

Docket Item # 12
BAR CASE # 2007-0217

BAR Meeting
November 14, 2007

ISSUE: Alterations
APPLICANT: Barton Sheffield
LOCATION: 708 W. Abingdon Court
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval with the condition that a spacer bar be incorporated due to the simulated divided light design.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of Certificate of Appropriateness to remove the existing storm windows and replace the existing windows and French doors on both the front and rear elevations, matching the existing lite configurations.

The proposed replacement windows and doors will be Pella series windows. All will have wood exteriors and will have simulated divided lights and double glazing. The front windows consist of three double-hung windows in a 6/6 configuration and two double-hung windows in a 6/9 configuration. The rear elevation consists of two double-hung windows with a 6/6 configuration and a casement window with no lites. The muntin profile for the windows will be 7/8”.

II. HISTORY:

708 West Abingdon Court is located within the Nethergate development of townhouses adjacent to the George Washington Memorial Parkway. From real estate records, 708 W. Abingdon Court was constructed in 1984.

Staff did not locate any prior Board approvals for this property.

III. ANALYSIS:

Proposed window replacements comply with Zoning Ordinance Requirements.

Staff received a letter from the Nethergate Community Services Association stating the proposed replacement windows and doors met their approval, with the condition that they be painted a color from the Nethergate palate.

Due to its location within the Nethergate development, views of 708 W. Abingdon Court are extremely limited from the George Washington Memorial Parkway. Staff supports the request for the replacement windows since this is a late 20th-century building. The replacement windows and doors will match the existing configuration and the building is setback from the street. Staff would recommend that a spacer bar be incorporated due to the simulated divided light design.

IV. STAFF RECOMMENDATION:

Staff recommends approval with the condition that a spacer bar be incorporated due to the simulated divided light design.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).

Historic Alexandria:

Approve if match to original.