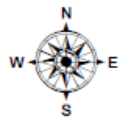
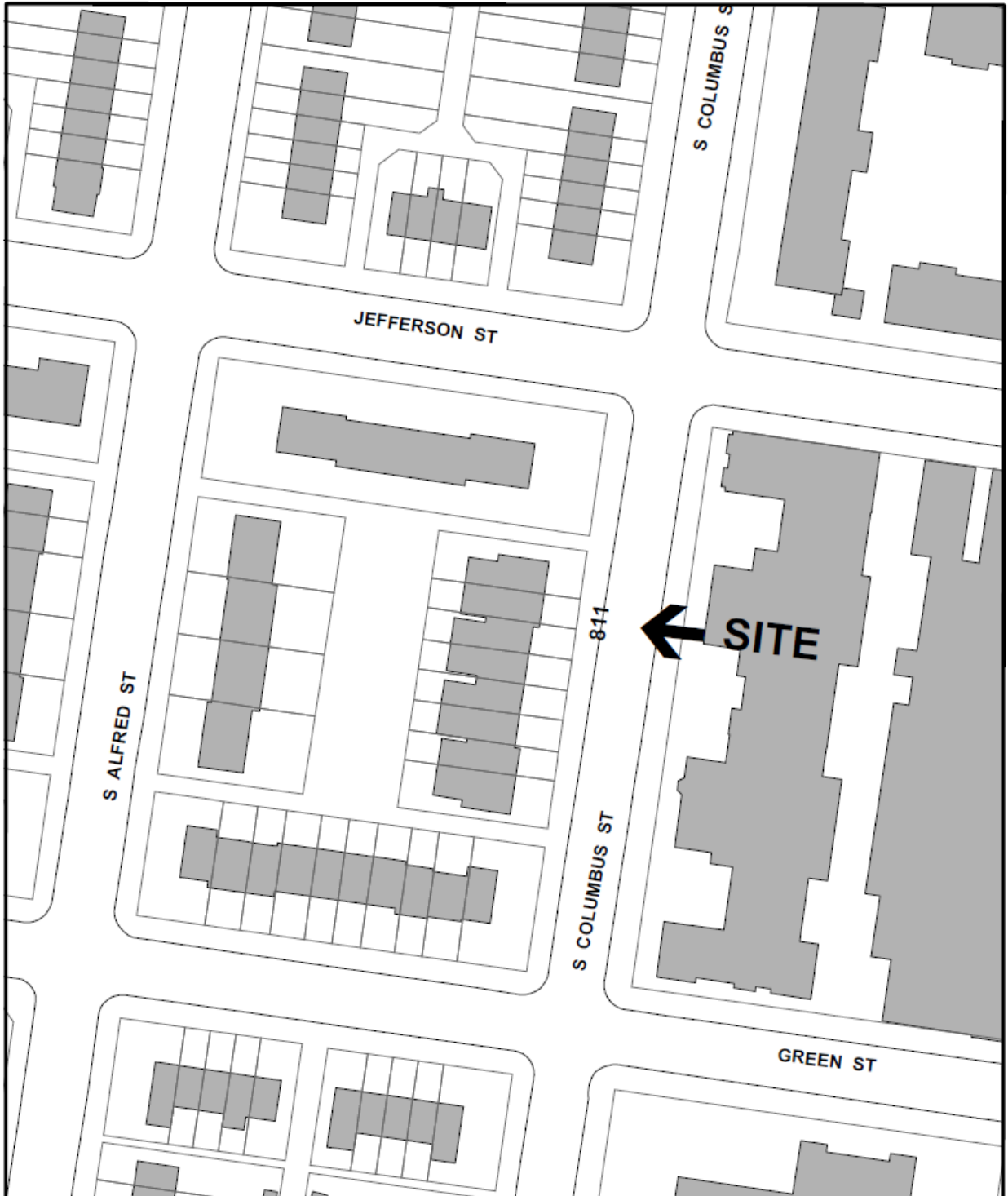


Docket Item # 7
BAR CASE # 2008-0163

BAR Meeting
October 15, 2008

ISSUE: Addition and Alterations
APPLICANT: Robert Bentley Adams & Associates
LOCATION: 811 South Columbus Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.



Note: Docket Item # 6 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations and a second story addition at 811 South Columbus Street. The addition will measure 18' wide by 19.8' deep and will have a gable roof. The new addition will be constructed over an existing one story addition and will include a well along the southern elevation adjacent to the original portion of the house for two HVAC units. Along the west (rear) façade the addition will span the width of the lot (and the one story portion) and will have two equally spaced double-insulated six-over-six wood windows with 5/8" muntins and an interior spacer bar. The windows were originally proposed to be Jeld-Wen but the applicant has since revised their application to request approval of Kolbe & Kolbe windows. The existing chimney is centered on the rear elevation and will be raised approximately 8' to accommodate the height of the second story addition. The north and south elevations will be devoid of openings and will be clad with wood siding, as will the rear (west) elevation. The area containing the HVAC units will be clad in HardiPlank (not visible due to the remainder of the addition). The roof will have asphalt shingles to match the front portion of the house.

The alterations consist of replacing the existing single glazed wood windows on the front elevation with double-insulated wood windows with simulated divided lights. The three upper windows will have a six-over-six configuration and the pair of windows on the first floor will have a six-over-nine configuration as currently exists. The wood windows would be manufactured by Kolbe & Kolbe and have an interior spacer bar and 5/8" muntins.

II. HISTORY:

The two story brick faced house at 811 South Columbus Street is one of a group of eight townhouses on the west side of the 800 block of South Columbus Street which were constructed in 1979 and 1980 by altering and adding to an existing 1950s two story apartment building. The Board approved the project in a series of decisions in 1979 (April 18, 1979; May 2, 1979; and, October 3, 1979). The building permit drawings indicate that the rear ells were newly constructed in 1979 and 1980 (Permit #10502).

In October 2003, Staff administratively approved a replacement wood door for 811 South Columbus Street and on March 17, 2004, the BAR approved alterations to the entrance trim (BAR 2004-0023).

Since the late 1970s the Board has approved three projects for this row of townhouses, including:

- a rear bay window at 819 South Columbus Street (BAR Case #2003-0162, July 16, 2003);
- replacement windows at 817 South Columbus Street (BAR Case #2007-0246, December 6, 2007); and,

- a second story addition at 821 South Columbus Street (BAR Case #1995-0082, September 6, 1995).

III. ANALYSIS:

The proposed addition and alterations comply with zoning ordinance requirements.

The proposed addition will not be visible from South Columbus Street but rather from the rear parking lot behind the 800 block of South Columbus Street and South Alfred Street.

Staff supports the proposed second story addition because it is compatible with the majority of the other townhouses in this row which have two story rear additions (five of the eight townhouses already have two story rear additions). The design of the addition is compatible in style, material and fenestration with the existing townhouse. The gable roofed addition has a simplistic geometric form which expresses the “prevailing shape” of the original building and the other additions along this row, as discussed in the *Design Guidelines*. Staff finds that the addition conforms to the *Design Guidelines* for residential additions.

The *Design Guidelines* recommend that: “...replacement windows should be appropriate to the historic period of the architectural style of the building”. The *Guidelines* also state that single-glazed, true divided light windows with interior storm sash are the preferred replacement window type. The *Guidelines* continue by saying that other acceptable window types are “double-glazed, true divided light wood windows...Windows with fixed or applied muntins have been approved for the rear elevation of a structure which has minimal visibility from a public right of way.” In this particular case, given the age of the townhouse and the fact that the existing size, light pattern and muntin profile will be retained, Staff does not object to the installation of the proposed double-insulated windows.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Additions and Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Additions and Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-8 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-9 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

C-10 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

No comments received.

Alexandria Archaeology:

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

VI. IMAGES

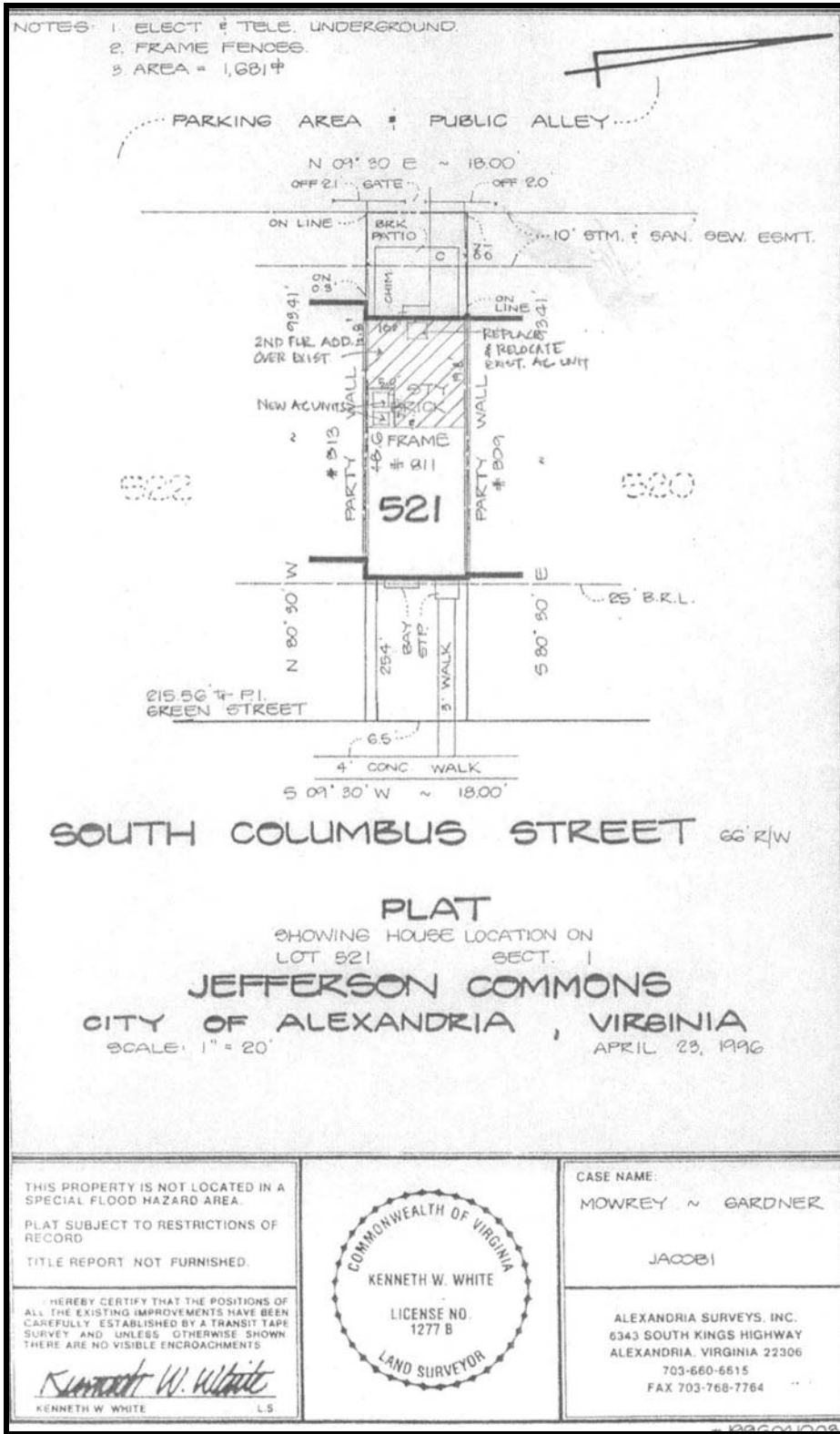


Figure 1: Site plan

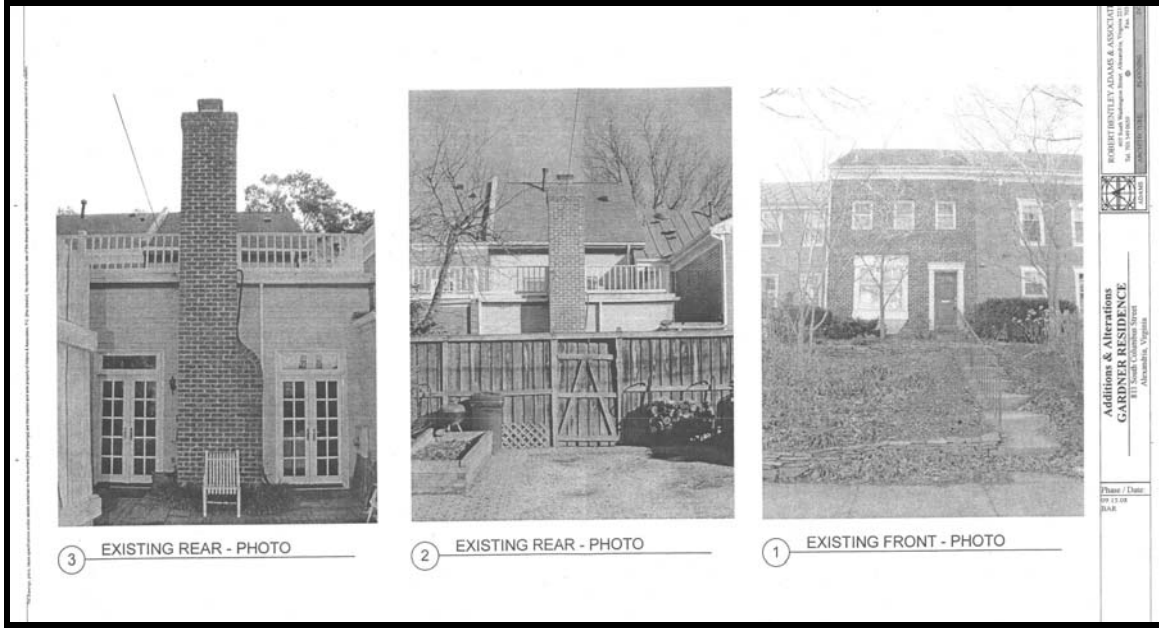


Figure 2: Existing photos



Figure 3: Proposed demolition



Figure 4: Proposed rear (west) elevation and section

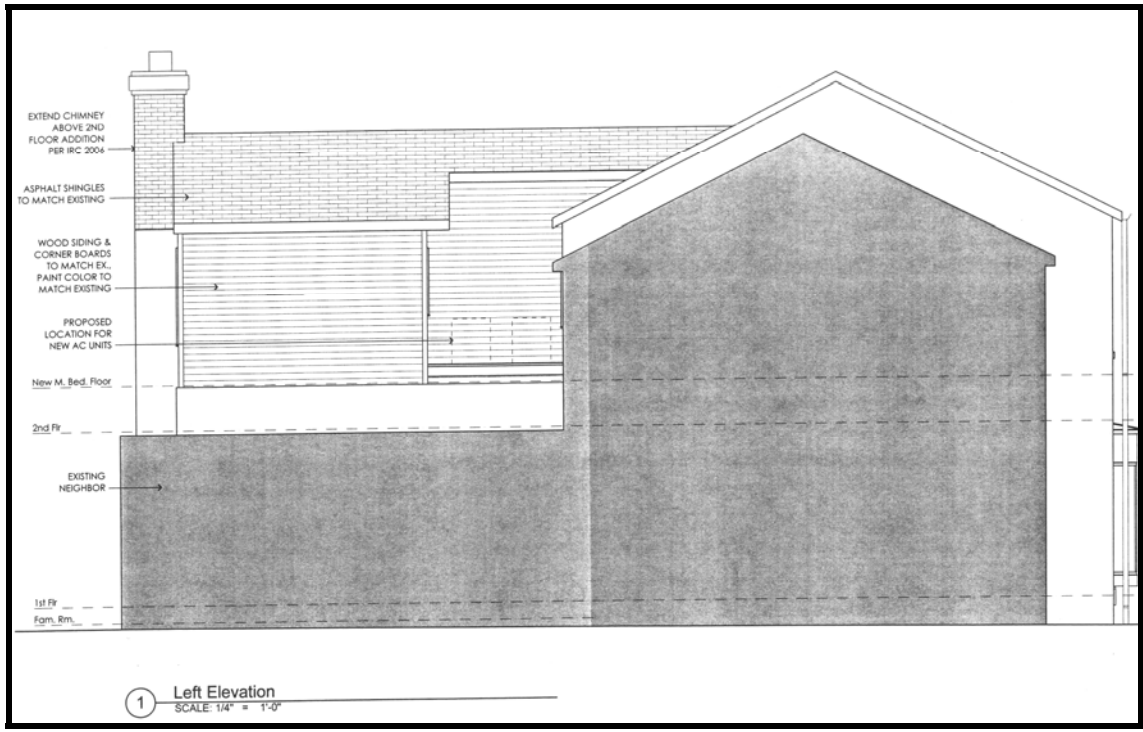


Figure 5: Left side (south) elevation showing proposed addition

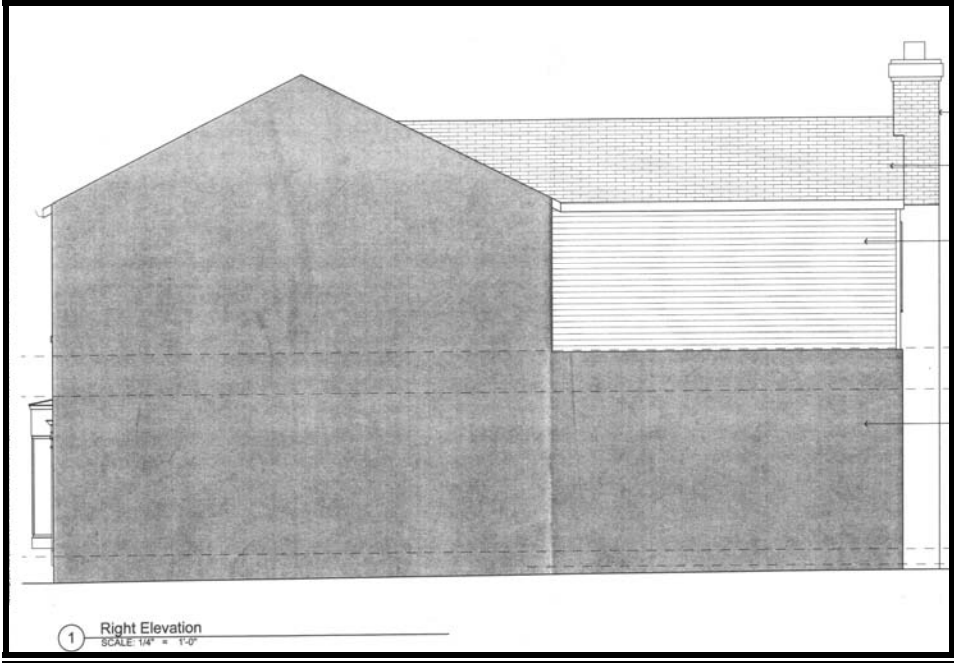


Figure 6: Right side (north) elevation showing proposed addition

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Home > Homeowner > Products > Windows > Double Hungs, Single Hungs

ENERGY STAR
HIGH EFFICIENCY
LARGE WINDOWS

HERITAGE SERIES TRADITIONAL DOUBLE HUNGs

SIZE CHARTS | CLR. OPGS | Replacement Sash Kits
(register as architect for specs & drawings)

HANDLES
LOCKS
STORM UNIT OPTIONS
SCREENS
OPERATING HARDWARE
GLASS
GRILLE OPTIONS
EXTERIOR FINISH

K-Kron II Colors

- Primer (standard) +
 - Provides a base for painting
- K-Kron II high performance finish (option) +
 - Over 30 vibrant colors
 - Protective finish
 - 10-Year Film Integrity Warranty

COLORS (left to right; click image to enlarge)

Row 1: Beige, Sand
Row 2: Spiced Vinegar, Bay Leaf, Hartford Green, Gingersnap
Row 3: Rustic, Merlot, Chutney, Slate, Patriotic Blue
Row 4: Alabaster, White, Ultra Pure White, Abalone, Natural Cotton
Row 5: Frosted Jade, Basil, Mystic Ivy, Antique Red, Green Tea Leaf
Row 6: Timberwolf, Waterford, Cape Cod, Butterscotch, Kiwi
Row 7: Mudpie, Manchester, Truffle, Camel, Pumpkin Spice *Custom colors available.*

Wire Brush Finish

- NEW Wire Brush Finish (specialty option) - This rugged texture adds character to wood. *Limitations apply. Please ask your local Kolbe dealer for more information.*

INTERIOR FINISH

EXTERIOR TRIM OPTIONS

Exterior Wood Trim (top to bottom):

- 1-15/16" Profiled Brickmould (standard) shown with Standard Sill Nosing

Options:

- 3-1/2" Profiled Brickmould shown with 2-3/4" Sill Nosing
- 3-1/2" Flat Casing shown with 2" Sill Nosing
- 3-1/2" Profiled Brickmould with Backband shown with 2-3/4" Sill Nosing
- 3-1/2" Flat Casing with Backband shown with Historic Sill Nosing

Learn More about Exterior Wood Trim, Nosing, and Decorative Accessories

EXPAND YOUR VIEW

Curved Life Inside Door

Search

NEW! 3D Models of Kolbe windows & doors!

Figure 7: Specifications for proposed windows, sheet 1

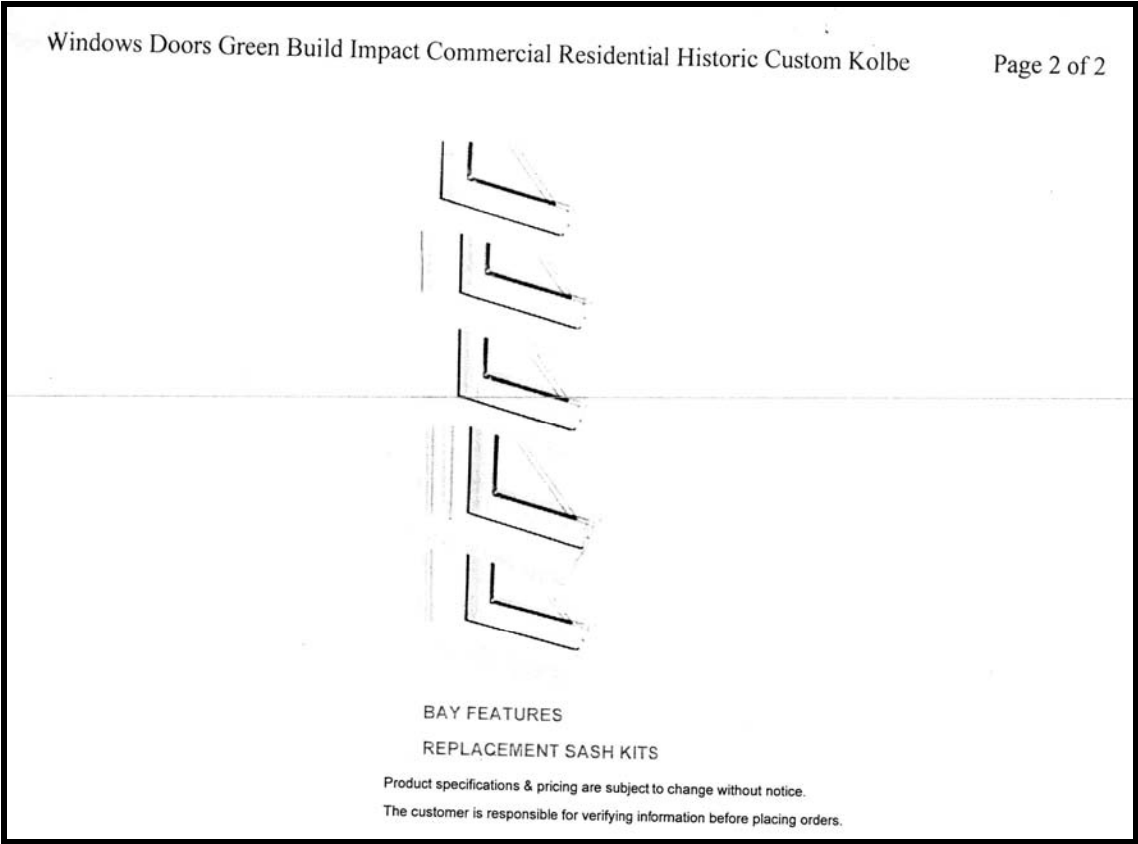



Figure 8: Specifications for proposed windows, sheet 2

Performance Divided Lites for Kolbe windows and doors. Page 1 of 2





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Home > Homeowner > Products > PDL Wood Windows & Doors

RELATED PHOTOS:


RELATED LINKS:
[True Divided Lites](#) | [Grilles-in-the-airspace](#) | [Removable Grilles for wood windows and doors](#)

PERFORMANCE DIVIDED LITES FOR WOOD WINDOWS & DOORS
Applies to Ultra, Heritage, Classic & Magnum Series wood windows & doors
Applies to Craftsman wood doors & Fiberglass doors as noted

 **EXPAND YOUR VIEW**
 Curved Lift & Slide Doors

Search

NEW! 3D Models of  Kolbe windows & doors!

Performance Divided Lites couple **energy efficiency** with **historic beauty**. Although the appearance is similar to true divided lites, the PDL system uses single insulating glass units, which offer much better U & R values than true cutlite units. The illusion of division is created by **adhering bars to both sides** of an insulating glass unit and **champagne-colored bars** within the insulating glass unit. Airflow within the unit is not hindered, however, so the thermal break of a single insulating glass unit is maintained.



PDL for Kolbe wood products are available in a variety of bar widths, including 5/8" 7/8", 1-1/8", 1-3/4" and 2-1/4".* The exterior bars are extruded aluminum except for some radius patterns, which may be composite material to achieve the desired radius.* Interior bars are pine as standard, with the option of oak.

Exterior bars are **finished to match the exterior** of the window or door unit. Several **interior prefinishing** options are available for wood PDL bars,* including latex paint and wood stain colors. View our [interior finish](#) page for the latest options available. PDL bars are a **beveled profile** as standard, but an **ovolo profile** is available on the interior bar. Custom bar widths and profiles may be requested as well.

*Viewport Sliding Patio doors and direct set windows are not available with PDL.

PDL with 1-3/4" and 2-1/4" bars have two bars within the glass unit to match the width of each PDL bar. The difference is not visible, however radius patterns are not possible.

PDL bars made of composite materials cannot be prefinished on the interior.

PDL for Craftsman Doors
Craftsman Doors are available with 1-1/8" PDL bars which are wood on both the interior and exterior to match the wood species of the door. When panels with ovolo sticking & raised panels are selected, the PDL bars will have an ovolo profile. When panels with mission sticking & flat panels are selected, the PDL bars will have a beveled profile.


Figure 9: Specifications for proposed windows, sheet 3

Performance Divided Lites for Kolbe windows and doors. Page 2 of 2

PDL for Fiberglass Doors
Fiberglass entrance doors are available with PDL as well, but are limited to Basic & Flushed Glazed doors in bar widths of 5/8", 7/8" and 1-1/8". The exterior bar is extruded aluminum and is *not stainable*, and the interior bar is pine.

Grille Patterns
PDL is available in various patterns. The most common pattern is rectangular, known as *colonial grilles*. Colonial patterns have been pre-determined for our standard-sized windows and doors, and may be viewed in the size charts for each product. But, ideas are welcome! It is not unusual to receive orders for *custom patterns*... even patterns with radius or angled bars may be possible with some bar widths.

Sizes are nominal. Product specifications & pricing are subject to change without notice.
The customer is responsible for verifying information before placing orders.

 WDMA

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Figure 10: Specifications for proposed windows, sheet 4