

Docket Item # 12  
BAR CASE # 2009-0072

BAR Meeting  
May 6, 2009

**ISSUE:** Alterations  
**APPLICANT:** Paul and Deborah Kaplan  
**LOCATION:** 109 Franklin Street  
**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval of the application with the following conditions:

1. That the existing six-over-six windows be replaced with one-over-one or two-over-two, double-hung wood windows;
2. That the existing six panel front door is replaced with a four panel wood door or other appropriate late Victorian style door.

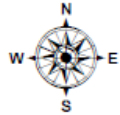
**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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.



**BAR CASE #2009-0072**

**5/6/2009**



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 109 Franklin Street. The applicant intends to replace the six existing windows, bow window and front door on the main (historic) portion of the townhouse. The applicant has stated that the windows and door are in poor condition.

The six existing double-hung wood windows will be replaced with new double-insulated, simulated divided light wood windows. The six-over-six windows will have 7/8 inch muntins and an interior spacer bar. The entire bow window on the front elevation will also be replaced with a new wood bow window in the existing opening. The windows in the new bow will have simulated divided lights in a four-over-four configuration, similar to the existing light pattern, with 7/8 inch muntins and an interior spacer bar.

The applicant also proposes to replace the existing six panel wood door with glass in the upper panels with a new door in the same configuration.

**II. HISTORY:**

The two story, two bay, late Victorian style townhouse at 109 Franklin Street dates from between 1896 and 1902, when it is first shown on the Sanborn Fire Insurance maps. The City's real estate records indicate the building was constructed in 1880, which the applicant believes may be more accurate. According to the Sanborn maps, 109 Franklin Street was originally part of a duplex. The adjoining townhouse to the west appears to have been demolished and the commercial building was constructed in its place. The date of the demolition was not found by Staff.

Staff has identified two Board approvals for the subject property. The first was in 1970 when the Board approved the first floor bow window (September 2, 1970). On March 20, 2002, the BAR also approved the partial demolition of an existing rear addition and the construction of a new larger rear addition at 109 Franklin Street (BAR Case #2002-0039&0040).

**III. ANALYSIS:**

The proposed alterations comply with zoning ordinance requirements.

Although the applicant is proposing to retain the same colonial revival style door and windows, Staff believes that the new double-hung windows and front door should reflect the buildings late Victorian vernacular style (the door surround and cornice are original features of the c. 1900 townhouse, in Staff's opinion). It appears that the existing windows - true divided light wood windows with exterior storms, along with the shutters - are not original to the house and are likely to have been installed when the bow window was installed in the early 1970s. Given the age and style of the townhouse, Staff suggests that the applicant install the historically appropriate window configuration - either one-over-one or two-over-two double-hung wood windows - instead of the proposed colonial revival style six-over-six windows. While the applicant intends to keep the non-operable shutters, Staff notes that the *Design Guidelines* recommend that shutters be operable. Furthermore, while there is some precedent, in general shutters are not common on late Victorian style townhouses.

Although the *Design Guidelines* recommend that all windows on historic properties be single glazed (one pane of glass) with true divided lights, the Board has in the past approved the installation of double-glazed windows on historic buildings where the existing windows are not historic, provided that the muntin width and profile is historically appropriate. Because the existing windows are not historic, Staff can support the use of simulated divided lights in either a one-over-one or two-over-two configuration.

Similarly the six panel wood door is also a colonial revival feature and Staff recommends that a more appropriate late Victorian style door be installed, such as a four panel wood door.

Although it is likely the house original had a pair of double hung windows on the first floor, the applicant wishes to retain the BAR approved bow window and Staff does not object.

IV. **STAFF RECOMMENDATION:** Staff recommends approval of the application with the following conditions:

1. That the existing six-over-six windows be replaced with one-over-one or two-over-two, double-hung wood windows;
2. That the existing six panel front door is replaced with a four panel wood door or other appropriate late Victorian style door.

**V. CITY DEPARTMENT COMMENTS**

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

Code Administration:

No comments received.

Historic Alexandria:

R-1 Approve.

**VI. IMAGES**



**Figure 1. Front and side (east) elevation.**



**Figure 2. Front elevation.**

Date 03/09/09 RSKSQ1901391

**WINDOW AND DOOR SHOWPLACE, INC.**  
**MCLEAN - ROCKVILLE - STERLING -**

**Sold To:**  
 Paul Kaplan  
 109 Franklin Street  
 Alexandria, VA 22314

Phone: (703)883-8650  
 Fax:  
 Email

Office 703-560-6625  
 Sales Associate Sean McClellan  
 703-980-5588

smcclellan@smittys.com VA LIC # 2705.014094

**SALES & INSTALLATION AGREEMENT**

109 Franklin Street Alexandria, VA 22314

The Window and Door Showplace, the "Contractor" and "the owner" hereby agree to the following terms and conditions for the following products and services for the improvement of the property at the above address.

The Scope of work to be performed by the Contractor including a list of specified materials described below

This quote is for the supply and installation of:

**MARVIN WOOD ULTIMATE INSERT DOUBLE HUNG WINDOWS**  
 - 6 UNITS

**MARVIN WOOD ULTIMATE DOUBLE HUNG BOW WINDOW**  
 - 1 FOUR WIDE UNIT DH/ST/ST/DH CONFIGURATION

On all windows:  
 -Primed Pine Interior / Primed Pine Exterior  
 -Low E II Argon Gas Insulating Glass  
 -White hardware  
 -7/8" Simulated Divided Lites with spacer bars  
 -Colonial Grid pattern  
 -Full Insect Screens

Also on Bow Window:  
 -cable support system  
 -coppertone tin or aluminum roof  
 -insulated head and seat  
 -new interior and exterior trim

**SIMPSON FIR EXTERIOR DOOR**  
 MODEL 4226 IN FIR-PRE HUNG IN NEW FRAME  
 -Six panel door with top two panels in insulating glass  
 - 4 9/16 inch frame and jamb  
 -Bright Brass hinges  
 -Modified drip lip sill  
 -new trim interior and exterior  
 -primed for painting door, frame, and trim  
 -Homeowner hardware installed

Location	Qty	Description
	1	Marvin Products - Include a 20/10 Warranty See manufactures written warranty for details

Marvin Showplace of McLean  
 6832 Old Dominion Dr.  
 McLean, Va. 22101  
 Office 703-505-3650  
 Fax 703-505-3680

Associate Showroom  
 Leesylvania Plaza  
 7289 Arlington Blvd.  
 Falls Church, Va.  
 Office 703-560-6625  
 Fax 703-560-6628

Marvin Showplace of Rockville  
 1036 Rockville Pike  
 Rockville MD 20852  
 Office 301-315-3100  
 Fax 301-315-3104

Window and Door Showplace  
 4890 Falcon Place  
 Sterling, VA 20155  
 Office 703-736-9600  
 Fax 703-461-1708

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Figure 3. Window specifications.



Version 6.21

MARVIN WINDOW QUOTE

03/10/09

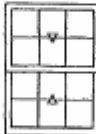
Sean McClellan - WindowSmith  
7249 Arlington Blvd Falls Church, VA 22042  
703-980-5588

\*\*\* CAUTION: IT IS RECOMMENDED THAT A MINIMUM OF 1/4 INCH BE ADDED \*\*\*  
\*\*\* TO THE ROUGH OPENING HEIGHT WHEN USING MARVIN SILLGUARD \*\*\*

\*\*\* UNIT AVAILABILITY AND PRICE SUBJECT TO CHANGE \*\*\*  
\*\*\* LIST PRICE (in USD) \*\*\*

PROJECT: kaplan marvin dh bow

QUOTE: 00000001  
QTY: 6 MARK UNIT -  
W INDH  
IO 31 3/4" X 45 1/4"  
IG - 1 LITE  
LOW E II W/ARGON  
7/8" RECT SDL - W/SPACER BAR - SPC CUT 3W2H  
PR PINE EXT. - PR PINE INT.  
EXISTING SILL ANGLE - 8 DEG.  
UNIT WILL BE BUILT WITH 8 DEG FRAME BEVEL.  
WH SASH LOCK  
SCREEN \*\*\*SHIP SEPARATE  
STONE WHITE SURROUND  
CHARCOAL FIBERGLASS MESH  
4 9/16" JAMBS  
PR PINE INTERIOR  
PR PINE EXTERIOR



AS VIEWED FROM THE EXTERIOR

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NON-MARVIN: NON-SYSTEM GENERATED PRICING

QUOTE: 00000003  
QTY: 1 MARK UNIT - Simpson Fir Door  
4226 6 panel 2 lites, primed both sides/ 4 9/16 inch jamb / brass  
hinges / homeowner hardware installed/

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NON-MARVIN: NON-SYSTEM GENERATED PRICING

QUOTE: 00000004  
QTY: 1 MARK UNIT - coppertone roofing material  
bay window coppertone / front door roof coppertone

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QUOTE: 00000005  
QTY: 1 MARK UNIT -

CONTINUED ON NEXT PAGE

Figure 4. Window specifications.

Version 6.21 MARVIN WINDOW QUOTE 03/10/09

Sean McClellan - WindowSmith  
7249 Arlington Blvd Falls Church, VA 22042  
703-980-5588

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\*\*\* LIST PRICE (in USD) \*\*\*

PAGE 2

PROJECT: kaplan marvin dh bow

RO 83 59/64" X 58 3/16" - 4W1H  
W BOW SP ANG W/HEAD & SEAT - 10 DEG ANG  
PROJECTION 15 47/64"

\*\*A1  
W UDH  
CN 1624  
IG - 1 LITE  
LOW E II W/ARGON  
7/8" RECT SDL - W/SPACER BAR - STD CUT 2W2H  
PR PINE EXT. - PR PINE INT.  
TP SASH LOCK  
SCREEN  
STONE WHITE SURROUND  
CHARCOAL FIBERGLASS MESH

\*\*A2  
W UDHP - 1 5/8 SASH  
RO 22 3/8" X 57 1/2"  
STD CN 54 HEIGHT  
IG - 1 LITE  
LOW E II W/ARGON  
7/8" RECT SDL - W/SPACER BAR - SPC CUT 2W4H  
PR PINE EXT. - PR PINE INT.

\*\*A3  
W UDHP - 1 5/8 SASH  
RO 22 3/8" X 57 1/2"  
STD CN 54 HEIGHT  
IG - 1 LITE  
LOW E II W/ARGON  
7/8" RECT SDL - W/SPACER BAR - SPC CUT 2W4H  
PR PINE EXT. - PR PINE INT.

\*\*A4  
W UDH  
CN 1624  
IG - 1 LITE  
LOW E II W/ARGON  
7/8" RECT SDL - W/SPACER BAR - STD CUT 2W2H  
PR PINE EXT. - PR PINE INT.  
TP SASH LOCK  
SCREEN  
STONE WHITE SURROUND  
CHARCOAL FIBERGLASS MESH  
LOOSE INSTALLATION BRACKETS  
4 9/16" JAMBS  
PR PINE INTERIOR  
PR PINE EXTERIOR  
BMC

QUOTE CONTINUED ON NEXT PAGE.

Figure 5. Window specifications.

Version 6.21

MARVIN WINDOW QUOTE

03/10/09

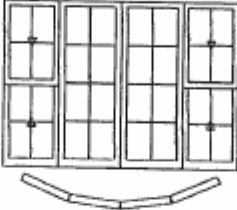
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\*\*\* LIST PRICE (in USD) \*\*\*

PAGE 3

PROJECT: kaplan marvin dh bow



AS VIEWED FROM THE EXTERIOR

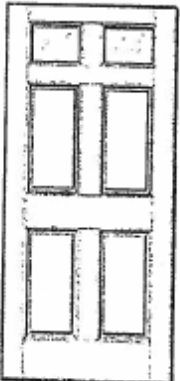
Figure 6. Window specifications.

Catalog - find your Simpson Door Page 1 of 2

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## Your Door Specifications


[Next Door](#)



**Door Options**

Maximum Weather Resistance:

 **Performance Series**



### General Information

Door Name: 4226 Clear I.G.  
Door Number: 4226  
Door Series: Selects  
Door Type: Exterior Decorative  
Door Species: Fir/Hemlock

### Standard Features

Panels: 1-1/4" Innerbond  
Moulding: na  
Glass: 3/4" Insulated Glass  
Caming: na

### Standard Sizes\*

Door Widths: 30", 32", 34", 36"  
Door Heights: 68", 70", 80"

\*Additional sizes are available. See your Simpson Authorized Dealer for final availability and pricing.

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<http://www.simpsondoor.com/catalog/catalog.asp?cat=4226>

Figure 7. Door specifications.