

Docket Item # 13
BAR CASE # 2007-0155

BAR Meeting
September 5, 2007

ISSUE: Replacement windows
APPLICANT: Nancy & William Rettig
LOCATION: 632 S St Asaph Street
ZONE: RM Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the replacement windows be either true divided light or simulated divided light wood windows;
2. That there be no wrapping of the trim with composite materials; and,
3. That the applicant obtains staff approval of the final window selection prior to purchase and installation.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval for replacement windows at 632 South St Asaph Street. The applicant is proposing to replace all of the existing original true divided light wood windows with new vinyl Quantum2 windows by Long Windows. The exterior trim is also proposed to be wrapped in pvc.

II. HISTORY:

The residence located at 632 S. St. Asaph Street was constructed in 1970. The building was approved by the Board on 5/14/70.

The Board approved fencing in 1990 (BAR Case #90-22, 5/16/90 and BAR Case #90-233, 5/1/91). There have been no recent Board approvals for the property.

III. ANALYSIS:

The subject property is zoned RM, residential. The proposed replacement windows comply with Zoning Ordinance requirements.

Windows are a character defining feature of buildings in the historic district that serve both functional and aesthetic purposes. The *Design Guidelines* list vinyl windows as a discouraged type of window (Windows – Page 2). Vinyl windows are incompatible with the character of the historic district. Staff also does not support the wrapping of the trim with pvc.

While the applicant has provided a list of properties that have had the same proposed vinyl windows installed, there have been no Board or staff approvals for replacement windows at those properties. Staff has not had the opportunity to confirm whether vinyl windows have in fact been installed at the listed addresses.

Although true divided light windows were used in the original construction of this house, Staff has no objection to the use of a simulated divided light this late 20th century building which is set back from the street.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the replacement windows be either true divided light or simulated divided light wood windows;
2. That there be no wrapping of the trim with composite materials; and,
3. That the applicant obtains staff approval of the final window selection prior to purchase and installation.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

No comments were received.