

Docket Item # 3
BAR CASE #2010-0244

BAR Meeting
October 6, 2010

ISSUE: Alterations
APPLICANT: Marcia Krause by Old Town Windows and Doors
LOCATION: 682 South Columbus Street
ZONE: CD/Commercial

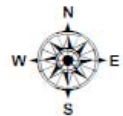
STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

****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.



BAR CASE #2010-0239



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 682 South Columbus Street.

The applicant is requesting approval to replace a total of 11 windows; seven on the front elevation facing South Columbus Street and four on the rear elevation facing the interior courtyard. 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 full-frame replacement windows. The proposed windows will be simulated divided light with an interior spacer bar (dark in color) and an identical light pattern to the windows they are replacing. The 7/8" wood muntins will have a faux putty glaze profile. The windows will have LoE-366 clear glazing.

II. HISTORY

682 S. Columbus Street is part of the Washington Square Townhouse development built in 1979. This 3½ story brick townhouse has minimal Colonial Revival details and 6/6 single-glazed wood windows.

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 high-quality simulated divided light windows is nearly 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, with simulated divided lights, and dark-colored interior spacer bars. Staff finds the proposed replacement windows appropriate and compatible with the surrounding buildings.

Staff reminds the applicant that, as of June 1, 2010, window replacement requires a building permit within the historic districts.

STAFF:

Catherine Miliaras, 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.

Historic Alexandria:

No comments received.

VI. IMAGES

Old Windows and Doors
Project 682 South Columbus Street, Alexandria

Front Elevation – QTY: 1 Dormer, QTY: 3 3rd floor, QTY: 3 2nd floor



Front Elevation



Figure 1. Existing windows, front (west) elevation.

Old Windows and Doors
Project 682 South Columbus Street, Alexandria

Rear Elevation – QTY: 1 Dormer, QTY: 3 3rd floor



Figure 2. Existing windows, rear (east) elevation.

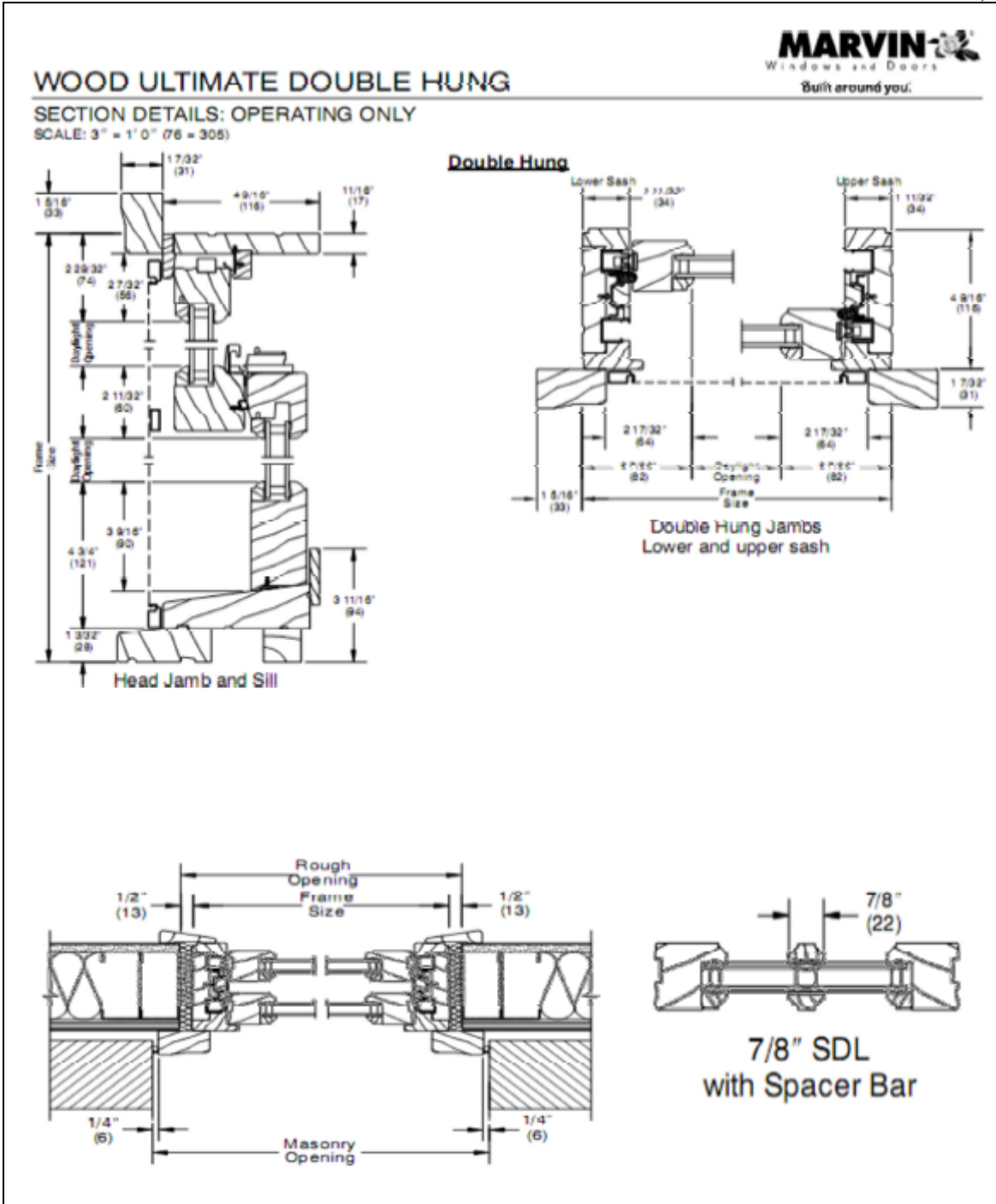


Figure 3. Proposed replacement window specifications.

DESCRIPTION OF COMPONENTS

- Frame: Solid Pine Wood Frame (1 1/16" thick)
- Sashes: Pines Wood Interior and Exterior Sashes with Butt Joint, Mortise and Tenon Sash Corners
- Jamb Liner: Wood Jamb Liner or liner to be minimal from the exterior
- Grilles:
 - Fixed wood grilles (muntin) on the interior and exterior
 - Muntins to maintain a faux putty glaze profile on the exterior
 - Stiles, Rails and Muntins to match existing dimensions
 - Simulated Divided Lite (SDL)

- Spacer Bars: Dark in Color
- Installation: Full Frame
- Exterior Trim: Profile to replicate existing
- Screens: Removable Half or Full Screens
- Glazing: clear, LoE3-366 with Argon
- Weather-strip: Continuous foam filled bulb weather strip at the head-jamb, jambs, check rail and bottom rail
- Balancer System: Block and Tackle Balancer System

Figure 4. Proposed replacement window specifications.