

Docket Item # 5
BAR CASE # 2017-00131

BAR Meeting
June 7, 2017

ISSUE: Request for alterations, waiver of fence height requirement, and waiver of vision clearance.

APPLICANT: Robert de Beck

LOCATION: 802 Green Street

ZONE: RM / Residential

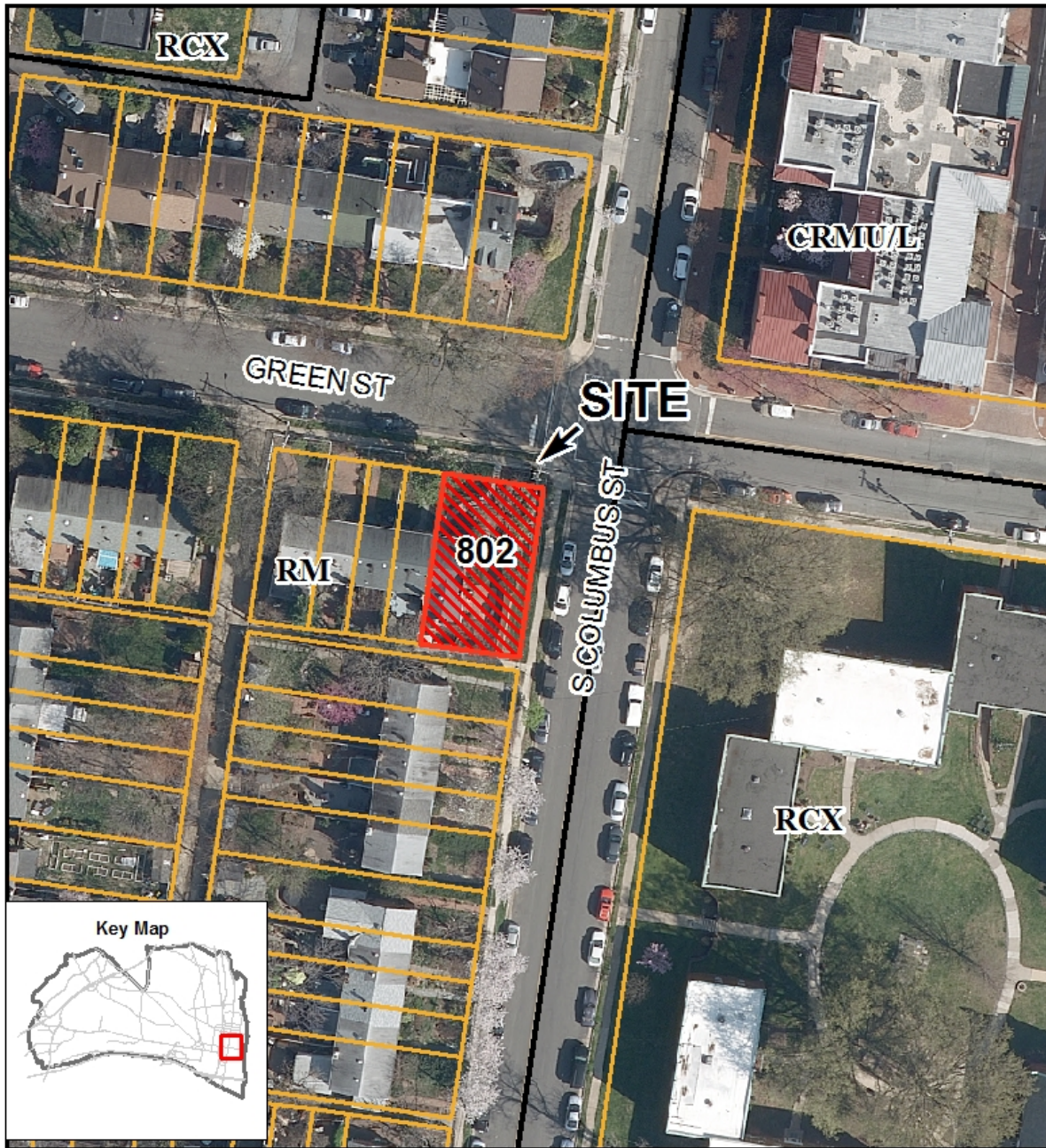
STAFF RECOMMENDATION

Staff recommends approval of the application with the following conditions:

1. The glazing on the windows must be clear, non-reflective and without tint. Low-E glazing is encouraged but the glass must have a minimum 72% visible light transmission (VLT). Low-E 272 generally meets these criteria. Muntins and spacer bars must comply with the performance specifications. Provide final specifications to confirm conformance with the Window Policy as part of the building permit process.
2. Plant additional shrubbery along the base of the retaining walls to lessen the visibility of the fence.

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, 703-746-4200 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.



BAR Case #2017-00131
802 Green Street



I. ISSUE

The applicant requests approval of a Certificate of Appropriateness for replacement windows and a French patio door with sidelights. In addition, the applicant is requesting after-the-fact approval for a Waiver of Fence Height and Waiver of Vision Clearance requirements for the construction of a six-foot solid wood board fence in a secondary front yard.

II. HISTORY

802 Green Street is an end-unit townhouse on a corner lot at the intersection of South Columbus and Green streets. The original townhouse on the site was destroyed in a gas explosion in 1996. The BAR approved this new brick townhouse in **1997** (BAR Case #97-0055, 4/2/97). The original townhouse at 802 Green Street was constructed ca. 1945, immediately after World War II, as part of the Hunting Creek Homes subdivision. The 800 block of Green Street presently consists of a largely unaltered row of similar brick townhouses.

Previous Approvals

In early 2001, the BAR approved a waiver of the vision clearance for an open picket fence in the front yard and **denied** the proposed solid 6' high privacy fencing (BAR Case #2001-0013). The previous owner constructed the taller fence anyway and the present application is now before the BAR in response to a neighbor complaint filed when the 6' tall fence was recently being reconstructed in the same location by the current owner, who was unaware of the previous violation.

III. ANALYSIS

Windows and Door Replacement

The applicant proposes to replace a total of 14 double-hung windows on the north, east and west elevations of 802 Green St. In addition, the applicant is requesting replacement of a 15 light French patio door and a pair of 10 light sidelights located on the east elevation.

The replacement windows and door will be made of Andersen Fibrex, a wood-composite material that has been inspected and approved by the BAR in the past because it is paintable and more durable than vinyl. In addition, having viewed several samples in the field, the BAR approved fiberglass insert windows because the stronger and thinner custom made insert frames do not reduce the glass area or require larger face trim at the perimeter to cover the existing frame and rough-opening gap. Given the age of the house, the proposed replacement is appropriate and could be approved administratively per the Alexandria Boards of Architectural Review Widow Policy because the house was constructed after 1965.

However, the application states that the size, design and location of the windows and patio door will remain the same as the existing, though staff is unable to tell from the application materials what the proposed patio door actually looks like. The existing door is a hinged in-swing French door with vertical mullions separating it from the fixed sidelights on either side. The door and sidelights are part of a larger composition and align with the tripartite windows above. From the information provided, it does not appear that the proposed gliding patio door will do that.

In addition, the BAR's adopted Window Policy states that all glazing must be clear, non-reflective and without tint. Staff is unable to determine from the manufacturer's literature or website that Anderson's "High Performance SmartSun Glass" complies with the 72% visible light transmittance standard of Low-E 272 glass in the performance specifications of the BAR's adopted Window Policy. Finally, some but not all windows are noted to have "Grilles Between Glass" (GBG). All windows and doors must have "Full Divided Light (FDL with spacer)" muntins so that the muntin is applied to the interior and exterior of the glass with a dark colored spacer bar in between.

Waiver of Fence Height

802 Green Street is a corner lot with two front yards. The existing fence was erected in the secondary front yard, as defined by section 7-1701 of the zoning ordinance. The front yard required in the RM zone is the front lot line or the average of the existing buildings on the block-face, which in this case staff measured in the field to be approximately 31'-6" from the back of the curb. Fences in the required front yard are limited to 42" in height above the adjacent grade and must also be at least 50 percent open. This is intended to preserve the open visual character of the front yards on a block. The existing 6' tall fence is located approximately 13' from the back of the curb and sits on a wood retaining wall at the top of a sloping yard.

This after-the-fact request to waive the fence height and vision clearance requirements is in response to a neighbor's complaint regarding the height of the fence when it was being reconstructed. Though it exceeds the maximum front yard fence height as stated in the zoning ordinance, the fence is set back 13'-6" feet from the property line and doesn't encroach into the primary front yard. The current fence does not disturb the block face of Green Street or South Columbus Street, however the fence height in this location is intensified because it was constructed on top of two retaining walls and the topography of the lot slopes down toward South Columbus Street. Despite the height of the fence, the rowhouse's architectural features on the first story, including the windows and shutters, are still visible from the public right-of-way.

Vision Clearance Requirement

The zoning ordinance also states that buildings and structures such as fences on corner lots must maintain a vision clearance at the corner for the purposes of transportation safety. In such instances, structures may be no higher than 42" above the curb so that drivers may look over any obstructions to see traffic and pedestrians approaching from the side streets. The waiver of vision clearance is being requested because existing and proposed shrubbery and the existing staircase are located within the vision clearance area. Because the intersection of Green and South Columbus streets is a four-way stop intersection, staff does not believe that any safety hazard would be created by waiving the vision clearance for this property and this suburban zoning requirement is waived routinely in such cases in Old Town.

Summary

The predominant feeling along this block face and other block faces in the Hunting Creek Homes subdivision is of open front yards and unobstructed views of the rowhouses. While this case should not set a precedent for future proposals of a similar nature, staff finds that because it is set back more than 13 feet from the sidewalk that the block-face still remains a general feeling of openness. Therefore, staff recommends approval of the waiver of fence height and vision clearance requirements, and alterations, as amended.

STAFF

Amirah Lane, 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 project requires the board of architectural review waivers for vision clearance and fence height.
- F-1 On February 13, 1997, the Board of Appeals denied BZA#96-0039 for the re-construction of a two-story addition with basement attached along the east building wall in a required front yard.

Code Administration

No comments received.

Transportation and Environmental Services

- 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)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- 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)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (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 Permitting & 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)

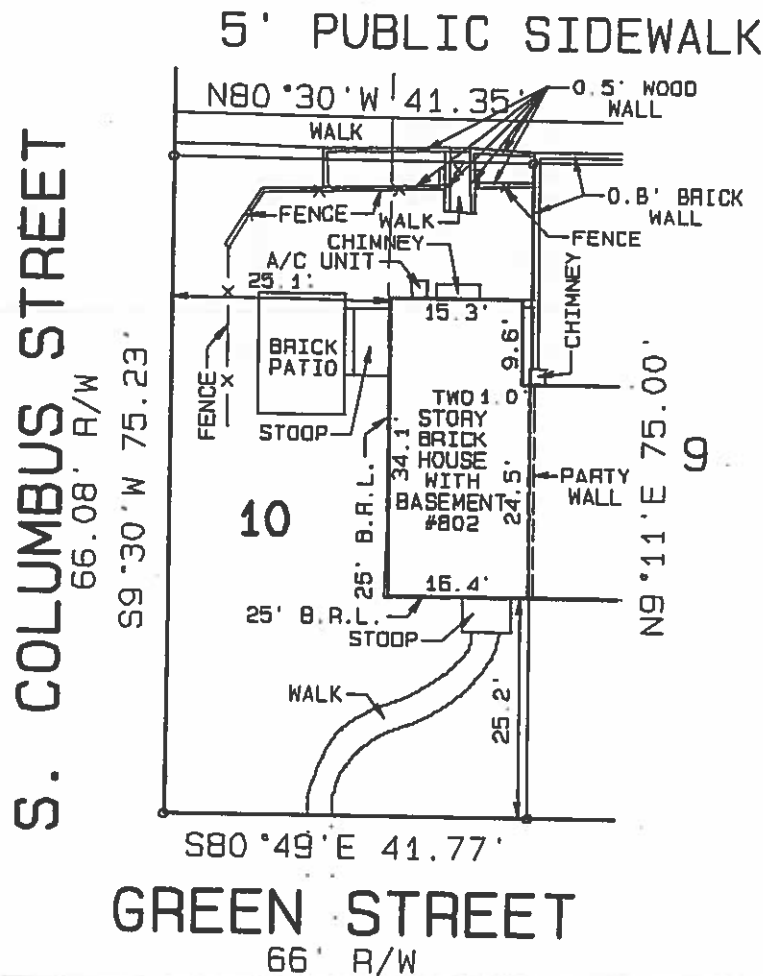
Alexandria Archaeology

- R-1 This lot appears to have remained largely vacant throughout the nineteenth century and into the mid-twentieth century. There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2017-00131: 802 Green St.



HOUSE LOCATION SURVEY
LOT 10, BLOCK 1

HUNTING CREEK HOMES

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'

DATE: MAY 10, 2005

NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD
OR OTHERWISE.
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND
DO NOT CERTIFY AS TO OWNERSHIP.

CASE NAME: MCCREADIE/SMIRNOVA TO LEE (T0503090)
MBH SETTLEMENT GROUP, L.C.

I HEREBY CERTIFY THAT THE POSITION OF ALL EXISTING
IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY
A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN,
THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS
THE PROPERTY LINE

LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
WOODBRIIDGE, VIRGINIA

TELEPHONE: WOODBRIDGE (703) 484-4181
METRO (703) 690-4955
FAX (703) 690-3999

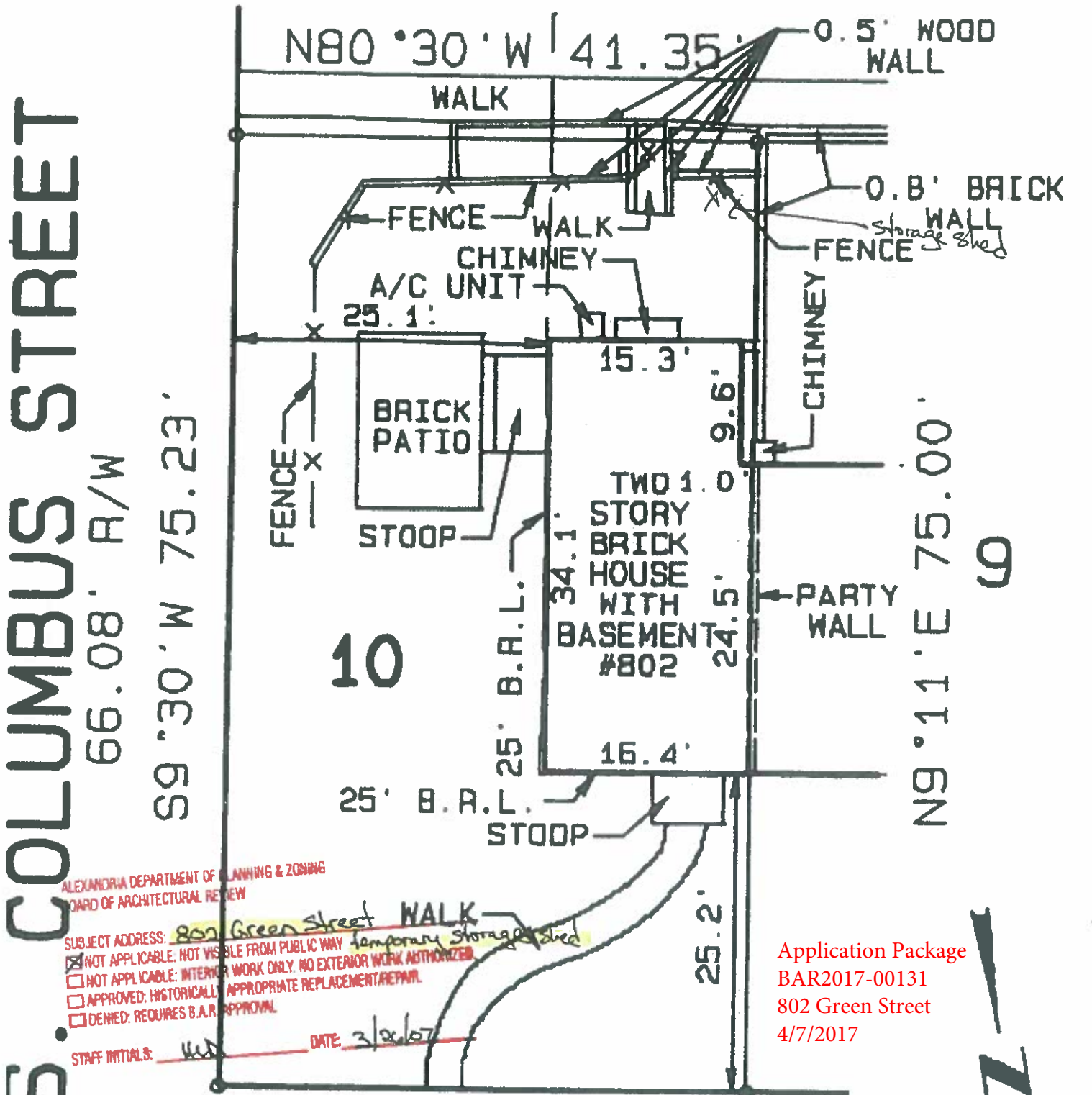
20051137

MN

CERTIFIED LAND SURVEYOR

S. COLUMBUS STREET

5' PUBLIC SIDEWALK



ALEXANDRIA DEPARTMENT OF PLANNING & ZONING
BOARD OF ARCHITECTURAL REVIEW

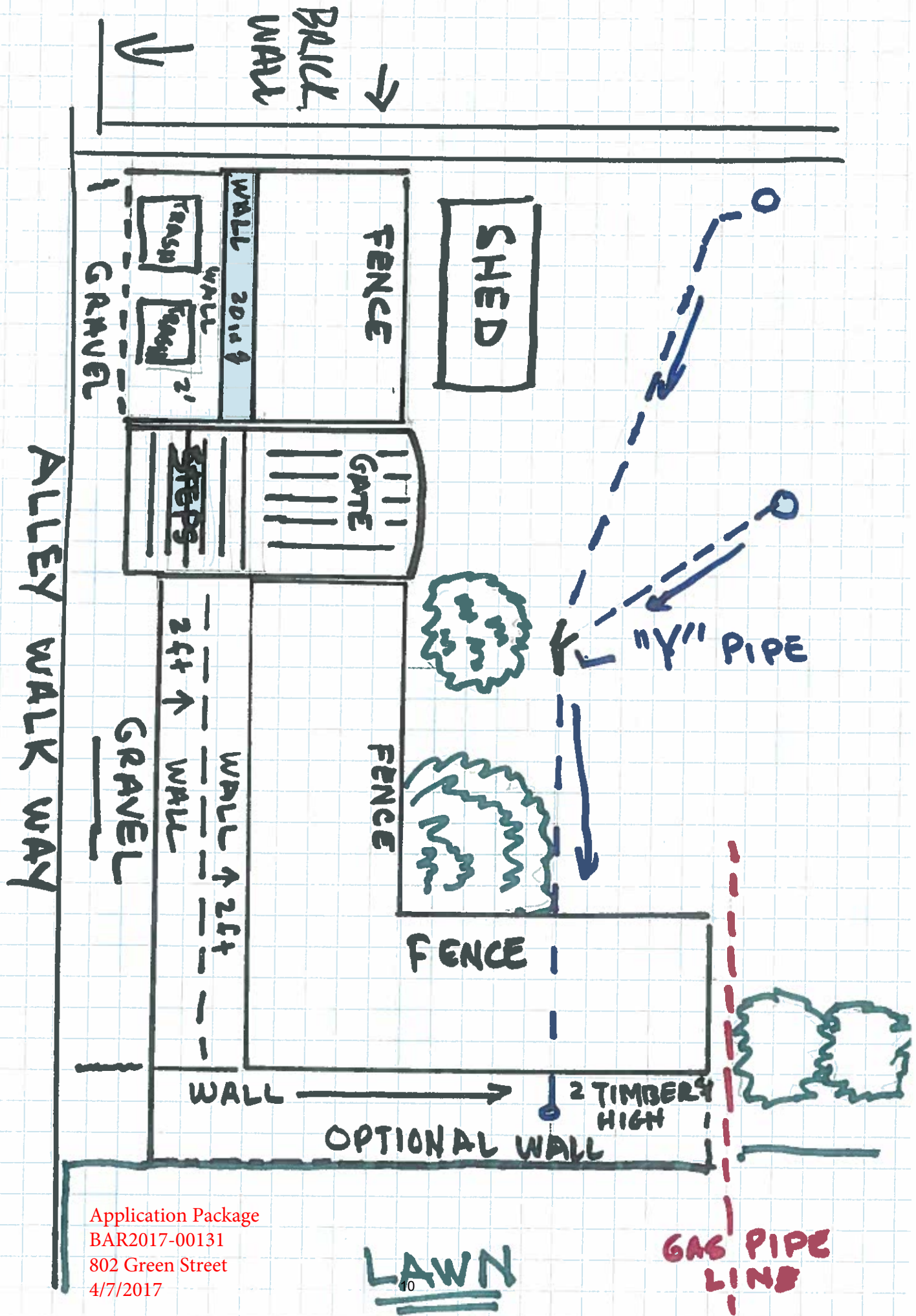
SUBJECT ADDRESS: 802 Green Street WALK

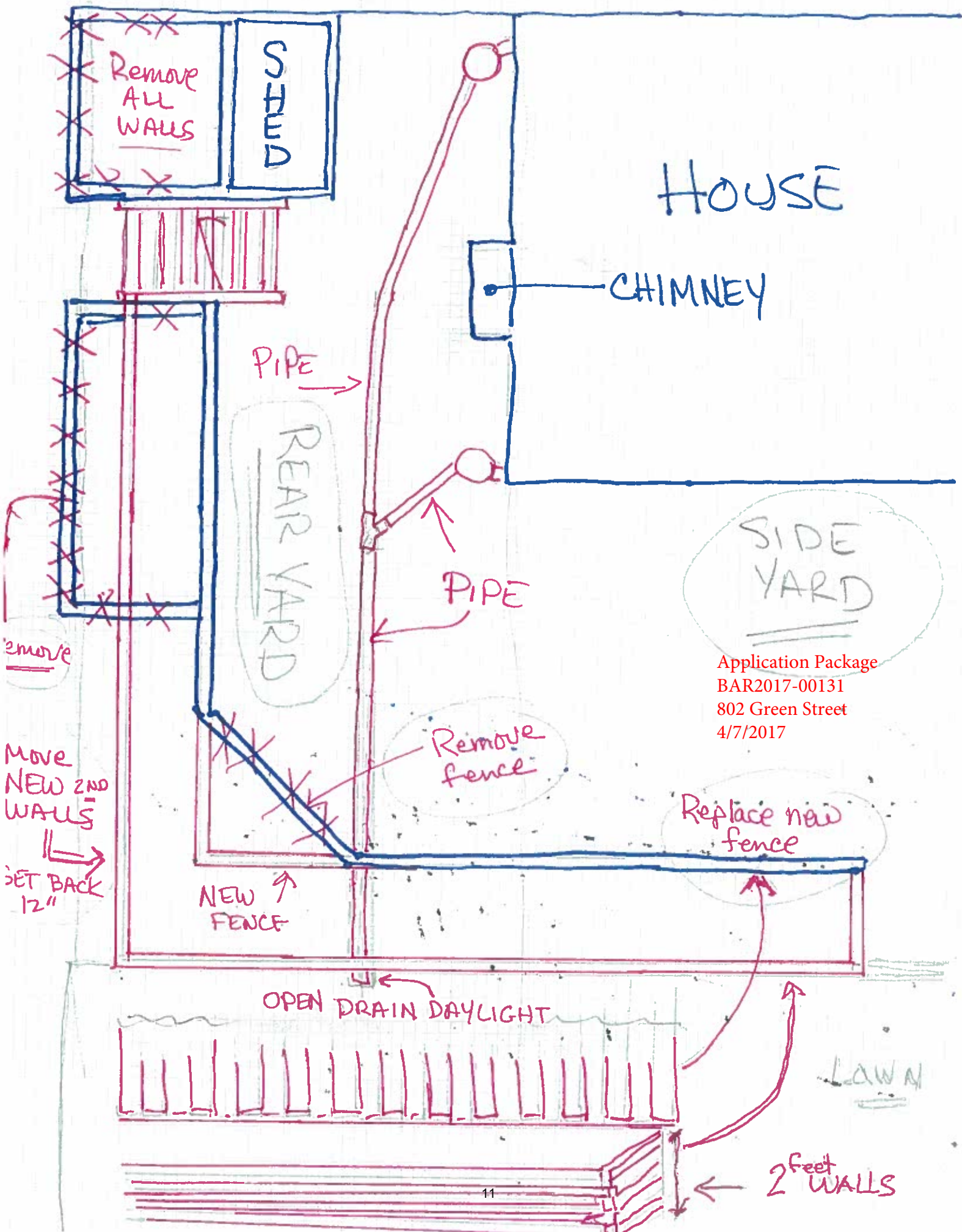
- ☒ NOT APPLICABLE: NOT VISIBLE FROM PUBLIC WAY
- ☐ NOT APPLICABLE: INTERIOR WORK ONLY. NO EXTERIOR WORK AUTHORIZED.
- ☐ APPROVED: HISTORICALLY APPROPRIATE REPLACEMENT/REPAIR.
- ☐ DENIED: REQUIRES B.A.R. APPROVAL.

STAFF INITIALS: WLD DATE: 3/2/07

Application Package
BAR2017-00131
802 Green Street
4/7/2017

GREEN STREET





Application Package
BAR2017-00131
802 Green Street
4/7/2017

<-- ALLEY -->

< East

^

South

<< REAR YARD

^

S
O
U
T
H

C
O
L
U
M
B
U
S

S
T

V

Patio

802 GREEN ST
ALEXANDRIA VA

> END-UNIT <

<< SIDE YARD

<< FRONT YARD

North

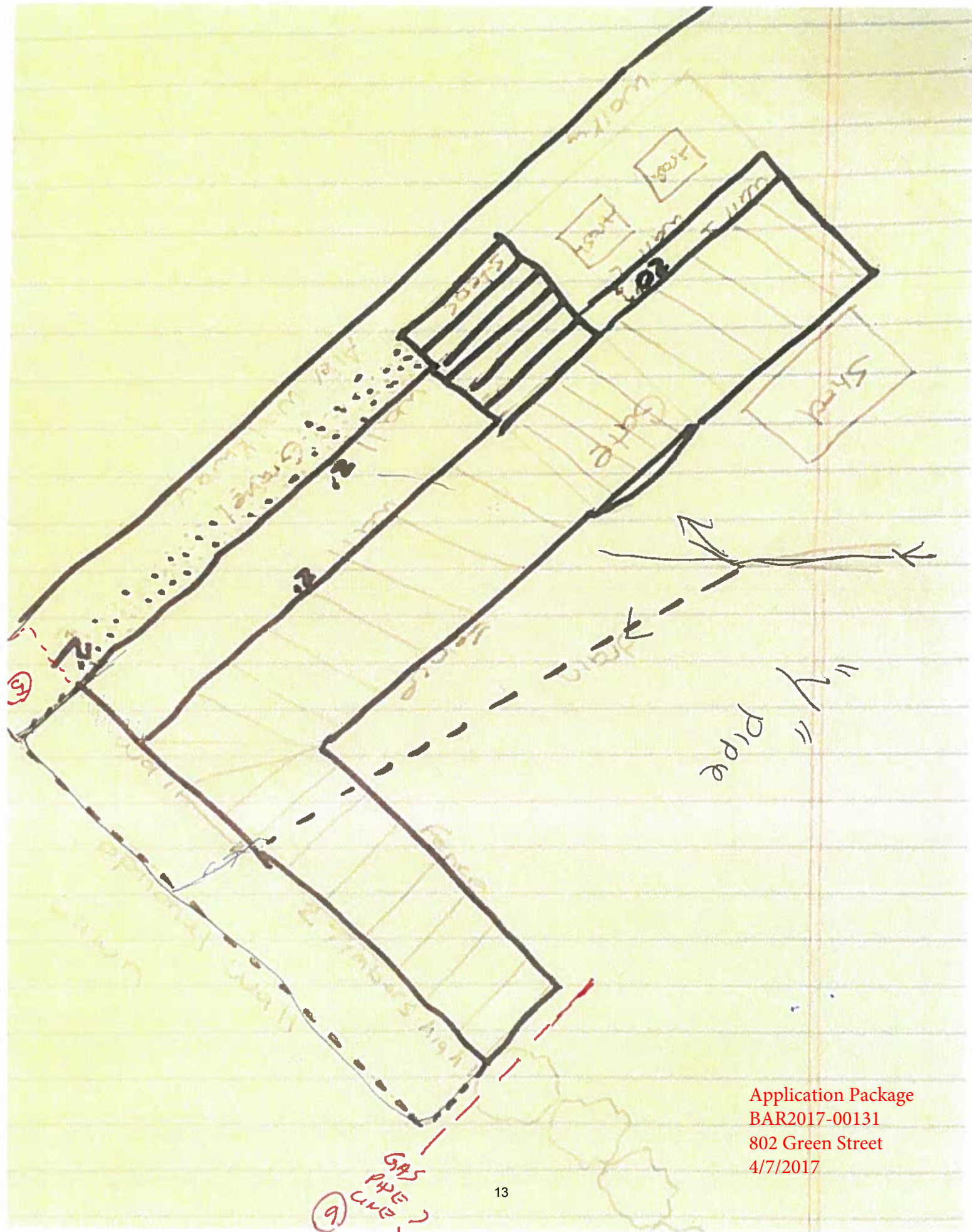
v

LEGEND

<XX FENCE

|||| RETAINING WALL

GREEN ST



Application Package
BAR2017-00131
802 Green Street
4/7/2017



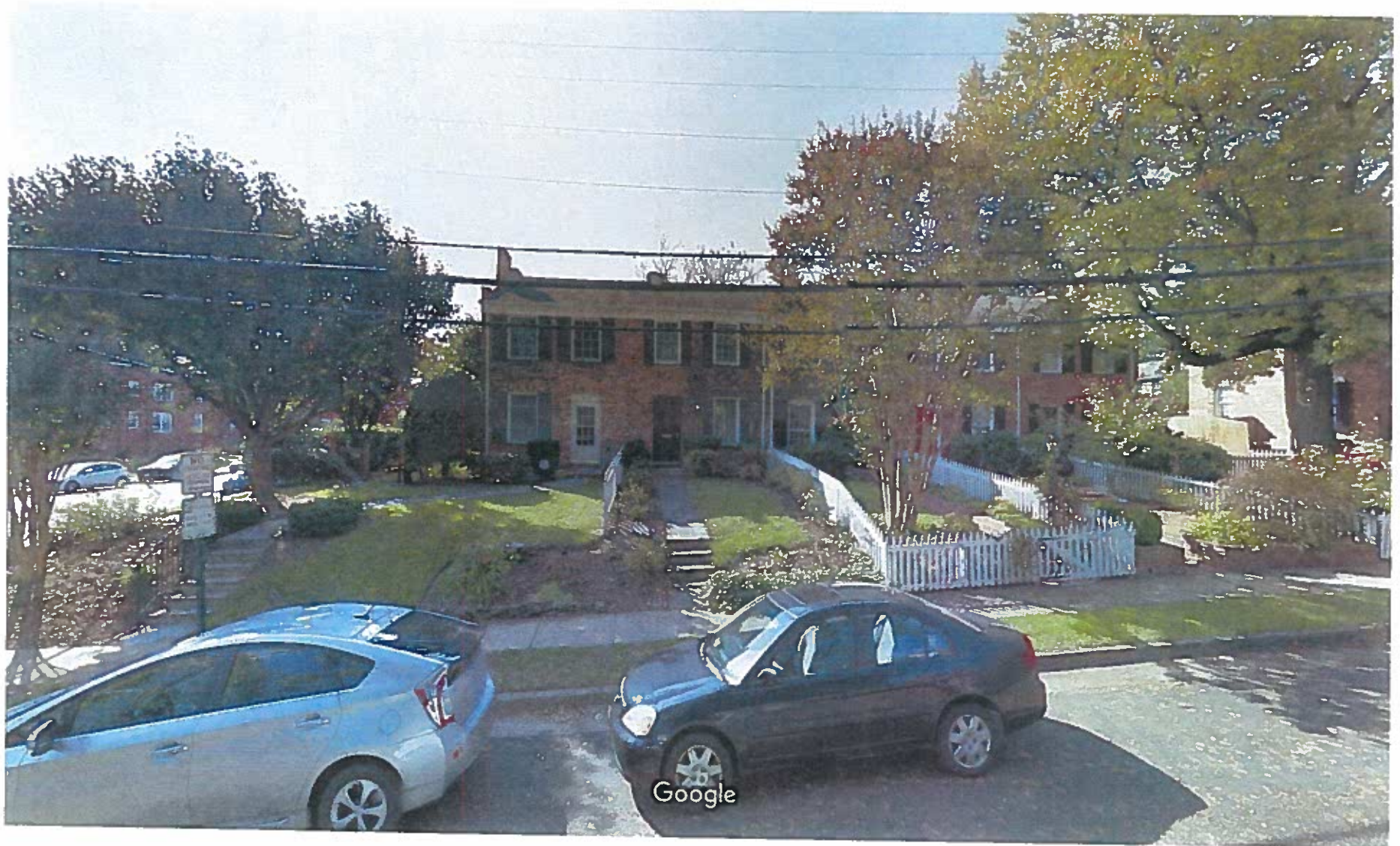
Application Package
BAR2017-00131
802 Green Street
4/7/2017



Application Package
BAR2017-00131
802 Green Street
4/7/2017

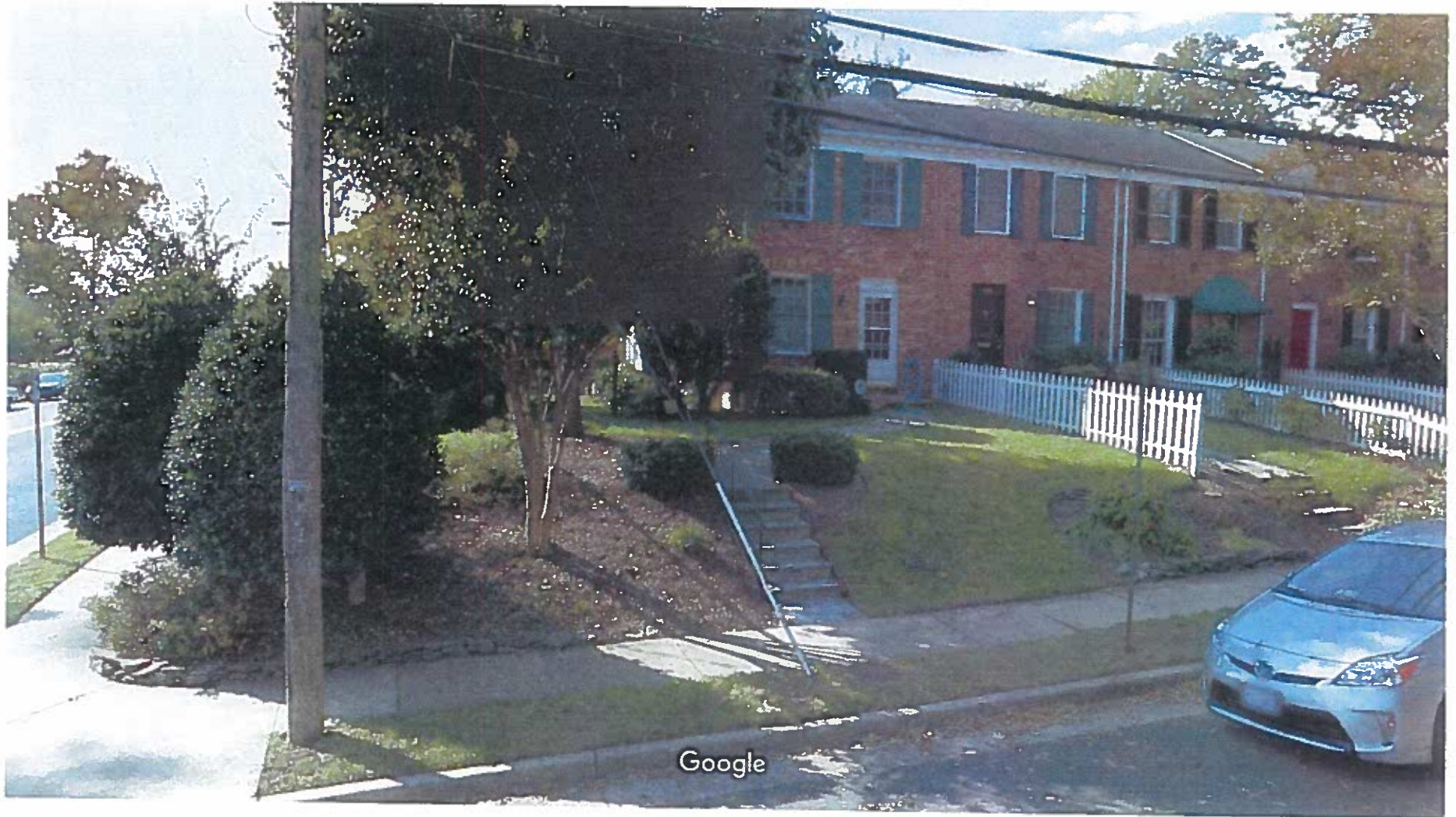


Application Package
BAR2017-00131
802 Green Street
4/7/2017



Application Package
BAR2017-00131
802 Green Street
4/7/2017

Image capture: Oct 2016 © 2017 Google

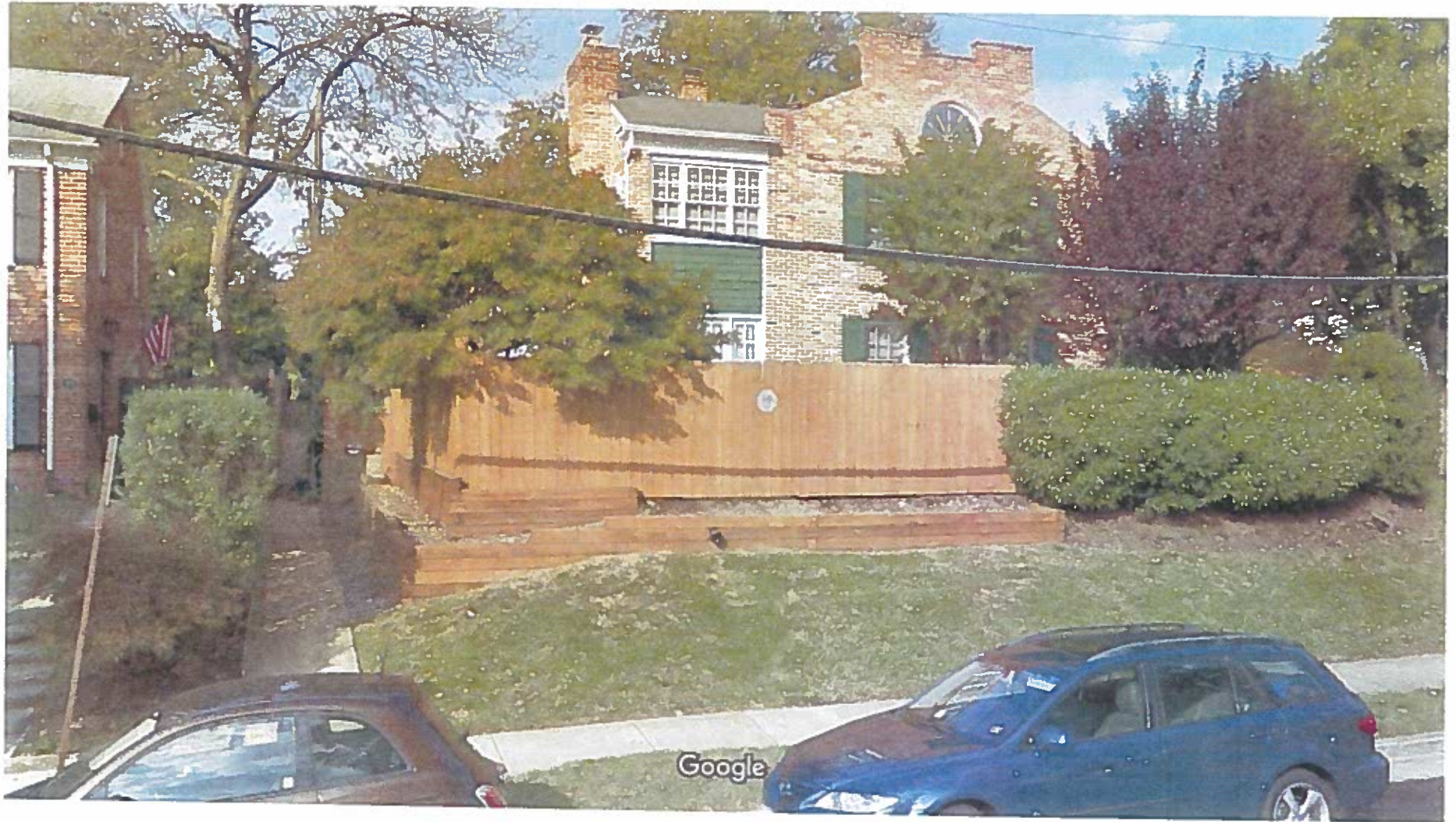


Alexandria, Virginia
Street View - Oct 2016

Image capture: Oct 2016 © 2017 Google

Application Package
BAR2017-00131
802 Green Street
4/7/2017

Google Maps 909 S Columbus St



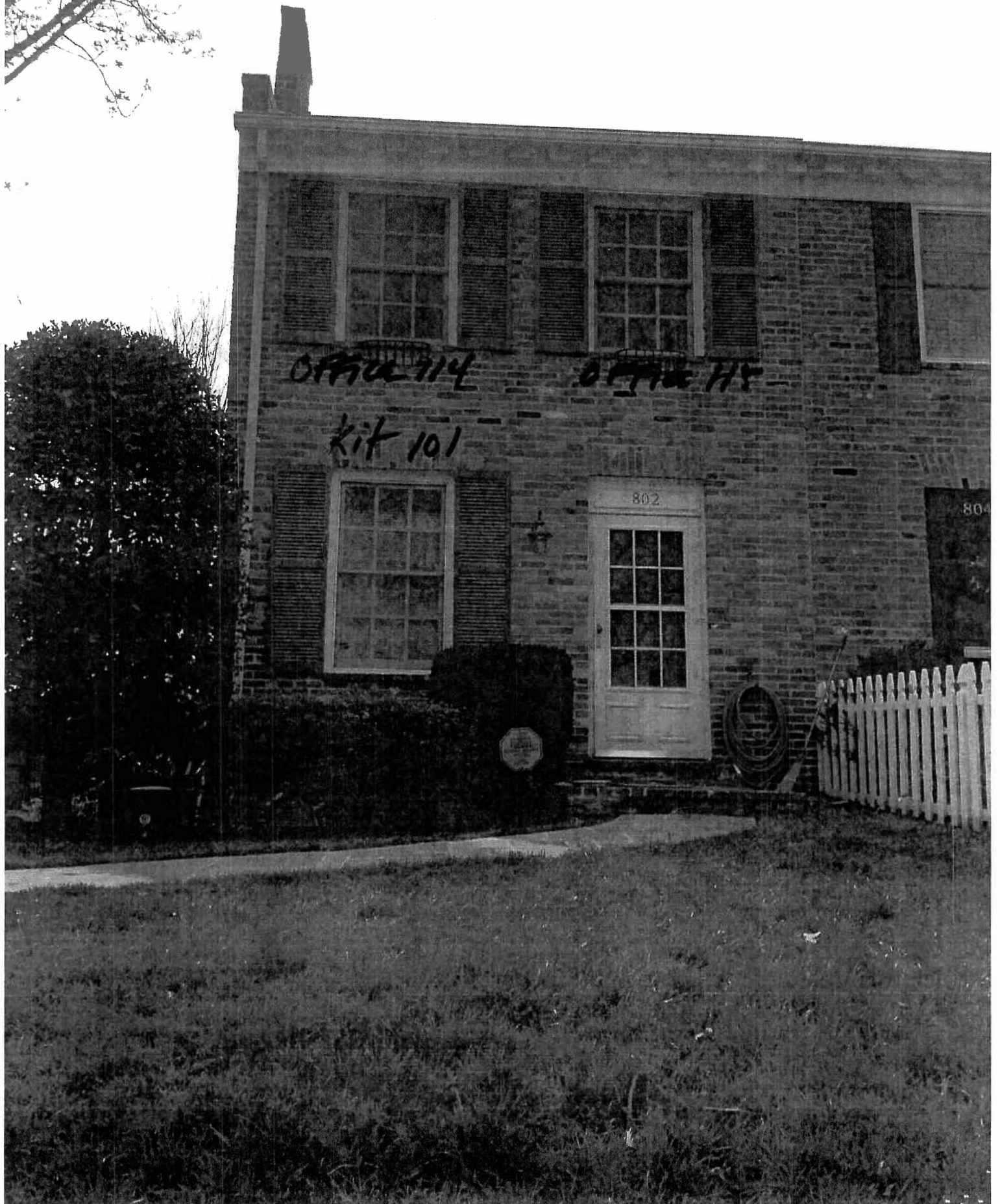
Alexandria, Virginia

Image capture: Oct 2016 © 2017 Google

Street View - Oct 2016

Application Package
BAR2017-00131
802 Green Street
4/7/2017

Front 802 Green St 22314





Back Alley
802 Green ST 22314
112MB
111 MBed.

105 LR
104 LR

Faces S. Columbus St.

802 Green St 22 314

314

116 OFFICE

113 BATH

KIT 102

DIR 103



BACK.
802 Green St. 22314

M/BR
110

109

108

106 a

106 b

106
a+b



Order Summary

dba: RENEWAL BY ANDERSEN - CAPITAL REGION

ELIZABETH LEE & ROBERT DE BECK

Legal Name: Renewal by Andersen LLC | License # DC-420215000125-VA-2705155684 MD-121441
 2814-A Merrilee Dr., Fairfax, VA 22031 | 8265 Patuxent Range Rd Suite-A, Jessup, MD 20794, Alex, VA 22314
 Phone: 855-324-5350 | Fax: 301-362-8823 | Capital_OE@AndersenCorp.com
 Measure Tech: Marty Thierry, (540)827-8606

802 Green St
 Alex, VA 22314
 H: (571)384-4944 | C:

ID#	ROOM	SIZE	DETAILS
-----	------	------	---------

JOB

#	Scope	-	-	Misc: Misc - Scope of Work, Removal and replacement of 14existing windows with RbA composite windows. Order also includes: 1 Andersen Patio Door(s); _Window installation includes 11 insert applications and 3 full frame in master bedroom.(Interior: Caulk to Drywall or Interior Stop on inserts and (Exterior: Aluminum Capping Factory Brickmould or PVC Trim on full frames. Construction: None Materials: Caulk -White Silicone (2), Caulk -White Paintable (2)
101	Kitchen	36" 35-3/4"	62" 61-1/2"	Window: Double-Hung, Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None Construction: None Materials: Coil - White (0.15), Caulk - White Silicone (2), Caulk -White Paintable (2) Sill Angle: 9°
102	Kitchen	36" 35-3/4"	54" 53-1/2"	Window: Double-Hung, Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None Construction: None Materials: Caulk -White Silicone (2), Caulk -White Paintable (2) Sill Angle: 9°
103	Din rm	36" 35-3/4"	54" 53-1/2"	Window: Double-Hung, Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None Construction: None Materials: Caulk -White Silicone (2), Caulk -White Paintable (2) Sill Angle: 9°



Order Summary

dba: RENEWAL BY ANDERSEN - CAPITAL REGION

Legal Name: Renewal by Andersen LLC | License # DC-420215000125-VA-2705155684 MD-12441
2814-A Merrilee Dr., Fairfax, VA 22031 | 8265 Patuxent Range Rd Suite-A, Jessup, MD 20794, Alex, VA 22314
Phone: 855-324-5350 | Fax: 301-362-8823 | Capital_OE@AndersenCorp.com
Measure Tech: Marty Thierry, (540)827-8606

ELIZABETH LEE & ROBERT DE BECK

802 Green St
Alex, VA 22314
H: (571)384-4944 | C:

ID#	ROOM	SIZE	DETAILS
104	Liv rm	28" 45" 27-3/4" 45-1/2"	Window: Double-Hung, Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None Construction: None Materials: Caulk -White Silicone (2), Caulk -White Paintable (2) Sill Angle: 9°
105	Liv rm	29" 45" 27-3/4" 45-1/2"	Window: Double-Hung, Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None Construction: None Materials: Caulk -White Silicone (2), Caulk -White Paintable (2) Sill Angle: 9°
106a	Mull w/106b	59.25" 82.375" 59-1/4" 82-3/8" 56 3/4" x 81" <i>88 1/2 x 81 total - (SPR), for smaller than old window</i>	Patio Door: Gliding, A-Series, 2 Panel, Stationary / Active, Exterior White, Interior Pine, Interior Pre-Finish White Glass: All Sash: Tempered High Perf. SmartSun Glass, No Pattern Hardware: Anvers®, Bright Brass Screen: Gliding Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 3w x 5h Misc: None Construction: Three Panel Patio Door Gliding 2 panel + sidelight (1) Materials: Caulk -White Silicone (2), Caulk -White Paintable (2), Coil - White (0.15), Primed 3 1/2" #99 C.B. (3), Primed Poplar 1x4 (3)
106b	Mull w/106a	32.375" 82.375" 32-3/8" 82-3/8" 31" x 81"	Patio Door: Gliding, A-Series, 1 Panel, Stationary, Exterior White, Interior Pine, Interior Pre-Finish White Glass: All Sash: Tempered High Perf. SmartSun Glass, No Pattern Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 3w x 5h Misc: None Construction: Three Panel Patio Door Gliding 2 panel + sidelight (1) Materials: Caulk -White Silicone (2), Caulk -White Paintable (2), Coil - White (0.15), Primed 3 1/2" #99 C.B. (1), Primed Poplar 1x4 (1)



Order Summary

dba: RENEWAL BY ANDERSEN - CAPITAL REGION

ELIZABETH LEE & ROBERT DE BECK

Legal Name: Renewal by Andersen LLC | License # DC-420215000125-VA-2705155684 MD-12441-802 Green St

2814-A Merrilee Dr., Fairfax, VA 22031 | 8265 Patuxent Range Rd Suite-A, Jessup, MD 20794, Alex, VA 22314

Phone: 855-324-5350 | Fax: 301-362-8823 | Capital_OE@AndersenCorp.com

H: (571)384-4944 | C:

Measure Tech: Marty Thierry, (540)827-8606

ID#	ROOM	SIZE		DETAILS
108	MB	28" 29"	53" 53-1/2"	Window: Double-Hung, Equal, Flat <i>Slope</i> Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None Construction: None Materials: Caulk -White Silicone (2), Caulk -White Paintable (2), Primed 3 1/2" #99 C.B. (2), Primed Poplar 1x4 (3), Three-quarter routed store store (1) Sill Angle: 9°
109	MB	28" 29"	53" 53-1/2"	Window: Double-Hung, Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None Construction: None Materials: Caulk -White Silicone (2), Caulk -White Paintable (2) Sill Angle: 9°
110	MB	28" 29"	53" 53-1/2"	Window: Double-Hung, Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None Construction: None Materials: Caulk -White Silicone (2), Caulk -White Paintable (2) Sill Angle: 9°
111	MB	28" 27-3/4"	46" 45-1/2"	Window: Double-Hung, Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None Construction: None Materials: Caulk -White Silicone (2), Caulk -White Paintable (2) Sill Angle: 9°



Order Summary

dba: RENEWAL BY ANDERSEN - CAPITAL REGION

ELIZABETH LEE & ROBERT DE BECK

Legal Name: Renewal by Andersen LLC | License # DC-420215000125-VA-2705155684 MD-121441 Green St

2814-A Merrilee Dr., Fairfax, VA 22031 | 8265 Patuxent Range Rd Suite-A, Jessup, MD 20794, Alex, VA 22314

Phone: 855-324-5350 | Fax: 301-362-8823 | Capital_OE@AndersenCorp.com

H: (571)384-4944 | C:

Measure Tech: Marty Thierry, (540)827-8606

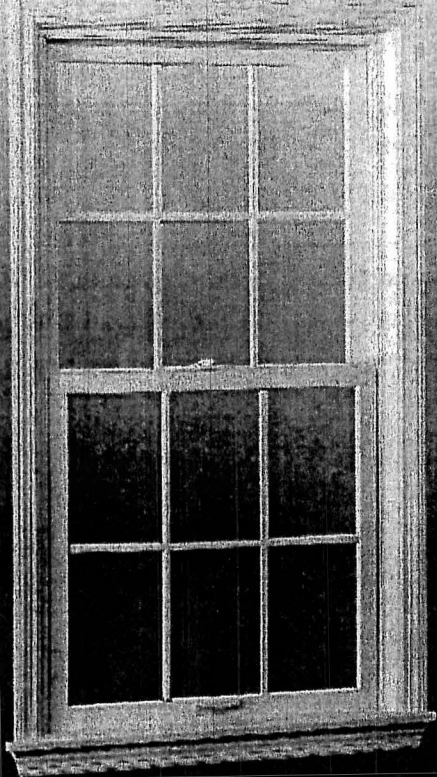
ID#	ROOM	SIZE		DETAILS
112	MB	28" 27-5/8" 27 3/4"	46" 45-1/2"	Window: Double-Hung, Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None Construction: None Materials: Caulk -White Silicone (2), Caulk -White Paintable (2) Sill Angle: 9°
113	Bath	36" 35-3/4"	54" 53-1/2"	Window: Double-Hung, Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None Construction: None Materials: Caulk -White Silicone (2), Caulk -White Paintable (2) Sill Angle: 9°
114	Office	36" 35-3/4"	54" 53-1/2"	Window: Double-Hung, Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None Construction: None Materials: Caulk -White Silicone (2), Caulk -White Paintable (2) Sill Angle: 9°
115	Office	36" 35-3/4"	54" 53-1/2"	Window: Double-Hung, Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None Construction: None Materials: Caulk -White Silicone (2), Caulk -White Paintable (2) Sill Angle: 9°
116	Office	36" 35-3/4"	54" 53-1/2"	Window: Double-Hung, Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None Construction: None Materials: Caulk -White Silicone (2), Caulk -White Paintable (2) Sill Angle: 9°

PRODUCTS: 17 WINDOWS: 14 PATIO DOORS: 2 SPECIALTY: 0 MISC: 1

Updated 2/28/17

DOUBLE-HUNG WINDOW**ADVANTAGES AND APPLICATIONS**

A double-hung window consists of two vertically sliding sash in a single frame. Both sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side of each sash. Tilt latches for each sash allow inward tilting for easy cleaning. Upper and lower sash are securely closed by use of a cam-type sash lock. An insect screen is installed into the outside track.



*Double-Hung
Replacement Windows*

ADVANTAGES

- Both sash can be operated for ventilation at top and bottom of window.
- Both sash can be tilted inward for easy cleaning.
- Patented Fibrex® material is stronger than vinyl, providing greater durability.
- Fibrex material with low-maintenance capstock gives a rich, low-luster finish to sash and frame, similar to painted wood.
- Smooth radius surfaces on the frame and sash are pleasing to the eye and easier to clean.
- Mortise-and-tenon appearance on the interior and exterior sash corners gives a traditional, hand-crafted look.
- Full-perimeter weatherstrip provides superior weathertightness while still allowing easy sash operation.
- Sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side and matched to the weight of each individual sash.

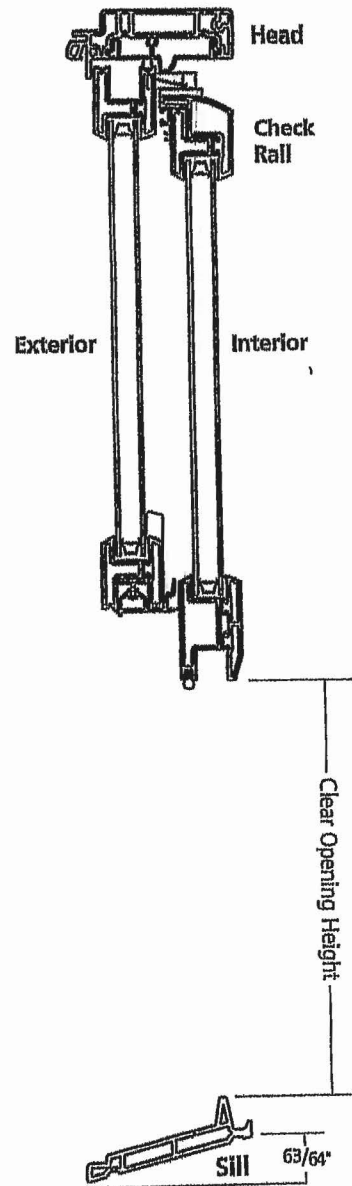
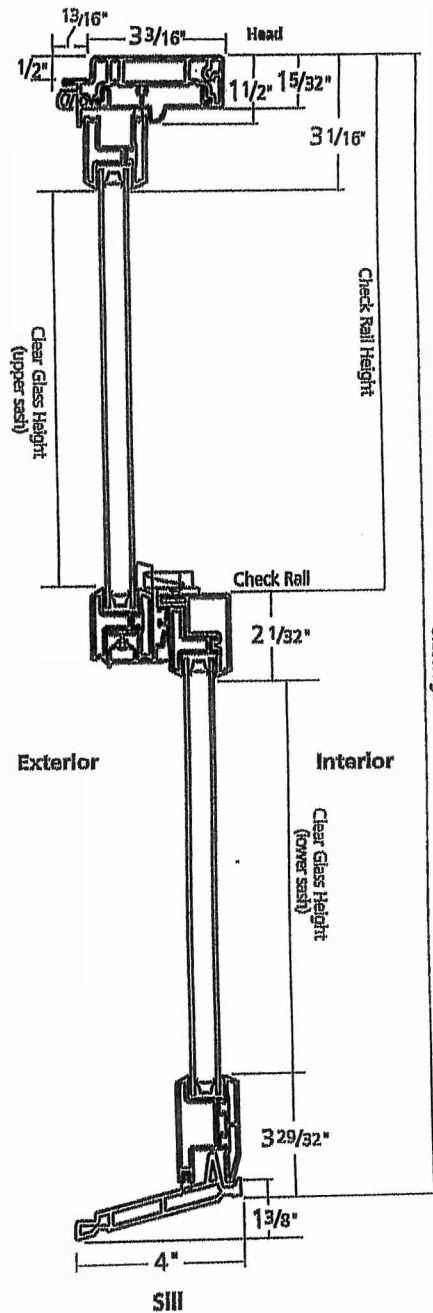
APPLICATIONS

- Excellent choice for homes and condominiums where traditional styling is important; appropriate for many restoration projects.
- Suitable in areas facing walkways, decks and other traffic areas because sash do not project outward.
- Convenient in areas where the sash need to be cleaned from the interior.
- Visually compatible with other Renewal by Andersen® products.

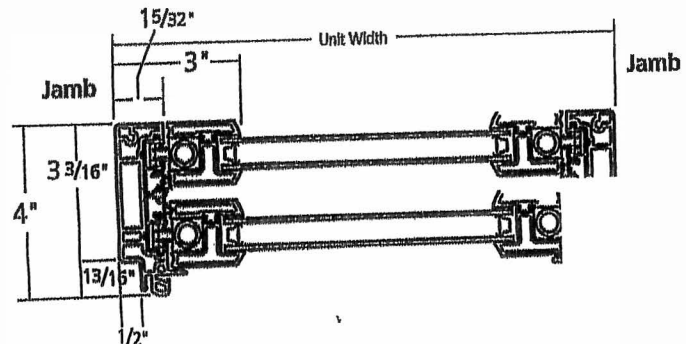
CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

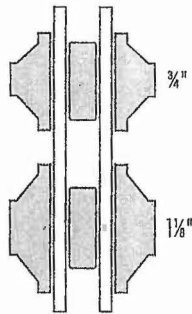
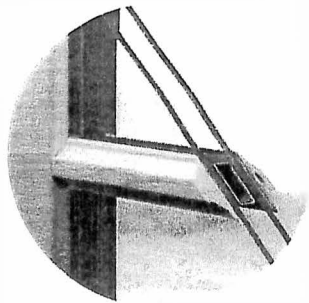
DOUBLE-HUNG WINDOW

SLOPED SILL INSERT



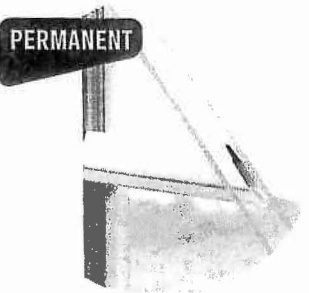
Window profiles shown for measurement purposes.



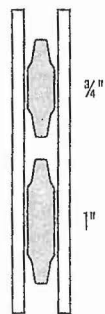


Full Divided Light Grilles

Full divided light grilles provide a visual representation of true divided glass. The option consists of a permanently applied exterior Fibrex® material grille, an aluminum spacer between the glass, and a removable or permanently applied interior grille. Available in two widths and an array of colors.

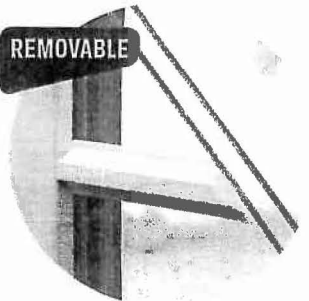


PERMANENT

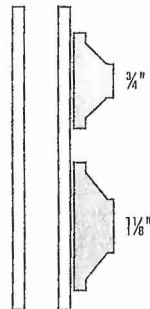


Grilles Between-the-Glass

Aluminum grilles are permanently installed between the panes during manufacturing, providing the beauty of grilles with the quick cleaning of a smooth glass surface. Available in two widths and an array of colors.



REMOVABLE



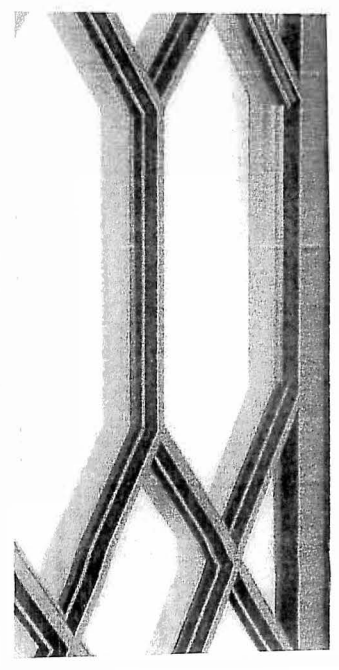
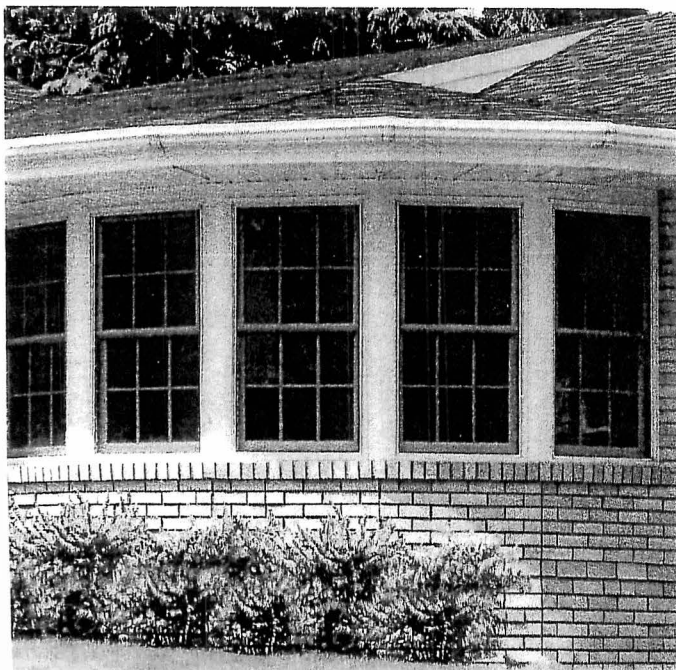
Interior Wood Grilles

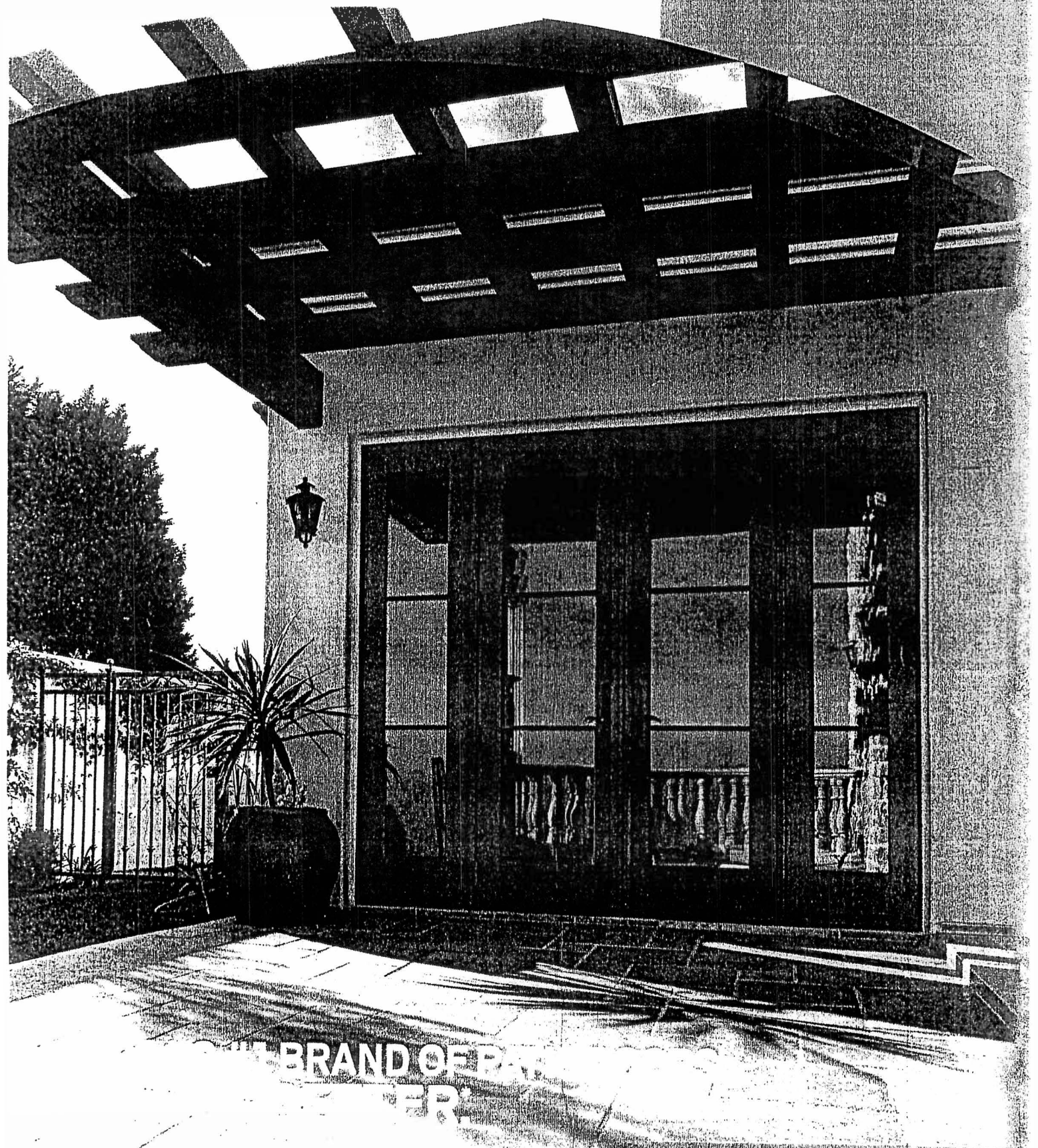
Made of hardwood, these grilles snap into clips on the interior of the sash and can be easily removed to make glass cleaning a breeze. Available in two widths.

Home
Exterior

Home
Interior

Between
Glass





THE BRAND OF PATIO DOORS
THAT'S BEEN HERE

ADDRESS OF PROJECT: Wood Fence and Wall plus water drain (on the Side and Rear Yards).

TAX MAP AND PARCEL: 080.03-05-10 ZONING: RM/Residential

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: Robert de Beck

Address: 802 Green Street

City: Alexandria State: VA Zip: 22314

Phone: 571-384-4944 E-mail: robdebeck@aol.com

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☒ Landscape Designer

Name: Mike Balog c/o Community Landscaping L.L.C. Phone: 703-899-5487

E-mail: mjbalog@gmail.com (or) communitylandscaping@gmail.com

Legal Property Owner:

Name: Robert J de Beck and Elizabeth S Lee

Address: 802 Green Street

City: Alexandria State: VA Zip: 22314

Phone: 571-384-4944 E-mail: robdebeck@mac.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.*
- | | | | |
|--|--|---|-----------------------------------|
| <input type="checkbox"/> awning | <input checked="" 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 checked="" type="checkbox"/> other <u>outgoing water drain underground throughout the wood wall</u> | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

SEE ATTACHMENTS.

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.*

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |

Application Package
 BAR2017-00131
 802 Green Street
 4/7/2017

PROJECT: Wood Fence and Timber Wall including water drain (on the Side and Rear Yards)

We removed old existing timbers and fence and prepared yard for new timber walls and fence installation. The wall along the left side of Alley walkway is removed and replaced with new pressure treated timbers. The wall is set back about 12 inches (one foot) from the walkway (sidewalk) and extended the edge of where the new fence goes. Space along the walkway is leveled with the walkway. Gravel stone is added to the area between wall and walkway. The wall underneath the fence is replaced and extended to a 90 degree angle. Both walls along left side is about 2 feet or under.

The fence is replaced and changed to a 90 degree angle. New wall is about 2 feet or under at the corner then tier down to just under fence 1 or 2 timbers high (area across the east side of the Rear Yard area).

Trash can storage area to left of steps will be reconfigured to be level with the Ally walkway or sidewalk in nearest future after the existing timbers was removed and installed two separate walls directly under shed. Walls is 2 feet or under. Space between timber walls is 12 inches to 18 inches. Either Gravel stone or bricks will be set under trash can storage area.

In the Rear Yard area (besides a shed), a "Y" format drain installed with two separate pipes draining into one pipe that is buried within property and daylight at the east side of fence and timber wall. Water drains into the lawn at the east side of timber wall. We dig around the roots of the Japanese Maple Tree to get pipe through.

In the near future, new timber wall in the Side Yard area will be added under the shrubs and a Purple Plum tree including mulch from new existing timber wall and beyond the Holly tree, and under that tree – and around that tree in the Front Yard area (to and end nearby a gateway door). From the existing wall to new wall will be leveled at 2 feet and less than 2 feet in the Side Yard area. The Washington Gas pipe is marked and still underground nearby the timber wall and new existing fence at the end beside one of the shrubs in the Side Yard area. We still do not know how deep the gas pipe is buried underground. The gas pipeline goes from the South Columbus St to the side of our house.

HISTORY: Bar Cases

We have a certificate of appropriateness for a black metal railing adjacent to the lower steps leading up to our front door – 802 Green St on May 7, 2008 (BAR Case #2007-0270). And, also we have a certificate of appropriateness for fence installation. We installed a new 3 ft. 6 inches (3'6") high wood picket fence (as a party line between 802 and 804) along the west side property line in the front yard area at 802 Green St on June 15, 2011 (BAR Case # 2011-0123).

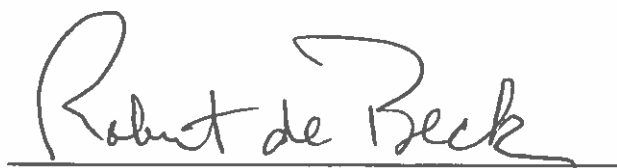
In 2001, Mr. Michael McCreddie, a former owner of the 802 Green St, applied for wood fence and waiver of the vision clearance requirement. Unfortunately, he did not have a certificate of appropriateness for 6 ft. high fence on the property. He had approval of the waiver of the vision clearance requirement and high front yard fence on his applications (BAR Case #2001-0013 and BAR Case #2000-0254). His description on the application was not clear to the BAR.

Mr. McCreadie's old 6 feet high wooden picket fence had been installed in the side yard area (on the middle of our property between the South Columbus Street public sidewalk and the end-unit row house) and in the rear yard area along the "alley" walkway by the brick wall. His wooden wall in the Rear Yard area encroached a foot into the "alley" walkway, which it is the city property line. Last year I corrected the encroachment when installing the new timber wall, thus bringing the timber wall into compliance with City regulations. For water drainage purposes, I removed an old perforated drain pipe was installed openly in the Rear Yard at the edge of brick wall and underground from the downspout by the brick wall for many years. I removed another three feet old perforated drain pipe with a broken old French Drain pot underground from the second downspout at the right side of house/fireplace-chimney inside the Rear Yard. For my new replacement of the old pipes, I installed two separate 6 feet long perforated pipes that connected to a new "Y" format drain pipe and then connected to the other perforated pipe about 12 feet long which is buried underground through the timber wall onto the lawn in Rear Yard area at the east side. The two pipes from downspouts drain into one pipe that is buried within property and daylight under the fence at the east side timber wall in Rear Yard area. Gravel stone is added to area between wall and "Alley" walkway for weather dry purposes.

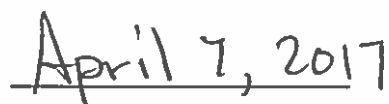
After 2005, Elizabeth Lee and I become the new owners of 802 Green St. We all concerned about privacy. Our property has a gradual slope (downslope) on the side of our home. There are multiple story apartment buildings (Clayborne "Boutique" and Gunston Hall) on South Columbus St in between Green Street. That is why we want a privacy fence to be able to enjoy our yard.

We found McCreadie's applications and realized it had not been corrected by the BAR, although, it had been approved by the BAR. We know the corrections should reflect that his high yard fence was installed in the middle of the "sun-up" Side Yard "EAST" instead of stating it was installed in THE FRONT YARD "NORTH" - and in the REAR YARD "SOUTH" area. A wood "Gateway" door (two posts height about 53 inches and door about 37 inches time 38 inches) was installed between the Holly trees on the line of the Front and Side yards.

About a year ago our next-door neighbor and we had severe problems with the water in the "alley" walkway that was draining from the downspouts in our neighborhoods. The muddy water does not dry up in the "alley" walkway between the wooden fences and brick fences. It spills over onto the public sidewalk making a mess. It ices-up and freezes during the winters. There are many yellow jacket bees and wasps attracted to this water and mud during the summers. We could see the problems with the fences and downspouts along the "alley" walkway. We decided to do something to solve these problems. I hired a consultant named Mike Balog in late December 2014 to help us with eliminating above described issues.



Robert de Beck



DATE

Description of window and patio door replacement.

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

On Front, Side, and Back of Residence 1st and 2nd Floor, remove existing 14 double hung windows and 1 three panel patio door and replace with 14 new Andersen Fibrex Double hung windows and 1 three panel Andersen Patio door all colonial style Muntins to match existing 6/6 and 4/4 configuration and colonial profile . Patio Door muntins are colonial 3/5

SUBMITTAL REQUIREMENTS:

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

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

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

Please read and check that you have read and understand the following items:

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board or BAR Staff acting on behalf of the Board based on such information may be invalidated. The undersigned also hereby authorizes the City Staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: Charlotte Quigley

Date: 03/07/2017

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: Robert de Beck

Printed Name: Robert de Beck

Date: 4/7/2017

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. Robert de Beck and Elizabeth Lee	802 Green Street	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. Robert de Beck and Elizabeth Lee	802 Green Street	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.

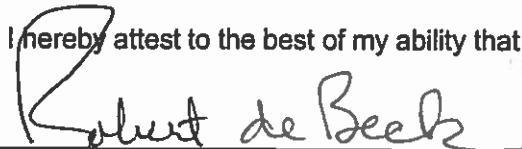
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A	N/A	N/A
2.		
3.		

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.

4/7/2017
Date

Robert de Beck
Printed Name


Signature

Application Package

BAR2017-00131

802 Green Street

4/7/2017