

Docket Item # 2
BAR CASE # 2008-0147

BAR Meeting
September 24, 2008

ISSUE: Alterations
APPLICANT: Robert Grove
LOCATION: 419 North Patrick Street
ZONE: RB/Residential

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

1. That the two new windows on the first floor be wood and not wood clad on the exterior;
2. That the applicant work with Staff to determine whether the historic wood siding that exists underneath the Masonite and other layers of siding on the front elevation can be retained and repaired;
3. That, if the condition of the siding is poor, the applicant should install the same type of wood siding that was originally on the house; and,
4. That the original transom be retained and incorporated into the new door surround.

****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.



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for façade alterations at 419 North Patrick Street.

Windows and Doors

The applicant proposes to replace the existing first floor bay window with a pair of double-hung windows. The proposed double-insulated wood windows will be manufactured by Pella and will have a one-over-one configuration. The material submitted by the applicant indicates that the exterior of the wood windows is proposed to be clad, with the type of cladding unspecified.

The applicant also proposes to install a new wood door surround with simple pilasters.

Siding and Trim

The applicant proposes to replace the existing Masonite siding on the front of the house with new German lap wood siding. According to the applicant, the original German lap wood siding exists under a number of layers of siding but it is in poor condition. There is also no insulation under the original siding.

Other Alternations

The applicant will replace the missing dentils on the cornice and relocate the satellite dish that is now mounted the front edge of the roof to a location not visible from the public right-of-way.

II. HISTORY:

According to the Sanborn Fire Insurance Maps, the two-story frame house at 419 North Patrick Street was constructed sometime between 1885 and 1891.

III. ANALYSIS:

The proposed façade alterations comply with the RB zone regulations.

Staff supports the applicant removing the historically inappropriate bay window and door surround and replacing them with more appropriate historically compatible features. Staff commends the applicant for removing the Masonite siding, which is in poor condition. Staff has a few concerns regarding some of the details proposed as part of the renovation.

Windows

The *Design Guidelines* recommend that all windows on historic properties be single glazed (one pane of glass) with true divided lights. Although the Board has on a number of occasions permitted the use of double-insulated (two panes of glass) windows on less visible elevations, Staff typically recommends that at the very least the front windows be single glazed. One of the most visually incompatible aspects of double-insulated glass windows is the metal spacer bars that are placed between the panes of glass at the muntins. In this particular case, given the property's location on the heavily trafficked North Patrick Street and the fact that the windows will be one-over-one with no muntins with spacer bars dividing the glass, Staff recommends approval of the double-insulated windows.

Staff was concerned that the proposed wood windows would be clad on the exterior as represented on the specification sheet submitted. However, according to the applicant, the window specifications are incorrect and the wood windows will be installed without any exterior cladding.

Siding/Trim

Staff does not typically recommend approval of replacement siding without evaluating the condition of the original siding, if it exists. If the original siding is in good condition, Staff recommends that it be repaired and retained, and patched where necessary. If the condition of the siding is poor, Staff recommends that the applicant install the appropriate type of wood siding, most likely German lap wood siding. The applicant should work closely with Staff to determine the most appropriate course of action once the Masonite and other layers of siding are removed.

Door

Staff does not object to the installation of a more vernacular door surround, as this is more appropriate to the age of the townhouse. However, Staff would prefer to see the existing - and most likely historic - transom retained, even though it will remain blocked on the inside of the house due to the dropped ceiling in the applicant's living room.

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

1. That the two new windows on the first floor be wood and not wood clad on the exterior;
2. That the applicant work with Staff to determine whether the historic wood siding that exists underneath the Masonite and other layers of siding on the front elevation can be retained and repaired;
3. That, if the condition of the siding is poor, the applicant should install the same type of wood siding that was originally on the house; and,
4. That the original transom be retained and incorporated into the new door surround.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-5 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

- R-1 Recommend approval.

VI. IMAGES



Figure 1: Existing and proposed elevations

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Description

20 year warranty on glass, 10 year warranty on all other components, 2 year warranty on labor

No maintenance exterior

Both upper and lower sashes tilt for easy cleaning

Energy Star®

Beautiful wood interior with no maintenance exterior

450 Series

Customer Ratings

Size:	33"W x 57"H
Product Type:	Double Hung
Material:	Wood Clad
Glass Type:	Clear
Glass Insulation:	Low E
Color:	White
Screen Included:	No
Energy Star Compliant:	Yes
Application:	New Construction/Remodeling

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Figure 2: Window specifications