

Docket Item #17
BAR CASE# 2005-0216

BAR Meeting
October 5, 2005

ISSUE: Replacement windows

APPLICANT: Stacey Hudson

LOCATION: 832 South Pitt Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the windows either be restored or replaced with new true divided light wood windows to match the originals and that the replacement windows be approved by Staff prior to installation.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to replace the existing true divided light wood windows at 832 South Pitt Street. A total of 11 windows are proposed to be replaced with new simulated divided light aluminum clad windows by Pella. The windows will have 7/8" muntins in a six-over-six configuration permanently affixed to the exterior and interior with a spacer bar between the panes of glass.

II. HISTORY:

The brick residence at 832 South Pitt Street was constructed in 1942 as part of the Yates Garden subdivision development.

III. ANALYSIS:

The proposed window replacements comply with zoning ordinance requirements.

The *Design Guidelines* list metal clad windows as a discouraged window type (Windows - Page 2). Generally, the Board only approves aluminum clad windows in cases of minimal visibility and where the aluminum clad windows are replacing steel casement windows. In this case, the proposed aluminum clad windows would replace wood windows and would be highly visible. Staff does not support the use of aluminum clad windows in this location.

The Board recently heard an application for replacement windows at 828 S Pitt Street (BAR Case #2005-0208, 9/21/05). At that hearing, the Board recommended that the applicant repair rather than replace the original windows. The Board agreed that if the windows were beyond repair, the applicant could replace the windows with new true divided light windows on the front of the property and simulated divided lights on the rear. The Board argued that the windows in Yates Gardens are a character defining feature and that wholesale window replacement was not appropriate.

832 South Pitt Street is a corner property, with the three sides containing windows all highly visible from the public right of way. Therefore, Staff believes that the windows on all elevations should be wood true divided lights.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the windows either be restored or replaced with new true divided light wood windows to match the originals and that the replacement windows be approved by Staff prior to installation.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

“No comment.”