ISSUE: Replacement windows

APPLICANT: United Bank

LOCATION: 301 South Washington Street

ZONE: CD/Commercial

STAFF RECOMMENDATION: Staff recommends deferral of the application for restudy.

(Insert sketch here)

I. ISSUE:
The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at the United Bank building at 301 South Washington Street. All of the windows are proposed to be replaced with new wood Heritage series Trimline windows. The proposed windows have simulated divided lights with muntin bars attached to the interior and exterior with no spacer bar.

II. HISTORY:
The two and one half story, raised basement, Federal style building at 301 South Washington Street was constructed in 1820 by Jonathan Janney, according to Ethelyn Cox in *Historic Alexandria Street by Street* (p. 30).

The Board approved the existing signs for United Bank in 2001 (BAR Case #2001-0272, 11/20/01).

III. ANALYSIS:
The proposed replacement windows comply with zoning ordinance requirements.

Windows are a character defining feature of buildings. A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced. An informed and careful analysis of the existing condition should be made before any decision to replace historic materials is made. While Staff does not believe that the existing windows are original, they appear to be in good condition. It is the general policy of the Board not to support wholesale replacement of existing windows. Staff recommends that the applicant explore the feasibility of repairing the existing windows. If the windows are not repairable, Staff recommends that the replacement windows be single-glazed true divided light windows. Staff does not support the use of simulated divided light windows on this prominently located 19th century building.

IV. STAFF RECOMMENDATION:
Therefore, Staff recommends deferral of the application for restudy.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:
No comments.

Historic Alexandria:
Request seems appropriate.