

Docket Item # 5
BAR CASE # 2010-0157

BAR Meeting
July 7, 2010

ISSUE: Alterations
APPLICANT: James Barnette
LOCATION: 211 ½ South Fayette Street
ZONE: RM/Residential

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

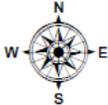
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that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



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7/7/2010



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows and doors at 211 ½ South Fayette Street. The front bay window will be replaced, as well as the first floor rear window and two pairs of French doors, one on the side and one at the rear. The existing wood windows and doors on the townhouse are single-glazed with exterior aluminum storms.

The applicant proposes to install Pella simulated divided light windows and doors in the same style and light pattern as the existing. They will have an interior spacer bar and muntins which match the existing muntins in width and profile. The front bay window consists of a front panel and two sidelights; however, because this unit is setback approximately 45 feet from the street and faces south, only one sidelight of the bay window is visible from the public right-of-way. The bay window will be constructed of wood while the rear window and French doors will be aluminum clad.

II. HISTORY:

According to the City's real estate records, 211 1/2 South Fayette Street was constructed in 1979 as part of the Port City Mews development. The three story, semi-detached brick townhouse is set back approximately 45 feet from South Fayette Street.

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

The *Design Guidelines* recommend that all windows on historic properties be single glazed (one pane of glass) with true divided lights; however, the Board sometimes permits the use of double insulated (two panes of glass) windows on less visible elevations, and frequently on new construction. Given the mid-20th century age of the townhouse, Staff has no objection to the use of double-glazed, simulated divided light windows and doors. Visibility of the front of the house is extremely limited from South Fayette Street, with only one sidelight visible from the street, and the side and rear of the townhouse where the alterations are proposed are not visible from the street or alley.

Staff believes that the use of double glazed windows and doors, which were widely available commercially when this townhouse was constructed in 1979, are appropriate and significantly more attractive than the existing single glazed windows and doors covered by aluminum storm panels. Staff further believes that the appearance of modern simulated divided light windows is virtually indistinguishable from true divided light sash and has the ability to more accurately represent the historic width and profile of muntins.

As of June 1, 2010, a building permit is now required for the replacement of windows in the historic districts.

STAFF:

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

Code Administration:
No comments received.

Historic Alexandria:
No comments received.

V. IMAGES

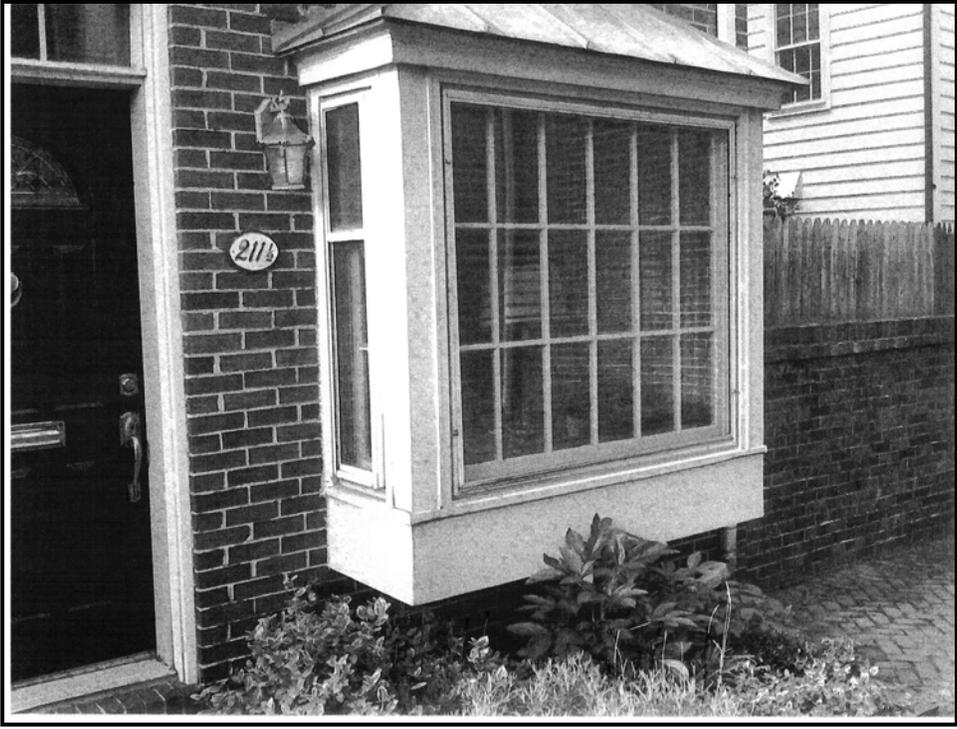


Figure 1: Existing front bay window.

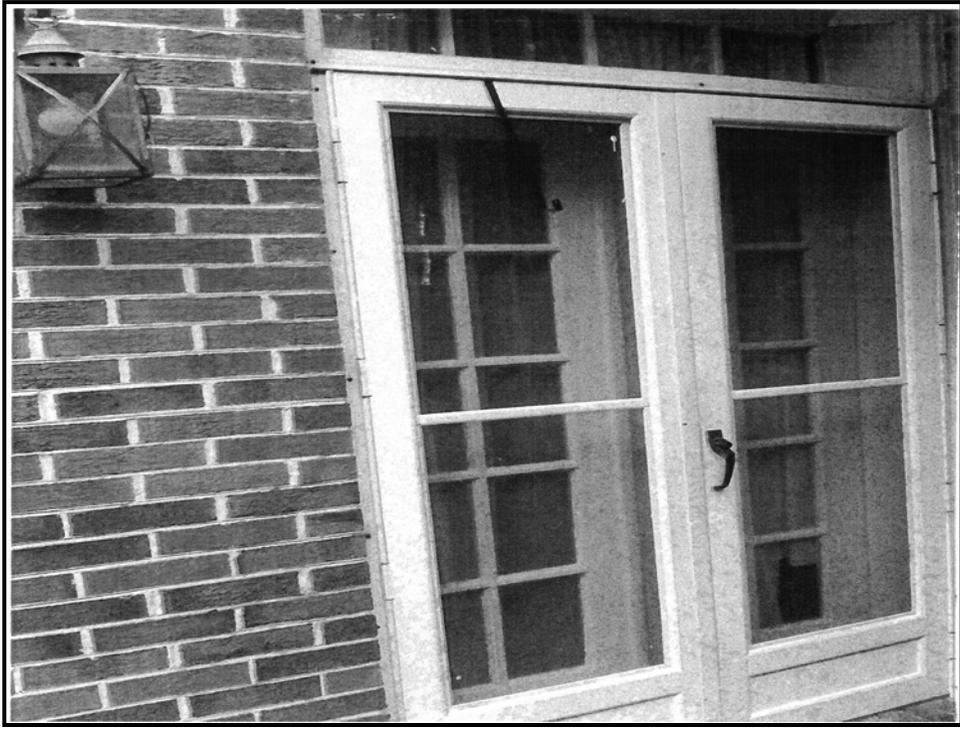


Figure 2: Existing French doors on the side elevation.



Figure 3: Existing rear window.



Figure 4. Existing rear French doors.