

Docket Item # 7
BAR CASE # 2009-0115

BAR Meeting
July 8, 2009

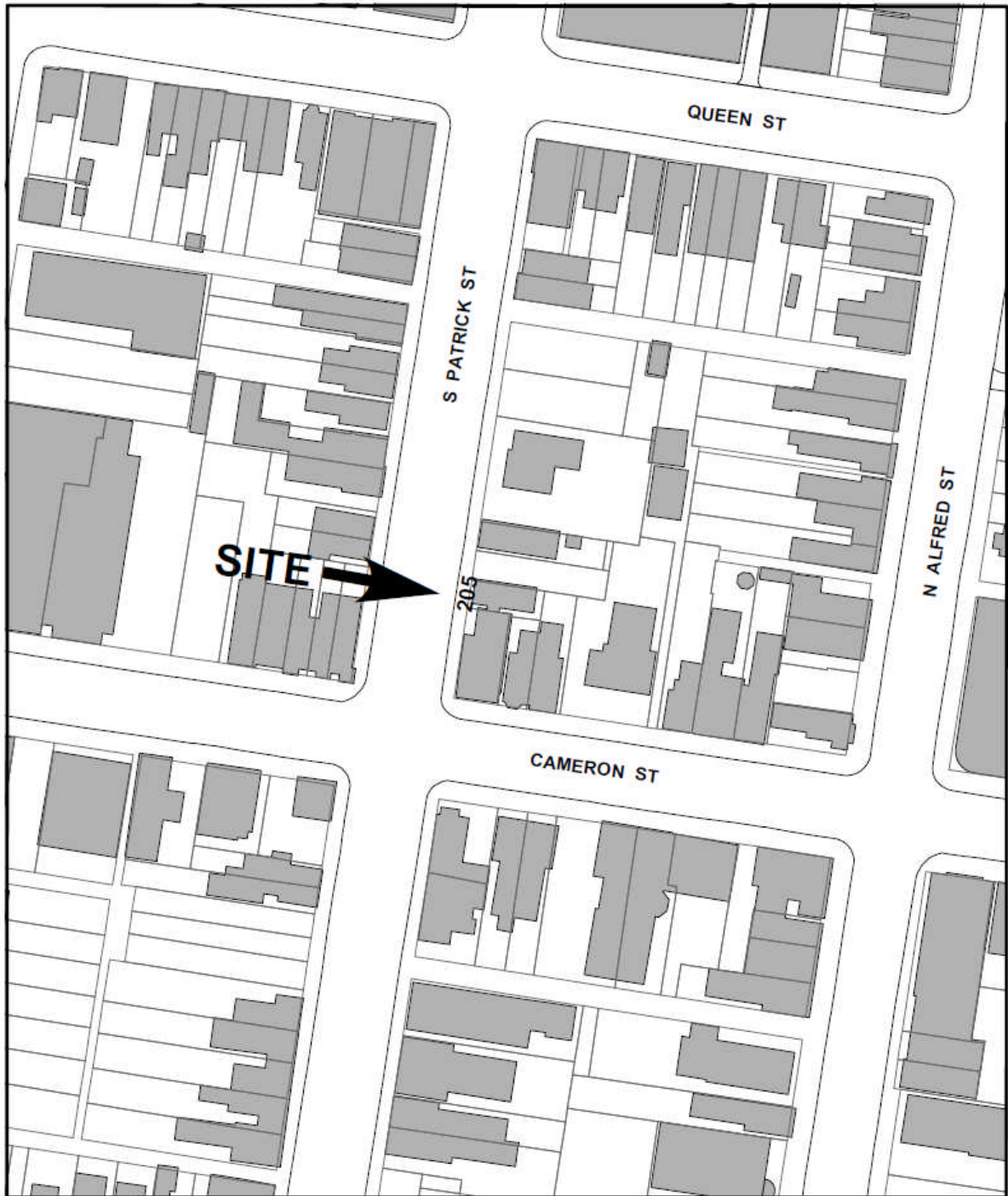
ISSUE: Alterations
APPLICANT: Residential Management Realty Inc.
LOCATION: 205 N. Patrick Street
ZONE: RB

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the applicant submits specification sheets to Staff of all replacement windows for final approval prior to purchase.
2. That the applicant replaces all existing windows in a nine-over-nine lite pattern with windows in a two-over-two lite pattern.
3. That all windows be all wood and either single or double glazed true divided lite.

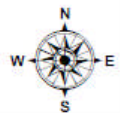
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 #2009-0115

7/8/2009



I. ISSUE:

The applicant is requesting a Certificate of Appropriateness for replacement windows at 205 North Patrick Street. The applicant is proposing the replacement of one nine-over-nine, and two paired nine-over-nine windows on the second story, two paired nine-over-nine windows on the first story and two single paned awning windows at the basement level. All existing windows are replacement windows with aluminum tracks, single paned with true divided lites, and in a state of disrepair. The applicant has selected Jeldwen wood, double glazed, simulated divided lite replacement windows that will have identical light patterns to those of the existing windows.

II. HISTORY:

205 North Patrick Street is a two story brick building that first appears on the Sanborn, Fire Insurance Maps in 1898. The façade of the building has been altered, if not entirely replaced in the course of its history. The most noticeable inconsistency with the building in comparison to its style, date of construction, and relation to North Patrick Street is a reconfiguration of the fenestration. It is likely that the original façade was constructed with a rhythm of three single window widths wide rather than the existing single window and double windows. Staff also notes the alteration of the front roof line by the installation of the dormer vent. The brick corbelling below the front mansard may be the only architectural element with historic integrity remaining on the façade.

Staff was unable to locate any previous BAR cases for this property.

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." Due to the age of the building, Staff's opinion is that the lite patterns on the existing first and second story windows are inappropriate. Although the façade of 205 North Patrick Street has been altered, Staff finds the current application for replacement windows to be an opportunity for improvement. Furthermore; replacing the windows with windows of the same lite pattern would only perpetrate the incongruity of the building. It is the opinion of Staff that the nine-over-nine windows should be replaced with more compatible two-over-two windows for both the second story single window and the two paired windows. Two-over-two windows would have been highly prevalent for residential buildings of this form constructed near the turn of the century in the District as are demonstrated by the neighboring buildings at 203 North Patrick Street and 923 Cameron Street.

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...." Staff is unable to support the use of simulated divided light windows on this application because of their proximity to the streetscape and the age of the building. However, Staff would be able to support a double glazed, true divided window due to the ability of window manufacturers to maintain a historic muntin profile in a two-over-two

replacement window should the applicant choose to pursue that option. Staff finds the proposed basement level window replacement to be unobtrusive.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the applicant submits specification sheets to staff of all replacement windows for final approval prior to purchase.
2. That the applicant replaces all existing windows in a nine-over-nine lite pattern with windows in a two over two lite pattern.
3. That all windows be all wood and either single or double glazed true divided lite.

V. CITY DEPARTMENT COMMENTS

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

Code Administration:
No comments received.

Historic Alexandria:
No comments received.

VI. IMAGES

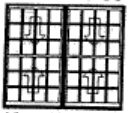
LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-1	RO Size : 83 1/2 X 72 3/4  Viewed from Exterior. Scale: 1/8" = 1'	CWD4172-2 Frame Size : 82 3/4 X 72 Custom Wood Double Hung, 2 Wide Primed Exterior, Natural Pine Interior, Subsill Only, Extended Sill Nosing, Factory Mull, 4 9/16 Jamb, Beige Jambliner, White Hardware, Cam Lock(s), No Finger Lifts, Insulated Low-E 366 Annealed Glass, Argon Filled, 5/8" Putty SDL w/Perm Wood Primed Aluminum SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 4 Wide 3 High Top 3 High Btm BetterVue Mesh Brilliant White Screen, PEV 2008.4.0.192/PDV 5.324 (11/19/08) PW			

Figure 1. Proposed replacement double window.

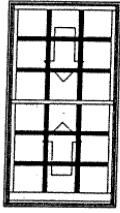
LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-3	RO Size : 38 1/8 X 68 3/4  Viewed from Exterior. Scale: 1/4" = 1'	CWD3768 Frame Size : 37 3/8 X 68 Custom Wood Double Hung, Primed Exterior, Natural Pine Interior, Subsill Only, Extended Sill Nosing, 4 9/16 Jamb, Beige Jambliner, Standard Double Hung White Hardware, Cam Lock(s), No Finger Lifts, BetterVue Mesh Brilliant White Screen, DP 35, Insulated Low-E 366 Annealed Glass, Argon Filled, 5/8" Putty SDL w/Perm Wood Primed Aluminum SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 3 High Top 3 High Btm PEV 2008.4.0.192/PDV 5.324 (11/19/08) PW			

Figure 2. Proposed replacement single window

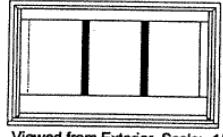
LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-4	RO Size : 32 3/4 X 19 3/4  Viewed from Exterior. Scale: 1/2" = 1'	Frame Size : 32 X 19 Custom Wood Fixed Double Hung Product, Sash Back (Picture) Primed Exterior, Natural Pine Interior, No Exterior Trim, 4 9/16 Jamb, DP 35, Insulated Clear Annealed Glass, No Preserve Film, 5/8" Bead SDL w/Perm Wood Primed Aluminum SDL, Light Bronze Shadow Bar, Colonial 3 Wide 1 High PEV 2008.4.0.192/PDV 5.324 (11/19/08) PW	3070.01	1	

Figure 3. Proposed replacement basement level window



Figure 4. Photograph of front façade



Figure 5. Detail photograph



Figure 6. Detail photograph of basement level window