

Docket Item #14  
BAR CASE #2006-0040

BAR Meeting  
March 15, 2006

**ISSUE:** Window alterations  
**APPLICANT:** Bill Fenton  
**LOCATION:** 813 South Alfred Street  
**ZONE:** RM/Residential

---

**STAFF RECOMMENDATION:**

Staff recommends deferral of the application for restudy.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for a new window to be installed on the rear (west) of the residential rowhouse at 813 South Alfred Street. The new window will replace an existing double hung single glazed true divided light wood window with a new paired wood casement windows each with six lights. The new window will measure approximately 36" in height and 24" in width and have simulated divided lights.

**II. HISTORY:**

813 South Alfred Street is part of the Patrick Henry Homes subdivision that was constructed ca. 1942. It is a two story, two bay flat roofed brick residential rowhouse.

**III. ANALYSIS:**

Proposed window alterations comply with zoning ordinance requirements.

In the opinion of Staff, a new casement window will introduce a new visual type of fenestration to the house, eroding the relative cohesiveness of the overall design. Staff believes that the appearance of double hung windows should be retained. Staff has no objection to double hung simulated divided light wood windows for this location on the house.

**IV. STAFF RECOMMENDATION:**

Staff recommends deferral of the application for restudy.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- F-1 The location of the proposed window alteration has not been provided. A Plat Plan was not provided. If the window is located along an interior lot line, C-1 shall apply below.
- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

### Historic Alexandria:

Sash vs. casement windows preferable.