

Docket Item # 4
BAR CASE #2010-0118

BAR Meeting
June 16, 2010

ISSUE: Alterations
APPLICANT: Old Town Windows and Doors for Joseph Costa
LOCATION: 610 South Columbus Street
ZONE: CD/Commercial

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

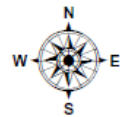
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that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



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I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for replacement doors and windows at 610 South Columbus Street.

The applicant is requesting approval to replace a total of 17 windows; ten on the front of the home facing South Columbus Street and seven on the side elevation facing the parking lot. The existing windows are single-glazed, double-hung, six-over-six, wood windows with exterior storms. The applicant is requesting approval of Marvin Ultimate Wood Double Hung double-glazed windows with 7/8" muntins. The proposed windows will be simulated divided light with an interior spacer and an identical light pattern to the window they are replacing.

The applicant is also requesting approval of a replacement front entry door and a set of French doors on the second floor of the side elevation. The existing front door is a traditional six paneled wood door which is to be replaced with a new, Rogue Valley, wood, six paneled door. This new wood, door will be protected with a new metal storm door which will match the existing storm to be removed. The existing French doors, located on the second floor of the North elevation, will be replaced with a new, wood, simulated divided light French door.

II. HISTORY

610 S. Columbus Street is part of the Washington Square Townhouse development built in 1979. This 3-1/2 story brick townhouse is detailed with two gable roof dormers and 6/6 single glazed wood windows. The front door is a wood raised panel door with single light metal storm flanked by paneled, three-light sidelights.

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". 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..." In this particular case, double-glazed windows, which were commercially available when this townhouse was constructed in 1979, are appropriate replacement windows and significantly more attractive than the existing single glazed windows covered by aluminum storm panels. Staff further believes that the appearance of modern simulated divided light windows is indistinguishable from true divided light sash and allows the profile of the muntins to be thinner and more historically accurate.

Therefore, given the age of the townhouse and the fact that the existing 6/6 light pattern and putty glazed muntin profile and size will be retained, Staff does not object to the installation of painted wood double-insulated windows and doors, with simulated divided lights, and dark colored interior spacer bars. Staff finds the proposed replacement windows appropriate and compatible with nearby buildings of historic merit.

Additionally, the *Guidelines* identify "Doors and their surrounds...as much a character defining

feature of architectural styles as windows,” and notate that, “Exterior doors and storm doors constitute prominent visual details of the main façade of a building.” Based on these findings, Staff has evaluated the proposed replacement door as appropriate and in keeping with the historic integrity of the district and notes that the overall door proposal maintains continuity in windows and door styles and materials in the Washington Square development.

IV. STAFF RECOMMENDATION

Staff recommends approval of the application as submitted.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Transportation and Environmental Services (T & ES):

No comments received.

Historic Alexandria:

No comments received.

VI. IMAGES



Figure 1: Existing Conditions – Front/Columbus Street Elevation



Figure 2: Existing Conditions - Side Elevation



Figure 3: Example of Existing Single Glazed Windows with Storms

ROGUE VALLEY
Door

products
product info

Home > Products > Pattern Detail

about rvd

C
D
E
P

RVD PATTERN DETAIL

PATTERN NUMBER 4130RM

TYPE OF CONSTRUCTION
Stile and rail construction with raised-panels

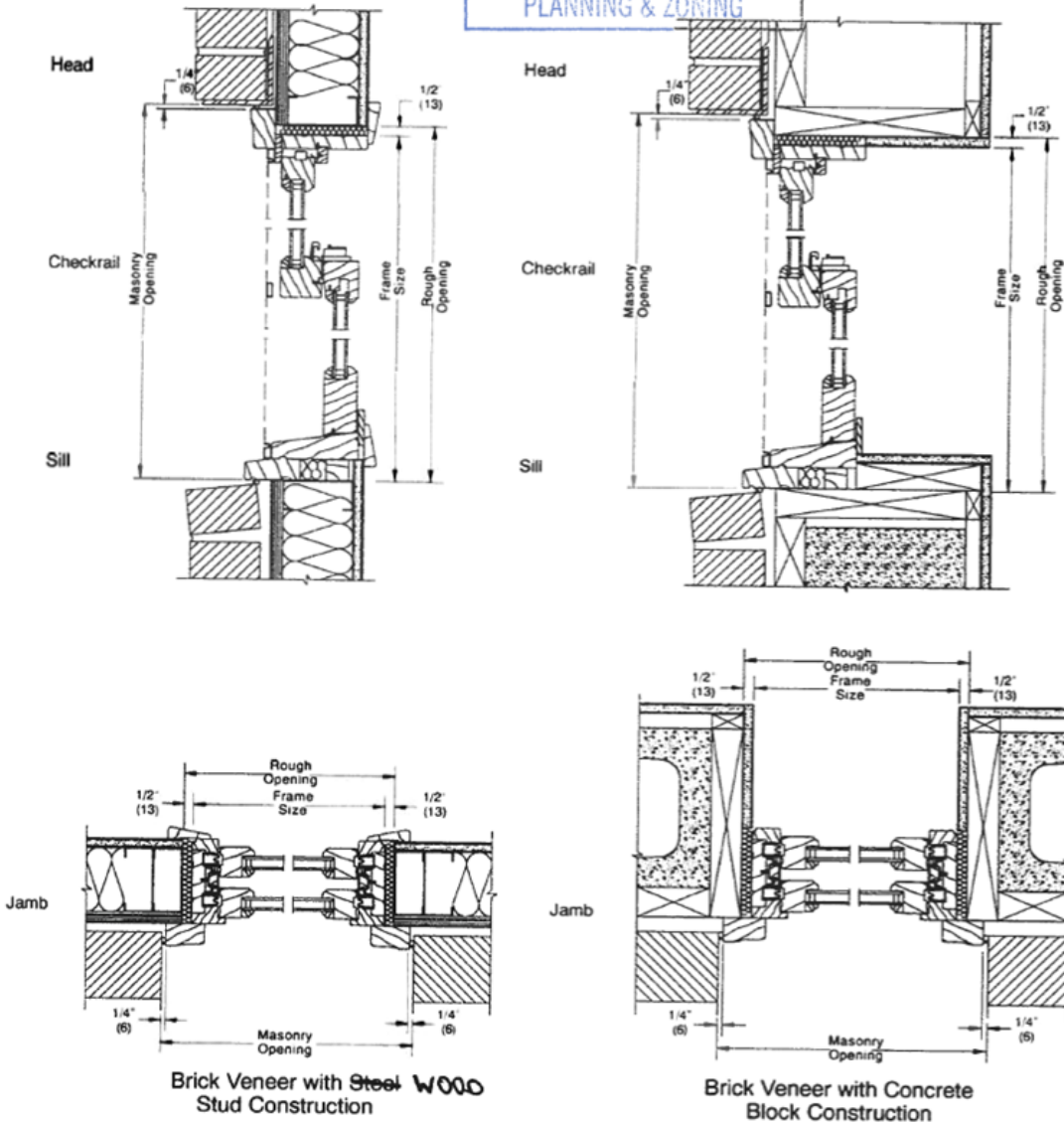
THICKNESS
1-3/4

Figure 4: Specification sheet for proposed front door



WOOD ULTIMATE DOUBLE HUNG

SECTION DETAILS: CONSTRUCTION
NOT TO SCALE

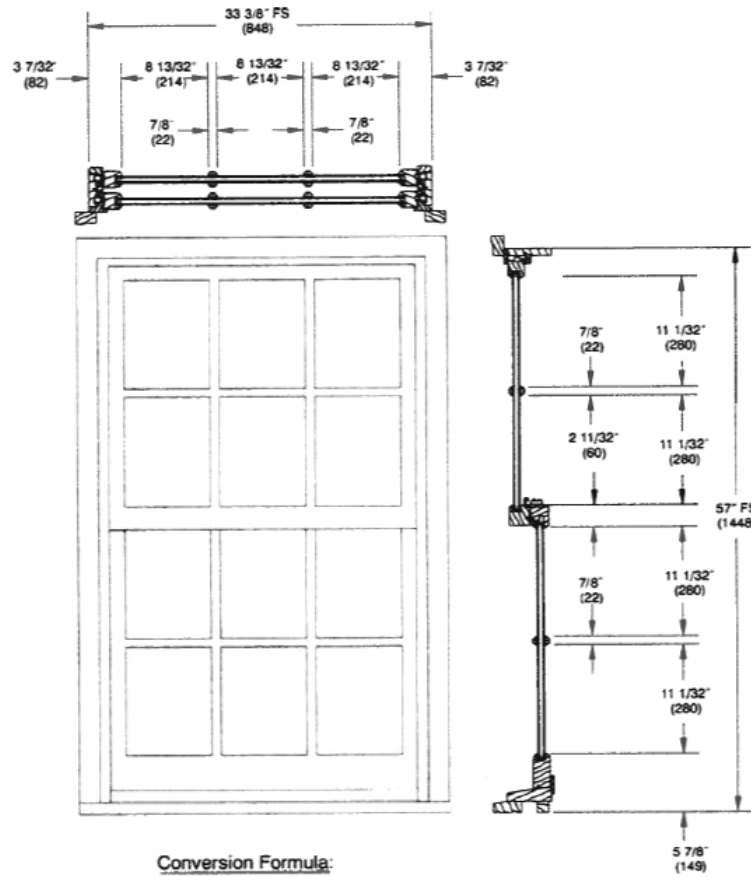


NOTE:
The above wall sections represent typical wall conditions. these details are not intended as installation instructions. Please refer to the installation instructions provided with the purchased units.

Figure 5: Specification sheet for proposed replacement windows



WOOD ULTIMATE DOUBLE HUNG
 DAYLIGHT OPENING CONVERSIONS



Conversion Formula:

$$\frac{\text{DLO} - \text{Total Bar Width}}{\text{Number of Lites}} = \text{Individual DLO}$$

Figure 6: Specification sheet for proposed replacement windows