

Docket Item # 23
BAR CASE # 2007-0147

BAR Meeting
August 1, 2007

ISSUE: Replacement windows

APPLICANT: Mendelsons Properties by Jones Roofing Company, Inc.

LOCATION: 906 Prince Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends deferral for restudy.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to replace all the existing windows at 906-908 Prince Street. The existing windows appear to be historic and are six-over-six, double-hung, true-divided, single-glazed wood windows.

The applicant is proposing to use a wood, double-hung, double-glazed, simulated divided light window for the wholesale replacement. The windows will be custom made.

II. HISTORY:

906-908 Prince Street appears as early as the 1907 Sanborn Fire Insurance Map and again on the 1912 map.

Staff did not locate any prior Board approvals.

III. ANALYSIS:

Proposed replacement windows comply with zoning ordinance requirements.

According to the *Design Guidelines*, “windows are a principal character defining feature of a building and serve both functional and aesthetic purposes...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. It is often cheaper to keep historic materials and repair them rather than replace an item with new material. Storm windows or weather stripping will make a historic sash quite efficient without replacement.”

From the photographs submitted and from site inspection, staff believes that the existing windows are historic and do not appear to be in such a deteriorated state to warrant wholesale replacement. Staff would encourage the applicant to consider following the guidance found in the *Design Guidelines* to maintain the existing historic windows and repair where needed. The applicant has not demonstrated the need for wholesale replacement. Furthermore, the proposed replacement window is double-glazed with a simulated divided light. Staff would recommend that any replacement window be single-glazed and true-divided light.

Therefore, staff would recommend a deferral for restudy to give the applicant the opportunity to explore retaining the windows, or to provide additional information to demonstrate the need for whole sale replacement.

IV. STAFF RECOMMENDATION:

Staff recommends deferral for restudy.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

F-1 Application does not state if the windows are an exact replacement or larger than the existing windows. If the replacement windows are not an exact replacement the applicant shall adhere to C-1 and C-2 below.

C-1 Alterations to the existing structure must comply with the current edition of Uniform Statewide Building Code (USBC).

C-2 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

Historic Alexandria:

No comments received.