

Docket Item # 6
BAR CASE #2008-0050

BAR Meeting
April 23, 2008

ISSUE: Alterations
APPLICANT: Kelli Back
LOCATION: 417 Earl Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the front windows be two-over-two, true divided light wood windows;
2. That the remaining windows be double-insulated, simulated divided light, two-over-two wood windows;
3. That the decorative front window trims be repaired and retained; or,
4. If it is determined – in consultation with Staff – that the trim is beyond repair, that the decorative window trim be replicated to the closest extent possible.

****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 Map Here

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 417 Earl Street. The applicant is before the Board because the property owner was cited by Code Enforcement on March 24, 2008 (complaint #50924) for peeling paint and rotten wood windows.

The applicant has submitted a request to replace all but one of the existing two-over-two, wood windows in the house. The windows will be manufactured by Jeld-wen and will have the following features:

- double insulated (2 panes of glass)
- two-over-two light pattern with a 7/8" muntin
- simulated divided lights
- interior spacer bar

The applicant has also asked that the Board to weigh in on the possible repair or replacement of the decorative window trim on the front of the house.

II. HISTORY:

The two-story frame house at 417 Earl Street appears to date from the turn of the century. The house was already present by the time this portion of the City was shown on the Sanborn Fire Insurance Maps in 1921. It is the only frame house on the 400 block of Earl Street and retains the original heavy cornice and detailed window trim, although at some time the house was clad with the aluminum siding presently on the building. Staff could find no previous Board approvals for this property.

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance.

The *Design Guidelines* recommend that all windows on historic properties be single glazed (1 pane of glass) with true divided lights. However, the Board has on a number of occasions permitted the use of double insulated windows with exterior mullions and interior spacer bars, often in less visible locations. Staff discussed the possible installation of true divided light windows on the front elevation, but because of significant noise and vibration from the nearby Metro and CSX railroad tracks the applicant has requested double-glazed windows throughout. Nonetheless, because windows are such a character-defining feature, Staff recommends that at the very least the front elevation windows be two-over-two single glazed, true divided light wood windows.

Staff feels strongly that the decorative window trim on the front windows should be retained and repaired. If it is determined, in consultation with staff, that the trim is rotted beyond repair, it should be replicated to the closest extent possible.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the front windows be two-over-two true divided light wood windows;
2. That the remaining windows be double-insulated, simulated divided light, two-over-two wood windows;
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4. If it is determined – in consultation with Staff – that the trim is beyond repair, that the decorative window trim be replicated to the closest extent possible.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

Comments pending.

Historic Alexandria:

R-1 Deny. Repair and repaint existing wood windows.