

Docket Item #15
BAR Case #2003-0224

BAR Meeting
October 1, 2003

ISSUE: Replacement Windows

APPLICANT: Kathryn Allen.

LOCATION: 305 Cameron Street

ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application for replacement windows with the condition that the replacement windows be wood, true divided light windows to be approved by Staff prior to installation.

DISCUSSION:

Applicant s Description of the Undertaking:

Replacement of existing windows on front facade. Existing sash dimensions will remain the same.

Issue:

The applicant is requesting approval of a Certificate of Appropriateness to replace the two windows on the front facade. The existing windows, one each on the first and second stories, are non-historic six-over-six wood windows with an internal grid. The applicant is proposing to replace these with Kolbe and Kolbe double hung wood windows with simulated divided lights. The exterior muntins will be of aluminum and will be 7/8" wide. A sample will be available for inspection at the meeting.

History and Analysis:

515 Queen Street is a one-and-one-half story flounder constructed on the west side of the two-and-a-half story frame house at 513 Queen Street. According to Ethelyn Cox in *Alexandria Street by Street*, the house at 513 Queen Street was constructed in the late 18th or early 19th century (p. 145). The flounder at 515 Queen Street is thought to be no later than early 19th century.

Although Staff could not locate any record of BAR review for alterations at 515 Queen Street, the house has undergone alterations and additions. A 1984 renovation included replacement of the existing wood windows with new wood windows. In the elevation drawing for the renovation, the second story windows are shown as 6/6, while the first story window is a longer, 6/9 window (Building Permit #40305, 9/18/1984). The existing windows are both 6/6.

The proposed replacement windows comply with the zoning ordinance requirements.

Staff welcomes the replacement of the existing non-original windows. As described above, the appearance of these windows, with the internal grid, is false and incompatible with the historic building and district. However, Staff believes the replacement windows should be *true divided light* windows, not simulated divided light windows as proposed by the applicant. Staff appreciates the applicant s desire to replace the windows with energy efficient double glazed windows and acknowledges that Kolbe and Kolbe windows are of superior quality. However, given the high visibility of both the house and the front windows, Staff believes that only true divided light, all wood windows are acceptable. The front wall of the house and the front windows are located immediately adjacent to the sidewalk. The house itself, one of two extraordinarily diminutive houses on the north side of the 500 block of Queen Street, is well-known and of great interest to visitors and residents alike. The *Design Guidelines* state that the Board s preference is for true divided light windows and that simulated divided light windows are only acceptable in limited situations, generally on rear elevations where they will have

minimal visibility from a public way (Windows - Page 2). Therefore, Staff recommends approval of the application for replacement windows with the condition that the replacement windows be wood, true divided light windows to be approved by Staff prior to installation.

CITY DEPARTMENT COMMENTS

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

Code Enforcement

No comments.

Historic Alexandria

No comment.