

Docket Item #4
BAR CASE #2003-0305

BAR Meeting
January 7, 2003

ISSUE: Replacement windows

APPLICANT: Anchorage House Owners Association

LOCATION: 603 Queen Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

DISCUSSION:

Applicant's Description of the Undertaking:

"Replacement of existing windows (installed 1989) with Pozzi Divided Lite Windows."

Issue:

The applicant is requesting approval of Certificate of Appropriateness for the replacement of all of the windows in the Anchorage Condominium building at 603 Queen Street. The proposed replacement windows will replace deteriorated windows that were installed when the building was converted to condominiums in 1989. The new windows are all custom windows to fit each opening and are Pozzi simulated divided light wood windows, with 3/4" muntins applied to the exterior of each window. The muntins are clad in aluminum.

History and Analysis:

603 Queen Street is a four story on raised basement brick building that was originally constructed by Robert Brockett in 1853 as part of the Alexandria Academy building next door at 601. The building was converted to condominiums in 1989.

Proposed replacement windows comply with zoning ordinance requirements.

The Board had reviewed numerous applications for replacement windows with applied simulated divided lights in the last several years. For example, in July the Board approved simulated divided light replacement windows with metal muntins at 304 North Alfred Street, a brick rowhouse dating from ca. 1830. Staff can support the installation of simulated divided light windows because true divided light wood windows are the exception in today's market rather than the rule. In addition, a well proportioned simulated divided light window with accurate muntin profile does a very credible job of reproducing historically appropriate appearing windows. Staff acknowledges the Board's strong preference for all wood windows. Visually there does not appear to be a distinction between the wood sash and the metal muntins. The only way to discern that the sash and muntin are different materials is by actually touching the window, a practice that is unlikely to occur. Therefore, it is the recommendation of Staff that the proposed Pozzi replacement windows be approved.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

No comment.