

Docket Item # 7  
BAR CASE #2009-0028

BAR Meeting  
March 18, 2009

**ISSUE:** Alterations  
**APPLICANT:** David and Miriam Olinger  
**LOCATION:** 100 Prince Street  
**ZONE:** RM/Townhouse zone

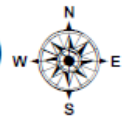
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**STAFF RECOMMENDATION:** Staff recommends denial of the application as submitted.



**BAR CASE #2009-0028**

**3/18/2009**



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 100 Prince Street.

The existing non-historic windows are single-glazed, eight-over-eight wood windows with exterior storm windows. The applicant is requesting approval of Pella Architect Series double-glazed, simulated divided light wood windows with an eight-over-eight configuration, to match the existing windows. The simulated divided light windows will have an interior spacer bar. The muntins will measure 7/8". The proposed windows will replicate the existing windows with the exception that they will be simulated divided light with a spacer bar instead of true divided light, and the proposed windows would be double-insulated instead of single-glazed.

**II. HISTORY:**

Real estate records indicate that the residence at 100 Prince Street was constructed in 1789. According to Ethelyn Cox in *Historic Alexandria Street by Street*, the building was "originally warehouse of Benjamin Shreve and James Lawrason, who purchased the lot in August 1784. Owned by William Fowle at time of January 1827 fire—"loss inconsiderable." The building was converted to a residence in 1966.

In 2001, the Board approved new rooftop vents on the property (BAR Case #2001-0256).

**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* also 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 addition, the *Guidelines* note that "windows with fixed or applied muntins have been approved for the rear elevation of a structure which has minimal visibility from a public right of way."

Staff has confirmed that the existing windows are not historic and date from the time of conversion to a residence (1966) or possibly later. Staff has no objection to the removal of the existing windows. However, Staff finds the installation of double-insulated, simulated divided light windows on an eighteenth-century building to be inappropriate. Further, the location of the building, at the corner of Prince and South Union streets, is highly visible. While double-insulated, simulated divided light windows have been approved by the Board, they are generally on rear elevations or new construction, or on non-historic buildings.

Staff finds that the current submission request is not consistent with *Design Guidelines*. Should the applicant wish to install single-glazed, true divided light wood windows, with interior or exterior storm windows, Staff can administratively approve the request.

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

**V. CITY DEPARTMENT COMMENTS**

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

Code Enforcement:

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

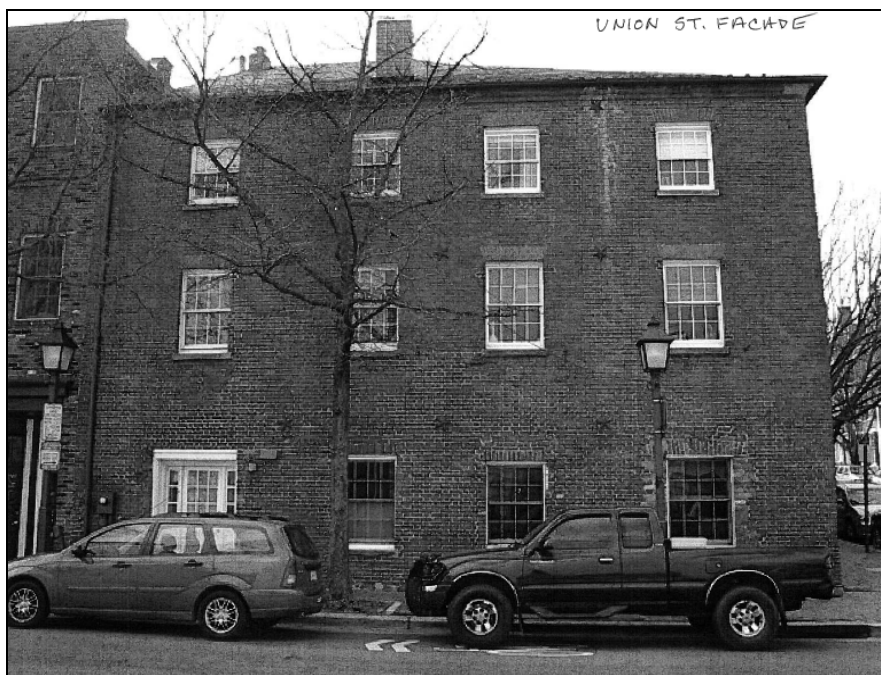
Historic Alexandria:

No comments received.

**VI. IMAGES**



**Figure 1. 100 Prince Street: north elevation.**



**Figure 2. 100 Prince Street: east elevation.**

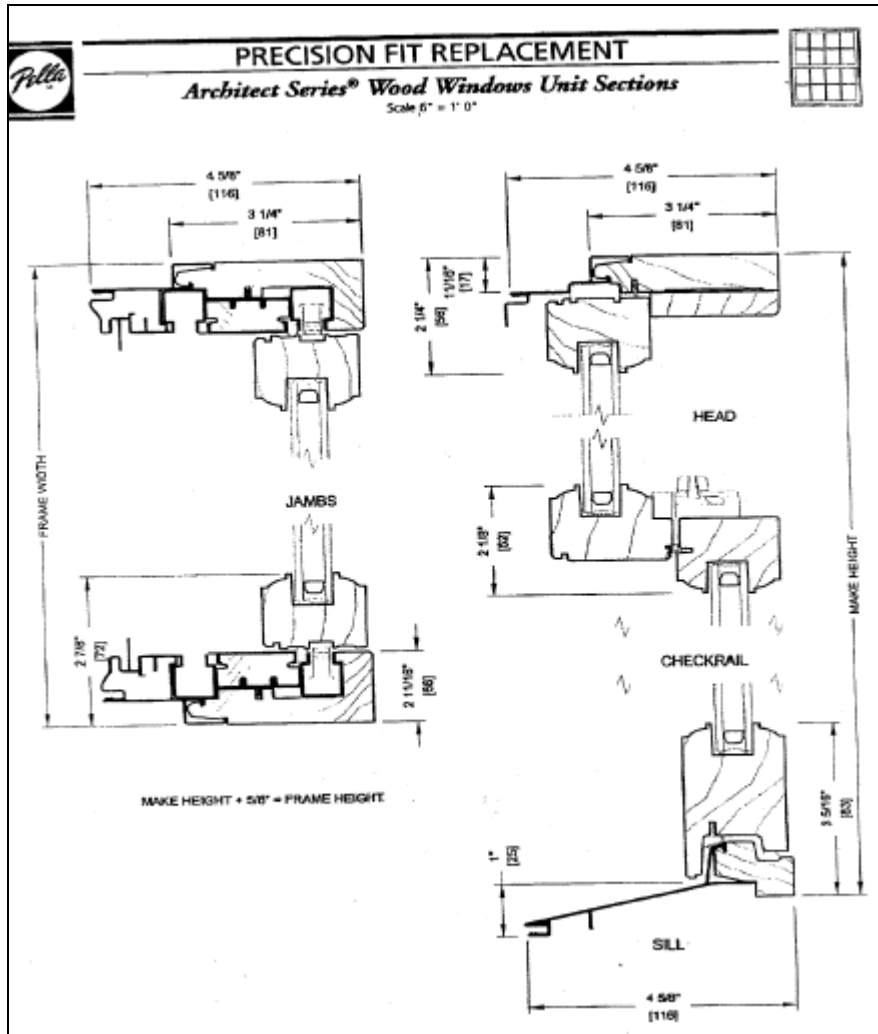


Figure 3. Proposed replacement window specification sheets.

*These were passed at 409 Green St. Ed Semorian on 11/08*

**HISTORICAL MUNTIN BARS**

Historically accurate muntin bars, permanently affixed to the interior and exterior glass, are available on Architect Series® products only.

- Wood muntin bars are adhered to the interior face, and wood or extruded aluminum muntin bars are adhered to the exterior face.
- Interior and exterior muntin bars are aligned with a foam spacer between the two panes of glass. This replicates the appearance of true divided light—and offers thermal performance vastly superior to competitors' field spacers.
- Muntin bars are available in 7/8" and 1-1/4" widths. Custom widths and patterns are also available.

Figure 4. Proposed replacement windows specification sheet: muntin details.