

Docket Item# 6
BAR CASE # 2009-0263

BAR Meeting
January 6, 2010

ISSUE: Alterations
APPLICANT: Mada McGill
LOCATION: 102 Pommander Walk Street
ZONE: RM/Residential

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

1. That the windows and doors be constructed of wood and not aluminum clad (EnduraClad) as submitted, with final specification details approved by Staff; and,
2. That the doors and windows on the second and third floors of the rear elevation be multi-light to match the existing windows.

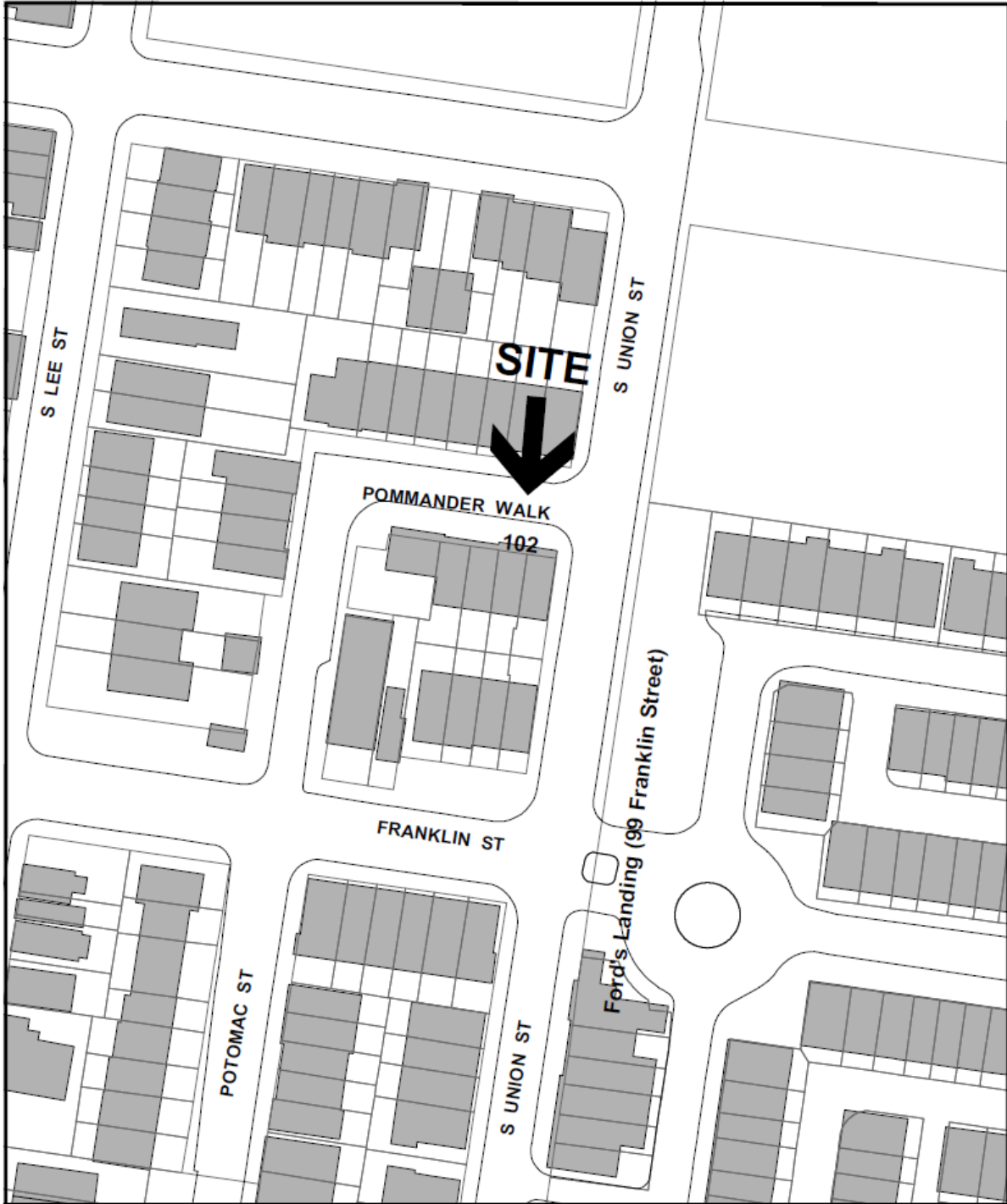
STAFF RECOMMENDATION, DECEMBER 2, 2009: Staff recommends approval of the application with the following conditions:

1. That the windows and doors be constructed of wood and not aluminum clad (EnduraClad) as submitted, with final specification details approved by Staff; and,
2. That the doors and windows on the second and third floors of the rear elevation be multi-light to match the existing windows.

The Item was deferred from the December 2, 2009 hearing due to lack of public notice.

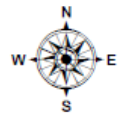
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of BAR approval if the work is not commenced and diligently and substantially pursued by the end of 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, 703-746-4200 for further information.



BAR CASE #2009-0263

1/6/2010



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows and doors at 102 Pommander Walk.

The applicant proposes to replace all of the windows and doors on the house, with the exception of the front door. The windows, manufactured by Pella (Architect Series), will be aluminum clad (EnduraClad), multi-light windows with 7/8 inch fixed muntins and interior spacer bars. The windows on the first and third floors will have a six-over-six configuration, while the windows on the second floor will have a six-over-nine configuration. Half screen storm windows are also proposed. The rear elevation is proposed to have two, double-hung, one-over-one windows on the third floor. The multi-paned doors on the first and second floors of the rear elevation will be replaced with full light, Pella EnduraClad doors. The existing windows on the house are single-glazed, multi-paned true divided light wood windows. The windows and doors will be factory finished in white.

The existing storm door on the front elevation will remain and the security grate on the first floor window will be removed.

II. HISTORY:

The three-story, painted brick townhouse at 102 Pommander Walk Street was constructed in 1971 as part of the Pommander Square subdivision. The project was approved in concept by the Board on March 31, 1971 and final details were approved on May 21, 1971. The architect for the subdivision was Henry S. Sliwka, AIA of Springfield, Virginia.

Staff could find no previous BAR approvals for 102 Pommander Walk Street. However, the Board has approved a number of alterations within this townhouse development over the years. Staff is aware of one window replacement case where a homeowner obtained administrative approval for replacement windows (101 Pommander Walk Street) and on October 1, 2008, the BAR approved replacement double-insulated wood windows at 621 Pommander Walk Street (BAR CASE #2008-0157). It appears obvious that a number of homeowners within the development have replaced their original single-glazed wood windows – there are a number of double-insulated windows throughout the development, including some with sandwich muntins and aluminum cladding.

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

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." Plastic, vinyl and metal clad windows

are strongly discouraged. Staff has no objection to the installation of double insulated, simulated divided light windows on the front and rear elevations. However, Staff believes that they should be constructed of wood and not aluminum clad, in keeping with the Colonial Revival style of the Pommander Walk development and the use of traditional building materials. Given the visibility of the second and third floor windows and doors on the rear elevation, Staff also believes that they should be multi-light like the existing windows and doors rather than single full light configuration. None of the other townhouses within the development have full light doors or one-over-one windows like those proposed by the applicant.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the windows and doors be constructed of wood and not aluminum clad (EnduraClad) as submitted, with final specification details approved by Staff; and,
2. That the doors and windows on the second and third floors of the rear elevation be multi-light to match the existing windows.

STAFF:

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Stephen Milone, Division Chief, Land Use Services

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

No comments.

VI. IMAGES



Figure 1: Image of 102 Pommander Walk from Google Maps.



Figure 2: Photo of second and third floor rear elevation.



Figure 3: Additional photos.


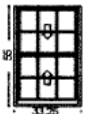
 Proposal - Detailed Pella Windows & Doors 7505-d Leesburg Pike Idylwood Plaza Falls Church, VA 22043 Phone: (703)847-5772 Fax: (703)847-5788		Sales Rep Name: Moon, Tim Sales Rep Phone: (540) 746-3925 Sales Rep E-Mail: tmoon@kc-pella.com Sales Rep Fax:									
Customer Information Mada McGill 102 Pommander Walk ALEXANDRIA, VA 22314 Day Phone: (703) 3143576 Mobile Phone: Fax Number: E-Mail: madamcgill@aol.com Contact Name: Mada McGill Great Plains #: B5JMRP		Project/Delivery Address McGill, Mada 102 Pommander Walk Lot # ALEXANDRIA, VA 22314 County: ALEXANDRIA (IND CITY) Owner Name: Mada McGill Owner Phone: (703) 3143576		Order Information Quote Name: FINAL RELEASE- AQ Order Number: 717B5JMRP Quote Number: 595136 Order Type: Installed Sales Wall Depth: Payment Terms: 6 Mo. No Payments No Interest Tax Code: ALEXANVA18 Cust Delivery Date: 11/02/2009 Quoted Date: 6/25/2009 Contracted Date: 10/1/2009 Booked Date: 10/19/2009 Customer PO #:							
Customer Notes: FINAL RELEASE PRECHECK DONE BY MARTY WELLS FARGO											
Line # Location: 10 Kitchen		Attributes Architect, Double Hung, 33.25 X 55, Poplar White, 4-9/16"		<table border="1"> <thead> <tr> <th>Item Price</th> <th>Qty</th> <th>Ext'd Price</th> </tr> </thead> <tbody> <tr> <td>\$810.60</td> <td>1</td> <td>\$810.60</td> </tr> </tbody> </table>		Item Price	Qty	Ext'd Price	\$810.60	1	\$810.60
Item Price	Qty	Ext'd Price									
\$810.60	1	\$810.60									
 Viewed From Exterior Rough Opening: 34" X 55.75" Final Wall Depth: 4-9/16"		1: Non-Standard Size Double Hung, Equal Split Frame Size: 33 1/4 X 55 General Information: Standard, Style Edition, Clad, Pine, None Exterior Color / Finish: Standard EnduraClad, Poplar White Interior Color / Finish: Unfinished Interior Glass: Insulated Low E Standard Argon Gas Hardware Options: Standard Lock, White, Order Sash Lift Screen: Half Screen, Standard Fiberglass Grille: ILT, No, 7/8", Traditional (3W2H / 3W2H) Wrapping Information: Foldout Fins, Factory Applied, 4-9/16" Factory Applied, Perimeter Length = 177", Glazing Pressure = 90.		PSPRIMERR01 - PRIMERR01 Prime Window w/muntin & trim <96 UI Qty 1							
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Figure 4: Window and door specifications.

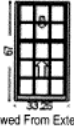
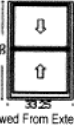
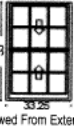
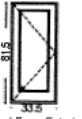
Line #	Location	Attributes	Item Price	Qty	Ext'd Price
Customer: Mada Mogill Project Name: Mogill, Mada Quote Number: 595136					
15	Master Bedroom	Architect, Double Hung, 33.25 X 67, Poplar White, 4-9/16"			
		1: Non-Standard Size Double Hung, Cottage Split Frame Size: 33 1/4 X 67 General Information: Standard, Style Edition, Clad, Pine, None Exterior Color / Finish: Standard EnduraClad, Poplar White Interior Color / Finish: Unfinished Interior Glass: Insulated Low E Standard Argon Gas Hardware Options: Standard Lock, White, Order Sash Lift Screen: Half Screen, Standard Fiberglass Grille: ILT, No, 7/8", Traditional (3W2H / 3W3H) Wrapping Information: Foldout Fins, Factory Applied, 4-9/16" Factory Applied, Perimeter Length = 201", Glazing Pressure = 65.	\$948.57	3	\$2,845.71
	Viewed From Exterior				
	Rough Opening: 34" X 67.75"				
	Final Wall Depth: 4-9/16"				
	Customer Notes: cottage style				
		PSPRIMERR02 - PRIMERR02 Prime Window w/muntin & trim 96 - 120 UI		Qty 1	
30	Office	Architect, Double Hung, 33.25 X 55, Poplar White, 4-9/16"			
		1: Non-Standard Size Double Hung, Equal Split Frame Size: 33 1/4 X 55 General Information: Standard, Style Edition, Clad, Pine, None Exterior Color / Finish: Standard EnduraClad, Poplar White Interior Color / Finish: Unfinished Interior Glass: Insulated Low E Standard Argon Gas Hardware Options: Standard Lock, White, Order Sash Lift Screen: Half Screen, Standard Fiberglass Grille: None Wrapping Information: Foldout Fins, Factory Applied, 4-9/16" Factory Applied, Perimeter Length = 177", Glazing Pressure = 90.	\$570.26	2	\$1,140.52
	Viewed From Exterior				
	Rough Opening: 34" X 55.75"				
	Final Wall Depth: 4-9/16"				
	Customer Notes: no grills				
		PSPRIMERR01 - PRIMERR01 Prime Window w/muntin & trim <96 UI		Qty 1	
40	Guest Bedroom	Architect, Double Hung, 33.25 X 55, Poplar White, 4-9/16"			
		1: Non-Standard Size Double Hung, Equal Split Frame Size: 33 1/4 X 55 General Information: Standard, Style Edition, Clad, Pine, None Exterior Color / Finish: Standard EnduraClad, Poplar White Interior Color / Finish: Unfinished Interior Glass: Insulated Low E Standard Argon Gas Hardware Options: Standard Lock, White, Order Sash Lift Screen: Half Screen, Standard Fiberglass Grille: ILT, No, 7/8", Traditional (3W2H / 3W2H) Wrapping Information: Foldout Fins, Factory Applied, 4-9/16" Factory Applied, Perimeter Length = 177", Glazing Pressure = 90.	\$810.60	3	\$2,431.80
	Viewed From Exterior				
	Rough Opening: 34" X 55.75"				
	Final Wall Depth: 4-9/16"				
		PSPRIMERR01 - PRIMERR01 Prime Window w/muntin & trim <96 UI		Qty 1	
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Figure 5: Window and door specifications.

Customer: Mada McGill		Project Name: McGill, Mada		Quote Number: 595136	
Line #	Location:	Attributes			
60	TV Room	Architect, Inswing Door, Architect, Inswing Door, Architect, Inswing Door, 108 X 79.5, Poplar White, 4-9/16"	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
		1: 3680 Left Inswing Door	\$5,137.52	1	\$5,137.52
		Frame Size: 36 X 79 1/2			
		General Information: Standard, Clad, Pine, None, Standard Sill			
		Exterior Color / Finish: Standard EnduraClad, Poplar White			
		Interior Color / Finish: Unfinished Interior			
		Glass: Insulated Tempered Low E Standard Argon Gas			
		Hardware Options: Multipoint Lock, Order Handle Set, Brass			
		Screen: No Screen			
		Grille: None			
		Vertical Mull 1: FieldMull, Standard Joining Mullion - Doors			
		2: 3680 Fixed Inswing Door			
		Frame Size: 36 X 79 1/2			
		General Information: Standard, Clad, Pine, None, Standard Sill			
		Exterior Color / Finish: Standard EnduraClad, Poplar White			
		Interior Color / Finish: Unfinished Interior			
		Glass: Insulated Tempered Low E Standard Argon Gas			
		Grille: None			
		Vertical Mull 2: FieldMull, Standard Joining Mullion - Doors			
		3: 3680 Right Inswing Door			
		Frame Size: 36 X 79 1/2			
		General Information: Standard, Clad, Pine, None, Standard Sill			
		Exterior Color / Finish: Standard EnduraClad, Poplar White			
		Interior Color / Finish: Unfinished Interior			
		Glass: Insulated Tempered Low E Standard Argon Gas			
		Hardware Options: Multipoint Lock, Order Handle Set, Brass			
		Screen: No Screen			
		Grille: None			
		Wrapping Information: Foldout Fins, Factory Applied, 4-9/16" Factory Applied, Perimeter Length = 375", Glazing Pressure = 200.			
Customer Notes: no screen, no grills					
		PSPRIMERR07 - PRIMERR07 SGL Door w/muntins & trim (one side)	Qty	1	
		PSPRIMERR10 - PRIMERR10 Double Hinged Door w/muntins & trim	Qty	1	
Line #	Location:	Attributes			
65	Family Room	Architect, Inswing Door Left, 33.5 X 81.5, Poplar White, 4-9/16"	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
		1: 3482 Left Inswing Door	\$1,884.14	1	\$1,884.14
		Frame Size: 33 1/2 X 81 1/2			
		General Information: Standard, Clad, Pine, None, Standard Sill			
		Exterior Color / Finish: Standard EnduraClad, Poplar White			
		Interior Color / Finish: Unfinished Interior			
		Glass: Insulated Tempered Low E Standard Argon Gas			
		Hardware Options: Multipoint Lock, Order Handle Set, Brass			
		Screen: No Screen			
		Grille: None			
		Wrapping Information: Foldout Fins, Factory Applied, 4-9/16" Factory Applied, Perimeter Length = 230", Glazing Pressure = 205.			
Customer Notes: no screen, no grills					
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Figure 6: Window and door specifications.

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
Customer: Mada Mogill Project Name: Mogill, Mada Quote Number: 595136					
PSPRIMERR07 - PRIMERR07 SGL Door w/muntins & trim (one side) Qty 1					
70	Family Room	Architect, Inswing Door Right, 33.5 X 81.5, Poplar White, 4-9/16"			
		 <p>1: 3482 Right Inswing Door Frame Size: 33 1/2 X 81 1/2 General Information: Standard, Clad, Pine, None, Standard Sill Exterior Color / Finish: Standard EnduraClad, Poplar White Interior Color / Finish: Unfinished Interior Glass: Insulated Tempered Low E Standard Argon Gas Hardware Options: Multipoint Lock, Order Handle Set, Brass Screen: No Screen Grille: None Wrapping Information: Foldout Fins, Factory Applied, 4-9/16" Factory Applied, Perimeter Length = 230", Glazing Pressure = 205.</p>	\$1,884.14	1	\$1,884.14
Rough Opening: 34-1/4" X 82-" Final Wall Depth: 4-9/16"					
Customer Notes: no screen, no grills					
PSPRIMERR07 - PRIMERR07 SGL Door w/muntins & trim (one side) Qty 1					
75	None Assigned	RIW101 - SINGLE WINDOW	\$272.93	9	\$2,456.37
80	None Assigned	RIW142 - SINGLE PANEL DOOR AL, AR, FIX	\$309.36	3	\$928.08
85	None Assigned	RIW144 - 2 PANEL DOOR AI, IA, AF, FA	\$480.37	1	\$480.37
90	None Assigned	RPSET104 - INSTALL 2500 SU	\$452.85	1	\$452.85
95	None Assigned	RIINSTALL - * MISCELLANEOUS LABOR CHARGE *	\$90.57	1	\$90.57
100	None Assigned	OBLT5000 - Keylock, Brass, Keyed Alike	\$13.05	4	\$52.20
105	None Assigned	RIN116 - FIELD ASSEMBLED COMPOSITE - ADD PER MULL	\$38.24	2	\$76.48

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Figure 7: Window and door specifications.

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
110	None Assigned	371P - Beaded Colonial 2 1/2 in - Primed	\$0.00	208	\$0.00
115	None Assigned	99P - Beaded Colonial 3 1/2 in - Primed	\$0.00	96	\$0.00
120	None Assigned	1163 - Stool 5/4 x 3 1/4	\$0.00	32	\$0.00
125	None Assigned	126O - Shoe-Oak 3/4 in	\$0.00	20	\$0.00
130	None Assigned	14S4SP - S4S Board 1x4 - primed	\$0.00	24	\$0.00
135	None Assigned	LUM06 - Pine #2 1x4 per lineal foot	\$0.00	120	\$0.00
140	None Assigned	LUM01 - RC 2x4x8	\$0.00	10	\$0.00
145	None Assigned	LUM08 - PT 2x4x8	\$0.00	4	\$0.00
150	None Assigned	LUM10 - PT 1x6x8	\$0.00	4	\$0.00
155	None Assigned	MISC7 - Pella Tape	\$0.00	2	\$0.00
160	None Assigned	LUM14 - Shims - Cedar, small	\$0.00	2	\$0.00

Customer: Mada Mcgill Project Name: Mcgill, Mada Quote Number: 595136

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Figure 8: Window and door specification.

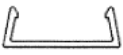
Customer: Mada McGill		Project Name: McGill, Mada		Quote Number: 595136		
Line #	Location:	Attributes		Item Price	Qty	Ext'd Price
165	None Assigned	CAULK01 - Caulk - Brown		\$0.00	4	\$0.00
Line #	Location:	Attributes		Item Price	Qty	Ext'd Price
170	None Assigned	CAULK11 - Caulk - Poplar White		\$0.00	22	\$0.00
Line #	Location:	Attributes		Item Price	Qty	Ext'd Price
175	None Assigned	INSUL2 - No-Warp Foam Spray		\$0.00	4	\$0.00
Line #	Location:	Attributes		Item Price	Qty	Ext'd Price
180	None Assigned	CS18 - Coil Stock 12 in x 25 ft - Poplar White/Putty		\$0.00	1	\$0.00
Line #	Location:	Attributes		Item Price	Qty	Ext'd Price
185	None Assigned	CS04 - Coil Stock 24 in x 50 ft - Poplar White/Putty		\$0.00	1	\$0.00
Line #	Location:	Attributes		Item Price	Qty	Ext'd Price
190	None Assigned	1/2" Mullion Cover, Length: 96, Poplar White		\$40.67	2	\$81.34
		 <p>1: 1/2" Mullion Cover Length: 96 Exterior Color / Finish: Standard Enduraclad, Poplar White</p>				
Rough Opening:						
Thank You For Your Interest In Pella® Products						
PELLA WARRANTY:						
Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor K.C. Company Inc. will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.						
Clear opening (egress) information does not take into consideration the addition of a Roloscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.						
For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com						
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Figure 9: Window and door specification.