

Docket Item #16
BAR CASE #2005-0097

BAR Meeting
May 18, 2005

ISSUE: New window opening

APPLICANT: James Slear

LOCATION: 101 Queen Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the window be wood simulated divided light.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new kitchen window on the second story of the east elevation of 101 Queen Street. The casement window will be approximately 29" wide and 48" high with six lights. The proposed Andersen 400 series window is a vinyl clad wood window. The applicant is proposing permanently affixed interior and exterior muntins to match the profile of the existing windows.

The proposed window will be visible from North Union Street and Founders Park.

II. HISTORY:

The building at 101 Queen Street is a one of a group of three-story brick townhouses bounded by North Union, North Lee, Queen and Princess Streets. The attached rowhouses were built in the 1971 in a variety of simple Colonial Revival styles (Building Permit #8841, 7/21/71). This area was not included in the Old and Historic Alexandria District until June of 1984.

There is no record of any prior BAR approvals for this property. As mentioned by the applicant, the Board approved similar casement windows on the second story of 100 Princess Street in 1992 in addition to enlarging a number of other windows (Bar Case #92-171, 9/2/92). In 1984, the Board approved a Palladian window in the gable end of 100 Quay Street (BAR Case #84-218)

III. ANALYSIS:

The alterations comply with zoning ordinance requirements.

Staff has no objections to the installation of a new window opening on the east elevation of this building. The existing facade has a variety of window sizes in an asymmetrical pattern. The Board has also previously approved new window openings and enlargement of existing openings for neighboring properties within the development.

As proposed, the window does not comply with the *Design Guidelines*. Vinyl clad windows are listed as a discouraged type of window (Windows - Page 2). Staff does not support the use of a vinyl clad window in this highly visible location. Staff notes that the existing windows on this elevation are a mixture of wood and aluminum clad. A vinyl clad window would introduce a third type of window. The applicant intends to replace the remaining wood windows with clad windows at a later date. The existing aluminum clad windows were not approved by the Board. Staff believes that the new window should be wood to match the original wood windows.

Staff has no objection to the use of a simulated divided light window for the second story of this late 20th century building. Staff recommends that the simulated divided lights include permanently affixed interior and exterior muntins as well as an interior spacer bar to match the profile of the existing windows.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the window be wood simulated divided light.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

“No comment”