

Docket Item # 4
BAR CASE # 2017-00460

BAR Meeting
January 3, 2018

ISSUE: Alterations

APPLICANT: Judson Lantz

LOCATION: 1107 Powhatan Street

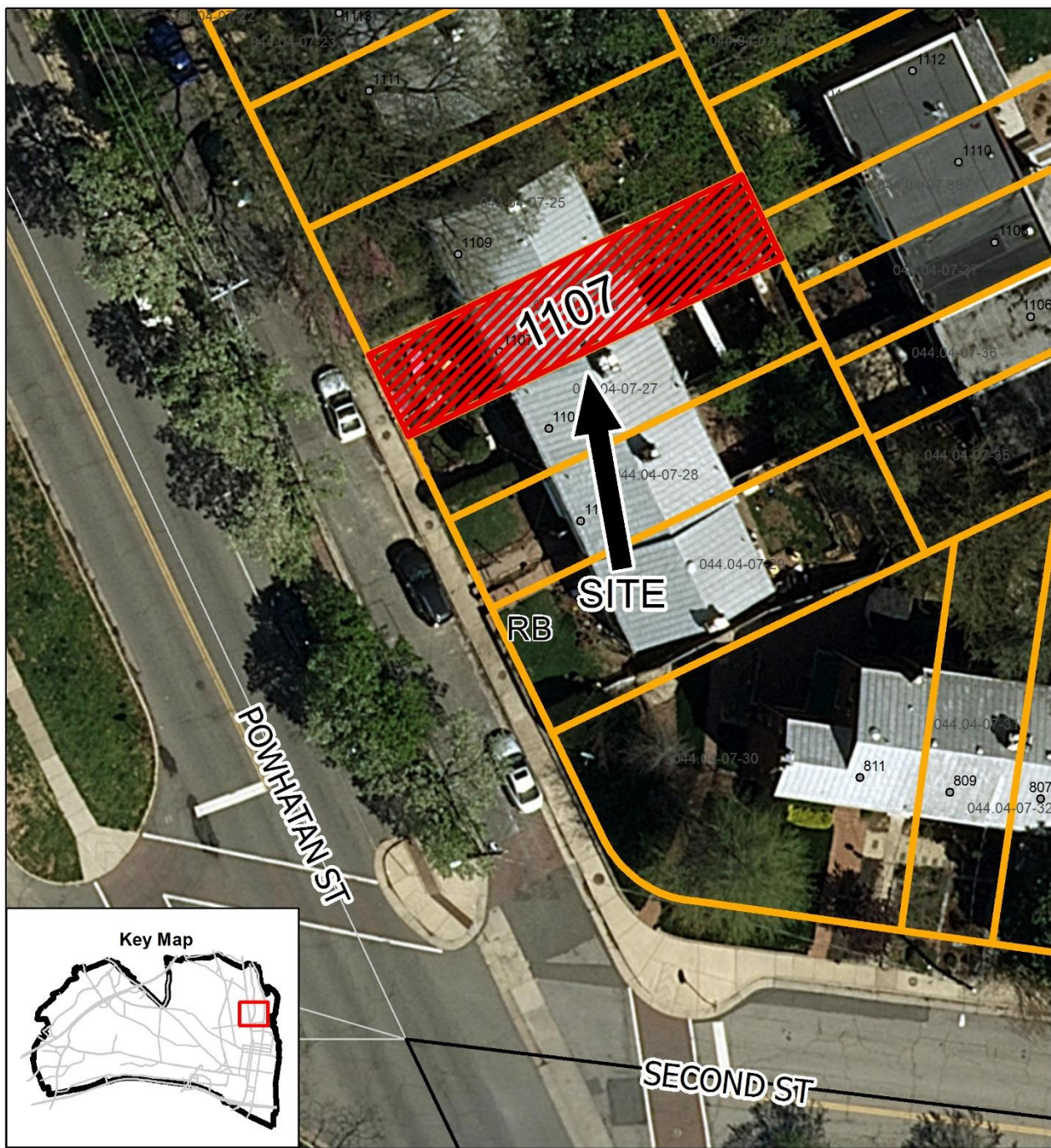
ZONE: RB / Residential

STAFF RECOMMENDATION

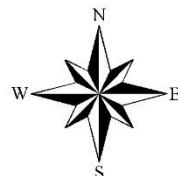
Staff recommends approval of new composite replacement windows on the front elevation with the condition that the replacement windows are consistent with the adopted Window Policy.

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.



BAR2017-00460
1107 Powhatan Street

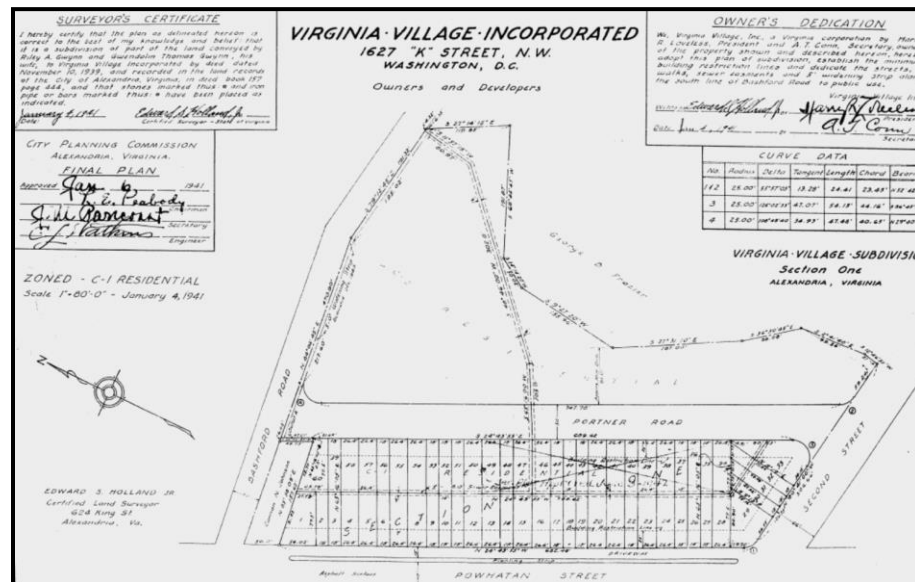


I. ISSUE

The applicant is requesting approval for five Marvin, double pane, SDL, wood-Ultrex, full frame window replacement. These are wood composite windows. The new windows will match the configuration of the current windows: on the second floor six-over-six double-hung windows and on the first floor a 28-light bay window.

II. HISTORY

1107 Powhatan Street is a two-story, Colonial Revival townhouse constructed as part of the Virginia Village development, consisting of 62 houses facing Powhatan and Portner streets in c1941.



1941 Site Plan: Virginia Village

Only 1101, 1103, 1105 and 1107 Powhatan Street are within the boundaries of the Old and Historic Alexandria District as they are within 500' of the George Washington Memorial Parkway. Their inclusion within the OHAD is primarily to regulate alterations and changes which could affect the memorial character of the Parkway and/or its associated environmental setting/landscape or impair the character of the historic district as a whole, and not for their individual architectural, cultural or historic significance. The OHAD boundary passes through the subject building and so the BAR's practice is to review the entire building if a portion of the building is located within the OHAD boundaries.

Prior BAR Approvals

1101 Powhatan

BAR2011-0336

Admin Approval: Wood Operable Shutters

1103 Powhatan

BAR2013-0181

BAR approved 6/1 Fibrex Windows

BAR2015-0304

BAR approved painting existing unpainted masonry

1105 Powhatan

BAR2010-0304
BAR2012-0059

Admin Approval: Wood Window Replacement SDL 7/8" Muntin
Admin Approval: HardiePlank Replacement

1107 Powhatan

BAR2010-0347

BAR2012-0058
BAR2013-0319

Admin Approval: Wood Window Replacement SDL 7/8" Muntin
Wood Six-Panel Door Replacement
Admin Approval: HardiePlank Replacement
Admin Approval: Removal and replacement of bay windows with SDL
wood window

III. ANALYSIS

With respect to modern window materials, the *Window Policy* states: "High quality, appropriately detailed aluminum clad wood, wood composite, or fiberglass replacement windows may be used on buildings constructed after **1965**, when these windows became commercially available." Since 1107 Powhatan was constructed c1941 staff cannot administratively approve the proposed wood composite windows.

The BAR approved wood composite windows at the neighboring property, 1103 Powhatan, in 2012 (BAR #2012-00399). The Board concurred at the time with Staff's findings that the subject building primarily served as a background building to the George Washington Memorial Parkway and overall historic district. They found the use of stylistically appropriate, high quality modern materials to be appropriate for this c1940s townhouse and consistent with the *Design Guidelines*. Additionally, they noted that these townhouses had a generous set back from the street.

Using the above criteria as a guide for evaluation, Staff finds that the wood composite windows are, in concept, acceptable on this particular c1940s building. The proposed material (wood-Ultrex) has been approved by the Board for modern buildings and additions, as well as other buildings within the district which lack significant architectural merit. In addition, there is no obvious stylistic or geographic demarcation of the district boundaries on this particular street, and very similar dwellings outside the District immediately to the west will be able to replace windows on their properties using any material they wish. Finally, unlike most townhouses in Old Town which abut the sidewalk, these buildings are set back from the street behind a service drive and front yard where the windows are not subject to close scrutiny by the public. There will be no impact on the memorial character of the Parkway and the proposal is compatible with the district as a whole. Therefore, Staff suggests that this building is an appropriate application for this modern material.

Staff finds the current proposal at 1107 Powhatan to be similar to 1103 Powhatan and recommends Board approval for the wood composite windows, provided all other performance specifications outlined in the *Window Policy* are met.

STAFF

Jennifer Rowan, Urban Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Zoning Comments

C-1 Proposed work complies with zoning.

Code Administration

No comments.

Transportation and Environmental Services

R1.The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R2.Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R3.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)

F1.Previously reviewed under [BAR2010-00347, BAR2012-00058, BAR2013-00319] (T&ES)

F2. 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)

C1.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)

C2.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)

C3.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)

C4.All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C5.Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2)

(T&ES)

C6. 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)

IV. ATTACHMENTS

1 – Application for BAR 2017-00460: 1107 Powhatan

2 – Supplemental Materials

ADDRESS OF PROJECT: 1107 POWHATAN STTAX MAP AND PARCEL: 44.04 Block 7 Parcel 26 ZONING: RBAPPLICATION 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: JUDSON LANTZAddress: 1107 POWHATAN STCity: ALEXANDRIA State: VA Zip: 22314Phone: 800 514 6295 E-mail: JUDSON.LANTZ@GMAIL.COMAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: JUDSON LANTZAddress: 1107 POWHATAN STCity: ALEXANDRIA State: VA Zip: 22314Phone: 800 514 6295 E-mail: JUDSON.LANTZ@GMAIL.COM

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

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

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

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <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 _____ | | | |
- ☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

REPLACE 5 EXTERIOR WINDOW WITH MALVIN, WOOD-ULTRAX, SDL,
 DOUBLE PANE WINDOWS to MATCH EXISTING WINDOWS.

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 be approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" 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.

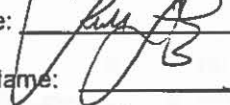
- N/A
- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC 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 fol*

- ☒ 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: Judson Lane

Date: 11/27/2017

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

Application Materials
BAR2017-00460
1107 Powhatan
Date Routed: 12.13.2017:

1. Applicant. State the name, address and percent of ownership or 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 three 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. JUDSON LANE	1107 POWHATAN 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 three 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. JUDSON LANE	1107 POWHATAN ST	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. JUDSON LANE	NONE	NONE
2.		
3.		

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

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

11/27/2017 JUDSON LANE 
Date Printed Name Signature

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: 4		TOTAL UNIT QTY: 7		
LINE	MARK UNIT	BRAND	ITEM	QTY
1	front box bay	Integrity	Wood-Ultrex Rectangle RO 14" X 62 1/2" Entered as FS 13" X 62"	2
2		Integrity	Wood-Ultrex Rectangle RO 83 1/2" X 63 1/2" Entered as FS 82 1/2" X 63"	1
3	2nd floor front BR	Integrity	Wood-Ultrex Traditional Double Hung RO 37" X 48 1/2" Entered as FS 36" X 48"	3
4	2nd floor bath	Integrity	Wood-Ultrex Casement RO 26 5/8" X 39 1/2" Entered as FS 25 5/8" X 39"	1

Attachment 2

LINE ITEM QUOTES

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

Line #1	Mark Unit: front box bay			
Qty: 2				



As
Viewed
From The
Exterior

Entered As: FS

MO 13 1/2" X 62 1/4"

FS 13" X 62"

RO 14" X 62 1/2"

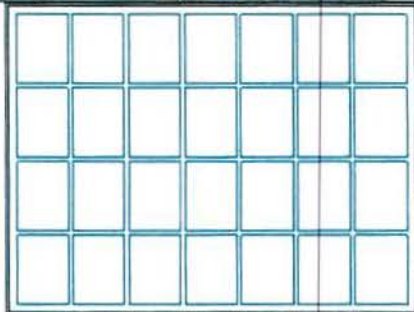
Egress Information

No Egress Information available.

Stone White Exterior
 White Interior
 Integrity Rectangle
 Wood-Ultrex
 Frame Size 13" X 62"
 Rough Opening 14" X 62 1/2"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular - Special Cut 1W4H
 Stone White Ext - White Int
 Additional Mull Info: Stand Alone
 4 9/16" Jambs
 Nailing Fin TDH/TGL/DR Frame

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Line #2	Mark Unit:			
Qty: 1				



As Viewed From The Exterior

Entered As: FS

MO 83" X 63 1/4"

FS 82 1/2" X 63"

RO 83 1/2" X 63 1/2"

Egress Information

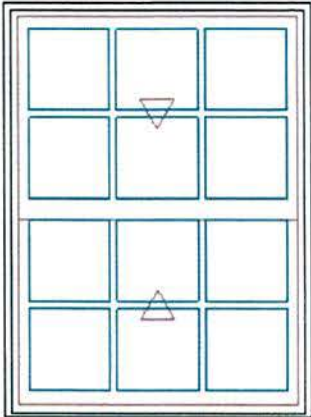
No Egress Information available.

Stone White Exterior
 White Interior
 Integrity Rectangle
 Wood-Ultrex
 Frame Size 82 1/2" X 63"
 Rough Opening 83 1/2" X 63 1/2"
 IG
 Tempered Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular - Special Cut 7W4H
 Stone White Ext - White Int
 Additional Mull Info: Stand Alone
 4 9/16" Jambs
 Nailing Fin TDH/TGL/DR Frame

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Line #3	Mark Unit: 2nd floor front BR			
Qty: 3				

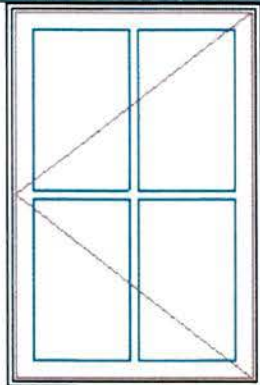
Attachment 2



As Viewed From The Exterior
Entered As: FS
MO 36 1/2" X 48 1/4"
FS 36" X 48"
RO 37" X 48 1/2"
Egress Information
Width: 32 7/8" Height: 19 3/32"
Net Clear Opening: 4.36 SqFt

Stone White Exterior
White Interior
Integrity Traditional Double Hung
Wood-Ultrex
Frame Size 36" X 48"
Rough Opening 37" X 48 1/2"
Top Sash
IG
Low E2 w/Argon
7/8" SDL - With Spacer Bar
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
IG
Low E2 w/Argon
7/8" SDL - With Spacer Bar
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
4 9/16" Jamb
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Line #4	Mark Unit: 2nd floor bath			
Qty: 1				



As Viewed From The Exterior
Entered As: FS
MO 26 1/8" X 39 1/4"
FS 25 5/8" X 39"
RO 26 5/8" X 39 1/2"
Egress Information
Width: 16 55/64" Height: 34 19/32"
Net Clear Opening: 4.05 SqFt

Stone White Exterior
White Interior
Integrity Casement - Left Hand
Wood-Ultrex
Frame Size 25 5/8" X 39"
Rough Opening 26 5/8" X 39 1/2"
IG
Low E2 w/Argon
7/8" SDL - With Spacer Bar
Rectangular - Special Cut 2W2H
Stone White Ext - White Int
White Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround
4 9/16" Jamb
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

1107 Powhatan Street



