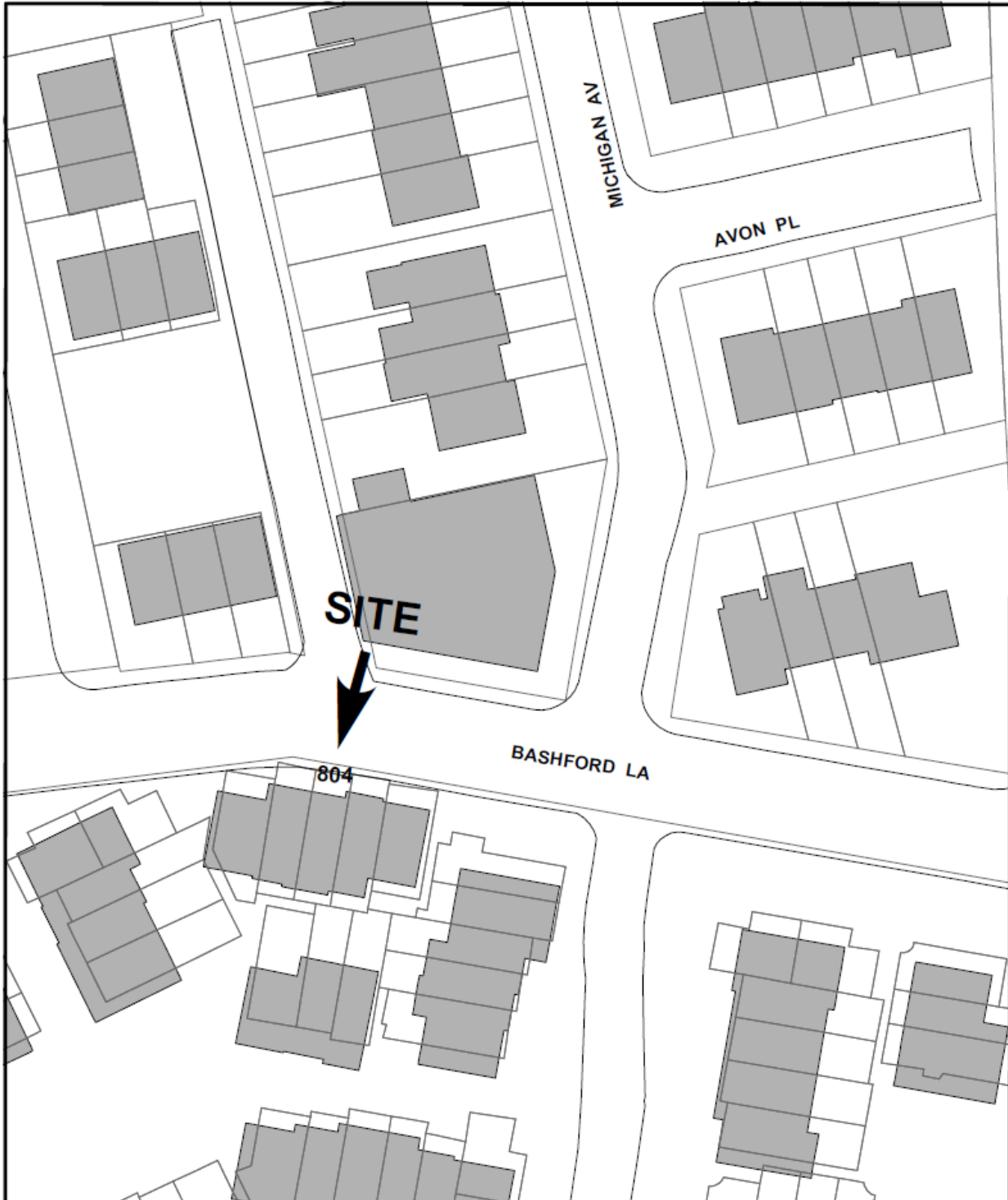


Docket Item # 3
BAR CASE # 2008-0141

BAR Meeting
September 17, 2008

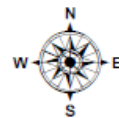
ISSUE: Alterations
APPLICANT: Kristine Dunne
LOCATION: 804 Bashford Lane
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.



BAR CASE #2008-0141

9/17/2008



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 804 Bashford Lane.

The applicant proposes to replace all five windows on the front elevation and the two third-story windows on the rear elevation. The existing windows are single-glazed, six-over-six or six-over-nine wood windows with exterior storms. The applicant is requesting approval of Pella windows for replacement of the existing windows. The windows will be double-insulated with simulated divided lights and an interior spacer bar, with 7/8" muntins. Each opening will have a full-size aluminum frame screen window applied to the exterior. The window trim will be painted an off-white color from the approved Nethergate palate.

II. HISTORY:

804 Bashford Lane is located within the Nethergate development of townhouses adjacent to the George Washington Memorial Parkway. According to the City's real estate records the middle unit, three-story brick townhouse was constructed in 1980.

Staff did not locate any prior Board approvals for this property. However, the Board did approve comparable replacement windows at another Nethergate property, 708 West Abingdon Court, on November 14, 2007 (BAR CASE #2007-0217).

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

The *Design Guidelines* recommend that: "...replacement windows should be appropriate to the historic period of the architectural style of the building". The *Guidelines* also state that single-glazed, true divided light windows with interior storm sash are the preferred replacement window type. The *Guidelines* continue by saying that other acceptable window types are "double-glazed, true divided light wood windows...Windows with fixed or applied muntins have been approved for the rear elevation of a structure which has minimal visibility from a public right of way." In this particular case, given the age of the townhouse and the fact that the existing size, light pattern and muntin profile will be retained, Staff does not object to the installation of double-insulated windows.

The applicant has received approval for the replacement windows from the homeowner's association, the Nethergate Community Services Association.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments received.

VI. IMAGES

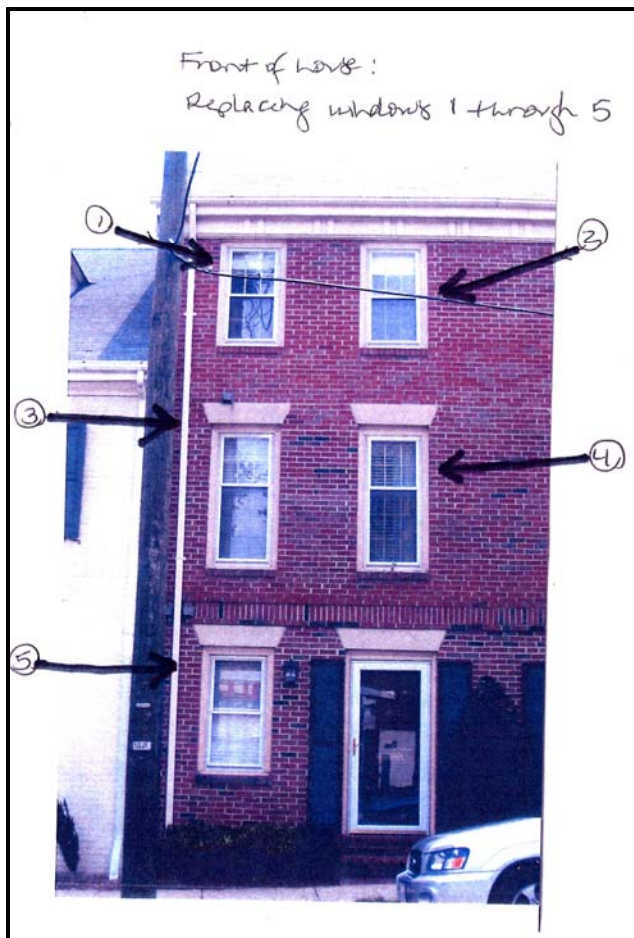


Figure 1: Front Façade

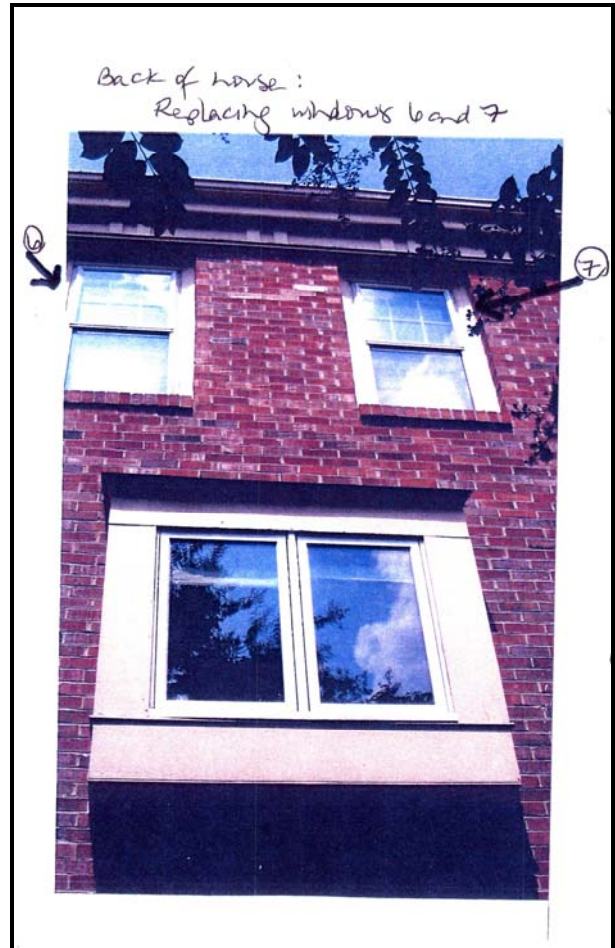


Figure 2: Rear Elevation

Grill Patterns

Grill pattern for 5 of the windows (all windows located on first and third floors), frame size 29" x 55" :



(6/6 configuration)

Grill pattern for 2 of the windows (second floor front windows), frame size 29" x 66" :



(6/4 configuration)

Note that these grill patterns are identical to the grill patterns on the current windows, which are original to the house.

Figure 3: Proposed Window Configurations

<p>Pella Architect Series® Hung</p> <p>Rectangular and Arch Head Units, LX Double-, Single- and Simulated-Hung</p> <p>Wood Exterior</p> <p>Detailed Product Descriptions</p> <hr/> <p>Frame</p> <ul style="list-style-type: none">• Select woods, water-repellent, preservative-treated with EnduraGuard™ in accordance with WDMA I.S.-4. EnduraGuard includes water-repellency, three active fungicides and an insecticide applied to the frame.• Interior exposed surfaces are [Pine] [Mahogany] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.• Exterior surfaces are [Pine] [Mahogany].• Overall frame depth is 4-3/8" (111 mm) for a wall depth of 4-3/16" (106 mm).• Jamb liner is wood insert.• Optional factory-applied jamb extensions available for 4-9/16" (116 mm) and 7-3/16" (183 mm) wall depths, with Pella's standard wood exterior trim. <hr/> <p>Sash</p> <ul style="list-style-type: none">• Select woods, water-repellent, preservative-treated with EnduraGuard™ in accordance with WDMA I.S.-4. EnduraGuard includes water-repellency, three active fungicides and an insecticide applied to the sash.• Interior exposed surfaces are [Pine] [Mahogany] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.• Exterior surfaces are [Pine] [Mahogany].• Corners [mortised and tenoned on rectangular units] [mitered on arch head units], glued and secured with metal fasteners.• Sash thickness is 1-3/4" (44 mm).• [Double-Hung: Upper sash has surface-mounted wash locks] [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].• Lower sash has concealed wash locks in lower check rail.• Simulated-Hung units have non-operable upper and lower sashes. <hr/> <p>Weather Stripping</p> <ul style="list-style-type: none">• Water-stop Santoprene-wrapped foam at head and sill.• Alcryn bulb set into lower sash for tight contact at check rail.• Vinyl-wrapped foam inserted into jamb liner components to seal against sides of sash. <hr/> <p>Glazing System</p> <ul style="list-style-type: none">• Quality float glass complying with ASTM C 1036.• Silicone-glazed 5/8" dual-seal insulating glass [clear] [multi-layer Low-E coated with argon] [[bronze] [gray] [green] air-filled multi-layer Low-E coated].• Custom and high altitude glazing available. <hr/> <p>Interior</p> <ul style="list-style-type: none">• [Unfinished, ready for site finishing] [Pine: Factory-primed with one coat acrylic latex]. <hr/> <p>Exterior</p> <ul style="list-style-type: none">• [Pine: Factory-primed with one coat acrylic latex] [Mahogany: [Factory-primed with one coat acrylic latex] [Unfinished, ready for site finishing]]. <hr/> <p>Hardware</p> <ul style="list-style-type: none">• Painted block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.• Sash lock is [spoon-shaped] [self-aligning]. Two sash locks on units with frame width 37" and greater.<ul style="list-style-type: none">▪ Finish is [baked enamel, champagne] [baked enamel, white] [bright brass] [satin nickel] [oil-rubbed bronze].• Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.<ul style="list-style-type: none">▪ Finish is [baked enamel, champagne] [baked enamel, white] [bright brass] [satin nickel] [oil-rubbed bronze].• [Simulated-Hung: Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable.]• Optional limited opening device available for rectangular and arch head vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view. <hr/> <p>Optional Products</p> <hr/> <p>Grilles</p> <ul style="list-style-type: none">• <u>Integral Light Technology®</u><ul style="list-style-type: none">▪ Grilles are solid [7/8"] [1-1/4"] [2"] regular profile [Pine] [Mahogany].▪ Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].▪ Exterior surfaces are pine, water repellent, preservative-treated in accordance with WDMA I.S.-4, and are factory-primed.▪ Interior surfaces are [unfinished, ready for site finishing] [factory-primed]. Curved grilles may have visible finger joints.
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Figure 4: Specifications of proposed windows, sheet 1.

- Insulating glass contains foam grid between two panes of glass. Foam grid is adhered to the glass.
 - Bars are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the foam grid.
– or –
 - N/A ▪ Removable Grilles
 - [[3/4"] [1-1/4"] [2"] Regular] [[1-1/4"] [2"] Colonial] profile, with [Traditional] [Prairie] patterns that are removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
 - Surfaces [unfinished, ready for site finishing] [factory-primed].
 - Flat Insect Screen (for Double- and Single-Hung only)**
 - N/A ▪ Black Fiberglass
 - [Half-Size] [Full-Size] black vinyl-coated 18/16 mesh fiberglass screen cloth complying with ASTM D 3656 and SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Full screen spreader bar placed on units > 37" width or > 65" height.
 - Screen frame finish is [baked enamel, white] [feature,].
 - Arch head units have half-size screen only.
– or –
 - Vivid View®
 - [Half-Size] [Full-Size] PVDF 21/17 mesh, minimum 78 percent light transmissivity screen, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Full screen spreader bar placed on units > 37" width or > 65" height.
 - Screen frame finish is [baked enamel, white] [feature,].
 - Arch head units have half-size screen only.
 - Steady-Tilt™**
 - Steady-Tilt out-of-unit option – self-supporting tilt-wash feature available on most sizes on lower sash with linkage arms connecting sash to jamb liner for double- and single-hung units.
- (1) Contact your local Pella sales representative for current color options.
(2) Full screens are available on units ≤ 84" height.

Figure 5: Specifications of proposed windows, sheet 2.

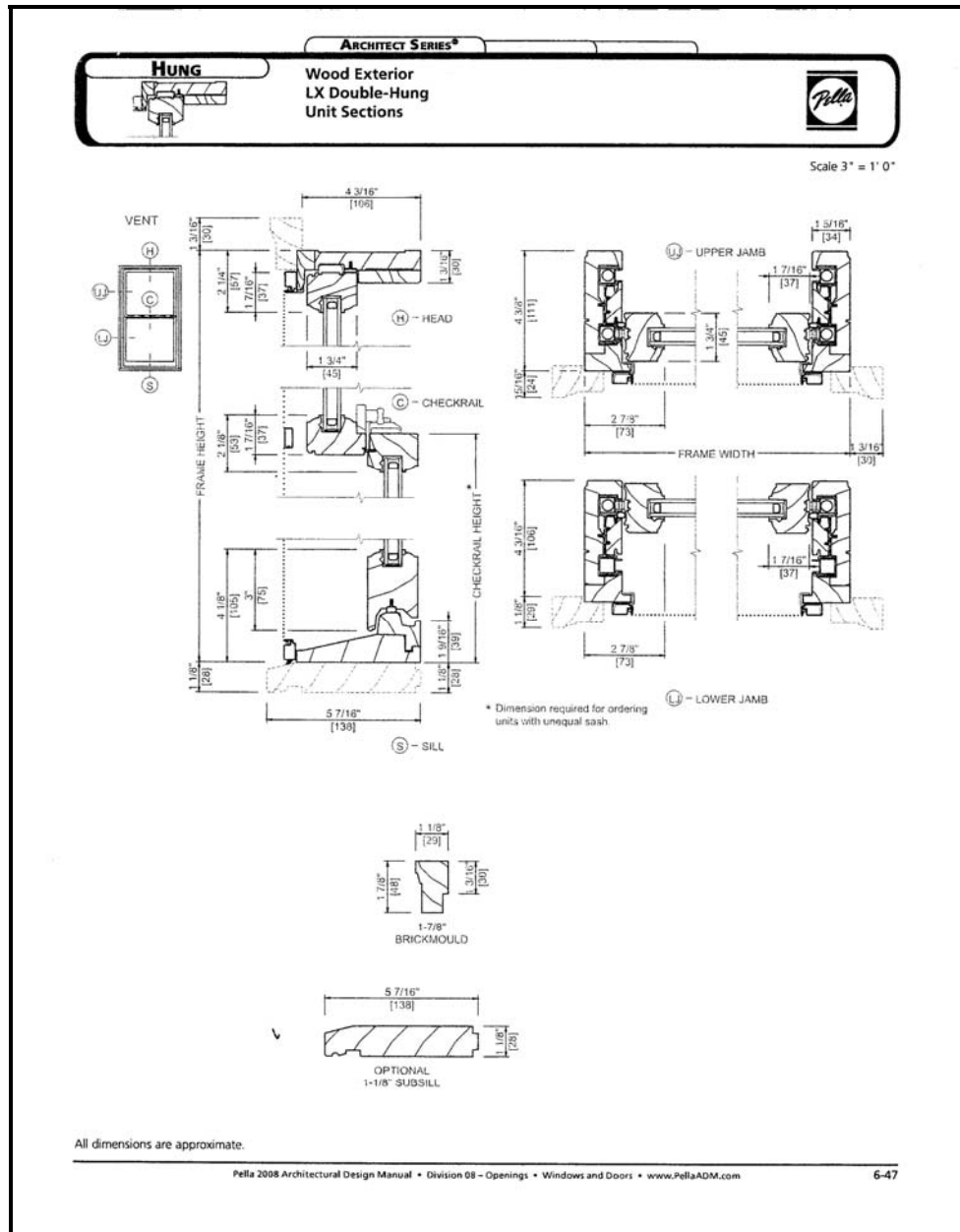


Figure 6: Specifications of proposed windows, sheet 3.

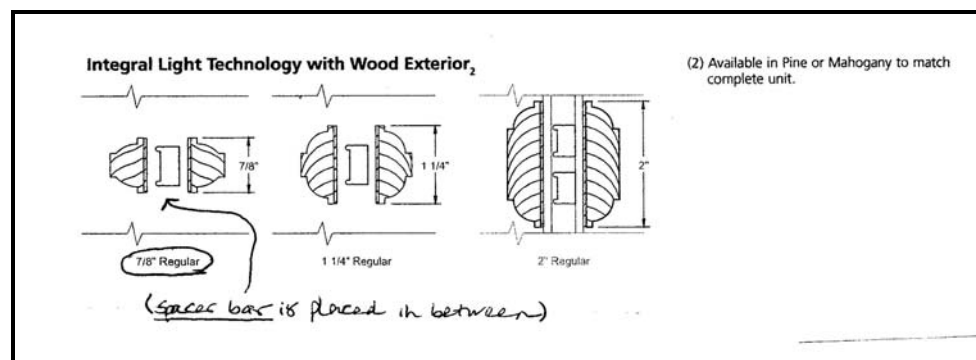


Figure 7: Specifications of proposed windows, sheet 4.