

Docket Item # 3
BAR CASE #2008-0250

BAR Meeting
February 4, 2009

ISSUE: Approval of after-the-fact alterations

APPLICANT: Leah R. Fried

LOCATION: 329 North Washington Street

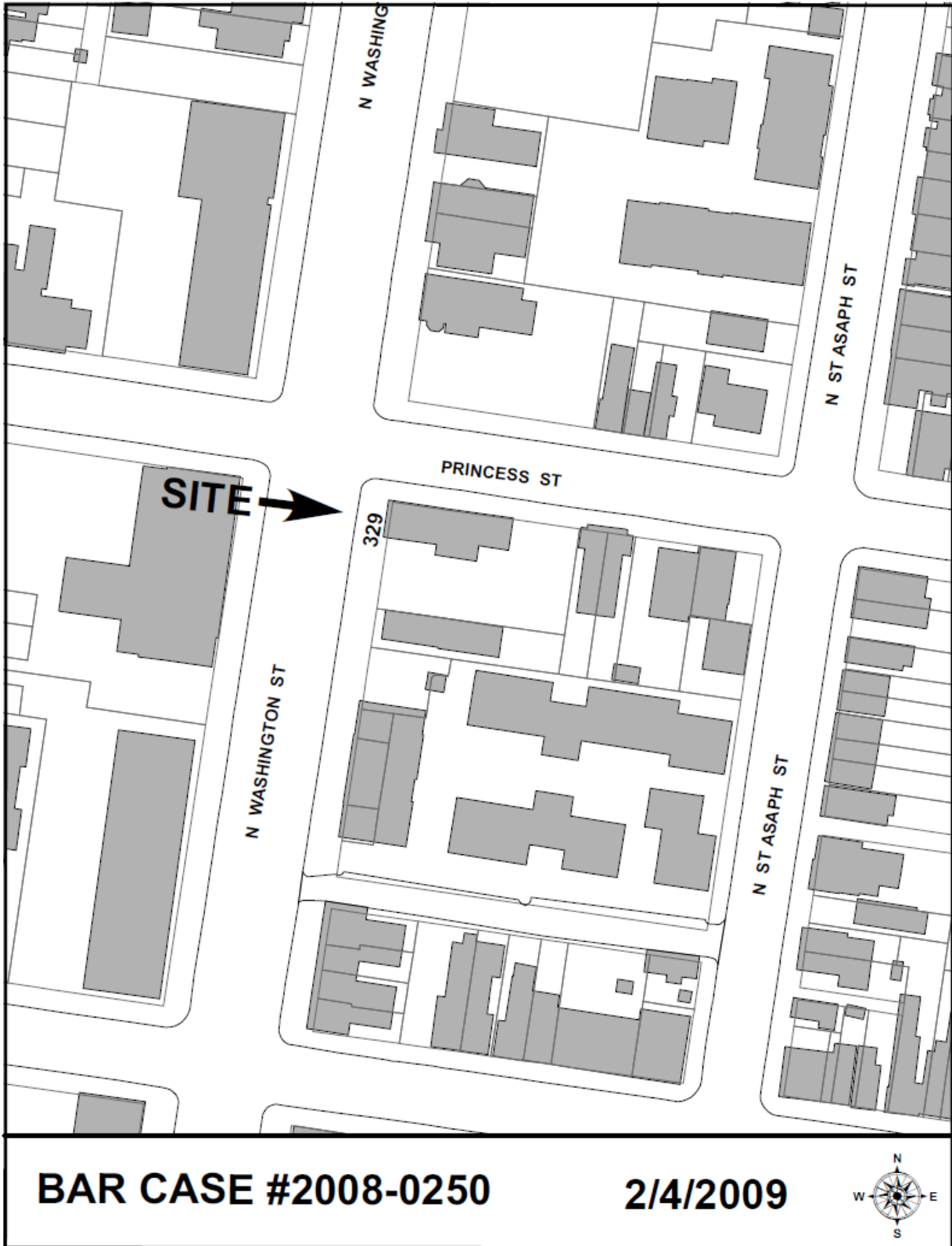
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends denial of the after-the-fact glass block infill and approval of the six light, double-hung wood window with iron grille with the following conditions:

1. That the window be single glazed with true-divided-lights;
2. That the applicant work with Staff to review the condition of the brick under the existing trim; that the applicant install the new window and associated security bars and trim inset within the masonry opening to the extent possible; and that Staff review and approve the final design of the new window trim to be installed.

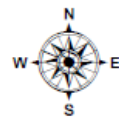
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2008-0250

2/4/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the after-the-fact glass block infill of an existing at-grade opening on the north façade at 329 North Washington Street. The glass block was installed in the 39 ½” x 32 ½” opening along the Princess Street elevation of the house.

II. HISTORY:

According to Ethelyn Cox’s *Historic Alexandria, Street by Street*, the freestanding brick Federal style house was constructed by John Mandell between 1821 and 1829. In 1832, it was purchased by William Gregory, who owned a dry goods store and sold carpets and other woolen products imported from his family’s factory in Scotland. Gregory served as president of the Alexandria branch of the Farmer’s Bank of Virginia from 1847 until 1866. The portion of the rear addition facing the yard was constructed in the 1930s for use as patient rooms when the house was used as doctor’s offices.

The portion of the house where the window is located was constructed sometime after the main block, but before 1902 when it is shown on the Sanborn Fire Insurance Map. The jack arch above the glass block is more narrow than the opening itself, suggesting that the opening was enlarged at some point, perhaps to be used as a coal shoot. Until the applicant installed the glass block, the opening was covered with a dark painted wood panel.

Over the past nine years, the Board has approved a number of modifications to the property as it was converted back into a residential use, including:

- Two additions, alterations and a brick wall on November 7, 2001 and January 2, 2002 (BAR #2001-257).
- Alterations on June 1, 2005 (BAR CASE #2005-0119).
- A new two car garage on December 15, 2005 (BAR Case #2005-0283).

III: ANALYSIS:

The after-the-fact alteration complies with zoning ordinance requirements.

Staff objects to the after-the-fact installation of glass block to infill to the existing opening along Princess Street. After submitting the original application and at the request of Staff, the applicant modified the proposal to remove the glass block and install a double-hung, double-insulated wood window within the existing opening and retaining the existing trim configuration.

The six-over-six window will be manufactured by Kolbe & Kolbe and will have fixed exterior muntin bars measuring 7/8”, with an interior spacer bar. The window, as well as the trim, is proposed to be painted dark green color to match the basement hatch that is farther west up the Princess Street. Mounted on the exterior of the window will be an iron grille with ½” round bars - approximately 4 ½” on center - to provide additional security. The iron grille will be painted black.

Staff commends the applicant for modifying the original proposal and installing a more historically

appropriate window. However, Staff does object to the use of a double-glazed window. Although the *Design Guidelines* and the Board generally allow for double-insulated, simulated-divided-light wood windows and doors on new construction or in areas with limited visibility, for visible locations such as this the *Guidelines* preferred window type is single-glazed, true-divided-light wood windows. With this window's location directly adjacent the street sidewalk, this window will be highly visible. In the opinion of Staff, the new window should be consistent with the other single-glazed windows installed throughout the historic portions of the house.

The applicant has indicated a willingness to reduce the width of the large trim surrounding the window, if feasible, as this gives the window an awkward and historically inappropriate appearance. In the opinion of Staff, the new window and security bars should be set within the masonry opening (unlike the glass block which is flush with the trim), and the trim surrounding it should be fit within the opening to match the other windows on the historic brick house. Staff should be afforded an opportunity to review and approve the condition of the brick surrounding the opening once the existing trim is removed, as well as the new trim that will be installed. Because of modifications that have been made to the masonry opening, this window may never look fully compatible with the other existing window openings. Staff believes that painting the window and trim a darker color will help to reduce the visual prominence of this opening.

IV: STAFF RECOMMENDATION: Staff recommends denial of the after-the-fact glass block infill and approval of the six light, double-hung wood window with iron grille with the following conditions:

3. That the window be single glazed with true-divided-lights;
4. That the applicant work with Staff to review the condition of the brick under the existing trim; that the applicant install the new window and associated security bars and trim inset within the masonry opening to the extent possible; and that Staff review and approve the final design of the new window trim to be installed.

V: CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comment.

Office of Historic Alexandria:

R-1 Deny glass block proposal.

National Park Service:

No comments received.

VI. IMAGES

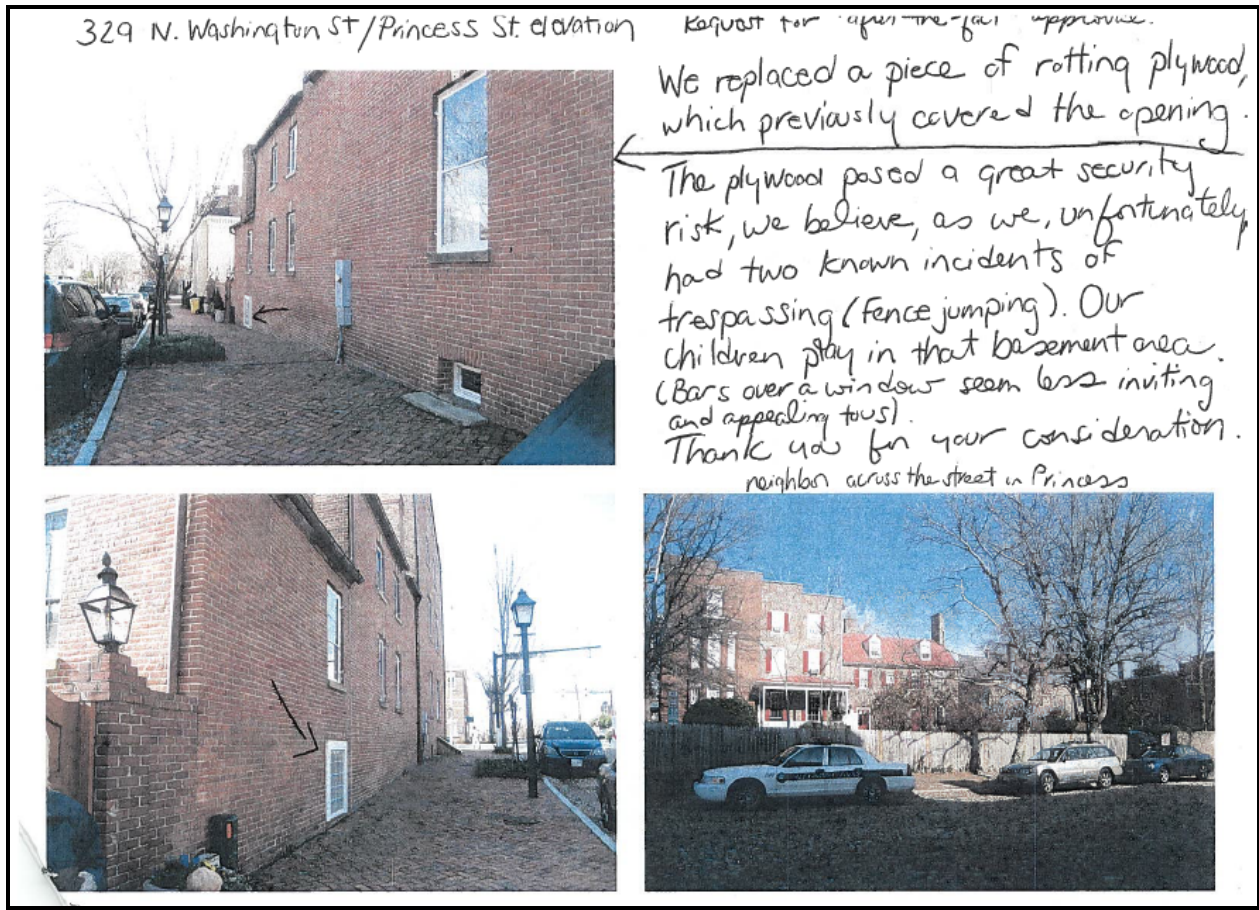


Figure 1: Photos from Applicant's Submission

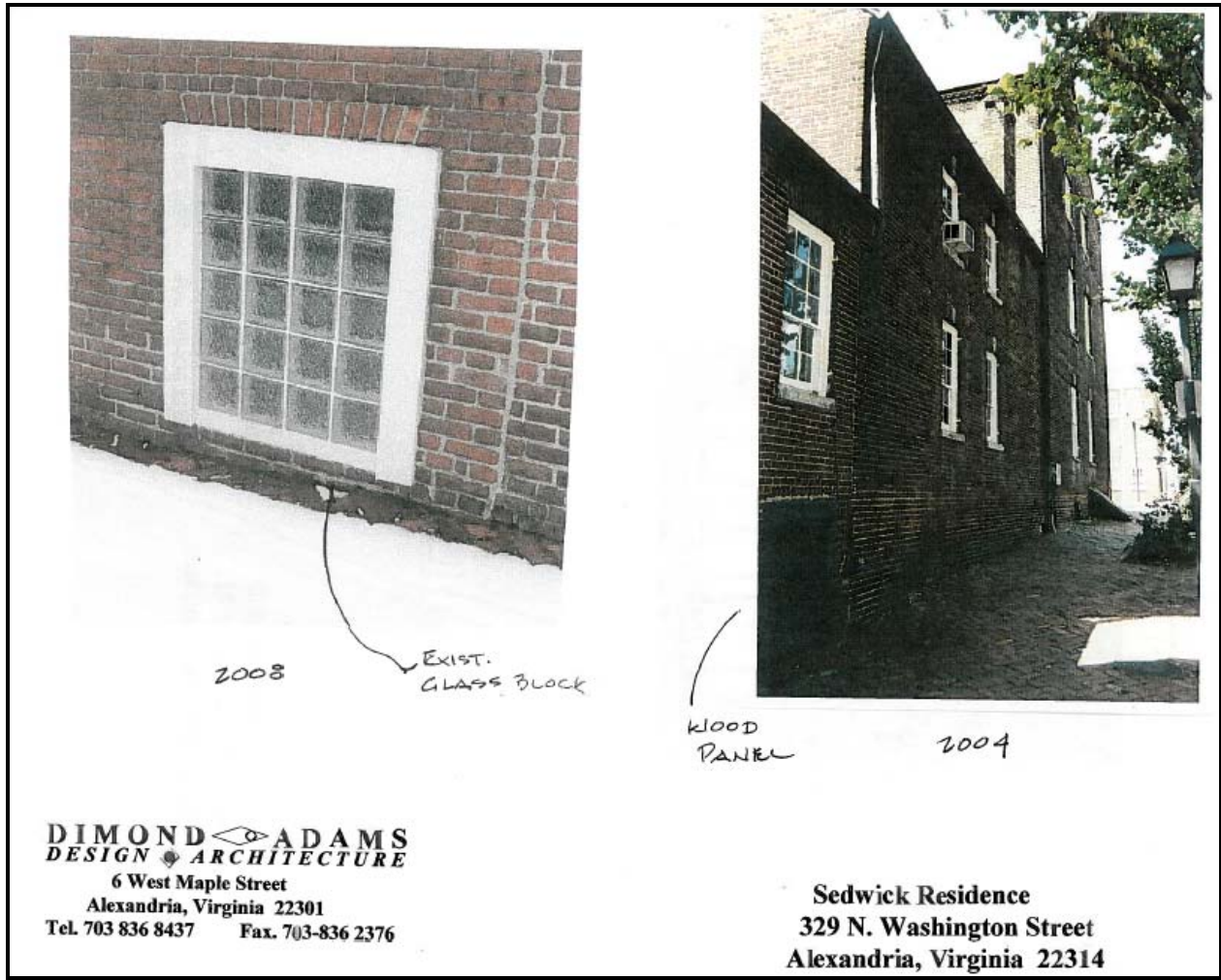


Figure 2: Site Photos

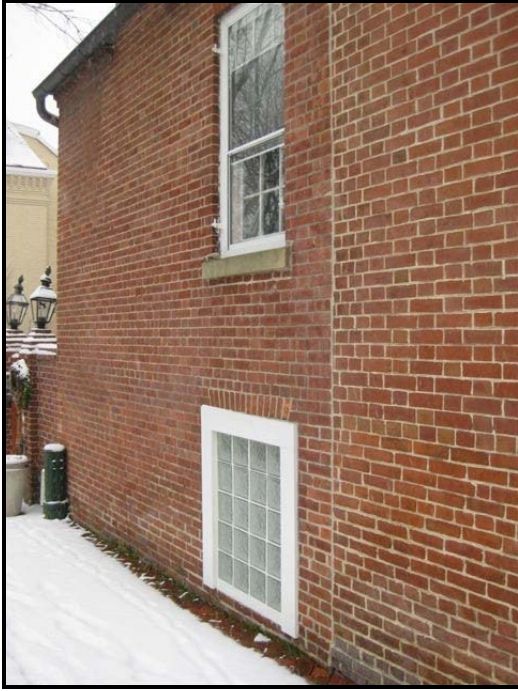


Figure 3: Staff Photo of Partial Princess Street Elevation

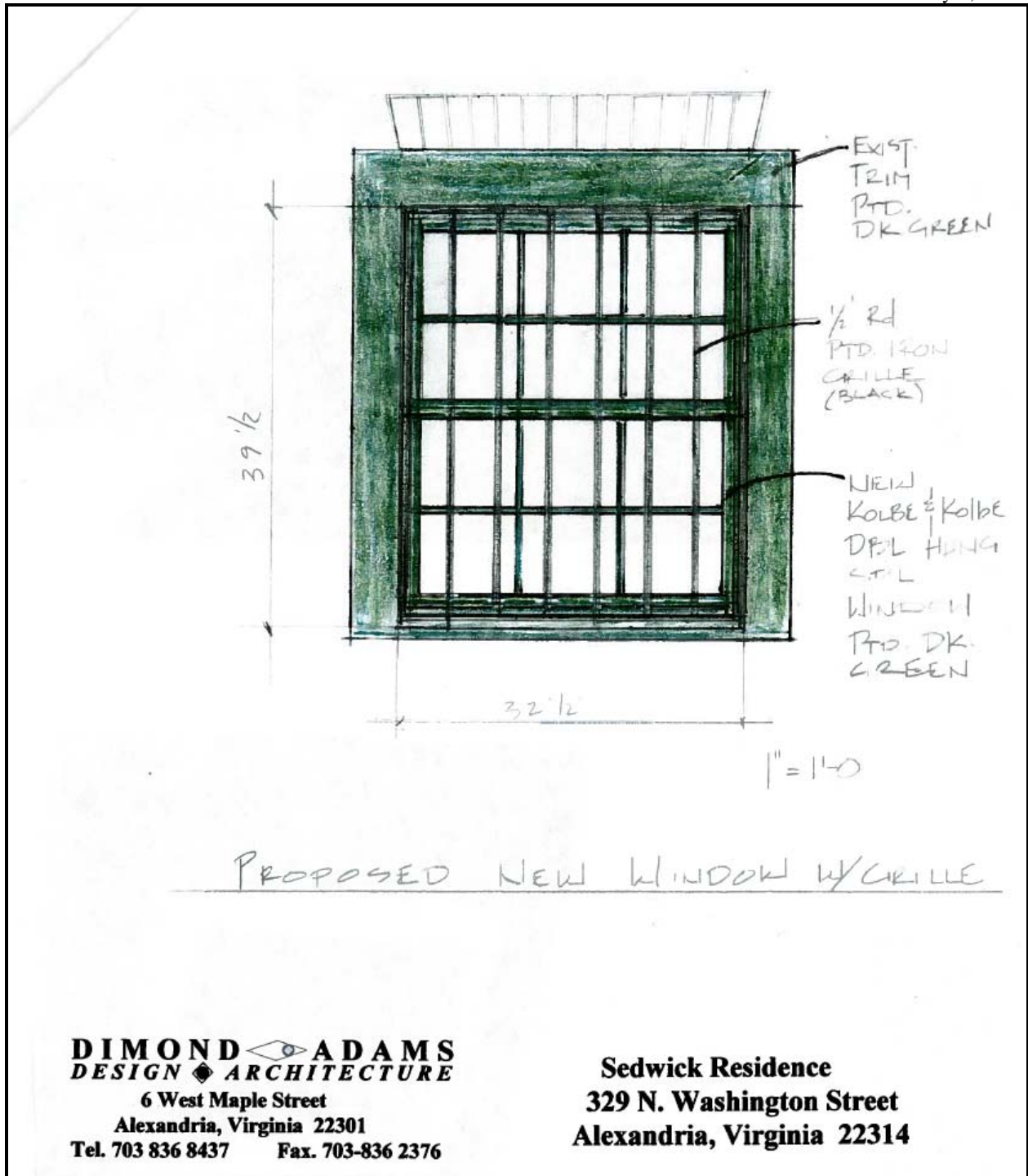



Figure 4: Proposed Double-Hung Window

	
<h2>WOOD DOUBLE HUNG UNITS</h2> <h3>SPECIFICATIONS</h3>	
Frame	The frame is constructed of kiln dried Western pine, water-repellent, preservative treated in accordance with NWWDA I.S. 4-81. Basic jamb width is 4-9/16", the standard overall jamb with extensions applied is the same. The 1-3/16" frame has a 14° slope sill. Special width jamb extensions are available, factory applied, up to a total width of 12". The assembled frame has brick-mould casing installed at the head and jambs and sill nosing at the base. All exterior surfaces and the top of the sill are covered with a high quality latex primer.
Sash	The sash are constructed of kiln dried Western pine, water-repellent, preservative treated in accordance with NWWDA I.S. 4-81. The sash is 1-5/16" thick, joined at the slot-and-tenon corners by a double pin. The exterior surface is covered with a high quality latex primer.
Royal Double Hung Sash	<p>The "Royal" Double Hung utilizes a pair of sash which are 1-3/4" thick (versus our standard 1-3/8") having the same daylight opening and stile width as our standard sash, but will operate in our standard jamb liner. This sash should not be confused with our Magnum Double Hung sash; it still has the same size and weight limitations of the normal double hung window since it is used in conjunction with standard jamb liner balances.</p> <p>This sash has the same material specifications as our standard double hung sash with the exceptions of the thickness and glass size being identical to sash opening. Glass options are your choice: single glazed, or 3/4" H*K Argon filled, insulated or 5/8" insulated cut-lite. Pattern, bronze or gray-lite, tempered or any other industry standard glazing is available.</p>
Finish	The exterior of the frame and sash as a standard are latex primed, ready for finish top coat or they may be factory prefinished with high performance K-Kron. The interior surfaces are unfinished, treated wood ready to accept stain and varnish or paint. An optional interior finish of high quality white acrylic latex primer may be specified.
Weather-stripping	The sash is weatherstripped with a vinyl compression bulb at the top of the upper sash and the bottom of the lower sash. The check (meeting) rail has a vinyl fin weatherstrip. The sash stiles seal against the jamb liners, which are backed by a resilient foam weather barrier which produces a tight seal, yet allows easy operation.
Hardware	All units have a pick-resistant Entry-gard® Cam Lock with a concealed locking mechanism, including alignment lugs for an enhanced window seal. The latch and keeper are high-pressure die-cast zinc with an aluminum back plate. Standard colors include a choice of Clay, White, or Brass. Two spring loaded block and tackle mechanical balances carry the weight of each sash. Zinc die-cast pins engage and release the balance clutches allowing the sash to be tilted in and removed for cleaning.
Glazing	All glass is premium quality float—3/32" (2.5 mm) up to 8 sq. ft. with 5/16" (8.0 mm) air space or 1/8" DSB above 8 sq. ft. with 1/4" (6.35 mm) air space—fabricated into hermetically-sealed insulated units that measure 1/2" (12.5 mm) overall. The unit is bedded into the glass rabbett with a silicone sealant, retained by an interior wood stop, silicone sealed and fastened to the sash. Standard glazing is LoE, argon filled units or any other standard industry colors and thicknesses of glass are available. For high altitude areas, breather tube units are available, air filled.
Screens	Screens are fabricated from .024" aluminum roll form frame surrounds with charcoal fiberglass screen cloth (18 X 16 mesh) held in place by spring loaded plungers. The surround sections are joined and reinforced with a corner key. Available colors include bronze, white, or beige.
Grilles	Removable grilles, with a full frame surround, are fabricated from clear, kiln-dried Western pine. The grille bars measure 7/8" X 1/2" and are available in colonial (rectangular) or diamond pattern with machined profiles on both sides of the bars to create a realistic simulation of true divided-lites.

WD-1

Figure 5: Window Specifications

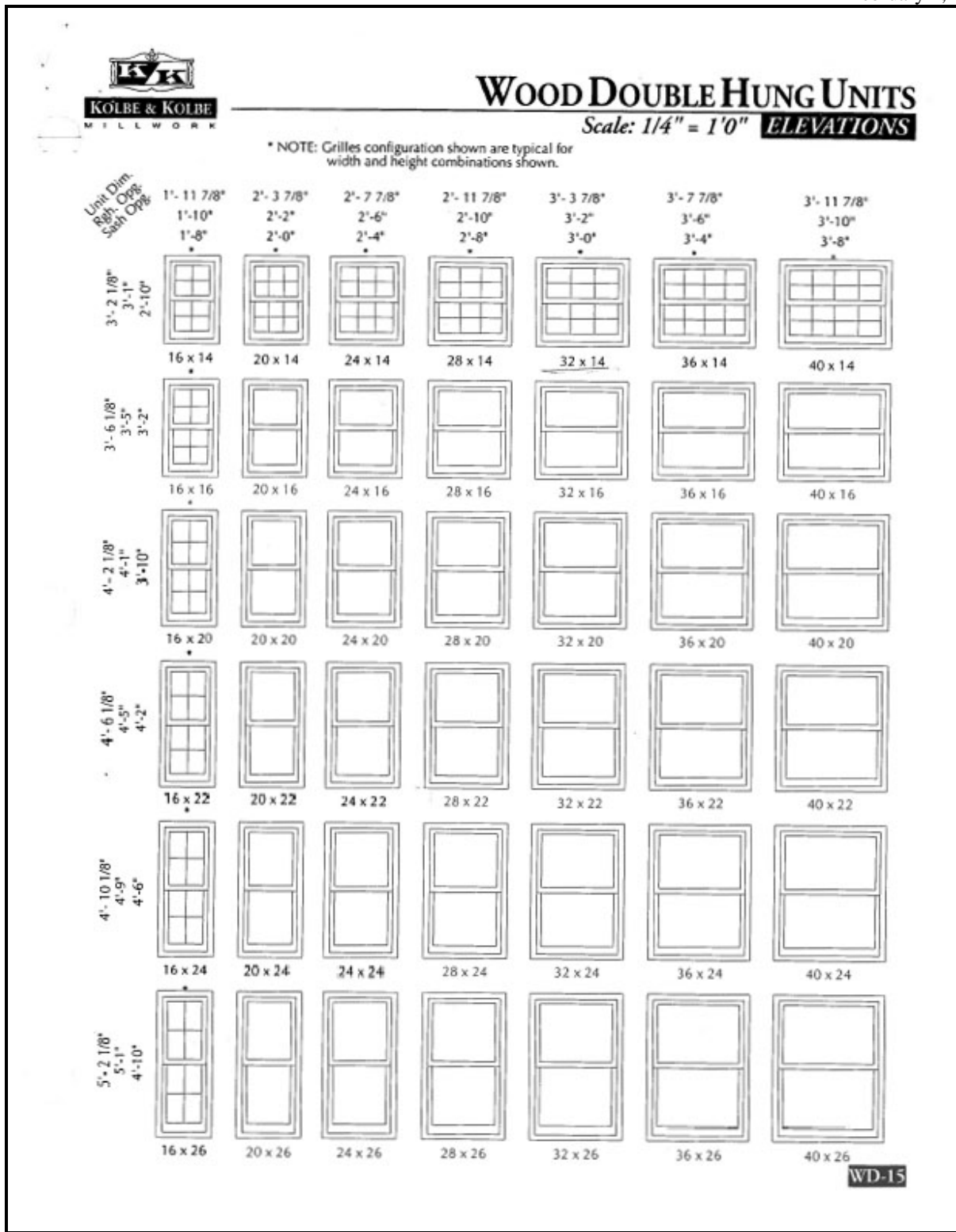


Figure 6: Window Specifications

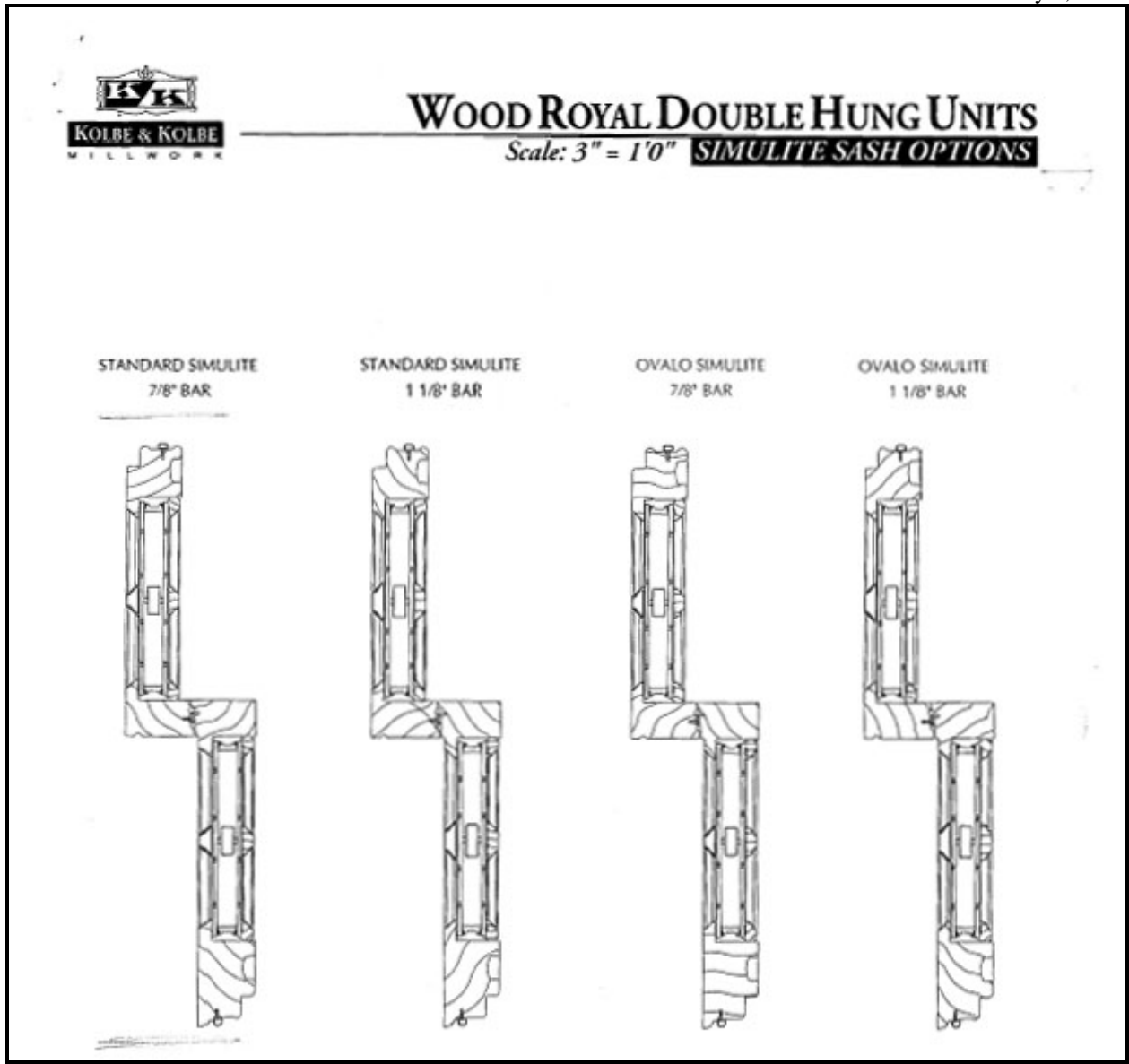


Figure 7: Window Details

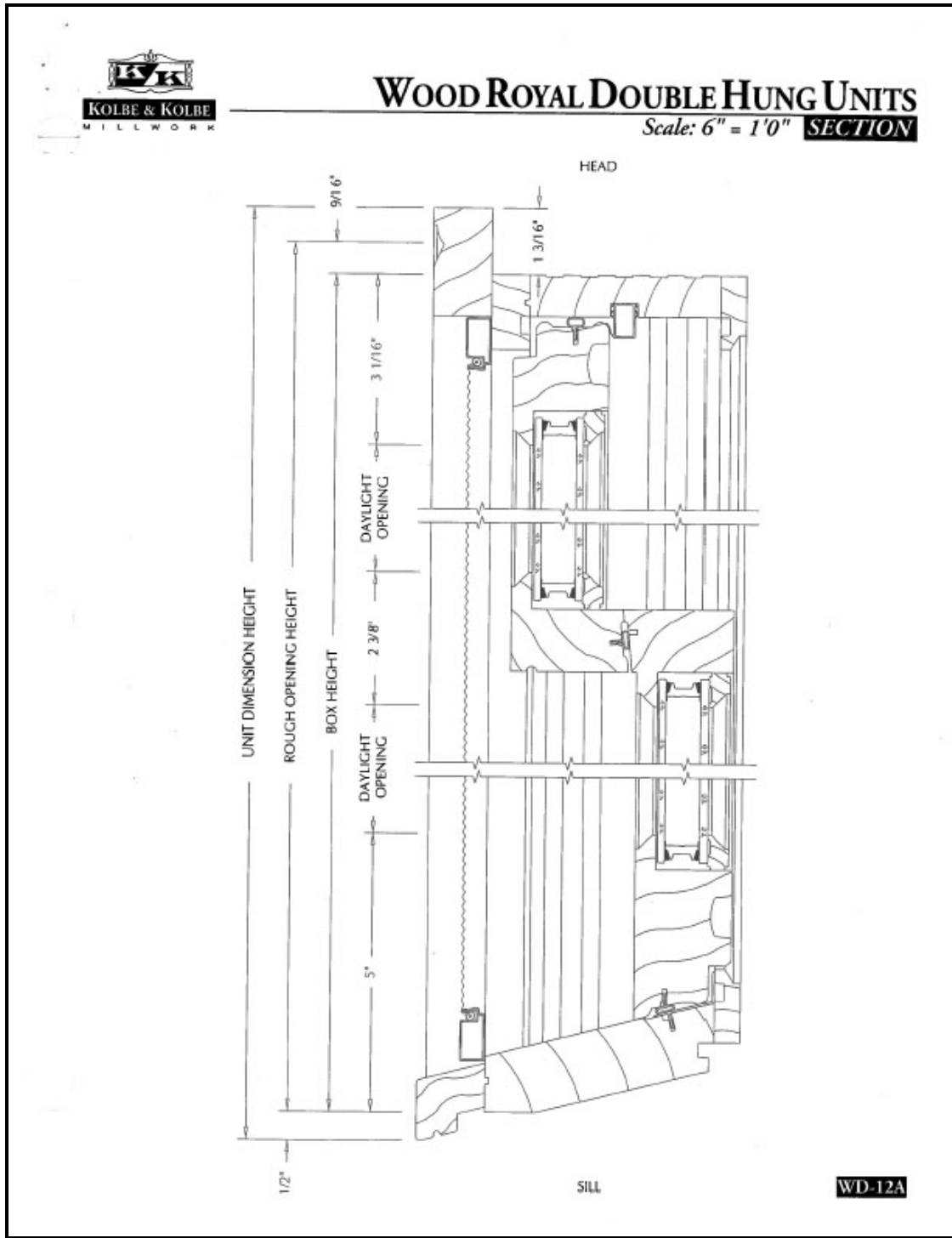


Figure 8: Window Details