

Docket Item # 2
BAR CASE # 2016-00059 & 000060

BAR Meeting
April 6, 2016

ISSUE: Partial demolition and alteration

APPLICANT: Margaret Murphy

LOCATION: 426 North Union Street

ZONE: RM / Residential

STAFF RECOMMENDATION

That the masonry between the two existing windows on the second floor be removed and a third window of equal size and design be inserted in between, with mullions filling in between the three equally spaced windows.

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.



BAR2016-00059 & BAR2016-00060



Note: Staff coupled the applications for a Permit to Demolish (BAR #2016-0059) and Certificate for Appropriate (BAR #2016-0060) for clarity and brevity.

I. ISSUE

The applicant is requesting removal of a portion of the brick wall and two single windows at the second floor of the front façade in order to install a picture window. The new picture window is comprised of a large single-light fixed window flanked by six-over-six double-hung windows. The window is not a bay window, as it does not project from the face of the masonry wall, though the new window will be framed by a large head and jamb trim applied on top of the brick.

II. HISTORY

The three-and-a-half story, three-bay, vernacular Federal Revival style brick townhouse at 119 Queen Street is one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco Streets which were approved by City Council in 1968 (Special Use Permit #1084) and constructed in **1971**. At the time the area was developed it was not within the boundaries of the Old and Historic Alexandria District, but it was added to the district in June of 1984 at the request of the property owners at that time. BAR Staff could not locate any prior approvals for the subject property, though the three single dormers at the attic story were not part of the original design.

III. ANALYSIS

The BAR frequently receives applications from owners in this particular subdivision for large dormers, roof decks and bay windows to enhance views of the Potomac River from their homes. Most of the townhouses in this development have had some exterior alteration over the years, some done before the area was in the Old and Historic Alexandria District and some after expansion of the district. The alterations range from being appropriate and compatible to unsympathetic and poorly designed. As these are not historic townhouses, and many are located several blocks from the nearest historic building, the Board has been more forgiving regarding alterations and renovations and the issue for the BAR is related to architectural design compatibility with the overall district rather than historic preservation.

However, the context and value of these once modest houses has changed significantly since they were originally constructed and the BAR has recently agreed that structures that face public parks should be held to a higher design standard because of their visibility. In recent years, the most successful projects have considered the existing facades as a starting point and the composition and new features of the designs have been thoughtful and comprehensive. An example of this comprehensive approach can be found at 100 Quay Street and at 416 N Union.

Like all dwellings of the Federal, or Adam, style (1780-1820¹) the existing house is composed of individual vertically and horizontally aligned, multi-pane double hung windows on the second and third floors. Later, hip roofed dormer windows align directly above each of the three window tiers. Unfortunately, the garage door and entrance on the first floor do not align with any of the carefully composed fenestration above.

¹ McAlester, A Field Guide to American Houses, 1986. P. 153

In this particular instance, the request is for a single light picture window with small double hung, multi-pane windows on either side. Because this mid-20th century Ranch Style window type is foreign to the Federal style, and would be inappropriate on most buildings in the historic district, it seems out of place on this facade. Staff does not oppose the request to increase the window area but believes the alteration should be in keeping with the architectural details of the original style of the building. The BAR's *Design Guidelines* state: "It is the strong preference of the Boards that architectural elements of particular styles not be mixed and matched on the same addition." (Residential Additions, p. 2) In addition, while this window seems like a very minor feature, the *Guidelines* caution that "When considered individually, many of these items may seem relatively minor in nature; however, the cumulative effect of inappropriate small changes to buildings will erode the overall historic and architectural cohesiveness that makes the districts significant." (Building Alterations Introduction, p.1)

The proposed picture window alteration is both taller and wider than the existing windows and is surrounded by trim not found anywhere else on this facade. In addition, the existing garage door is not centered below the proposed new opening and this compounds the unsettled appearance of the facade. The applicant considered adding muntins to the larger, fixed center glass panel to relate to the rest of the windows on the façade but this seemed extremely awkward.

However, the range of elements used in the closely related Colonial Revival Style (1880-1955²) is broader than the original Federal Style and includes the use of paired and triple ganged, double hung, multi-pane windows. Staff, therefore, recommends that the masonry between the two existing windows on the second floor be removed and a third window of equal size and design be inserted in between, with mullions filling in between the three equally spaced windows. The triple window should be set in the same plane as the other windows and should not have shutters. The triple window arrangement should be comprised of multi-pane windows to coordinate with the other windows on this elevation.

STAFF

Catherine K. Miliaras, 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

Code Administration

1. A Building Permit is required to alter existing opening to add a window.

V. ATTACHMENTS

1 – *Supplemental Materials*

2 – *Application for BAR 2016-0059 & 2016-0060: 426 North Union Street*

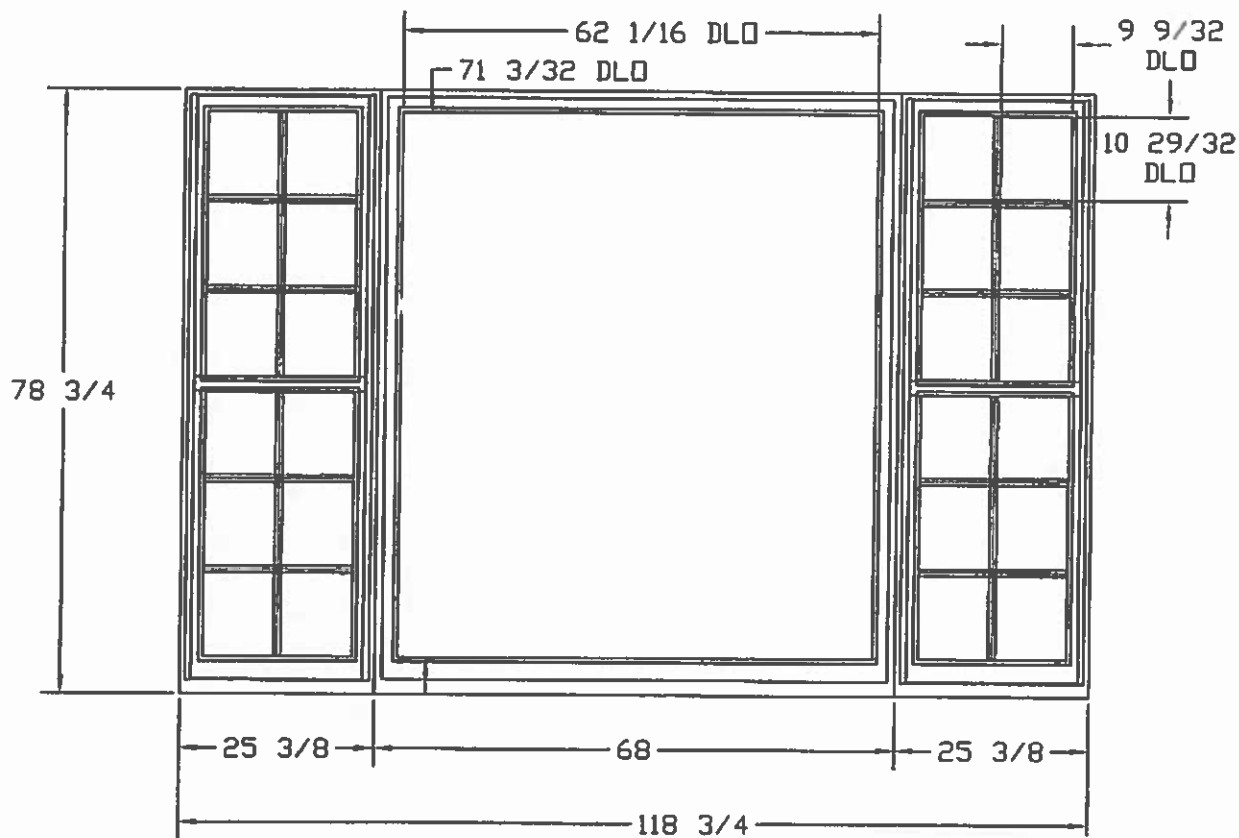
² McAlester, A Field Guide to American Houses, 1986. P. 324

JELD-WEN WINDOWS & DOORS Window Division - Bend	CUSTOMER NAME: STOCK		BAR ALIGNMENT? YES	SCHED. DATE:	LINE #:	ORDER #:
	CUSTOMER P.O.:	02/26/16	REVISED DWG:		BY: KAK	CHK'D BY:
						DWG #: F2651116

CUSTOM DOUBLE HUNG
 CLAD with CONCEALED TILT LATCH
 with STD BTM RL
 LOCK LOCATION = 11 7/32

CUSTOM DH PICTURE
 CLAD with STD BTM RL

NOT FOR PRODUCTION
 ILLUSTRATION ONLY



CUSTOM MULL PATTERN
 MULL RO=119 1/2 X 79 1/2
 NAIL FIN, DRIPCAP
 CLAD IWIG
 7/8" BEAD SDL

GLASS SIZE:
 GLASS COLOR: _____
 UNIT QTY.: _____

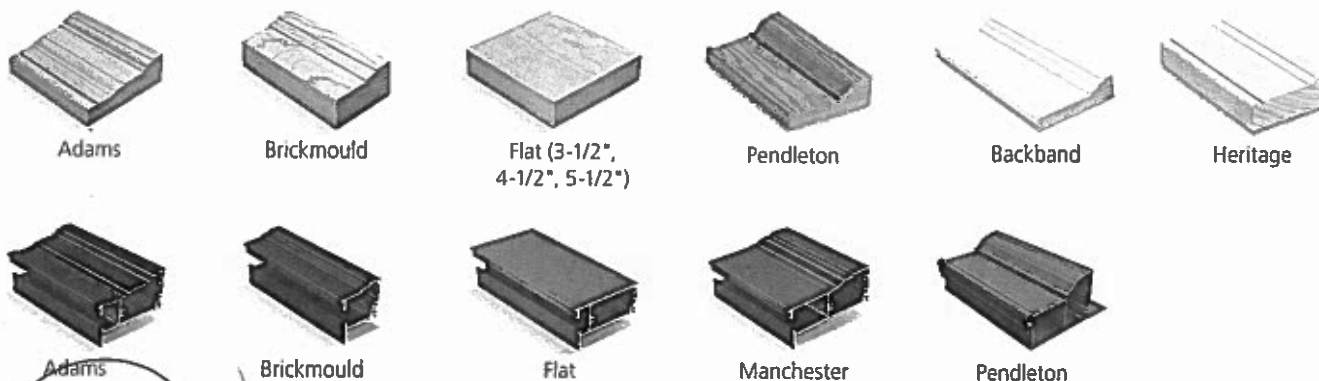
TRIM & DIVIDED LITES

Application Materials
BAR2016-00059/00060
426 North Union Street
April 6, 2016

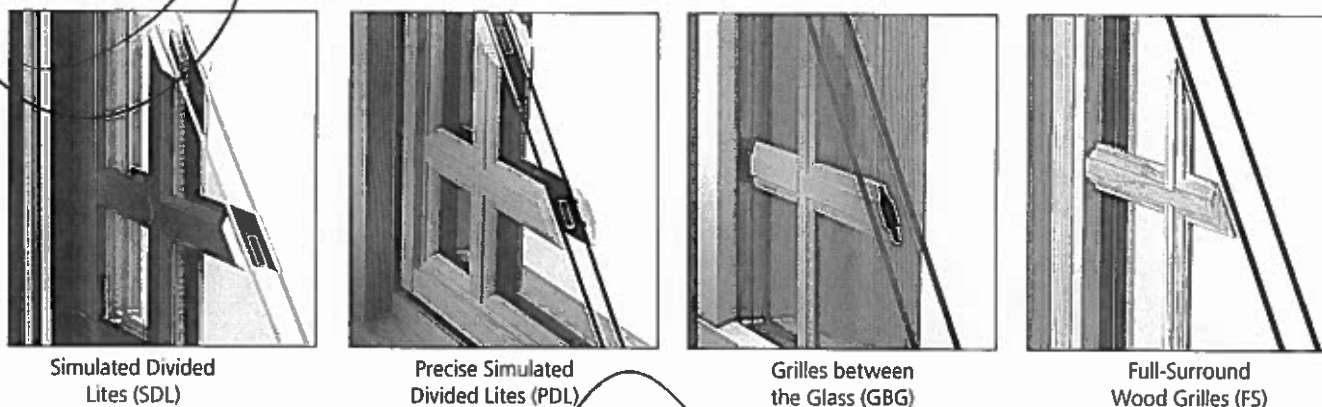
INTERIOR TRIM



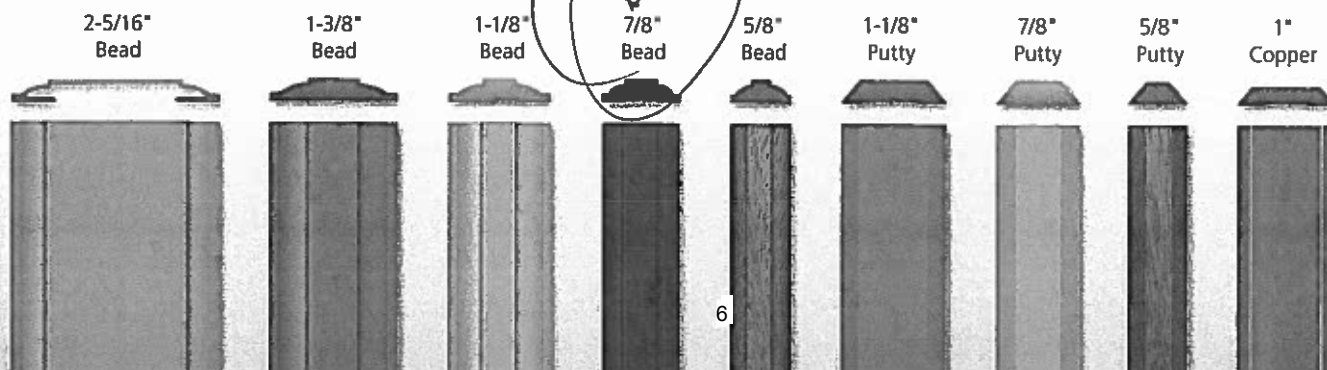
EXTERIOR TRIM



DIVIDED LITES



SAMPLING OF OUR SIMULATED DIVIDED LITE PROFILES



RJS Construction, Inc.

5649-F General Washington Drive
Alexandria, VA 22312
(703)642-8030 Fax (703)642-7235
Va. Lic. #2705-038220A

Proposal No. 1624

Sheet 1 of 4

Date: 2/18/16

Proposal Submitted To

Owner/Owners: Jim & Margaret Murphy
Street: 426 North Union
City/State/Zip: Alexandria, VA 22314
Phone:(W) 703-966-0451 (Margaret)
Email: jimmurphy.9305@gmail.com (Jim)
Mmurphy2652@gmail.com (Margaret)

Work To Be Performed At

Street: 426 North Union
City/State/Zip: Alexandria, VA 22314
Date Of Plans: n/a
Architect: per Owners' request

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of
Structural Modifications & Window Installation

Scope of Work

Demolition

- 1) Remove existing shutters, brick between windows, framing, drywall, trim and two (2) windows, as required.
- 2) Provide scaffold and ladders, to access front of house.
- 3) Provide necessary protection.
- 4) Remove and dispose of all debris.

Framing

- 1) Provide temporary wall, and jack and shore 2nd floor, as required.
- 2) Install two (2) new 1-3/4" x 14" LVL beams to clear span opening, for new window.
- 3) Install new wall framing and post to support transfer beam.
- 4) Install all required blocking.

Window Unit

- 1) Provide and install one (1) new window unit, per submittal, dated 2/17/16.
Note: SDL window unit is included in base bid. Other window styles will need City approval.

Electrical

- 1) Relocate one (1) receptacle.

Masonry

- 1) Remove brick from between two (2) existing windows, and above opening for new lentil angle.
- 2) Install a new 3/8" x 3-1/2" x 3-1/2" steel lentil angle to span 10 foot opening.
- 3) Relay brick around opening.
Note: Brick sill will be installed. If new precast sill is required, this will be extra.

Drywall & Insulation

- 1) Install new drywall, as required.
- 2) Finish drywall for paint.
- 3) Patch and point up existing ceiling, as required.
- 4) Insulate exterior wall, and around window, as required.

Trim

- 1) Install casing around interiors of window.
- 2) Install P.V.C trim at exterior of window.
- 3) Install base trim at interior to match.
- 4) Install crown moulding to match.

RJS Construction, Inc.

**5649-F General Washington Drive
Alexandria, VA 22312
(703)642-8030 Fax (703)642-7235**

Proposal No. 1624

Sheet 2 of 4

Date: 2/18/16

Preparation & Paint

- 1) Prepare new window and trim for paint.
 - 2) Paint wall from corner to corner.
 - 3) Paint window and trim to match.
- Note: Paint colors to match the existing.**

Engineering & Permits

- 1) Provide structural engineering review, plans and signed stamped drawings for building permit.
- 2) Provide a City building permit and all inspections.
- 3) Provide City right-away permit to work on side walk in front of house.

Qualification

This proposal is for a flush window installation.

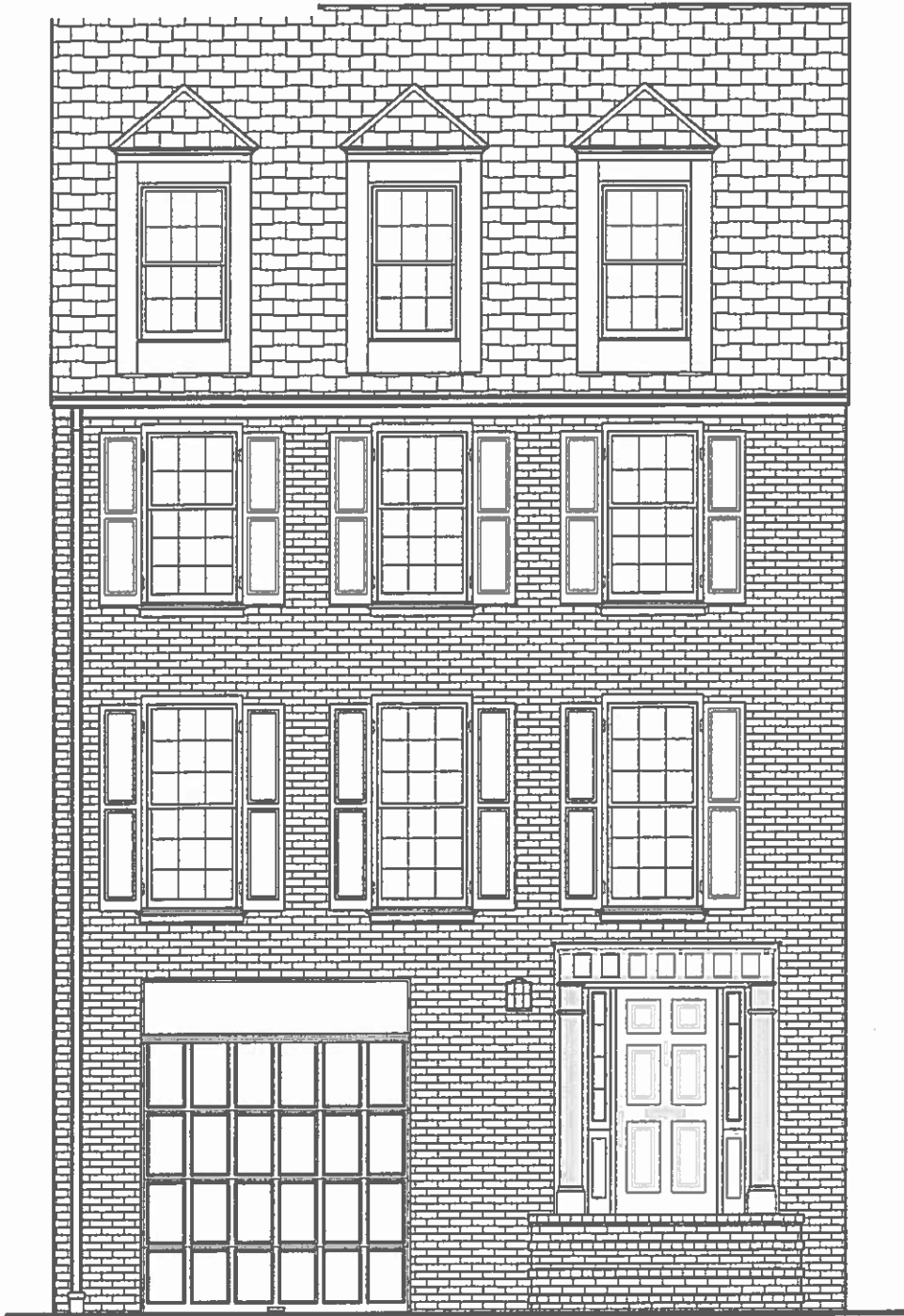
Exclusions (at this time)

Unforeseen utility relocation
B.A.R review/ approval

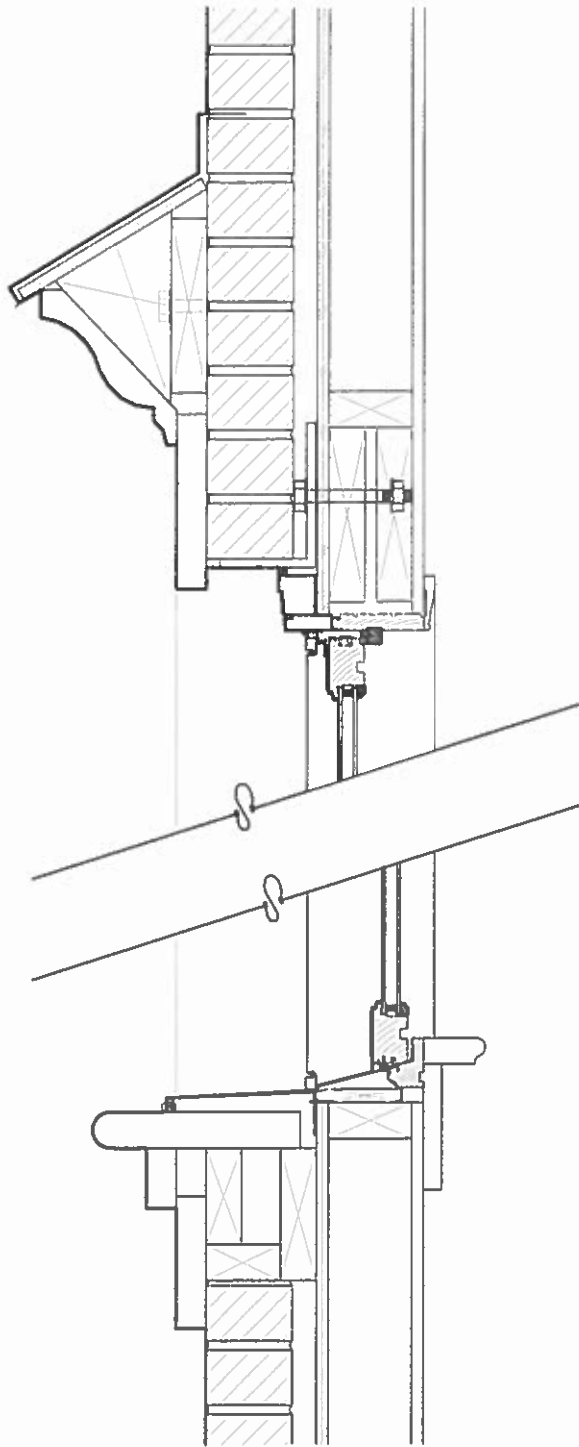
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL

Application Materials
BAR2016-00059/00060
426 North Union Street
April 6, 2016

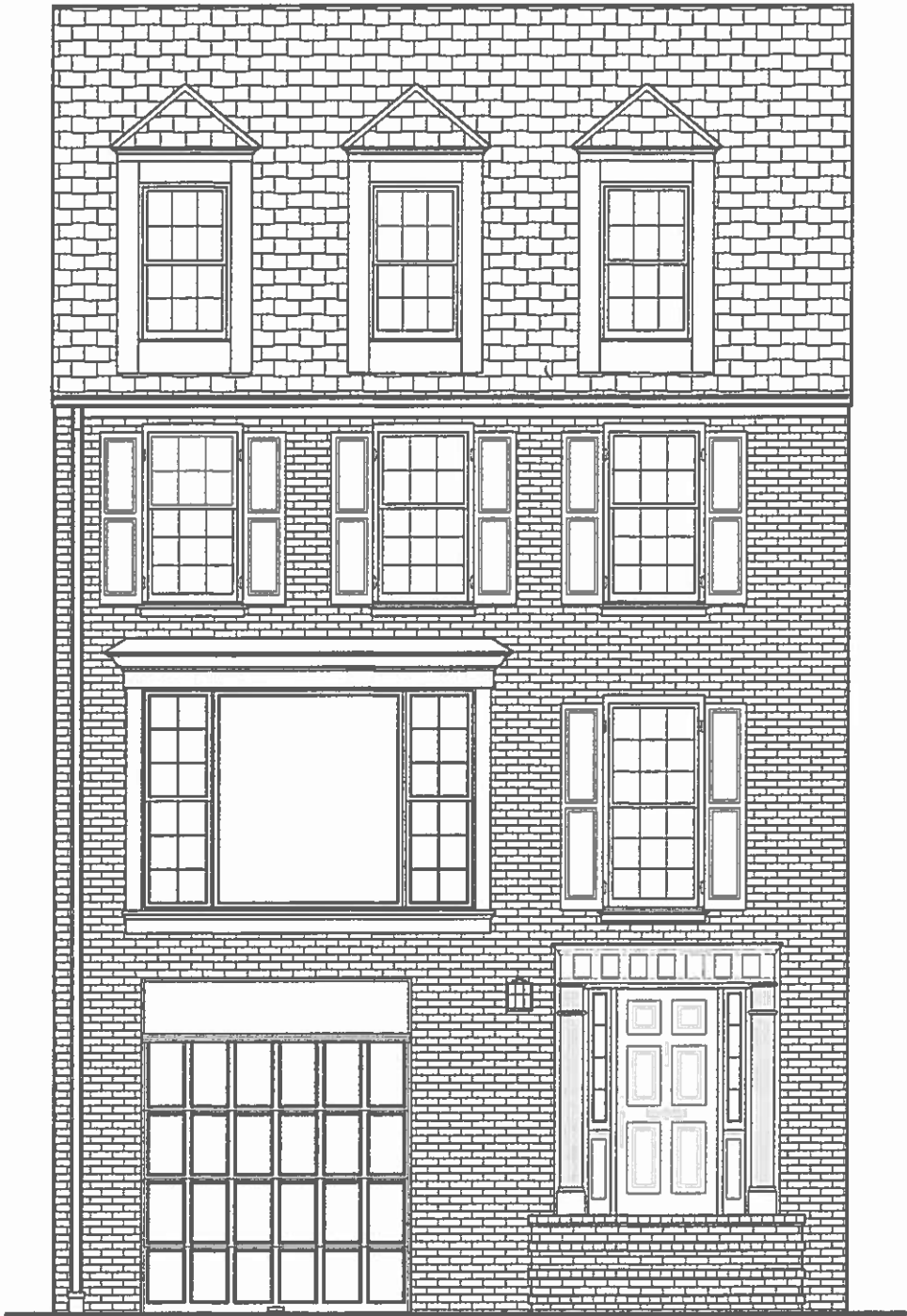
KULINSKI
GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.836.7243



1 EXISTING FRONT ELEVATION
A1 SCALE: 3/16" = 1'-0"



2 SECTION
A1 SCALE: 1 1/2" = 1'-0"



3 PROPOSED FRONT ELEVATION
A1 SCALE: 3/16" = 1'-0"

MURPHY RESIDENCE - ALTERATION
426 N UNION STREET ALEXANDRIA, VA 22314

EXISTING AND PROPOSED FRONT ELEVATION

SHEET NUMBER

A1

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



1 EXISTING STREET SCAPE
A2 SCALE: N/A

Application Materials
BAR2016-00059/00060
426 North Union Street
April 6, 2016

MURPHY RESIDENCE - ALTERATION
426 N UNION STREET ALEXANDRIA, VA 22314

EXISTING STREETSCAPE

KULINSKI
GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.836.7743

SHEET NUMBER

A2

BAR Case # 2016-00059/00060

ADDRESS OF PROJECT: 426 N UNION ST, ALEXANDRIA, VA 22314
 TAX MAP AND PARCEL: 065.01-05-19 ZONING: RM

APPLICATION FOR: (Please check all that apply)

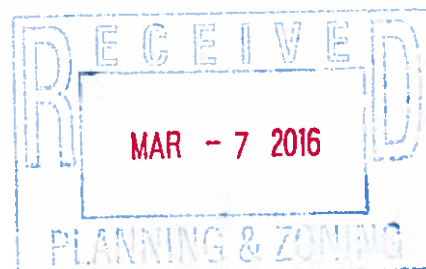
☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ 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: MARGARET M. MURPHYAddress: 426 N UNION STCity: ALEXANDRIA State: VA Zip: 22314Phone: 703-664-0219 E-mail: mmurphy2652@gmail.comAuthorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____Name: STEPHEN KULINSKIPhone: 703 836 7243E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: MARGARET M. MURPHYAddress: 426 N UNION STCity: ALEXANDRIA State: VA Zip: 22314Phone: 703-664-0219 E-mail: mmurphy2652@gmail.com

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

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



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

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| ☐ 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).*

Replacement of 2 existing front windows with larger picture window by removing center brick section. Window color will remain the same for consistency.

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: Margaret M. Murphy

Printed Name: MARGARET M. MURPHY

Date: 3/7/16

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. MARGARET M. MURPHY + JAMES K. MURPHY	426 N UNION ST ALEXANDRIA, VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. MARGARET M. MURPHY + JAMES K. MURPHY	426 N UNION ST ALEXANDRIA, VA 22314	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NONE		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/7/16 Date
MARGARET M. MURPHY Printed Name
Margaret M. Murphy Signature