

Docket Item # 2
BAR CASE #2016-0110

BAR Meeting
May 4, 2016

ISSUE: Certificate of Appropriateness - Alterations

APPLICANT: Jennifer Trotsko

LOCATION: 928 South Fairfax Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the 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.



BAR2016-0110



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for the installation of full-frame (not insert), double-hung replacement windows on the second floor (front and rear) at 928 South Fairfax Street. The applicant will also replace a first floor rear window not visible from the public way. The existing multi-pane fixed windows on the front and rear will remain, as will the hinged shutters.

The Renewal by Anderson, Fiberex windows will have a six-over-six configuration to match the existing windows but will have double glazed, simulated divided light sash with an interior spacer bar and wood interior finish. The white windows will have ¾" wide muntins and a putty profile. The wood brick mould will be replaced in-kind.

I. HISTORY

The interior unit townhouse at 928 South Fairfax Street was constructed as part of the Yates Garden subdivision. On July 14, **1959**, building permit #7050 was issued to Yates View Development for this row of townhouses at 910-932 South Fairfax Street. The subject property is a three-bay, two-story brick townhouse on a raised basement in a row of six townhouses with alternately projecting facades.

Staff could find no previous BAR approvals for the subject property.

III. ANALYSIS

The Board's *Window Policy* generally discourages the use of modern materials on early buildings, including fiberglass, aluminum-clad and composite windows but says that they "...may be used on buildings constructed after **1965**...[they] may also be used on any 20th-century commercial buildings more than four stories in height and on multifamily projects with greater than four units." Over the past few years the BAR has approved modern window materials within the Yates Garden development on several occasions, including at 724 South Royal Street (BAR Case #2015-0002/4) and 915 South Lee Street (BAR Case #2013-0430). The BAR found that these buildings *individually* lack significant architectural or historic merit and are set back from the property line for a distance such that the window material cannot easily be determined. Please note that the service roads present in some areas in Yates Gardens are all private and visibility is only determined from the public street.

Staff believes that the proposed fiberglass windows are an acceptable solution for this particular c. 1960 dwelling, which is located at the southern terminus of South Fairfax Street, faces open space, and is set back approximately 30' from the front property line. The windows are also located on the second floor where they are not subject to close scrutiny by the public, unlike many townhouses in Old Town which abut the sidewalk. The windows otherwise meet the *Alexandria Replacement Window Performance Specifications* and Staff recommends that the Board approve the Fiberex windows in this particular case.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

I. CITY DEPARTMENT COMMENTS

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

Zoning Comments

C-1 Proposed alterations comply with zoning.

Code Administration

C-1 A building permit, plan review and inspections are required to install new windows in the historic district. Contact Code Administration to obtain a building permit prior to replacing the windows.

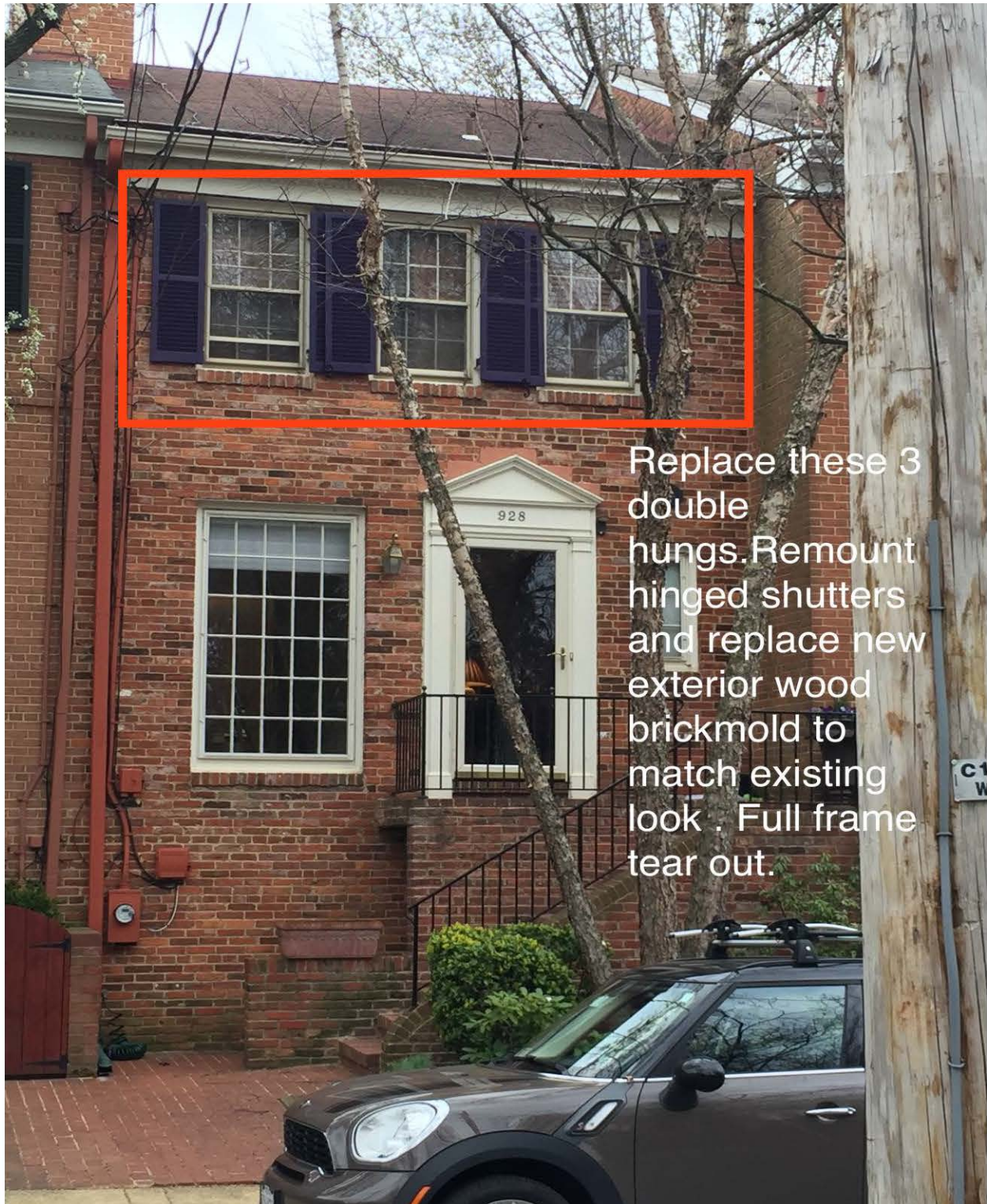
Transportation and Environmental Services

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2016-0110; 928 South Fairfax Street



Front elevation



View from the road under the Wilson bridge

Rear Elevation from Road



Replace 4 double hungs on top rear
(Visible from public alley)

Replace 2 Double hungs lower level
(no visible from public areas)

Rear Elevation from alley

Quote

Michael Garrison DC - 420315000306, (540)560-8965

Jennifer Trotsko

928 S Fairfax St
Alexandria, VA 22314
(917)207-3804

Application Materials

BAR2016-00110

928 S Fairfax St

4/5/2016

ID#	ROOM	SIZE	DETAILS	PRICE
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Misc: Misc - Fee- Permit (All)

Misc: Misc - Fee- Environmental-MD/VA

Room Field

Misc: Misc - *Add New

All Grilles to be 3/4"

008 Basement 32 W
53 H





Window: Double-Hung, 32w x 53h, Equal, Traditional Checkrail, Exterior White, Interior White **Glass:** All Sash: High Performance, No Pattern **Hardware:** Distressed Bronze **Screen:** TruScene with Exterior Color Match, Half Screen **Grille Style:** Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None

009 Basement 32 W
53 H



Window: Double-Hung, 32w x 53h, Equal, Full-Frame, Traditional Checkrail, Exterior White, Interior White **Glass:** All Sash: High Performance, No Pattern **Hardware:** Distressed Bronze **Screen:** TruScene with Exterior Color Match, Half Screen **Grille Style:** Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None

201	Bed	32 W 53 H		<p>Window: Double-Hung , 32w x 53h, Equal, Full-Frame, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance , No Pattern Hardware: Distressed Bronze Screen: TruScene with Exterior Color Match , Half Screen Grille Style: Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille Grille Pattern: All Sash: Colonial 3w x 2h Misc: Shutters- EXT R&R , Shutters- EXT R&R</p>
202	Bed	32 W 53 H		<p>Window: Double-Hung , 32w x 53h, Equal, Full-Frame, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance , No Pattern Hardware: Distressed Bronze Screen: TruScene with Exterior Color Match , Half Screen Grille Style: Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille Grille Pattern: All Sash: Colonial 3w x 2h Misc: Shutters- EXT R&R , Shutters- EXT R&R</p>
203	Bath	32 W 53 H		<p>Window: Double-Hung , 32w x 53h, Equal, Full-Frame, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance , No Pattern, Tempered Glass Hardware: Distressed Bronze Screen: TruScene with Exterior Color Match , Half Screen Grille Style: Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille Grille Pattern: All Sash: Colonial 3w x 2h Misc: Shutters- EXT R&R , Shutters- EXT R&R</p>
204	Master	32 W 53 H		<p>Window: Double-Hung , 32w x 53h, Equal, Full-Frame, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance , No Pattern Hardware: Distressed Bronze Screen: TruScene with Exterior Color Match , Half Screen Grille Style: Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille Grille Pattern: All Sash: Colonial 3w x 2h Misc: None</p>
205	Master	32 W 53 H		<p>Window: Double-Hung , 32w x 53h, Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance , No Pattern Hardware: Distressed Bronze Screen: TruScene with Exterior Color Match , Half Screen Grille Style: Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille Grille Pattern: All Sash: Colonial 3w x 2h Misc: None</p>
<p>Application Materials BAR2016-00110 928 S Fairfax St 4/5/2016</p>				

206	Master	32 W 53 H		Window: Double-Hung , 32w x 53h, Equal, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance , No Pattern Hardware: Distressed Bronze Screen: TruScene with Exterior Color Match , Half Screen Grille Style: Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille Grille Pattern: All Sash: Colonial 3w x 2h Misc: None
207	Master	32 W 53 H		Window: Double-Hung , 32w x 53h, Equal, Full-Frame, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance , No Pattern Hardware: Distressed Bronze Screen: TruScene with Exterior Color Match , Half Screen Grille Style: Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille Grille Pattern: All Sash: Colonial 3w x 2h Misc: None

WINDOWS: 9

PATIO DOORS: 0

SPECIALTY: 0

MISC: 3

UPDATED: 04/07/16

Application Materials

BAR2016-00110

928 S Fairfax St

4/5/2016

ADDRESS OF PROJECT: 928 S Fairfax St Alexandria, VA 22314

TAX MAP AND PARCEL: _____ ZONING: _____

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: Renewal by AndersenAddress: 2814-B Merrilee Dr FCity: Fairfax State: VA Zip: 22031Phone: 540-560-8965 E-mail: *michael.garrison@andersen corp.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ RepName: Michael Garrison Phone: 540-560-8965E-mail: michael.garrison@andersen corp.com

Legal Property Owner:

Name: Jennifer TrotskoAddress: 928 S Fairfax StCity: Alexandria State: VA Zip: 22314Phone: 917-207-3804 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 checked="" 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.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <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 type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Change 3 Double Hung windows on front elevation
(3rd level)

Change Rear Basement and 3rd level Double hung windows.

use Full Divided Lite Andersen Fibrex Full Frame windows
Replace in kind 1 1/2 wood brickmould and reattach
hinged shutters. Final look to match existing.

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: Michael GarrisonDate: 5-30-2016