

Docket Item #7
BAR CASE #2004-0073

BAR Meeting
April 28, 2004

ISSUE: Window alterations
APPLICANT: William Cromley
LOCATION: 421 North Alfred Street
ZONE: CL/Commercial

****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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: Docket item #6 must be approved before this docket item can be considered.

DISCUSSION:

Applicant's Description of Undertaking:

“New windows (demolish old windows; adjust openings).”

Issue:

The applicant is requesting approval of a certificate of appropriateness for the installation of 13 new windows on the south side of the house on the first and second stories. Currently there are two in-filled openings and five sets of small paired windows on this elevation. Where there are currently shutters in in-filled window openings at the front (west end) of the main block in the first and second stories, the applicant proposes to install two-over-two double hung windows. At the back (east end) of the main block on the south side, the applicant proposes to install two two-over-two double hung windows in the second story and two matching windows directly below in the first story. These new rectangular windows will replace two sets of paired small, square windows with a six-over-six configuration. All the new windows proposed for the main block will have the same dimensions and configuration. The windows proposed for the rear ell section of the south wall are smaller than those proposed for the main block. On the second story, the applicant proposes a set of three two-over-two windows. On the first story, there will be two pairs of smaller two-over-two windows. The proposed second story windows replace a pair of small, six-over-six windows. The two first story window pairs replace two existing pairs of small, six-over-six windows and will be located in the same openings. All new windows will be wood windows with simulated divided lights.

The south side of the house is visible in an oblique view from both Alfred Street and the public alley at the rear of the property. The south wall of the main block of the building is located 7'9" from the south property line.

History and Analysis:

The two story frame, Second Empire style dwelling with a projecting bay and mansard roof was constructed by 1896. Over the past decade, the Board has approved a number of alterations at 421 North Alfred Street, including a rear addition and porch, a shed and fence. In addition, in 2002, the Board approved alterations to the house at 423 North Alfred Street, originally built as a twin to 421 North Alfred Street. Among the alterations approved by the Board for 423 North Alfred Street were alterations to the front facade to recreate a fenestration pattern more in character with the late 19th century building.

The proposed alterations comply with the zoning ordinance requirements.

In the opinion of Staff, the proposed alterations are appropriate. The addition or removal of openings in an historic building should be carefully considered. In this case, Staff believes the

alterations are acceptable because the south side of the house clearly has been subject to alterations over time and because the proposed new windows are more historically appropriate in terms of their overall proportions and two-over-two configuration. All in all, Staff believes the appearance of the south side of the house will be improved by the proposed alterations. Staff believes the use of simulated divided light windows will be acceptable in this instance as the windows will not be readily accessible to the public and no historic windows will be removed in the project. To conclude, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project.

Historic Alexandria

No comment if these are wood, true divided light.