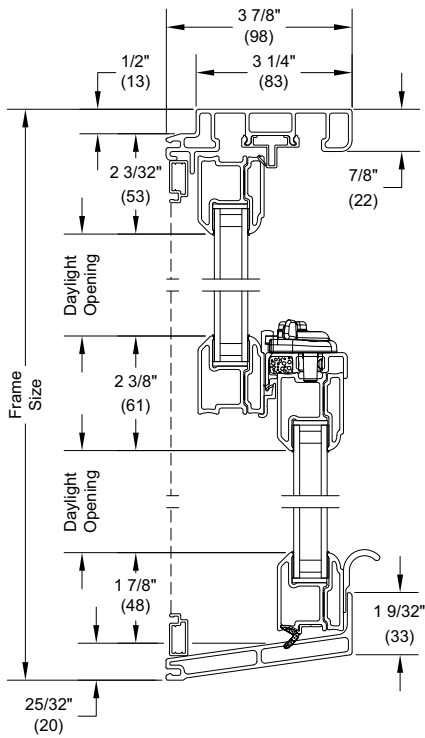
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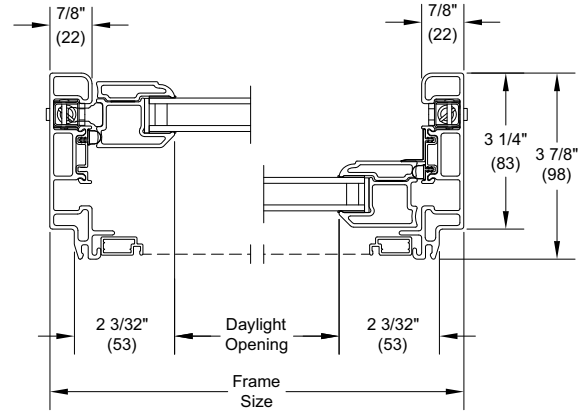
APPLICATION MATERIALS
BAR2015-00207
1124 PRINCE ST
7/1/2015

Section Details: Fixed Upper Sash

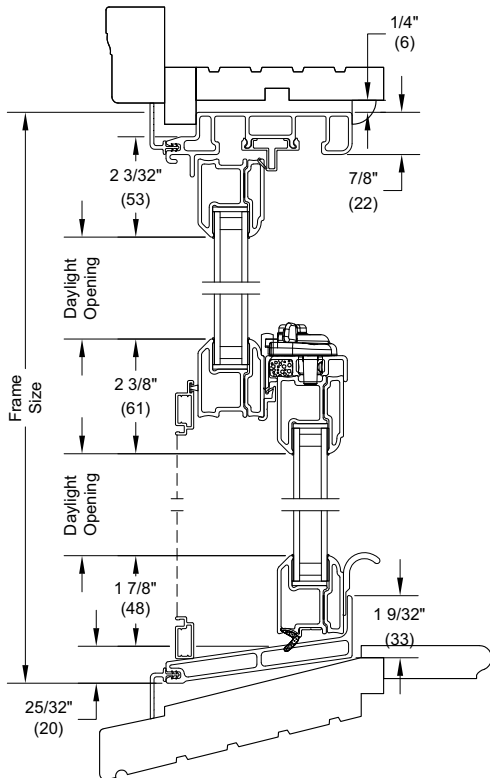
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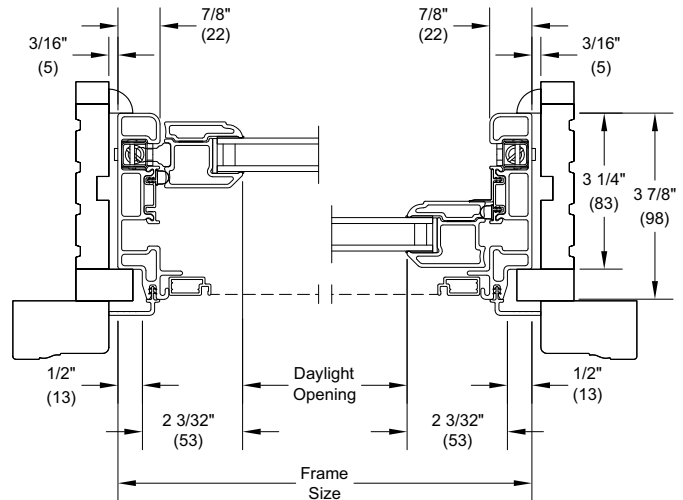
Head Jamb and Sill



Jambs



Head Jamb and Sill

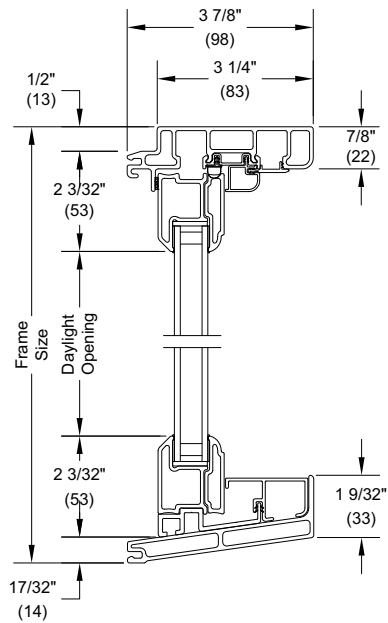


Jambs

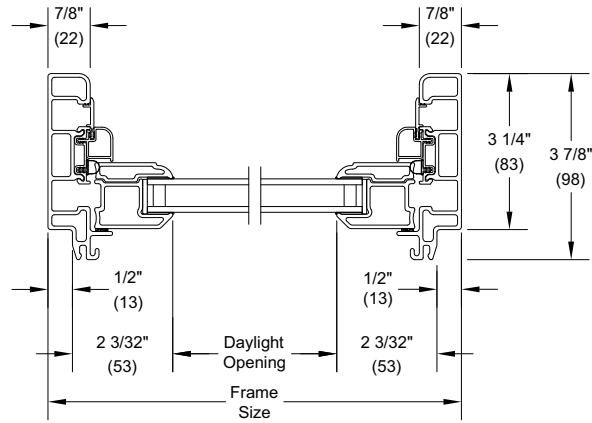
APPLICATION MATERIALS
BAR2015-00207
1124 PRINCE ST
7/1/2015

Section Details: Transom/Picture

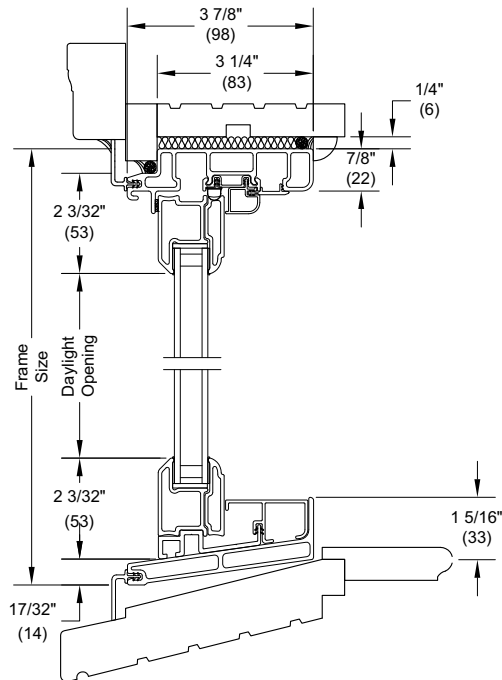
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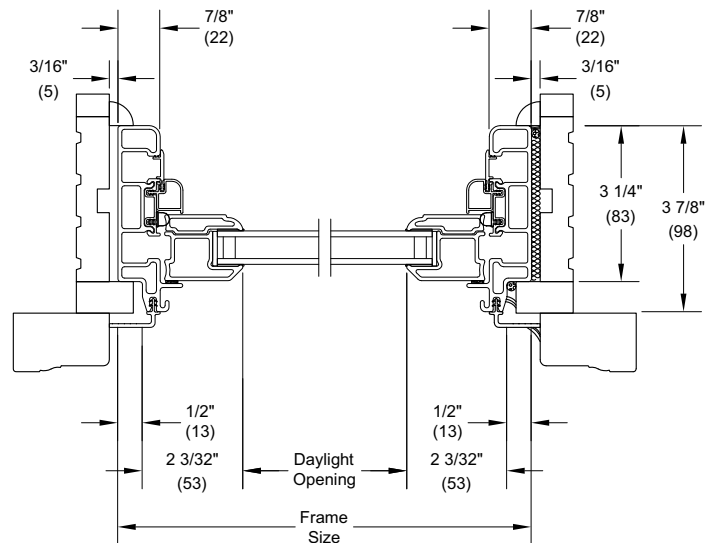
Head Jamb and Sill



Jamb

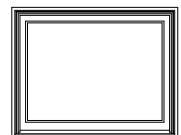


Head Jamb and Sill



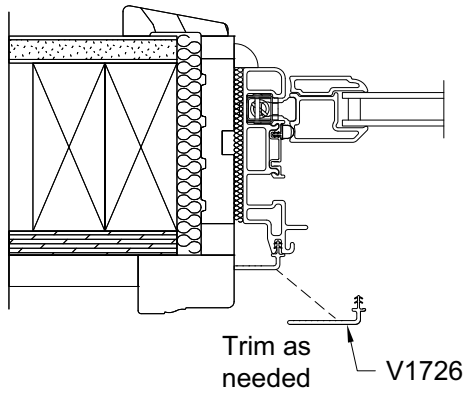
Jamb

APPLICATION MATERIALS
BAR2015-00207
1124 PRINCE ST
7/1/2015

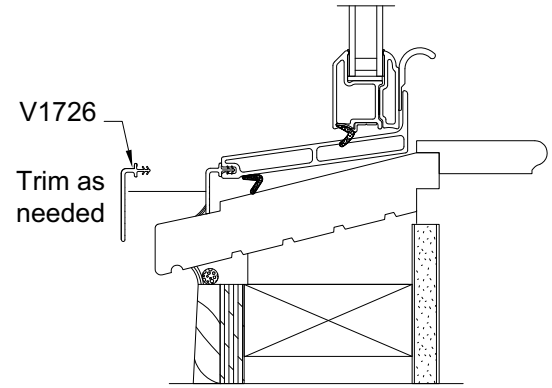


Section Details: Frame Expander and Panning Application

Scale: 3" = 1' 0"



Jamb Frame Expander

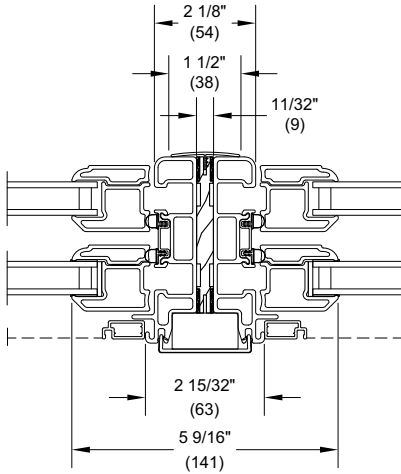


Sill Frame Expander

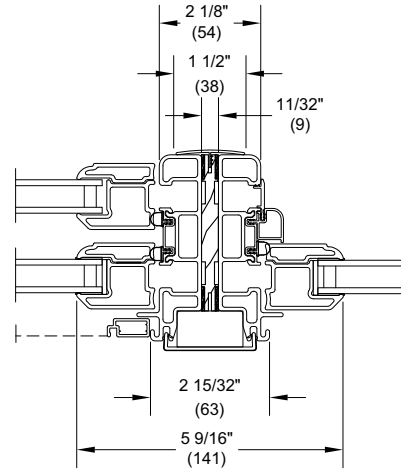
APPLICATION MATERIALS
BAR2015-00207
1124 PRINCE ST
7/1/2015

Section Details: Mullions

Scale: 3" = 1' 0"



Vertical Mullion Operator/Operator

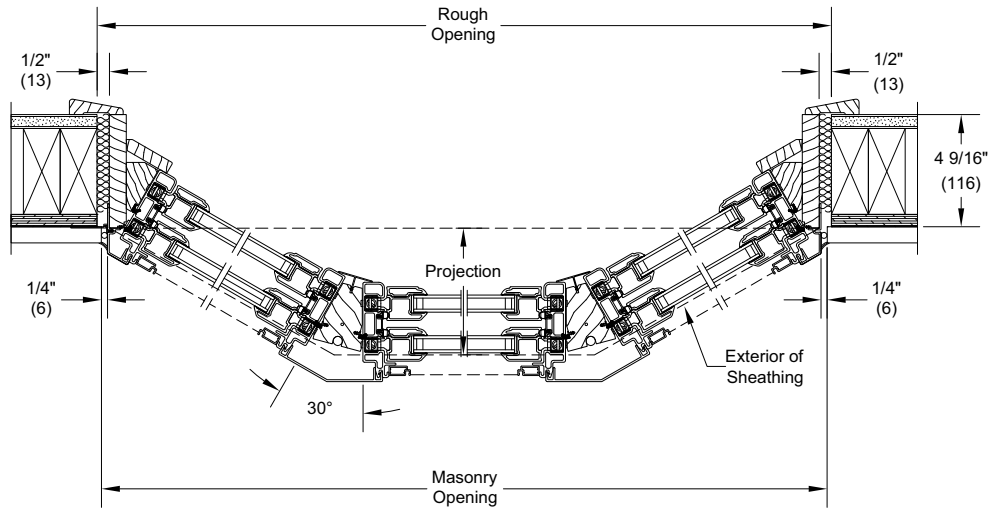


Vertical Mullion Operator/Picture

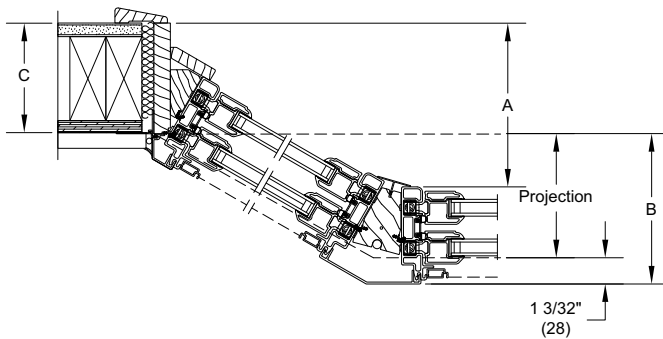
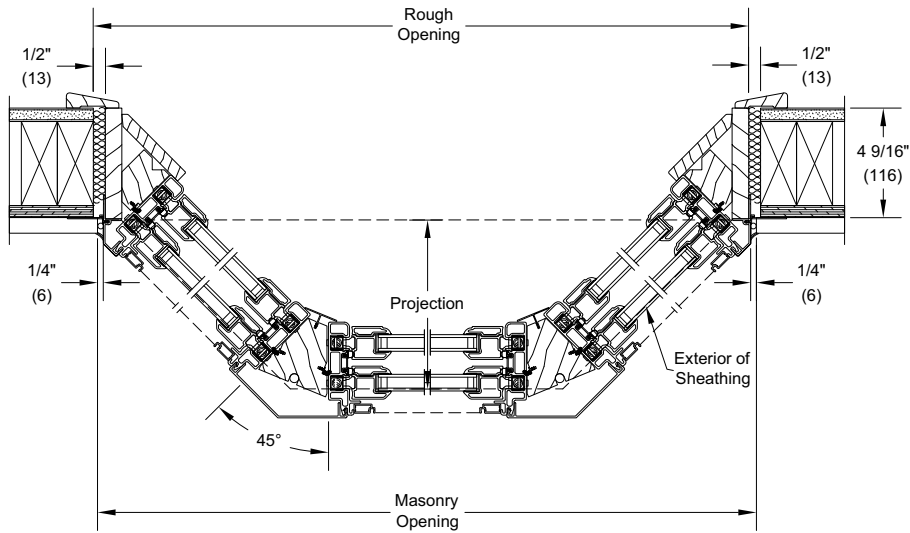
Section Details: 30° and 45° Bay Unit/Projection

Scale: 3" = 1' 0"

30° Bay



45° Bay



NINDH Bay
A= Projection 2 15/16 + Jamb Depth

APPLICATION MATERIALS
BAR2015-00207
1124 PRINCE ST
7/1/2015

Section Details: Vertical Bay

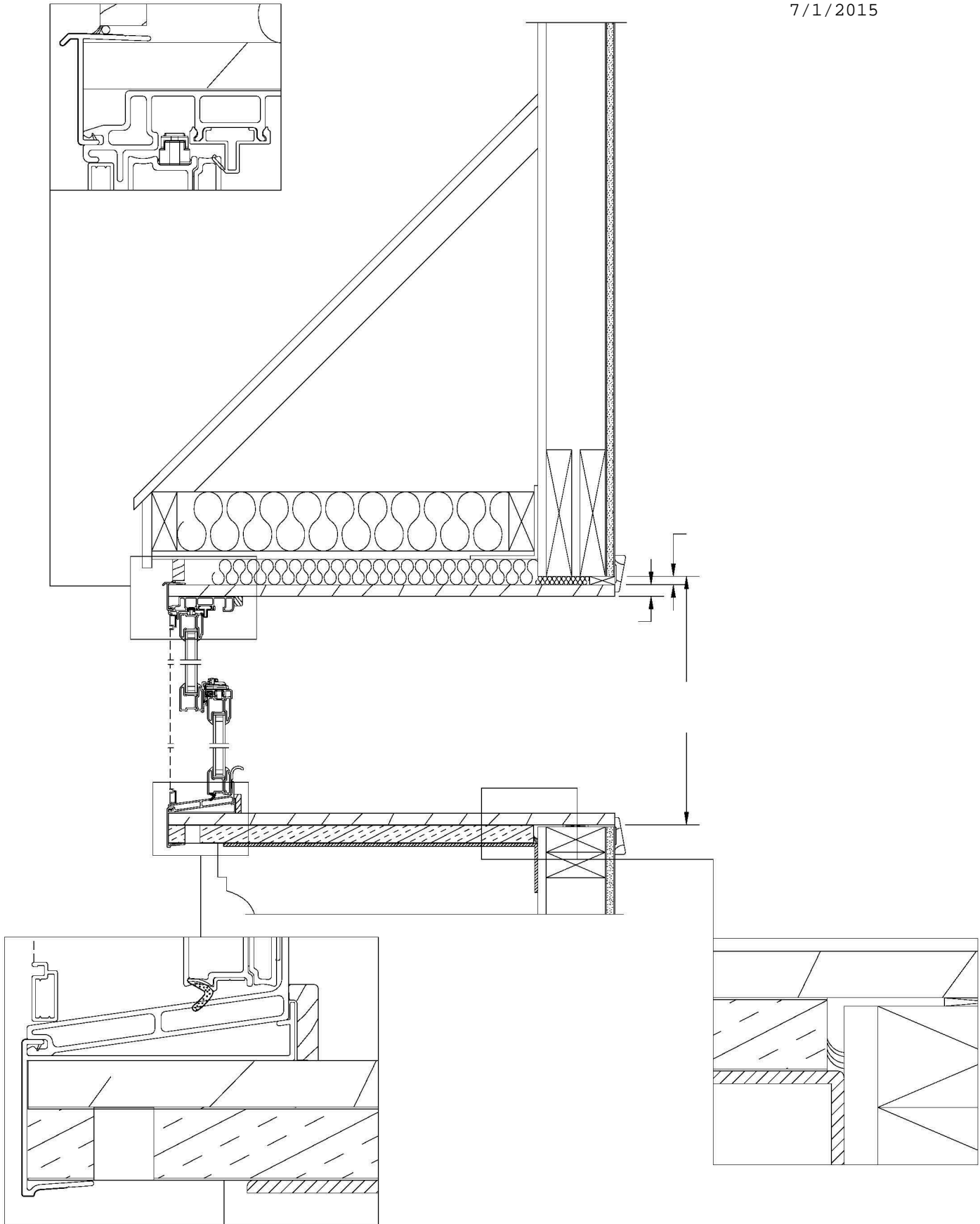
Scale: 3" = 1' 0"

APPLICATION MATERIALS

BAR2015-00207

1124 PRINCE ST

7/1/2015



BAR Case # BAR2015-00207ADDRESS OF PROJECT: 1124 Prince StTAX MAP AND PARCEL: 074.01-09-02ZONING: 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: Jeannine A. MantzAddress: 1124 Prince St.City: Alexandria State: VA Zip: 22314Phone: 703-869-0260 E-mail: JMANTZ377@GMAIL.COMAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Jeannine A. MantzAddress: 1124 Prince St.City: Alexandria State: VA Zip: 22314Phone: 703-869-0260 E-mail: JMANTZ377@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.

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 5 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.

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 checked="" 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).*

Install Marvin Infinity insert, 6/6 Double, hung windows with 7/8" muntins per attached specification on the east elevation (horse alley) and south (rear) elevations of the historic mass and ell. Install Marvin Infinity insert 1/1 double hung windows on the rear sunroom addition.

Replace the existing masonite siding on the east and south elevations with 7-1/4 inch smooth finish HardiePlank siding in a 6" exposure. Replace window trim on the east (horse alley) elevation with HardieTrim.

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.

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 5 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: Jeannine A. Mantz

Date: 07/01/2015

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. Jeannine Mantz	1124 Prince St.	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 _____ (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. Jeannine Mantz	1124 Prince St	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Jeannine Mantz	NA	NA
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.

07/02/2015 Jeannine Mantz
Date Printed Name


Signature

*****DRAFT MINUTES*****

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, October 17, 2012
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Tom Hulfish, Chairman
Oscar Fitzgerald, Vice Chairman
Chip Carlin
Art Keleher
Peter Smeallie
Wayne Neale
John von Senden

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

The meeting was called to order at 7:35 p.m. by Chairman Hulfish.

I. MINUTES

Consideration of the [minutes](#) of the public hearing of October 3, 2012.

BOARD ACTION: Approved as submitted, 7-0.

On a motion by Dr. Fitzgerald, seconded by Mr. Smeallie, the minutes were approved, as submitted, 7-0.

II. CONSENT ITEMS

Items on the Consent Calendar are those where the applicant has agreed to all conditions of approval shown in the staff reports. Without objection, the staff recommendation for these cases will be approved as a group by unanimous consent of the Board at the beginning of the meeting. When announced by the Chairman, any member of the Board or of the public may ask that one of these cases be removed for full discussion.

1. CASE BAR2012-0313

Request for alterations at **1124 Prince St**

APPLICANT: Jeannine Mantz

BOARD ACTION: Approved, as amended, 7-0.

The applicant, Ms. Mantz, requested removal of this item from the consent docket. She asked for clarification of the staff recommendation, noting that she wanted to use aluminum clad wood windows and fiber cement siding on the rear (south) elevation as well as the east side.

Staff confirmed that this was appropriate.

On a motion by Mr. Fitzgerald, seconded by Mr. Smeallie, the application was unanimously

approved.

REASON

The Board found that it was appropriate to use fiber cement siding and aluminum clad windows on the side of the historic portion of this particular building because it was a minimally visible secondary elevation in a narrow horse alley and mid to late 20th century alterations had removed exterior historic fabric. The use of fiber cement siding and aluminum clad windows on the 1980s addition in the rear was in compliance with the Board's policies.

2. CASE BAR2012-0317

Request for alterations to a previously approved plan at **402 South Pitt St**

APPLICANT: Mark Poskaitis by Stephen Kulinski

BOARD ACTION: The Board noted the deferral.

The applicant requested that this case be deferred to the following hearing.

II. NEW BUSINESS

3. CASE BAR2012-0200

Request to partially demolish & capsule at **723 S Lee St**

APPLICANT: Arthur Fox by Stephen Kulinski

BOARD ACTION: Approved, as amended, by a roll call vote, 5-2.

The Board combined items 3 and 4 for discussion purposes.

4. CASE BAR2012-0201

Request for an addition & alterations at **723 S Lee St**

APPLICANT: Arthur Fox by Stephen Kulinski

BOARD ACTION: Approved, as amended, by a roll call vote, 5-2.

CONDITIONS OF APPROVAL:

1. That one-over-one double-pane windows (aluminum-clad wood or painted wood) windows which comply with the Board's adopted *Window Policy* be installed on the addition.
2. That a smooth finish cement-fiber lap siding with an 8" reveal be installed on the addition.
3. The statements below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring), so that on-site contractors are aware of the requirements.
 - The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

- The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

SPEAKERS

Stephen Kulinski, AIA, project architect for the applicant, summarized the project and noted the applicant's support of the staff recommendations.

John Hynan, representative for Historic Alexandria Foundation, testified that the Foundation essentially was supportive of the Staff recommendation. However, they also recommend that the applicant expose the original siding and rehabilitate the original massing as encouraged in the Staff report.

BOARD DISCUSSION

Mr. Neale inquired about the Staff recommended window configuration and siding specification for the addition and found the applicant's proposed multi-light configuration more compatible with the existing conditions on the original massing.

Mr. Carlin concurred with Mr. Neale's assessment.

Staff explained that they encouraged future replacement of the inappropriate 6/6 sash windows on the main building mass with more historically appropriate 2/2 wood windows which would be compatible, yet differentiated from the recommended 1/1 wood sash for the addition. Staff had determined that the existing Masonite siding on the main mass covered existing wood siding. Staff encouraged the owner to expose and rehabilitate/repair the wood siding, as needed, when this non-historic siding needs to be replaced. As a result, Staff concluded that the profile of the fiber-cement lap siding would be a visually compatible, but subtly different building material for the addition.

Mr. Smeallie made a motion to approve the application with the Staff recommendations. The motion was seconded by Mr. von Senden and, by a roll call vote, the application was approved, as amended, 5-2.

REASON

The Board found the proposed addition and alterations to be appropriate.

5. CASE BAR2012-0311

Request to partially demolish & capsule at **110 N Columbus St**

APPLICANT: Maria Uricoechea by Rebecca Bostick

BOARD ACTION: Approved, by roll call vote, as amended, with a deferral to restudy the design of the penthouse, 7-0.

The Board combined items 5 and 6 for discussion purposes.

6. CASE BAR2012-0312

Request for an addition and alterations at **110 N Columbus St**

APPLICANT: Maria Uricoechea by Rebecca Bostick

BOARD ACTION: Approved portions, by roll call vote, as amended, with a deferral to

restudy the design of the penthouse, 7-0.

CONDITIONS OF APPROVAL:

1. That the awning on the front elevation be removed and the brick appropriately patched and repaired; and
2. That the applicant submit window specifications in conformance with the *Window Policy* prior to submission of the building permit, with final approval by Staff.
3. That the applicant restudy the design of the stair penthouse.

SPEAKERS

Rebecca Bostick, architect for the owner spoke in support of the project.

John Hynan, representative for Historic Alexandria Foundation, testified that the Foundation essentially was supportive of the staff recommendation, noting that the addition would be a great improvement. He did express that he could not find much enthusiasm from the Foundation members for the proposed roof deck.

BOARD DISCUSSION

Dr. Fitzgerald concurred with Mr. Hynan's statement that he also could not find "much enthusiasm for the proposed roof deck." He stated that he would like to have the architect re-study the proposed penthouse design.

Mr. Carlin concurred with Dr. Fitzgerald's penthouse design concerns.

On a motion by Dr. Fitzgerald, seconded by Mr. Smeallie, the Board approved an amended application by roll call vote, with a deferral of the penthouse addition for re-design. The motion passed, 7-0.

REASON

The Board had no objections to a roof deck but directed the architect to design a stair penthouse which was more compatible with the existing building and the surrounding streetscape.

7. CASE BAR2012-0315

Request to partially demolish at **509 S Royal St**

APPLICANT: Reagan Ralph by James Finn

BOARD ACTION: Approved, as amended, by roll call vote, 7-0.

The Board combined items 7 and 8 for discussion purposes.

8. CASE BAR2012-0316

Request for alterations at **509 S Royal St**

APPLICANT: Reagan Ralph by James Finn

BOARD ACTION: Approved, as amended, by roll call vote, 7-0.

CONDITIONS OF APPROVAL:

1. That the proposed aluminum-clad wood, SDL door and windows comply with the BAR's adopted *Window Policy*.

SPEAKERS

James Finn, contractor for the owner spoke in support of the project.

BOARD DISCUSSION

Without discussion from the Board, Mr. Neale made a motion to approve the application with the staff recommendations. With Mr. von Senden seconding the motion, the Board approved the application by a roll call vote, 7-0.

REASON

The Board found the proposed demolition and alterations compatible with the mid-20th century building and consistent with the *Design Guidelines*.

III. OTHER BUSINESS

Staff updated the Board on the recommendations of the Parker-Gray Ad Hoc Design Guideline Work Group.

IV. ADMINISTRATIVE APPROVALS

The following items are shown for information only. Based on the Board's adopted policies, these have been approved by Staff since the previous Board meeting.

BAR2012-0331

Request for parapet repair at **612 S Washington St.**

APPLICANT: Jane Barwis

BAR2012-0332

Request for shutter replacement at **521 Duke St.**

APPLICANT: Stuart Stock

BAR2012-0333

Request for door replacement at **121 S Union St.**

APPLICANT: Union Street Public House

BAR2012-0334

Request for signage at **713 Pendleton St.**

APPLICANT: Certa, Inc.

BAR2012-0337

Request for door & window replacement at **416 Pitt Mews.**

APPLICANT: Patrick Drennon

BAR2012-0338

Request for door & window replacement at **1242 Michigan Ct.**

APPLICANT: The Hodges Co.

BAR2012-0341

Request for siding replacement at **905 Duke St.**
APPLICANT: Arthur Nalls

VII. ADJOURNMENT

Chairman Hulfish adjourned the meeting at approximately 8:25pm.

Minutes submitted by,

Michele Oaks, Historic Preservation Planner
Boards of Architectural Review