

ISSUE: Certificate of Appropriateness for alterations (after-the-fact)

APPLICANT: Joseph Goyette

LOCATION: Parker-Gray District
502 North Alfred Street

ZONE: RM/Townhouse zone

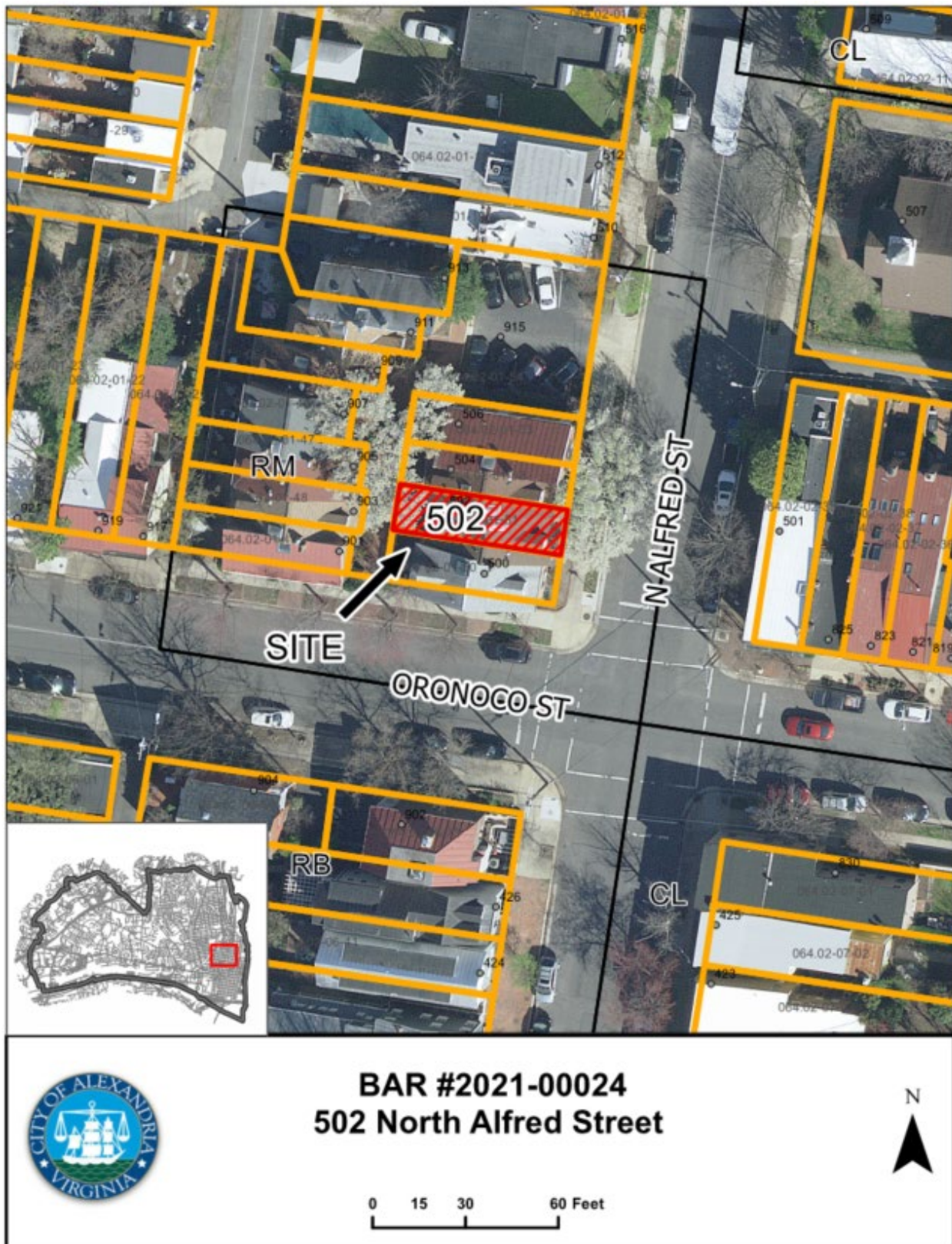
STAFF RECOMMENDATION

Staff recommends approval of the request for an after-the fact Certificate of Appropriateness for the replacement of existing wood windows with vinyl windows with the following condition:

1. The vinyl windows that have been installed on the North Alfred Street facing elevation be replaced with windows that meet the requirements of the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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 Department of 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.



I. APPLICANT'S PROPOSAL

The applicant is requesting an after-the-fact Certificate of Appropriateness for the replacement of the original wood windows with white vinyl windows.

Site context

The property is part of The Carriage Works development at the northeast corner of North Alfred Street and Oronoco Street in the Parker Gray Historic District. This is a mews development with the main entries for each of the townhomes located off of a central courtyard with access from the 900 block of Oronoco Street. The subject property is the second townhome from the corner along North Alfred Street. As such, the front elevation facing the interior courtyard is minimally visible from Oronoco Street and the rear elevation is fully visible from North Alfred Street (Figure 1).



Figure 1: View of property from North Alfred Street and Oronoco Streets

II. HISTORY

According to City property sales data this and other properties in this development were first sold in 1980-1981. This places the original construction of this property at approximately 1980. Given the modern construction materials and interior courtyard organization of the development this time frame appears to be correct. Per the Parker Gray Residential Reference Guide, this property is considered a Later building.

Staff has found no previous BAR approvals associated with this property.

III. ANALYSIS

Certificate of Appropriateness

On December 3, 2020 in response to a complaint, an inspector from the Department of Planning and Zoning visited the property at 502 North Alfred Street and observed that the original windows and storm windows had been removed from the house and the installation of new vinyl windows had begun (Figure 2). The inspector notified the contractor performing the window replacement of the requirements of the historic district. A letter of violation was sent to the owner on December 10, 2020. This after-the-fact submission is for an approval of the installed vinyl windows.



Figure 2: Photographs showing installation of vinyl windows

The *Design Guidelines* say that “Windows are a principal character defining feature of a building and serve both functional and aesthetic purposes. The type, size, location, and trim of windows are a defining element of a building’s style and changes to them can have a dramatic impact on the historic appearance of a structure.” In this case, the applicant has replaced the original 1 over 1 wood windows with vinyl windows of a similar lite configuration, maintaining the original configuration.

The use of vinyl windows is discouraged by the *Design Guidelines* in the historic district. The Adopted Parker Gray Design Guidelines for Windows specifically states that in Post-1931 buildings where windows are located less than 15 feet from the front property line, Staff may

administratively approve window replacement with one of the conditions being that vinyl windows may not be approved. In Post-1931 buildings, there is no Certificate of Appropriateness required for the replacement of windows on side and rear (non-street facing) elevations. The guidelines go on to state that “vinyl windows... except in certain locations on buildings or additions constructed post-1931” are discouraged. While this building is Post-1931 and is considered to be a Later building, the street facing elevation is not one of the “certain locations” where vinyl windows are typically approved.

In the years since the publication of the *Design Guidelines* there have been numerous advances in window technology and the Board has entertained a variety of window types for use in the historic district. Vinyl windows have consistently been determined to be inappropriate for a number of reasons. Because of their construction they are not able to effectively appear similar to the windows historically used on houses in the historic district. In addition, the material used in vinyl windows expands and contracts with temperature variations. This leads to cracks and gaps in joints along with discoloration that further indicate this as a modern material that is not compatible with historic fabric.

This application is for after-the-fact approval of the installation of white vinyl windows on the street facing and interior courtyard facing elevations. As noted above, the Adopted Parker Gray Design Guidelines for Windows specifically notes that no Certificate of Appropriateness is required for the west, interior courtyard facing elevation. However, the white vinyl windows on the street facing elevation are inappropriate and should be replaced (Figure 3).



Figure 3: East elevation of property before (left) and after (right) window replacement

In summary, staff recommends approval of the request for an after-the fact Certificate of Appropriateness for the application with the following observation:

1. The use of vinyl windows on an historic property is specifically discouraged by the *Parker Gray Design Guidelines for Windows*, the windows on the east, North Alfred Street-facing elevation should be replaced with appropriate windows that meet the requirements of the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

STAFF

Bill Conkey, AIA Historic Preservation Architect, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 The proposed window replacement complies with zoning.

Code Administration

C-1 A building permit and plan review are required prior to the start of construction.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (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)

- 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)

Alexandria Archaeology

- F-1 No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 502 N. Alfred St.

DISTRICT: ☐ Old & Historic Alexandria ☒ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 064.02-01-51 (Lot 9) ZONING: RM

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Joseph Goyette

Address: 502 N. Alfred St.

City: Alexandria State: VA Zip: 22314

Phone: 7035858638 E-mail: jjg1872@aol.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Joseph Goyette

Address: 502 N. Alfred St.

City: Alexandria State: VA Zip: 22314

Phone: 7035858638 E-mail: jjg1872@aol.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).*

Replacement windows were installed on my 1978-era townhouse located in the
Parker-Gray neighborhood of Alexandria. The windows are the same size/style as the
original windows however, the material is vinyl vs. wood. The owner was unaware that
vinyl windows would be an issue and would require a BAR review.

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.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☒ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☐ ☒ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☐ ☒ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☐ ☒ Description of the reason for demolition/encapsulation.
- ☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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 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: Joseph GoyetteDate: 5 Jan 2021

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 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. JOSEPH GOYETTE	502 N. ALFRED ST. ALEXANDRIA, VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 502 N. ALFRED ST. ALEX. VA 22314 (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. JOSEPH GOYETTE	502 N. ALFRED ST. ALEXANDRIA, VA 22314	100%
2.		
3.		

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


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

9 FEB 2021
Date

JOSEPH GOYETTE
Printed Name


Signature

From: Lindsey Knowles lknowles@amvirginia.com
Subject: RE: Carriage Works - Window Replacement (502 N. Alfred St. Alexandria, VA 22314)
Date: January 15, 2021 at 2:23 PM
To: Joseph Goyette jjg1872@aol.com

Joseph,

The board has approved your window replacement in the same style as what originally was installed in vinyl.

If the county has any questions on the HOA side , Please have them reach out to me.

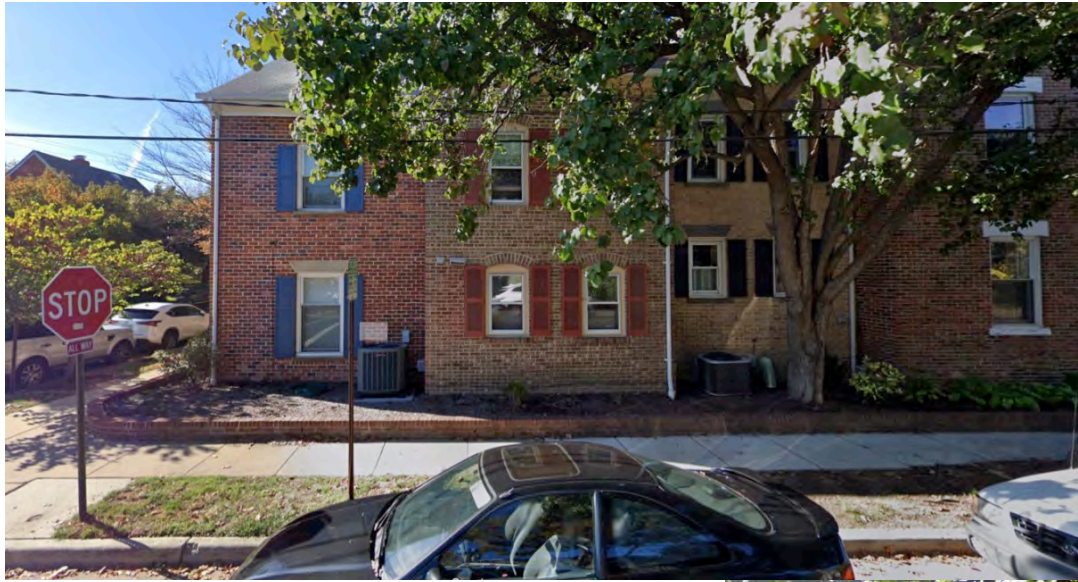
Thank you

Lindsey Knowles
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Manassas, VA 20109
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502 N. Alfred St.
Post-Window Replacement (18 Dec 2020)
(View from N. Alfred St.)



502 N. Alfred St.
Pre-Window Replacement
View from N. Alfred St. (ref. Google Street View)



415 N. Alfred St. (similar material installation)

