

Docket Item # 5
BAR CASE #2010-0283

BAR Meeting
October 20, 2010

ISSUE: Alterations (Window Replacement)
APPLICANT: Kelly Abramson by Old Town Windows and Doors
LOCATION: 602 South Lee Street
ZONE: RM / Residential

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

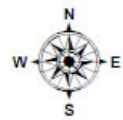
*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month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



BAR CASE #2010-0283



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 602 South Lee Street.

The applicant is proposing to replace a total of two, dormer windows; one on the front elevation and one on the rear elevation. The existing windows are single-glazed, single-hung, 6/7 fanlight wood windows. The applicant is requesting approval of Jeld-Wen, painted wood double-glazed, full-frame replacement windows. The proposed windows will be simulated divided light with an interior spacer bar (bronze in color) with an identical light pattern to the windows they are replacing. The 7/8" wood muntins will have a faux putty glaze profile.

II. HISTORY

The two-and-one-half-story brick townhouse at 602 South Lee Street was constructed in 1974 according to the City's real estate records.

Previous Approvals:

The BAR approved Ultimate, Marvin, SDL 7/8" muntin replacement windows for all of this house's windows on September 3, 2008 (BAR 2008-0128). The owner's have replaced all the windows on the house with the exception of the dormer windows. As the 2008 BAR permit has expired, the owners are returning to the Board to gain re-approval for replacement of the dormer windows.

III. ANALYSIS

The proposed window replacement complies with Zoning Ordinance requirements.

The *Design Guidelines* recommend that: "...replacement windows should be appropriate to the historic period and 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 1974, 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 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.

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. Front Elevation – Street View



Figure 2. Existing Window - Front Elevation



Figure 3. Existing Window - Rear Elevation



Figure 4. Detail of Existing Window

Amy Pietkiewicz
 1215 Maidenhair Dr
 Gainesville, VA 20155
 Phone: 4109824479



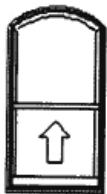
QUOTE BY: Amy Pietkiewicz
SOLD TO: OLD TOWN WINDOW AND DOOR
 GARY NATOVITZ

QUOTE #: JAMY02268
SHIP TO:

PO#: **PROJECT NAME:**
REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED Price
----------	-----------------------	--------------------------	---------------	-----	-------------------

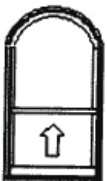
Line- 1 CUSTOM SIZE
 RO Size: 29 3/4 X 55 3/4



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 29 X 55, LEG= 49, RAD= 20 1/2
 (Outside Casing Size: 31 3/4 X 56 15/16)
 Custom Wood Double Hung, Extended Circle Segment
 Primed Exterior,
 Pine Interior-PrePaint/Moderate-White/SW6140,
 Brick Mould, Standard Sill Nosing,
 4 9/16 Jamb, 4/4 Thick,
 Single Hung - Fixed Upper Sash White Jambliner,
 White Hardware, Cam Lock(s), No Finger Lifts,
 UltraVue Mesh Brilliant White Screen, Half Screen,
 DP 35,
 Insulated Low-E 366 Annealed Glass, Standard Color Spacer, Argon Filled,
 Traditional Glz Bd,
 7/8" Putty SDL w/Perm Wood Traditional Int BAR, Primed Wood SDL, Light
 Bronze Shadow Bar, Radius All Lite(s) 3 Wide 3 High Top 2 High Btm, (9 Rect
 Lite) (4 Rad Lite)
PEV 2010.3.0.265/PDV 5.376 (07/21/10) ww
 Drawing Number: --Required!

Line- 2 STANDARD SIZE
 RO Size: 30 1/8 X 52 3/4



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 29 3/8 X 52, LEG= 40 1/2, RAD= 15 1/8
 (Outside Casing Size: 32 1/8 X 53 15/16)
 Custom Wood Double Hung, Extended Circle Segment
 Primed Exterior,
 Pine Interior-PrePaint/Moderate-White/SW6140,
 Brick Mould, Standard Sill Nosing,
 4 9/16 Jamb, 4/4 Thick,
 Single Hung - Fixed Upper Sash White Jambliner,
 White Hardware, Cam Lock(s), No Finger Lifts,
 UltraVue Mesh Brilliant White Screen, Half Screen,
 DP 35,
 Insulated Low-E 366 Annealed Glass, Standard Color Spacer, Argon Filled,
 Traditional Giz Bd,
 7/8" Putty SDL w/Perm Wood Traditional Int BAR, Primed Wood SDL, Light
 Bronze Shadow Bar, Radius All Lite(s) 3 Wide 3 High Top 2 High Btm, (9 Rect
 Lite) (4 Rad Lite)
PEV 2010.3.0.265/PDV 5.376 (07/21/10) ww
 Drawing Number: --Required!

QQ-2.5.0.638 cust-SALES
 Quote Date: 8/16/2010

Page 1 of 2 (Prices are subject to change.)
 Drawings are for visual reference only and may not be to exact scale. All orders
 are subject to review by JELD-WEN

JAMY02268 - 9/17/2010 - 10:46 AM
 Last Modified: 9/17/2010

Figure 5. Proposed replacement window specifications