

Docket Item #4
BAR CASE #2006-0121

BAR Meeting
June 28, 2006

ISSUE: New window
APPLICANT: John and Carol Aucella
LOCATION: 501 North Alfred Street
ZONE: RB/Residential

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

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a new window and shutters for the end unit rowhouse at 501 North Alfred Street. The window is proposed to be installed in a new opening to be created on the rear (north) wall of the historic main block. The window will be installed on the west side of the first level of the house just to the east of an existing brick wall. The proposed window is a wood double hung, Kolbe and Kolbe six-over-six with simulated divided lights attached on the outside of the glass. The new window and shutters are proposed to match those existing.

II. HISTORY:

501 North Alfred Street is a two story frame faux-Mansard style rowhouse likely dating from the early 20th century with the addition of a late 20th century garage structure.

Staff has not located any previous Board review of alterations to this property.

III. ANALYSIS:

The proposed new window and shutters comply with zoning ordinance requirements.

The proposed new window and shutters are minimally visible from the public right-of-way.

Windows are a principal character-defining feature of a building. The *Design Guidelines* note that:

1. Changes to windows can have a dramatic impact on the historic appearance of a structure. Many buildings in the historic districts have had the windows changed in an attempt to alter the historic period of the structure or to create the appearance of modernity. (Windows - page 1)
2. New and replacement windows should be appropriate to the historic period of the architectural style of the building. For example, two-over-two and one-over-one windows are appropriate on Victorian style buildings dating from the late 19th to early 20th century. Multi-paned windows are not appropriate on structures dating from this period. (Windows - page 2)

Based on the *Guidelines*, a new window for this house should have a two-over-two configuration. However, given the fact that all of the other windows on this house have a six-over-six light configuration with shutters, Staff has no objections to the installation of a new window in a matching configuration. A single new window in another configuration would create a visually jarring situation. Because of this Staff recommends approval of the application.

IV. STAFF RECOMMENDATION:

Staff recommends approval of application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

Request seems appropriate.