

Docket Item #13  
BAR CASE #2004-0172

BAR Meeting  
September 1, 2004

**ISSUE:** Replacement windows

**APPLICANT:** Shelly & Kenneth Miller

**LOCATION:** 915 South St. Asaph Street

**ZONE:** RM/Residential

---

### **STAFF RECOMMENDATION:**

Staff recommends deferral for restudy for a more appropriate replacement window that is either a true-divided-light wood window or a simulated-divided-light aluminum clad wood window.

#### **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness to replace the existing wood windows with vinyl windows manufactured by Kensington Windows Inc. The existing windows in the two story brick townhouse are true-divided-light, double hung, wood windows and may be the original windows. All of the wood windows have aluminum exterior storms. On the front facade there is a nine-over-nine window in the first story and two six-over-six windows in the second. On the rear facade there is a set of paired, six-over-six windows. There is a narrow metal jalousie window in the second story of the rear facade, apparently a more recent alteration. In addition, there is a one-story sunroom addition on the rear of the first story with what appears to be large sliding windows. These windows appear to be quite recent and may be vinyl or aluminum. It is assumed that the jalousie and slider windows will not be replaced as the application is for replacement of all wood windows.

The materials provided by the applicant do not indicate whether the windows will have any muntins. The Kensington Windows Inc. website indicates that they make a sash with sandwich muntins (between the glass grilles).

The house is set back from and above the street. The alley at the rear is a public alley.

#### **II. HISTORY:**

915 South St. Asaph Street is part of George Washington Gardens developed by Joseph K. Seidle, Inc. and constructed and completely sold out in 1940 (Joseph K. Seidle, Inc., Opens New Model Home to Public; Is First in Group of 16," Alexandria Gazette, October 19, 1940, p.3; also, real estate advertisement, "Presenting George Washington Gardens in historic Alexandria overlooking the broad Potomac...created by the builders of Belle Haven located adjacent to Mount Vernon Memorial Boulevard, leading to the Nation's Shrine, 'Mount Vernon'. We have created a delightful Colonial community, with all the traditional atmosphere of the Old Dominion...14 already sold...." Alexandria Gazette, October 19, 1940, p.3.). This is a separate subdivision from Yates Garden which begins directly north across Green Street.

Staff could not locate any previous requests for window replacement within this block. The Board did recently review a request for the installation of vinyl siding on the addition at the rear of 931 South Saint Asaph Street (BAR Case #2002-0028, 3/20/2002). The Board deferred the application for restudy and subsequently approved Hardiplank instead of vinyl siding.

#### **III. ANALYSIS:**

The proposed window replacement complies with the zoning ordinance requirements.

Staff does not believe vinyl windows are appropriate in this circa 1940 rowhouse. The *Design Guidelines* state that windows should be appropriate for the period of the house and discourage the use of vinyl windows and windows with sandwich muntins (Windows - Page ). The houses

in the Washington Gardens Development were constructed with quality materials, including slate roofs, and attention to detail, including varying configurations of multi-light windows. Vinyl windows were not available in 1940 and do not have the same dimensionality that the original wood, true-divided-light windows have.

The replacement windows must replicate the muntin pattern of the original windows and must have exterior muntins. However, as the house is well removed from the sidewalk, being both set back and elevated, Staff does believe there is some room for flexibility. Thus Staff is willing to consider simulated-divided-lights and aluminum clad wood replacement windows in addition to true-divided-light wood windows.

**IV. STAFF RECOMMENDATION:**

Staff recommends deferral for restudy for a more appropriate replacement window that is either a true-divided-light wood window or a simulated-divided-light aluminum clad wood window.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 If alterations to the structural frame are required for installation of the new windows, a building permit will be required.
- C-2 Every sleeping room shall have at least one openable emergency escape and rescue window per IRC sec. R310.1.

### Historic Alexandria:

“I prefer that wood, not vinyl, be installed.”