

Docket Item # 2  
BAR CASE # 2012-0169

BAR Meeting  
June 20, 2012

**ISSUE:** Certificate of Appropriateness - Alterations (Window Replacement)

**APPLICANT:** Rose Asner LLC, by Richard Novak

**LOCATION:** 600 Montgomery Street

**ZONE:** CDX/Commercial

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**STAFF RECOMMENDATION:** Staff recommends approval of the Certificate of Appropriateness application, as submitted.

\*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.

\*\*BUILDING PERMIT NOTE: 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.



**CASE BAR2012-0169**



## **I. ISSUE**

The applicant is requesting a Certificate of Appropriateness to replace six existing windows on the second story at 600 Montgomery Street with simulated divided light, double-glazed aluminum-clad wood windows manufactured by Jeld-Wen. The six existing windows are single-glazed wood windows in configurations including single, fixed sash and 1/1 double-hung sash with exterior aluminum storm windows. This two-story commercial building is located at the southwest corner of Montgomery and North Saint Asaph Streets.

The windows on the building previously enclosed by brick will not be re-opened at this time.

## **II. HISTORY**

The brick two-story commercial Colonial Revival building was constructed **c1941** according to Sanborn Fire Insurance Maps and Real Estate Records as part of the war effort. The 1958 Sanborn Fire Insurance Map indicates that the building was occupied by the U.S. Government.

This building was included as part of the historic district boundaries in the 1984 expansion of the district.

### *Previous Approvals:*

Staff was not able to locate any prior BAR approvals for the subject property.

## **III. ANALYSIS**

The proposed alterations comply with the Zoning Ordinance.

Based on a site inspection, the existing windows on the building are replacement windows and would be considered “recent” windows by the Window Policy or have been enclosed by brick. While a couple of the existing second floor window sashes are 1/1 double-hung others are single-light fixed and all contain modern float glass.

This structure is located on the northern edge of the district, the last building within the district’s boundaries on Montgomery Street and this area was included in the district primarily to protect the memorial character of the GW Memorial Parkway. The neighborhood contains predominately late 20<sup>th</sup> century modern office buildings (see photos below.)



The Board’s adopted Window Policy for a mid-20<sup>th</sup> century building states that previously replaced “1/1 sash windows with modern float glass may be replaced with double-glazed painted wood windows on any façade.”

Regarding the use of double-glazed windows, the Window Policy states that “Double-glazed (insulated) and simulated divided light painted wood windows may be used throughout on buildings or additions constructed after 1930, when Thermopane insulated glass windows were invented.” As to aluminum-clad wood windows, the Window Policy states that “High quality, appropriately detailed aluminum-clad wood replacement windows may be used on buildings constructed after 1969...[they] may also be used on any 20<sup>th</sup>-century commercial building more than four stories in height and on multifamily projects with greater than four units.”

Staff finds that the Window Policy allows for a variety of options in this case and believes that this is the reason the Board reserved the ability to interpret the policy on a case-by-case basis. The Window Policy allows clad windows on any building *over* four stories in height, because of the challenges of regular painting and maintenance at this greater height, and this building is only two stories tall. However, the Window Policy also allows the use of aluminum-clad windows on any multi-family building constructed during the 20<sup>th</sup> century with more than four dwelling units.

This commercial structure is located on the northern edge of the district and occupies half of the block on North Saint Asaph Street. It is the last building within the district’s boundaries on Montgomery Street and is surrounded by modern, high-rise office buildings. Due to the building’s location and context, level of maintenance required for a commercial building of this size, and the fact that all of the building’s windows have already been extensively altered – the first floor windows are single light in a bronze aluminum frame -- Staff believes that, in this particular case, aluminum-clad wood windows are a suitable alternative to painted wood, particularly because the primary historic interest here is the view from the GW Parkway.

Although the owner is not currently proposing to install windows in all of the original second floor window openings, the proposed window replacement will begin to restore the building to its original appearance and Staff encourages the owner to complete this restoration using matching windows.

**STAFF**

Michele Oaks, 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

##### Code Administration

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.
- C-1 A building permit is required for this project. Five sets of *construction documents* that fully detail the construction shall be provided. If a design professional prepares drawings for the project the plans must bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.
- C-2 Alteration to a building/structure shall comply with the Uniform Statewide Building Code (USBC).
- C-3 The applicant shall provide window manufacturer specification, size of openings for each window as well as lintel/header size for windows if the openings in the existing structure need to be enlarged.

##### Transportation & Environmental Services

###### RECOMMENDATIONS

- 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. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

###### CODE REQUIREMENTS

- 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 If applicable; 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)

**V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application for BAR2012-00169 at 600 Montgomery St*



Wood Window NFRC Thermal Ratings

Information listed is for new products and is intended to be used for reference only, and is not complete. Depending on the components, accessories, and options, the actual rating could vary. Confirm ratings for specific products with your supplier or JELD-WEN sales representative.

Premium Síteline EX Windows and Doors										
SERIES	GLAZING	U-FACTOR	No Grids		5/8" Flat GBG, 23/32" Contoured GBG, SDL			1" Contoured GBG		
			SHGC	VT	U-FACTOR	SHGC	VT	U-FACTOR	SHGC	VT
Clad Awning	Clear	0.49	0.53	0.56	0.49	0.49	0.51	0.49	0.49	0.51
	Low-E 270	0.37	0.26	0.46	0.37	0.24	0.43	0.38	0.24	0.43
	Low-E 270 Argon	0.34	0.26	0.46	0.34	0.24	0.43	0.35	0.24	0.43
	Low-E EC	0.33	0.25	0.44	0.33	0.23	0.39	0.33	0.23	0.39
	Low-E EC Argon	0.30	0.25	0.44	0.30	0.23	0.39	0.31	0.23	0.39
	Low-E 366	0.36	0.20	0.44	0.36	0.18	0.40	0.37	0.18	0.40
	Low-E 366 Argon	0.33	0.19	0.44	0.33	0.18	0.40	0.34	0.18	0.40
	Triple Glaze Argon - 270, CI, CI	0.30	0.24	0.42	0.31	0.22	0.38	-	-	-
	Triple Glaze Argon - 270, CI, 180	0.27	0.23	0.41	0.28	0.21	0.37	-	-	-
Triple Glaze Argon - 180, CI, 180	0.28	0.38	0.46	0.28	0.35	0.41	-	-	-	
Clad Casement	Clear	0.49	0.54	0.56	0.49	0.49	0.51	0.49	0.49	0.51
	Low-E 270	0.37	0.26	0.48	0.37	0.24	0.43	0.38	0.24	0.43
	Low-E 270 Argon	0.34	0.26	0.48	0.34	0.24	0.43	0.35	0.24	0.43
	Low-E EC	0.33	0.25	0.44	0.33	0.23	0.39	0.34	0.23	0.39
	Low-E EC Argon	0.30	0.25	0.44	0.30	0.23	0.39	0.31	0.23	0.39
	Low-E 366	0.37	0.20	0.44	0.37	0.18	0.40	0.38	0.18	0.40
	Low-E 366 Argon	0.34	0.19	0.44	0.34	0.18	0.40	0.35	0.18	0.40
	Triple Glaze Argon - 270, CI, CI	0.31	0.24	0.43	0.31	0.22	0.39	-	-	-
	Triple Glaze Argon - 270, CI, 180	0.28	0.24	0.41	0.28	0.22	0.37	-	-	-
Triple Glaze Argon - 180, CI, 180	0.28	0.39	0.46	0.29	0.36	0.42	-	-	-	
Clad Casement Fixed	Clear	0.48	0.63	0.66	0.48	0.57	0.59	0.49	0.57	0.59
	Low-E 270	0.34	0.30	0.56	0.34	0.27	0.50	0.36	0.27	0.50
	Low-E 270 Argon	0.31	0.30	0.56	0.31	0.27	0.50	0.32	0.27	0.50
	Low-E EC	0.29	0.28	0.51	0.29	0.26	0.46	0.31	0.26	0.46
	Low-E EC Argon	0.27	0.28	0.51	0.27	0.26	0.46	0.28	0.26	0.46
	Low-E 366	0.34	0.22	0.52	0.34	0.20	0.46	0.36	0.20	0.46
	Low-E 366 Argon	0.30	0.22	0.52	0.30	0.20	0.46	0.32	0.20	0.46
	Triple Glaze Argon - 270, CI, CI	0.27	0.27	0.50	0.28	0.25	0.45	-	-	-
	Triple Glaze Argon - 270, CI, 180	0.24	0.27	0.48	0.24	0.24	0.43	-	-	-
Triple Glaze Argon - 180, CI, 180	0.25	0.45	0.54	0.25	0.41	0.48	-	-	-	

Premium Sitrline EX Windows and Doors										
SERIES	GLAZING	U-FACTOR	No Grids		5/8" Flat GBG, 23/32" Contoured GBG, SDL			1" Contoured GBG		
			SHGC	VT	U-FACTOR	SHGC	VT	U-FACTOR	SHGC	VT
Clad Double-Hung	Clear	0.46	0.57	0.60	0.48	0.51	0.53	0.48	0.51	0.53
	Low-E 270	0.35	0.27	0.51	0.35	0.24	0.45	0.37	0.24	0.45
	Low-E 270 Argon	0.32	0.27	0.51	0.32	0.24	0.45	0.33	0.24	0.45
	Low-E EC	0.30	0.26	0.46	0.30	0.23	0.41	0.32	0.23	0.41
	Low-E EC Argon	0.28	0.26	0.46	0.28	0.23	0.41	0.29	0.23	0.41
	Low-E 366	0.35	0.20	0.47	0.35	0.18	0.42	0.36	0.18	0.42
	Low-E 366 Argon	0.32	0.20	0.47	0.32	0.18	0.42	0.33	0.18	0.42
Clad Double-Hung Fixed	Clear	0.47	0.60	0.62	0.47	0.53	0.55	0.46	0.53	0.55
	Low-E 270	0.33	0.28	0.53	0.33	0.25	0.47	0.35	0.25	0.47
	Low-E 270 Argon	0.30	0.28	0.53	0.30	0.25	0.47	0.32	0.25	0.47
	Low-E EC	0.28	0.27	0.48	0.28	0.24	0.43	0.30	0.24	0.43
	Low-E EC Argon	0.26	0.27	0.46	0.26	0.24	0.43	0.27	0.24	0.43
	Low-E 366	0.33	0.21	0.49	0.33	0.19	0.44	0.35	0.19	0.44
	Low-E 366 Argon	0.30	0.21	0.49	0.30	0.19	0.44	0.31	0.19	0.44
Clad Horizontal Slider	Clear	0.48	0.60	0.62	0.48	0.53	0.55	0.49	0.53	0.55
	Low-E 270	0.35	0.28	0.53	0.35	0.25	0.47	0.37	0.25	0.47
	Low-E 270 Argon	0.32	0.28	0.53	0.32	0.25	0.47	0.33	0.25	0.47
	Low-E EC	0.30	0.27	0.49	0.30	0.24	0.43	0.31	0.24	0.43
	Low-E EC Argon	0.28	0.27	0.49	0.28	0.24	0.43	0.29	0.24	0.43
	Low-E 366	0.35	0.21	0.49	0.35	0.19	0.44	0.36	0.19	0.44
	Low-E 366 Argon	0.31	0.21	0.49	0.31	0.19	0.44	0.33	0.19	0.44
Clad Direct-Set	Clear	0.49	0.69	0.72	0.48	0.62	0.65	0.48	0.62	0.65
	Low-E 270	0.32	0.32	0.61	0.32	0.29	0.55	0.34	0.29	0.55
	Low-E 270 Argon	0.29	0.29	0.61	0.29	0.29	0.55	0.30	0.29	0.55
	Low-E EC	0.27	0.31	0.56	0.27	0.28	0.50	0.28	0.28	0.50
	Low-E EC Argon	0.24	0.31	0.56	0.24	0.28	0.50	0.25	0.28	0.50
	Low-E 366	0.32	0.24	0.57	0.32	0.22	0.51	0.34	0.22	0.51
	Low-E 366 Argon	0.28	0.24	0.57	0.28	0.22	0.51	0.30	0.22	0.51
	Triple Glaze Argon - 270, Cl, Cl	0.23	0.30	0.56	0.24	0.27	0.50	-	-	-
	Triple Glaze Argon - 270, Cl, 180	0.19	0.29	0.53	0.20	0.27	0.48	-	-	-
Triple Glaze Argon - 180, Cl, 180	0.20	0.49	0.60	0.21	0.45	0.54	-	-	-	
Clad Direct-Set Radius	Clear	0.47	0.69	0.72	0.47	0.62	0.65	0.48	0.62	0.65
	Low-E 270	0.32	0.32	0.61	0.32	0.29	0.55	0.34	0.29	0.55
	Low-E 270 Argon	0.28	0.32	0.61	0.28	0.29	0.55	0.30	0.29	0.55
	Low-E EC	0.26	0.31	0.56	0.26	0.28	0.50	0.28	0.28	0.50
	Low-E EC Argon	0.24	0.31	0.56	0.24	0.28	0.50	0.25	0.28	0.50
	Low-E 366	0.31	0.24	0.57	0.31	0.22	0.51	0.33	0.22	0.51
	Low-E 366 Argon	0.28	0.24	0.57	0.28	0.22	0.51	0.29	0.22	0.51
	Triple Glaze Argon - 270, Cl, Cl	0.23	0.30	0.56	0.23	0.27	0.50	-	-	-
	Triple Glaze Argon - 270, Cl, 180	0.19	0.29	0.53	0.19	0.27	0.48	-	-	-
Triple Glaze Argon - 180, Cl, 180	0.20	0.49	0.60	0.20	0.45	0.54	-	-	-	

Premium Sitrline EX Windows and Doors										
SERIES	GLAZING	U-FACTOR	No Grids		5/8" Flat GBG, 23/32" Contoured GBG, SDL			1" Contoured GBG		
			SHGC	VT	U-FACTOR	SHGC	VT	U-FACTOR	SHGC	VT
Clad 300 Sliding Patio Door	Clear	0.48	0.57	0.61	0.48	0.50	0.53	0.48	0.50	0.53
	Low-E 270	0.34	0.28	0.52	0.35	0.24	0.45	0.36	0.24	0.45
	Low-E 270 Argon	0.31	0.27	0.52	0.31	0.24	0.45	0.33	0.24	0.45
	Low-E EC	0.30	0.26	0.47	0.30	0.23	0.41	0.31	0.23	0.41
	Low-E EC Argon	0.27	0.26	0.48	0.27	0.23	0.41	0.28	0.23	0.41
	Low-E 366	0.34	0.21	0.48	0.34	0.19	0.42	0.36	0.19	0.42
Clad 400 Sliding Patio Door	Clear	0.45	0.48	0.52	0.45	0.42	0.45	0.46	0.42	0.45
	Low-E 270	0.34	0.24	0.44	0.34	0.21	0.38	0.36	0.21	0.38
	Low-E 270 Argon	0.31	0.24	0.44	0.31	0.21	0.38	0.33	0.21	0.38
	Low-E EC	0.30	0.22	0.40	0.30	0.20	0.34	0.31	0.20	0.34
	Low-E EC Argon	0.28	0.22	0.40	0.28	0.20	0.34	0.29	0.20	0.34
	Low-E 366	0.34	0.18	0.41	0.34	0.16	0.35	0.36	0.16	0.35
Clad Out Swing Patio Door	Clear	0.44	0.45	0.48	0.44	0.39	0.41	0.44	0.39	0.41
	Low-E 270	0.34	0.22	0.40	0.34	0.19	0.35	0.35	0.19	0.35
	Low-E 270 Argon	0.31	0.22	0.40	0.31	0.19	0.35	0.33	0.19	0.35
	Low-E EC	0.30	0.21	0.37	0.30	0.18	0.31	0.31	0.18	0.31
	Low-E EC Argon	0.28	0.21	0.37	0.28	0.18	0.31	0.29	0.18	0.31
	Low-E 366	0.33	0.17	0.37	0.33	0.15	0.32	0.35	0.15	0.32
Clad In Swing Patio Door	Clear	0.44	0.44	0.48	0.44	0.38	0.41	0.45	0.38	0.41
	Low-E 270	0.34	0.22	0.40	0.34	0.19	0.34	0.36	0.19	0.34
	Low-E 270 Argon	0.32	0.22	0.40	0.32	0.19	0.34	0.33	0.19	0.34
	Low-E EC	0.30	0.21	0.37	0.30	0.18	0.31	0.32	0.18	0.31
	Low-E EC Argon	0.28	0.21	0.37	0.28	0.18	0.31	0.30	0.18	0.31
	Low-E 366	0.34	0.17	0.37	0.34	0.15	0.32	0.36	0.15	0.32
Primed Awning	Clear	0.46	0.53	0.55	0.46	0.48	0.50	0.46	0.48	0.50
	Low-E 270	0.34	0.25	0.47	0.34	0.23	0.43	0.35	0.23	0.43
	Low-E 270 Argon	0.31	0.25	0.47	0.31	0.23	0.43	0.32	0.23	0.43
	Low-E EC	0.30	0.24	0.43	0.30	0.22	0.39	0.30	0.22	0.39
	Low-E EC Argon	0.28	0.24	0.43	0.28	0.22	0.39	0.28	0.22	0.39
	Low-E 366	0.34	0.19	0.44	0.34	0.17	0.39	0.34	0.17	0.39
Primed Casement	Clear	0.45	0.53	0.56	0.45	0.48	0.50	0.45	0.48	0.50
	Low-E 270	0.33	0.25	0.47	0.33	0.23	0.43	0.35	0.23	0.43
	Low-E 270 Argon	0.30	0.25	0.47	0.30	0.23	0.43	0.31	0.23	0.43
	Low-E EC	0.29	0.24	0.43	0.29	0.22	0.39	0.30	0.22	0.39
	Low-E EC Argon	0.27	0.24	0.43	0.27	0.22	0.39	0.28	0.22	0.39
	Low-E 366	0.33	0.19	0.44	0.33	0.17	0.40	0.34	0.17	0.40
	Low-E 366 Argon	0.30	0.19	0.44	0.30	0.17	0.40	0.31	0.17	0.40

Premium Sitrline EX Windows and Doors										
SERIES	GLAZING	U-FACTOR	No Grids		5/8" Flat GBG, 23/32" Contoured GBG, SDL			1" Contoured GBG		
			SHGC	VT	U-FACTOR	SHGC	VT	U-FACTOR	SHGC	VT
Primed Casement Fixed	Clear	0.46	0.61	0.64	0.46	0.55	0.57	0.47	0.55	0.57
	Low-E 270	0.32	0.29	0.55	0.32	0.26	0.49	0.38	0.26	0.49
	Low-E 270 Argon	0.29	0.29	0.55	0.29	0.26	0.49	0.30	0.26	0.49
	Low-E EC	0.27	0.27	0.50	0.27	0.25	0.45	0.28	0.25	0.45
	Low-E EC Argon	0.25	0.27	0.50	0.25	0.25	0.45	0.26	0.25	0.45
	Low-E 366	0.32	0.22	0.51	0.32	0.20	0.45	0.34	0.20	0.45
	Low-E 366 Argon	0.28	0.22	0.51	0.28	0.19	0.45	0.30	0.19	0.45
Primed Double-Hung	Clear	0.47	0.56	0.59	0.47	0.50	0.52	0.47	0.50	0.52
	Low-E 270	0.34	0.27	0.50	0.34	0.24	0.45	0.36	0.24	0.45
	Low-E 270 Argon	0.31	0.27	0.50	0.31	0.24	0.45	0.32	0.24	0.45
	Low-E EC	0.30	0.25	0.46	0.30	0.23	0.41	0.31	0.23	0.41
	Low-E EC Argon	0.27	0.25	0.46	0.27	0.23	0.41	0.28	0.23	0.41
	Low-E 366	0.34	0.20	0.48	0.34	0.18	0.41	0.35	0.18	0.41
	Low-E 366 Argon	0.31	0.20	0.46	0.31	0.18	0.41	0.32	0.18	0.41
Primed Double-Hung Fixed	Clear	0.46	0.58	0.62	0.46	0.52	0.55	0.46	0.52	0.55
	Low-E 270	0.33	0.28	0.53	0.33	0.25	0.47	0.38	0.25	0.47
	Low-E 270 Argon	0.29	0.28	0.53	0.29	0.25	0.47	0.31	0.25	0.47
	Low-E EC	0.28	0.26	0.48	0.28	0.24	0.43	0.29	0.24	0.43
	Low-E EC Argon	0.25	0.26	0.48	0.25	0.24	0.43	0.27	0.24	0.43
	Low-E 366	0.32	0.21	0.48	0.32	0.19	0.43	0.34	0.19	0.43
	Low-E 366 Argon	0.29	0.21	0.48	0.29	0.19	0.43	0.30	0.19	0.43
Primed Horizontal Slider	Clear	0.47	0.58	0.62	0.47	0.52	0.55	0.48	0.52	0.55
	Low-E 270	0.34	0.28	0.52	0.34	0.25	0.47	0.36	0.25	0.47
	Low-E 270 Argon	0.31	0.28	0.52	0.31	0.25	0.47	0.32	0.25	0.47
	Low-E EC	0.29	0.26	0.48	0.29	0.24	0.43	0.31	0.24	0.43
	Low-E EC Argon	0.27	0.26	0.48	0.27	0.24	0.43	0.26	0.24	0.43
	Low-E 366	0.34	0.21	0.48	0.34	0.19	0.43	0.35	0.19	0.43
	Low-E 366 Argon	0.31	0.21	0.48	0.31	0.19	0.43	0.32	0.19	0.43
Primed Direct-Set	Clear	0.46	0.67	0.71	0.46	0.61	0.64	0.47	0.61	0.64
	Low-E 270	0.31	0.32	0.61	0.31	0.29	0.55	0.33	0.29	0.55
	Low-E 270 Argon	0.27	0.32	0.61	0.27	0.29	0.55	0.29	0.29	0.55
	Low-E EC	0.25	0.30	0.55	0.25	0.27	0.50	0.27	0.27	0.50
	Low-E EC Argon	0.23	0.30	0.55	0.23	0.27	0.50	0.24	0.27	0.50
	Low-E 366	0.31	0.24	0.58	0.31	0.22	0.50	0.33	0.22	0.50
	Low-E 366 Argon	0.27	0.24	0.55	0.27	0.22	0.50	0.28	0.22	0.50
Primed 300 Sliding Patio Door	Clear	0.46	0.58	0.61	0.45	0.51	0.54	0.46	0.51	0.54
	Low-E 270	0.33	0.28	0.52	0.33	0.25	0.46	0.35	0.25	0.46
	Low-E 270 Argon	0.29	0.27	0.52	0.29	0.25	0.46	0.31	0.25	0.46
	Low-E EC	0.28	0.26	0.48	0.28	0.23	0.42	0.29	0.23	0.42
	Low-E EC Argon	0.25	0.26	0.48	0.25	0.23	0.42	0.27	0.23	0.42
	Low-E 366	0.32	0.21	0.48	0.32	0.19	0.42	0.34	0.19	0.42
	Low-E 366 Argon	0.29	0.21	0.48	0.29	0.18	0.42	0.31	0.18	0.42

Premium Sitrline EX Windows and Doors										
SERIES	GLAZING	U-FACTOR	No Grids		5/8" Flat GBG, 23/32" Contoured GBG, SDL			1" Contoured GBG		
			SHGC	VT	U-FACTOR	SHGC	VT	U-FACTOR	SHGC	VT
Primed 400 Sliding Patio Door	Clear	0.44	0.48	0.52	0.44	0.42	0.45	0.45	0.42	0.45
	Low-E 270	0.33	0.24	0.44	0.33	0.21	0.38	0.35	0.21	0.38
	Low-E 270 Argon	0.30	0.23	0.44	0.30	0.21	0.38	0.32	0.21	0.38
	Low-E EC	0.29	0.22	0.40	0.29	0.20	0.34	0.30	0.20	0.34
	Low-E EC Argon	0.27	0.22	0.40	0.27	0.20	0.34	0.28	0.20	0.34
	Low-E 366	0.33	0.18	0.41	0.33	0.16	0.35	0.34	0.18	0.35
	Low-E 366 Argon	0.30	0.18	0.41	0.30	0.16	0.35	0.31	0.18	0.35
Primed Out Swing Patio Door	Clear	0.43	0.53	0.52	0.43	0.46	0.45	0.44	0.46	0.45
	Low-E 270	0.33	0.28	0.44	0.33	0.25	0.38	0.35	0.25	0.38
	Low-E 270 Argon	0.31	0.28	0.44	0.31	0.25	0.38	0.32	0.25	0.38
	Low-E EC	0.29	0.27	0.40	0.29	0.24	0.35	0.31	0.24	0.35
	Low-E EC Argon	0.28	0.27	0.40	0.28	0.24	0.35	0.29	0.24	0.35
	Low-E 366	0.33	0.22	0.41	0.33	0.20	0.35	0.35	0.20	0.35
	Low-E 366 Argon	0.30	0.22	0.41	0.30	0.20	0.35	0.32	0.20	0.35
Primed In Swing Patio Door	Clear	0.43	0.44	0.48	0.43	0.38	0.41	0.44	0.38	0.41
	Low-E 270	0.33	0.22	0.40	0.33	0.19	0.35	0.35	0.19	0.35
	Low-E 270 Argon	0.31	0.22	0.40	0.31	0.19	0.35	0.32	0.19	0.35
	Low-E EC	0.29	0.21	0.37	0.29	0.18	0.31	0.31	0.18	0.31
	Low-E EC Argon	0.28	0.21	0.37	0.28	0.18	0.31	0.29	0.18	0.31
	Low-E 366	0.33	0.17	0.37	0.33	0.15	0.32	0.35	0.15	0.32
	Low-E 366 Argon	0.31	0.16	0.37	0.31	0.14	0.32	0.32	0.14	0.32

Rev. 3/24/12

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BAR Case # 2012-00169ADDRESS OF PROJECT: 600 Montgomery StreetTAX MAP AND PARCEL: 054.04-03-07 ZONING: CDX

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: ROSE ASNER LLCAddress: 104 Edgevale RdCity: Baltimore State: Md Zip: 21210

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Authorized Agent (if applicable):  Attorney  Architect  REAL ESTATE AGENTName: RICHARD NOVAKPhone: 703-963-3525E-mail: RICHARD1.NOVAK@gmail.com

Legal Property Owner:

Name: ROSE ASNER LLCAddress: 104 Edgevale RdCity: Baltimore State: Md Zip: ~~21210~~ 21210

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

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

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other \_\_\_\_\_
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

REPLACE SIX WINDOWS 2ND FLOOR

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**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.*

- 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. All plans must be folded and collated into 12 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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 12 sets of revised materials.

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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: Richard Novak

Date: 21 May 12