

Docket Item # 2
BAR CASE #2010-0277

BAR Meeting
October 20, 2010

ISSUE: Alterations (Window Replacement)

APPLICANT: James & Karen Lloyd

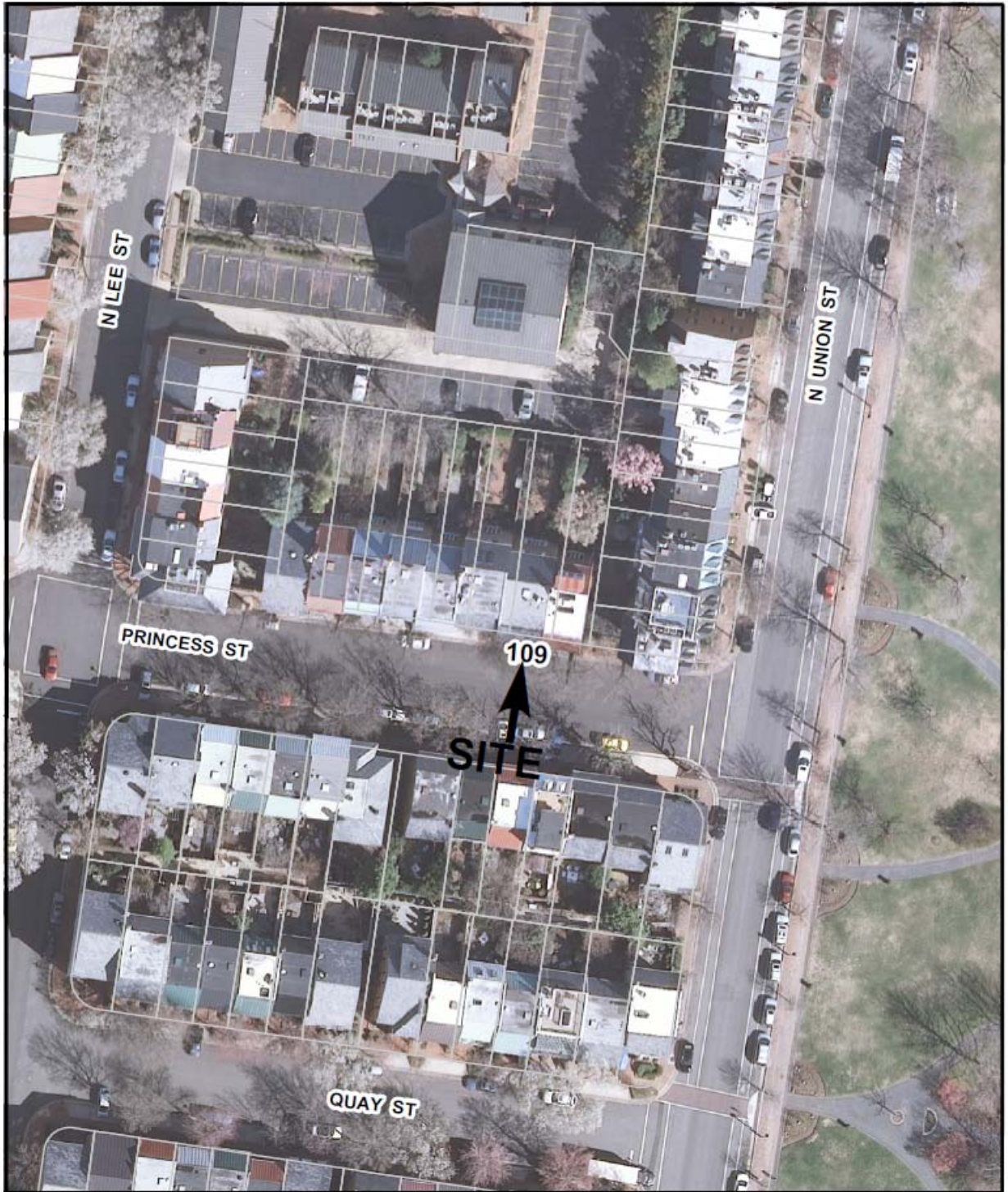
LOCATION: 109 Princess Street

ZONE: RM/Residential

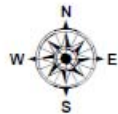
STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



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I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for eight wood replacement windows at 109 Princess Street. The existing six-over-six and eight-over-eight windows on the front and rear elevations will be replaced with new Pella Architect series painted wood windows in the same configuration. The double-glazed, simulated divided light windows will have 7/8" wide muntins, an interior spacer bar, and permanent exterior and interior wood muntins. The full frame windows will be fabricated with wood frames and sashes. The windows will have Pella's SunDefense LowE glazing and exterior half screens.

II. HISTORY

The three story, three-bay brick townhouse with a front-loading garage at 109 Princess Street was constructed in **1970** according to the City's real estate assessment information. It is part of a larger development bounded by North Union, Queen, North Lee and Pendleton Streets that was developed in the late 1960s and early 1970s in a schematic Colonial Revival design vocabulary. This area was not included in the Old and Historic Alexandria District until June of 1984.

Staff did not locate any previous BAR approvals for 109 Princess Street. However, the Board approved similar Pella windows at 106 Princess Street in 2005 (BAR Case #2005-0220).

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, Staff finds the use of double glazed replacement windows to be appropriate, as double-glazed windows were commonly available when this house was constructed in the mid-20th century. Staff actually prefers, and the Board routinely approves, modern simulated divided light windows, rather than true divided light sash, when they are in a multi-light pattern because they can be manufactured with thinner, more historically accurate muntins. In addition, the appearance of the building is substantially enhanced by elimination of the existing aluminum storm windows.

Staff evaluates each proposed replacement window against the draft *Alexandria Window Performance Specifications*. The Pella Architect series windows proposed by the applicant appear to meet these specifications, with the exception of the manufacturer's standard muntin profile for this model window, which is beaded, rather than putty glazed. Given the location of the windows on the second and third floors, Staff believes that the muntin profile will be very difficult to perceive from the street and therefore it is not necessary to require a putty glazed muntin profile in this particular case.

Staff reminds the applicant that, as of June 1, 2010, window replacement does require a building permit within the historic districts.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. IMAGES



Figure 1. Google map image of the front façade of 109 Princess Street



Figure 2: Photo of existing six-over-six window with storm.



Figure 3: Photo of existing six-over-six window with storm.