

Docket Item # 3
BAR CASE# 2005-0258

BAR Meeting
December 7, 2005

ISSUE: Replacement windows

APPLICANT: Joan M. Bondareff

LOCATION: 102 Princess 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 to replace the existing true divided light wood windows at 102 Princess Street. A total of four windows on the front elevation and two on the rear elevation are proposed to be replaced with new simulated divided light wood windows. There are two windows on the front which will not be replaced at this time. The windows are Pella's Architect Series with 7/8" integral light technology grilles (permanently affixed grilles to the exterior and interior with an internal spacer bar).

II. HISTORY:

The building at 102 Princess 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 1971 in a variety of simple Colonial Revival styles. This area was not included in the Old and Historic Alexandria District until June of 1984.

On October 5, 2005, the BAR approved window replacement at 106 Princess Street with the same windows.

III. ANALYSIS:

The proposed window replacements comply with zoning ordinance requirements.

The *Design Guidelines* list true divided light wood windows as the preferred type of window in the historic district. Although, true divided light windows were used in the original construction of this house, Staff has no objection to the use of a simulated divided light window for the second and third stories of this late 20th century building. Simulated divided light window were available at the time of construction and the windows at the second and third levels are well removed from the public.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

“No comment.”