

Docket Item #5
BAR Case #2003-0242

BAR Meeting
November 5, 2003

ISSUE: Window & siding alterations

APPLICANT: Elisabeth Campbell

LOCATION: 429 South Fairfax Street

ZONE: CM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

DISCUSSION:

Applicant s Description of the Undertaking:

Restore window removed previously. Replace and repaint some deteriorated wood siding.

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the south elevation of the residence at 429 South Fairfax Street. The applicant is proposing to install a new wood window on the first floor of the south elevation. The Kolbe & Kolbe wood window will be two over two to match the existing windows.

The applicant is also proposing to replace deteriorated portions of the siding on the south elevation to match the existing siding.

History and Analysis:

According to the Real Estate Records, the two story vernacular Italianate building located at 429 South Fairfax Street was constructed in 1870. A two-story rear addition, twelve feet in length, was added in 1919 (#442, 6/17/1919).

In 1997, the applicant replaced three existing six over six windows on the front elevation and two on the south elevation with historically appropriate two over two windows. In 1980, the Board approved a prefabricated metal chimney with the condition that it be painted the color of the roof (5/7/80).

The proposed window and siding alterations comply with zoning regulations.

Since 1924, there have been a number of building permits issued for replacement siding at 429 South Fairfax Street (#1000, 3/29/24, #24190, 5/1/67, #27740, 10/19/70, #32666, 1/7/76). In 1980, the Board approved aluminum siding on the north side of the building only with the stipulation that the siding have the exact same exposure as the front siding and that the color, Alcoa, Colonial Blue be the same for both the aluminum and the wood siding. Staff has no objection to the replacement in kind of sections of the south elevation siding.

The south elevation of the building currently has a mishmash of window openings. No building permits were located supporting the existence of a previous window at the proposed location. Staff believes that there may have been a window or door in close proximity to the proposed window location prior to 1959 as evidenced by the existing brick stoop. Therefore, Staff has no objection to the installation of a window at this location and recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement

C-1 Construction permits are required for this project.

Historic Alexandria

No comment.