ISSUE: Alterations

APPLICANT: Craig Hudnall by Stephanie Dimond

LOCATION: 216 Wilkes Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the 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.
I. ISSUE:
The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 216 Wilkes Street.

The majority of the existing windows on the brick townhouse are single-glazed, true divided light, six-over-nine wood windows with exterior storms (the first floor window on the front façade has a six-over-six configuration). The applicant is requesting approval of Loewen double-hung wood windows in the existing light pattern. The wood windows will be double glazed, with simulated divided lights and an interior spacer bar. The muntin bars will measure ¾ inches wide. If the proposed windows are approved, the applicant will remove the existing metal storm windows. Wood screens are standard on Loewen wood windows.

II. HISTORY:
The 2 ½ story brick townhouse at 216 Wilkes Street was constructed in 1972 in the Federal Revival Style (it was approved by the Board on July 21, 1971). The Board subsequently approved material samples and details for the three unit townhouse project (212, 214 and 216 Wilkes Street) on August 18, 1971. Staff could find no recent BAR approvals for the subject property (in 1975 the Board approved a skylight). Two of the four townhouses in this development (212 and 214 Wilkes Street) no longer have their original windows and Staff could find no record of BAR approval for the wood, double-glazed replacement windows. The applicant’s representative, Stephanie Dimond, is also the architect for 212 Wilkes Street and believes that the Weather Shield brand double-glazed, true divided light (not simulated) replacement windows were approved administratively in 2003.

III. ANALYSIS:
The proposed addition complies with the zoning ordinance requirements.

The Design Guidelines recommend that: “New and 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, but that 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 (1972) and the fact that the existing six-over-twelve (and six-over-six) light pattern and muntin profile and width will be maintained, Staff does not object to the installation of the double-hung, double-glazed wood windows with simulated divided lights.

The Loewen window specifications submitted by the applicant state that the double-hung windows come with an exterior fiberglass sill. The applicant contacted the Loewen window representative and confirmed that all exterior features of the wood windows, including the sill, are constructed of wood and that the fiberglass sill is provided on the aluminum clad windows only.

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 Administration:
No comments received.

Historic Alexandria:
No comments received.
VI. IMAGES

Figure 1. Photo of front and rear elevation of 216 Wilkes Street.
Figure 2. Window specifications.
ARCHITECTURAL SERVICES

DOUBLE & SINGLE HUNG

STYLES
- Double Hung, Single Hung, Sliding, Tilt and Casement options.

DOUBLE HUNG

SINGLE HUNG

STANDARD FEATURES:
- Nickel, copper, glass and brass (on request)
- Frame construction designed for 4-1/2" (114 mm) jamb
- Low E coated glazing with 0.70 (12 mm) airspace
- Roto-per operator and concealed sash locks available in bronze, stainless, white and black
- Embossed aluminum cladding in nine standard colors, painted wood or clear finish
- Hardware available in bronze, stainless, white and black
- Non-duct windows are available with white, bronze or sandblasted screens in the same colors as the 36 metal clad exterior colors

EXPLODED DIAGRAMS:
- Download Exploded Diagrams

HARDWARE:
- Hardware and hardware finishes are dependent on hardware choices.

GLAZING:
- Max 4" (100 mm) silica, max 3" (75 mm) silica

SIMPLE PANEL (2/3) AND GRilles:
- 3/4" (19 mm) x 1 3/4" (45 mm) and 1 3/4" (45 mm) x 3/4" (19 mm)

Banded doors:
- 2" (50 mm) x 2" (50 mm) and 1 1/2" (40 mm) x 1 1/2" (40 mm)

Figure 3. Window specifications.
Figure 4. Window specifications.
Figure 5. Window specifications.