

Docket Item # 19
BAR CASE #2005-0262

BAR Meeting
December 7, 2005

ISSUE: Replacement Windows

APPLICANT: Kenneth Springer

LOCATION: 703 Avon Place

ZONE: RB/Residential

STAFF RECOMMENDATION:

Staff would recommend approval of replacement windows to be wood, metal, or aluminum clad.

I. ISSUE:

The applicant is requesting approval of replacement windows.

II. HISTORY:

703 Avon Place is a stone and brick residential rowhouse dating from circa 1939. This area of Avon Place was included within the original boundaries of the 1946 historic district in order to protect the George Washington Memorial Parkway. However, this row of houses is currently visually screened from the Parkway by the Mason Hall Apartments on West Abingdon Drive which were constructed in 1951.

On March 2, 2005, the Board approved replacement windows for 1308 Michigan Avenue that were to be Marvin aluminum clad wood casement windows with simulated divided lights (BAR Case # 2004-0106). However, a number of other houses have had replacement windows installed without the approval of the Board. In recent years the Board has reviewed several other project types in the immediate vicinity of 703 Avon Place, including a stone wall at 708 Devon Place (BAR 2004-0220, 10/10/2004), an addition and alterations at 706 Chetworth Place (BAR 2003-0146 & 0147, 7/16/2003) an air conditioning unit and screening at 1314 Michigan Avenue (BAR Case #2002-0134, 6/19/2002) and air conditioning unit screening and fence at 1326 Michigan Avenue (BAR Case #2002-0281, 11/20/2002). The Board reviewed an after-the-fact replacement door at 1302 Michigan Avenue (BAR Case #2004-0013, 10/20/2004). The Board denied the replacement door, believing it to be inappropriate for the style of the house. The applicant appealed the Board's decision to City Council. On February 12, 2005, City Council upheld the Board's denial of the door.

III. ANALYSIS:

The proposed windows comply with zoning ordinance requirements.

The applicant is proposing replacing the existing steel casement window which are true-divided light windows with Quantum 2 vinyl casement windows with simulated divided lights. A total of three windows will be replaced, two on the front facade and one upper window on the rear facade. The trim will be white.

Exterior windows are prominent features of a building. The majority of the houses in this development appear to have retained their original windows. Staff does not believe that the vinyl replacement windows are appropriate to the style of this property or the historic district. Staff would recommend that replacement windows be wood, metal, or aluminum clad wood windows, which have been approved by the Board on similar adjacent properties.

IV. STAFF RECOMMENDATION:

Staff would recommend replacement windows to be wood, metal, or aluminum clad.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments

Historic Alexandria

“Would prefer the use of steel rather than vinyl to keep original look of facade.”