ISSUE: Replacement windows

APPLICANT: Alan and Kathleen Shearer

LOCATION: 101 Wolfe Street

ZONE: RM Residential

STAFF RECOMMENDATION:
Staff recommends approval of the application as submitted.

I. ISSUE:
The applicant is requesting approval of a Certificate of Appropriateness for new Kolbe & Kolbe Simulite (simulated divided light) wood windows. The new windows will replace the existing wood windows and aluminum exterior storm windows on all elevations. The new windows will match the existing in size and configuration. The sash will be wood with fixed 7/8" wide aluminum muntins on the exterior and wood muntins on the interior.

II. HISTORY:
101 Wolfe Street is a four story brick Federal Revival style residential rowhouse constructed in 1985 as part of the Waterford Place Townhomes cluster development (SUP #1258, 6/16/1979). In 1998, the Board approved several alterations to the house, including reducing the height of the windows on the first level, adding two new windows on the third floor on the east elevation and adding a new covered entryway (BAR Case #98-0035, 3/18/1998).

III. ANALYSIS:
The proposed replacement windows comply with the zoning ordinance requirements.

Staff believes the proposed windows are acceptable for this late 20th century house. While the *Design Guidelines* encourage the use of wood true divided light windows (Windows, Page 2), the Board has approved similar simulated divided light wood windows with aluminum muntins in a number of recent window replacement projects, including for 304 North Alfred Street and for 603 Queen Street (BAR Case # 2003-0115, 7/16/2003 and BAR Case #2003-0305, 1/7/2004). As the front of the house at 101 Wolfe Street is set back somewhat from the sidewalk, the windows will not be readily accessible and Staff believes will not appear significantly different from the existing all wood windows.

IV. STAFF RECOMMENDATION:
Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

<u>Code Enforcement</u>:
"No comments."

<u>Office of Historic Alexandria</u>:
"No comment"