

Docket Item # 4
BAR CASE #2009-0019

BAR Meeting
March 4, 2009

ISSUE: Alterations
APPLICANT: Paula & Brian Alprin
LOCATION: 605 Queen Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.



BAR CASE #2009-0019 **3/4/2009** 

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 605 Queen Street.

The applicant is seeking approval to replace all eleven windows, front and rear elevations, at 605 Queen Street. The existing windows are single-glazed, double-hung, six-over-six (for dormer windows), eight-over-eight (for second floor windows) and eight-over-twelve (for first floor windows) wood windows with 7/8" muntins. The applicant is requesting approval to replace the existing windows with Peachtree Wood Double Hung double-glazed windows with 7/8" muntins. The proposed windows will be simulated divided light with an interior spacer and a light pattern that is identical to the window they are replacing. The windows will be painted to match the existing paint color.

II. HISTORY:

605 Queen Street is a four story brick townhouse built as an infill project with Board approval in 1987 (BAR Case #1987-0153). The existing windows date to original construction and are in disrepair.

Staff found no other BAR cases for this property.

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

The *Design Guidelines* recommend that: "...replacement windows should be appropriate to the historic period of the architectural style of the building". The *Guidelines* state that single-glazed, true divided light windows with interior storm sash are the preferred replacement window type. The *Guidelines* continue by saying other acceptable window types are "double-glazed true divided light wood windows..." In this particular case, given the age of the townhouse and the fact that the existing light patterns and muntin profile and size will be retained, Staff does not object to the installation of double-insulated windows, with simulated divided lights, and interior spacer bars. These windows are comparable to the ones recently approved by the Board for replacement windows at 330 N. Royal Street.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments received.

Historic Alexandria:

No comments received.

VI. IMAGES

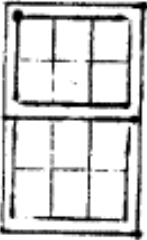


Figure 1 Photograph of Front Façade



Figure 2 Photograph of Rear

0005
Qty. = 2
Job Number =
UD Size = 31 1/2" W x 53 1/4" H
RO Size = 2' 6 1/16" W x 4' 4" H



700 Series Primed Wood Double Hung Standard
Configuration: 1 Wide 1 High
Size Type: Custom Unit Dimension Size
-- Unit Dimension values include Brickmould. --
Exterior Finish: Primed
Interior Material: Pine
Interior Finish: Primed
Glazing: Low-E
Tempered Glass: No
Air Space Option: Argon Filled
Grille Position: All
Grille Style: Colonial
Grille Type: 7/8" Simulated Divided Lite (SDL)
Grille Color: Primed Paintable
Lite Pattern: 3W2H
Hardware Type: Integral Plow
Hardware Finish: White- **BRIGHT BRASS**
Jambliner Color: White
Wood Jambliner Upgrade: No
Screen: Fiberglass
Screen Color Type: Standard Color
Screen Color: Classic White
Screens Shipped Loose: No
Extension Jamb: 4 9/16"
Extension Jamb Material: Pine
Jamb Jacks: No
Brickmould Shipped Loose: No
Subsill: Yes
Subsill (Sill Nosing) Option: Standard
Subsill Shipped Loose: No
BRICKMOULD TYPE: STANDARD

Figure 3 Spec Sheet for proposed 6/6 Window

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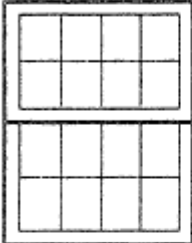
0004

Qty. = 4

Job Number =

UD Size = 39 1/2" W x 53 1/4" H

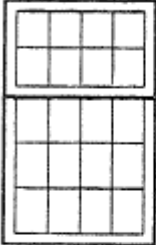
RO Size = 3' 2 1/16" W x 4' 4" H



700 Series Primed Wood Double Hung Standard
 Configuration: 1 Wide 1 High
 Size Type: Custom Unit Dimension Size
 ** Unit Dimension values include Brickmould. **
 Exterior Finish: Primed
 Interior Material: Pine
 Interior Finish: Primed
 Glazing: Low-E
 Tempered Glass: No
 Air Space Option: Argon Filled
 Grille Position: All
 Grille Style: Colonial
 Grille Type: 7/8" Simulated Divided Lite (SDL)
 Grille Color: Primed Paintable
 Lite Pattern: 4W2H
 Hardware Type: Integral Plow
 Hardware Finish: ~~White~~ Bright Brass
 Jambliner Color: White
 Wood Jambliner Upgrade: No
 Screen: Fiberglass
 Screen Color Type: Standard Color
 Screen Color: Classic White
 Screens Shipped Loose: No
 Extension Jamb: 4 9/16"
 Extension Jamb Material: Pine
 Jamb Jacks: No
 Brickmould Type: ~~4 Groove~~ Standard
 Brickmould Shipped Loose: No
 Subsill: Yes
 Subsill (Sill Nosing) Option: Standard
 Subsill Shipped Loose: No

Figure 4 Spec sheet for proposed 8/8 Windows

0002
 Qty. = 1
 Job Number =
 UD Size = 39 1/2" W x 65 1/2" H
 RO Size = 3' 2 1/16" W x 5' 4 1/4" H



700 Series Primed Wood Double Hung Cottage
 Configuration: 1 Wide 1 High
 Size Type: Custom Unit Dimension Size
 ** Unit Dimension values include Brickmould. **
 Exterior Finish: Primed
 Interior Material: Pine
 Interior Finish: Primed
 Glazing: Low-E
 Tempered Glass: No
 Air Space Option: Argon Filled
 Grille Position: All
 Grille Style: Colonial
 Grille Type: 7/8" Simulated Divided Lite (SDL)
 Grille Color: Primed Paintable
 Top Sash Lite Pattern: 4W2H
 Bottom Sash Lite Pattern: 4W3H
 Hardware Type: Integral Plow
 Hardware Finish: ~~White~~ Bright Brass
 Jambliner Color: White
 Wood Jambliner Upgrade: No
 Screen: Fiberglass
 Screen Color Type: Standard Color
 Screen Color: Classic White
 Screens Shipped Loose: No
 Extension Jamb: 4 9/16"
 Extension Jamb Material: Pine
 Jamb Jacks: No
 Brickmould Type: ~~V-Groove~~ Standard
 Brickmould Shipped Loose: No
 Subsill: Yes
 Subsill (Sill Nosing) Option: Standard
 Subsill Shipped Loose: No

Figure 5 Spec Sheet for Proposed 8/12 Window

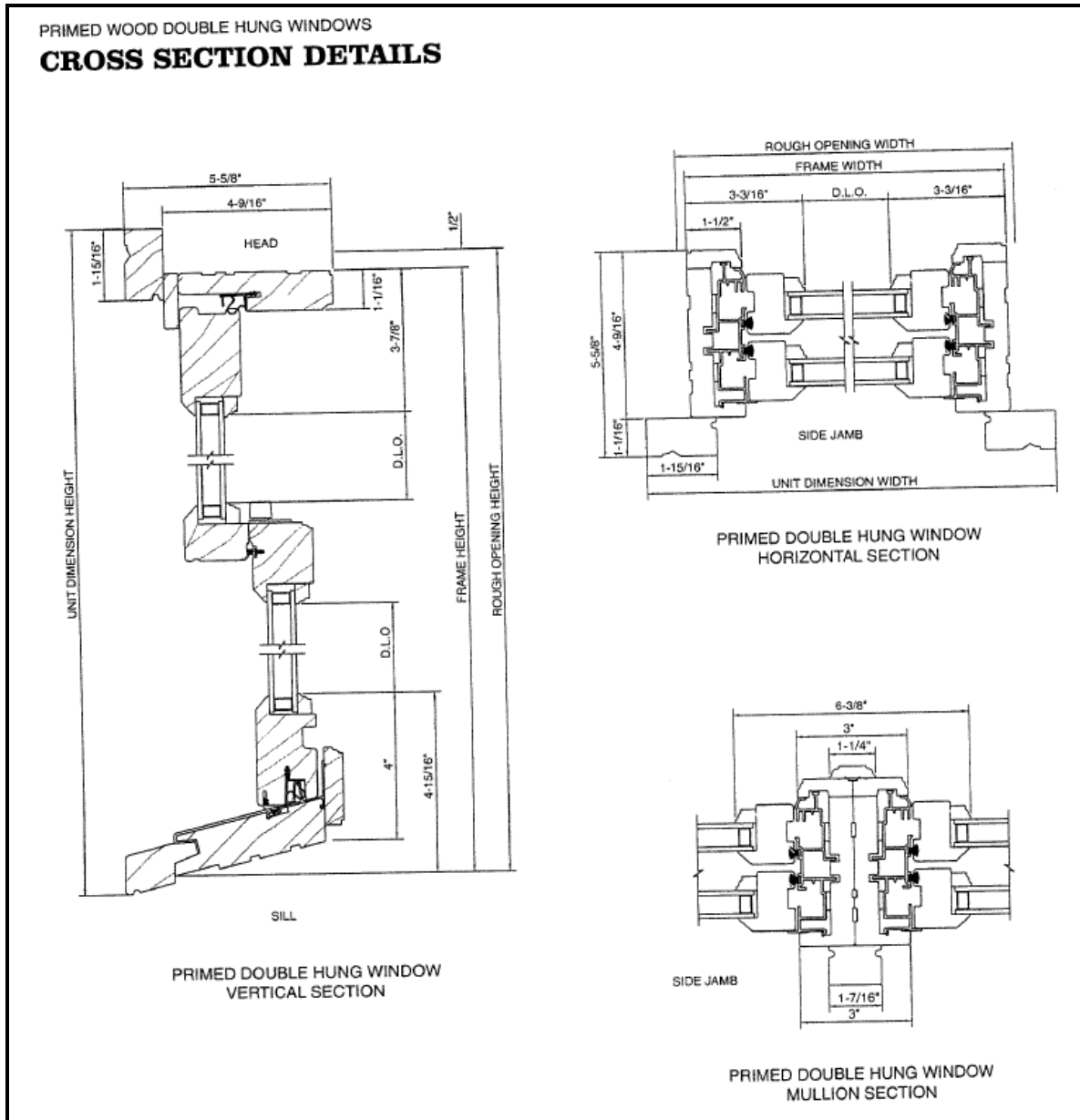


Figure 6 Cross Section of Proposed Windows