

Docket Item # 5
BAR CASE # 2012-0231

BAR Meeting
July 25, 2012

ISSUE: Alterations (Window Replacement)

APPLICANT: Robert and Karen Boyd

LOCATION: 109 Cameron Mews

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the application for aluminum-clad wood windows with the condition that the applicant submit full specifications that are in accordance with the Alexandria Replacement Window Performance Specifications of the BAR's *Window Policy*.

*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 BAR2012-0231



I. ISSUE

The applicant is requesting a Certificate of Appropriateness to replace the existing single-glazed wood windows and French doors with simulated divided light, aluminum-clad wood windows and doors. The proposed replacement windows will be Marvin windows.

II. HISTORY

109 Cameron Mews is a three-and-a-half story, brick veneer rowhouse constructed as part of the Cameron Mews development, consisting of 27 houses facing an interior mews, constructed circa 1965.

Staff was unable to locate any prior BAR approvals for the subject property.

III. ANALYSIS

The proposed alterations comply with Zoning Ordinance.

The Board's adopted *Window Policy* allows for the administrative approval of replacement windows if they are direct replacements of windows in existing openings and comply with all of the policies and performance specifications outlined in the *Window Policy*. With respect to aluminum clad wood windows, the *Policy* states: "High quality, appropriately detailed aluminum clad wood replacement windows may be used on buildings constructed after 1969, when these windows became commercially available. Aluminum clad wood windows may also be used on any 20th-century commercial building more than four stories in height and on multifamily projects with greater than four units." As the existing townhouse did not meet the criteria set forth in the policy, Staff was unable to administratively approve aluminum clad wood replacement windows. However, Staff recommends that the Board support replacement with aluminum clad wood windows in this particular case. In considering the subject property, Staff finds that it is more closely related to the post-1969 multi-story townhouses found throughout the historic district where Staff can administratively approve aluminum clad wood windows. Further, the townhouse is located well within the block and behind a brick wall. Therefore, Staff finds that it is materially and architecturally appropriate to approve aluminum clad wood windows and doors that meet all the other Alexandria Replacement Window Performance Specifications.

STAFF

Catherine Miliaras, 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 or 703-746-4193.

- C-1 A building permit is required for this project. Five sets of *construction documents* that fully detail the construction is required. 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 size for both doors and windows if the openings in the existing structure need to be enlarged.

Transportation & Environmental Services

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

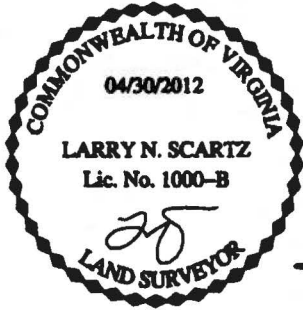
CODE REQUIREMENTS

- 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-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

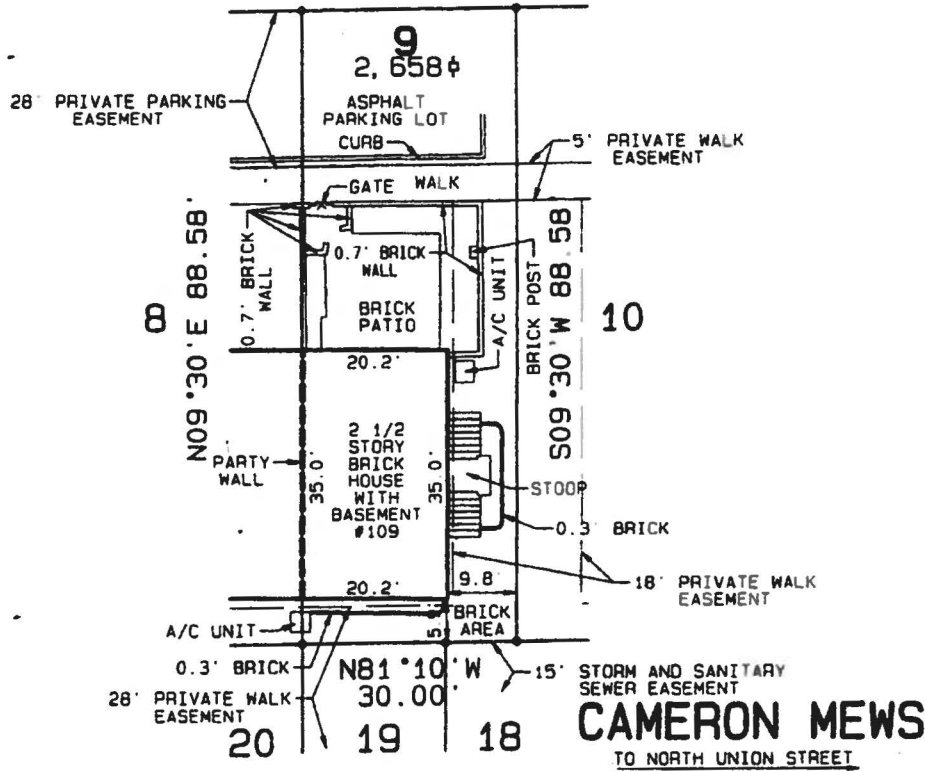
2 – Application for BAR2012-00231 at 109 Cameron Mews



THOMPSONS ALLEY

19' R/W

S81°10'E
30.00'



PHYSICAL IMPROVEMENTS SURVEY

LOT 9

CAMERON MEWS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' DATE: APRIL 30, 2012

CASE NAME: WHITELEY TO BOYD (OTA1204075)



NO TITLE REPORT FURNISHED

PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
WOODBRIDGE, VIRGINIA

LOCAL (703) 494-4181
FAX (703) 494-3330
LARRY.SCARTZ@SCARTZ.COM



TAX MAP# 065.03-08-10

JOB# 20120435

MN

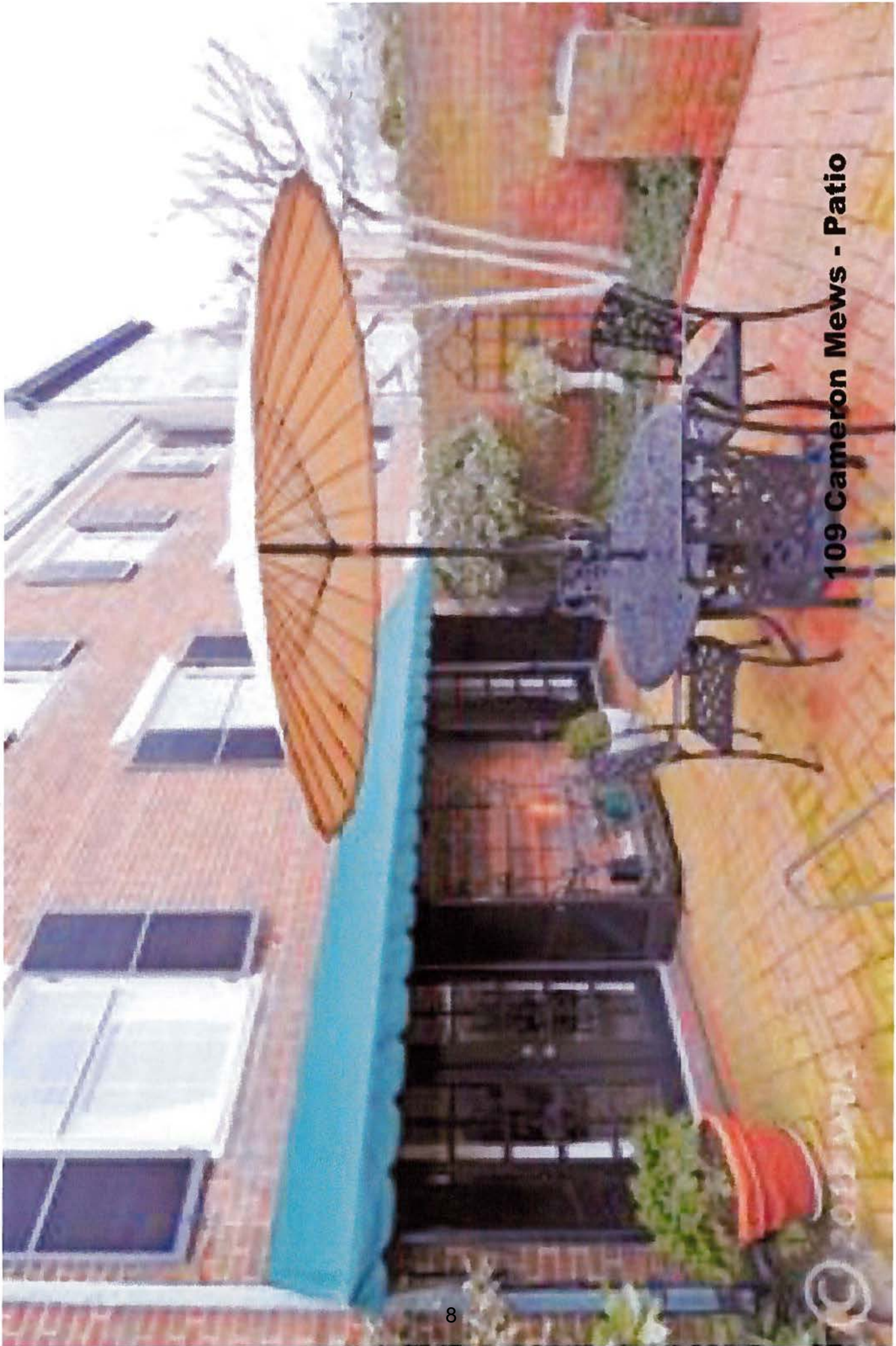


© 2012 MRIS

109 Cameron Mews - Front & Side Elevation



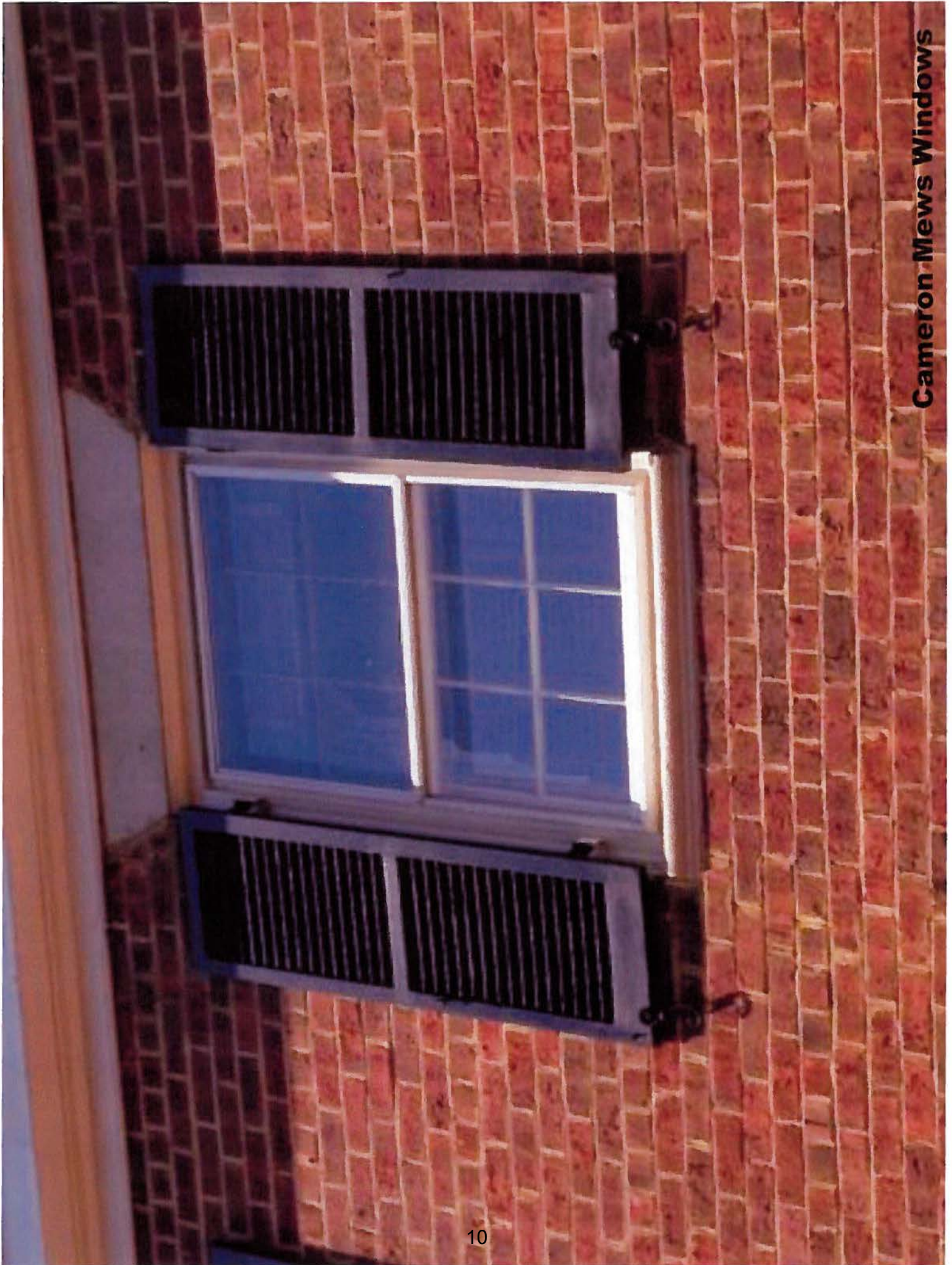
109 Cameron Mews - Rear Elevation



109 Cameron Mews - Patio



Cameron Mews Windows





Cameron Mews Windows



Cameron Mews Windows

CLAD ULTIMATE DOUBLE HUNG

Max. Opp. (mm)	1-9 7/8 (556)	2-1 7/8 (657)	2-5 7/8 (759)	2-7 7/8 (810)	2-9 7/8 (860)	2-11 7/8 (911)	3-1 7/8 (962)	3-5 7/8 (1064)	3-9 7/8 (1165)
Rgh. Opp. (mm)	1-10 3/8 (568)	2-2 3/8 (670)	2-6 3/8 (772)	2-8 3/8 (822)	2-10 3/8 (873)	3-0 3/8 (924)	3-2 3/8 (975)	3-6 3/8 (1076)	3-10 3/8 (1178)
Frame Size (mm)	19 3/8 (543)	2-1 3/8 (645)	2-5 3/8 (746)	2-7 3/8 (797)	2-9 3/8 (848)	2-11 3/8 (899)	3-1 3/8 (949)	3-5 3/8 (1051)	3-9 3/8 (1153)
Glass Size (mm)	16 (406)	20 (508)	24 (610)	26 (660)	28 (711)	30 (762)	32 (813)	36 (914)	40 (1016)
2-8 5/8 (829) 2-8 7/8 (835) 2-8 3/8 (822) 12 (305)									
CUDH1612	CUDH2012	CUDH2412	CUDH2612	CUDH2812	CUDH3012	CUDH3212	CUDH3612	CUDH4012	
3-0 5/8 (930) 3-0 7/8 (937) 3-0 3/8 (924) 14 (356)									
CUDH1614	CUDH2014	CUDH2414	CUDH2614	CUDH2814	CUDH3014	CUDH3214	CUDH3614	CUDH4014	
3-4 5/8 (1032) 3-4 7/8 (1038) 3-4 3/8 (1026) 16 (406)									
CUDH1616	CUDH2016	CUDH2416	CUDH2616	CUDH2816	CUDH3016	CUDH3216	CUDH3616	CUDH4016	
3-8 5/8 (1133) 3-8 7/8 (1140) 3-8 3/8 (1127) 18 (457)									
CUDH1618	CUDH2018	CUDH2418	CUDH2618	CUDH2818	CUDH3018	CUDH3218	CUDH3618	CUDH4018	
4-0 5/8 (1235) 4-0 7/8 (1241) 4-0 3/8 (1229) 20 (508)									
CUDH1620	CUDH2020	CUDH2420	CUDH2620	CUDH2820	CUDH3020	CUDH3220	CUDH3620	CUDH4020	
4-4 5/8 (1337) 4-4 7/8 (1343) 4-4 3/8 (1330) 22 (559)									
CUDH1622	CUDH2022	CUDH2422	CUDH2622	CUDH2822	CUDH3022	CUDH3222	CUDH3622	CUDH4022	
4-8 5/8 (1438) 4-8 7/8 (1445) 4-8 3/8 (1432) 24 (610)									
CUDH1624	CUDH2024	CUDH2424	CUDH2624	CUDH2824	CUDH3024	CUDH3224	CUDH3624	CUDH4024	
5-0 5/8 (1540) 5-0 7/8 (1546) 5-0 3/8 (1534) 26 (660)									
CUDH1626	CUDH2026	CUDH2426	CUDH2626	CUDH2826	CUDH3026	CUDH3226 E	CUDH3626 E	CUDH4026 E	
5-4 5/8 (1641) 5-4 7/8 (1648) 5-4 3/8 (1635) 28 (711)									
CUDH1628	CUDH2028	CUDH2428	CUDH2628	CUDH2828	CUDH3028 E	CUDH3228 E	CUDH3628 E	CUDH4028 E	

Clad Ultimate Double Hung CUDH

NOTES:

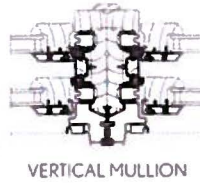
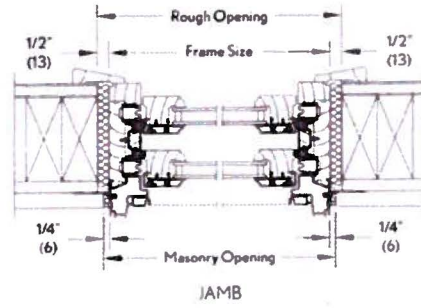
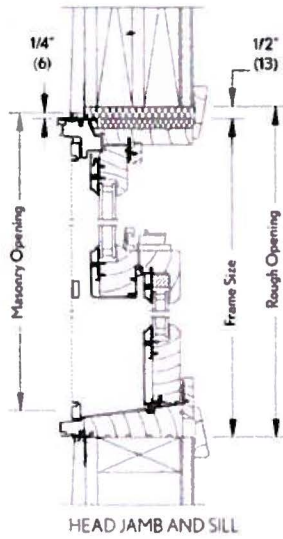
- Line patterns shown are 3/4" (19) grilles or 7/8" (22) SDL Lite patterns for 1 1/8" (29) may vary.
- Please contact your local Marvin representative for masonry openings that include casings and subsills.
- These windows meet national egress codes for fire evacuation. Local codes may differ.

MULTIPLE ASSEMBLY CONVERSIONS

ROUGH OPENING		MASONRY OPENING WITHOUT BMC	
Width	Height	Width	Height
Add all frame sizes plus 1" (25)	Add frame sizes plus 1/2" (13)	Add all frame sizes plus 1/2" (13)	Add frame sizes plus 1/4" (6)

CLAD ULTIMATE DOUBLE HUNG

CONSTRUCTION DETAILS



CLAD ULTIMATE DOUBLE HUNG/SINGLE HUNG

ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR
11/16" Insulating Glass Air	0.46	0.56	0.58	42	
11/16" Insulating Glass Air LoE-180™	0.35	0.50	0.56	51	
11/16" Insulating Glass Argon LoE-180™	0.32	0.50	0.56	54	N
11/16" Insulating Glass LoE-272 [®] Air	0.34	0.30	0.51	52	SC
11/16" Insulating Glass LoE-272 [®] Air w/Combination	0.26	0.30	0.47	69	N, NC, SC
11/16" Insulating Glass LoE-272 [®] Argon	0.30	0.30	0.51	56	N, NC, SC
11/16" Insulating Glass LoE-272 [®] Argon w/Combination	0.24	0.29	0.47	70	N, NC, SC
11/16" Insulating Glass LoE-366 [®] Air	0.33	0.20	0.46	53	SC, S
11/16" Insulating Glass LoE-366 [®] Air w/Combination	0.26	0.22	0.42	69	N, NC, SC, S
11/16" Insulating Glass LoE-366 [®] Argon	0.30	0.20	0.46	56	N, NC, SC, S
7/8" Tri-Pane LoE-180™ Argon LoE-180™	0.26	0.41	0.49	63	N
7/8" Tri-Pane LoE-180™ Krypton-Argon LoE-180™	0.24	0.41	0.49	65	N
7/8" Tri-Pane LoE-272 [®] Argon LoE-272 [®]	0.25	0.25	0.41	64	N, NC, SC, S
7/8" Tri-Pane LoE-272 [®] Krypton-Argon LoE-272 [®]	0.23	0.25	0.41	66	N, NC, SC, S
7/8" Tri-Pane LoE-366 [®] Argon LoE-180™	0.26	0.18	0.40	63	N, NC, SC, S
7/8" Tri-Pane LoE-366 [®] Krypton-Argon LoE-180™	0.23	0.18	0.40	66	N, NC, SC, S



ENERGY EFFICIENT.

Marvin® Windows and Doors are engineered for energy efficiency. Choosing the right windows and doors is essential for long term savings on utility bills. Marvin wood and wood clad windows are more energy-efficient than vinyl or all aluminum windows. Every Marvin window is hand-crafted and built to exactly fit your specifications, better fit means less money spent on heating and cooling your home. Your Marvin dealer can recommend the best options, production and glass choices for your climate.

ENERGY EFFICIENT GLASS OPTIONS

- Double-pane with Argon gas
- Tripane glazing features two layers of LoE glass with a clear center pane
- LoE²-272® features double metallic coating on the inside glass surface to reflect or absorb the sun's warmth and reduce damaging UV rays
- LoE³-366® features three metallic layers of silver, this glass rejects solar heat. Recommended for warm climates where cooling costs are high and also for areas with intense exposure to the sun

Most Marvin products are qualified for energy efficiency in all regions of the United States by the federal ENERGY STAR® program. Look for the ENERGY STAR label for your assurance of top performance.



HIGH PERFORMANCE

There's no need to sacrifice the WOW factor for the U-factor.

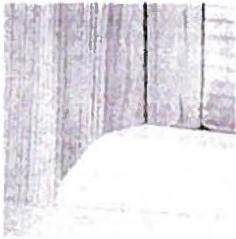
Marvin has over 800 NFRC certified glazing options that perform to .20 or lower. Available in a wide variety of products and configurations, high performance glazing assures you of increased energy efficiency and comfort.

TRIPANE WITH KRYPTON

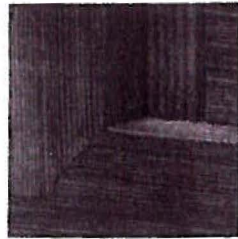
Tripane with Krypton allows Marvin windows to deliver even greater energy efficiency. This new option adds the remarkable insulating properties of Krypton to the proven performance of Tripane construction. Krypton, a blend of Krypton as the primary gas with Argon and air, reduces the already impressive U-factor of Tripane with Argon by about .03.

WOOD SPECIES

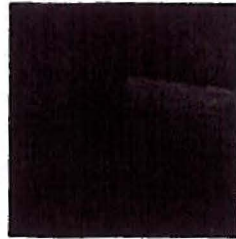
SELECT



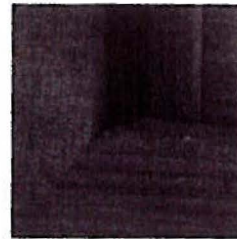
PINE



VERTICAL GRAIN
DOUGLAS FIR



MAHOGANY



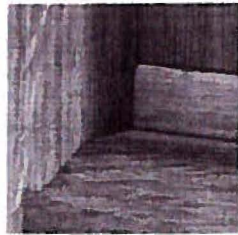
CHERRY



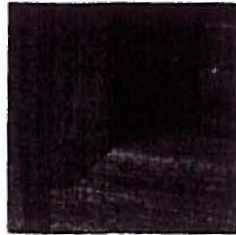
PAINTED INTERIOR
FINISH - WHITE



DOUGLAS FIR



WHITE OAK



CEDRO MACHO



PRIMED WOOD

DIVIDED LITES

SIMULATED DIVIDED LITE (SDL)



SDL is an energy-efficient way to create the look of divided lites. SDL bars are permanently adhered to both sides of the glass.

SIMULATED DIVIDED LITE WITH SPACER BAR



SDL bars are combined with spacer bars installed between the glass, creating the essence of Authentic Divided Lites.

AUTHENTIC DIVIDED LITE (ADL)



Separate panes of glass are glazed between muntin bars – the way windows have been made since the beginning. Now, Marvin's state-of-the-art design adds traditional appeal. (Available for wood units only)

GRILLES



Solid wood Grilles on the interior offer the look of classic divided lites, but can be easily removed for cleaning.

GRILLES-BETWEEN-THE-GLASS (GBG'S)

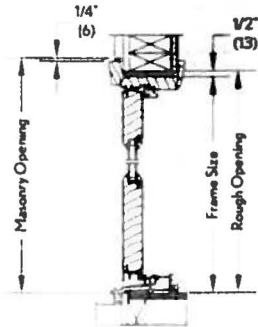


Grilles are permanently installed between the glass panes. This low-maintenance grille is available with a two-tone option.

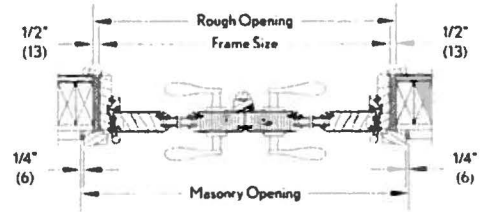


ULTIMATE OUTSWING FRENCH DOOR

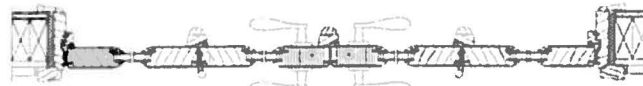
CONSTRUCTION DETAILS



WOOD HEAD JAMB AND SILL



WOOD 2 PANEL JAMB
XX LHO



WOOD 4 PANEL JAMB
OXXO LHO

WOOD ULTIMATE OUTSWING FRENCH DOOR

ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR
3/4" Insulating GlassAir	0.43	0.44	0.46	45	
3/4" Insulating GlassLoE ² -272 ¹ Air	0.33	0.24	0.40	58	
3/4" Insulating GlassLoE ² -272 ² Argon	0.31	0.24	0.40	62	N, NC, SC, S
3/4" Insulating GlassLoE ³ -366 ¹ Air	0.33	0.16	0.36	59	
3/4" Insulating GlassLoE ³ -366 ² Argon	0.30	0.16	0.36	62	N, NC, SC, S

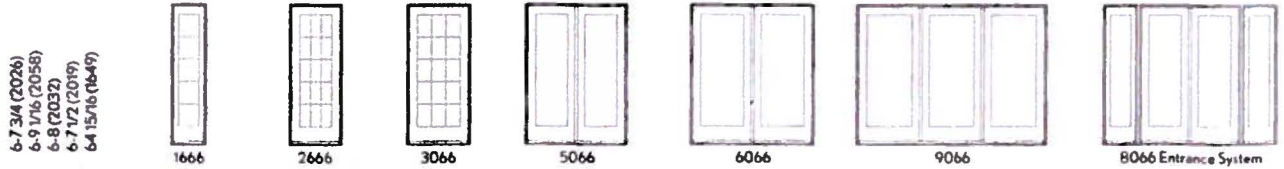
WOOD ULTIMATE OUTSWING FRENCH DOOR SIDELITE

ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR
3/4" Insulating GlassAir	0.42	0.41	0.42	45	
3/4" Insulating GlassLoE ² -272 ¹ Air	0.33	0.22	0.37	58	
3/4" Insulating GlassLoE ² -272 ² Argon	0.31	0.22	0.37	62	N, NC, SC, S
3/4" Insulating GlassLoE ³ -366 ¹ Air	0.33	0.15	0.33	59	
3/4" Insulating GlassLoE ³ -366 ² Argon	0.31	0.15	0.33	62	N, NC, SC, S

ULTIMATE SWINGING FRENCH DOOR

6/6 HEIGHT

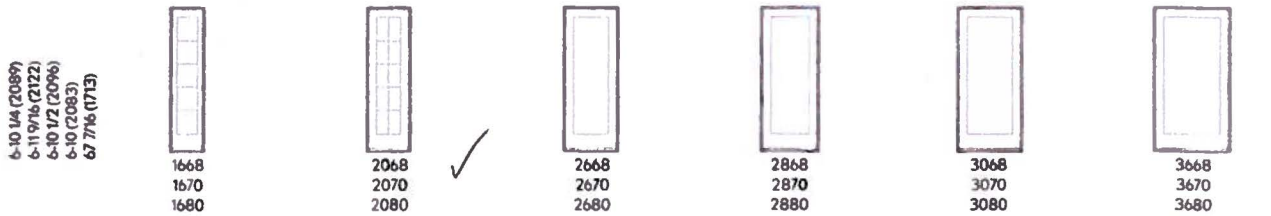
Clad Mas. Opp. (mm)	1-8 3/8 (518)	2-7 1/8 (791)	3-1 1/8 (943)	4-11 1/2 (1511)	5-11 1/2 (1816)	8-9 7/8 (2689)	7-10 11/16 (2405)
Wood Mas. Opp. (mm)	1-11 (584)	2-9 3/4 (857)	3-3 3/4 (1010)	5-2 1/8 (1578)	6-2 1/8 (1883)	9-0 1/2 (2756)	8-1 5/16 (2472)
Rgh. Opp. (mm)	1-8 7/8 (530)	2-7 5/8 (803)	3-1 5/8 (956)	5-0 (1524)	6-0 (1829)	8-10 3/8 (2702)	7-11 3/16 (2418)
Frame Size (mm)	1-7 7/8 (505)	2-6 5/8 (778)	3-0 5/8 (930)	4-11 (1499)	5-11 (1803)	8-9 3/8 (2677)	7-10 3/16 (2392)
Glass Size (mm)	12 13/16 (325)	20 3/32 (510)	26 3/32 (663)	20 3/32 (510)	26 3/32 (663)	26 3/32 (663)	12 13/16 (325) / 20 3/32 (510)



6-7 3/4 (2026)
6-9 1/16 (2058)
6-8 (2032)
6-7 1/2 (2019)
6-4 15/16 (1649)

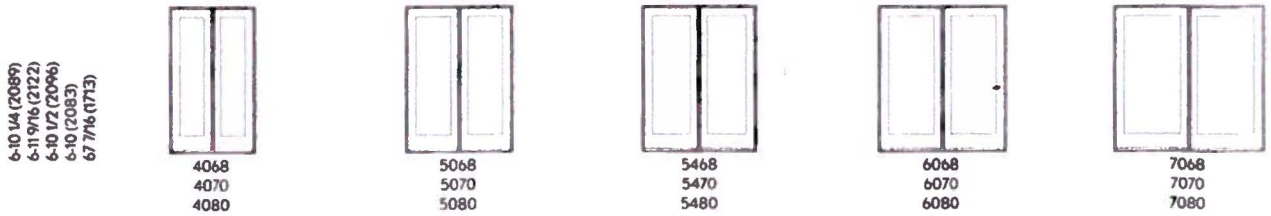
6/8 HEIGHT (7/0 AND 8/0 HEIGHTS SEE BELOW)

Clad Mas. Opp. (mm)	1-8 3/8 (518)	2-1 15/16 (659)	2-7 15/16 (811)	2-9 15/16 (862)	3-1 15/16 (946)	3-7 15/16 (1116)
Wood Mas. Opp. (mm)	1-11 (584)	2-4 9/16 (725)	2-10 9/16 (878)	3-0 9/16 (929)	3-4 9/16 (1030)	3-10 9/16 (1183)
Rgh. Opp. (mm)	1-8 7/8 (530)	2-2 7/16 (672)	2-8 7/16 (824)	2-10 7/16 (875)	3-2 7/16 (976)	3-8 7/16 (1129)
Frame Size (mm)	1-7 7/8 (505)	2-1 7/16 (646)	2-7 7/16 (799)	2-9 7/16 (849)	3-1 7/16 (951)	3-7 7/16 (1103)
Glass Size (mm)	12 13/16 (325)	14 29/32 (379)	20 29/32 (531)	22 29/32 (582)	26 29/32 (683)	32 29/32 (836)



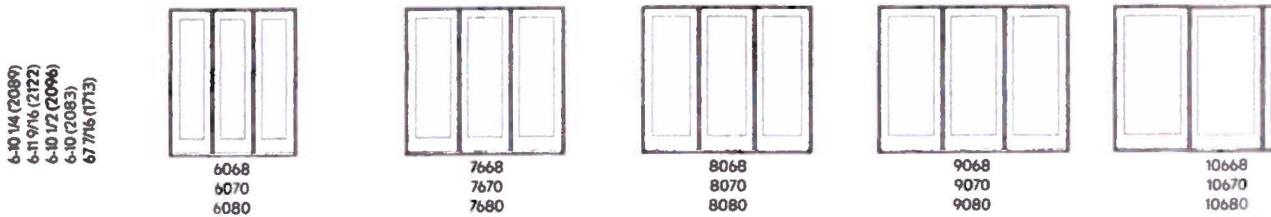
6-10 1/4 (2089)
6-11 9/16 (2122)
6-10 1/2 (2096)
6-10 (2083)
6-7 7/16 (1713)

Clad Mas. Opp. (mm)	4-1 1/8 (1248)	5-1 1/8 (1553)	5-5 1/8 (1654)	6-1 1/8 (1857)	7-1 1/8 (2162)
Wood Mas. Opp. (mm)	4-3 3/4 (1314)	5-3 3/4 (1619)	5-7 3/4 (1721)	6-3 3/4 (1924)	7-3 3/4 (2229)
Rgh. Opp. (mm)	4-1 5/8 (1260)	5-1 5/8 (1565)	5-5 5/8 (1667)	6-1 5/8 (1870)	7-1 5/8 (2175)
Frame Size (mm)	4-0 5/8 (1235)	5-0 5/8 (1540)	5-4 5/8 (1641)	6-0 5/8 (1845)	7-0 5/8 (2149)
Glass Size (mm)	14 29/32 (379)	20 29/32 (531)	22 29/32 (582)	26 29/32 (683)	32 29/32 (836)



6-10 1/4 (2089)
6-11 9/16 (2122)
6-10 1/2 (2096)
6-10 (2083)
6-7 7/16 (1713)

Clad Mas. Opp. (mm)	6-0 5/16 (1837)	7-6 5/16 (2294)	8-0 5/16 (2446)	9-0 5/16 (2751)	10-6 5/16 (3208)
Wood Mas. Opp. (mm)	6-2 15/16 (1903)	7-8 15/16 (2361)	8-2 15/16 (2513)	9-2 15/16 (2818)	10-8 5/16 (3275)
Rgh. Opp. (mm)	6-0 13/16 (1849)	7-6 13/16 (2307)	8-0 13/16 (2459)	9-0 13/16 (2764)	10-6 13/16 (3221)
Frame Size (mm)	5-11 13/16 (1824)	7-5 13/16 (2281)	7-11 13/16 (2434)	8-11 13/16 (2738)	10-5 13/16 (3196)
Glass Size (mm)	14 29/32 (379)	20 29/32 (531)	22 29/32 (582)	26 29/32 (683)	32 29/32 (836)



6-10 1/4 (2089)
6-11 9/16 (2122)
6-10 1/2 (2096)
6-10 (2083)
6-7 7/16 (1713)

NOTES

- Lite patterns shown are for standard grilles, SDI, and ADL in 6/6, 6/8, and 7/0 heights. The standard pattern for 8/0 heights is a 6 high lite cut.
- All glass is tempered.
- Elevations as viewed from the exterior.
- Please contact your local Marvin® representative for masonry openings that include casings and subsills.

7/0 AND 8/0 HEIGHTS:

	7/0 Height	8/0 Height
Clad Mas. Opp. (mm)	7-2 1/4 (2191)	7-11 3/4 (2432)
Wood Mas. Opp. (mm)	7-3 9/16 (2224)	8-1 1/16 (2465)
Rgh. Opp. (mm)	7-2 1/2 (2197)	8-0 (2438)
Frame Size (mm)	7-2 (2184)	7-11 1/2 (2426)
Glass Size (mm)	71 7/16 (1815)	80 15/16 (2056)

BAR Case # **2012-00231**

ADDRESS OF PROJECT: 109 Cameron Mews, Alexandria, VA 22314

TAX MAP AND PARCEL: 065.03-08-10 ZONING: RM-Townhouse

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

CERTIFICATE OF APPROPRIATENESS

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

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

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

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

Name: Robert & Karen Boyd

Address: 109 Cameron Mews

City: Alexandria State: VA Zip: 22314

Phone: San Francisco (415) 563-8706 E-mail: kboyd@fogcityus.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Robert Boyd and Karen A. Boyd

Address: 109 Cameron Mews

City: Alexandria State: VA Zip: 22314

Phone: San Francisco (415) 563-8706 E-mail: kboyd@fogcityus.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?
- (see attached letter)*

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

Project: To replace existing single glaze wood frame double hung windows with energy efficient double glaze windows of the same size and style and similarly, to replace a double set of French doors at lower ground level.

The four-storied property, located at 109 Cameron Mews, Alexandria, was built in 1965. It is a brick construction, Georgian style end unit townhouse.

A survey of the property prior to its recent purchase highlighted areas of repair, including a recommendation of window upgrades and the presence of rot in the top floor windows. Window replacement would combine with other exterior repair work on this property.

Our objective is to preserve the distinctive appearance and character of the house whilst protecting the fabric of the house for the long term and enhancing its environmental soundness. The replacement windows will be the same size, style, color and number. They will, however, conserve energy, reduce noise and control fading. We favor Marvin windows and doors because of their quality, features and product range and our experience with them in a demanding environment.

We propose replacing all the windows on the property, but especially the windows at the higher elevations – top floor and 3rd floor. The project may be done in two phases, depending on timing and cost, but we seek permission for the replacement of all windows now. We have initiated talks with a contractor familiar with the constraints of Old Town Alexandria, Mr. Robert Douglas of Creighton Construction, Arlington, VA to assist us with the proposed project.

The preliminary (non technical) specifications for replacement windows are:

- . double hung windows - exterior clad extruded aluminum and primed interior wood frame (CUDH)
- . double-pane windows with Argon gas ; minimum 3/4" insulating glass
- . either LoE -272 or LoE-366 glass depending on location
- . clear glass; use of dissimilar glass thickness to reduce noise; performance NFRC glazing options
- . simulated divided lite with spacer bar

Quantity and approximate measurements of existing double hung windows:

4	31" w x 54" h	divided lites top/bottom: 6/6	(top floor)
2	35" w x 65" h	divided lites top/bottom: 6/9	(second floor)
10	35" w x 52" h	divided lites top/bottom: 6/6	(second & third floor)
2	35" w x 25" h	divided lites: 6 (single window)	(first floor)

Quantity and approximate measurements of existing French doors:

2 pairs 2 x (24" w) x 78" h nb these doors are not visible from the street; enclosed by garden wall.

Timeframe: Aug- Oct 2012.

Payment: by credit card over phone or fax \$100

List of attachments:

- Property Location
- Representative photos of all window sizes at 109 Cameron Mews and French doors
- Specifications from Marvin Catalogue: Energy, Divided lites, Clad and Wood Double Hung Windows
- Copy of letter to the Homeowners' Association dated 23 June 2012

N/A **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.

- ^{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.

N/A **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. *(General info from Marvin catalogue)*
- 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.) *Payment by credit card.*
- 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.

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: _____

K. Boyd *R.D. Boyd*

Printed Name: _____

KAREN BOYD *ROBERT BOYD*

Date: _____

24 June 2012

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Robert Boyd	109 Cameron Mews	} 100%
2. Karen A. Boyd	109 Cameron Mews	
3.	Alexandria, Va 22314	

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 109 Cameron Mews (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Robert Boyd	109 Cameron Mews	} 100% owned as
2. Karen A Boyd	109 Cameron Mews	
3.	Alexandria, VA 22314	joint tenants

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.

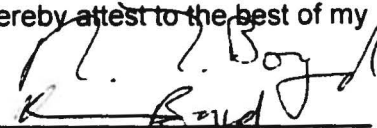
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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.

24 Jun 2012
Date

ROBERT J. BOYD
KAREN BOYD
Printed Name


Signature

KAREN A BOYD

2916 Sacramento Street, San Francisco, CA. 94115

kboyd@fogcityus.com

Tel: (415) 563 8706

Fax: (415) 800 6876

Cell: (571) 216 2751

25 June 2012

Sent by email:

Leslie OBrien
107 Cameron Mews,
Alexandria, VA 22314

mark.obrien4@comcast.net

Dear Leslie,

This is a follow up to my previous communication regarding the proposal I am submitting to the Board of Architectural Review (BAR) for the replacement of our double hung windows with Marvin double glaze double hung windows.

Please find attached further information concerning the proposal that will help the members of the Cameron Mews Board consider the works to be carried out at 109 Cameron Mews. As required by the BAR we are sending notices to adjoining property owners.

The hearing date is 25 July 2012 and we should be grateful for a response from the Cameron Mews Board before that date, preferably by email as well as post. If there are any concerns or queries about the project that might cause the Board to withhold their consent, we should be happy to answer any questions by phone or exchange emails.

Thank you for all your help.

With kind regards,


Karen Boyd

Encl. Description of proposed works, Marvin window information.