

Docket Item # 2  
BAR CASE # 2007-0241

BAR Meeting  
January 23, 2008

**ISSUE:** Alterations  
**APPLICANT:** Mary Lanier-Gatlin  
**LOCATION:** 1300 Oronoco Street  
**ZONE:** RB/Residential

---

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

1. That the existing chain link fence be replaced with a wood, 50 % open, picket-style fence, no taller than 3'6", with specification and design sheets to be submitted to Staff for review and approval;
2. That the applicant provide a survey plat to Staff for review prior to installation showing that the replacement fence will not encroach on the public right-of-way, and,
3. That the windows be replaced with either wood or aluminum clad, double-hung windows in a one-over-one configuration.

**\*\*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 consisting of a new replacement fence and replacement windows for 1300 Oronoco Street.

The corner property currently has a chain link fence that encloses the property. The applicant is proposing to replace the chain link fence with a new vinyl fence. The picket-style fence will have a series of varying height pickets, ranging from 33” to 40”, with posts at 36” tall, plus a final top. Twelve pickets will be evenly spaced between two main posts. All components of the proposed fencing from Lifetime Vinyl Fence Company are vinyl. No survey plat or information was provided by the applicant showing if the existing fence encroaches on the public right-of-way.

The applicant is also proposing to replace all the existing windows on the property, which include a large, three-section picture window on the front first floor, two windows on the second floor, and three windows on the rear elevation. The replacement windows are double-hung, one-over-one windows, manufactured by Pella, made of vinyl.

**II. HISTORY:**

According to Sanborn Fire Insurance map research, 1300 Oronoco Street was built between 1958 and 1965, in that it does not appear on the 1958 map, but does appear on the 1965 Sanborn map.

1300 Oronoco Street is an end unit of five brick rowhouses that resemble their neighbors in the 1200 block of Oronoco Street, constructed in 1942, and are typical of the mid-20<sup>th</sup> century architectural language of solid, yet simple masonry rowhouse developments that were constructed to accommodate the population surges in the area during the mid-century.

Staff did not locate any prior approvals by the Board for this property.

**III. ANALYSIS:**

Proposed window replacement and fencing meets Zoning Ordinance requirements.

**Fence Replacement:**

According to the Design Guidelines, “fences, garden walls, and gates should be appropriate in materials, design, and scale to the period and character of the structure they surround. A number of different types of materials are appropriate for fences, garden walls, and gates throughout the historic districts... Wood is a traditional material for fences and gates. Wood fences generally have vertical pickets... Metal chain link fences are not appropriate in the historic district except in certain institutional uses.” While Staff commends the applicant for deciding to replace the chain link, Staff cannot support the use of vinyl material for any replacement fencing. Staff is also concerned about the height of the proposed fencing in this location on the corner of Oronoco Street. Staff could support an open wood picket fence in an appropriate height and that does not encroach on the public right-of-way. The applicant needs to provide information showing that a replacement fence does not encroach. It appears that existing chain-link fence is encroaching.

Window Replacement:

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.”

With this in mind, Staff cannot support the proposed use of vinyl windows as replacement 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. While there appears to be currently an inconsistency in the types of windows, Staff would support window replacement with the condition that the replacement windows are either wood or aluminium clad, double-hung window, in a one-over-one configuration.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions:

1. That the existing chain link fence be replaced with a wood, 50 % open, picket-style fence, no taller than 3’6”, with specification and design sheets to be submitted to Staff for review and approval;
2. That the applicant provide a survey plat to Staff for review prior to installation showing that the replacement fence will not encroach on the public right-of-way, and,
3. That the windows be replaced with either wood or aluminum clad, double-hung windows in a one-over-one configuration.

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).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction.

Historic Alexandria:

S – No vinyl.