

Docket Item # 8
BAR CASE #2009-0116

BAR Meeting
July 8, 2009

ISSUE: Alterations
APPLICANT: Christopher C. and Kay M. Morell
LOCATION: 421 South Columbus Street
ZONE: RB/Residential

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

1. That the proposed replacement windows may be double-glazed, simulated divided light with external muntins and an interior spacer bar, but that they be wood instead of aluminum-clad.
2. That the proposed replacement front door be wood instead of metal.
3. That nightshades be installed on the skylights to prevent light seepage.

****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.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows and alterations at 421 South Columbus Street. The applicant proposes to:

- Replace the roof in-kind, including the soffit, eaves and rake board
- Add two 2 feet by 4 feet skylights on the rear roof
- Replace existing oriel window on side elevation with a simulated divided light, six-over-six, double-hung window, measuring 2.5 feet by 4 feet
- Replace eight true divided light, wood windows with simulated divided light, aluminum-clad windows
- Replace two doors in-kind (metal)
- Replace existing guttering and downspouts as shown on neighboring properties

The existing windows are single-glazed, six-over-six and six-over-nine, double-hung wood windows with exterior storms. The applicant is requesting approval of Pella Architect Series simulated divided light, double-hung, aluminum-clad windows to match the existing configuration. The muntins will measure 7/8" and have an interior space bar.

The proposed skylights will each measure 2 feet by 4 feet. The skylights will be flat and the frame will have aluminum cladding.

The applicant did not provide specification sheets for the replacement doors or roof, but indicated both to be an exact, in-kind replacement. The existing front door is a six-panel metal door and the rear door is a nine-light over four-panel metal door. The existing roof is asphalt shingle.

The applicant has submitted a letter of support and approval from the president of the Glenwycke Homeowners Association.

The amount of proposed demolition for the window expansion and new skylights totals approximately 24 square feet, under the amount requiring a separate Permit to Demolish.

II. HISTORY:

The two-story, end-unit brick townhouse at 421 South Columbus Street was constructed in 1984 according to the City's real estate records. The townhouse was constructed as one in a series of five offset brick townhouses on this block.

In 1986 the Board approved the construction of a brick wall at this property (BAR 86-168). The Board heard on several occasions the application for the construction of new buildings, additions and alterations at 413-421 South Columbus Street in 1980 and approved the new townhouse on March 19, 1980 with many stipulations.

III. ANALYSIS:

The proposed roof replacement, windows and doors comply with zoning ordinance requirements.

Windows

The *Design Guidelines* recommend that: "...replacement windows should be appropriate to the historic period of the architectural style of the building". The *Guidelines* also 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...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." In this particular case, given the age of the townhouse and the fact that the existing light configuration and muntin profile and size will be retained, Staff does not object to the installation of double-insulated windows, with simulated divided lights, and interior spacer bars. However, Staff is concerned that the proposed windows are aluminum-clad. Staff notes that material compatibility between historic and non-historic buildings is an important characteristic of the district. Simulated divided light, double-glazed, wood windows are comparable to the ones approved by the Board for replacement windows at other non-historic townhouses in the district. Staff supports replacement windows if they are wood rather than aluminum-clad.

The proposed alteration on the south (side) elevation which expands an existing oriel window opening to accommodate a double-hung window is appropriate. The proposed fenestration is consistent with the Colonial Revival character of this townhouse.

Doors

The applicant has indicated that metal six-panel doors were part of the original design for this series of townhouses when constructed. The *Design Guidelines* note that "exterior flush or paneled metal doors are generally not appropriate on residential structures" and that such doors "may be appropriate in certain limited circumstances for 20th century retail, commercial and industrial buildings." Although it is likely that metal doors were part of the original approval for construction, the current *Design Guidelines* discourage that type of door for residential buildings. Furthermore, the Board generally subscribes to a philosophy of material compatibility between historic and non-historic buildings. As Staff generally takes a conservative standpoint, Staff must recommend that the replacement front door be wood. Due to the limited visibility of the rear door behind a 6 foot fence, Staff finds a metal door is acceptable at the rear.

Skylights

The *Guidelines* note that "skylights should be located on the least visually prominent section of the roof" and that "low or flat profile glass skylights are preferred." The proposed skylights are relatively modest in size and will be minimally, if at all, visible from the public right-of-way. In addition, the proposed skylights will be flat. The *Guidelines* also note that "skylights must have integral shades that should be used at nighttime to reduce seepage of light visible from the exterior." Staff recommends that nightshades be installed.

Gutters and Downspouts

July 8, 2009

The proposed replacement of the existing guttering and downspouts is appropriate and would be considered a historically appropriate repair/maintenance item. This item could be administratively approved by Staff.

Roof

The proposed in-kind roof replacement is appropriate and consistent with the *Guidelines* which identify asphalt composition shingles as appropriate for certain twentieth-century buildings. Staff notes that this portion of the application could have been approved administratively as a historically appropriate, in-kind replacement.

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

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V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Where appliances are located $\leq 10'$ from a roof edge or open side with a drop $\geq 24"$, guards shall be provided (USBC 2801.1)
- C-2 Structural calculations are required to verify the ability of the existing roof to support the additional weight of the A/C unit.
- C-3 Guardrail structural design and construction must comply with USBC.
- C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

No comments received.

VI. IMAGES



Figure 1. Existing conditions, 421 South Columbus Street.

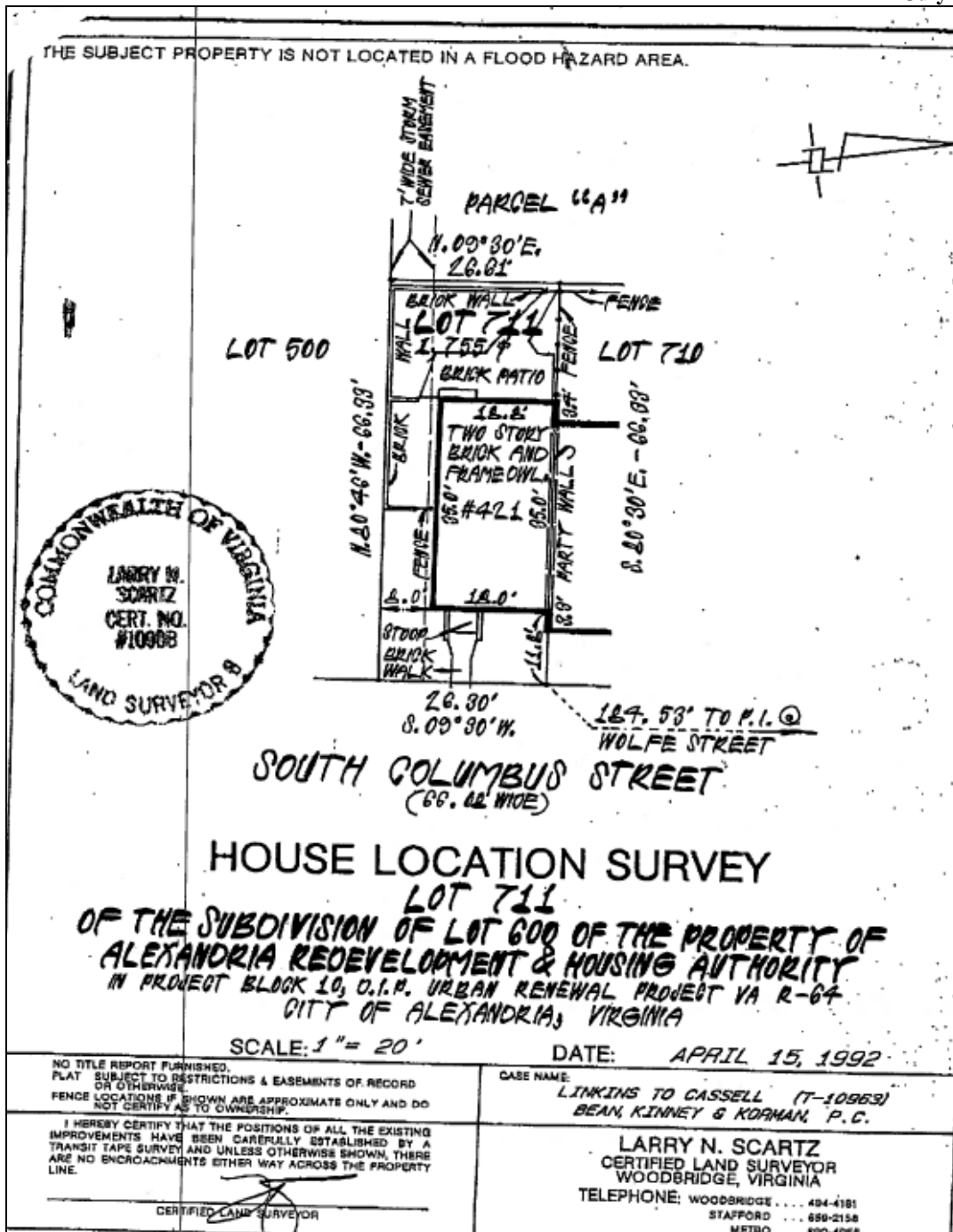


Figure 2. Plat.

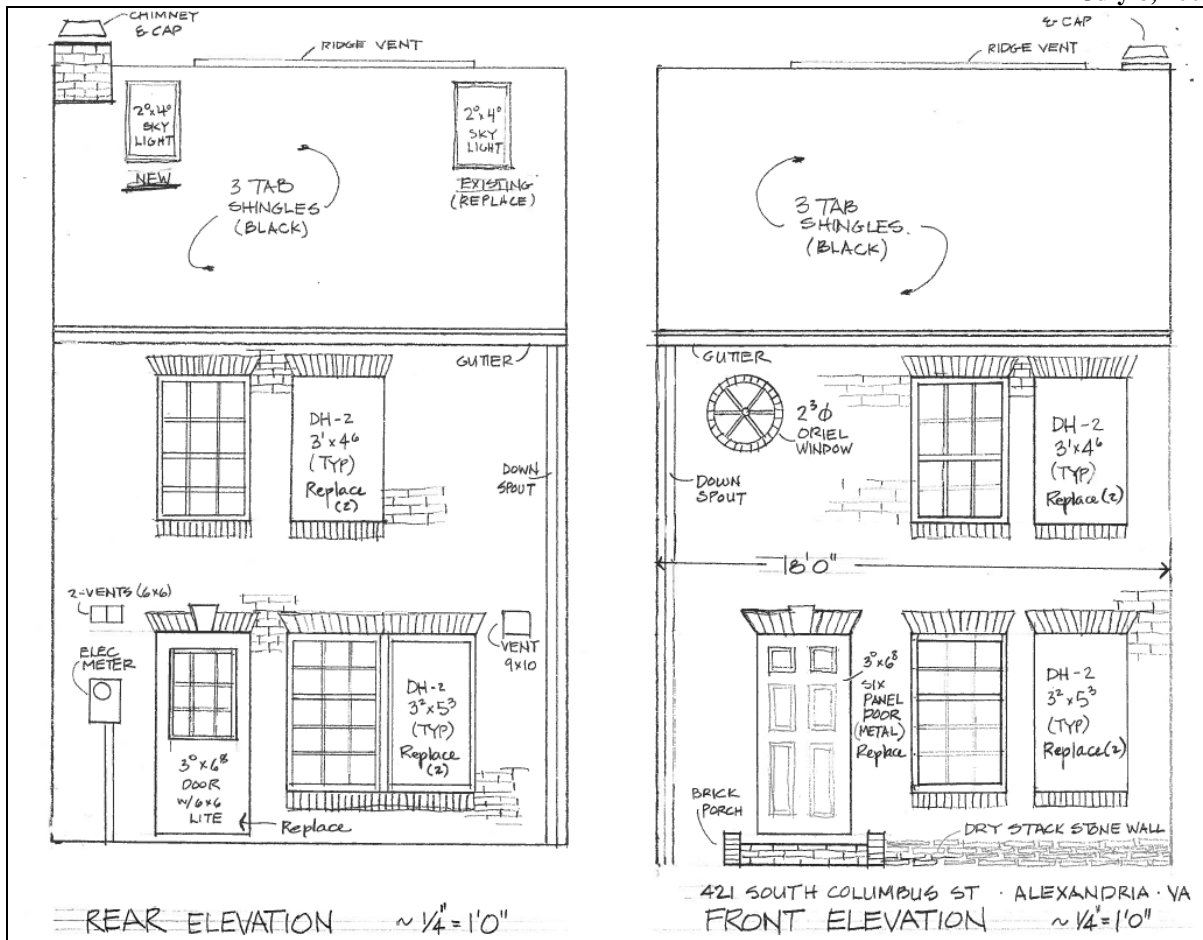


Figure 3. Front (east) and rear (west) elevation: proposed alterations.

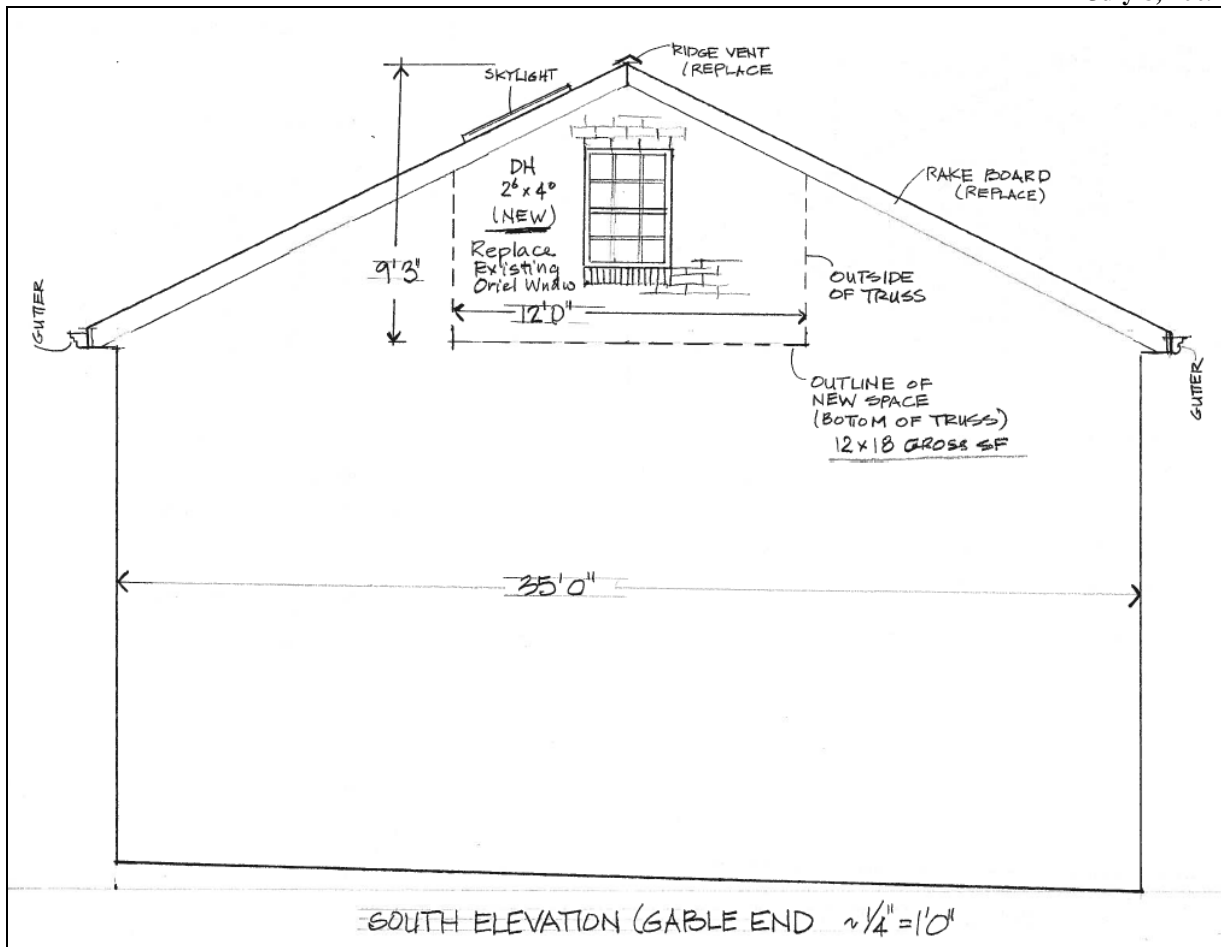
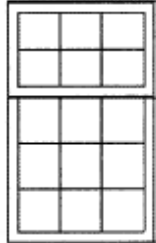


Figure 4. Side (south) elevation: proposed alterations.

<p>0002 Frame Size = 3' 3 1/4" W x 5' 5 3/4" H RO Size = 3' 4" W x 5' 6 1/2" H</p>	<p>Manufacturer: Pella Windows & Patio Doors Division: Millwork Product: Windows Type: Double Hungs Manufacturer: Pella Windows & Patio Doors Material: Aluminum Clad Wood Frame: Aluminum Clad Wood Frame Product Family: Full Frame Pella Products Product Configuration: Single Unit Room Location: OTHER 1 Exterior Color: Brick Red Seacoast Color: No Jambliner: Standard Jambliner Wood Type: Pine - Standard Opening Type: Rough Frame Size Width: 3' 3 1/4" Frame Size Height: 5' 5 3/4" Rough Opening Width: 3' 4" Rough Opening Height: 5' 6 1/2" Interior Finish: Unfinished-ready for site finishing Sash Lock: Standard Sash Lifts: No Hardware Finish: Oil Rubbed Bronze Glazing: Energy Saving Low E Glass (Recommended) Tempered Glass: No High Altitude: No Gas Filled: Argon Sash Style: Cottage Grid Type: 7/8" Simulated-divided-lite w/ Spacer Interior Grid Color: Unfinished Exterior Grid Color: Brick Red Grid Style: Traditional Grid Location: Top and Bottom Sash Top Sash Lite Pattern: 3w2h Bottom Sash Lite Pattern: 3w3h Fiberglass Insect Screen: Full Screen Screen Color: Brick Red Screen Mesh: Standard Brick Mould (Exterior Casing): No Wall Depth: 7 1/16" Applied</p>
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Custom Always
37 W
x
H

Figure 5. Proposed window specifications.

Fixed skylight models

Fixed skylight - model QFS



An economical choice for visually expanding areas such as hallways, stairwells, and other closed-in, dark spaces that can be transformed with daylight and sky views.

Select sizes are sized perfectly to fit on truss roofs and includes pre-installed mounting brackets for an easier, more secure installation.

- Select wood frame, gasketing to drain condensation outside and aluminum cladding.
- Flexible EPDM side flashing eliminates the need for sealants.
- The quickest, simplest installing self-flashed skylight on the market.

Sizes and product info on pages 33 - 35.

Figure 6. Proposed skylight specifications.



Figure 7. Examples of gutter repairs.