

Docket Item # 3  
BAR CASE #2006-0076

BAR Meeting  
May 3, 2006

**ISSUE:** Replacement windows

**APPLICANT:** Shelby Scarbrough by BOWA Builders

**LOCATION:** 613 South Royal Street

**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval of application as submitted.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of 10 replacement windows at 613 South Royal Street. The windows are located on the front facade and the south side at the front corner. The existing windows are double hung, true divided light, wood windows, presumably those that were installed in 1985 when the house was constructed. The proposed replacement windows are double hung, simulated divided light, wood windows. The muntin bars will be 7/8" wide. The proposed windows are Pozzi windows are manufactured by Jeld-Wen. The replacement windows will match the existing in number of lights and configuration.

The house is readily visible from the street but is set back from the sidewalk by approximately 18.5 feet.

**II. HISTORY:**

The three story brick clad house was constructed in 1985 according to plans by Gilbert and Foster, a Washington, D.C. based architectural firm. The plans were approved by the Board of Architectural Review on July 18, 1985 (BAR Case #85-45).

**III. ANALYSIS:**

The proposed replacement windows comply with zoning ordinance requirements.

Windows are a principal character-defining feature of a building. The *Design Guidelines* for the historic districts encourage the use of wood windows for new and replacement windows and establish a hierarchy of preferred window types. According to the *Design Guidelines*, single glazed true divided light wood windows are the preferred window type. Double glazed (insulated) true divided light wood windows are acceptable, as are double glazed simulated divided light wood windows in circumstances where they have minimal visibility from a public right of way. The *Design Guidelines* discourage the use of plastic, vinyl and metal clad windows.(Windows - Page 2)

Staff recommends approval of the application as submitted. The proposed replacement windows will match the existing windows and will comply with the preferred type per the *Design Guidelines* in every respect except that they will have simulated divided lights rather than the true divided lights. As the house is well set back from the sidewalk, Staff has no objection to the use of simulated divided lights in this case. The 7/8" wide muntin bar is the narrowest width available and will approximate the appearance of a typical true divided light muntin.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

No comments.