

Docket Item # 3
BAR CASE# 2005-0276

BAR Meeting
December 14, 2005

ISSUE: Replacement windows

APPLICANT: Nensi Fiorenini & Scott Singleton

LOCATION: 421 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 replacement windows be one-over-one wood windows.

I. ISSUE:

The applicant is requesting a Certificate of Appropriateness for aluminum clad replacement windows at 421 North Fayette Street. The proposed windows are manufactured by Jeld-wen and will have a one-over-one configuration to match the existing windows. According to the applicant the existing windows are vinyl.

II. HISTORY:

The two story, gable roof, brick house was constructed in 1955 for Joseph O. Kahoe, Jr (Building Permit #6324). The builder was Amos R. Allen. The detached house is centered within a generous lot in the 400 block of North Fayette Street. The blockface is characterized by a concentration of detached mid-20th century brick houses.

The Board recently approved a large and addition and a number of alterations to the house (BAR Case #2005-0054/55, 4/27/05). Prior to the recent approval, the only alterations it appears to have had in the past 50 years is replacement of the front door and the windows. The existing Craftsman style door is an obvious recent replacement. The original drawings show six-over-six wood windows. The existing windows are one-over-one.

III. ANALYSIS:

The proposed replacement windows comply with zoning ordinance regulations.

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

- 414 North Fayette Street (BAR Case #2005-0166) - The Board approved one-over-one wood or aluminum clad wood windows in a c.1948 house.
- 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.

As demonstrated above, the Board has approved aluminum clad wood windows in a number of cases on this block. Aluminum clad windows are however listed in the *Design Guidelines* as a discouraged window type (Windows - Page 2). Staff has consistently supported the use of aluminum clad windows only in cases of minimal visibility and where the aluminum clad windows are replacing steel casement windows. In all of the above cases, Staff has recommended that the replacement windows be wood.

Staff believes that the proposed one-over-one configuration is acceptable for a mid twentieth century house.

IV. STAFF RECOMMENDATION:

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

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

“No comment.”