

Docket Item #11
BAR CASE #2006-0051

BAR Meeting
April 5, 2006

ISSUE: Alterations

APPLICANT: Craig Lemeshefsky

LOCATION: 1212 King Street

ZONE: KR/King Street Urban Retail Zone

STAFF RECOMMENDATION: Staff recommends approval of one-over-one double-hung wood windows for replacement with the condition that the windows be replaced within two months of approval, approval of a four or six wood panel door for replacement, and approval of the new HVAC unit and screening with the condition that the fence be stained or painted. The replacement windows and door should be approved by staff prior to installation.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of after-the-fact window replacement, decreasing the size of a rear window using brick infill. The applicant is also requesting approval of a new HVAC unit and screening with a wood fence, and a replacement rear door.

The applicant replaced four windows on the front elevation with one-over-one double-hung vinyl windows, replacing existing one-over-one double-hung vinyl windows. On the rear, three windows were replaced, using one-over-one vinyl double-hung windows, with one window being decreased in size, using brick infill. The applicant decreased the size of the rear window as a result of interior work in a kitchen area of an apartment. Note: the new windows are slightly smaller than the existing windows.

The applicant has provided an alternate replacement window selection that would be one-over-one double-hung aluminum clad wood windows manufactured by Pella.

The applicant is also requesting approval to replace a rear door with a six panel steel entry door manufactured by ReliaBilt.

In addition, the applicant is requesting approval to install a second HVAC unit adjacent to the existing rear unit. Both HVAC units are proposed to be screened by a 44" tall wood dog eared fence. The rear of 1212 King Street is visible from Commerce Street.

II. HISTORY:

According to Ethelyn Cox's Historic Alexandria, Virginia: Street by Street, the three-story 1212 King Street was constructed mid-19th century. From Sanborn maps, it appears that a rear addition was constructed around 1921.

According to building permit records, a second floor rear porch was enclosed in 1947 (Permit # 4059), a rear addition was constructed in 1935 (Permit # unclear), and in 1967 windows at the storefront were replaced (Permit # 24094).

There does not appear to be any further approvals.

III. ANALYSIS:

Replacement windows comply with zoning ordinance requirements.

Windows are character defining features of buildings within the historic district. According to the Guidelines, "new and replacement windows should be appropriate to the historic period of the architectural style of the building. For example, two-over-two and two-over-one windows are appropriate on Victorian style buildings dating from the late-19th to early 20-century. Multi-paned windows are not appropriate on structures dating from this period."

The Guidelines further state that preferred window type is a “single glazed true divided light wood window with interior storm sash.” Acceptable window types are “single glazed true divided light wood windows with exterior storm panels, double-glazed true divided light wood windows, windows with fixed or applied muntins have been approved for the rear elevations of a structure which has minimal visibility from a public way, casement windows should generally only be used on the rear facades of buildings.”

The Guidelines further state that the following window types are discouraged:”plastic, vinyl, and metal windows, plastic, vinyl and metal clad windows, awning windows, slider window,,...”

The Board has been consistent in not approving vinyl windows for replacement windows on historic building. While it is regrettable that the windows have already been replaced, Staff does not support the use of the vinyl window. Staff recommends that one-over-one double-hung windows be used as replacement windows for this property. Staff is also concerned about the manner in which the rear window was decreased in size using brick infill. While this occurred on the rear of the property and on a latter addition which appears from Sanborn maps to have been constructed around 1921, the property does back up to the front of another street, not just the back of other properties. The properties located on Commerce Street face the rear of the properties located on King Street. If the Board approves the decreasing of the size of the window opening, staff would suggest that the window be replaced with perhaps a single fixed window. The double-hung window appears awkward due to the reduced size.

In respect to the proposed fence, Staff would recommend the approval of the fence to enclose the condensing units, with the condition that the fence be painted or stained, in accordance with the guidelines,

In regards to the proposed replacement door on the rear, the guidelines state: “Exterior flush or paneled metal doors are generally not appropriate on residential structures. In certain instances, flush metal doors may be appropriate for basement level entrances or side or rear yards. Exterior flush or paneled metal doors may be appropriate in certain limited circumstances for 20th-century retail, commercial, and industrial buildings.” While the door to be replaced is located on the rear of the building, staff believes a wood door would be more appropriate for this building and in keeping with the guidelines.

IV. STAFF RECOMMENDATION:

Staff recommends approval of one-over-one double-hung wood windows for replacement with the condition that the windows be replaced within two months of approval, approval of a four or six wood panel door for replacement, and approval of the new HVAC unit and screening with the condition that the fence be stained or painted. The replacement windows and door should be approved by staff prior to installation.

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. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

“Although it is regrettable that the rear window was cut down, the other windows appear comparable to the originals. The proposed steel door should be wood.”