

Docket Item # 8
BAR CASE # 2007-0183

BAR Meeting
September 26, 2007

ISSUE: After-the-fact alterations
APPLICANT: Daniel K. Cushing
LOCATION: 913 Oronoco Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval, with the following conditions:

1. That the existing vinyl windows be removed and replaced with either wood or aluminum clad windows;
2. That the windows be one-over-one configuration;
3. That the vinyl lintel and sill be replaced with an appropriate material, and
4. That the replacements occur within 12 months of approval.

****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 after-the-fact replacement of windows and replacement of wood lintels and sills with vinyl product. The two windows facing the parking lot have been replaced and the lintel and sill on the lower window has been replaced.

The applicant has used a single lite, double hung, double-glazed, aluminum window that on inspection appears to have a vinyl exterior. The new lintel and sill also appear on inspection to be a vinyl product.

II. HISTORY:

913 Oronoco Street is a unit in a complex constructed at the corner of Oronoco and North Alfred Street circa 1978.

Staff did not locate any prior approvals for this property.

III. ANALYSIS:

Replacement windows comply with the Zoning Ordinance requirements.

According to the Design Guidelines, “windows are a principal character-defining feature of a building and serve both functional and aesthetic purposes...New and replacement windows should be appropriate to the historic period of the architectural style of the building...Preferred window types: Single glazed true-divided light wood windows with interior storm sash...Discouraged window types: plastic, vinyl, and metal window...plastic, vinyl and metal clad windows.”

It is extremely unfortunate that the applicant replaced windows and lintels and sills with vinyl product prior to receiving guidance and input from staff and the Board. Staff cannot support the windows as replaced since vinyl windows are clearly not recommended for replacement in the local historic districts (*Design Guidelines*, Windows -page 2). The Board has consistently upheld this guideline. In addition, staff does not support the alteration of the lintel and sill with vinyl as opposed to the wood or other more appropriate material.

Therefore, staff recommends that the vinyl windows be replaced with either a wood or aluminium clad, double-hung window, in a one-over-one configuration. Furthermore, staff would recommend that the lintel and sill also be replaced a more appropriate material.

IV. STAFF RECOMMENDATION:

Staff recommends approval, with the following conditions:

1. That the existing vinyl windows be removed and replaced with either wood or aluminum clad windows;
2. That the windows be one-over-one configuration;
3. That the vinyl lintel and sill be replaced with an appropriate material, and
4. That the replacements occur within 12 months of approval.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 All windows must comply with IRC section R613 (residential) or IBC section 1714.5 (commercial). Specifically they must be listed as per the requirements of AAMA/NWWDA 101/ I.S.2 and/ or AAMA/NWWDA 101/ I.S.2/ NAFS, respectively.

Historic Alexandria:

“Window replacement be wood double hung”.