

Docket Item # 3
BAR CASE #2007-0064

BAR Meeting
April 25, 2007

ISSUE: Alterations
APPLICANT: Matthew Newton
LOCATION: 219 Buchanan Street
ZONE: RB/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 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.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the rowhouse at 219 Buchanan Street. The applicant proposes to replace an existing window with a new smaller window in the kitchen at the rear of the house to accommodate interior renovations. The new window will be approximately 36” high and 37” wide with a new rowlock sill. The window is proposed to be an Andersen brand wood window in white with simulated divided lights in a six-over-six pattern.

II. HISTORY:

The two story, brick clad, end unit rowhouse was constructed as part of a development of similar brick rowhouses circa 1940. Typical of Alexandria’s urban rowhouses of this period, the development along the 200 and 300 blocks of Buchanan Street have Colonial Revival detailing, including cornices of projecting brick rowlock with dentils, decorative cast stone panels above the cornice, rowlock trim around the front doors and often six- over-six windows.

The Board has reviewed a number of alterations for properties on Buchanan Street over the years. At least two cases have involved window replacement. In 2004, the Board approved replacement windows for 245 Buchanan Street which were approved as either wood or aluminum clad in a six-over-six muntin pattern with either a simulated or true divided lights (BAR Case #2004-0069, 4/28/04). In 2000, the Board approved alterations including wood one-over-one replacement windows, at 231 Buchanan Street (BAR2000-0191, 8/9/2000) In 1995 the Board approved alterations including aluminum clad wood replacement windows with six-over-six configuration in simulated divided lights at 243 Buchanan Street (BAR 95-22PG, 7/26/1995). In addition to these two BAR approved window replacements, a number of houses along Buchanan Street have replacement windows which were either installed prior to the establishment of the Board of Architectural Review in 1986 or were installed subsequently and without Board approval. Of the six houses in the group containing 245 Buchanan Street, only 243 Buchanan Street has replacement windows. The others retain the original six-over-six metal windows.

III. ANALYSIS:

Proposed window alterations comply with zoning ordinance requirements.

The *Design Guidelines* note that windows are the principal character defining feature of a building and that changes to windows can have a dramatic impact on the appearance of a structure. Staff does not generally support the removal of the original windows. However, the window in question does appear to be in poor condition and the Board has previously approved replacement windows for at least three other properties in the same development.

The applicant proposes the new window in a multi-light pattern. While the rest of the windows currently installed all have a one-over-one pattern, it is the intention of the applicant to replace all of the windows with new multi-light windows. Staff has no objection to this proposal. These houses are a stripped down Colonial Revival version of rowhouses and a number of different window muntin patterns are appropriate including the multi-light pattern proposed.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).

Office of Historic Alexandria:

No comments received.