

Docket Item # 13
BAR CASE # 2009-0153

BAR Meeting
July 29, 2009

ISSUE: Alterations
APPLICANT: Barbara J. Waite
LOCATION: 219 North Columbus Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that the new two-over-two wood window be either:

1. single glazed, true divided light; or,
2. double glazed, true divided light, and not simulated divided light as requested by the applicant.

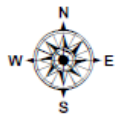
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 #2009-0153

7/29/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 219 North Columbus Street. The applicant proposes to replace one of the four existing entrances – the single door and transom to the east of the side porch – with a new two-over-two wood window. The window will be manufactured by Weather Shield and will be double glazed, with 1 3/8 inch “putty simulated” muntins and an interior spacer bar. The brick stoop will also be removed and the area below the new window will be infilled with new wood siding to match the existing siding. In addition, new single light wood storm doors will be installed at each of the remaining three entrances to the house. The storm doors, as well as the proposed new window, will be painted to match the house.

The new window and storm doors will be visible from North Columbus Street.

II. HISTORY:

The two story frame house at 219 North Columbus Street is an end unit townhouse constructed in 1886 in a Queen Anne style. It is one of three townhouses (along with 215 and 217 North Columbus Street) which were built by T.H. Crilly and design by Glenn Brown, according to a notice in the Alexandria Gazette, April 14, 1886. Brown (1854-1932) is arguably one of the most influential architects of the late 19th and early 20th centuries. As an architect practicing in Alexandria he was responsible for the redesign of the Second Presbyterian Church on Prince Street and the restoration of Christ Church in 1895. He published several articles on historic Alexandria architecture in journals in 1887. He was Secretary of the American Institute of Architects from 1899 to 1913 and in that capacity was not only responsible for the restoration of the Octagon House, but most importantly was the primary force behind the restoration of the L’Enfant Plan in Washington by the McMillan Commission Plan in 1910.

The principal façade of 219 North Columbus Street is largely unaltered from Brown’s design, while the other two in the row have been significantly altered. In the first quarter of the 20th century there were a number of alterations to the house, including a two story brick addition on the rear of the house (building permit #115, July 30, 1904) and a side porch addition (building permit #710, March 17, 1922).

In 1986, in advance of approval of the existing side porch, the Board approved alterations to the fenestration, including the addition of French doors and new windows on the north elevation (BAR Case #1986-0084, June 4, 1986). On June 15, 1994, the BAR approved the construction of the existing side porch in the same general location as the 1922 porch, which was no longer extant (BAR Case #1994-0094).

III: ANALYSIS

The proposed alterations comply with the Zoning Ordinance requirements.

Staff has no objection to the removal of the door and the installation of a new window in the opening. The existing house has four separate entrances; in part because the house contained two units up until 1997, when the current owners converted the house into a single residence. The applicant has indicated that the Board discussed the excessive

number of entrances during one of the previous BAR hearings on the subject property. It is unclear if this door and transom are original, or later alterations made when the house was divided into two units. Staff does not support the applicant's request for a double glazed window with an interior spacer bar on this late 19th century house. The existing windows on the house are single-glazed, two-over-two wood windows with exterior storms, many of which appear to be original.

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." This is usually only feasible for two-over-two windows because the muntin width is typically quite wide (over 1 inch), and thus historically appropriate. Although a new single-glazed true divided light window is preferred, Staff could support the use of a two-over-two double-glazed window, provided that it has true divided lights and not simulated divided lights. In addition, the window will be set back approximately 45 feet from the front property line and is a new feature, rather than a direct replacement window.

Staff does not object to the installation of the full light wood storm doors. The doors are consistent with the *Design Guidelines*, which recommend that storm doors be very simple and open, and that wood doors are strongly preferred to metal storm doors.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that the new two-over-two wood window be either:

1. single-glazed, true divided light; or,
2. double-glazed, true divided light, and not simulated divided light as requested by the applicant.

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

No comments received.

Office of Historic Alexandria:

No comments received.

VI. IMAGES

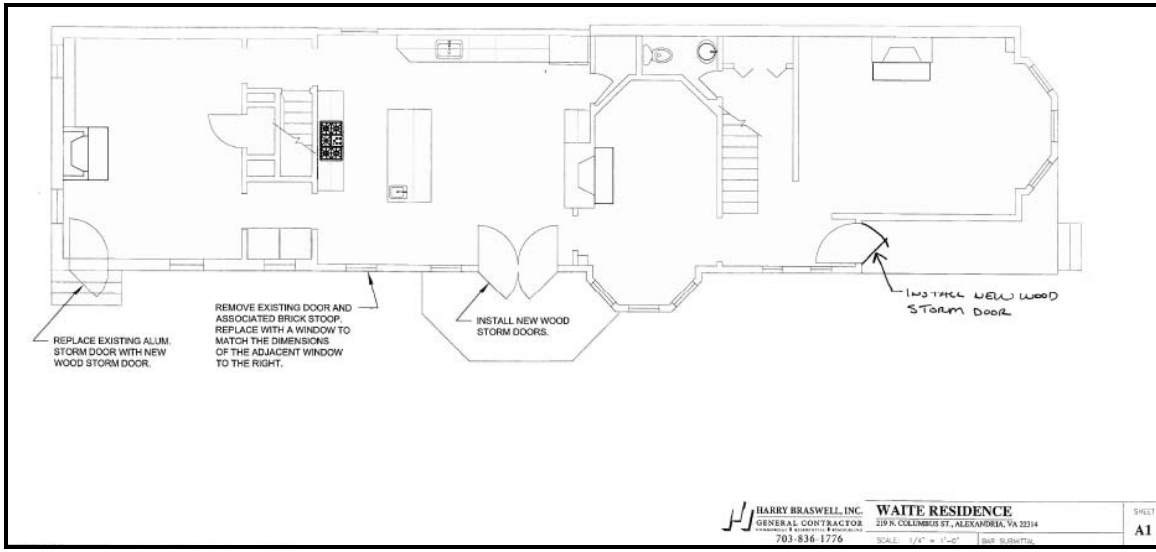


Figure 1. Plan.

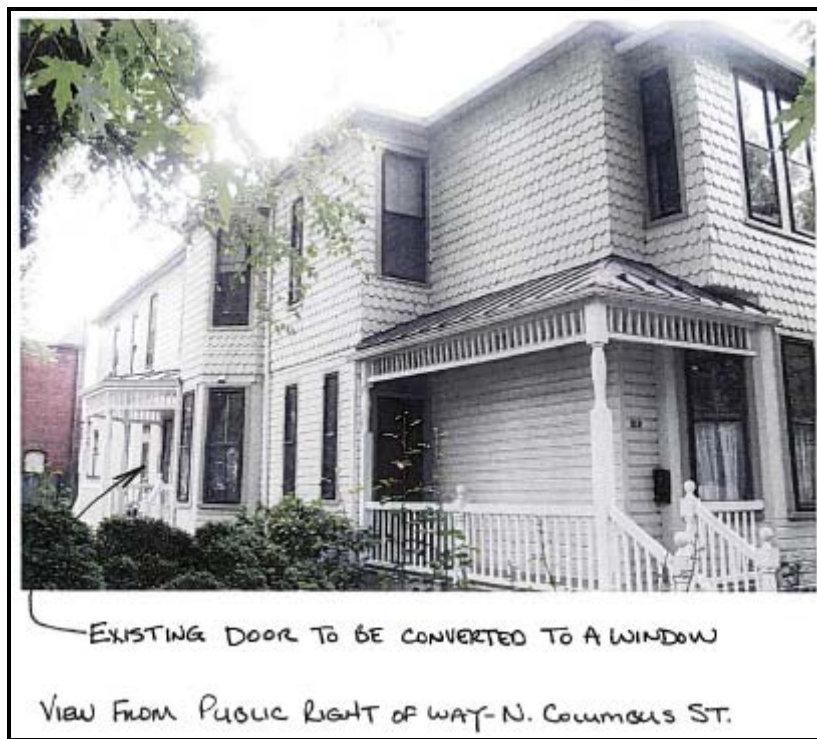


Figure 2. Photo showing area of proposed work.

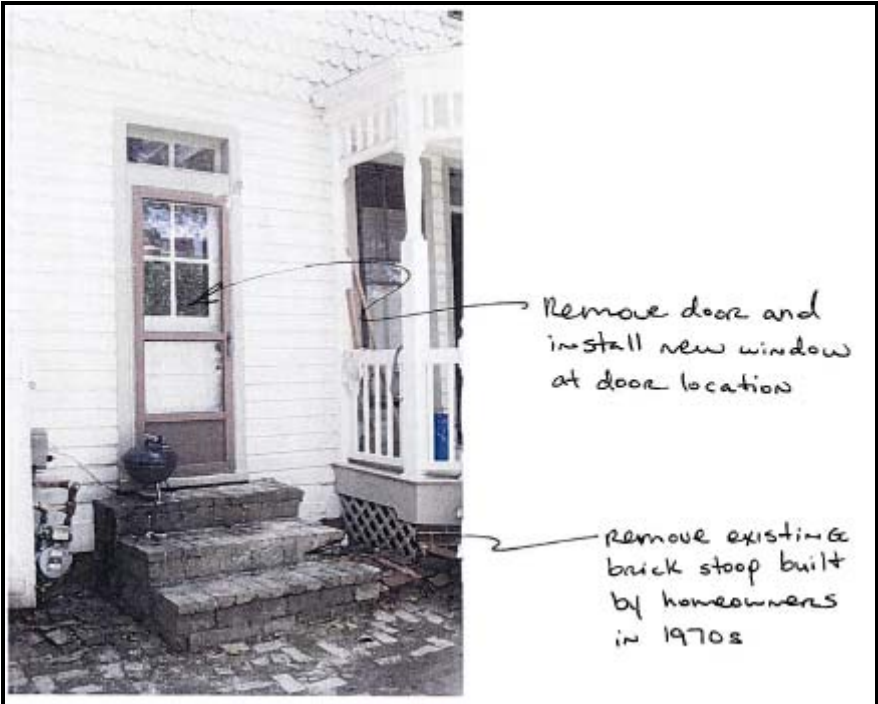


Figure 3. Photo of existing door.



Figure 4. Photo and simulation showing proposed new window.



Figure 5: Photos showing doors where new storm doors are proposed.

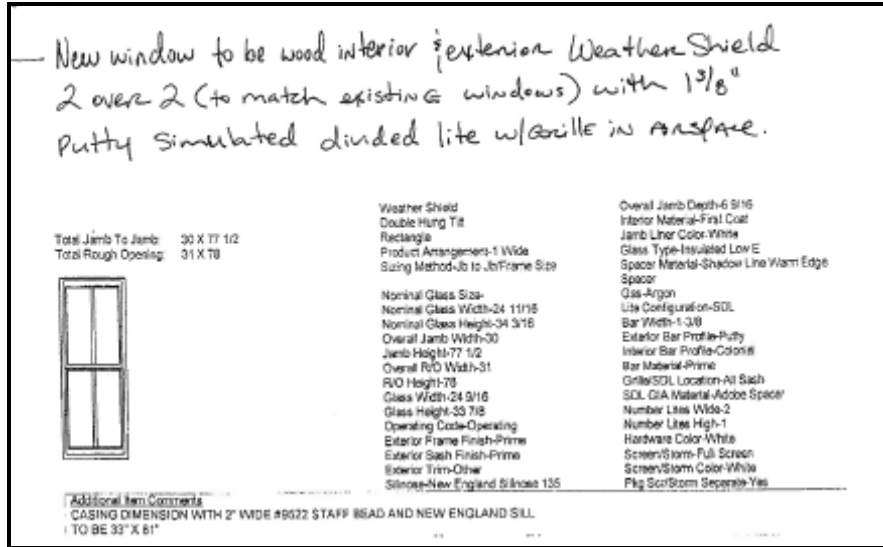


Figure 6: Window specification.

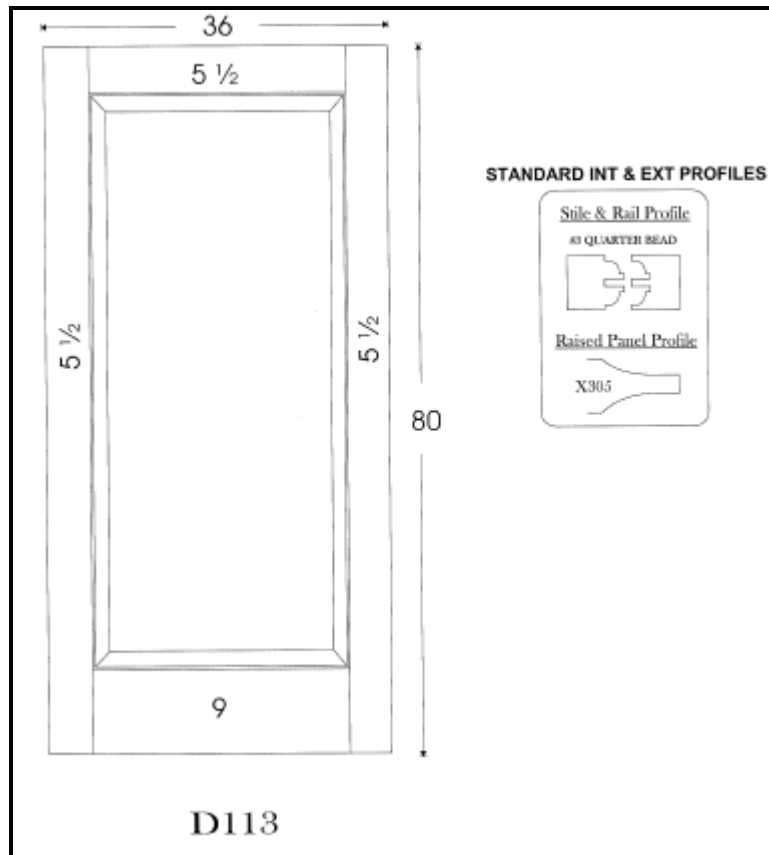


Figure 7: Door specification.