

Docket Item # 17
BAR CASE #2006-0172

BAR Meeting
September 6, 2006

ISSUE: After-the-fact replacement windows

APPLICANT: Ralph J. Hill by Northern Virginia Property Management

LOCATION: 1008 Powhatan Street

ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the windows be replaced with six-over-one wood true divided light windows;
2. The replacement windows be approved by staff prior to installation; and,
3. That the windows be ordered within 15 days.

(Insert sketch here)

I. ISSUE:

The applicant is requesting after-the-fact approval of a Certificate of Appropriateness for replacement windows. The original six-over-one wood windows were replaced with new vinyl one-over-one windows. A total of five windows were replaced including all three windows on the front elevation of the house and two first floor windows on the side elevation.

II. HISTORY:

The property located at 1008 Powhatan Street is one of two duplexes built in a Craftsman bungalow style. According to Real Estate Assessment records, the house was constructed in 1925.

The Board approved the installation of aluminum siding on 1006 and 1008 Powhatan Street in 1976 and a fence and gate in 1978. There have been no subsequent applications for 1008 Powhatan Street. The Board has however approved an addition and alterations to 1006 Powhatan Street in the early 90's (BAR Case #90-116, 6/6/90; BAR Case #90-141, 7/18/90; BAR Case #91-19, 1/16/91).

III. ANALYSIS:

The replacement windows comply with zoning ordinance requirements.

Windows are a character defining feature of buildings within the historic district. In this case, the original six-over-one windows are a primary characteristic of the bungalow style.

The *Design Guidelines* list vinyl windows as a discouraged window type (Windows - Page 2). The Board often cites the inferior quality of vinyl windows as a practical reason for avoiding them.

Although the applicant claims that the windows were replaced three years ago, Real Estate records indicate that the property has had the same owner since at least 1979. Therefore, the applicant should have been well aware of the requirement for approval of all exterior alterations including windows. Staff notes that the property is currently for sale. To ensure that the windows will be corrected within a timely manner, staff recommends that the new wood windows be ordered within 15 days.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the windows be replaced with six-over-one wood true divided light windows;
2. The replacement windows be approved by staff prior to installation; and,
3. That the windows be ordered within 15 days.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

Request seems appropriate, although BAR approval should have been granted prior to installation.