

Docket Item # 18  
BAR CASE # 2007-0227

BAR Meeting  
November 14, 2007

**ISSUE:** Alterations  
**APPLICANT:** Gordon L. Nash  
**LOCATION:** 509 Jefferson Court  
**ZONE:** RM/residential

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

1. That the muntins be wood rather than aluminum; and,
2. 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 the existing wood, double-hung, true-divided light windows in the semi-detached two story house with new wood double-hung windows by Jeld-Wen. The windows will have insulated glass and simulated divided lights with aluminum muntin bars. The muntin bars will be 7/8" wide. The new windows will have the same six-over-six configuration as the existing. All three front windows and the two second story windows at the rear will be replaced with the double hung windows in the existing openings. However, the two ganged windows on the first story at the rear will be replaced with a bay window. The new bay will fit within the existing opening. It will project 19' from the face of the building and will consist of a fixed 16-light window flanked by two angled four-over-four double hung windows. The bay will have decorative brackets under the base.

The front of the house is visible from Jefferson Court and Wilkes Street. The upper story of the rear is partially visible from South Pitt Street.

**II. HISTORY:**

The Jefferson Townhouse development, located on the south side of the 400 block of Wilkes Street, was constructed circa 1966 and includes 9 houses, with six facing Jefferson Court and three facing Wilkes Street. The house at 509 is a pair with 507 Jefferson Court. The houses were constructed with modest Neo-Colonial detailing, most notably exhibited in the front door surrounds which are quite varied. Apparently, the houses have been subject to little alteration. Staff located only two records of BAR review for these properties. Most recently, on November 15, 2006, the Board approved window replacement and other alterations at 500 Jefferson Court (BAR Case #2006-0247). The approved replacement windows were thermal windows with simulated divided lights. That work was not undertaken and the owner has applied for Board approval of an addition and alterations (BAR Case #s 2007-0232 & 0233). The Board previously approved replacement windows at 508 Jefferson Court (BAR Case #2005-0296, 1/4/2006). These windows were thermal windows with simulated divided lights.

**III. ANALYSIS:**

The proposed alterations comply with the zoning ordinance requirements.

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). Staff believes that simulated divided light thermal windows are acceptable in this instance as the house dates to the 1960s and is located on a court with other houses of the same date. Staff notes that the Board has previously approved thermal windows with simulated divided lights for houses on Jefferson Court on two other occasions. However, Staff prefers that the muntins be wood as well as the window sash and frame. Jeld-Wen does offer a version of its wood, double hung window with simulated divided lights with wood exterior muntins called Precise Simulated Divided Lights.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following conditions:

1. That the muntins be wood rather than aluminum; and,
2. That the new all-wood windows be approved by Staff prior to ordering.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 A Construction permit will be required for the proposed project.

C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-3 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:

R-1 Approval

S-1 Double glazed true divided lights wood windows.