BAR Meeting
February 15, 2006

ISSUE: Alterations

APPLICANT: Seth Reigle

LOCATION: 608 South Royal Street

ZONE: RM/Residential

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STAFF RECOMMENDATION:
Staff recommends deferral of the application for restudy.

I. **ISSUE**:
The applicant is requesting approval of a Certificate of Appropriateness for replacement windows for the residential rowhouse at 608 South Royal Street. The applicant proposes to replace the existing windows with new Andersen brand Woodwright windows with "Perma Shield" exterior. In addition, the applicant proposes to alter the opening of the large window on the south side of the house by adding either a 5" piece of trim or two courses of brick to accommodate a new Woodwright window in the largest stock size available.

The applicant has provided an actual sample of the window which will be made available to members at the public hearing.

II. **HISTORY:**
608 South Royal Street is a three story brick rowhouse which is part of the Yates Garden subdivision dating from 1960.

III. **ANALYSIS:**
Proposed alterations comply with Zoning Ordinance requirements.

The only windows on the house that are visible from the public right-of-way and therefore subject to Board review are front (west) and side (south) of the house

The "Perma Shield" exterior of the windows is an acrylic coating for the protection of windows. The Boards have been consistent that they strongly prefer wood windows without exterior coatings for houses in the historic districts. Staff believes that the Boards previous approvals and the *Design Guidelines* are clear that vinyl coated windows are discouraged and that wood windows are preferred. Staff, therefore, recommends deferral of the application for use of a window type that meets the recommendations in the *Design Guidelines*.

Staff has no objection to decreasing the size of the window opening on the south elevation with either trim stock or brick coursing.

IV. **STAFF RECOMMENDATION**:
Staff recommends deferral of the application for restudy.

CITY DEPARTMENT COMMENTS

Code Enforcement:
No comments.

Historic Alexandria:
No comment.