

Docket Item #21  
BAR CASE #2005-0191

BAR Meeting  
September 7, 2005

**ISSUE:** Replacement windows

**APPLICANT:** Thomas Crowley

**LOCATION:** 1316 King Street

**ZONE:** CD/Commercial

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### **STAFF RECOMMENDATION:**

Staff recommends approval of the application with the condition that the windows be six-over-six true divided light wood windows on the front elevation, and that simulated divided light wood windows are acceptable on the rear elevation.

### **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness to replace the existing wood windows on the commercial building at 1316 King Street. A total of 12 windows are proposed to be replaced with one-over-one vinyl windows with sandwich muntins (between the glass grilles) in a six-over-six pattern. The applicant is proposing to use Vytex, Georgetown Series windows. The security bars will be reinstalled on the rear windows.

The alley at the rear is a public alley.

### **II. HISTORY:**

1316 King Street is a three story masonry building clad in formstone that appears on the 1877 Hopkins Atlas. The building has undergone a number of alterations prior to being included in the historic district.

Drawings from a 1937 building permit indicate that the building was originally constructed in a Greek Revival style. At this time, the gable roof was changed to a shed roof, and the three six light windows on the third floor of the front elevation and the western window on the third floor of the rear elevation were enlarged to accommodate double hung six-over-six windows. The windows were subsequently replaced with one-over-one wood windows (evident in a 1976 photograph) and then again replaced around 1980 with six-over-six wood windows (permit #36043, 2/29/80; #37249, 7/17/81).

The Board approved a hanging sign for Old Towne Chiropractic in 1989 (BAR Case #89-112, 7/17/89).

### **III. ANALYSIS:**

The proposed replacement windows comply with zoning ordinance requirements.

As mentioned above, the existing windows at 1316 King Street are not the original historic windows. Staff has no objection to the replacement of the existing late 20<sup>th</sup> century windows. However, Staff does not believe vinyl windows are appropriate in this 19<sup>th</sup> century building. The *Design Guidelines* state that windows should be appropriate for the period of the building and discourage the use of vinyl windows and windows with sandwich muntins (Windows - Page 2). Vinyl windows were not available until the mid 20<sup>th</sup> century and do not have the same dimensionality that original wood, true-divided-light windows have. The sandwich muntins give the windows a flat appearance.

Staff recommends that the replacement windows be appropriate to the original design intent of the building. Staff has no objections to the use of simulated divided light wood windows on the rear elevation which is removed from the public right of way.

**IV. STAFF RECOMMENDATION:**

Therefore, Staff recommends approval of the application with the condition that the windows be six-over-six true divided light wood windows on the front elevation, and that simulated divided light wood windows are acceptable on the rear elevation.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

“Prefer wood in the front of the building not pvc.”