

Docket Item # 10  
BAR CASE # 2009-0296

BAR Meeting  
January 6, 2010

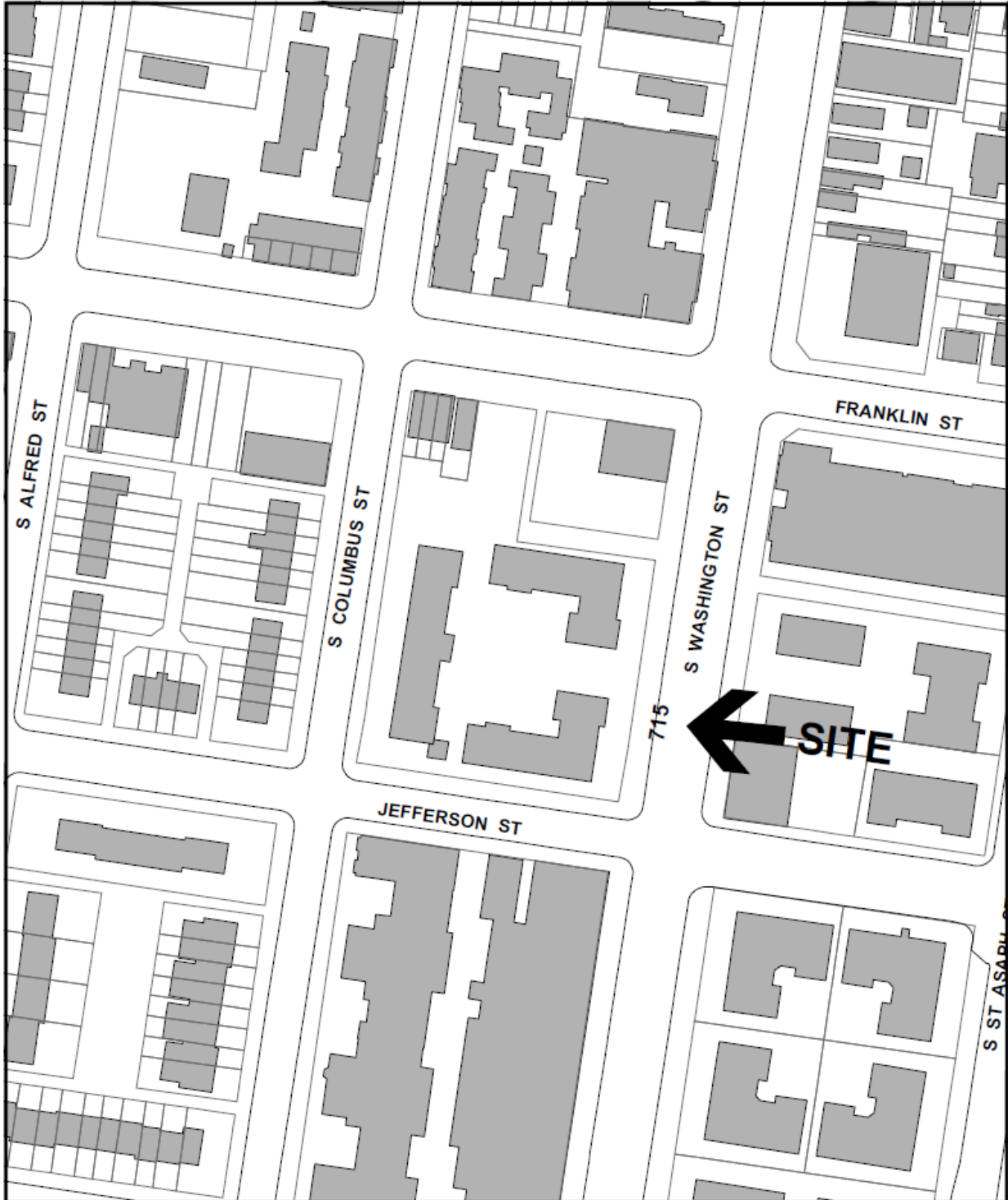
**ISSUE:** After-the-Fact Alterations  
**APPLICANT:** Old Town Gardens Condominium (Mary Catherine Gibbs, Agent)  
**LOCATION:** 715 South Washington Street  
**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Staff recommends denial of the Certificate of Appropriateness.

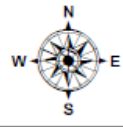
\*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of BAR approval if the work is not commenced and diligently and substantially pursued by the end of that 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 #2009-0296

1/6/2010



**I. ISSUE:**

The applicant is requesting approval of an After-the-Fact Certificate of Appropriateness in order to encase the existing wood trim around the windows on the subject property with aluminum cladding.

BAR staff on July 14, 2009 administratively approved (BAR 2009-00159) the repair of the existing 1970s wood windows. This included repairing and replacing in-kind, as needed, damaged wood trim with wood trim matching in “material and profile” (see e-mail correspondence and the City’s Permit Plan documentation attached).

The OTG Condo Board initially approached BAR staff on June 4, 2009 with the desire to replace all of their windows with vinyl replacement windows. Staff explained to the OTG Board’s representative the wood window options that the Staff could approve administratively and the Board’s policy, if they chose a full BAR application review. The OTG Board representative explained to Staff that they financially did not have the money for wood window replacements. BAR Staff inquired about their resident’s concerns with the existing windows. After noting the existing window problems, Staff explained that the windows did not need to be replaced to bring them to an operable/weathertight condition. Staff further discussed the mechanical restoration repairs, including replacing sash cords; pulleys lubricated or, if broken, replaced; the sliding edges of the sash and stop scraped of paint build-up and lubricated to provide ease of movement; locks realigned for proper function or, if broken or missing, replaced; cracks in the woodwork or frame caulked or epoxied; damaged trim repaired by replacing the existing woodwork in-kind in material and profile; weather-stripping installed; and paint as needed. Staff also explained that these repairs would cost considerably less than vinyl replacement windows. On July 14, 2009, Staff approved an administrative approval application for “Painting 407 windows, caulking 407 windows, repairing storms and repairing/replacing damaged wood trim for \$40,979.00”

On November 18, 2009, Staff received a complaint for the subject property which detailed that the owners were installing aluminum cladding over the existing, wood window trim. After conducting a site visit and verifying that the work, which was approximately 80% complete, did not comply with BAR Administrative Approval (BAR 2009-00159, 07-14-09), Staff issued a Stop Work Order.

*Previous Approvals:*

- 12/18/1974 Swimming pool and bath house – approved with a brick wall instead of a chain link fence.
- 10/16/1974 Installation of a brick wall
- 12/19/1973 Cut openings in masonry wall for A.C. units – approved with comments.

**II. HISTORY:**

According to the Sanborn Fire Insurance Maps, the subject condominium was constructed as “Mt. Vernon Gardens Apartments” between 1941-1958.

Non-historic alterations include the holistic replacement of the original windows with 6/6 wood single-glazed, true-divided light windows in 1974.

**III. ANALYSIS:**

Proposed alterations comply with Zoning Ordinance requirements.

The Design Guidelines are clear that “windows are principal character defining features of a building and serve both aesthetic and functional purposes.” The Guidelines continue to state that, “new and replacement windows should be appropriate to the historic period of the architectural style of the building” and “the use of plastic or vinyl as a window material is discouraged.” Furthermore, as this condominium complex is located on Washington Street, the Washington Street Standards are applicable which state that “Building materials characteristic of buildings having historic architectural merit within the historic district shall be utilized. The texture, tone, and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.” “The predominant building materials for building materials for buildings on Washington Street are wood and brick.”

Due to the highly visible location of these buildings along Washington Street, and the desire to retain their overall historic integrity, Staff finds the use of aluminum cladding to be inappropriate. Although, the existing windows are not original to the building (1970s), they are true-divided light, solid wood windows which are appropriate to the building’s architectural style and compatible to the overall district and the Washington Street Standards. Additionally, cladding wood with aluminum prevents any moisture which has been absorbed by the wood to be released and over time can cause the wood to decay.

Staff does not object to a future BAR application which would propose the replacement of these 1970’s windows with six over six, true-divided light painted wood windows or simulated divided light painted wood windows if the OTG Board finds funds in the future. However, Staff recommends denial of the current application for after-the-fact approval of aluminum cladding of the existing wood window trim.

**IV. STAFF RECOMMENDATION:** Staff recommends denial of the Certificate of Appropriateness.

**STAFF:**

Michele Oaks, Historic Preservation Planner, Planning & Zoning  
Stephen Milone, Division Chief, Land Use Services

**V. CITY DEPARTMENT COMMENTS**

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

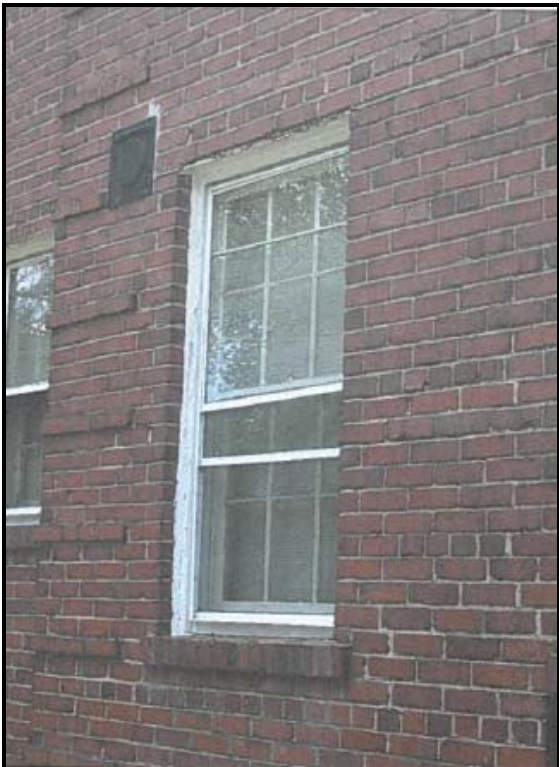
Code Administration:

No comment.

**VI. IMAGES**



**Figure 1: Before Aluminum Cladding**



**Figure 2: Before Aluminum Cladding**



**Figure 3: Before Aluminum Cladding**



Figure 4: Rear of Building from a Distance

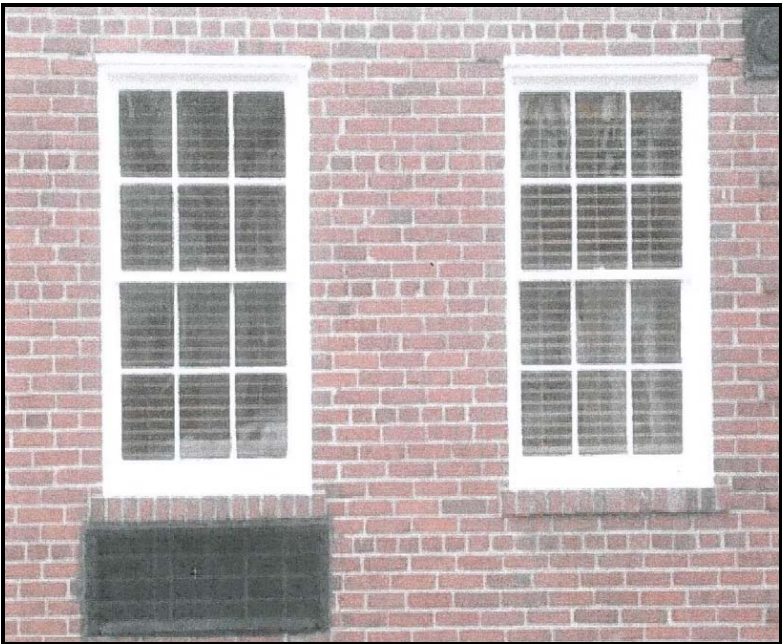


Figure 5: Rear of Building – Windows after Aluminum Cladding

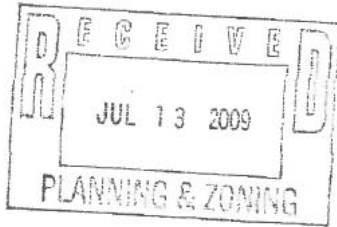


Figure 7: Front of Building – Windows after Aluminum Cladding

View / Edit Activity		
Activity: <b>010</b> Desc: <b>Application received</b>	Updated: 7/14/2009 MCO	<input type="button" value="Edit"/>
Disposition: <input type="text" value="APPR"/>	Hold Level: <b>No hold</b>	<input type="button" value="Sign Off"/>
Dates	Calendar Tag: <input type="text"/>	<input type="button" value="OK"/> <input type="button" value="Help"/>
<input type="text"/>	Report Tag: <input type="text"/>	
DATE <input type="text" value="7/14/2009"/>	Assigned To: <input type="text" value="MCO"/>	
Notes:	Done By: <input type="text" value="MCO"/>	
Window Repair: Exterior Painting and Caulking. Repair Storms, Repair and Replace in-kind existing exterior wood trim. Talked to Condo Rep and she understands that wood being replaced needs to match the existing wood in material and PROFILE. She sent an e-mail to confirm her understanding. This is in the file. MCO per LAW 7/14/09	X-Coordinate: <input type="text"/>	
	Y-Coordinate: <input type="text"/>	
	IVR Confirmation Number	

Figure 8: Permit Plan Screen Capture of July 14, 2009 Administrative Approval





Old Town Gardens  
715 S. Washington Street  
Alexandria VA 22314

July 6, 2009

Ms. Michele Oaks  
Board of Architectural Review  
City of Alexandria  
300 King Street  
Alexandria VA 22314

Dear Ms. Oaks:

Old Town Gardens is applying for permission to repair and paint the wood windows in our complex.

Enclosed please find:

1. Capitol High Services, Inc. proposal to paint and repair the wood windows at Old Town Gardens.
2. Photographs of windows that represent a sampling of the windows in our complex.
3. Our check in the amount of \$75.00 for the administrative fee.

Please let me know if you require any additional information or material. Thank you for your time and consideration.

Sincerely,

Connie Uchida  
President of the Board  
Old Town Gardens Condominium  
Telephone 703 549 6744 Home  
202 721-9769 Work

ALEXANDRIA DEPARTMENT OF PLANNING & ZONING  
BOARD OF ARCHITECTURAL REVIEW

SUBJECT ADDRESS: OLD TOWN GARDENS APTS. BLDG A-C

- NOT APPLICABLE: NOT VISIBLE FROM PUBLIC WAY
- NOT APPLICABLE: INTERIOR WORK ONLY. NO EXTERIOR WORK AUTHORIZED.
- APPROVED: HISTORICALLY APPROPRIATE REPLACEMENT/REPAIR
- DENIED: REQUIRES B.A.R. APPROVAL

STAFF INITIALS: DIANE F. HAYES DATE: 7/14/09  
per LAW

*cuchida@policefoundation.org*

Figure 9: July 14, 2009 Administrative Approval

PROPOSAL/ESTIMATE

CAPITOL HIGH SERVICES, INC.  
15407 Bounds Avenue  
Laurel, Maryland 20707

DATE: JUNE 23, 2009

TO: Alice Fitzgerald  
Old Town Gardens Condominium  
715 S. Washington Street  
Alexandria VA 22314  
703 549-3370  
Fax 703 836-8755

We propose to furnish labor and materials for the following work at 715 S. Washington Street, Buildings A, B, C of Old Town Gardens

Building A:	Paint 135 Windows (white) Caulk 135 Windows (white) Repair storms (white metal flashing) Repair/replace damaged wood trim (paint white)	\$13,470.00
Building B:	Paint 139 Windows (white) Caulk 139 Windows (white) Repair storms (white metal flashing) Repair/replace damaged wood trim (paint white)	\$14,233.00
Building C.:	Paint 133 Windows (white) Caulk 133 Windows (white) Repair storms (white metal flashing) Repair/replace damaged wood trim (paint white)	\$13,276.00

We will check to be sure all windows and storms are working properly.

Total \$40,979.00

Thank you for your business

ALEXANDRIA DEPARTMENT OF PLANNING & ZONING *BAR CASE #2009-0296*  
 BOARD OF ARCHITECTURAL REVIEW  
 SUBJECT ADDRESS: OLD TOWN GARDENS APTS BLDGS A  
 NOT APPLICABLE: NOT VISIBLE FROM PUBLIC WAY  
 NOT APPLICABLE: INTERIOR WORK ONLY. NO EXTERIOR WORK AUTHORIZED.  
 APPROVED: HISTORICALLY APPROPRIATE REPLACEMENT/REPAIR  
 DENIED: REQUIRES B.A.R. APPROVAL  
 STAFF INITIALS: *DEDE FARMER* DATE: 7/14/09  
*PER LAW*

Figure 10: July 14, 2009 Administrative Approval



"cuchida@policefoundation.org"  
<cuchida@policefoundation.org>

07/14/2009 03:36 PM

Please respond to  
cuchida@policefoundation.org

To Michele.Oaks@alexandriava.gov

cc

bcc

Subject Old Town Gardens Window Repair

Ms. Oaks

I will double check with the State of Maryland to be sure Capitol High Services' license is current and that their insurance is up to date. I will also tell them to replace any damaged wood (that needs replacing) with lumber having the same profile and the same material.

Thank you for your assistance in this project.  
Sincerely  
Connie Uchida

Original Message:

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From: Michele.Oaks@alexandriava.gov  
Date: Tue, 14 Jul 2009 14:51:30 -0400  
To: cuchida@policefoundation.org  
Subject: My Contact information

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Michele Oaks, Urban Planner  
Historic Preservation Office  
Department of Planning and Zoning  
City of Alexandria  
City Hall, 301 King Street, Room 2100  
P.O. Box 178  
Alexandria, Virginia 22313  
703.746.3835  
703.838.6393 Fax

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mail2web - Check your email from the web at  
<http://link.mail2web.com/mail2web>

**Figure 10: July 14, 2009 Administrative Approval –  
Staff confirmation with applicant regarding contractor's scope-of-work for the  
wood trim repair/ replacement in-kind.**