

Docket Item #18
BAR CASE# 2005-0221

BAR Meeting
October 5, 2005

ISSUE: Replacement windows

APPLICANT: Michael Gallogly

LOCATION: 830 South Pitt Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the windows either be restored or replaced with new true divided light wood windows on the front elevation;
2. Simulated divided light wood windows are acceptable on the rear elevation; and,
3. 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 830 South Pitt Street. A total of seven windows are proposed to be replaced with new simulated divided light windows by Marvin. The three windows on the front of the building are proposed to be wood, while the rear windows will be aluminum clad. All of the windows will have 7/8" muntins in a six-over-six configuration affixed to the exterior and interior and will include a spacer bar.

The rear of the property is visible from Green Street.

II. HISTORY:

The brick residence at 830 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 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. The applicant for 828 S Pitt Street also requested approval of aluminum clad windows for the rear of the property which were denied by the Board.

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. Although not highly visible in through the block views from Green Street Staff does not support the use of aluminum clad windows in this location.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the windows either be restored or replaced with new true divided light wood windows on the front elevation;
2. Simulated divided light wood windows are acceptable on the rear elevation; and,

3. 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.”