

Docket Item # 11
BAR CASE # 2009-0068

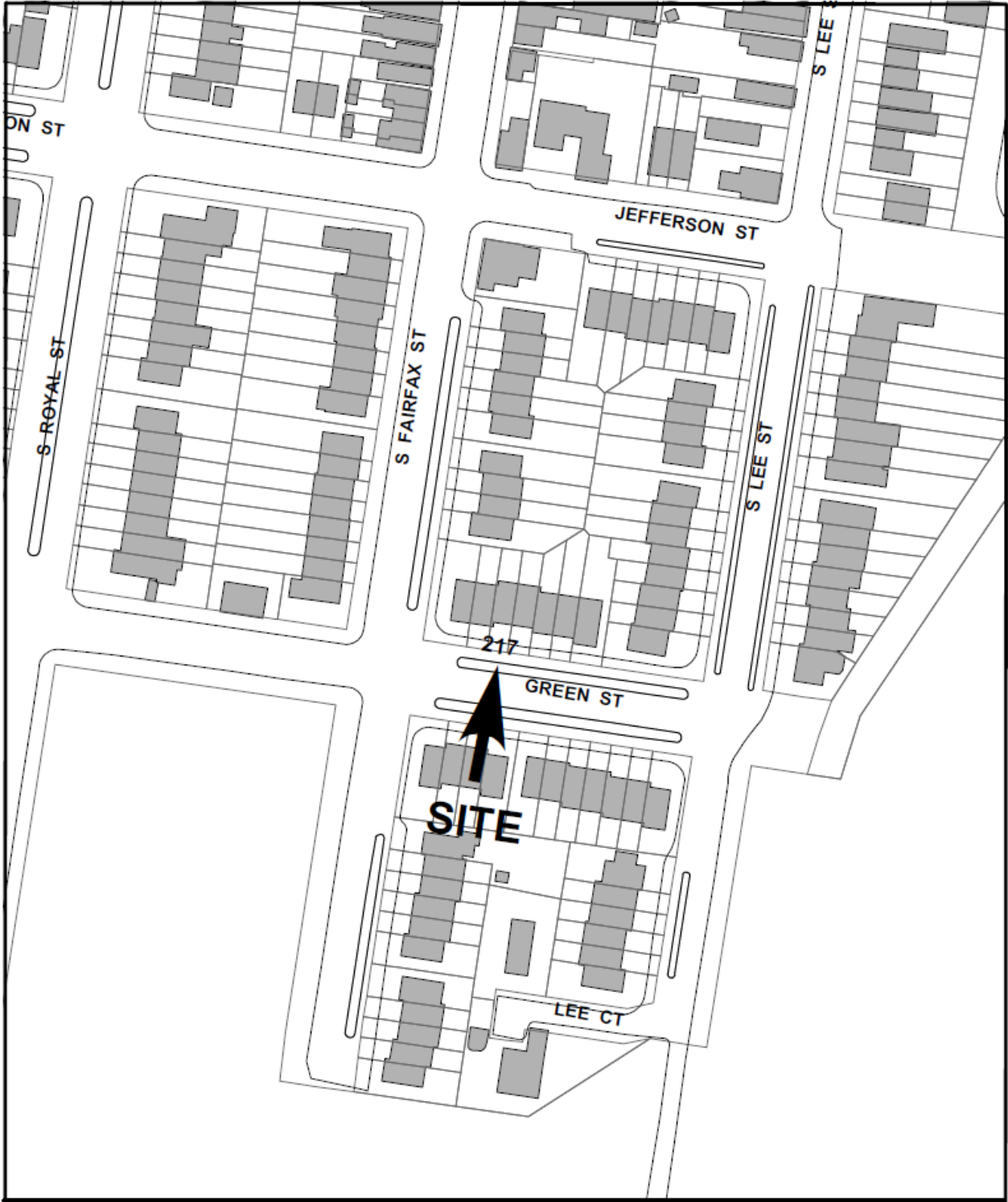
BAR Meeting
May 6, 2009

ISSUE: Alterations
APPLICANT: Susan G. Markarian, TR
LOCATION: 217 Green Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends that the application for aluminum clad replacement windows be denied and that the existing wood windows be retained and repaired.

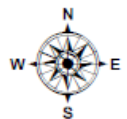
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 #2009-0068

5/6/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 217 Green Street. The existing windows appear to be the original windows and are true divided light, singled-glazed wood windows. There are currently storm windows as well. The proposed replacement windows are simulated divided light aluminum clad windows to match the existing in light configuration. The proposed windows will have a 7/8 inch muntin with an interior spacer bar and exterior applied aluminum muntins.

II. HISTORY:

217 Green Street is a two-story brick interior rowhouse that was constructed in 1957 as part of the Yates Garden subdivision in a Colonial Revival design vocabulary. Yates Garden was developed by Edward Carr beginning in 1939, however, complete build out of the subdivision was not completed until the early 1960s.

III. ANALYSIS:

The *Design Guidelines* clearly state that “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 new weatherstripping will make a historic sash quite efficient without replacement.” The *Guidelines* also state that single-glazed, true divided light windows with interior storm sash are the preferred replacement window type. In addition, the *Guidelines* note that “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.”

Prior to filing an application, the applicant contacted BAR Staff to inquire about window replacement. Staff conducted a site visit and determined that the existing windows were not in need of replacement and advised the applicant that the existing windows should be retained and repaired, perhaps with the installation of new storm windows. Staff advised that any window replacement would require approval by the Board but noted that Staff would be unable to support wholesale replacement.

In reviewing the application, Staff finds no convincing reason why the original windows cannot be retained and repaired. Further, an aluminum-clad window is not a suitable replacement window for this rowhouse. Staff recommends that the existing windows be repaired and retained and that the applicant consider new storm windows as necessary. However, if the Board finds that window replacement is appropriate in this circumstance, Staff recommends that it be limited to the least visible elevation—the rear of the property, so that the historic windows are retained on the façade. If replacement windows for the rear elevation are approved, they should be wood, not aluminum-clad.

The applicant includes a number of examples of townhouses with replacement windows. Staff reminds the Board that although other townhouses may have replacement windows, they were not necessarily approved by the Board. Others may have been approved in the past, but would not necessarily be approved today. The retention of historic windows is of on-going concern to

both the Board and BAR Staff, so much so, that in 2008 the Board added language to the window policy that states that no replacement of original windows dating before 1860 should occur. Recognizing that original windows are one of the best character-defining features of a building, Staff recommends that replacement windows only be approved when the existing historic windows are beyond repair, which is not the case at 217 Green Street.

IV. STAFF RECOMMENDATION: Staff recommends that the application for aluminum clad replacement windows be denied and that the existing wood windows be retained and repaired.

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

No comments received.

Historic Alexandria:

R-1 Substitute wood full divided light for aluminum clad simulated lights in sash.

VI.IMAGES

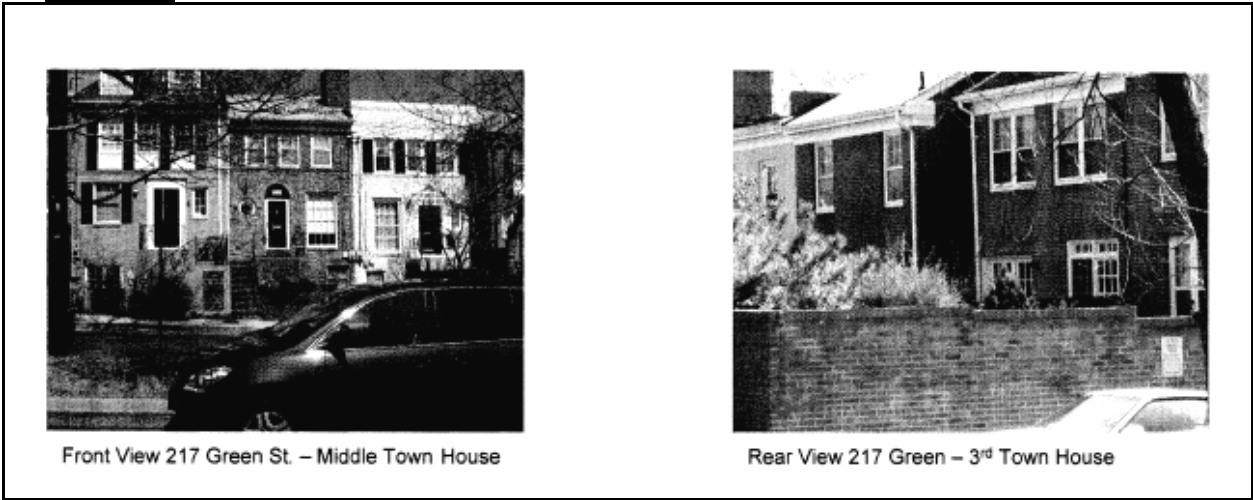


Figure 1. Applicant photos of 217 Green Street.

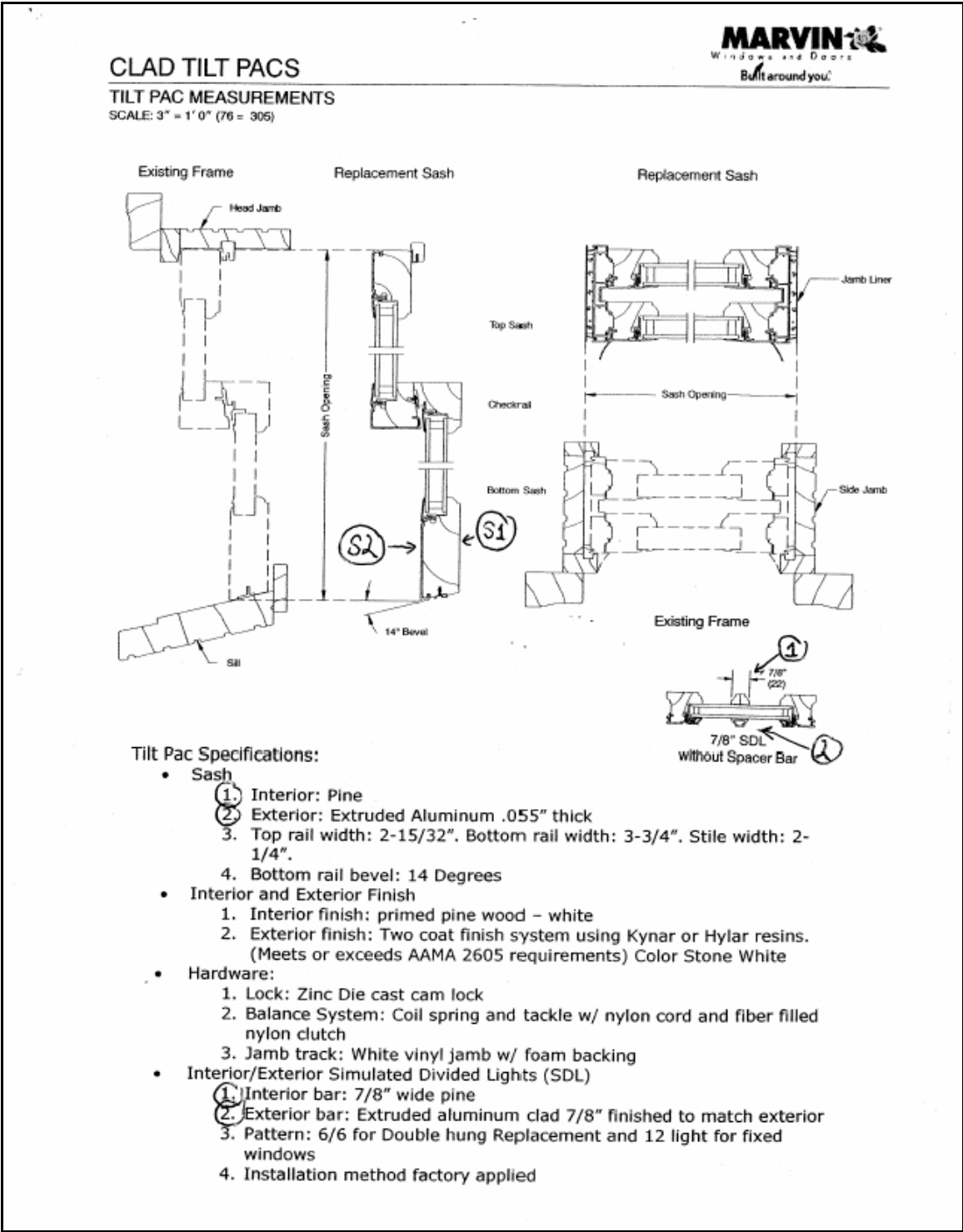


Figure 2. Aluminum clad window details.

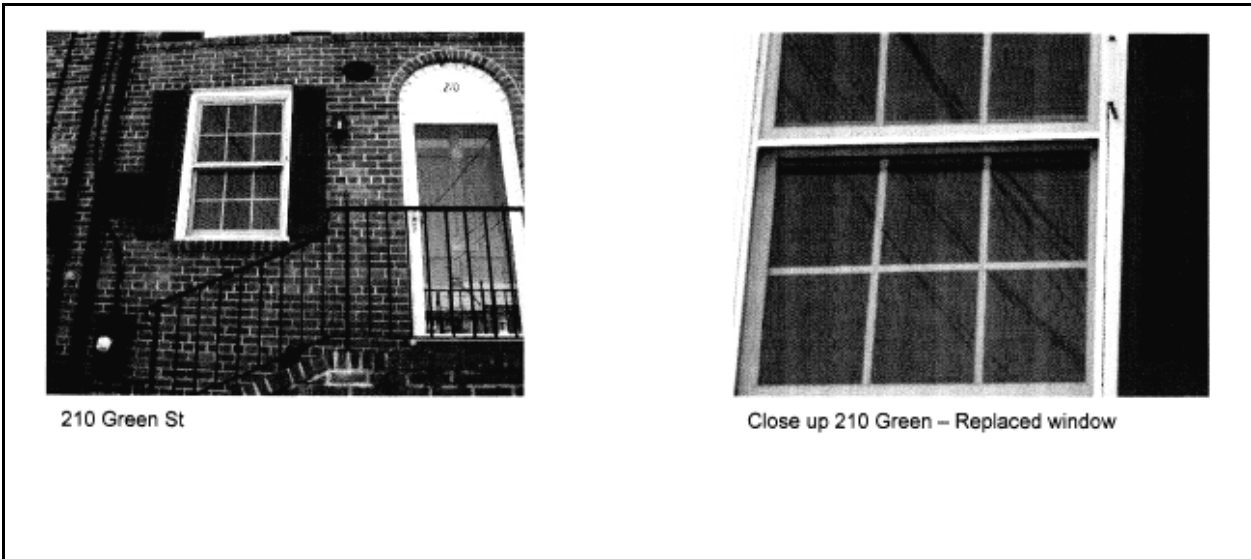


Figure 3. Applicant photos of other replacement windows.

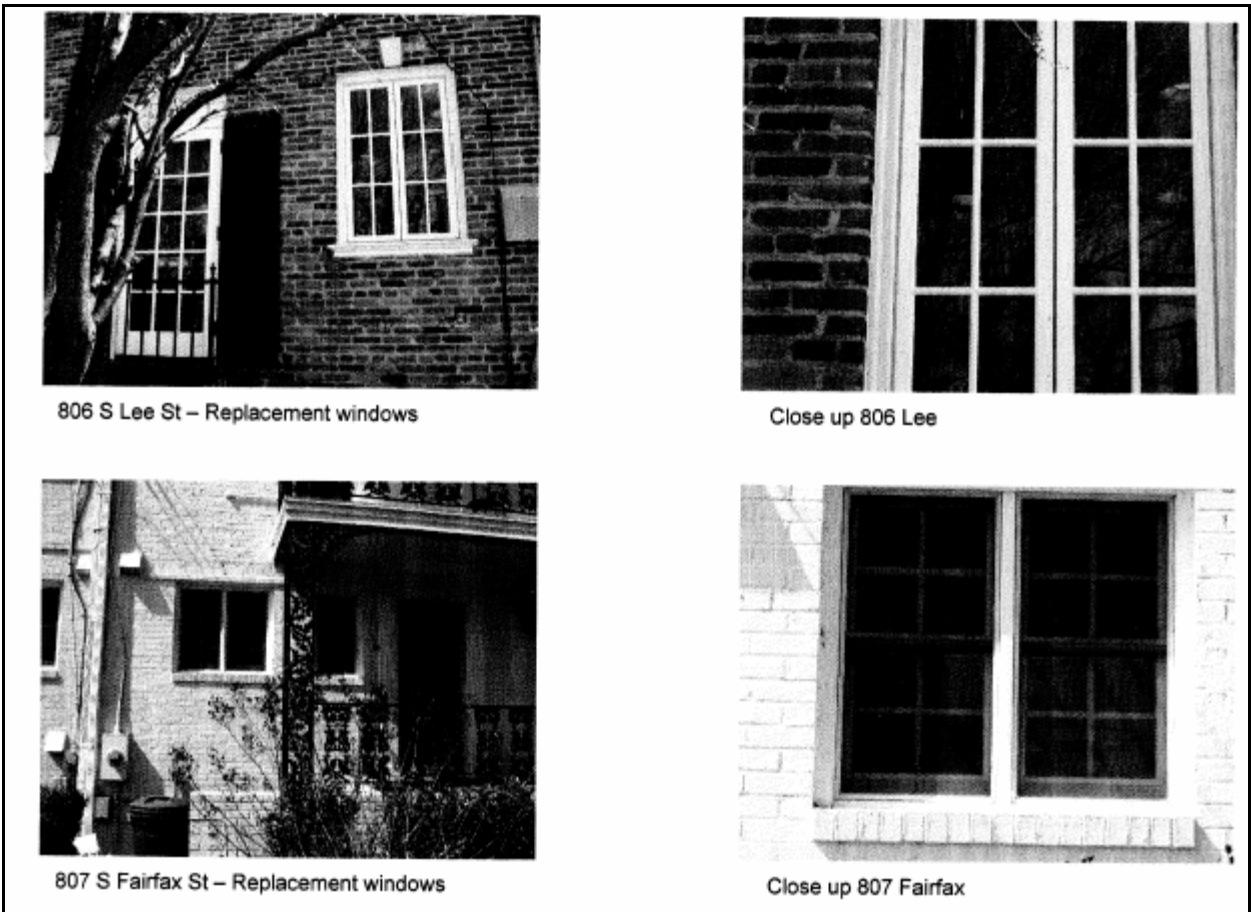


Figure 4. Applicant photos of other replacement windows.



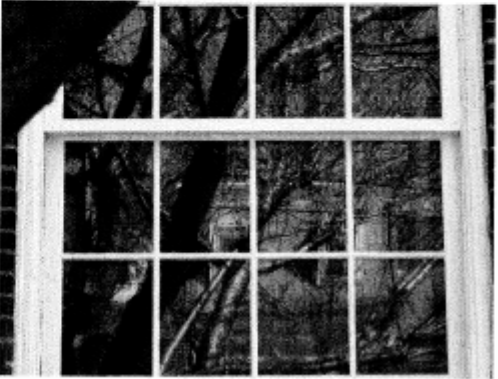
809 S Lee St – Replacement windows



Close up 809 Lee



810 S Lee St – Replacement windows



Close up 810 Lee

Figure 5. Applicant photos of other replacement windows.

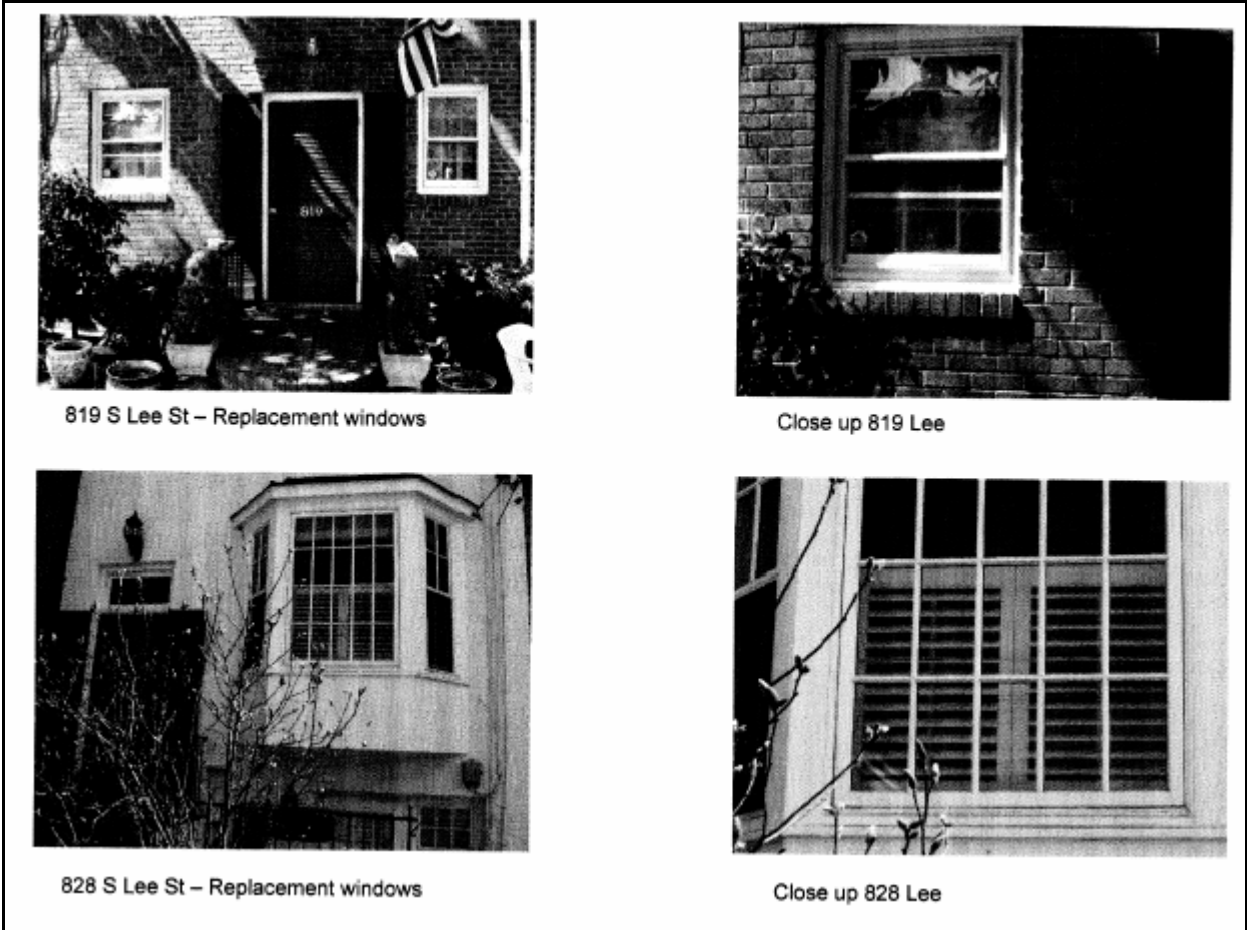


Figure 6. Applicant photos of other replacement windows.

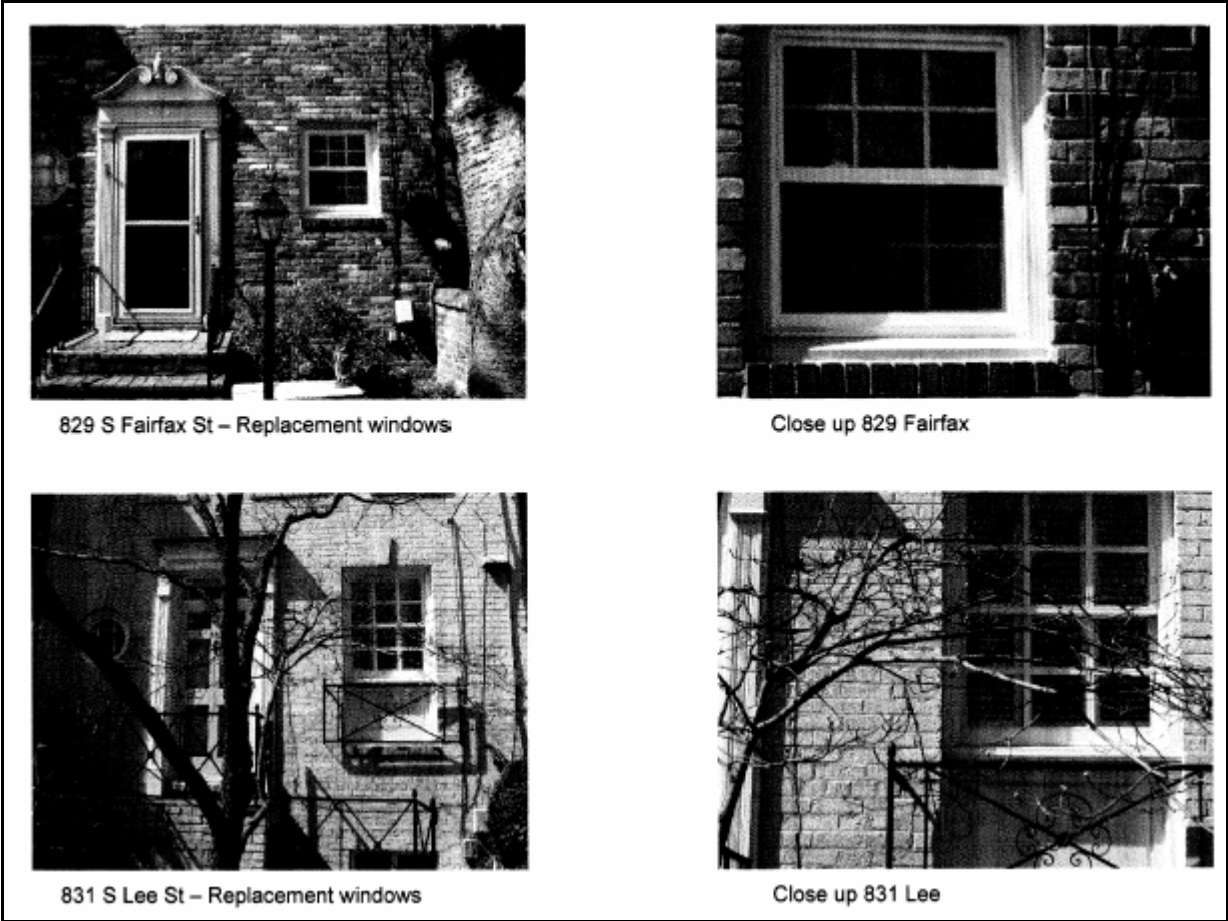


Figure 7. Applicant photos of other replacement windows.



832 S Lee St – Replacement windows



Close up 832 Lee



833 S Lee St – New Windows - Clad



Close up 833 Lee

Figure 8. Applicant photos of other replacement windows.