

Docket Item # 16  
BAR CASE # 2007-0245

BAR Meeting  
November 14, 2007

**ISSUE:** Alterations(windows)  
**APPLICANT:** Tara Thole  
**LOCATION:** 817 South Royal Street  
**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval of the application.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for window replacement at 817 South Royal Street. The property has one six-over-nine window on the first floor and two, six-over-six windows on the second floor. The proposed replacement windows will be manufactured by Jeld-Wen, and will be double-hung, double-glazed wood windows, with wood simulated divided lights and a spacer bar, in a matching lite configuration of the existing window.

The front of the house is visible from the public right-of-way, but is set back from the sidewalk by over 20'.

**II. HISTORY:**

The two story, two bay wide, brick rowhouse at 817 South Royal Street was constructed c. 1941 in a simple Colonial Revival style. It is located in the Yates Garden subdivision. On September 19, 2007, the Board approved a request to construct a new brick trash enclosure in the front yard adjacent to the front steps (BAR Case #2007-0178).

Board has reviewed other projects on this blockface, including a request for demolition and addition at 809 South Royal Street (BAR Case #2007-0023-24, 3/21/2007).

**III. ANALYSIS:**

Proposed window replacements comply with Zoning Ordinance requirements.

As stated in the Design Guidelines, windows are character-defining features of a building and their design, material, and construction are important in maintaining the integrity of the building. From the information submitted by the applicant and inspection by staff, the existing windows appear to be replacement windows and not original to this 1941 building. While Staff supports the replacement of the windows with new wood, double-hung windows, Staff is concerned about the use of simulated divided lights windows on the primary front elevation. While the Board has approved simulated divided light replacement windows on other properties, most of these cases were on secondary elevations. Another factor is that double-glazed, true-divided light windows that are manufactured today are tending to have thicker muntin dimensions than single-glazed windows. These thicker muntins appear out of a scale and proportion for windows on Colonial Revival-style buildings. Because this property is set back more than 20' from the sidewalk, the public access views to any replacement windows will be limited. Therefore, Staff supports the applicant's request for window replacement.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

Historic Alexandria:

No comments received.