

Docket Item #4  
BAR CASE# 2005-0179

BAR Meeting  
September 7, 2005

**ISSUE:** Replacement windows

**APPLICANT:** Alan E. Rosenblatt and Barbara Keenan

**LOCATION:** 800 South Royal Street

**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:**

Staff recommends approval of the applications as submitted.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness to change out the existing windows on the house to new simulated divided light. The proposal is to replace the existing wood window with Kolbe and Kolbe Simulite wood windows with 7/8" exterior aluminum muntins.

**II. HISTORY:**

800 South Royal Street is a two story brick end unit rowhouse that is part of the Yates Garden subdivision and was built in 1952, according to the City's real estate records. The house was designed in a stripped down Colonial Revival style. In 1986 the Board approved the design for a rear addition for the property (BAR Case #86-73, 5/7/1986). In 1993 the Board gave after-the-fact approval for a hot tub gazebo in the rear yard (BAR Case #93-170, 11/3/1993). Earlier this year, the Board approved alterations to the rear of the house by changing French doors to windows and adding shutters (BAR Case #2004-0272, 1/19/05).

**III. ANALYSIS:**

The proposed alterations comply with zoning ordinance requirements.

Although the *Design Guidelines* recommend true divided light wood windows as replacements, the Board has approved simulated divided light windows when the opening is sufficiently removed from the public right of way. In this case, the house is approximately 12 feet from the public right of way on the north and west side. Staff acknowledges the Board's strong preference for all wood windows. However, in this case with the house set back from the right-of-way Staff recommends that the new Kolbe and Kolbe window product be approved.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the applications as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Office of Historic Alexandria:

Prefer wood exterior, true divided lights.