

Docket Item # 3
BAR CASE #2009-0009

BAR Meeting
February 18, 2009

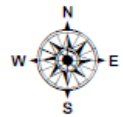
ISSUE: Alterations
APPLICANT: Jeffrey Farner
LOCATION: 1332 Michigan Avenue
ZONE: RM/Residential

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



BAR CASE #2009-0009

2/18/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a replacement window at 1332 Michigan Avenue.

The applicant is requesting approval to replace and enlarge a single window on the first floor of the home facing a rear alley. The existing window is a wood, single-glazed, four paned, true divided, casement window which currently measures 18" x 26". The applicant is requesting approval for replacement with a Marvin Clad Ultimate Replacement Casement double-glazed, window with 5/8" muntins. The proposed window will be simulated divided light with an interior spacer bar and measure 18" x 39", increasing the height by a total of 13" or 1.6 square feet. To compensate for the increase in height the proposed window will have a light configuration of six rather than four.

II. HISTORY:

The brick residence at 1332 Michigan Avenue was one of several connecting units constructed in 1939. A rear addition was built in 1956.

In 1999, the Board approved on consent a Certificate of Appropriateness for a new rear fence on the property. (BAR Case 1999-0063)

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* state that single-glazed, true divided light windows with interior storm sash are the preferred replacement window type. The *Guidelines* continue by saying other acceptable window types are "double-glazed true divided light wood windows..." In this particular case, given the age of the townhouse, and that the applicant intends to maintain the character defining feature of a casement window, Staff does not object to the installation of a double-insulated window, with simulated divided lights, and interior spacer bars. The Board has considered the replacement of metal casement windows in several other instances in the district and even more specifically Michigan Avenue. The window proposed in this application is comparable to the ones approved by the board for replacement at 1322 Michigan Avenue in 2006 (BAR 2006-0171) and at 1308 Michigan Avenue in 2004 (BAR 2004-0106). In the 1308 Michigan Avenue case (BAR 2006-0171) The Board agreed with Staff and approved Marvin aluminum clad wood casement windows with simulated divided lights, as stated in the report, "Staff does believe that simulated divided light windows are necessary to more accurately replicate the three-dimensional appearance of the original windows." Furthermore in the report written for the 1322 Michigan Avenue BAR case (BAR 2006-0171) staff indicates that, "In a number of other instances the Board has indicated a strong preference for aluminum clad casement windows as a replacement for metal casement windows." Additionally, due to the fact that the proposed window at 1332 Michigan Avenue is only minimally visible from a small public park across the rear alley, staff does not find the proposed

replacement window to be inappropriate and recommends approval of the application as submitted.

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 2006 edition of the Uniform Statewide Building Code (USBC).

C-2 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

Historic Alexandria:

VI. IMAGES



Figure 1: Photograph of Existing Rear Façade

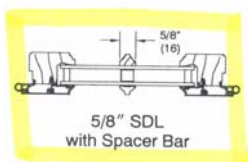


Figure 2: Specification Sheet of Muntin Profile