

Docket Item # 2
BAR CASE #2010-0221

BAR Meeting
September 1, 2010

ISSUE: Alterations
APPLICANT: Joseph Shulte
LOCATION: 808 S Fairfax Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application 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 have fixed grills on the interior and exterior;
3. That the glazing on the glass be tint free;
4. That the screens be a dark color and not white.
5. That the dimensions of the replacement windows match the existing windows 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 replacement windows have spacer bars between the glass and that they be a dark color rather than reflective silver or gold metallic; and
9. That the applicant submit final window manufacturer spec sheets to staff for approval prior to application of a building permit.

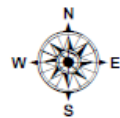
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that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



BAR CASE #2010-0221

09/01/2010



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 808 S Fairfax Street.

The applicant is requesting approval to replace a total of 11 windows; seven on the front of the home facing Fairfax Street and four on the rear elevation. There are four double-hung, six-over-six, single glazed, wood windows (front), one six pained casement, single glazed, wood window (front), two awning, basement level, single glazed, wood windows (front), three double six-over-six, double hung, single glazed, wood windows (rear), and one basement level, slider wood windows (rear). The applicant is requesting approval of Jeldwen Sitrine EX, double Hung, double-glazed, wood windows with 5/8" putty profile muntins. The proposed windows will be simulated divided light in an identical light pattern to the window they are replacing.

II. HISTORY

808 South Fairfax Street is a two-story, three bay, painted brick, center unit rowhouse that was constructed in 1958 as part of the Yates Garden subdivision in a Colonial Revival design vocabulary. The rowhouses in the 800 block of South Fairfax Street were initially approved by the Board in 1955 (5/12/55), but not actually constructed until 1958.

Staff did not locate any prior approvals by the Board for this property.

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 1958, are appropriate replacement windows and significantly more attractive than the existing single glazed windows covered by storm panels. Staff further believes that the appearance of modern simulated divided light windows with dark spacer bars is preferable to true divided light doubled glazed windows because it 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 light pattern and muntin size will be retained, Staff does not object to the installation of painted wood double-insulated glass windows, with simulated divided lights.

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.

Historic Alexandria

No comments received.

V. IMAGES



Figure 1. Front elevation with original windows with trim already removed.



Figure 2. Rear elevation