

Docket Item # 10
BAR CASE # 2009-0034

BAR Meeting
April 1, 2009

ISSUE: Alterations, window replacement
APPLICANT: Mendelson Properties, Limited Partnership
LOCATION: 906-908 Prince Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends deferral for restudy.

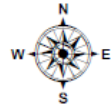
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2009-0034

4/1/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness in order to replace the remaining original windows at the Brawner Apartment Building, located at 906-908 Prince Street.

The proposed replacement windows are double-hung, double-glazed, simulated-divided light with spacer bars, wood windows, in a six-over-six lite pattern, and manufactured by Kolbe and Kolbe. The muntin profile is 5/8". The interior bars are wood, while the exterior bars are extruded aluminum, adhered to a single piece of insulating glass, with spacer bars between the glass.

The building fronts Prince Street, has an alley to the immediate west that provide views of the entire west elevation from Prince Street and partially from South Patrick Street, an adjacent building to the east, however, a service alley from South Alfred Street provides views on east elevation's top row of windows. The rear of the building is partially visible from Duke Street through the alley entrance to Irving Court.

II. HISTORY:

906-908 Prince Street appears as early as the 1907 Sanborn Fire Insurance Map and again on the 1912 map.

The applicant has previously applied for wholesale window replacement in 2007, but requested a deferral. Staff and the applicant examined the existing windows, and identified 12 windows that were in extremely poor condition, which warranted replacement. Staff administratively approved the inkind replacement of these 12 windows in September 2008, with double-hung, single-glazed, true-divided light, wood windows, by Kolbe and Kolbe.

Staff did not locate any additional prior Board approvals for this property.

III. ANALYSIS:

Proposed replacement windows comply with zoning ordinance requirements.

According to the Design Guidelines, "windows are a principal character defining feature of a building and serve both functional and aesthetic purposes...A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced. An informed and careful analysis of the existing condition should be made before any decision to replace historic materials is made. It is often cheaper to keep historic materials and repair them rather than replace an item with new material. Storm windows or weather stripping will make a historic sash quite efficient without replacement." In 2008, the Board added language to the window policy that state that no replacement of original windows dating before 1860 should occur.

As Staff had noted in the 2007 report and reiterates in the current, from the photographs submitted and from site inspection, Staff believes that the existing windows are historic and do not appear to be in such a deteriorated state to warrant wholesale replacement.

Staff would encourage the applicant to consider following the guidance found in the Design Guidelines to maintain the existing historic windows and repair where needed. As previously discussed, the most egregiously poor conditioned windows have already been administratively approved by Staff for replacement. In Staff's opinion, the applicant has not demonstrated the need for wholesale replacement of the remaining windows. A possible approach the Board may wish to consider is to consolidate historic windows on the main façade, relocating better conditioned windows to the front from less visible elevations.

While Staff does not support the wholesale replacement proposed, Staff is also unresponsive of the proposed type of replacement window in this application, in that it is a simulated-divided light, double-glazed window with aluminum exterior muntins, which is not an in-kind replacement for the existing single-glazed, true-divided light all window windows. Staff would recommend that any replacement window be single-glazed and true-divided light wood windows.

Therefore, Staff recommends a deferral for restudy to give the applicant the opportunity to explore retaining and repairing the historic windows, look at a consolidation approach if necessary, or to provide additional information to demonstrate the need for wholesale replacement.

IV. STAFF RECOMMENDATION:

Staff recommends deferral for restudy.

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

C-1 No Comments

Historic Alexandria:

No comments received.

VI. IMAGES



Figure 1. View looking at front and Westside elevation.



Figure 2. View of rear(south) elevation.

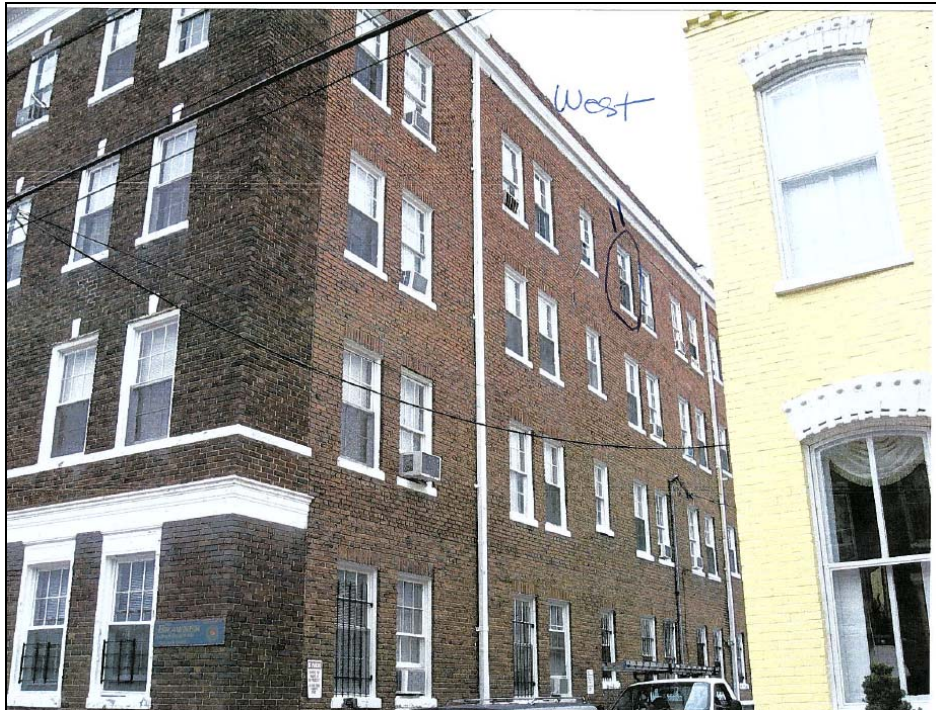



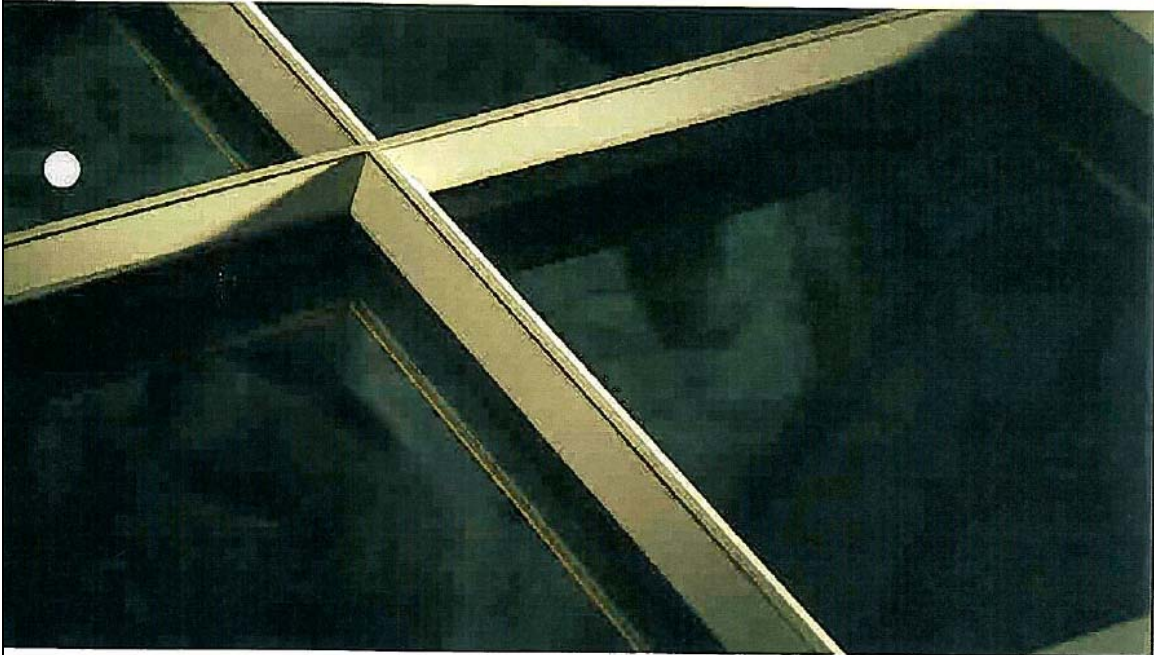

Figure 3. View of west side elevation.



Figure 4. Views of existing windows on north façade showing window labeled #7 that was administratively approved for replacement.

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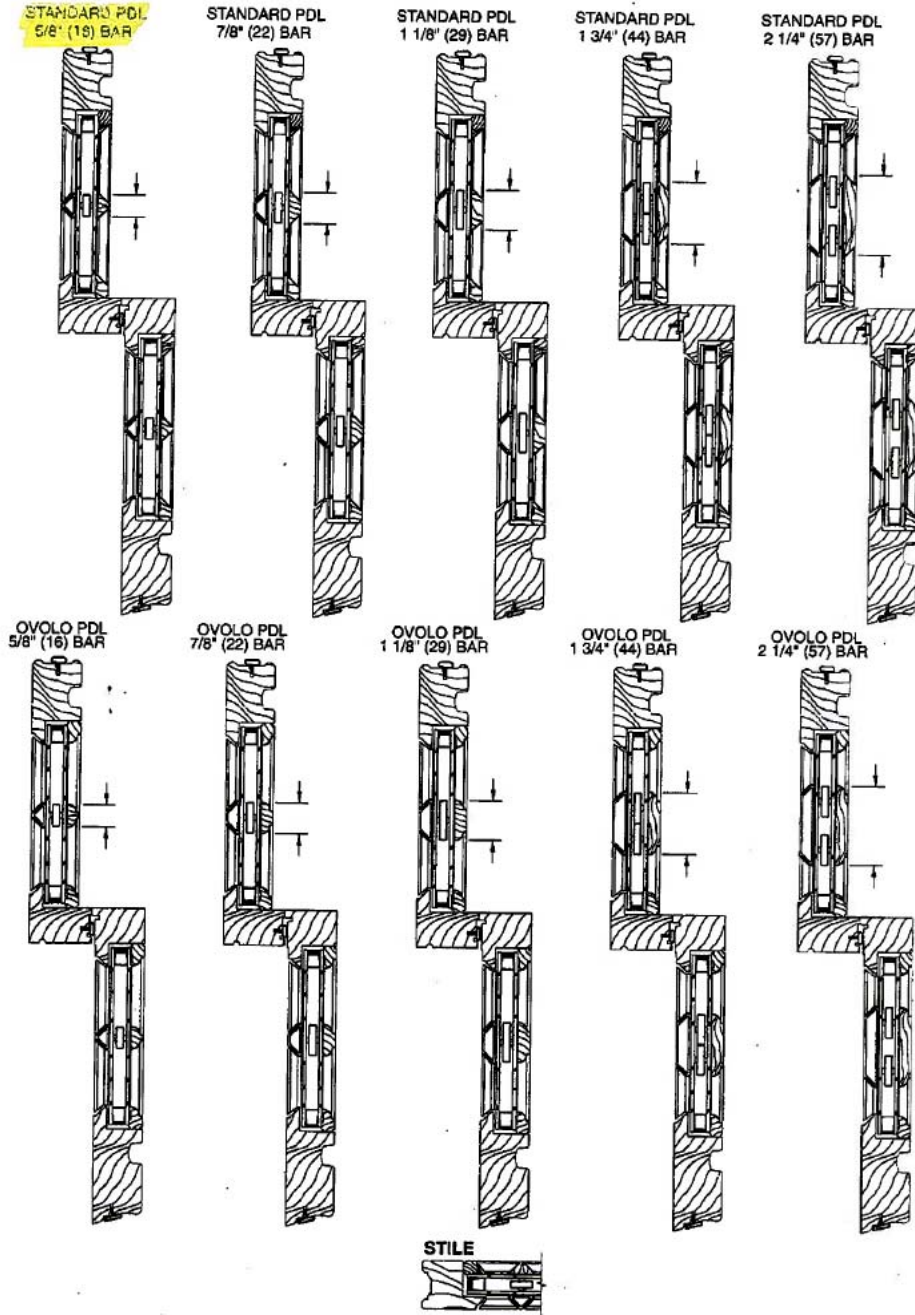
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5124470 SM 09051FP

Figure 5: Proposed window replacement manufacturer information.

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Divided Lite Options with PDL | Wood Trad. Double Hungs [Scale: 3" = 1'-0"]



WD-27

Figure 6. Proposed window cut sheet.

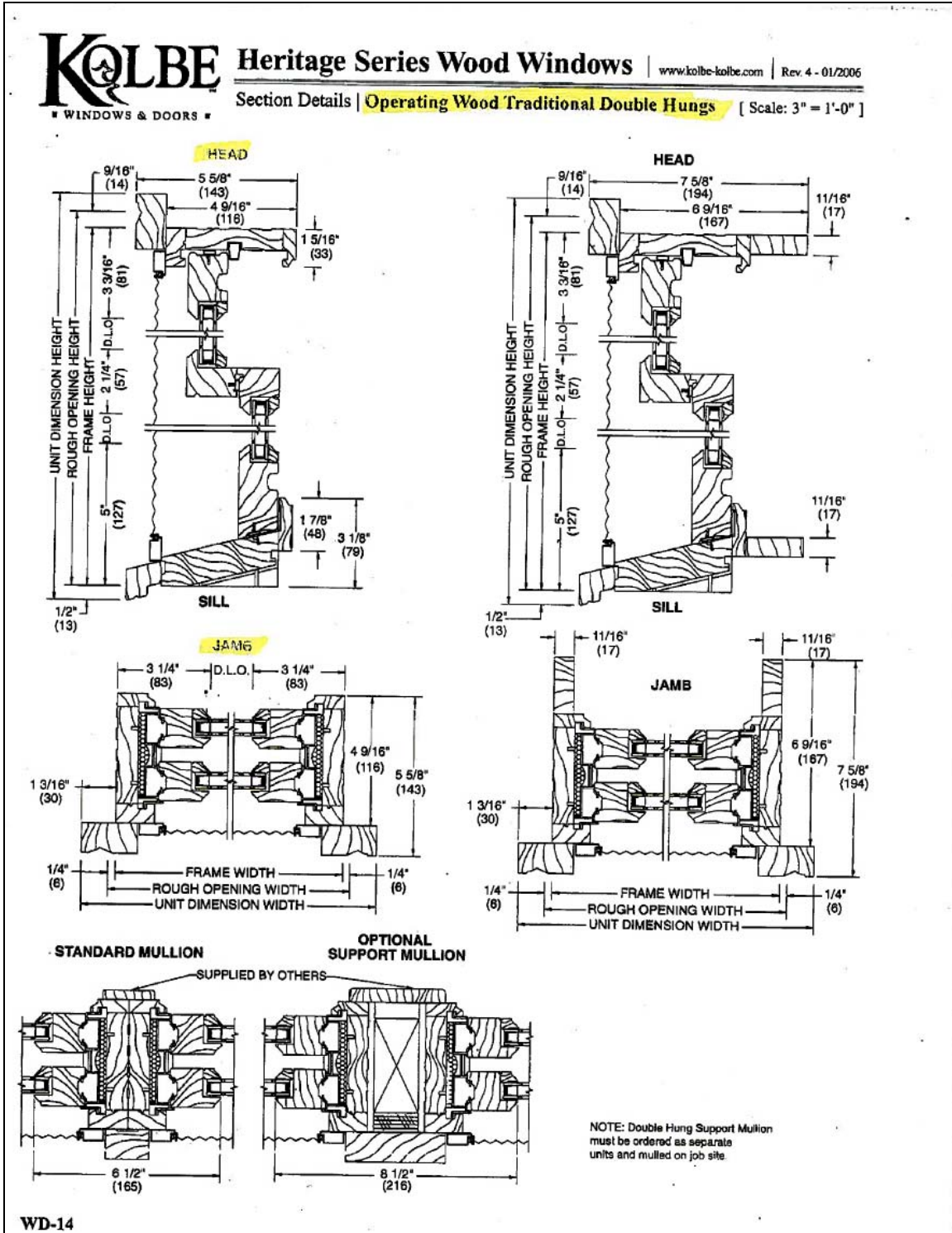


Figure 7. Proposed window cut sheet.