

Docket Item #3
BAR CASE #2004-0159

BAR Meeting
August 25, 2004

ISSUE: Replacement windows

APPLICANT: Michael Perkinson

LOCATION: 1315 Queen Street

ZONE: RB/Residential

****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 issuance 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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the installation of three new windows in the front facade of the two story end-unit townhouse facing Queen Street. The proposed windows, which the applicant has already purchased, are Pella Designer Series windows. They will fit in the existing openings and are double hung. The aluminum clad windows have an exterior, snap-in aluminum grille will give the exterior the appearance of muntins in a six-over-six configuration. The new windows will replace the existing six-over-six double hung wood sash with exterior aluminum storm/screens.

II. HISTORY:

The row of four two story brick-faced townhouses (1315, 1317, 1317A, 1319 Queen Street) were constructed circa 1965 (Permit #8088, 11/2/1964). As constructed, the mid-20th century dwellings had minimal Colonial Revival detailing. In 1994, the row of four along with the detached house at 1321 was renovated with alterations to the front and rear elevations including adding a cornice, shutters, wood pilasters, pediment trim, porticos, lighting fixtures, and six panel doors at the front and french doors at the rear (BAR Case #s 93-42PG, 12/8/1993 and 94-25PG, 12/8/1993). The current appearance of the row reflects the 1994 alterations. However, the existing wood windows may be original, as there is no record of window replacement in BAR files.

The Board recently approved replacement windows at 1309 Queen Street (BAR Case #2003-00168, 7/23/2003). The approved windows for this late-19th century house were true-divided-light wood windows.

III. ANALYSIS

The window replacement complies with zoning ordinance requirements.

According to the *Design Guidelines*, metal clad windows are discouraged. Similarly discouraged are windows with snap-in muntins (Windows - Page 2). Thus, the proposed windows are contrary to the recommendations of the *Guidelines* on two counts. On the other hand, the windows are removed from the public right-of-way by approximately 20' and are to be installed in a circa 1965 building with major alterations dating to 1994. The Guidelines state that replacement windows should be appropriate to the period of the building (Windows - Page 2). Given that the building dates to the latter part of the 20th century, aluminum clad windows could possibly be considered appropriate.

In the opinion of Staff, snap-in muntins are problematic, but acceptable in this situation. The Boards have been reluctant to approve snap-in muntins because they have a tendency to be damaged or removed and can be unconvincing. The fact that the windows at 1315 Princess Street will be so far removed from the public right-of-way will help to make the snap-in muntins appear more convincing. If the muntins are removed the sash would appear as one-over-one

windows and the uniformity of the row would be lessened. However, the original 1964 design for the row included variation in the window patterns and door placement. The 1994 renovation introduced further variation in the door surrounds and porticos. Thus, Staff believes the possibility of additional variation in the row is not necessarily undesirable.

As the house is one in a row of four and the first thus far to request window replacement, the Board must consider the precedent this decision will set. Staff would be reluctant to accept vinyl windows or windows with interior or between the glass grilles in this row, but believes there is room for some flexibility, given the relatively recent construction and distance from the public right-of-way. In conclusion, Staff recommends approval of the proposed aluminum clad wood windows with snap-in exterior aluminum grilles.

IV. STAFF RECOMMENDATIONS:

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 No building permit is required for replacement of the three proposed windows on the south elevation within the existing masonry opening provided there is no increase or decrease in the opening size.

Office of Historic Alexandria:

No Comment.