

Docket Item # 3
BAR CASE #2010-0281

BAR Meeting
October 20, 2010

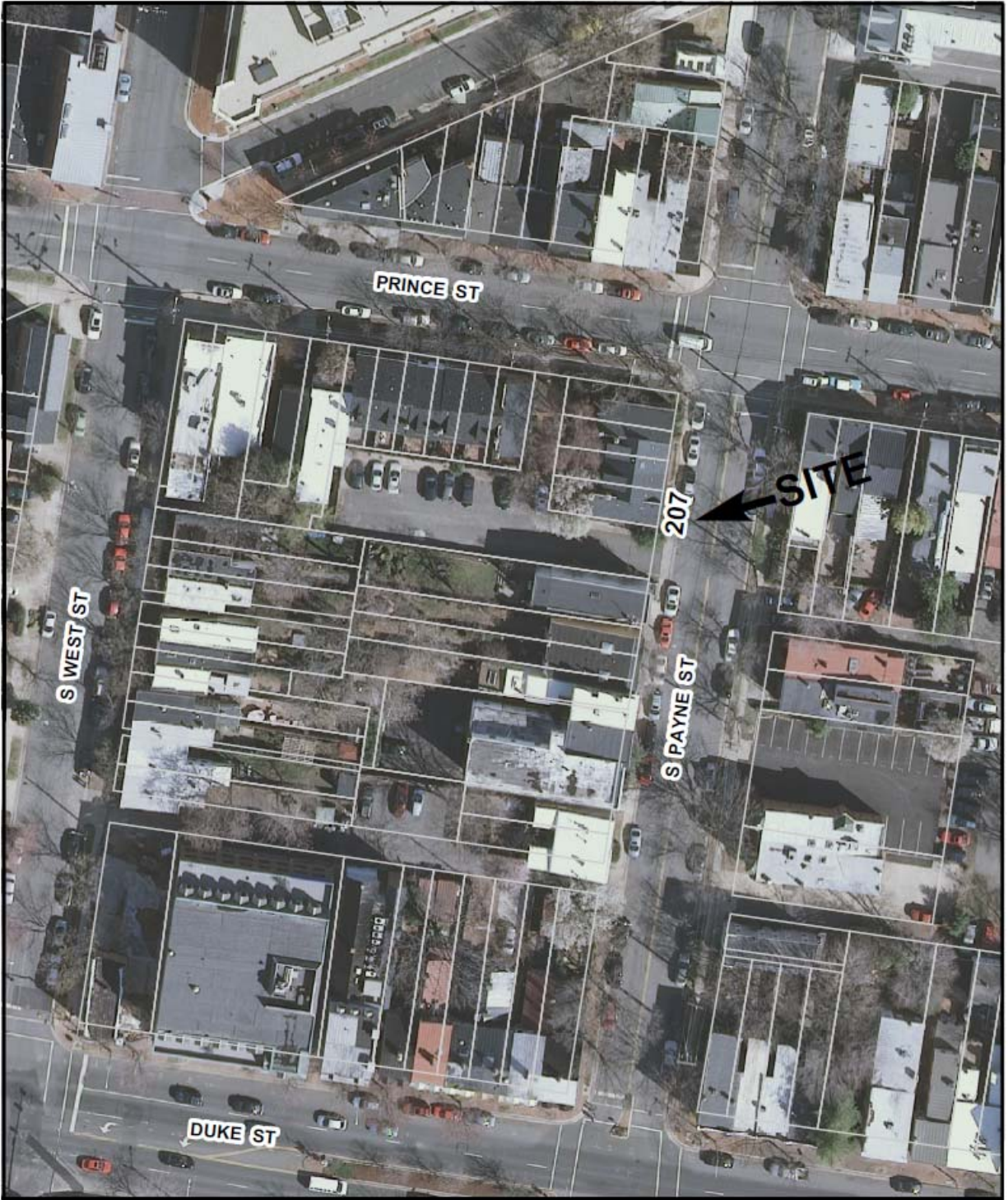
ISSUE: Alterations (Window and Door Replacement)
APPLICANT: Erin Germany by Old Town Windows and Doors
LOCATION: 207 South Payne Street
ZONE: RM / Residential

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 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.

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



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I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows and doors at 207 South Payne Street.

The applicant is proposing to replace a total of seven windows; four on the front elevation and three on the side elevation and a set French doors on the rear elevation. The existing windows are single-glazed, double-hung, 6/6 wood windows and the French doors are a pair of fifteen light wood. The applicant is requesting approval of Marvin Ultimate, painted wood, 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 proposed new French doors are Marvin, double-glazed full-frame replacement. The doors will be simulated divided light with an interior spacer bar (dark in color) and contain 1-3/4" wood muntins with a faux putty glaze profile.

II. HISTORY

The two-story, three bay center entry brick flounder revival form residential rowhouse was constructed in 1977 as part of a larger development of 12 units.

Previous Approvals:

Staff was not able to locate any prior BAR approvals for this property.

III. ANALYSIS

The proposed window and door replacement complies 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 1977, are appropriate replacement windows.

Therefore, given the age of the townhouse and the fact that the existing light pattern and putty glazed muntin profile and size of the windows and French doors will be retained, Staff does not object to the installation of new double-glazed wood windows and doors with simulated divided lights. Staff finds the proposed replacement windows and doors appropriate and compatible with the surrounding buildings. The applicants will provide final specifications for each window and door to be installed when applying for the building permit.

Staff evaluates each proposed replacement window against the draft *Alexandria Window Performance Specifications*. The windows proposed by the applicant appear to meet these specifications

STAFF:

Michele Oaks, 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. View of Subject Property



Figure 2. Existing Windows - Front Elevation



Figure 3. Existing Windows



Figure 4. Existing Windows



Figure 5. Existing Windows Condition



Figure 6. Existing Doors – Rear Elevation

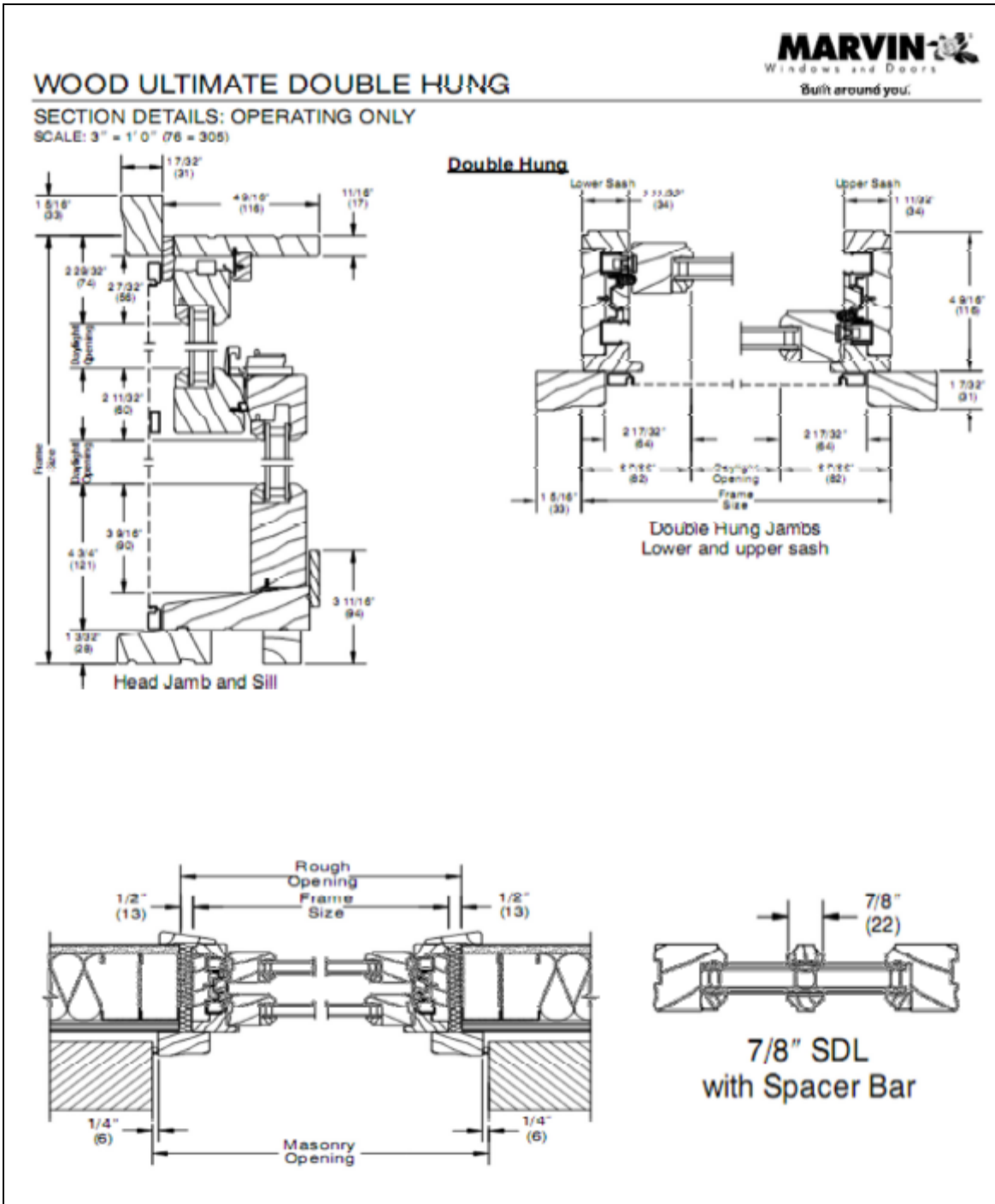


Figure 7. Proposed replacement window specifications

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 8. Proposed replacement window specifications

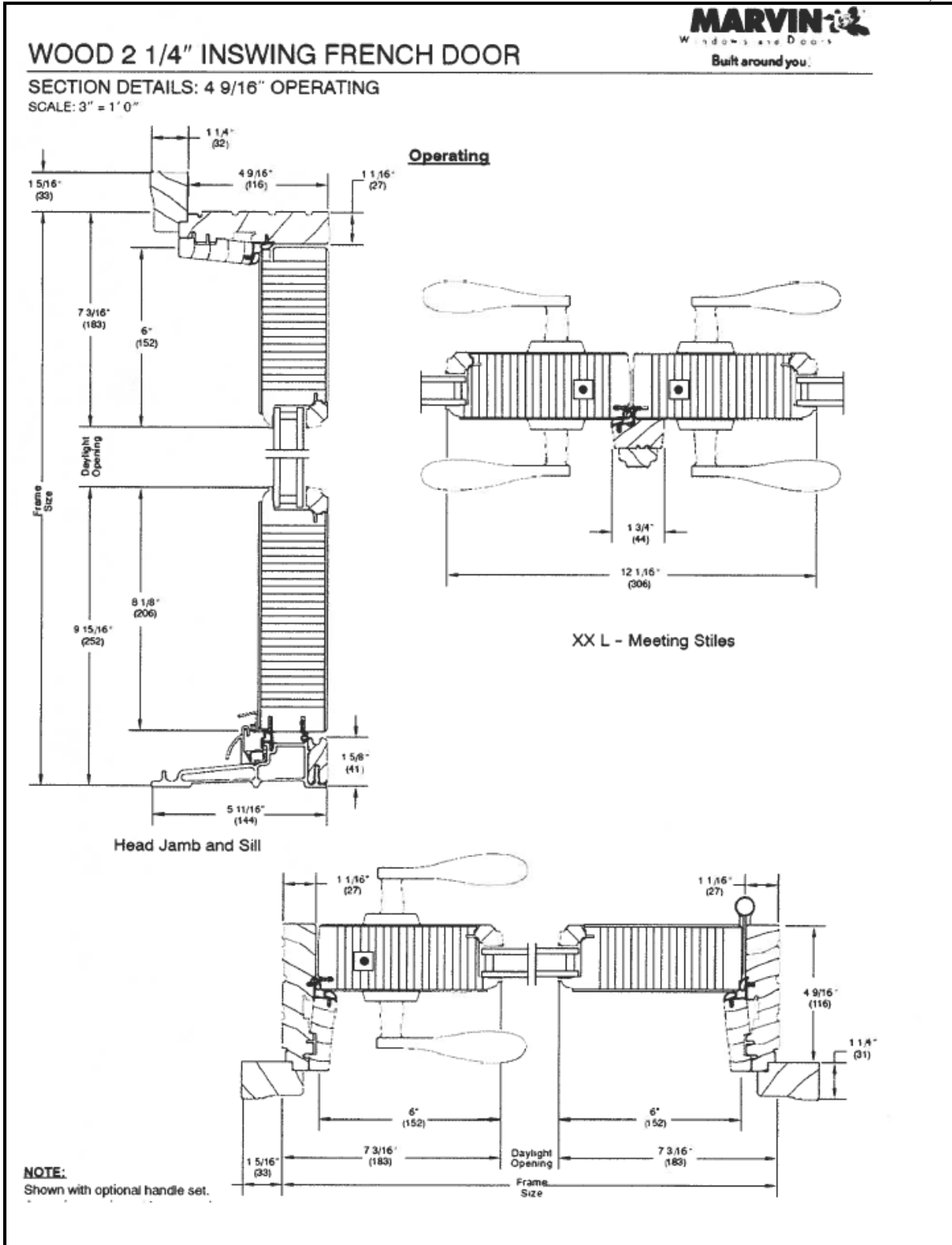


Figure 8. Proposed replacement French Door specifications

DESCRIPTION OF COMPONENTS

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

- Spacer Bars: Dark in Color
- Installation: Full Frame
- Exterior Trim: Profile to replicate existing
- Screens: Full Hinged Aluminum Screens
- Glazing: clear, Tempered - LoE3-366 with Argon
- Weather-striping: Head and Side Jamb to have 2 sets of bulb weather-strip. Threshold to have bulb weather strip

Figure 9. Proposed replacement French Door specifications