

Docket Item # 16
BAR CASE #2006-0087

BAR Meeting
May 17, 2006

ISSUE: Window replacement

APPLICANT: Matthew Newton

LOCATION: 1221 Prince Street

ZONE: CL/Commercial

STAFF RECOMMENDATION: Staff recommends approval of single or double-glazed, true-divided light, double-hung wood windows, with the appropriate light configuration for all twelve replacement windows.

(Insert sketch here)

I. ISSUE:

The applicant is requesting an approval of a Certificate of Appropriateness to replace a total of 12 windows at 1221 Prince Street. 1221 Prince Street is a two-story, detached, sided townhouse, with a side-gable roof. The front has one eight-over-eight double-hung window on the first floor and a front-door with a transom and door surround. The second floor on the front has two six-over-six double-hung windows. All the front windows have operable shutters. The cornice has some dentil detailing. The rear of the structure has a later addition.

According to the applicant, all windows to be replaced are not original and are replacement windows. The three front windows are proposed to be replaced with Marvin, double-glazed, double-hung, true divided light wood windows. The other nine windows located on the side elevations are proposed to be replaced with Marvin "Infinity" series pure fiberglass windows and "colonial" between the glass grids. No information was provided as to the proposed light configurations of the windows.

II. HISTORY:

1221 Prince Street appears on the 1885 Sanborn map but not the 1877 map, which indicates it was built between 1877 and 1885.

Staff could not locate any recent Board approvals for this address.

III. ANALYSIS:

The proposed replacement windows comply with zoning ordinance requirements.

1221 Prince Street is a detached two-story, sided house, with public views of the side elevations.

Windows are character-defining features of structures and as such, any window replacement needs to be respectful of the integrity of the historic building. 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 Guidelines further state that the following window types are discouraged:"plastic, vinyl, and

metal windows, plastic, vinyl and metal clad windows, awning windows, slider window,..."

As stated previously, the applicant is proposing to use a double-glazed, double-hung true-divided light wood window by Marvin for the replacement of the front window which falls under the acceptable window types in the guidelines. However, the remainder of the windows are proposed to be replaced with a fiberglass window with between the glass grids also by Marvin (according to the submittal information). The applicant did not supply a sample of this proposed window or any additional information on this series. This is not an acceptable option for window replacement under the guidelines. The side elevations of 1221 Prince Street are clearly visible from the public right-of-way, so any new windows will be seen by the public. Therefore, staff cannot support the proposed use of the fiberglass window with between the glass grids for window replacement.

Staff would support all twelve replacement windows to be single or double-glazed, true-divided light double-hung wood windows, with the appropriate light configuration.

IV. STAFF RECOMMENDATION:

Staff recommends approval of single or double-glazed, true-divided light, double-hung wood windows, with the appropriate light configuration for all twelve replacement windows.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments regarding window replacement.

Historic Alexandria:

“Proposal for three front windows is fine; preferable material for other windows should be wood.”