

Docket Item # 12
BAR CASE #2005-0296

BAR Meeting
January 4, 2006

ISSUE: Replacement Windows

APPLICANT: Brian & Susan Bayly

LOCATION: 508 Jefferson Court

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff would recommend approval of the application with the new windows being true-divided light wood windows instead of simulated divided lights.

I. ISSUE:

The applicants are requesting approval of replacement windows and to replace the front door.

A total of 16 windows will be replaced. The new window will be double-hung, double-glazed, wood windows, with simulated divided lights, in a six-over-six lite configuration, which matches the existing light configuration. The proposed new windows are manufactured by Jeld-Wen.

The existing front door is a four panel wood door with four lights at the top. The replacement door will match the existing door. The applicants wish to replace the door because it has warped. The existing storm door will remain.

II. HISTORY:

508 Jefferson Court was constructed in 1965 according to real estate records. The property had six-over-six double-hung window in 1994 per a survey.

There does not appear to be any previous requests for BAR approval.

III. ANALYSIS:

Windows are character defining features of buildings within the historic district. This 1965-property would have been constructed with true-divided light windows. The *Design Guidelines* recommend that windows have true divided lights. The *Guidelines* further state that “windows with fixed or applied muntins have been approved for the rear elevation of a structure which has minimal visibility from the public right of way” (Windows - Page 2). In several cases, the Board has approved the use of simulated divided lights, but in cases where the property was well set back from the street. This property is set close to the street and is highly visible.

IV. STAFF RECOMMENDATION:

Therefore, Staff would recommend approval of the application with the new windows being true-divided light wood windows instead of simulated divided lights.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments

Historic Alexandria

“Does request also include replacing the storm door? If so, is the door pictured what is currently in place, or what they want? An effort should be made to replace with a more appropriate style to the architecture.”