

Docket Item # 15  
BAR CASE # 2007-0222

BAR Meeting  
November 14, 2007

**ISSUE:** Alterations  
**APPLICANT:** John E. Harman  
**LOCATION:** 113 S. St. Asaph Street  
**ZONE:** CD/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval of a replacement window with the following conditions:

1. That the window is all wood with wood muntins and true-divided lights, in a 6/6 configuration;
2. That the muntins bars be no greater than 7/8" in width;
3. That the window may be single or double-glazed and,
4. That the new all-wood windows be approved by Staff prior to ordering.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness to replace a single window in the dormer of 113 S. St Asaph Street.

The proposed replacement window will be a Jeld-Wen double-hung, double-glazed, simulated-divided light with 7/8" aluminum muntins, in a 6-over-6 configuration.

**II. HISTORY:**

According to Ethelyn Cox's History of Alexandria, 113 S. St Asaph Street may date from 1785. Tax records for 1787 show that the owner, Richard Ratcliffe, had tenants in both 115 and 113. In 1808, Ratcliffe sold 113 to Edmund Jennings Lee, uncle of Robert E. Lee. Abraham Faw purchased it in 1811.

Over the years, the Board has reviewed a number of requests for 113 S. St. Asaph Street, including requests to demolish the building (denied on January 13, 1965, and June 10, 1970), and a request to install a front dormer, initially denied on November 21, 1974, but approved in its current configuration on December 18, 1974.

Staff did not locate any more recent cases for this property.

**III. ANALYSIS:**

Proposed window replacement in existing dormer complies with Zoning Ordinance requirements.

While Staff recognizes that the dormer and the current window are not historic features since they were approved to be added to the building in 1974, Staff does have concerns about the proposed replacement window. According to the *Design Guidelines*, the Board prefers single glazed windows with true divided lights. Thermal windows with simulated divided lights are considered acceptable only under specific circumstances (Windows – Page 2). In this case, the dormer is on the front elevation and visible from public views. Therefore, a true-divided light wood window that may be double-glazed would be preferred. Staff believes that the muntins should also be wood, not aluminum as proposed.

**IV. STAFF RECOMMENDATION:**

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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:

“Replace with all wood 6/6 double-hung true-divided light window.”