

Docket Item # 9
BAR CASE #2010-0178

BAR Meeting
July 21, 2010

ISSUE: Alterations
APPLICANT: Alberto Ruisanchez
LOCATION: 112 N Patrick Street
ZONE: CD/Commercial.

STAFF RECOMMENDATION: Staff recommends approval of the application for an Anderson painted wood window, or approved equal, with the following conditions:

1. That the applicant use full frame replacement windows or sash replacement kits in the existing frame rather than insert or pocket replacements;
2. That the replacement windows be solid wood, including the muntin bars;
3. That the replacement windows have fixed grills on the interior and exterior;
4. That the glazing on the glass be tint free;
5. That the dimensions of the replacement windows match the existing windows including the rails, stiles, and muntins;
6. That the muntins maintain a faux putty glaze profile on the exterior;
7. That the replacement window sash corners be constructed with mortise and tenon style, butt joinery rather than mitered, picture frame joinery;
8. That the replacement windows be constructed with a wood jamb liner rather than a vinyl jamb liner, or that the visual portion of the vinyl jamb be very minimal;
9. That the replacement windows have spacer bars between the glass and that they be a dark color rather than reflective silver or gold metallic; and
10. That the applicant submit final window manufacturer spec sheets to staff for approval prior to application of a building permit.

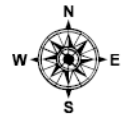
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 #2010-0178

07/21/2010



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 708 Wilkes Street.

The applicant is requesting approval to replace a total of 5 windows on the front of the home facing North Patrick Street. The existing windows are replacement, single-glazed, double-hung, six-over-six, wood windows with exterior storms. The applicant is requesting approval of Anderson Monumental Double Hung double-glazed windows with 3/4" muntins. The proposed windows will be simulated divided light with an interior spacer bar, permanent exterior and interior grills, and an identical light pattern to the window they are replacing. The proposed replacement windows will be constructed with a wood frame, wood sashes, and "fibrex" muntin bars. Fibrex material is a patented composite made of reclaimed wood fiber from Andersen manufacturing operations and a special thermoplastic polymer, some of which is also reclaimed.

II. HISTORY

According to Ethelyn Cox in *Historic Alexandria, Street by Street*, the house at 112 N Patrick Street, "probably dates from ownership of Isaac McLain, who bought the lot in August 1802 for an annual ground rent, and sold in September 1806 to Philip Darrell for \$1,000." There are no previous BAR cases for this property.

III. ANALYSIS

The proposed alterations comply with Zoning Ordinance requirements.

Although the house dates to the beginning of the 19th century, the existing windows on 112 N Patrick Street are clearly not original and date from the early to mid 20th century. Staff notes the lack of cylinder glass and the presence of chain/pulley operating mechanisms in the existing windows which assist in dating the windows. It is a central tenant of Historic Preservation that historic materials be maintained and repaired rather than replaced, however in this case due to the fact that the existing windows are not original, Staff does not find their replacement problematic.

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, due to the extenuating circumstance of the house being located on Route 1, an extremely noisy thoroughfare in Alexandria, Staff finds the use of double glazed replacement windows to be appropriate for the purpose of noise abatement. Most of the other dwellings on this block face also have double glazed windows. Furthermore, staff finds the appearance of modern simulated divided light windows in a six-over-six light pattern, preferable to six-over-six, true divided light, double glazed windows because it allows the profile of the muntins to be thinner and more historically accurate.

However, the *Design Guidelines* state that: “In order to help safeguard the visual and architectural quality of the districts, the provisions of the zoning ordinance encourage the use of appropriate materials when maintenance work requires the repair and replacement of exterior features of a building,” furthermore the windows chapter of the *Guidelines* clearly states that plastic, vinyl, and metal clad windows are discouraged. In the opinion of Staff, use of “fibrex” muntin bars is inappropriate and Anderson will make wood muntins for its windows on special order. Therefore, Staff recommends approval of the application for an Anderson painted wood window, or approved equal, with the following conditions:

1. That the applicant use full frame replacement windows or sash replacement kits in the existing frame rather than insert or pocket replacements;
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STAFF

Meredith Kizer, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Code Enforcement

No comments received.

Transportation and Environmental Services (T & ES)

No comments received.

Historic Alexandria

No comments received.

VI. IMAGES



Figure 1. Front facade of 112 N Patrick St.



Figure 2. Detail of existing replacement window.