

Docket Item # 16
BAR CASE #2010-0186

BAR Meeting
July 21, 2010

ISSUE: Alterations
APPLICANT: Keith A Teel & Rebecca Show
LOCATION: 414 Duke Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends denial of the application for 18 replacement vinyl clad, double glazed, simulated divided light, Anderson replacement windows and 3 French doors and the approval of 18 single glazed, true divided, replacement windows and 3 French doors 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 and doors be solid wood, including the muntin bars;
3. That the windows and doors be single glazed, true divided light with the option of interior or exterior wood storms.
4. That the glazing on the glass be tint free;
5. That the dimensions of the replacement windows and doors match the existing including the rails, stiles, and muntins;
6. That the replacement window sash corners be constructed with mortise and tenon style, butt joinery rather than mitered, picture frame joinery;
7. 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;
8. That the applicant arranges an on-site survey with Staff of all eighteen windows for replacement prior to application of a building permit.
9. That the applicant submit final window manufacturer spec sheets to staff for approval prior to application of a building permit.

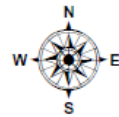
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that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



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07/21/2010



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 414 Duke Street.

The applicant is requesting approval for replacement of 18 non-historic wood windows and 3 non-historic French doors; on the sides and rear of the home. The existing windows are single-glazed, double-hung, six-over-six, wood windows. The applicant is requesting approval of Anderson Woodwright, double hung, vinyl clad, double-glazed insert windows with 7/16" Fibrex 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 three replacement sets of French doors located on the first and second story of the east elevation. The proposed French doors are Anderson, vinyl clad, double-glazed, and simulated divided light.

II. HISTORY

According to Ethelyn Cox in *Historic Alexandria, Street by Street*, the house at 414 Duke Street was, built around 1854 when Benoni Wheat purchased the lot. It is one in a row of three attached brick veneer townhouses. Staff located six cases in which the property has been before the board, including in 1988, 1989, and 1994 for approval of painted masonry, a brick wall, and replacement roofing.

III. ANALYSIS

The proposed alterations comply with Zoning Ordinance requirements.

Although the house dates to the middle of the 19th century, according to the applicant the existing windows on 414 Duke Street are marked with dates spanning within the last fifty years. Upon preliminary inspection from the Duke Street sidewalk and the rear alley, Staff concurs with this observation, however prior to application for a building permit Staff would like to conduct further on-site investigation of the existing 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. Due to the age of the building, location within the district, and its visual prominence from the street, Staff finds the use of simulated divided light, double glazed windows to be inappropriate. The *Design Guidelines* also 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.

The *Guidelines* identify "Doors and their surrounds...as much a character defining feature of

architectural styles as windows,” and note that, “Exterior doors and storm doors constitute prominent visual details of the main façade of a building.”

Staff has no objection to replacement of the existing windows, if further investigation confirms that they are, indeed, mid 20th century replacements. However, staff cannot support vinyl clad, insert windows or the Fibrex muntins or double glazing on a house of this age.

Therefore, Staff recommends denial of the application for 18 replacement vinyl clad, double glazed, simulated divided light, Anderson replacement windows and 3 French doors and the approval of 18 single glazed, true divided, replacement windows and 3 French doors 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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9. That the applicant submit final window manufacturer spec sheets to staff for approval prior to application of a building permit.

IV. STAFF RECOMMENDATION

Staff recommends approval of the application as submitted.

STAFF:

Meredith Kizer, 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 received.

Transportation and Environmental Services (T & ES):

No comments received.

Historic Alexandria:

No comments received.

VI. IMAGES

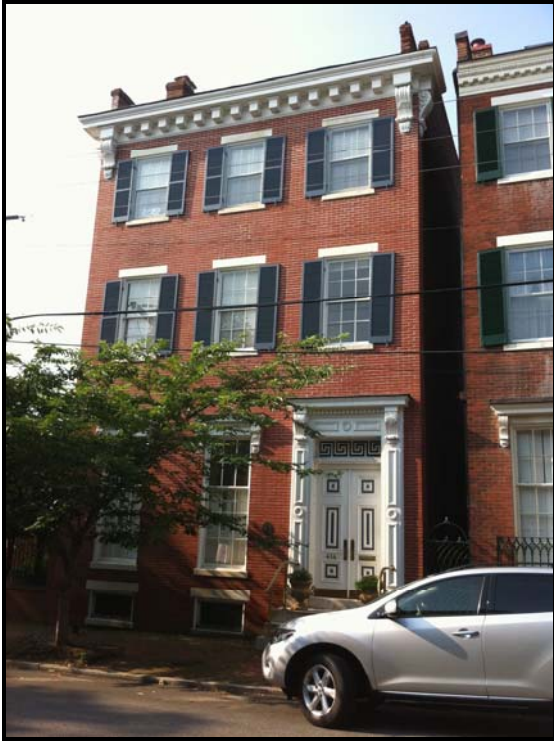


Figure 1. Front facade.



Figure 2. East Elevation.



Figure 3. Photograph of east elevation from rear alley.



Figure 4. Photograph of rear elevation.



Figure 5. Photograph of west elevation.