

Docket Item # 5
BAR CASE #2010-0267

BAR Meeting
October 6, 2010

ISSUE: Alterations (Window Replacement)

APPLICANT: Kim and Pat Harkin

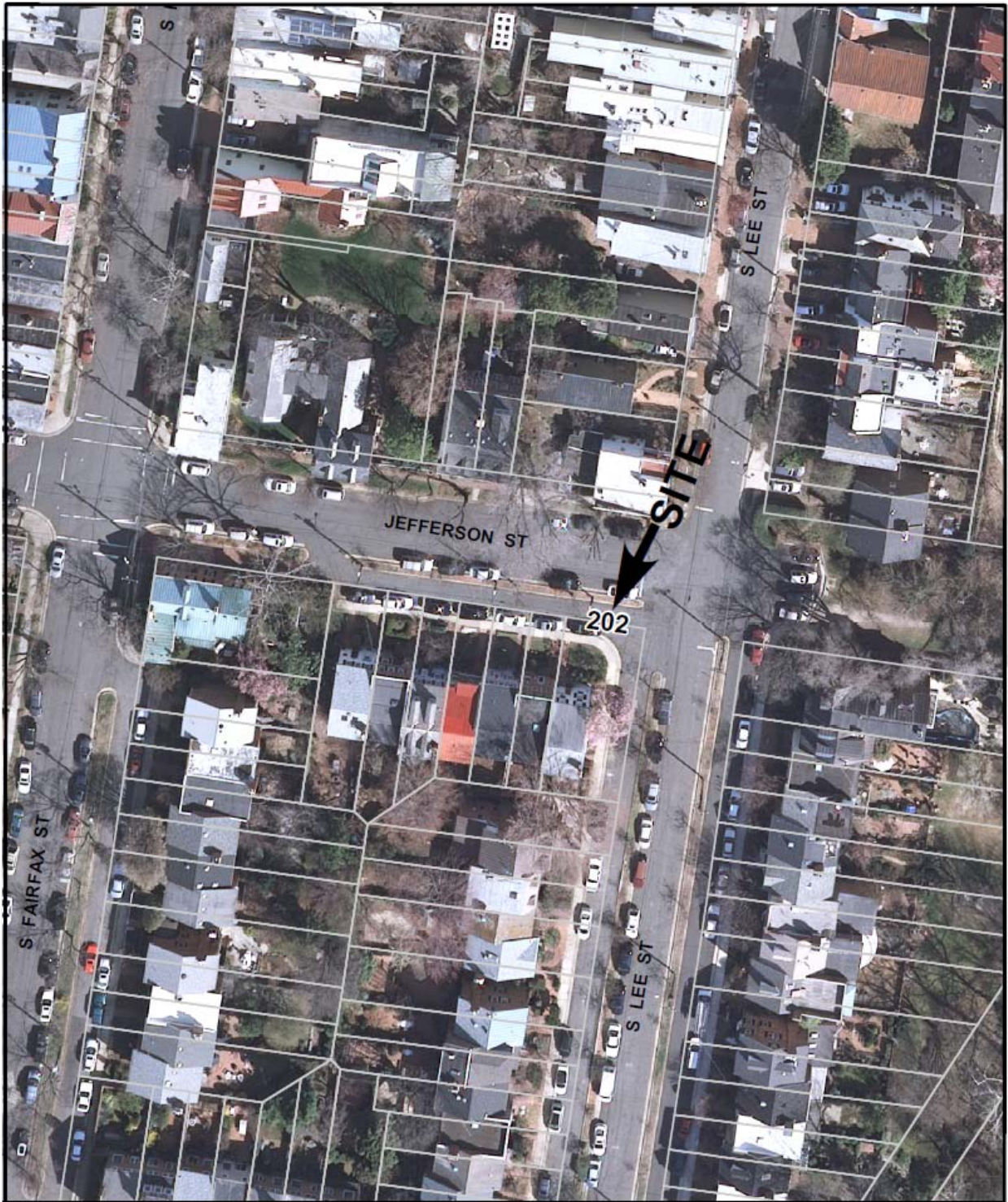
LOCATION: 202 Jefferson Street

ZONE: RM/Residential

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 final approval 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, 703-746-4200 for further information.



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I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for five wood replacement windows at 202 Jefferson Street. The three existing six-over-six windows on the front façade and the two upper windows on the side (south) elevation will be replaced with new Jeld-Wen Premium Series wood windows in the same configuration. The double-glazed, simulated divided light windows will have 7/8" wide muntins, an interior spacer bar, and permanent exterior and interior wood muntins. The full frame windows will be fabricated with wood frames and sashes. The windows will have LoE clear glazing and exterior screens.

II. HISTORY

The end unit townhouse at 202 Jefferson Street was constructed as part of the Yates Garden subdivision in ca. 1954. It is a two bay, two-and-one-half story painted brick townhouse in a row of seven townhouses with alternately projecting and set back facades.

Staff did not locate any previous BAR approvals for 202 Jefferson Street.

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, Staff finds the use of double glazed replacement windows to be appropriate, as double-glazed windows were commonly available when this house was constructed in the mid-20th century. Staff actually prefers, and the Board routinely approves, modern simulated divided light windows, rather than true divided light sash, when they are in a multi-light pattern because they can be manufactured with thinner, more historically accurate muntins. To date, the only successful examples of true divided light, double glazed windows that Staff has seen are two-over-two windows because they can replicate the wide muntin bars (typically 1 1/4" to 2 1/2") found on historic windows in this light configuration.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. IMAGES



Figure 1. Google map image of 202 Jefferson Street



Figure 2. Second floor windows to be replaced



Figure 3: Second floor windows to be replaced