

Docket Item # 10  
BAR CASE # 2008-0184

BAR Meeting  
November 5, 2008

**ISSUE:** Alterations  
**APPLICANT:** Jamie Lynch  
**LOCATION:** 612 Queen Street  
**ZONE:** OCM(50)

---

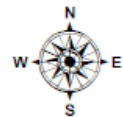
**STAFF RECOMMENDATION:** Staff recommends approval with the following condition:

1. That the replacement windows be wood, double-hung, either single or double glazed, and true or simulated divided light in a six-over-six configuration.



**BAR CASE #2008-0184**

**11/5/2008**



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 612 Queen Street.

The applicant is proposing replacement of three existing wood, double-hung, six-over-six, single glazed windows with double-hung, double glazed, simulated divided light with interior spacer bar, six-over-six, aluminum windows manufactured by Pella.

**II. HISTORY:**

612 Queen Street dates to 1974 according to city tax records and is part of the Manchester Square Condominium building which consists of eight 2 ½ story residential townhouses constructed of brick faced concrete block. 612 is the end unit at the Northern most side of the building.

Staff did not locate any prior approvals by the Board for this property.

**III. ANALYSIS:**

Proposed window replacement meets Zoning Ordinance requirements.

**Window Replacement:**

According to the Design Guidelines, “windows are a principal character-defining feature of a building and serve both functional and aesthetic purposes...New and replacement windows should be appropriate to the historic period of the architectural style of the building...Preferred window types: Single glazed true-divided light wood windows with interior storm sash...Discouraged window types: plastic, vinyl, and metal windows...plastic, vinyl and metal clad windows.”

With this in mind, Staff cannot support the proposed use of aluminum windows as replacement since aluminum windows are clearly not recommended for replacement in the local historic districts (*Design Guidelines*, Windows -page 2). The Board has consistently upheld this guideline. Staff would support window replacement with the condition that the replacement windows are wood, double-hung, either single or double glazed, true divided or simulated divided light with spacer bar, and in a six-over-six configuration.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions:

1. That the replacement windows be wood, double-hung, either single or double glazed, and true or simulated divided light in a six-over-six configuration.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

F-1 If any of the existing windows are fire-rated, then the proposed window is required to be fire rated.

Historic Alexandria:

R – Deny

S – Approve, subject to substitution of wood double hung windows rather than aluminum cladding.

VI. IMAGES:

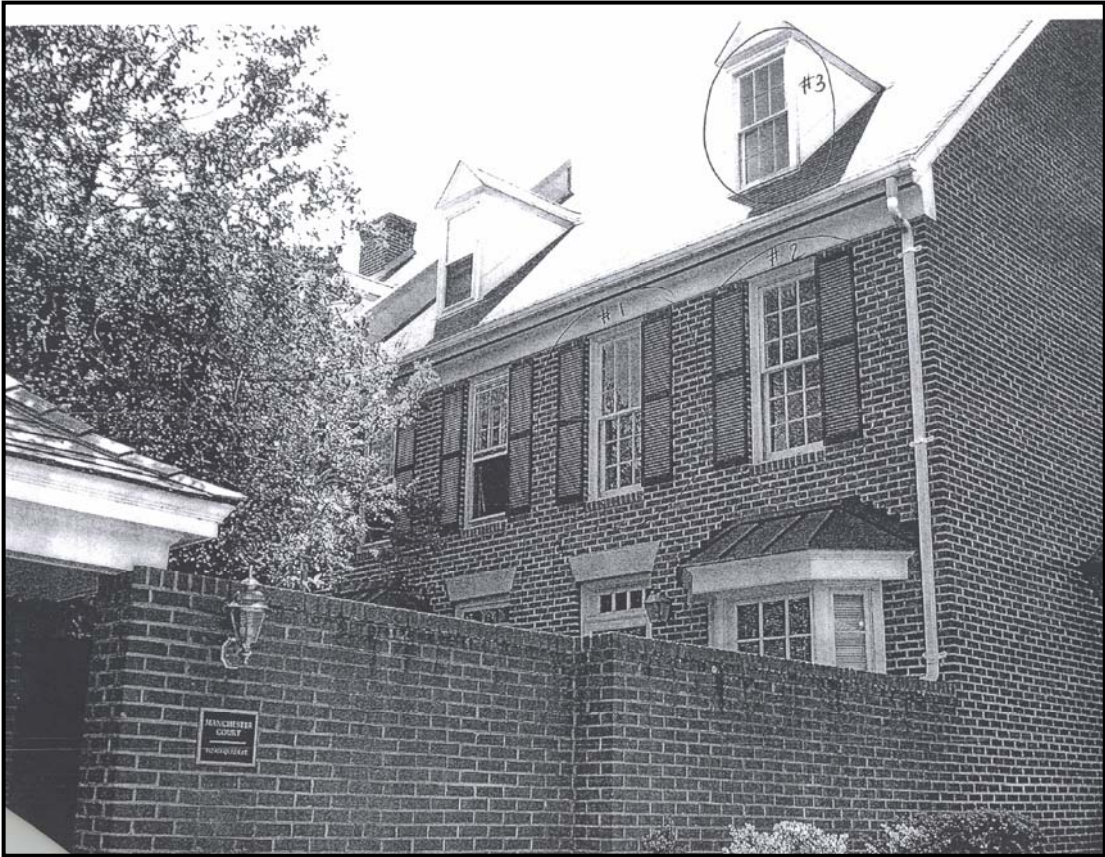


Figure 1: Photograph indicating proposed windows to be replaced.