

Docket Item # 1  
BAR CASE # 2015-0320

BAR Meeting  
October 21, 2015

**ISSUE:** Alterations

**APPLICANT:** Mike & Sherri Jones

**LOCATION:** 403 Franklin Street

**ZONE:** RM/Residential

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**STAFF RECOMMENDATION**

Staff recommends approval of the application, 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](mailto: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.



BAR2015-00320



## **I. ISSUE**

The applicant requests approval of a Certificate of Appropriateness for the installation of full-frame aluminum clad wood replacement windows at 403 Franklin Street.

The proposed replacement windows will be located on the front and rear elevations of the interior unit townhouse. The six-over-six, simulated divided light (with spacer bar) aluminum clad wood windows will be manufactured by Marvin (Next Generation line) and will have 7/8" muntins.

## **II. HISTORY**

The residential brick townhouse at 403 Franklin Street was constructed in **1948** as one of four abutting townhouses in a Colonial Revival style as part of the Yates Garden subdivision.

Staff could not locate any prior BAR approvals for the subject property.

## **III. ANALYSIS**

The Board's Window Policy allows for the administrative approval of high quality and appropriately detailed aluminum clad wood, wood composite, or fiberglass replacement windows on buildings constructed after **1965**. High quality aluminum clad windows are permitted by BAR policy for modern buildings and additions and have been approved by the Board for other buildings within the district which lack significant architectural or historic merit. While the Parker-Gray BAR allows these modern window materials in all buildings constructed after 1931, the OHAD BAR allows them only for buildings constructed after 1965, reserving the ability to review their use on buildings constructed between 1932 and 1965 on a case-by-case basis.

Even though this townhouse dates from the late 1940s, Staff supports the proposed aluminum clad windows. Unlike most townhouses in Old Town, which abut the sidewalk, the subject property is set back from the street approximately 30', so the windows are not subject to close scrutiny by the public and their material would be difficult, if not impossible, to distinguish. While the use of authentic materials is particularly important on historic buildings, in this case the materiality of the windows is not essential element in determining this mid-20<sup>th</sup> century building's compatibility with nearby buildings of historic merit. The proposed windows, with the exception of the exterior cladding material, meet the Board's *Alexandria Replacement Window Performance Specifications*.

Staff notes that the applicant's materials indicate that the replacement windows will have a six-over-six configuration. Although the existing first floor window on the front façade has an eight-over-eight light pattern, Staff supports either configuration as the six-over-six would also be appropriate.

Staff recommends approval of the application, as submitted.

## **STAFF**

Stephanie Sample, 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 Comments**

C-1 Proposed windows comply with zoning.

##### **Code Administration**

F-1 The following comments are for BAR 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 for this project. Five sets of construction documents that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

##### **Transportation and Environmental Services**

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

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

**V. ATTACHMENTS**

*1 – Supplemental Materials*

| *2. – Application for BAR2015-0320: 403 Franklin St.*



# 403 Front Elevation



APPLICATION MATERIALS  
BAR2015-00320  
403 Franklin St  
9/21/2015



403 - Rear Elevation - From Alley







APPLICATION MATERIALS  
BAR2015-00320  
403 Franklin St  
9/21/2015



## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: FRONT- 2ND FLR	
Qty: 1		
 Built around you.  As Viewed From The Exterior	<p>Stone White Clad Exterior Painted Interior Finish - White - Pine Interior Clad Ultimate Double Hung - Next Generation Outside of Exterior Casing 40" X 58 3/4" Rough Opening 38 3/8" X 57 5/16"</p> <p>Top Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Low E2 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 3W2H Stone White Clad Ext - Painted Interior Finish - White Pine Int Ogee Interior Glazing Profile</p> <p>Bottom Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Low E2 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 3W2H Stone White Clad Ext - Painted Interior Finish - White Pine Int Ogee Interior Glazing Profile White Interior Weatherstrip Package White Exterior Weatherstrip Package Oil Rubbed Bronze Sash Lock Aluminum Screen Charcoal Fiberglass Mesh Stone White Surround ***Screen/Combo Ship Loose</p> <p>4 9/16" Jamb Casing with Subsil Stone White 1 5/16" Clad BMC Stone White A246 Subsil Installed Installation Brackets</p>	
MO 40 1/2" X 59" FS 37 3/8" X 56 13/16" OC 40" x 58 3/4" RO 38 3/8" X 57 5/16" Egress Information Width: 33 25/32" Height: 23 9/32" Net Clear Opening: 5 46 SqFt		

Line #2	Mark Unit: FRONT- 2ND FLR	
Qty: 1		
 Built around you.  As Viewed From The Exterior	<p>Stone White Clad Exterior Painted Interior Finish - White - Pine Interior Clad Ultimate Double Hung - Next Generation Outside of Exterior Casing 39 1/2" X 58 3/4" Rough Opening 37 7/8" X 57 5/16"</p> <p>Top Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Low E2 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 3W2H Stone White Clad Ext - Painted Interior Finish - White Pine Int Ogee Interior Glazing Profile</p> <p>Bottom Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Low E2 w/Argon</p>	
MO 40" X 59" FS 36 7/8" X 56 13/16" OC 39 1/2" x 58 3/4" RO 37 7/8" x 57 5/16" Egress Information Width: 33 9/32" Height: 23 9/32" Net Clear Opening: 5 38 SqFt		



BAR Case # 2015-00300

ADDRESS OF PROJECT: 403 Franklin Street, Alexandria VA 22314  
 TAX MAP AND PARCEL: 080.02-06-44 ZONING: RM

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)

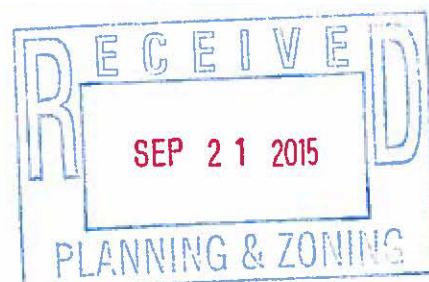
Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)Name: Mike & Sherri JonesAddress: 403 Franklin StreetCity: Alexandria State: VA Zip: 22314Phone: 703.340.7935 E-mail: Sheri1111@aol.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ ContractorName: Joe LeVecchi Exterior Medics, Inc. Phone: 703.906.3801E-mail: Joe.LeVecchi@exterior-medics.com

Legal Property Owner:

Name: Mike & Sherri JonesAddress: 403 Franklin StreetCity: Alexandria State: VA Zip: 22314Phone: 703.340.7935 E-mail: Sheri1111@aol.com

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

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



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

- ☐ NEW CONSTRUCTION  
☐ EXTERIOR ALTERATION: *Please check all that apply.*  
     ☐ awning                      ☒ fence, gate or garden wall    ☐ HVAC equipment                      ☐ shutters  
     ☐ doors                        ☒ windows                              ☐ siding                                      ☐ shed  
     ☐ lighting                      ☐ pergola/trellis                      ☐ painting unpainted masonry  
     ☐ other \_\_\_\_\_  
☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

Full tear-out of windows on the front and rear of home. Windows will be removed to the studs and new full frame windows will be installed. Proposed windows are Marvin Clad Ultimate Double Hung - Next Generation.

**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.

- ☐ ☒ <sup>N/A</sup> 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.

- ☐ ☒ <sup>N/A</sup> 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.

- ☒ ☐ <sup>N/A</sup> 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: Joe LeVecchiDate: Sept 21, 2015

**STATEMENT 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. <i>Michael JONES</i>	<i>401 Franklin St. } ←</i> <i>403 Franklin St. }</i>	<i>100%</i> <i>100%</i>
2.	<i>ALEXANDRIA, VA 22314</i>	
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at *401 and 403 Franklin 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. <i>Michael JONES</i>	<i>401 Franklin St. } ←</i> <i>403 Franklin St. }</i>	<i>100%</i> <i>100%</i>
2.	<i>ALEXANDRIA, VA 22314</i>	
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. <i>Michael JONES</i>	<i>N/A</i>	<i>N/A</i>
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.

*9/30/15*      *Michael JONES*      *Michael Jones*  
Date                      Printed Name                      Signature