

Docket Item #7
BAR CASE# 2005-0280

BAR Meeting
December 14, 2005

ISSUE: After-the-fact replacement windows

APPLICANT: Manton RLLP by Alan Manstof

LOCATION: 415 North Peyton 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 replaced with new wood one-over-one windows within 90 days.

I. ISSUE:

The applicant is requesting after-the-fact approval of a Certificate of Appropriateness for replacement vinyl windows at 415 North Peyton Street. All of the windows were replaced with new one-over-one windows.

II. HISTORY:

According to Real Estate Records the two story brick dwelling at 415 North Peyton Street was constructed in 1910. The building appears on the 1921 Sanborn, the first year the area was mapped.

In 1985, a number of alterations to the property were completed as part of the City of Alexandria Home Rehabilitation Loan and Grant Program. The alterations included new vinyl windows, a handrail and light fixtures (Permit #41223, 10/21/85).

Earlier this year, the applicant applied for a building permit for interior alterations. At that time Staff discussed with the applicant that any exterior alterations, including replacement windows, would need to be approved by the Board (BLD2005-02780, 8/4/05).

III. ANALYSIS:

The proposed replacement windows comply with zoning ordinance regulations.

Windows are a character defining feature of homes within the historic district. In addition to the *Design Guidelines* listing vinyl windows as a discouraged window type (Windows - Page 2), windows should be appropriate to the age of the building. Vinyl windows are not appropriate on early 20th century buildings. The Board often cites the inferior quality of vinyl windows as a practical reason for avoiding them. Although the applicant replaced the windows in kind, Staff does not support the use of vinyl windows on this historic building.

Staff regrets that this an after-the-fact case, but as mentioned above, the applicant was made aware that replacement windows would need approval. To ensure that the windows will be corrected within a timely manner, Staff recommends that they be replaced with the new wood windows within 90 days.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application with the condition that the windows be replaced with new wood one-over-one windows within 90 days.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

“No comment.”