

Docket Item #3  
BAR CASE #2006-0054

BAR Meeting  
April 5, 2006

**ISSUE:** Alterations  
**APPLICANT:** Hannah Williams  
**LOCATION:** 210 Franklin Street  
**ZONE:** RM/Residential

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

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for window and shutter replacement at 210 Franklin Street. The existing six-over-six windows, exterior storm windows, and non-operable metal shutters will be moved.

As proposed, the existing single glazed, six-over-six double hung windows will be replaced with windows manufactured by Kolbe and Kolbe. The new windows will be two-over-two, double glazed, true-divided light, double-hung wood windows.

The new shutters will be operable and hinged, louvered wood shutters sized to fit the windows, and will match the shutters at 212 Franklin Street.

**II. HISTORY:**

According to real estate records, 210 Franklin Street was constructed in 1870.

210 Franklin Street received a building permit to replace all the existing windows on July 30, 1961 (Permit #9780). The BAR approved the installation of aluminum siding and fixed metal shutters in 1971 (Permit #28468). There does not appear to have been any other BAR approvals.

**III. ANALYSIS:**

Proposed replacement windows comply with the zoning ordinance requirements.

Windows are character defining features of buildings within the historic district. According to the Guidelines, “new and replacement windows should be appropriate to the historic period of the architectural style of the building. For example, two-over-two and two-over-one windows are appropriate on Victorian style buildings dating from the late-19th to early 20-century. Multi-paned windows are not appropriate on structures dating from this period.”

The Guidelines further state that preferred window type is a “single glazed true divided light wood window with interior storm sash.” Acceptable window types are “single glazed true divided light wood windows with exterior storm panels, double-glazed true divided light wood windows, windows with fixed or applied muntins have been approved for the rear elevations of a structure which has minimal visibility from a public way, casement windows should generally only be used on the rear facades of buildings.”

The existing window are not historic and staff would support their replacement. The proposed replacement windows are appropriate to the era of the building in respect to the two-over-two light configuration, and fall under the acceptable window types of the Guidelines. Also, the replacement of the non-operable metal shutters is certainly preferred and staff would support their replacement as well.

**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.