

Docket Item #7
BAR CASE #2017-0100

BAR Meeting
April 19, 2017

ISSUE: Certificate of Appropriateness - Alterations

APPLICANT: John Ralph

LOCATION: 433 South Fairfax Street

ZONE: RM / Residential

STAFF RECOMMENDATION

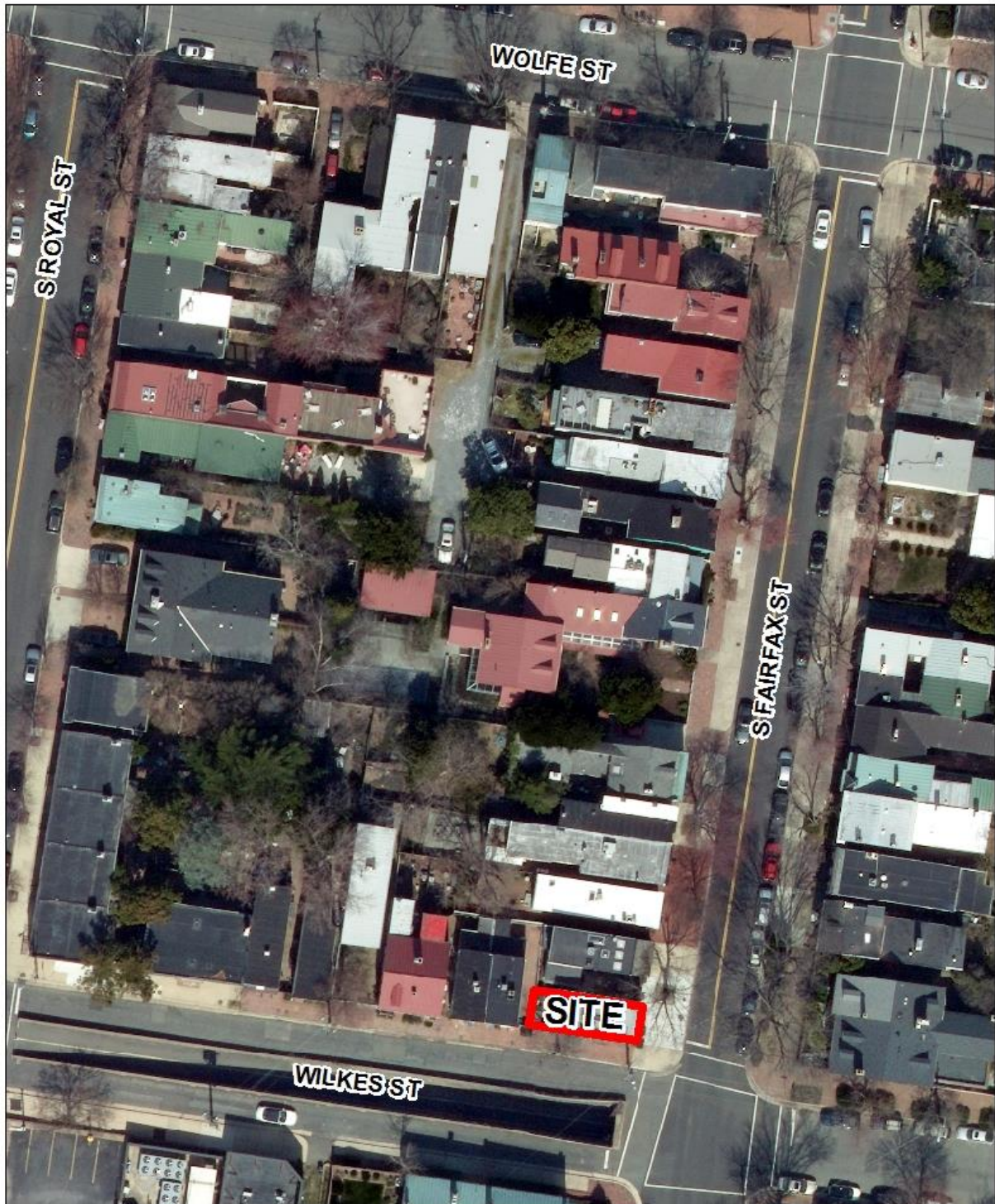
Staff recommends approval of the Certificate of Appropriateness, as submitted, with the following conditions:

1. That the kitchen exhaust hood vent be centered below the existing French doors, and
2. That the BAR either approve the existing wood balcony railing as part of the present application, or that the applicant be required to install the previously approved iron railing prior to release of a building permit for the new window.

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.



BAR2017- 00100



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for the installation of a double-hung, two-over-two, simulated-divided-light wood window on the first floor of the rear (east) elevation at 433 South Fairfax Street.

II. HISTORY

The two-story, two-bay freestanding brick building at 433 South Fairfax constructed ca. 1870-1877 and it appears on the Hopkins map of 1877. On October 16, 2002, the BAR approved a second story addition (BAR Case #2002-0254 & 0255) over the one-story rear addition. The two-over-two wood replacement windows were approved administratively in 2014 (BAR Case #2014-0241).

III. ANALYSIS

Although a small portion of historic fabric will be removed as a result of the new window installation (approximately nine square feet of masonry in total) staff supports this alteration, as it will not compromise the visual or historic integrity of the historic house. The proposed new window is consistent with the Board's *Window Policy*, which allows for double-glazed windows if the muntins in the sash are in a one-over-one or two-over-two pattern or if a multi-pane window is not on a street facing elevation. The new window will match the recently replaced windows on the house. Staff also supports the relocated small kitchen exhaust hood vent in this side elevation, although staff recommends that it be centered below the French doors above.

While reviewing this case, staff discovered that the brown stained wood guardrail for the Juliet balcony at the pair of French doors is not the design approved by the BAR with the two story addition in 2002 (BAR2002-0255.) The existing guardrail, which can be clearly seen in the photograph of the west elevation in the applicant's submission, is a modern suburban deck railing that is not appropriate for this Victorian period house. The approved design is a simple "36 high wrought iron railing" with vertical balusters. Unlike the proposed window, which will be minimally visible below the rear yard fence, the balcony railing is highly visible from Wilkes Street and is adjacent to the heavily trafficked multiuse trail thru the circa 1852 Wilkes Street rail tunnel. Therefore, staff recommends that the BAR either approve the existing wood railing as part of the present application, or that the applicant be required to install the previously approved iron railing prior to release of a building permit for the new window.

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

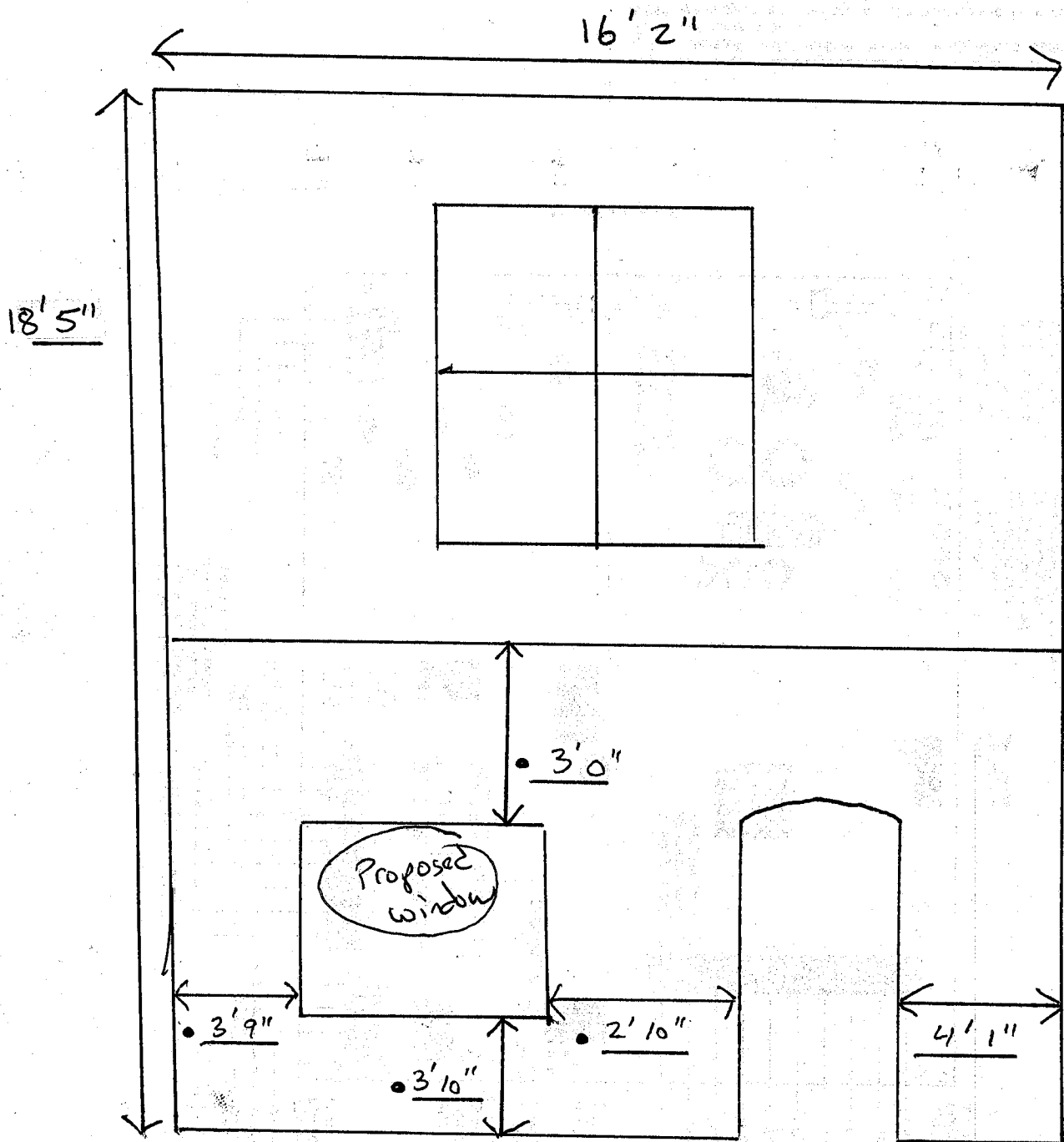
C-1 Proposed kitchen renovation and new window unit installation complies with zoning.

V. ATTACHMENTS

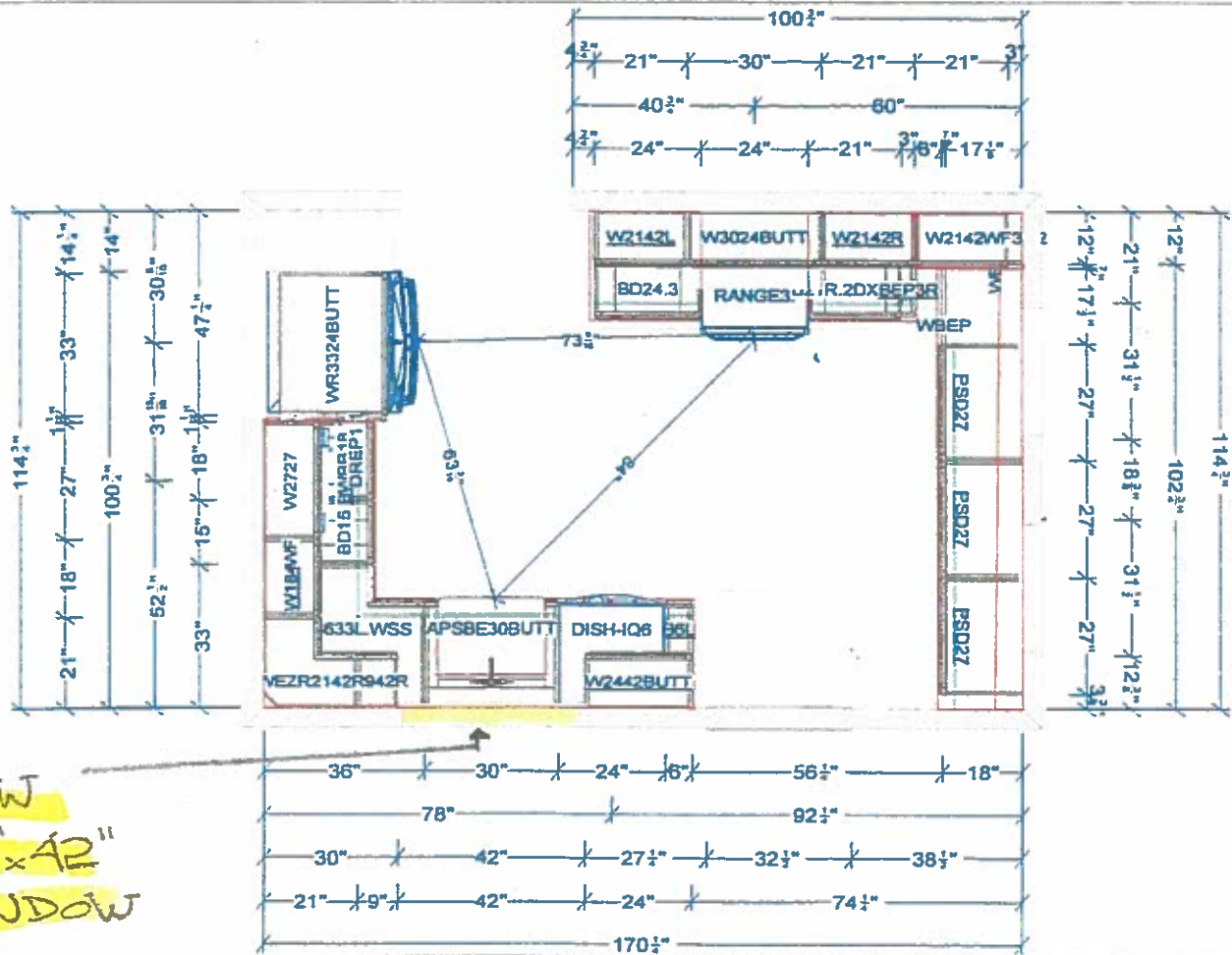
1 – Supplemental Materials

2 – Application for BAR2017-0100; 433 South Fairfax Street

Application Package
BAR2017-00100
433 S Fairfax Street
3/17/2017



Elevation Dimensions



NEW
34"x42"
WINDOW

All dimensions & size designations given are subject to verification on job site and adjustment to fit job conditions.

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 1/31/2017
Printed: 1/31/2017

12800db7 kit

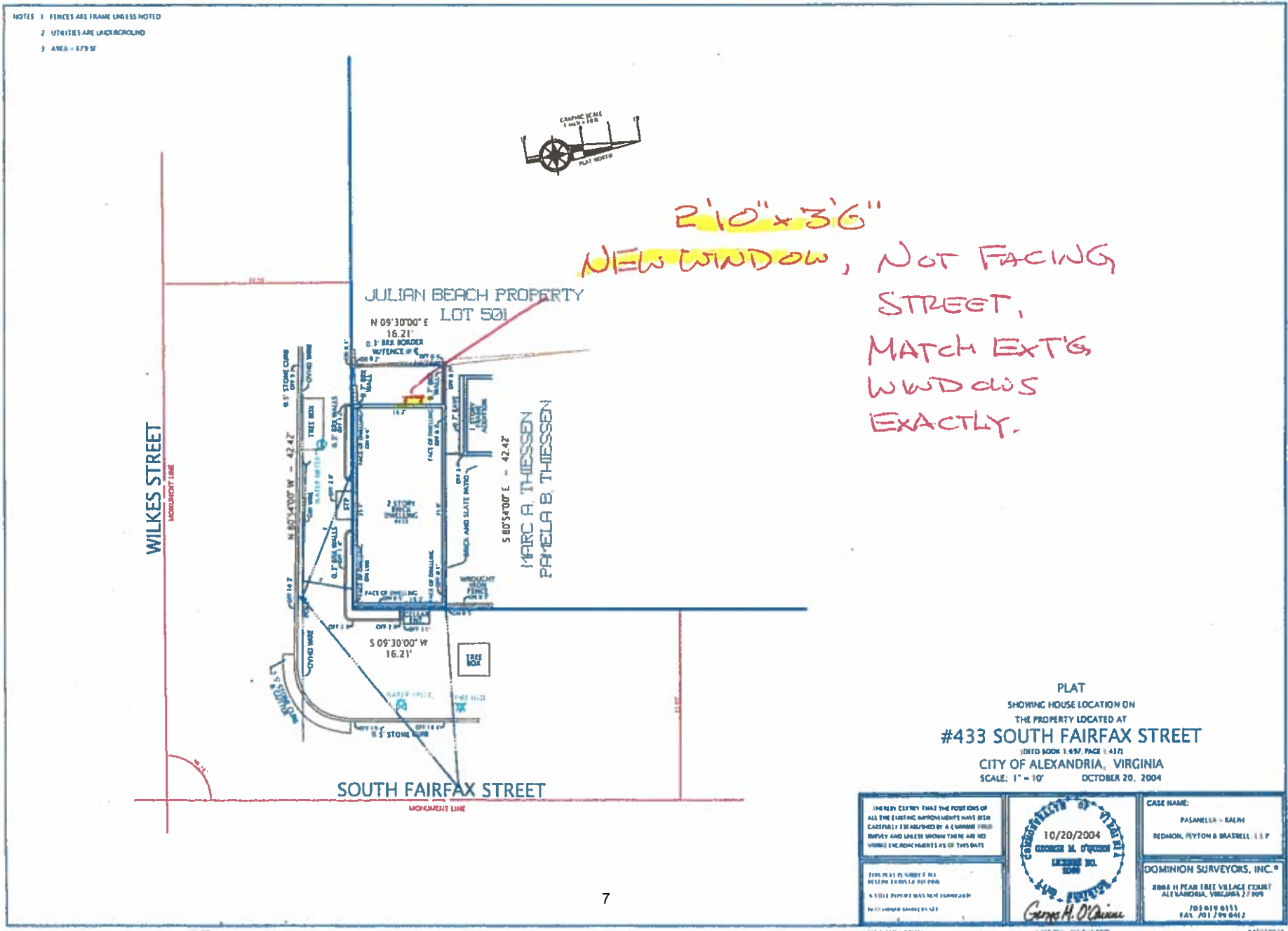
All

Drawing # 1 No Scale

PROJECT: JOHN RALPH
433 S. FAIRFAX ST.
ALEX, VA. 22314



Application Package
BAR2017-00100
433 S Fairfax Street
3/17/2017





Application Package
BAR2017-00100
433 S Fairfax Street
3/17/2017



Proposed
window
To match
existing

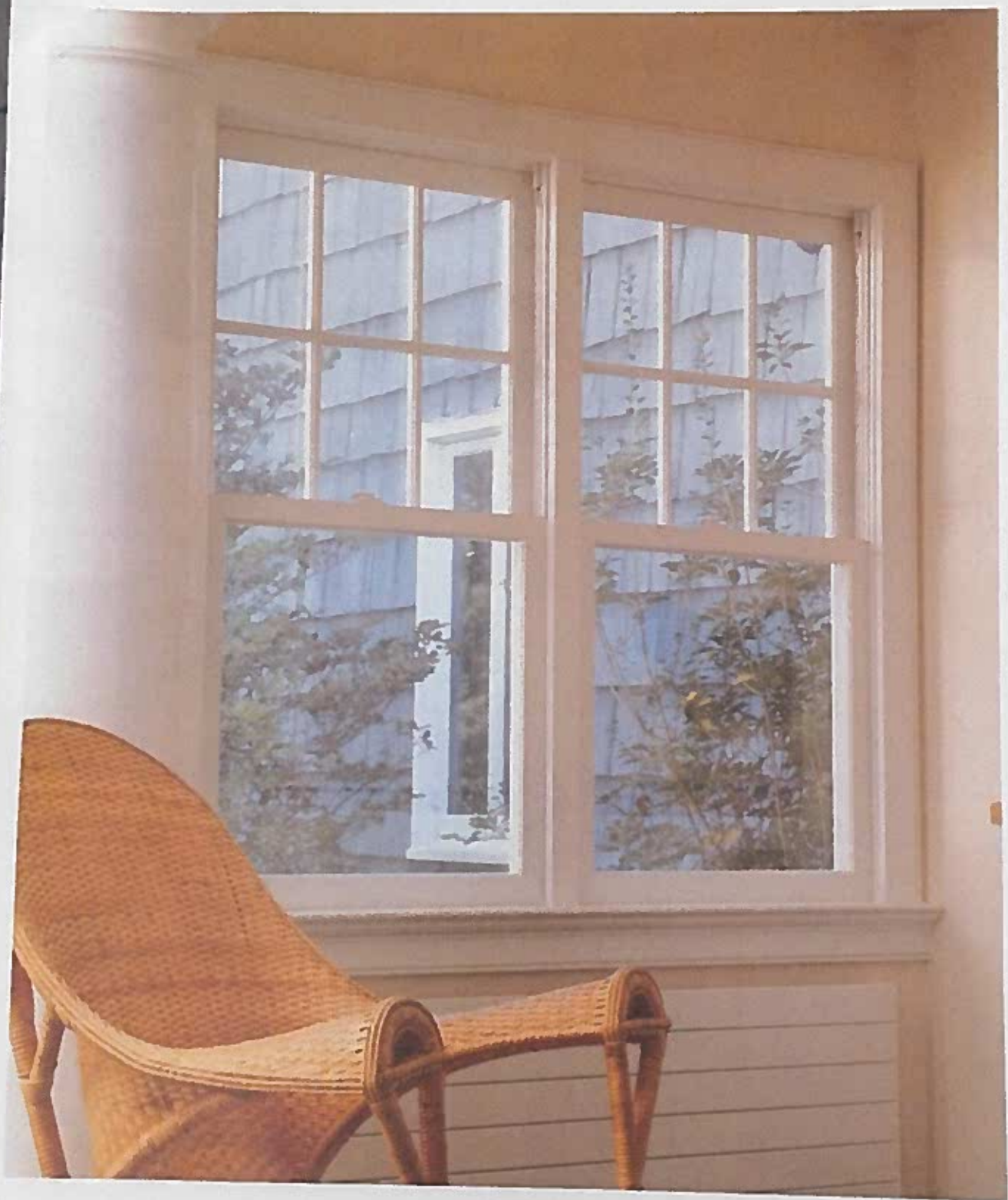
Application Package
BAR2017-00100
433 S Fairfax Street
3/17/2017



Location
of
Proposed
window
↙



Application Package
BAR2017-00100
433 S Fairfax Street
3/17/2017



TILT PAC® DOUBLE HUNG SASH REPLACEMENT KIT

Application Package
BAR2017-00100
433 S Fairfax Street
3/17/2017

Application Package
BAR2017-00100
433 S Fairfax Street
3/17/2017



INTERIOR

EXTERIOR

REVIVE THE BEAUTY WHEN YOU REPLACE

With the Ultimate Insert Double Hung window you have a beautiful alte
There's no need to take out the current frame, remove trim, replace wal
design is crafted specifically to your window opening, so it fits perfectly
heveled frame ensure a snug fit. The rest is up to you.



GRAYSON PLACE BUILDING, INC.

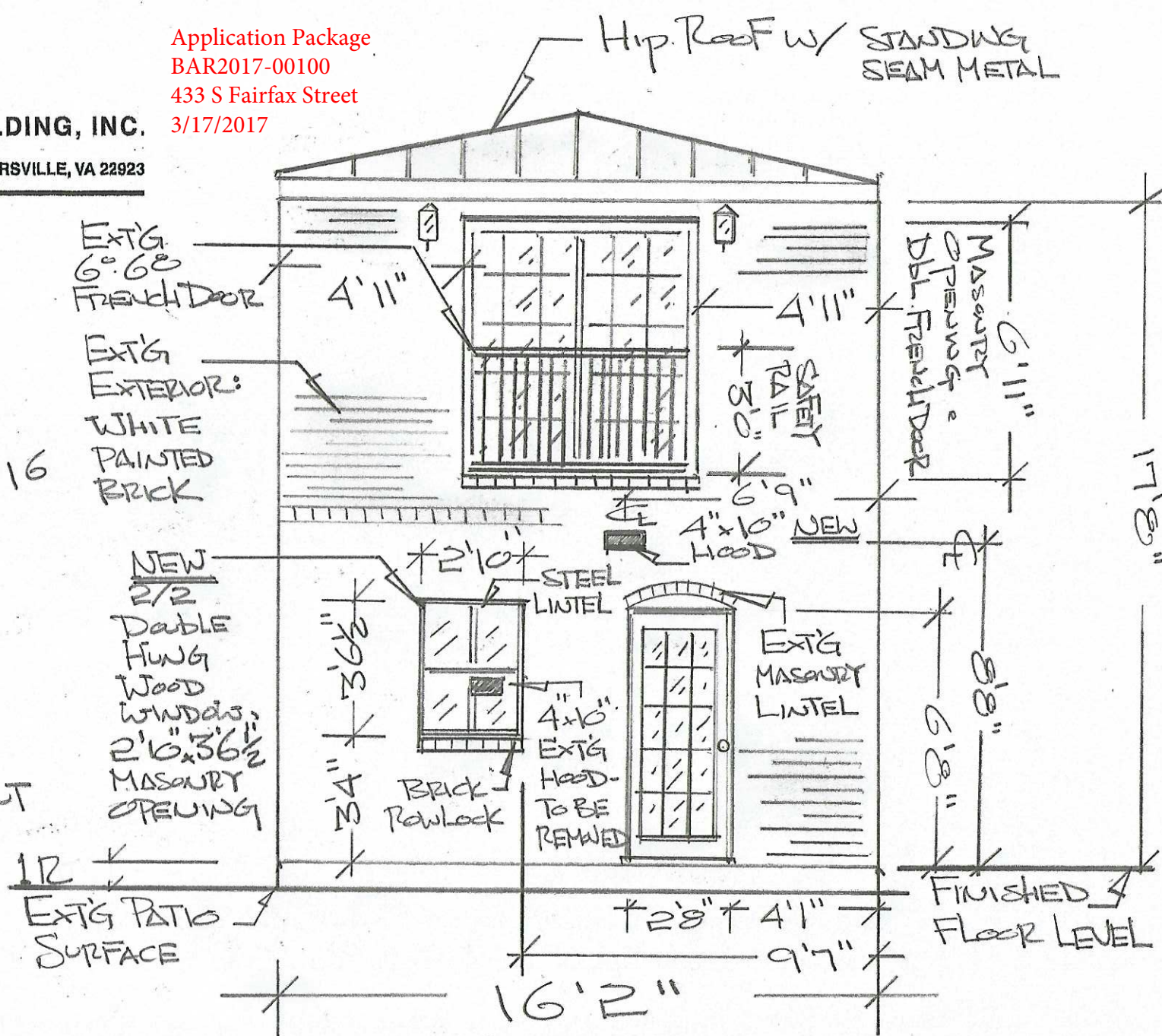
3170 SANDY BRANCH LANE BARBOURSVILLE, VA 22923

Application Package
BAR2017-00100
433 S Fairfax Street
3/17/2017

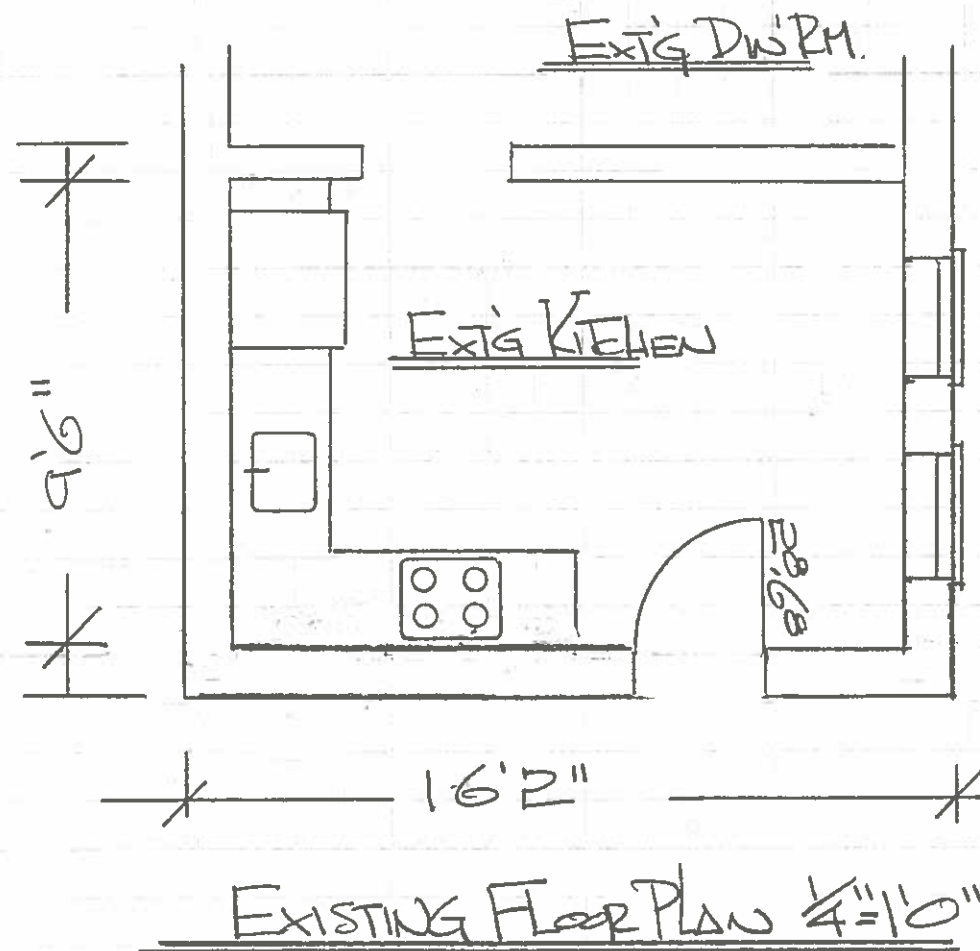
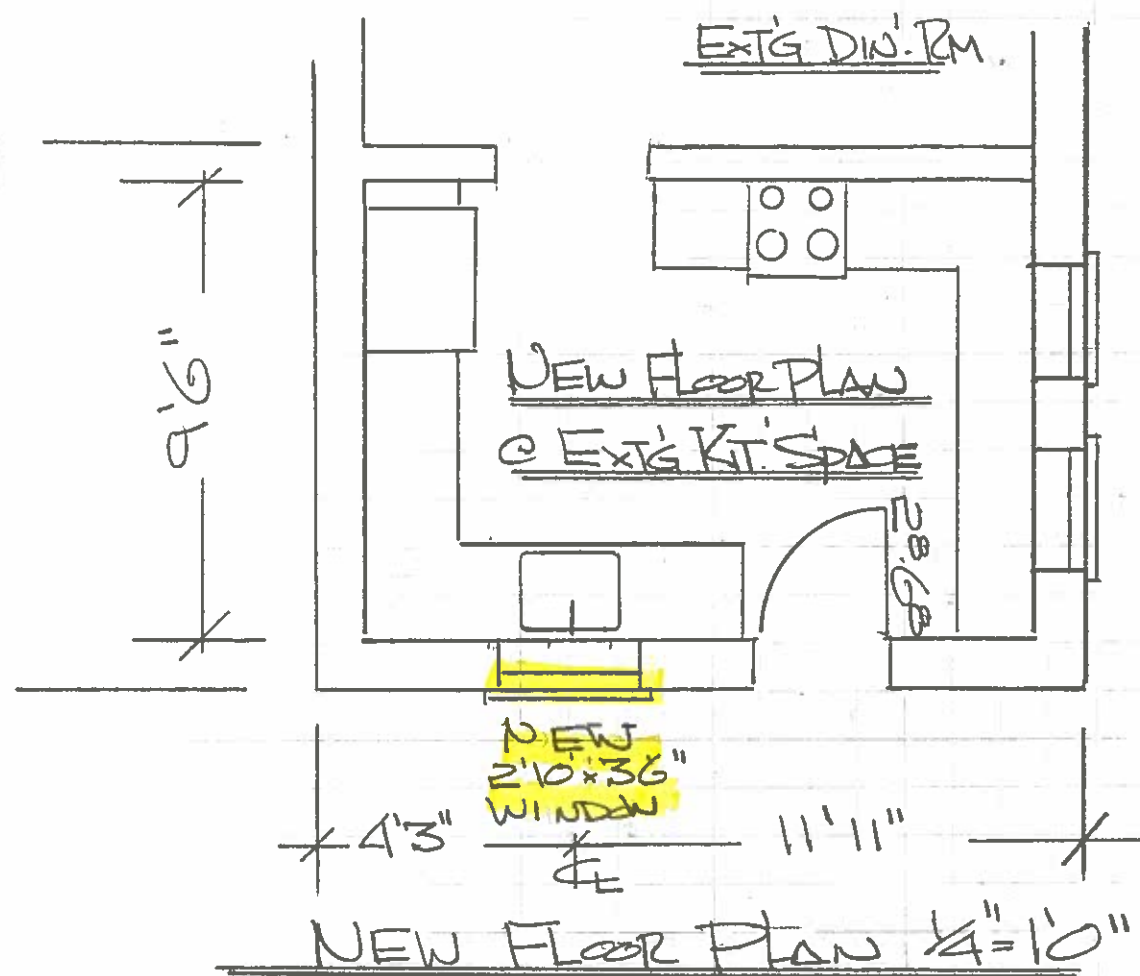
NOTES:

A SINGLE WINDOW,
MARVIN WUDH. 26.16
Double Hung
W/ 2 DRLZ
LIGHTS. WOODEN
EXTERIOR, MATCHES
EXISTING "ALEX.
B.A.R. APPROVED"
WINDOWS THROUGHOUT
ENTIRE HOUSE
EXACTLY

B ALL
FENESTRATIONS &
EXTERIOR DETAILS,
EXCEPT THE ONE
NEW WINDOW & NEW 4" x 10" HOOD
ARE EXISTING



NEW WINDOW FOR JOHN T ALPH		
433 S. FAIRFAX ST. ALEX. VA 22314		
SCALE: 1/4" = 1'-0"	REAR ELEVATION -	DRAWN BY SJS
DATE: 3-29-17	SCALED DIMENSIONS	REVISED 3-29-17



Application Package
BAR2017-00100
433 S Fairfax Street
3/17/2017

DOUBLE WYTHE BRICK WALL

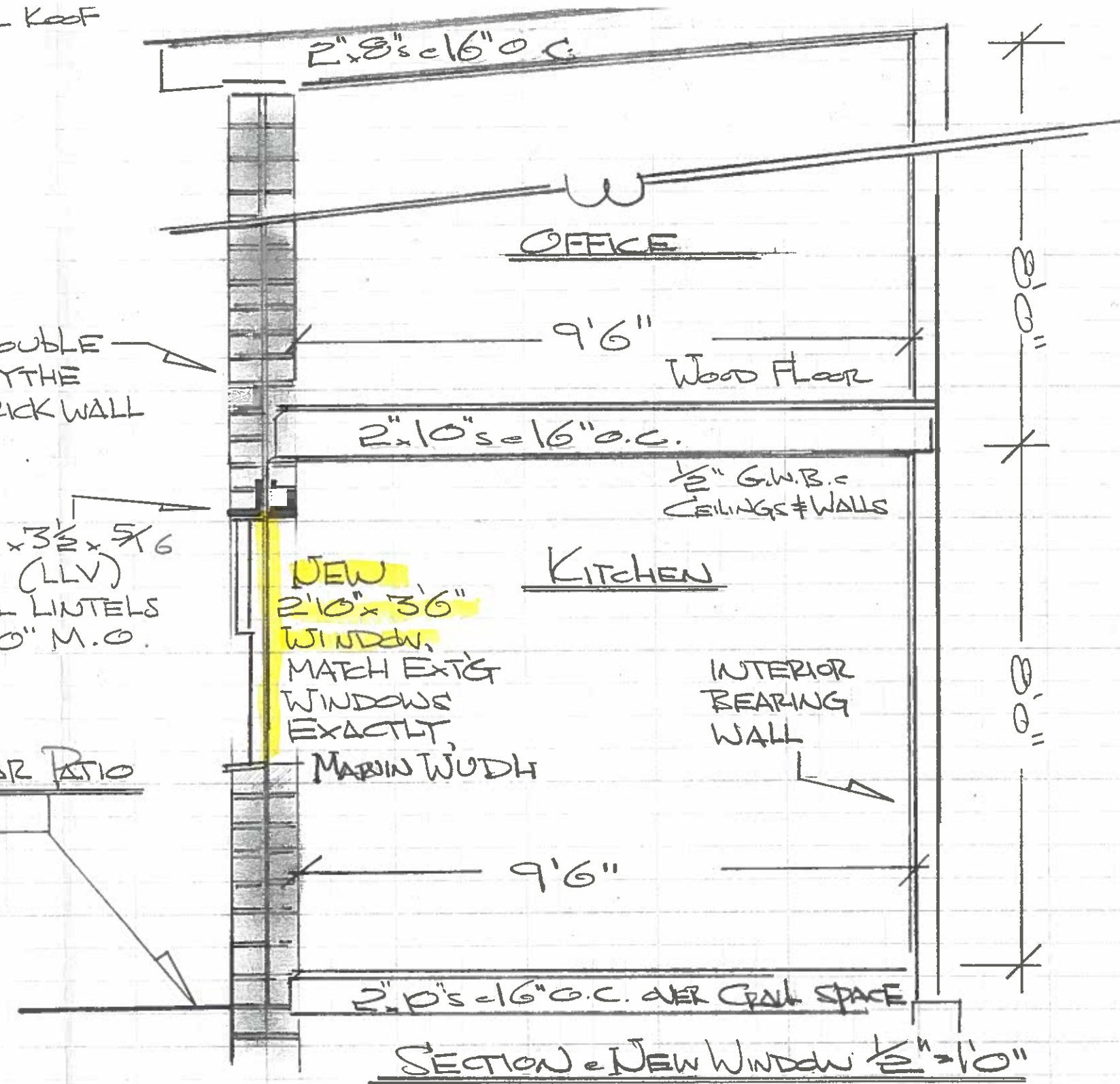
(2) L4 x 3 1/2 x 5/6 (LLV) STEEL LINTELS @ 2'10" M.O.

REAR PATIO

EXIST'G WINDOWS & DOOR - NO CHANGE

- 2012 IRC
- 2012 IBC
- 2015 CITY OF ALEXANDRIA CODE OF ORDINANCES

METAL ROOF



NEW FLOOR PLAN @ EXISTING KITCHEN AND NEW WINDOW FOR JOHN & SHARON RALPH
433 S. FAIRFAX ST. ALEXANDRIA, VA 22314

DRAWN BY STEPHEN SCHELLER
5971 FREE STATE ROAD
MARSHALL, VA 20115
703-241-7061

grayplbldg@aol

UNIT SUMMARY

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.

NUMBER OF LINES: 2	TOTAL UNIT QTY: 2	EXT NET PRICE: USD	1,404.07
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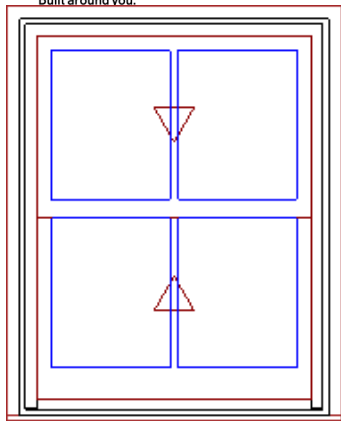
LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Marvin	Clad Ultimate Double Hung - Next Generation RO 32 3/8" X 40 13/16" Entered as FS 31 3/8" X 40 5/16"	791.69	1	791.69
2	WOOD OPTION	Marvin	Wood Ultimate Double Hung CN 2616 RO 32 3/8" X 41 1/2" Entered as CN 2616	612.38	1	612.38

Application Package
BAR2017-00100
433 S Fairfax Street
3/17/2017

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:	Net Price:		791.69
Qty: 1		Ext. Net Price:	USD	791.69



As Viewed From The Exterior

Entered As: FS

FS 31 3/8" X 40 5/16"

OC 34" X 42 1/4"

RO 32 3/8" X 40 13/16"

Egress Information

Width: 27 25/32" Height: 15 3/32"

Net Clear Opening: 2.91 SqFt

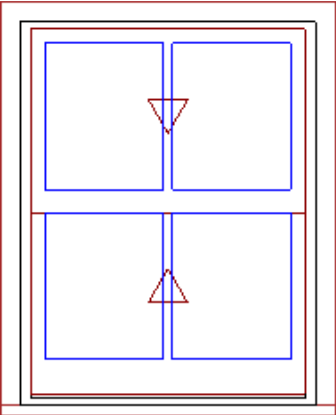
Stone White Clad Exterior
Primed Pine Interior
Clad Ultimate Double Hung - Next Generation
Frame Size 31 3/8" X 40 5/16"
Rough Opening 32 3/8" X 40 13/16"
Top Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weatherstrip Package
White Exterior Weatherstrip Package
Satin Taupe Sash Lock
Aluminum Screen
Charcoal Fiberglass Mesh
Stone White Surround
***Screen/Combo Ship Loose
4 9/16" Jambs
Casing with Subsill
Stone White 1 5/16" Clad BMC
Stone White A246 Subsill
Loose Installation Brackets

Application Package
BAR2017-00100
433 S Fairfax Street
3/17/2017

Line #2	Mark Unit: WOOD OPTION	Net Price:		612.38
Qty: 1		Ext. Net Price:	USD	612.38



Primed Pine Exterior
Primed Pine Interior
Wood Ultimate Double Hung
CN 2616
Rough Opening w/ Subsill
32 3/8" X 41 1/2"
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Primed Pine Ext - Primed Pine Int
Ovolo Exterior Glazing Profile



As Viewed From The Exterior

Entered As: CN
FS 31 3/8" X 41"
OC 34" X 42 5/16"
RO 32 3/8" X 41 1/2"
Egress Information
Width: 27 13/16" Height: 14 1/4"
Net Clear Opening: 2.75 SqFt

- Ovolo Interior Glazing Profile
- Bottom Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Special Cut 2W1H
- Primed Pine Ext - Primed Pine Int
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Satin Taupe Sash Lock
- Beige Jamb Hardware
- Aluminum Screen
- Charcoal Fiberglass Mesh
- Stone White Surround
- ***Screen/Combo Ship Loose
- 4 9/16" Jambs
- Primed Pine Non Finger-Jointed BMC
- Primed Pine Standard Subsill
- Non Finger-Jointed Subsill
- Non Finger-Jointed Sill
- No Installation Method

Project Subtotal Net Price: USD	1,404.07
6.000% Sales Tax: USD	84.24
Project Total Net Price: USD	1,488.31

Application Package
BAR2017-00100
433 S Fairfax Street
3/17/2017

ADDRESS OF PROJECT: 433 S. Fairfax ST.

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: John H RalphAddress: 433 S. Fairfax ST.City: Alexandria State: VA Zip: 22314Phone: 703-937-7938 E-mail: _____Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ Permit ConsultantName: Chris WingPhone: 202-746-0006E-mail: nextlinepermits@yahoo.com

Legal Property Owner:

Name: John H. RalphAddress: 433 S. Fairfax St.City: Alexandria State: VA Zip: 22314Phone: 703-937-7938 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?
☐ 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*

- | | | | |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> NEW CONSTRUCTION | | | |
| <input type="checkbox"/> EXTERIOR ALTERATION: <i>Please check all that apply</i> | | | |
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input 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 _____ | | | |
| <input type="checkbox"/> ADDITION | | | |
| <input type="checkbox"/> DEMOLITION/ENCAPSULATION | | | |
| <input type="checkbox"/> SIGNAGE | | | |

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

install new 2'10" X 3'6" window at rear of house outside kitchen. window to be same marvin model WUDH as all other windows currently installed in house

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
- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input type="checkbox"/> | <input type="checkbox"/> | Description of the reason for demolition/encapsulation. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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: Chris Wing
 Date: 3/15/17

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. John Ralph	433 S. Fairfax St.	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
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.		
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.

3/16/17 Date
 Chris Wine Printed Name
 Signature