

Docket Item # 5
BAR CASE # 2015-0246

BAR Meeting
September 2, 2015

ISSUE: Alterations

APPLICANT: J River 513/515 M Washington Street LLC

LOCATION: 515 North Washington Street
,

ZONE: OC / Commercial

STAFF RECOMMENDATION

Staff recommends approval of the application with the condition that replacement windows comply with the Alexandria Replacement Window Performance Specifications.

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.



BAR2015-00246



I. ISSUE

The applicant requests a Certificate of Appropriateness for approval of full frame replacement windows. The proposed windows will be double-glazed, simulated divided light painted wood windows with a 7/8" putty glazed muntin profile. The proposed windows will replace existing double-glazed windows dating to the 1980s. The request is for replacement windows on the two street-facing (west and north) elevations.

The proposed annex building on Pendleton Street, which was previously discussed by the BAR at three concept review work sessions, is *not* a part of the current application. A Development Special Use Permit (DSUP) was approved by Planning Commission and City Council on February 21, 2015 (DSUP 2013-0023). The applicant will soon return to the BAR with an application for a Certificate of Appropriateness for the new construction of the annex.

II. HISTORY

The four-and-one-half story painted brick building at 515 North Washington Street was constructed in **1847**. This is one of a very few nineteenth-century industrial buildings on North Washington Street (the old Paff Shoe Factory at 520 South Washington would be another) and one of only a few large industrial buildings remaining anywhere in Old Town (the old Portner Brewery bottling building is 1/2 block away). The building has had a range of uses over the years, including its original use as a cotton factory, beer brewing house and spark plug factory, as well as an apartment building, and most recently as commercial office space. Historic maps indicate that numerous smaller buildings were constructed and demolished on this property over the years. The building has had some alterations, including the addition of the front portico, shutters, and dormers in 1935, when it was converted to an apartment building. However, the building retains a high level of historic integrity. The applicant completed a Historical Overview report which was previously provided to the Board. This report notes that the rear joined dormers were not part of the 1935 work and were in place by 1992.

In 1996, the Board approved a number of alterations to the building including enlargement of the portico on the east side of the building facing the surface parking area (Case BAR Case #96-0251, 11/20/96). In 2000, the Board approved fencing, paving and benches as part of overall site improvements (BAR Case #2000-0206, 9/20/2000).

The applicant purchased the property in 2013, has met with Planning & Zoning staff numerous times to consider various alternatives, and went before the BAR for three concept reviews for the annex building. On September 3, 2014, the BAR approved alterations to the historic building that included replacement rear dormers, balconies and the conversion of some windows to doors (BAR Case # 2014-0208/209)

Staff was unable to locate BAR approval of the existing replacement windows and based on the condition of the windows, they were likely installed by a previous owner without Board approval during one of the previous construction phases from the 1980s or 1990s.

The applicant is concurrently seeking federal and state historic rehabilitation tax credits.

III. ANALYSIS

All changes are in conformance with the DSUP 2013-0023 approved by City Council.

Adopted in 2010 and amended in 2013, the Board established a Window Policy (Attachment #3) that provides general guidelines regarding the replacement of windows and the appropriateness of various replacement windows. The fundamental tenet of the policy is to retain and repair historic windows whenever possible to preserve the cylinder glass and mortice and tenon sash construction. The foundation of the replacement window requirements generally relate to the type of building and its age of construction. The rules in the adopted policy also permit for the administrative approval of certain replacement windows by staff based on building age and visibility. Any request that is not consistent with the Board's policy and not approvable by staff requires review and approval at a public hearing on a case by case basis.

This proposal is not a preservation issue so much as a compatibility issue because the existing windows are recent replacements. Therefore, this request does not affect the removal of historic material. While there are existing double-glazed windows, staff was unable to locate approval of these windows previously and even if they had been previously approved, the Board's policies have evolved over time. The policy permits the approval of double-glazed, simulated divided light painted wood windows on secondary (i.e., not street-facing) elevations, provided they meet all of the replacement window performance specifications regarding glass transparency, etc. Staff has, therefore, already administratively approved the windows for the south and east elevations. The BAR must now determine whether these same simulated divided light double-glazed windows are appropriate for the street facing elevations.

The rationale of the window policy's requirement to have single-glazed windows on street-facing elevations of 18th- and 19th-century buildings is to ensure that the elevations and areas where the public can access, see and even touch windows are historically appropriate to the period of construction of the building and that modern elements like spacer bars between the insulated glass panes are not prominently visible. This is particularly true for the majority of buildings in the district which are constructed at the front property line on the public sidewalk.

In this particular case, the windows are set back at least 15 feet from the sidewalk and the building is four stories in height. Due to the location of the windows, staff believes it will be visually indiscernible to the majority of public from the sidewalk whether or not the windows are single- or double-glazed. This has been confirmed in the field as the rear replacement windows have already been installed. Additionally, staff notes that this particular building was not a pristine mid-19th-century building when this project started. While it has retained a high level of historic integrity, the building has undergone numerous alterations over the years including the addition of the front portico, dormers on the front and rear, as well as replacement windows. Staff finds that the circumstances of the request allow the Board to support double-glazed windows here without setting a precedent for other 19th-century buildings.

Staff supports the request for double-glazed, simulated divided light wood windows on the two street-facing elevations.

STAFF

Catherine Miliaras, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

V. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed window replacement complies with zoning.

Archaeology *(sections copied from previous report)*

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

F-1 The Mount Vernon Cotton Factory was built on the property in 1847. Over the next 50 years it passed through the hands of several different owners. During the Civil War the Union Army commandeered the building for use as a military prison. Immediately to the south of the Cotton Factory structure, on the lot at 513 N. Washington (also part of this proposed project) stood an office complex and barracks. In 1903 the Portner Brewing Company acquired the property and converted the main building into a bottling factory which operated for approximately a decade. In 1918 the building was transformed into a spark plug factory. In 1935 the building was renovated into an apartment complex, which was changed yet again into office space in the early 1980s. Given the history of the lots at 513 and 515 N. Washington Street, the properties have the potential to contain significant archaeological resources pertaining to the industrial growth of the City of Alexandria.

F-2 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Code Administration

No comments received.

Transportation and Environmental Services (T&ES)

1. Comply with all requirements of SUP2014-00105 (TES)

2. The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

ATTACHMENTS

1 – Supporting Materials

2 – Application for 515 North Washington Street: BAR 2015-0246

3 – BAR Window Policy, 12/4/13

APPLICATION FOR BAR ADMINISTRATIVE APPROVAL

Administrative approvals by the Board of Architectural Review (BAR) Staff are only for historically appropriate repairs/replacement. Please note that upon reviewing an application for administrative approval, BAR Staff may determine that a full application must be made to be heard at a public hearing before the BAR and cannot be administratively approved.

ADDRESS OF PROJECT: 515 N. Washington St, Alexandria, VA 22314

TAX MAP AND PARCEL: 064.02-04-01

ZONING: OC

Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)

Name: J River 513/515 N Washington Street LLC

Address: 1010 Wisconsin Ave NW, Suite 600

City: Washington State: DC Zip: 20007

Phone: (703) 409-4077 E-mail: matt@casriegler.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ Project Manager

Name: Matt Kennerknecht

Phone: (703) 409-4077

E-mail: matt@casriegler.com

Legal Property Owner:

Name: J River 513/515 N Washington Street LLC

Address: 1501 11th St NW

City: Washington State: DC Zip: 20001

Phone: (202) 506-5595 E-mail: _____

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

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

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

Replace existing windows (not original) on floors 1-3 SOUTH + EAST FACADES ONLY

* street-facing elevations require BAR approval at hearing (application pending)

SUBMITTAL REQUIREMENTS:

At a minimum, you will need to include two copies of the following:

- Photographs of the existing conditions
- Specifications for the proposed replacement/repair

Staff may request additional information as necessary to evaluate the application. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

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.)

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 or BAR Staff acting on behalf of the Board based on such information may be invalidated. 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: Matt Kennerknecht

Date: 06/29/2015

APPLICATION MATERIALS
 BAR2015-00246
 513-515 N Washington
 St
 8/5/2015

City of Alexandria
 Board of Architectural Review Approval
 Address: 515 N Washington St
 BAR # 2015-0219
☒ Administrative Approval
☐ Certificate of Appropriateness
☐ Permit to Encapsulate/Demolish
 Staff: CKM Date: 7/20/15
 for Director of Planning & Zoning

JELD-WEN
 WINDOWS & DOORS

* Approved for double-glaze
 SDL windows ONLY on
 south & east elevation
 The two front elevations
 require approval by
 BAR at hearing (application
 pending)

QUOTE BY: Kip Houchen

SOLD TO: rs snead

QUOTE #: JKHH00026

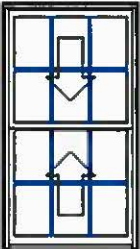
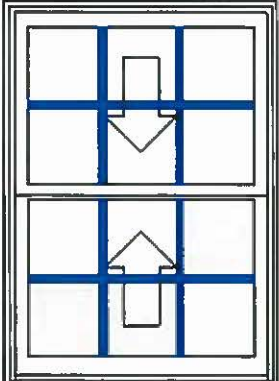
SHIP TO:

PROJECT NAME: 515 1st floor windows

REFERENCE:

PO#:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	1st floor Rough Opening: 37 1/4 X 68	Frame Size : 36 1/2 X 67 1/4 (Outside Casing Size: 39 1/8 X 69 7/16), Siteline EX Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brick Mould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Neat, Preserve Film, Argon Filled, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top 2 High Btm, *Custom-Width*, *Custom-Height*, GlassThick=0.7095, Clear Opening: 32.9w, 29.9h, 6.8 sf PEV 2014.4.0.1118/PDV 6.147 (12/10/14) NW	\$693.59	28	\$19,420.52
					
	Viewed from Exterior. Scale: 1/4" = 1'				
Line-2	1st floor Rough Opening: 37 1/8 X 52 1/8	Frame Size : 36 3/8 X 51 3/8 (Outside Casing Size: 39 X 53 9/16), Siteline EX Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brick Mould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Neat, Preserve Film, Argon Filled, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top 2 High Btm, *Custom-Width*, *Custom-Height*, GlassThick=0.7095, Clear Opening: 32.8w, 22h, 5 sf PEV 2014.4.0.1118/PDV 6.147 (12/10/14) NW	\$636.82	3	\$1,910.46
					
	Viewed from Exterior. Scale: 1/2" = 1'				

APPLICATION MATERIALS
BAR2015-00246
513-515 N Washington St
8/5/2015



BOARD OF ARCHITECTURAL REVIEW

QUOTE BY: Kip Houchen

QUOTE #: JKHH00024

SOLD TO: rs snead

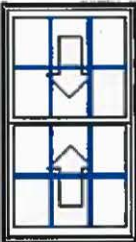
SHIP TO:

PROJECT NAME: 515 2nd floor

PO#:

REFERENCE:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	2nd floor				
	Rough Opening: 37 1/8 X 64 7/8	Frame Size : 36 3/8 X 64 1/8 (Outside Casing Size: 39 X 66 5/16), Siteline EX Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brick Mould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Neat, Preserve Film, Argon Filled, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top 2 High Btm, *Custom-Width*, *Custom-Height*, GlassThick=0.7095, Clear Opening:32.8w, 28.3h, 6.4 sf PEV 2014.4.0.1118/PDV 6.147 (12/10/14) NW			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$693.59	35	\$24,275.65

Total: \$24,275.65
virginia(6%) \$1,456.54
NET TOTAL: \$25,732.19
Total Units: 35



Protect yourself when you choose JELD-WEN® Auralast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

APPLICATION MATERIALS
BAR2015-00246
513-515 N Washington St
8/5/2015

Existing Insulated Double-Glazed Window



APPLICATION MATERIALS
BAR2015-00246
513-515 N Washington St
8/5/2015

Existing Insulated
Double-Glazed
Window



APPLICATION MATERIALS
BAR2015-00246
513-515 N Washington St
8/5/2015

Existing Insulated Double-Glazed Window



APPLICATION MATERIALS
BAR2015-00246
513-515 N Washington St
8/5/2015

Existing Insulated Double-Glazed Window



Existing Insulated Double-Glazed Window



APPLICATION MATERIALS
BAR2015-00246
513-515 N Washington St
8/5/2015

Mock-Up: New Insulated Double- Glazed Window



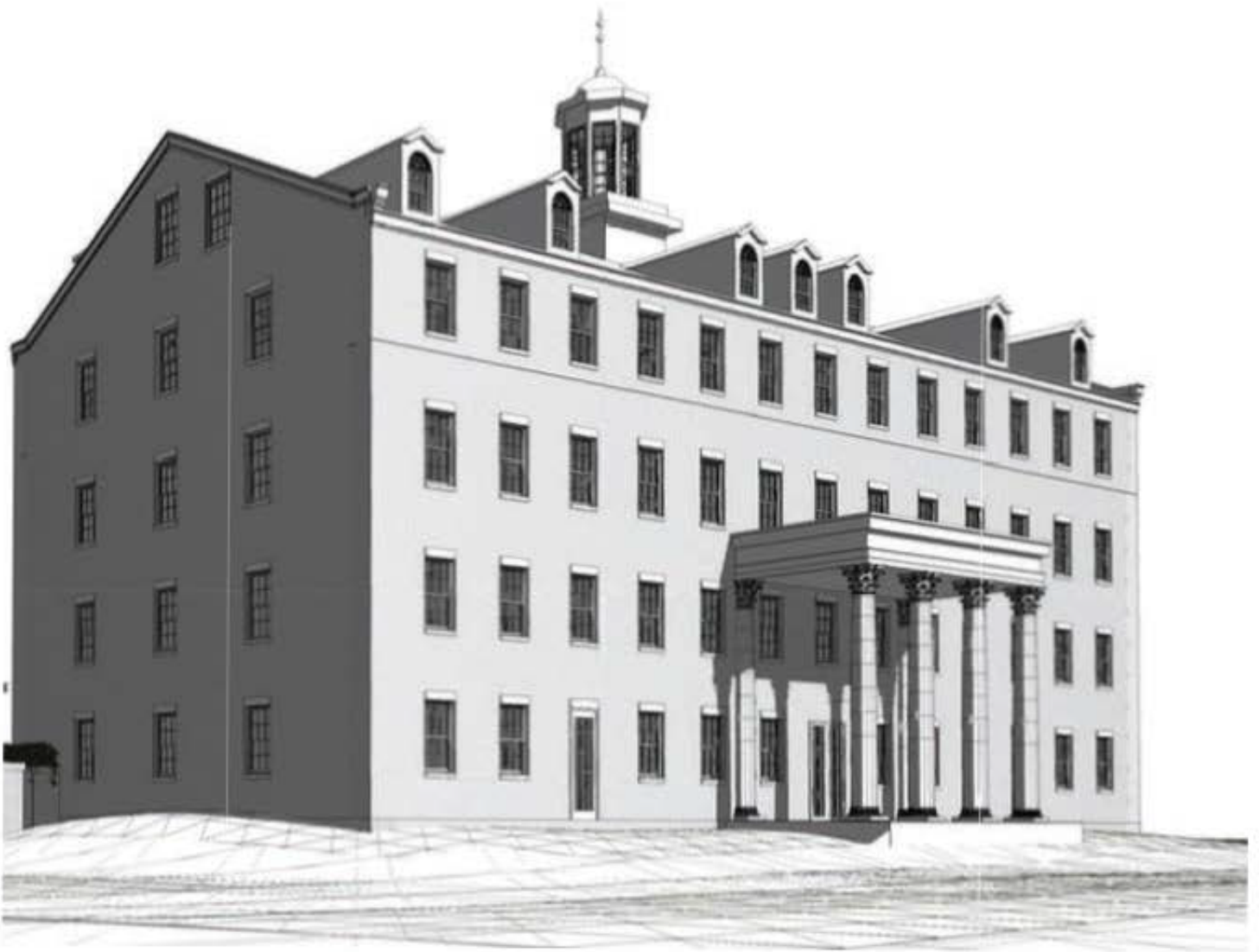
APPLICATION MATERIALS
BAR2015-00246
513-515 N Washington St
8/5/2015

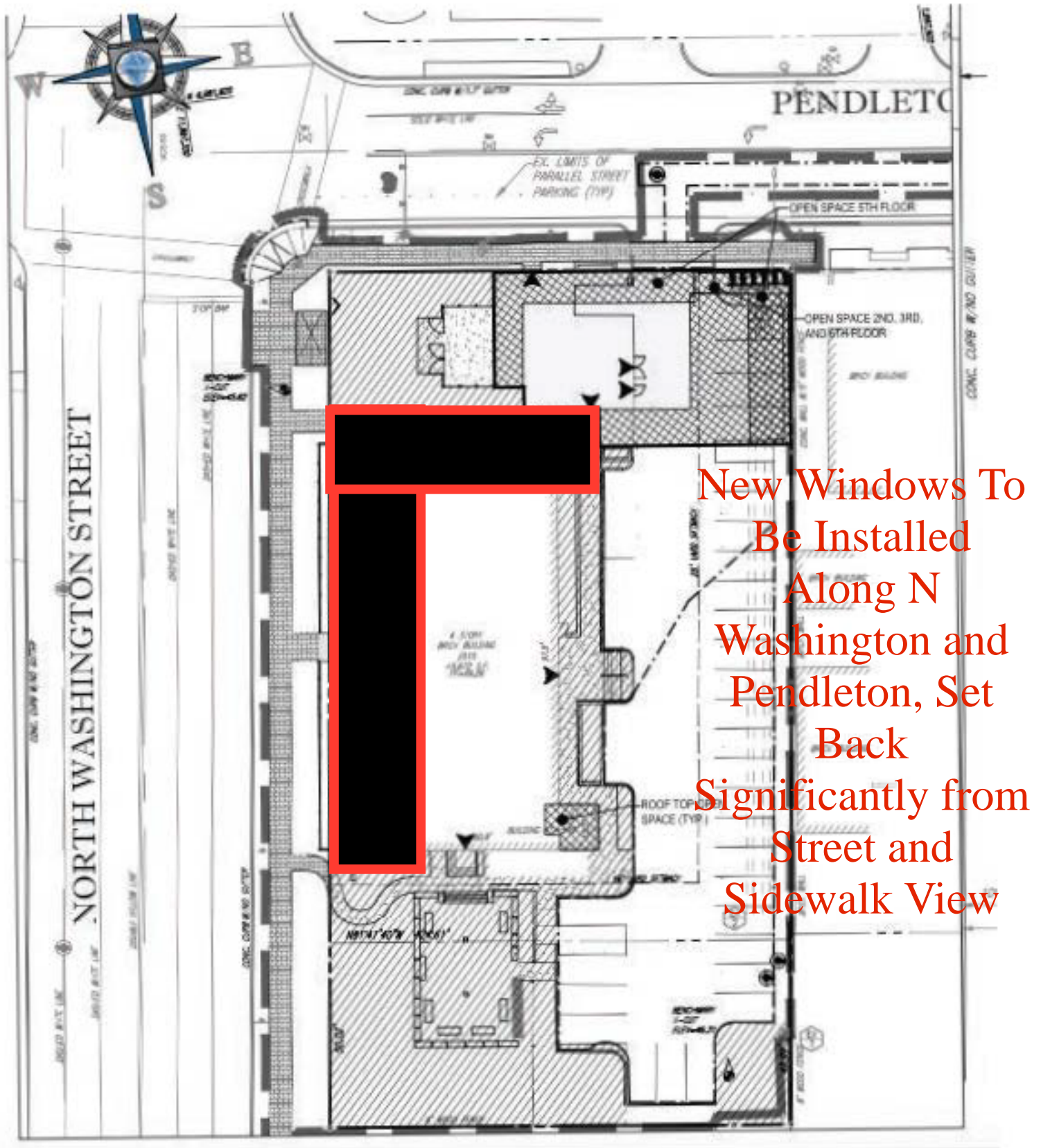
Mock-Up: New Insulated Double-Glazed Window



APPLICATION MATERIALS
BAR2015-00246
513-515 N Washington St
8/5/2015

View from Corner of N Washington and Pendleton; All Windows Along North and West Elevations To Be Replaced





ADDRESS OF PROJECT: S15 N Washington, Alexandria, VA 22314
TAX MAP AND PARCEL: 064.02-04-01 ZONING: OC

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: J River S13/S15 N Washington Street LLC

Address: 1010 Wisconsin Ave NW, Suite 600

City: Washington State: DC Zip: 20007

Phone: (703) 409-4077 E-mail: matt@casriegler.com

Authorized Agent *(if applicable):* ☐ Attorney ☐ Architect ☒ Project Manager

Name: Matt Kennerknecht

Phone: (703) 409-4077

E-mail: matt@casriegler.com

Legal Property Owner:

Name: J River S13/S15 N Washington Street LLC

Address: 1501 11th St NW

City: Washington State: DC Zip: 20001

Phone: (202) 506-5555 E-mail: _____

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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).*

Replace existing (not original) insulated double-glazed windows on floors 1-3, north and west elevations, with new insulated double-glazed windows.

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.

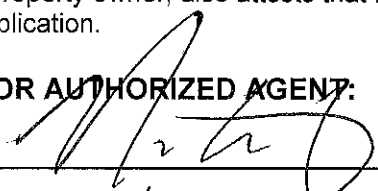
Alterations: Check N/A if an item in this section does not apply to your project.

- 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:  _____Printed Name: Matt KennerknechtDate: 07-10-15

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. CASR 513/515 N. Washington Suite 600, Washington, DC 20007	1010 Wisconsin Ave NW	80%
2. Holdings, LLC		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 513-515 N. Washington St. (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. J. River 513/515 N. Washington Street, LLC	1010 Wisconsin Ave NW Suite 600, Washington, DC 20007	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.

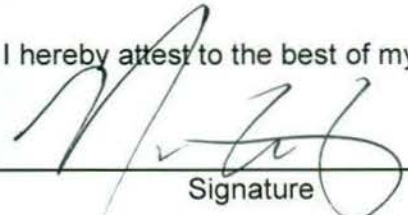
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. CASR 513/515 N. Washington Holdings, LLC	None	CC and PH
2.		
3.		

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.

7-10-15
Date

Matt Kemmerkneat
Printed Name


Signature

A. General

1. Direct replacement of any window requires an administrative finding of appropriateness from the Board of Architectural Review (BAR) staff, under sec. 10-109 and 10-209 of the Alexandria Zoning Ordinance. A building permit from Code Administration is also required per a City Code amendment, effective June 1, 2010.
2. BAR staff may administratively approve the direct replacement of windows in the existing openings which comply with all of the policies stated in section B, below, and with the Alexandria Replacement Window Performance Specifications listed in section C, below. Prior to any approval, qualified BAR staff must first field survey and confirm the existing window's age, architectural style and condition.
3. Where staff makes a written finding that a window is not visible from a public right-of-way, the window is not regulated by the BAR and may be replaced with any suitable window allowed by the Virginia Construction Code. However, whether visible or not, a building permit is required from Code Administration to replace a window in the historic districts.
4. Proposed replacement windows not in compliance with the Board's adopted policies, or not architecturally compatible or historically appropriate in the opinion of staff, require review and approval of a Certificate of Appropriateness by the BAR at a public hearing. The BAR will evaluate such cases on the merits of that particular building and the window product proposed. Refer to the chapter on Windows in the BAR's *Design Guidelines* and the Parker-Gray Residential Reference Guide for additional information.
5. Any appropriate and compatible modern window permitted by this Window Policy or approved by the Board as part of the overall building's Certificate of Appropriateness approval may be used on new buildings and additions.
6. Vinyl or vinyl clad windows, and windows with removable muntins ("grilles") or muntins sandwiched between the glass, are not considered appropriate or compatible in any location in the Old and Historic Alexandria District and are only considered appropriate on Later (post 1931) buildings in very limited circumstances in the Parker-Gray District.
7. The use of storm windows is strongly encouraged to protect historic windows and to conserve energy. According to the BAR's adopted *Design Guidelines*, storm windows are not regulated by the BAR and do not require a building permit but they should be installed so as not to damage historic material and to be visually minimally obtrusive. Energy panels may be used on single glazed replacement window sash.
8. These policies may be amended by the Boards as new materials become available but will be reviewed by the Board and updated at least every five years.

B. Staff Administrative Approval of Replacement Windows

Staff may administratively approve direct replacement of windows if the proposed windows comply with the Alexandria Replacement Window Performance Specifications (p.2) and all of the policies stated below:

1. Original Windows

All original or previously replaced windows with either wood-pegged mortise and tenon sash joinery or with cylinder ("wavy") glass must be repaired and retained. This generally applies to all 18th or 19th century buildings but the use of cylinder glass can extend to 1930. Where staff confirms in the field that these elements are too deteriorated to repair, they may be replicated to match exactly on a case by case basis. Original window frames and trim from the 18th and 19th centuries must also be preserved and repaired or replicated.

2. Previously Replaced Windows

Previously replaced windows which contain modern frames, sash and smooth (sheet, plate or float) glass may be replaced with one of the following in the historically appropriate style:

- a. 18th and 19th century buildings with multi-light sash must use single glazed painted wood windows on the street facades. Energy panels may be used on single glazed replacement sash. Secondary elevations of these buildings may use painted wood simulated divided light insulated glass windows.
- b. 1-over-1, or 2-over-2 sash windows with modern float glass in modern sash may be replaced with double glazed painted wood windows on any façade.
- c. Buildings whose sash was previously replaced but which retain their historic frames must use appropriate sash replacement kits that preserve the existing frames.

3. Double Glazing

Double glazed (insulated) and simulated divided light painted wood windows may be used throughout on buildings or additions constructed after 1930, when Thermopane brand insulated glass windows were invented.

4. Aluminum Clad Wood, Wood Composite, and Fiberglass

High quality, appropriately detailed aluminum clad wood, wood composite, or fiberglass replacement windows may be used in both historic districts on buildings constructed after 1965, when these windows became commercially available. For buildings located in the Parker-Gray District, use the *Parker-Gray Residential Reference Guide* to determine additional applicable locations. These windows may also be used on any 20th century commercial building more than four stories in height and on multifamily projects with more than four dwelling units. Aluminum clad wood or fiberglass windows may generally replace steel sash windows on any building when using the same light configuration, color and operation, except where staff believes an architecturally significant building has existing intact and restorable steel sash.

C. Alexandria Replacement Window Performance Specifications

Windows may be provided by any manufacturer but their construction materials and form must comply with the specifications below in order to be approved administratively by BAR staff:

1. Wood replacement windows must be full frame or sash replacement kits in the existing frame rather than insert or pocket replacements. Fiberglass insert windows must have tight tolerances with minimal jamb widths and overlay panning;
2. The dimensions and proportions of the window rails, stiles, muntins, frame, sill and exterior trim must match historically appropriate window proportions;
3. Multi-light insulated glass windows must have permanently fixed muntins on both the interior and exterior, with spacer bars between the glass that are a non-reflective, medium value color;
4. Muntins must be paintable and have a putty glaze profile on the exterior;
5. All glazing must be clear, non-reflective and without tint. Low-E (low emissivity) glazing is encouraged for energy conservation but the glass must have a minimum 72% visible light transmission (VLT) with a through-the-glass shading coefficient between 0.87 – 1.0, and a reflectance of less than 10%. Low-E 272 generally meets these criteria;
6. The vinyl weatherstrip portion of the wood window jambs should be minimally visible;
7. Insect screen frames must match the color of the window frame and the screen mesh must be a neutral color with sufficient light transmittance that the window sash remains visible behind; and,
8. The applicant must submit complete window manufacturer specification sheets and a contractor order form to BAR staff with the building permit application to confirm compliance with these specifications.