

Docket Item # 3
BAR CASE #2007-0190

BAR Meeting
October 3, 2007

ISSUE: Replacement window
APPLICANT: Robert King, MSR Inc.
LOCATION: 206-208 King Street
ZONE: KR/King Street Urban Retail

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 replacement at 206-208 King Street. The applicant proposes to remove and replace the existing window on the west elevation of the 4th floor with a new wood Kolbe & Kolbe double hung eight-over-eight window.

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. In 2005 the Board approved the installation of similar windows on the 3rd floor and in the 4th floor dormers (BAR Case #2005-00260, 12/7/07).

III. ANALYSIS

The proposed window complies with the zoning requirements.

Based upon the previous Board approval of similar windows for this property, staff supports the application in order to maintain the consistency of appearance on the building.

In September 2002, the applicant received approval from BAR staff to replace the 2nd floor windows with true-divided light Kolbe and Kolbe wood windows. However, the windows were replaced with 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 4th floor with the same type of window as previously installed, Staff can support using the same replacement window.

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:

C-1 All windows must comply with IRC section R613 (residential) or IBC section 1714.5 (commercial). Specifically they must be listed as per the requirements of AAMA/NWWDA 101/ I.S.2 and/ or AAMA/NWWDA 101/ I.S.2/ NAFS, respectively.

C-2 Structures requiring restoration of an existing window in which the structure is deemed Historic by the BAR staff will be reviewed for compliance with the building code on an individual basis.

Office of Historic Alexandria:

R-1 Approve as submitted.