

Docket Item # 9
BAR CASE # 2008-0014

BAR Meeting
February 27, 2008

ISSUE: Alterations
APPLICANT: Mark Vavack
LOCATION: 916 Princess Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval with the following condition:

1. That the windows be replaced with wood, 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 replacement windows at 916 Princess Street.

The applicant is proposing replacement of their existing wooden, double-hung, one-over-one windows with double-hung, “vertical sliding,” one-over-one, vinyl windows manufactured by Thompson Creek.

II. HISTORY:

916 Princess Street is a two story stucco dwelling with minimal Greek revival details, only some of which appear to be original to its construction. The windows that the applicant is requesting to replace appear to have been installed within the last ten years.

916 Princess Street first appears on Sanborn Fire Insurances maps in 1896 as a two story wood, semi-detached dwelling. From Staff’s research it appears that at some point following the 1958 Sanborn map the two units at 916 and 914 were combined into one single family dwelling. At this time the wood siding was covered over with stucco, and the front door of 916 was converted into a window.

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

III. ANALYSIS:

Proposed window replacement meets Zoning Ordinance requirements.

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 it appears as though the current wood windows could be repaired, Staff would support window replacement with the condition that the replacement windows are wood, double-hung, and in a one-over-one configuration.

IV. STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. That the windows be replaced with wood, 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.