

Docket Item #5  
BAR CASE #2003-0275

BAR Meeting  
December 17, 2003

**ISSUE:** Replacement windows

**APPLICANT:** An Exterior

**LOCATION:** 529 South Fairfax Street

**ZONE:** RM/Residential

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### STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That prior to installing the replacement windows, the property owner must provide documentation to the satisfaction of the director of Code Enforcement that the existing north side windows were previously approved by Code Enforcement and in code compliance;
2. That the replacement windows be wood windows without any exterior cladding;
3. That the replacement windows fit the size of the openings; and,
4. That the replacement windows be one-over-one sash without any muntins.

### DISCUSSION:

#### Applicant s Description of the Undertaking:

Requesting for the approval from the board for the 6 windows replacement in Old Town Alexandria.

#### Issue:

The applicant is requesting approval of a Certificate of Appropriateness for six replacement windows to be located on the north side of the three story frame house at 529 South Fairfax Street. There are two windows in each story. The existing windows are modern wood windows. The proposed replacement windows are aluminum clad wood windows manufactured by Trimline. The north side of the building borders a private alley and is fully visible from the street.

#### History and Analysis:

529 South Fairfax Street is one of a row of four attached frame Victorian style residential buildings constructed ca. 1900. The buildings were all originally two stories in height. However, three of the four, at 529, 531 and 535 have been raised in height to three stories. On February 18, 1979, a fire originating in 729 South Fairfax Street caused substantial damage to the entire row of four. Code Enforcement records report that the exterior walls and structure of 529 South Fairfax Street sustained substantial damage. The six north side windows most likely date to 1979 when the building was renovated and expanded to three stories. On May 16, 1979, the Board approved the third floor addition and alterations. In 1998 Staff approved a building permit to replace siding at 529 South Fairfax Street (BLD98-02454, 8/19/1998).

The proposed replacement windows comply with zoning ordinance requirements.

Staff notes Code Enforcement s comment that all exterior walls within 3' from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. Prior to installing the replacement windows, the property owner must provide documentation to the satisfaction of the director of Code Enforcement that the existing north side windows were previously approved by Code Enforcement and in code compliance.

Staff does not object to the proposed replacement of the six north side windows. These windows

appear to be modern and, based on Code Enforcement records, most probably date to the 1979 renovation of the building. However, Staff believes the new windows should be wood, without any exterior aluminum or vinyl cladding. According to the *Design Guidelines*, vinyl and metal clad windows are discouraged within the historic districts (Windows - Page 2).

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

F-1 Location of exterior wall to the property line is not provided. A lot plan showing the existing location the structure is required to provide a proper review.

General Code conditions that may effect this proposed project are:

C-1 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided

### Historic Alexandria

No comment.