

Docket Item # 4  
BAR CASE #2008-0118

BAR Meeting  
July 30, 2008

**ISSUE:** Alterations  
**APPLICANT:** Jennifer Warren  
**LOCATION:** 330 North Royal Street  
**ZONE:** RM/Residential

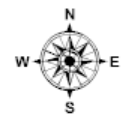
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**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.



**BAR CASE #2008-00118**

**7/30/2008**



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 330 North Royal Street. The French doors on the west elevation will also be replaced.

The existing windows are single-insulated, six-over-six wood windows with exterior storms. The applicant is requesting approval of Pella Architect Series Luxury Addition double-hung, wood windows with a six-over-six configuration. The windows, as well as the new French doors, will be double insulated with simulated divided lights and an interior spacer bar. The muntins will measure 7/8”.

**II. HISTORY:**

The four-story brick townhouse at 330 North Royal Street was constructed in 1969 according to the City’s real estate records.

Staff could find no previous BAR approvals for the subject property.

**III. ANALYSIS:**

The proposed alterations comply with Zoning Ordinance requirements.

The *Design Guidelines* recommend that: “...replacement windows should be appropriate to the historic period of the architectural style of the building”. The *Guidelines* also state that single-glazed, true divided light windows with interior storm sash are the preferred replacement window type. The *Guidelines* continue by saying other acceptable window types are “double-glazed true divided light wood windows...Windows with fixed or applied muntins have been approved for the rear elevation of a structure which has minimal visibility from a public right of way.” In this particular case, given the age of the townhouse and the fact that the existing six-over-six light pattern and muntin profile and size will be retained, Staff does not object to the installation of double-insulated windows and doors, with simulated divided lights, and space bars. These windows are comparable to the ones approved by the Board for replacement windows at 305 N. Washington Street.

**IV. STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.

**V. CITY DEPARTMENT COMMENTS**

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

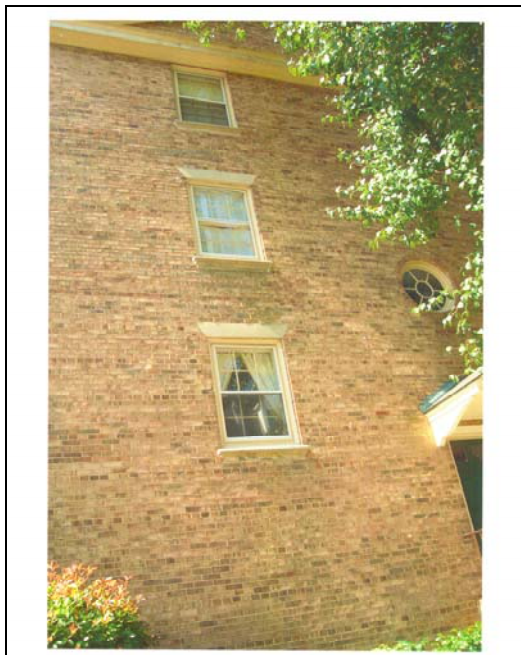
Code Enforcement:

No comments received.

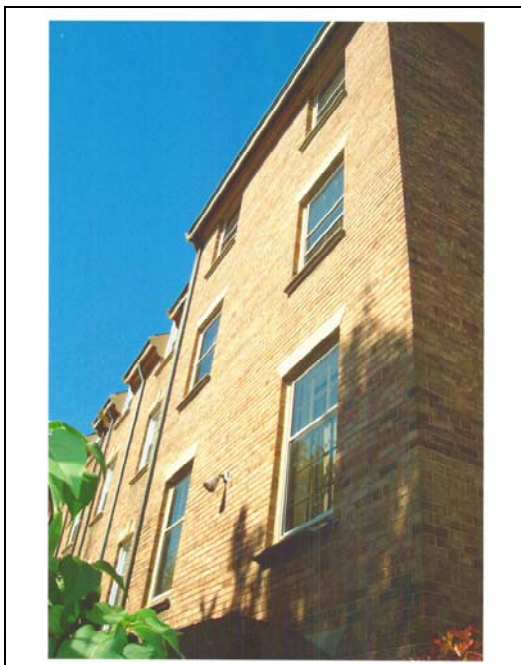
Historic Alexandria:

R-1 Approve.

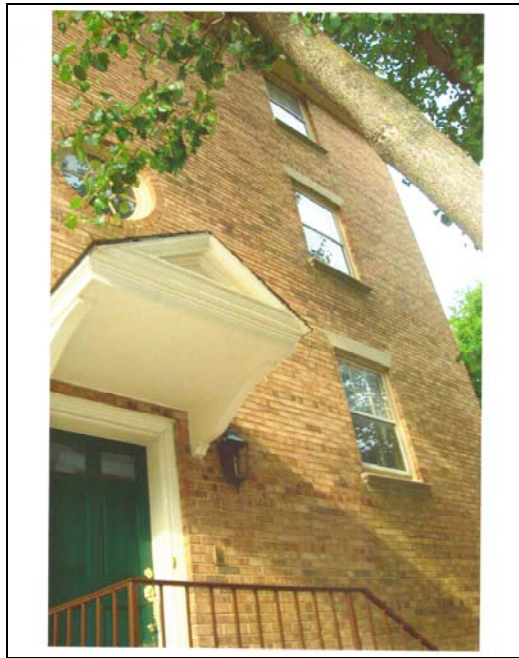
**VI. IMAGES**



**Figure 1: North elevation**



**Figure 2: East elevation**



**Figure 3: North elevation**



**Figure 4: West elevation**