

Docket Item #5  
BAR CASE #2010-0297

BAR Meeting  
November 3, 2010

**ISSUE:** Alterations (Window Reconfiguration and Replacement)  
**APPLICANT:** W.H.I.T. Limited Partnership by On the Mark Management  
**LOCATION:** Southside Cafe at 815 South Washington Street  
**ZONE:** CRMU/L Commercial

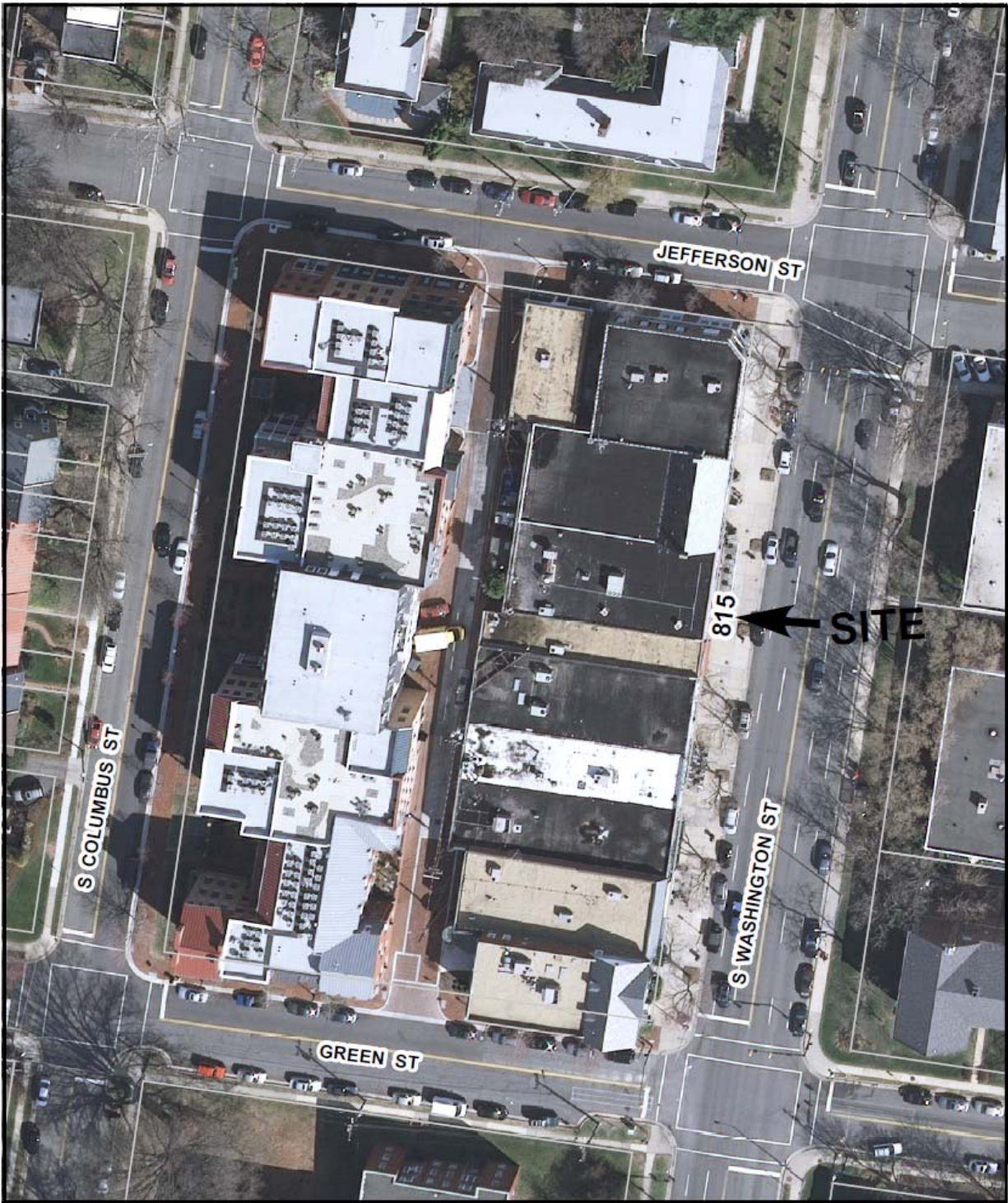
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**STAFF RECOMMENDATION:** Staff recommends approval of the Certificate of Appropriateness application, as submitted.

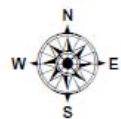
\*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-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



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## I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for alterations and 815 South Washington Street.

The applicant is proposing to replace three, multi-light, bay windows on the storefront. The existing windows are single-glazed, fixed, multi-light windows. The applicant is requesting approval of painted, double-glazed, full-frame replacement wood windows installed flush mounted to the existing storefront. The proposed windows will be multi-light, true-divided light windows constructed in an identical multi-light pattern to the windows they are replacing. The 2-3/16" muntins will have a beaded profile. The new flush mounted, windows will be installed in the original openings.

## II. HISTORY

815 South Washington Street is a storefront within the larger strip shopping center which occupies a full city block with parking at the rear. The storefronts were built during the period of 1950-1962.

### *Previous Approvals*

10/8/1958 Board approved alterations to the windows  
11/12/1958 Board approved the replacement of the display windows

Additionally, over the last decade, the Board has approved numerous applications for signage and additions to the storefronts in this shopping center.

## III. ANALYSIS

The proposed alterations comply 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 strip center was constructed between 1950-1962 are considered appropriate replacement windows. Additionally, the proposed removal of the bay window on the storefront is architecturally consistent with other storefronts within the shopping center.

Therefore, given the age of the shopping center, the fact that the existing light pattern and size of the openings will be maintained and the bay window storefront is not original to the period of construction, Staff does not object to the removal of the bay window storefronts and replacing them with flush mounted double-glazed wood windows with true divided lights. However, Staff does note that the application specifies a beaded profile for the muntins. This profile does not meet the adopted *Alexandria Window Performance Specifications*, which requires the muntins to be detailed with a putty glaze profile. Yet, since the existing windows contain a beaded muntin

profile (see photo on page 8), staff believes that the window profile, as proposed, is appropriate for this application.

**STAFF:**

Michele Oaks, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

Legend: C - code requirement R - recommendation S - suggestion F- finding

**Code Administration**

No comments.

**Transportation and Environmental Services (T & ES)**

No comments.

V. IMAGES

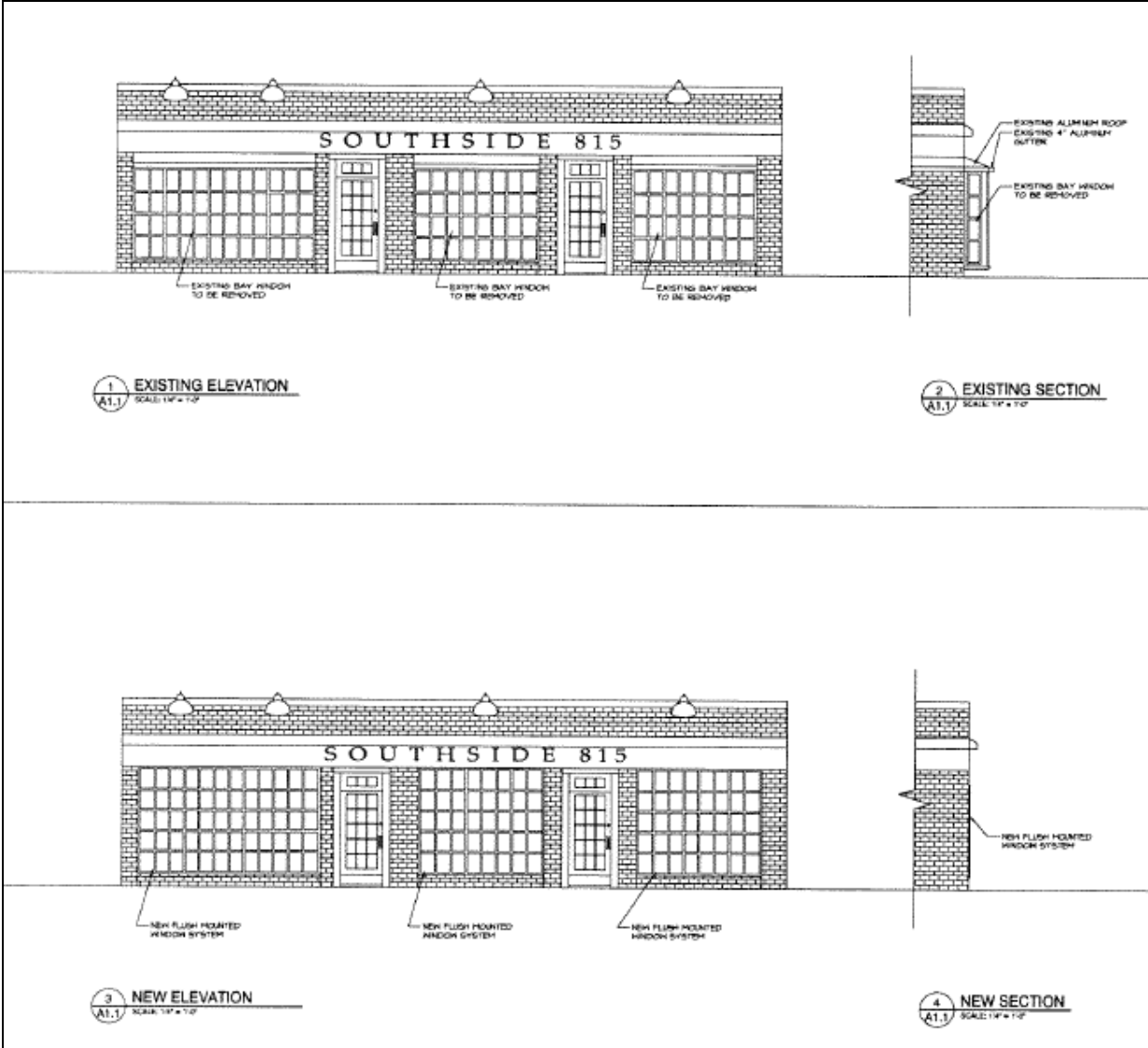


Figure 1: Existing and Proposed Drawings

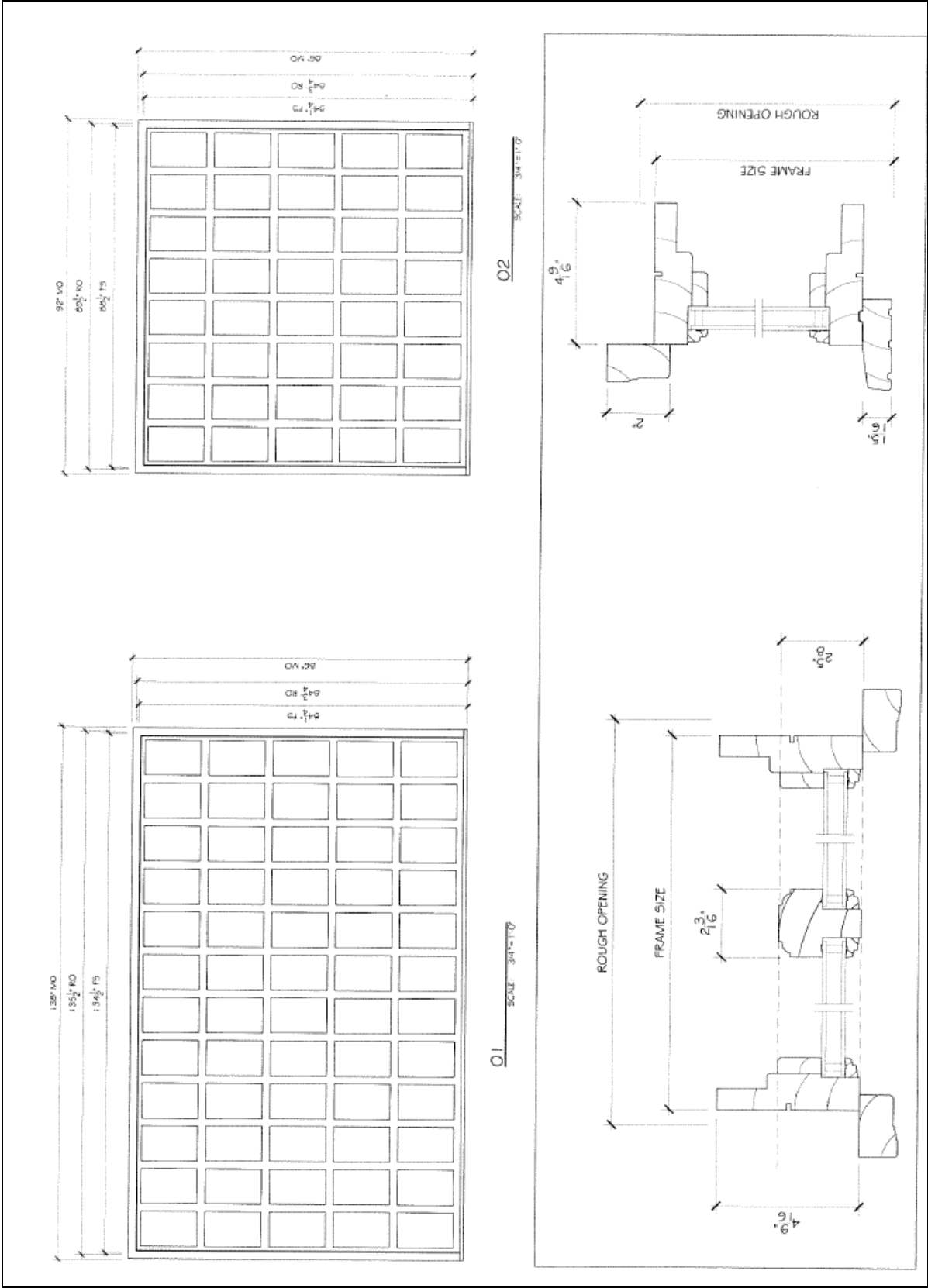


Figure 2: Proposal



Figure 3. Existing Conditions -Front Elevation



Figure 4. Existing Conditions - Detail of Window Trim and Muntin Profiles