

Docket Item #9
BAR CASE# 2005-00166

BAR Meeting
July 27, 2005

ISSUE: Alterations to previously approved plans

APPLICANT: Chris & Jennifer Patton

LOCATION: 414 North Fayette Street

ZONE: RB/Residential

****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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the windows be one-over-one wood windows.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to previously approved plans for the two story brick house at 414 North Fayette Street. The alterations include the following:

- The one-over-one window on the first story, west (rear) elevation of the new addition will be eliminated;
- A new one-over-one window will be installed in the first story, center bay of the new addition on the north (side) elevation;
- A new window will be installed on the second floor of the north (side) elevation of the existing house; and
- All existing and new windows on the house will be replaced with aluminum clad wood windows.

The house is visible from Fayette Street and from the T -shaped public alley on the interior of the block.

II. HISTORY:

According to city real estate records, 414 North Fayette Street was constructed in 1948. The simple red brick detached house is similar to others on the block. These houses have little in the way of architectural detailing but are representative of the strides made by Alexandria's African American community toward home ownership and improved housing conditions in the mid-20th century.

The Board recently approved an addition and alterations to the property (BAR Case #2005-0108/0109, 5/25/05).

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance regulations.

The Board has previously reviewed a number of replacement window cases on the 400 block of North Fayette Street.

- 403 North Fayette Street (BAR Case #2005-0045, 3/23/2005) - The Board approved one-over-one wood *or* aluminum clad wood windows, rather than the vinyl windows that had been requested to replace the horizontally aligned two-over-two windows in the circa 1961 house.
- 417 North Fayette Street (BAR Case #2000-145, 6/27/2001) - As part of a larger renovation project, the Board approved aluminum clad wood windows for the 1940 house. The Board specified that the front windows must replicate the six-over-one configuration of the original windows.
- 426 North Fayette Street (BAR Case #96-64, 3/28/1996) - The Board approved wood

one-over-one windows to replace the same in the existing pre-1920 house and for the proposed new addition.

- 411 North Fayette Street (BAR Case #96-265, 11/13/1996) - The Board approved one-over-one aluminum clad wood windows, rather than the vinyl windows that had been requested to replace six-over-six wood windows in the circa 1949 house.

Some window replacements in the area may pre-date 1986, the beginning of Board review for the Parker-Gray District. Others may have been done without approval.

Generally, aluminum clad windows are a discouraged type of window type in the historic district except in cases of minimal visibility and where the aluminum clad windows are replacing steel casement windows. The Board has acknowledged that the repair of steel casement windows is difficult and that replacing the windows with new steel windows is prohibitively expensive. The Board has therefore expressed a preference for aluminum clad windows to replace steel casement windows because the material will remain metal, rather than changing to wood. As demonstrated above, the Board has approved aluminum clad wood windows in a number of cases on this block. In all of the above cases, Staff has recommended that the replacement windows be wood. Staff does not support the replacement of wood windows with aluminum clad windows.

Staff has no objections to the installation of a new window opening on the existing house or to the rearrangement of openings on the addition.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application with the condition that the windows be one-over-one wood windows.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-5 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-6 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

No comment.