

Docket Item # 17
BAR CASE #2005-0260

BAR Meeting
December 7, 2005

ISSUE: Replacement Windows
APPLICANT: MSR Inc, by Robert King
LOCATION: 206-208 King Street
ZONE: CD

STAFF RECOMMENDATION:

Staff recommends approval.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for window replacement at 206-208 King Street.

The applicant proposes to remove and replace the existing exterior windows on the 3rd floor and the 4th floor dormer windows, to match the same windows that were installed on the 2nd floor in December 2002 and May 2003.

The proposed windows for the 3rd floor are manufactured by Kolbe & Kolbe from the Heritage Series, and are solid wood, with chain and double pulley double-hung with simulated divided lights, in a twelve-over-twelve configuration. The windows have a PDL grille system with spacer bars. The windows for the 4th floor dormers were custom built by American Window of Washington, D.C.

II. HISTORY:

According to Ethelyn Cox's Historic Alexandria, Virginia: Street by Street, 206-208 King Street was built by Colonel George Gilpin and completed in 1798, with shops below and living quarters above.

206-208 King Street has had signs and other alterations approved by the Board over the years. The applicant received approval from BAR Staff to replace windows on the 2nd floor in December 2002 and May 2003, according to the submittal information.

III. ANALYSIS

The proposed windows comply with the zoning requirements.

In September 2002, the applicant received approval from BAR staff to replace the 2nd floors windows with true-divided light Kolbe and Kolbe wood windows. However, the windows were replaced with the simulated divided light windows with a spacer bar rather than true-divided light windows which would normally be the appropriate window replacement on historic buildings. In that the current application is for window replacement on the 3rd and 4th floors, Staff can support using the same replacement window in order to maintain the consistency of appearance on the front facade.

IV. STAFF RECOMMENDATION:

Staff recommends approval.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

“No comment.”

Office of Historic Alexandria:

“No comment.”