

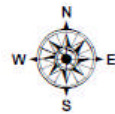
Docket Item # 18
BAR CASE #2009-0128

BAR Meeting
July 8, 2009

ISSUE: Alterations
APPLICANT: ASCPT
LOCATION: 528 North Washington Street
ZONE: OC/Commercial Zone

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness with the conditions:

1. That the wood windows on the main, brick and stucco massing be retained and rehabilitated.
2. That the wood windows on the rear frame, second story-addition, may be replaced with one-over-one double-glazed, wood windows.



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 528 North Washington Street.

The existing windows are single-glazed, one-over-one wood windows with exterior aluminum storm windows. The windows appear to be original. The applicant is requesting approval of Jeld-Wen Sitaline EX Primed Premium Wood Windows. The proposed windows are one-over-one, double-glazed wood windows, coated with a paint-ready primer to closely match the existing windows.

II. HISTORY:

528 North Washington Street is a three-bay, two and a half story brick townhouse originally constructed c1925 (Not on the 1921 Sanborn Map). It is currently used for offices. The rear second story, frame addition was constructed with the original massing in c1925. However, it is believed to have been constructed as a second story open porch, which was enclosed c1970.

In 2000, the Board approved a wall sign for ASCPT (BAR Case #2000-074, 5/3/00). The Board also approved a sign for the building in 1990 (BAR Case#90-177, 8/15/90).

In 2003, the Board approved synthetic slate to replace the existing slate on the building's mansard roof (BAR Case # 2003-0304, 01/07/03).

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

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 materials. Storm windows or new weather stripping 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. Furthermore, several recent studies have noted that single-glazed windows, if properly weather-stripped and used with a storm window, are actually more energy efficient than double-glazed replacement windows, and will have a much longer life.

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. Staff notes that all of the historic windows on are in good condition and are in need of only standard repair and maintenance, including sash cord replacement and re-attachment to the

July 8, 2009

weights, repair of some broken glass, sanding and painting, weather stripping, and possible metal jamb liner installation if desired. These repair items are considered standard for historic, wood window maintenance and repair.

In reviewing the application, Staff finds no convincing reason why the original windows cannot be retained and repaired. For energy efficiency, Staff recommends the applicant consider new wood, storm windows. There are many styles and materials of storm windows from which to choose, including storms that can be fitted on the interior of the window. Many studies have shown that a wood window in good condition fitted with a storm window can be as energy efficient as the more expensive replacement window. For the most energy efficient storm window option, due to the thermal exchange properties of wood, traditional wood-framed storm windows are recommended as they transfer less heat than metal-framed storms. Metal-framed exterior storm windows are currently installed on the building.

It has been determined that the rear frame addition's windows are not-historic (c1970), therefore Staff does not object to their replacement.

The applicant has provided drawings of a potential development plan by the neighbor to the north proposing to construct a building on the adjacent parcel of land. The location of this new building would obscure the sight lines of the subject building's side elevation windows. As a result, if the building is constructed, these windows would be very minimally visible or not visible at all from the public right-of-way (see drawings on pages 24-27.) However, Staff cannot support the removal of windows on a historic building's elevation when a proposed adjacent infill building is only in the planning and review stages and has not been constructed. Until a building is constructed, the windows are visible from the public right of way and BAR's review of the application for window replacement cannot be influenced by the potential future development.

Staff finds that the current submission request to replace historic windows is not consistent with the *Design Guidelines*.

IV. STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness with the conditions:

1. That the wood, windows on the main, brick and stucco massing will be retained and rehabilitated.
2. That the wood, windows on the rear frame, second story-addition, may be replaced with one-over-one wood double-glazed windows.

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

F1. The applicant is replacing the window sashes and not changing the window size, therefore no permits are required for review.

C1. Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments.

VI. IMAGES

528 N. Washington ST

2009. 06.08

WINDOW INSPECTION of EXISTING MATERIAL

The majority of the windows have either been mechanically fastened or painted shut. During our walk through we found only two operable windows; one in the North West corner of the kitchen & the other in the North West corner of the reception.

Given the age of the building, 80 Yrs plus, the evidence of water damage and visible paint failure it was surprising to find that most of the wood frames, sashes and sills seem intact. Only one window (hall north side) showed significant damage to the sash.

However, to get all the windows back into working order intensive labor would be required.

1. All window rigging for the counter weight system would need to be replaced. It is suspected that the weights may remain in the wall cavity but can only be confirmed with further inspection.
2. Window stops need to be rebuilt for the windows to stay in position when opened.
3. All sashes would have to be removed, striped down to raw wood, damaged wood removed or repaired, primed and painted.
4. Each frame inspected and repaired to ensure a smooth track of the sash.
5. There is some cracked glazing in several windows that would require repair during rehabilitation.
6. Each window outfitted with a new weather stripping kit.
7. It is also recommended that each window be outfitted with a new storm window for further protection similar to the existing ones found on the North side of the building.

The cost cannot be truly identified until each window is technically assessed for functional parts and repair required.

Keeping the existing windows would require continued maintenance and one could not expect window functionality to work as reliably or seal as well as new windows.

Bottom line it would cost about the same or likely more to fix the existing windows then it would be to replace them. The result is an inferior window to new window replacement.

Figure 1. Applicant's Window Inspection



Figure 2. Ariel View of Site



Figure 3. Window Survey: Existing Conditions-Exterior of Main Massing

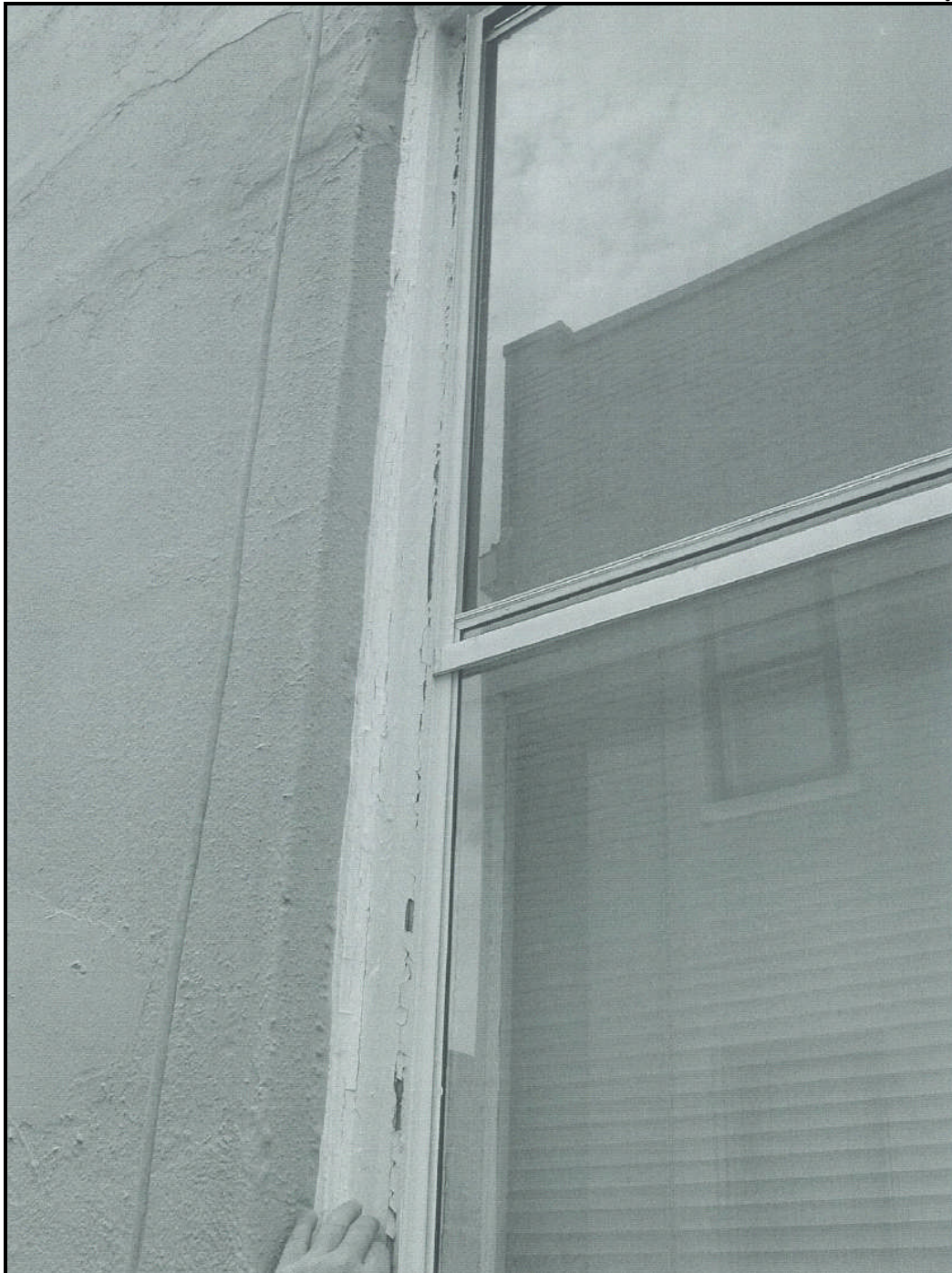


Figure 4. Window Survey: Existing Conditions-Exterior of Main Massing



Figure 5. Window Survey: Existing Conditions-Interior of Main Massing



Figure 6. Window Survey: Existing Conditions-Interior of Main Massing



Figure 7. Window Survey: Existing Conditions-Interior of Frame Addition



Figure 8. Window Survey: Existing Conditions-Interior of Frame Addition



Figure 9. Window Survey: Existing Conditions-Exterior Paint Conditions: Typical



Figure 10. Front Elevation



Figure 11. Oblique View



Figure 12. Side Elevation



Figure 13. Vacant Lot



Figure 14. Rear Elevation



Figure 15. Rear Second-Story Addition's Windows



Figure 16. Rear Second-Story Addition's Cement-Fiber Siding



Figure 17. Rear Second-Story Addition's Column Detail



Figure 18. Rear Second-Story Addition's Ceiling

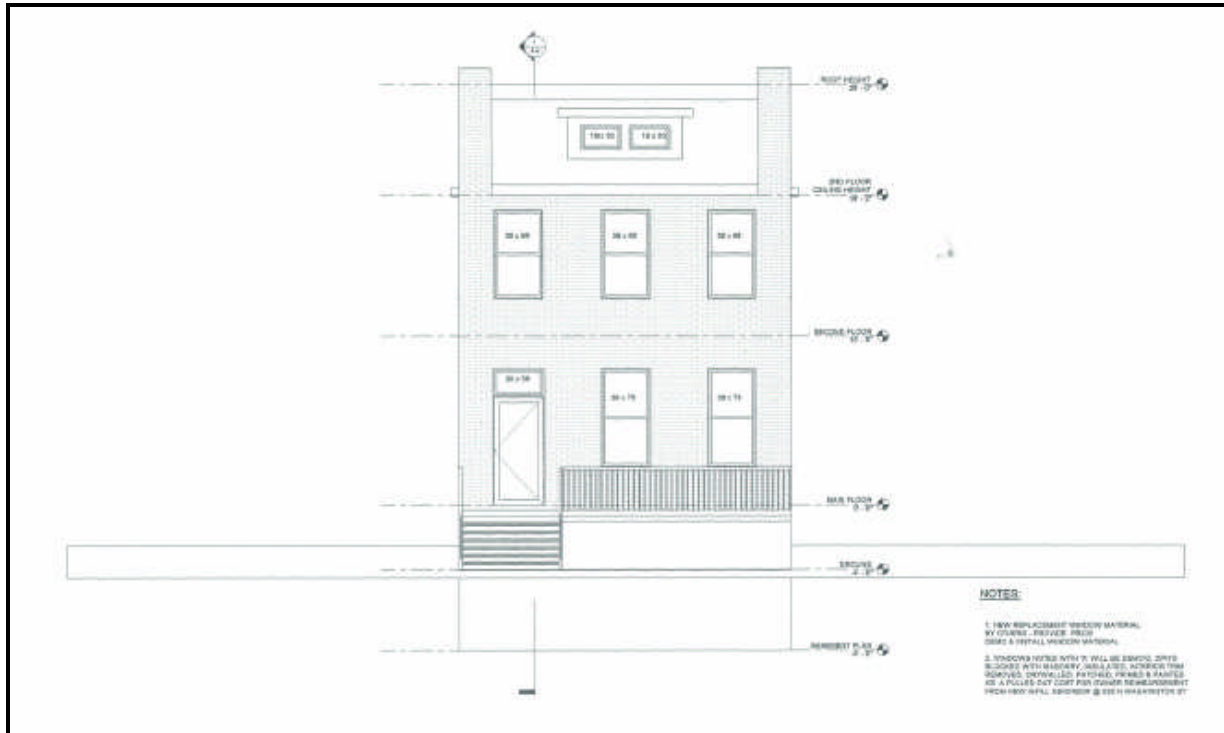


Figure 19. Front Elevation



Figure 20. Side Elevation

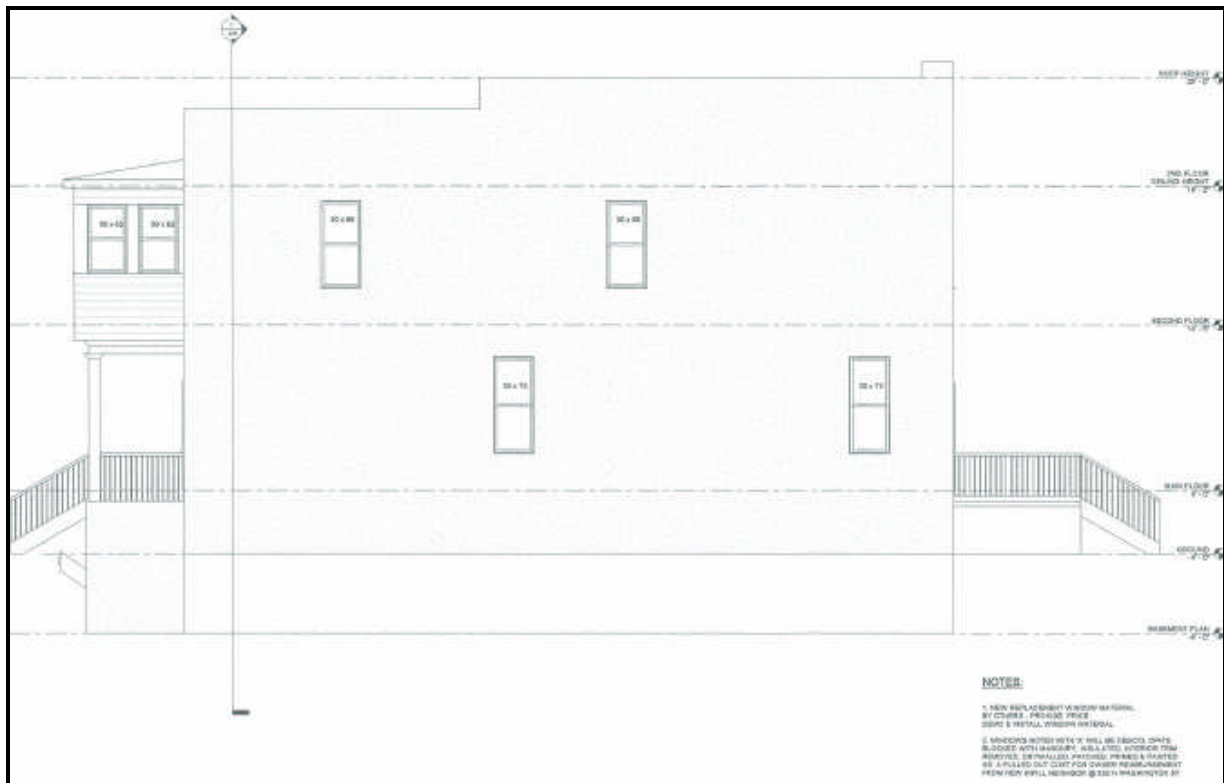


Figure 21. Side Elevation

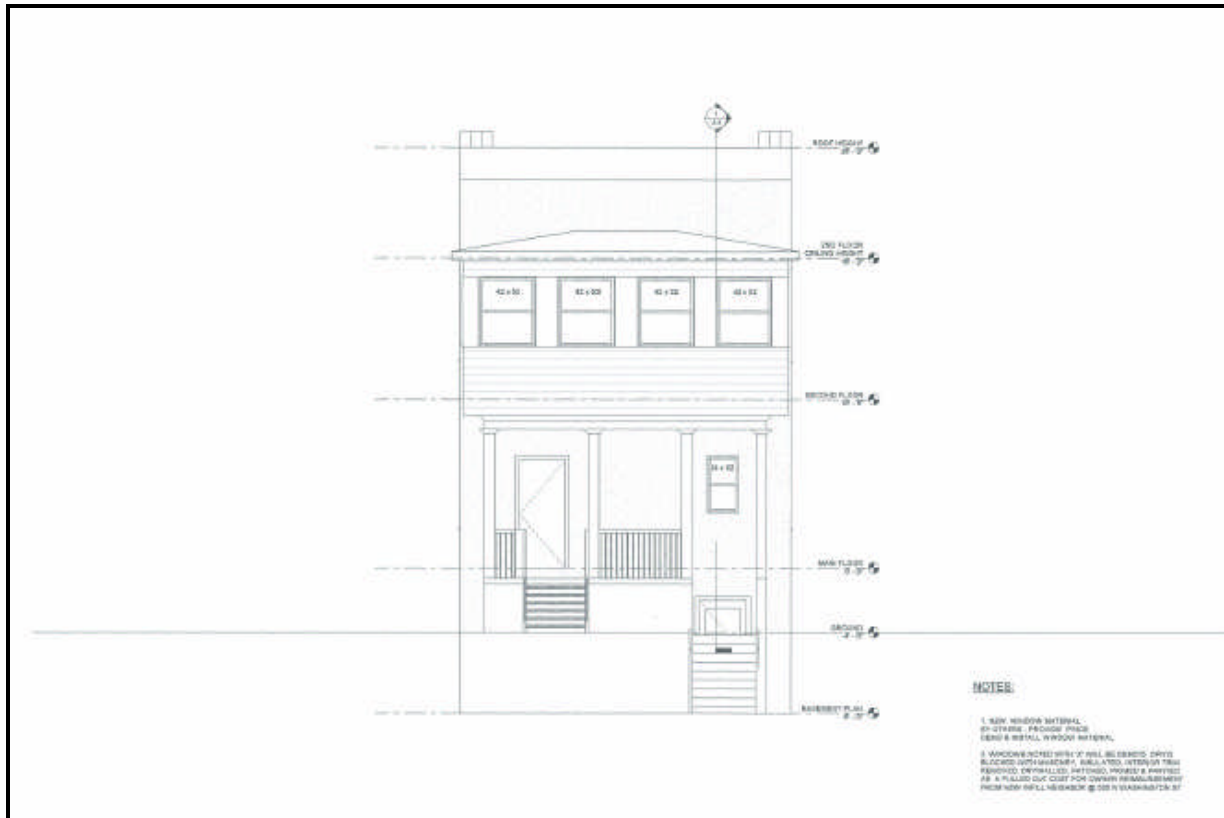


Figure 22. Rear Elevation

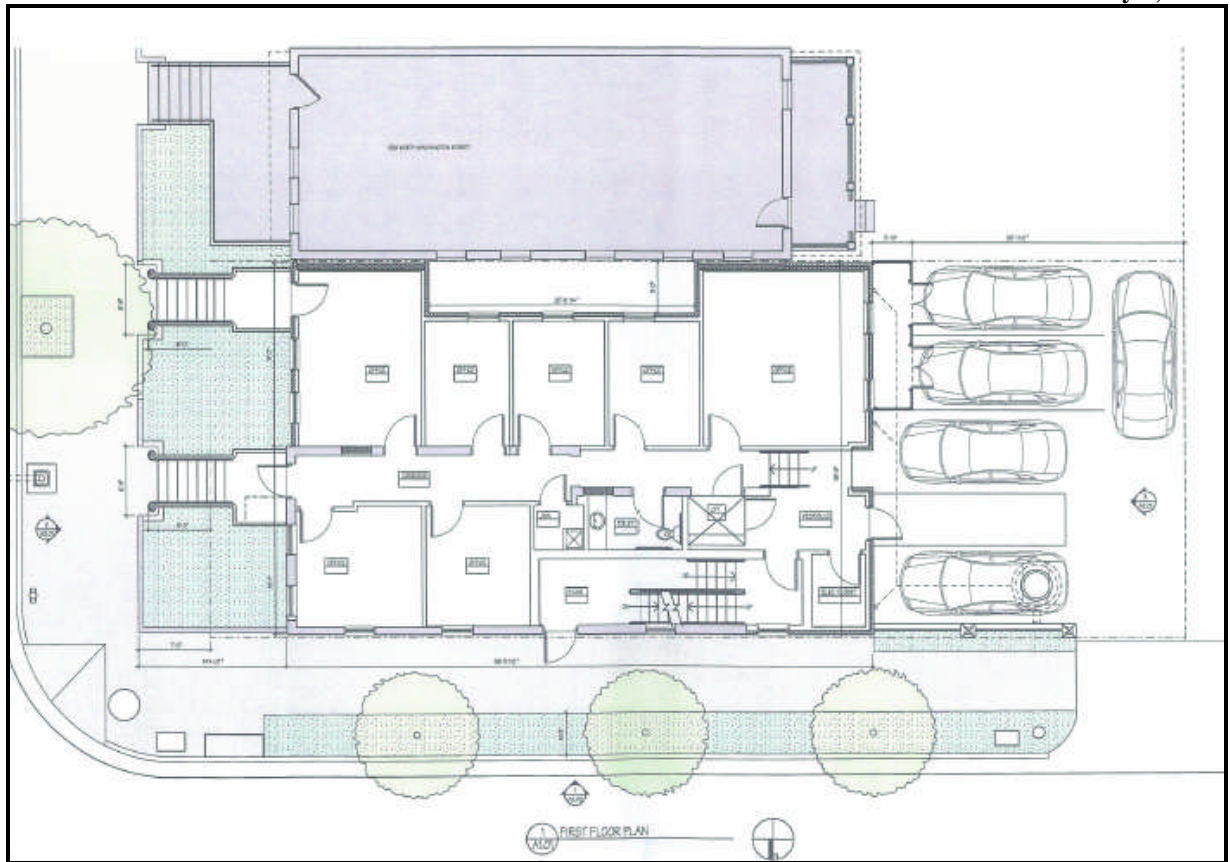


Figure 23. Proposed Development to the north



Figure 24. Proposed Development to the north



Figure 25. Proposed Development to the north

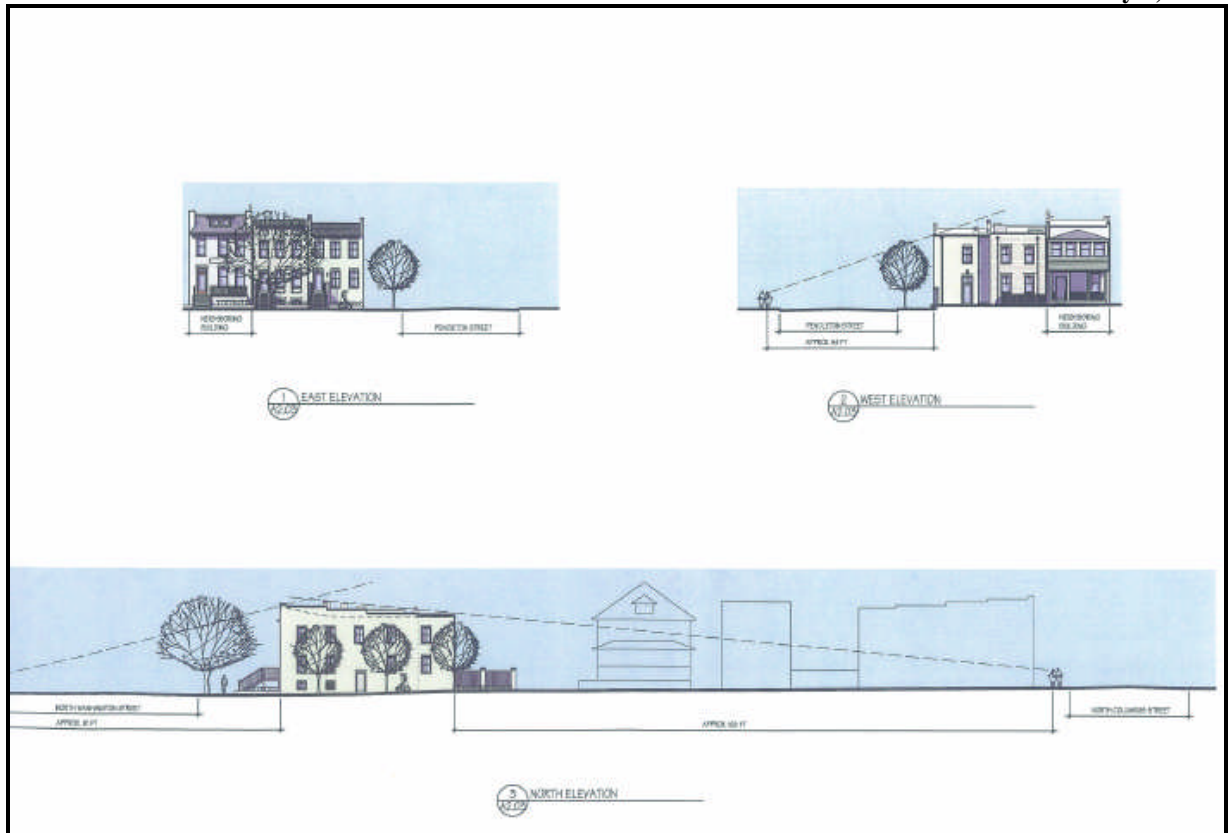


Figure 26. Proposed Development to the north

