

Docket Item # 4
BAR CASE #2010-0266

BAR Meeting
October 6, 2010

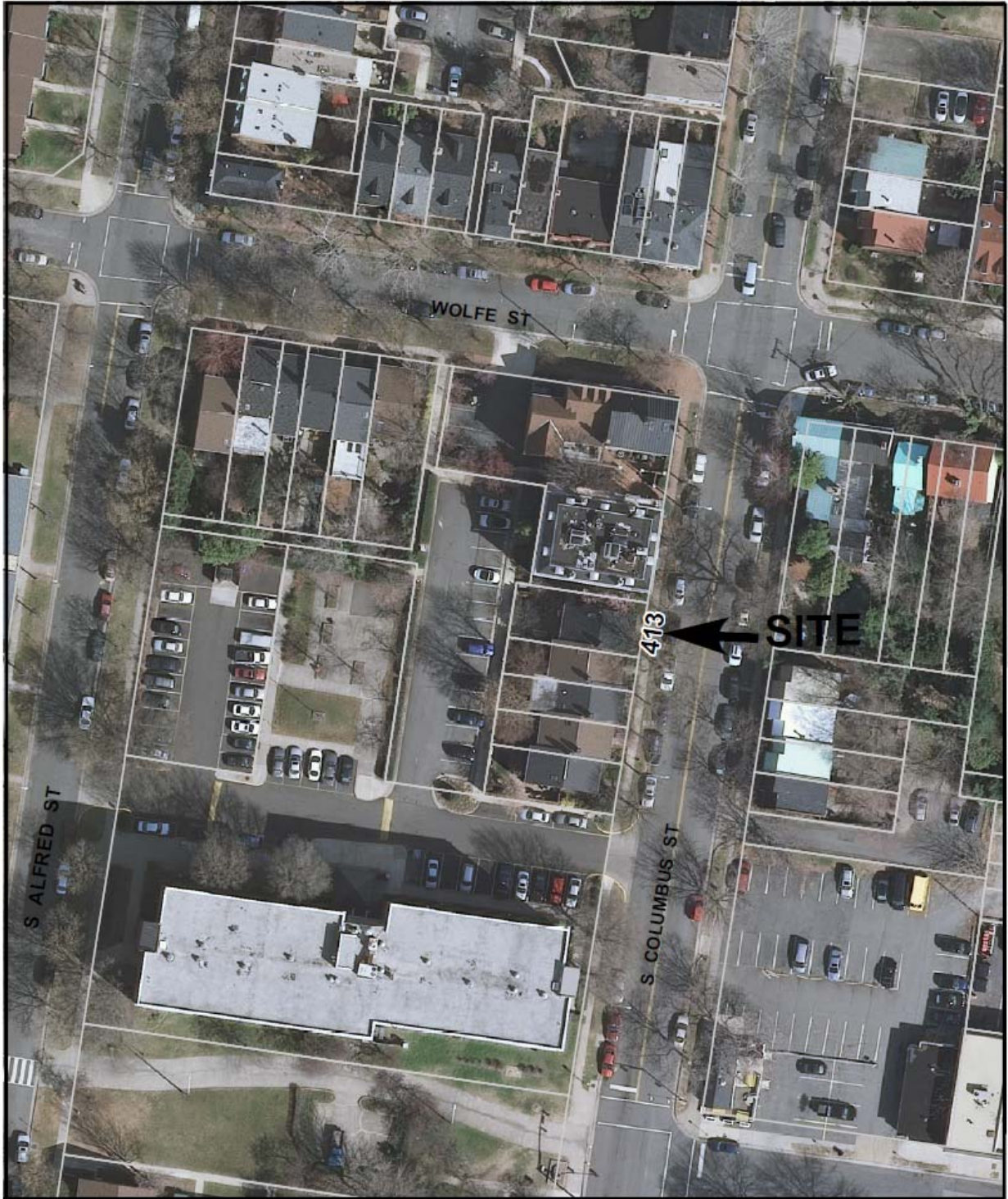
ISSUE: Alterations
APPLICANT: David Kibiloski
LOCATION: 413 South Columbus Street
ZONE: RB / Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

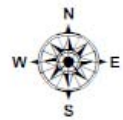
1. That the windows have fixed muntins on the interior and exterior, that there be spacer bars between the glass and that they be a non-reflective medium value color;
2. That the glazing on the glass be clear and non-reflective;
3. That the frame for the screens match the color of the window frame and that the mesh screens be a neutral or visually receding color;
4. That the muntins have a putty glaze profile on the exterior;
5. That the visible vinyl portion on the window jambs be as minimal as possible; and,
6. That the applicant submit final window manufacturer specification sheets to Staff for approval prior to approval 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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I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 413 South Columbus Street.

The applicant is proposing to replace a total of eight windows. The existing windows are single-glazed, double-hung, six-over-six and six-over-nine, wood windows with exterior storms. The applicant is requesting approval of Pella Architect Series double-glazed full-frame replacement windows. The proposed windows will be simulated divided light with an interior spacer bar (medium 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.

II. HISTORY

413 South Columbus Street was built in **1984**, according to City real estate records, as one in a row of brick townhouses in a minimalist Colonial Revival style. The construction of the townhouses located at 413-421 South Columbus Street was approved by the Board after numerous hearings. The existing windows are 6/6 single-glazed wood windows with exterior storms.

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 1984, are appropriate replacement windows and significantly more attractive than the existing single-glazed windows covered by aluminum storm panels.

Therefore, given the age of the townhouse and the fact that the existing light pattern and putty glazed muntin profile and size will be retained, staff does not object to the installation of double-glazed wood windows, with simulated divided lights. Staff finds the proposed replacement windows appropriate and compatible with the surrounding buildings. The applicant has confirmed that the proposed windows meet the conditions of the staff recommendation and will provide the additional information in final specifications when applying for a building permit.

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.

IV. IMAGES



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



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

