

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

APPLICANT: Stephan Heidenhain

LOCATION: Old and Historic Alexandria District
712 South Alfred Street

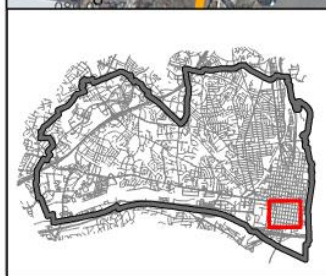
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations, as submitted, with the recommendation that any future replacement windows be of a material other than vinyl.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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 requests an after-the-fact Certificate of Appropriateness for the 2019 replacement of windows on the west/primary elevation.

Certificate of Appropriateness

The applicant requests approval for the replacement of one picture window on the first floor and two double hung windows on the second floor of the primary/west elevation.

II. HISTORY

712 South Alfred Street is a two story, two bay brick attached rowhouse constructed in 1941/42; it is therefore considered a LATE building. The brick clad cinderblock rowhouses with steel casement windows were built in a minimalist modern style as part of the Patrick Henry Homes development, consisting of approximately 53 homes on the 700 block of South Patrick, South Alfred, and South Columbus, and the 800 and 900 blocks of Jefferson Street. The "new brick homes" were advertised for sale in the *Alexandria Gazette* on June 16, 1942 and were part of a massive expansion of Alexandria's housing stock in the years leading up to and during World War II.

Like many early 20th century housing developments in Alexandria, Patrick Henry Homes was developed as the result of a severe housing crunch. Population in the region expanded significantly, and a housing shortage led to an increase in residential construction, even in the middle of World War II. According to a December 1939 article in the *Alexandria Gazette*, the city's population had increased to 36,000 from a 1930 total of 24,000, yet between 1934 and 1939 less than 2,000 homes had been built.¹ In the 1940s, therefore, developers built mass-produced homes rapidly and economically, to provide housing for as many people as possible in the shortest time possible. One indicator of how inexpensively these were built is the fact that these buildings are constructed of cinder block; the brick is a veneer only.

Previous BAR Approvals

The BAR approved BAR2006-00139 & BAR2006-00140 on July 19, 2006: partial demolition/capsulation of the rear/east elevation to convert an existing window to French-style doors, convert an existing door to a new window, remove brick and concrete stairs, and add a new rear deck.

III. ANALYSIS

Today, the houses appear much as they did when constructed, although nearly all have had the original steel casement windows replaced. The lack of overall architectural ornament and detailing, taken with the simple appearance, was an intentional architectural characteristic to express the modernity of the buildings. Of course, it also served to lower the costs of construction; as noted above, such economies were essential to the effort to provide as much

¹ "Statistics Released by Mrs. Harper," *Alexandria Gazette*, 14 December 1939.

affordable housing as possible as quickly as possible. These simple rowhouses feature little architectural detailing and serve as background buildings to the more historic structures in the city. The Colonial Revival style doorways are the only decorative element on the Patrick Henry Homes; the developer utilized this element to inexpensively blend the community in with the older parts of the city. Simple homes like these are scattered throughout both historic districts, generally on the fringes of the city. For example, the 400 block of North Fayette Street, built in 1941 in the Parker Gray District, looks very similar to the 700 block of South Alfred Street, although it has a slightly different window fenestration pattern and some decorative brick patterning. See Figures 1 & 2.



Figure 1: 700 block of South Alfred (712 second from left)



Figure 2: 400 block of North Fayette

Per the *Design Guidelines*, windows are a principal character defining feature of a building and the size, location, type, and trim of windows are defining elements of historic architectural styles. As originally constructed, the steel casement windows set flush with the wall surface in the unadorned punched openings of the Patrick Henry Homes expressed ideals drawn from the International Style. Permit #3335 for Block 2 of the Patrick Henry Homes (Figure 3) depicts the design for the original steel casement windows. 712 South Alfred Street is Lot 2 of Block 2, second from the left in Figure 3.

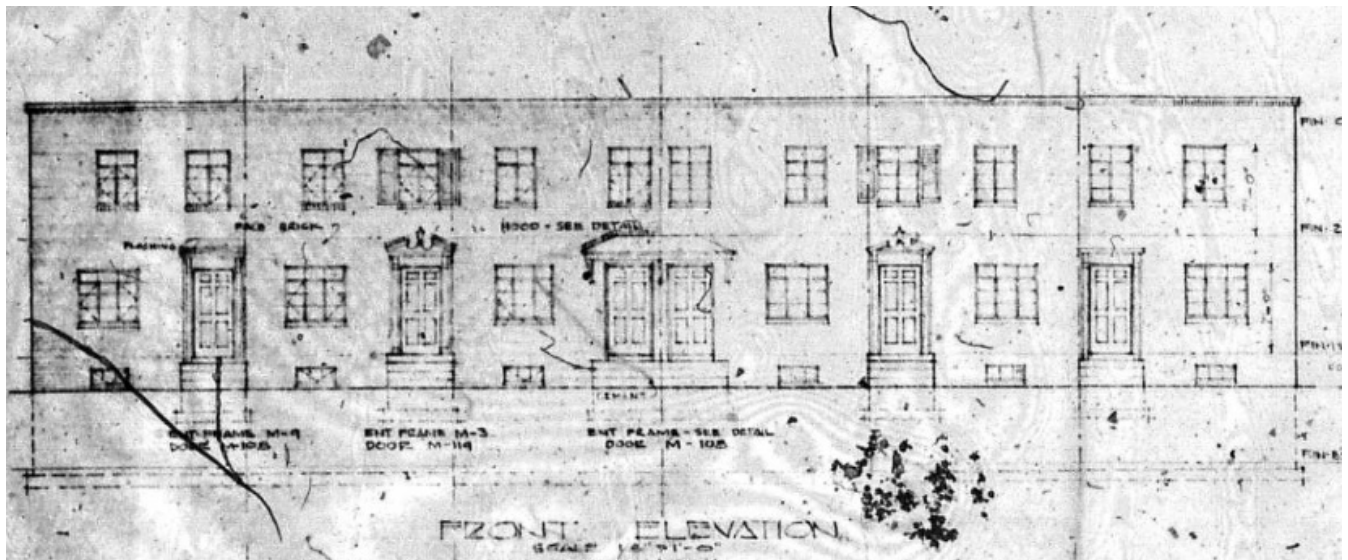


Figure 3: Patrick Henry Homes Block 2 front elevation, Permit #3335. 712 South Alfred second from left.

The applicant installed new windows on the primary/west elevation two years ago. See Figure 4. The windows retain their character-defining punched openings, size, location, and lack of window trim. The only change is the type of window, which was changed decades ago when the steel casements were removed. While the new windows comply with glazing specifications, they are vinyl. The *Design Guidelines* for the Old and Historic District **discourage** vinyl windows but do not deem them inappropriate. In the Parker Gray District, character defining features for LATE buildings, such as those in the 400 block of North Fayette Street, are the punched windows and doors, not the materials. While staff does not want to encourage vinyl, staff recognizes that an identical home in Parker Gray would be permitted to have vinyl windows if the façade is at least 15' from the front property line. The windows of 712 South Alfred Street are 27' back from the property line. However, the material used in vinyl windows expands and contracts with temperature variations. This leads to cracks and gaps in joints, structural integrity, and air infiltration, as well as discoloration over time. Staff therefore recommends that any future replacement windows be of a material other than vinyl.



Figure 4: Primary/west elevation of 712 South Alfred

According to the *Design Guidelines*, “New and replacement windows should be appropriate to the historic period of the architectural style of the building.” Although not the original window configuration, staff finds the one-over-one window configuration on the second level and the picture window on the first level appropriate to the 1940s architectural style. Note that the windows in the 400 block of North Fayette Street are also one-over-one. Simple punched windows without surrounds or decorative details are hallmarks of the International Style and are a character - defining feature of the Patrick Henry Homes. The one-over-one second story windows and the large picture window contribute to the simple stripped look and are therefore appropriate for this time period. Staff has found numerous homes in this community with similar window configurations. Although the original windows were steel casements, staff believes that only two houses in the subdivision, at 727 South Alfred Street and 809 Jefferson Street, retain the original windows.

For a property closer to this address than those in the Parker Gray district, the Board approved casement windows without muntins at 333 Green Street in the Yates Garden community in a 5-1 vote at the October 20, 2010 hearing (BAR2010-0284). Board members supporting the window change noted that the windows to be replaced were themselves replacements and “no original fabric or material with a high degree of craftsmanship would be lost.” One member “agreed that the present application was in contradiction to the proposed window policy but that the reason the Board existed was to make these unique value determinations.” Additionally, the “building massing and the original wall openings were being preserved, so the original building would still be visually compatible with its neighbors.” They also indicated that “the Board’s views are not

static, and opinions of Modernism have changed.” They felt that the new windows represented “an honest expression of the time, while the 1952 phony colonial original house was an imitation of an earlier period.” The windows at 721 South Alfred Street can be viewed through a similar lens. The windows being replaced are themselves replacements and the proposed windows represent an honest expression of the time. No historic fabric will be lost, and the building will continue to be compatible with its neighbors.



Figure 5: 333 Green Street, windows approved by the BAR 10/20/10

With the condition that any future replacement windows be of a material other than vinyl, staff recommends approval of the project. Staff also recommends that the Board consider applying Design Guidelines similar to those in the Parker Gray Residential Reference Guide for the Patrick Henry Homes community.

STAFF

Susan Hellman, Historic Preservation Planner, 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 new windows comply 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 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: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

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

☐ CERTIFICATE OF APPROPRIATENESS

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

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

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

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

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail : _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: same as above _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- | | | |
|------------------------------|-----------------------------|--|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the homeowner's association approved the proposed alterations? |

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

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

- ☐ NEW CONSTRUCTION

☐ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning

☐ fence, gate or garden wall

☐ HVAC equipment

☐ shutters

☐ doors

☐ windows

☐ siding

☐ shed

☐ lighting

☐ pergola/trellis

☐ painting unpainted masonry

☐ other _____

☐ ADDITION

☐ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

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

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 or 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: Stephan Heidenhain

Printed Name: _____

Date: _____

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. _____		
2. same information in section 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.		
2.		
3.		

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

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

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

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

_____	_____	<u>Stephan Heidenhain</u>
Date	Printed Name	Signature



712



ORDER ACKNOWLEDGEMENT

INVOICE INFORMATION

JMW Construction
9508 Sailcloth pl
Burke, VA 22015
PH: (703) 477-1944

SHIPPING INFORMATION

JMW Construction
9508 Sailcloth pl
Burke, VA 22015

SHIP VIA: Pickup

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS
102171	4/2/2019		712 S Alfred		COD
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	BRONZE SERIES DOUBLE HUNG REPLACEMENT EXACT MAKE SIZE HEADER AND SILL EXTENSION WHITE STD LOWE NO GRID HALF SCREEN(S) ONE LOCK ONLY	2	34 3/4 W X 48 1/2 H		
2	BRONZE SERIES PICTURE WINDOW (FIXED) REPLACEMENT HEADER ONLY EXACT MAKE SIZE WHITE NO GRID STD LOWE	1	52 3/4 W X 48 1/2 H		
3	Surcharge of 3 % on Credit Card payments	1			
TOTALS:		4			
		SUBTOTAL:			
		SALES TAX/FEES			
		COLLECTED 6%:			
		TOTAL:			

COMMENT:

Orders that are not picked up beyond 30 days of completion will be invoiced, assessed a 5% monthly storage fee (min.\$15), and will be considered abandoned after 90 days

Our production lead time is extended because of COVID-19 impacts. We ask that you place orders sooner and use our Web Center system. Our employees are producing your orders as quickly as possible to keep you on schedule

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VALUE PROPOSITION

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manufactured
in 5 days!**



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family owned for **over 40 years**

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100% 5-year coverage for
glass breakage

Good Housekeeping Seal

Made in USA Certified

RJT outstanding 2015 Quality and
Delivery Performance

Products manufactured as promised
99.3% of the time

Errors/remakes – less than 1%

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- Advanced Super Spacer technology
- Advanced PP weather-stripping protection against intrusion from draft, dirt, water leakage, and bugs ... saving your customer energy and dollars
- PVC vinyl with .065 and greater wall thickness creating air insulation pockets for maximum thermal performance
- Design pressure rating measuring the structural integrity of our window is tested to withstand over 100 MPH winds
- U value .32 meets state building codes. Low E allows maximum energy savings and protection against harmful UV rays destroying your home furnishings
- Maintenance free window with safety cleaning hardware
- Q-Ion compression seal in header is similar to the seal on your car door
- Extruded half insect screen
- Dual action Sweeping Cam Lock
- Sunshield PVC chemistry

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