

Docket Item # 5
BAR CASE # 2008-0229

BAR Meeting
January 7, 2009

ISSUE: Alterations
APPLICANT: Susan Kerr, Owner
LOCATION: 610 S. Pitt Street
ZONE: RM / Residential Townhouse Zone

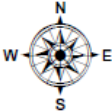
STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. Rehabilitate the existing metal, single-pane windows on the front elevation of the house and, if desired, work with BAR Staff to design appropriate storm windows for weather efficiency; or,
2. Remove the existing windows on the front elevation of the house and replace them with solid metal double-pane casement/fixed sash windows, fabricated to replicate the divided-light pattern and sash composition of the existing windows. These new windows may have an applied color or a natural metal finish.



BAR CASE #2008-0229

1/7/2009



I. ISSUE:

The Applicant is requesting approval of a Certificate of Appropriateness for the following alterations to the front façade of the dwelling at 610 South Pitt Street:

1. *After-the-fact* removal of the first floor metal, single-glazed, multi-light, fixed sash/casement window.
2. *After-the-fact* replacement of the first floor window with a double-glazed, vinyl sliding sash window.
3. The removal of the second floor metal, single-glazed, multi-light fixed sash/casement window.
4. The replacement of the second floor window with a double-glazed, vinyl sliding sash window.

II. HISTORY:

This modest brick townhouse, paired with its southern neighbor, has a footprint of approximately 17' by 27', with two full stories above-grade and has a 5/12 gable roof, covered in asphalt shingles. The roof is detailed with a simple boxed cornice. A flat, cantilevered canopy projects over the front entry.

The townhouses at 610 and 612 South Pitt are mid- 20th century in origin built in the post WWII period ca. 1950-60. They were matched by another pair to the south at 614-616 forming a uniform row of contextually compatible dwellings.

No previous approvals were found for this property, however, the adjacent neighbor at 612 South Pitt Street, has had several BAR applications approved to include a 2-1/2 story rear addition, and a shed installation.

III. ANALYSIS:

The proposed window alterations comply with the Zoning Ordinance requirements.

Prior to the beginning of this window replacement project, this building's front façade contained two, original, single-pane, metal, divided-light casement windows, which were installed during the construction of the townhouse (c.1950-60). The front façade currently contains one of the proposed replacement windows on the first level and an original metal casement window on the second.

It is the goal of the Board of Architectural Review (BAR) to preserve original or historic materials whenever possible within the historic district to maintain the integrity of the buildings housed within its boundaries. However, in a case-by-case basis, the Board has approved compatible, replacement materials to substitute original materials, where it is determined the original materials are beyond repair, and cannot be replicated.

The *Design Guidelines* for the Old and Historic District “discourages plastic, vinyl and metal windows”, while “single horizontal muntin metal windows and metal casement windows are only appropriate for buildings dating from the late 1940s and early 1950s’. In this case, single-pane, metal windows are no-longer fabricated in this exact form or configuration. Upon research, metal double-pane, casement windows may be special-ordered to match the original window’s divided-light pattern. As such, a determination needs to be made whether the replacement windows for this dwelling requires the replication of the divided-light metal window in a double-pane glass form, or is the proposed sliding-sash vinyl window appropriate for this application. It has been the policy of the Board that vinyl windows are inappropriate in any form in the historic district. As such it is recommended that these windows should be replaced with windows appropriate to the period and style of the building.

It is always encouraged by Staff and the Board to utilize original windows whenever possible. The first recommendation is always a repair and rehabilitation evaluation of the original windows. If both of the original front windows are unable to be repaired, replacement of the original windows with metal, divided-light, double-pane, casement/fixed sash windows to match the original window’s divided-light pattern is the alternate recommendation. If supported by the Board, these new windows will continue to be character-defining features on this dwelling and will not compromise the integrity of the historic district’s streetscape.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. Rehabilitate the existing metal, single-pane windows on the front elevation of the house and, if desired, work with BAR staff to design appropriate storm windows for weather efficiency; or,
2. Remove the existing windows on the front elevation of the house and replace them with solid metal double-pane casement/fixed sash windows, fabricated to replicate the divided-light pattern and sash composition of the existing windows. These new windows may have an applied color or a natural metal finish.

January 7, 2009

V. CITY DEPARTMENT COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F- Finding

Code Administration:

No Comment.

Historic Alexandria:

S-1 Substitute metal or wood casements with true-divided lights to replace vinyl sliders.

BAR CASE #2008-0229

January 7, 2009

VI. IMAGES

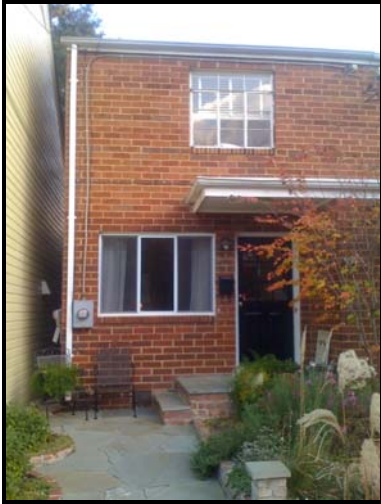


Figure 1: Front Elevation (Proposed Slider on First Floor, Existing Metal Window on Second Floor)



Figure 2: Proposed Slider Window



Figure 3: Proposed Slider Window

**BAR CASE #2008-0229
January 7, 2009**



Figure 4: Existing Metal Single Pane Window

THE "ALL VINYL" INSIDE SLIDER

Solve Problems without Window Replacement

Check these features;

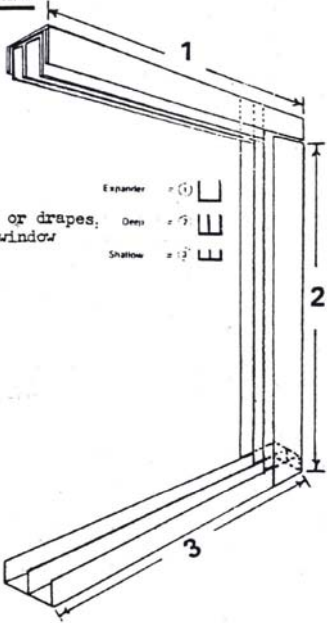
- * Installation can be made without removing venetian blinds or drapes.
- * Windows are virtually air-tight (closing out leaky prime window)
- * Maintenance free, all vinyl frames.
- * No conduction of heat and cold unlike aluminum frames.
- * Helps to reduce condensation.
- * Inserts removable for easy cleaning.
- * Made in our local factory, with factory direct prices.


How to MEASURE and ORDER


Measure the plaster opening. Take width and height readings at several locations.


Order smallest opening size. Because the Frame components are unassembled, you will be able to adjust and square frame with the expanders.

For the three lite windows, give the dimensions from the plaster jambs to center of desired rails.

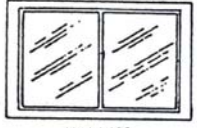


Expander = (1) 


Deep = (2) 

Shallow = (3) 

TWO PANEL SLIDER



Model 402



THREE PANEL SLIDER
Model 403

HOW TO INSTALL

(IMPORTANT! (1) The two expanders that are the same length are for the sides. (2) All deep tracks are pre cut to fit inside expanders. (3) Measure all cuts EXACT.)

- (1) Take the third piece of expander and make cut #1 as shown in illustration. Peel tape and press evenly on top of existing window frame.
- (2) Make cut #2 illustration. Cut left and right side expanders separately. Peel tape and press evenly on sides.
- (3) Make cut #3 illustration to fix inside expander. Peel tape and press evenly on sill.
- (4) Take top deep track and place inside expander.
- (5) Take (#2) side deep track and slide up between side expander & top deep track. (Note Illustration)
- (6) Slide sash into outer top track and drop down into sill, interlock facing inside same for other sash, interlock facing outside.
- (7) If sash doesn't slide into side deep, check that top deep is inside of side deep.

Figure 5: Specification Sheet