

Docket Item # 6  
BAR CASE #2009-0188

BAR Meeting  
September 16, 2009

**ISSUE:** Alterations  
**APPLICANT:** Charles R. and Jane S. Weber  
**LOCATION:** 407 S. Saint Asaph Street  
**ZONE:** RM/Residential

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

\*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period. In the case for a certificate or permit for a project that requires a development special use permit or site plan under section 11-400 of the zoning ordinance, the period of validity shall be coincident with the validity of the development special use permit or site plan as determined pursuant to section 11-418 of the ordinance.

\*\*BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 407 South Saint Asaph Street. The applicant is proposing the replacement of thirteen windows on the front, rear, and side elevation of the home. The existing windows are single-glazed, double-hung, six-over-nine (first and second floor windows), six-over-six (third floor windows) and one, six pane round, wood windows with 7/8" muntins. The applicant is requesting approval to replace the existing windows and exterior storms with Marvin Ultimate Double Hung double-glazed windows with 7/8" muntins. The proposed windows will be simulated divided light with an interior spacer and a light pattern that is identical to the windows they are replacing. The windows will be painted to match the existing paint color.

**II. HISTORY:**

407 S. St. Asaph Street is one of group of eight, three story brick residential rowhouses designed by Michael Reddan, AIA, and constructed in 1975. The project was approved by the Board on 8/21/1974. The building is located just to the south of the Little Theater on Wolfe Street. The rear elevation is visible from South Washington Street.

Staff found no other BAR cases for this 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* 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..." In this particular case, given the age of the townhouse and the fact that the existing light patterns, muntin profile, and muntin size will be retained, Staff does not object to the installation of double-insulated windows, with simulated divided lights, and interior spacer bars. These windows are comparable to the ones recently approved by the Board for replacement windows at 330 N. Royal Street and 605 Queen Street.

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

**STAFF:**

Meredith Kizer, Historic Preservation Planner, Planning & Zoning  
Lee Webb, Historic Preservation Manager, Planning & Zoning  
Stephen Milone, Division Chief, Zoning and Land Use Services

**V. CITY DEPARTMENT COMMENTS**

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

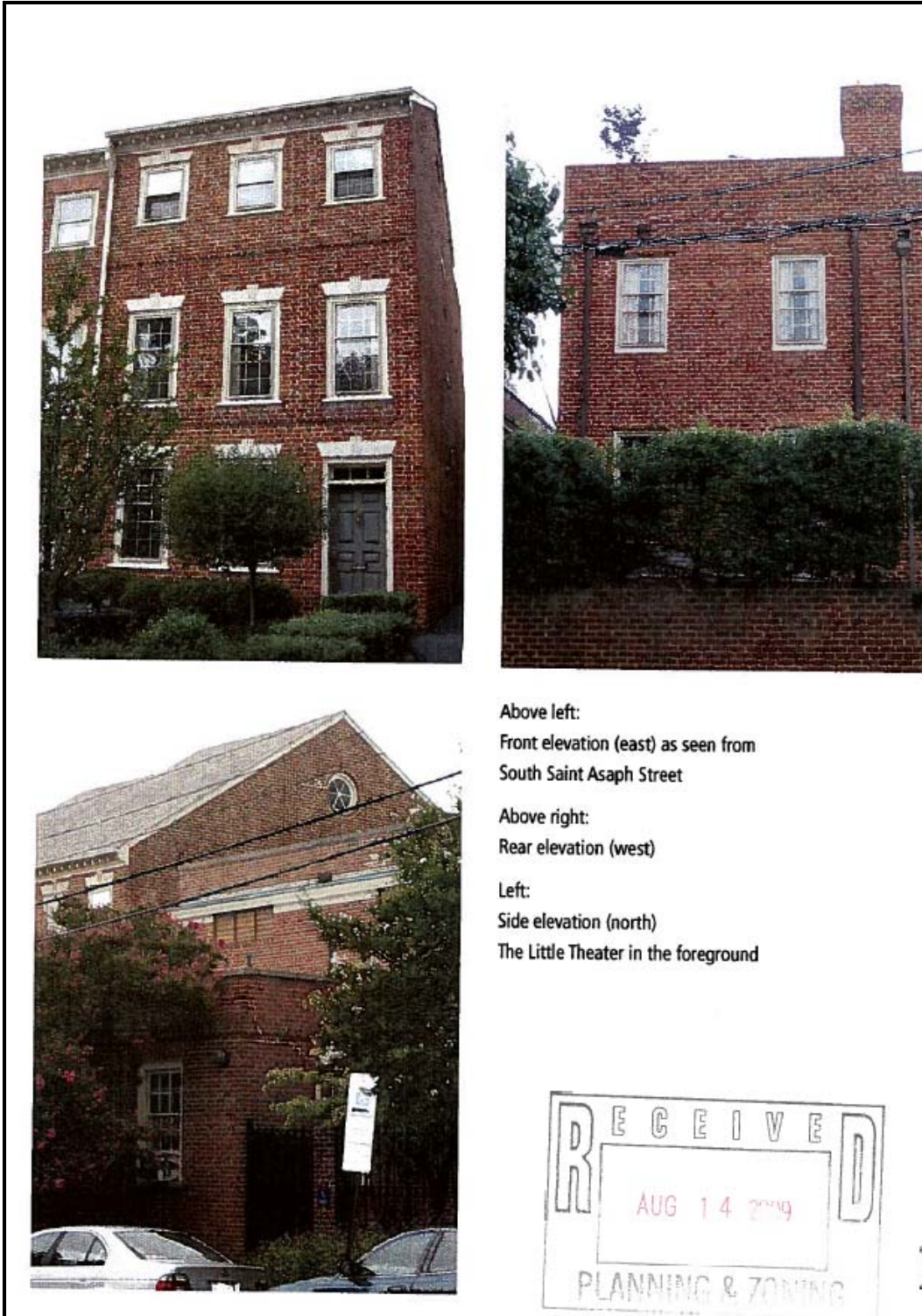
Code Enforcement:

- C- Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
  
- C- Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details and schematics.
  
- C- Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Historic Alexandria:

No comments received.

**VI. IMAGES**



**Figure 1. Photographs of 407 S. Saint Asaph Street**

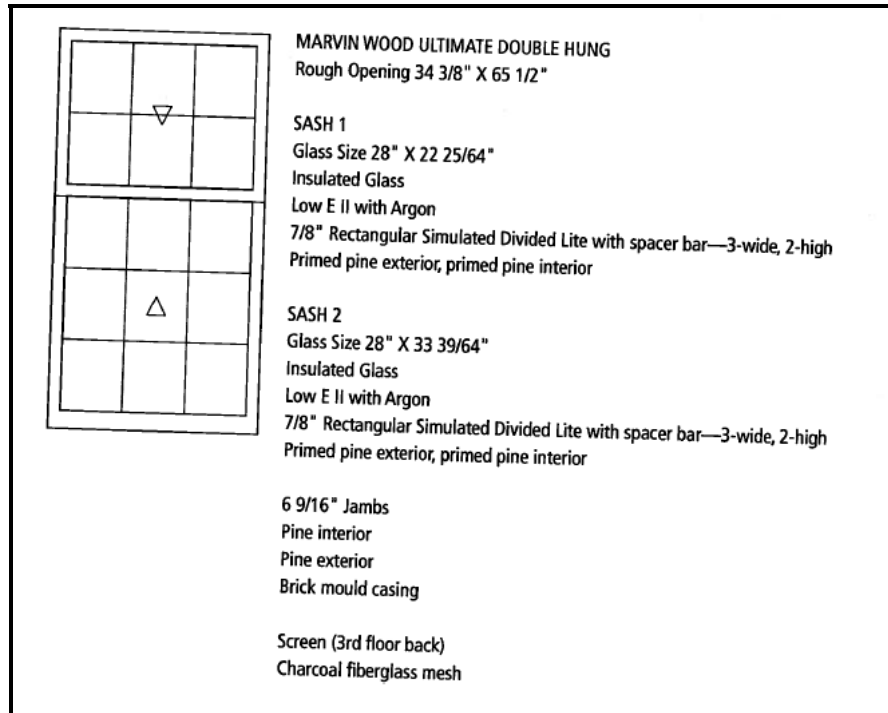


Figure 2. Proposed six-over-nine replacement window

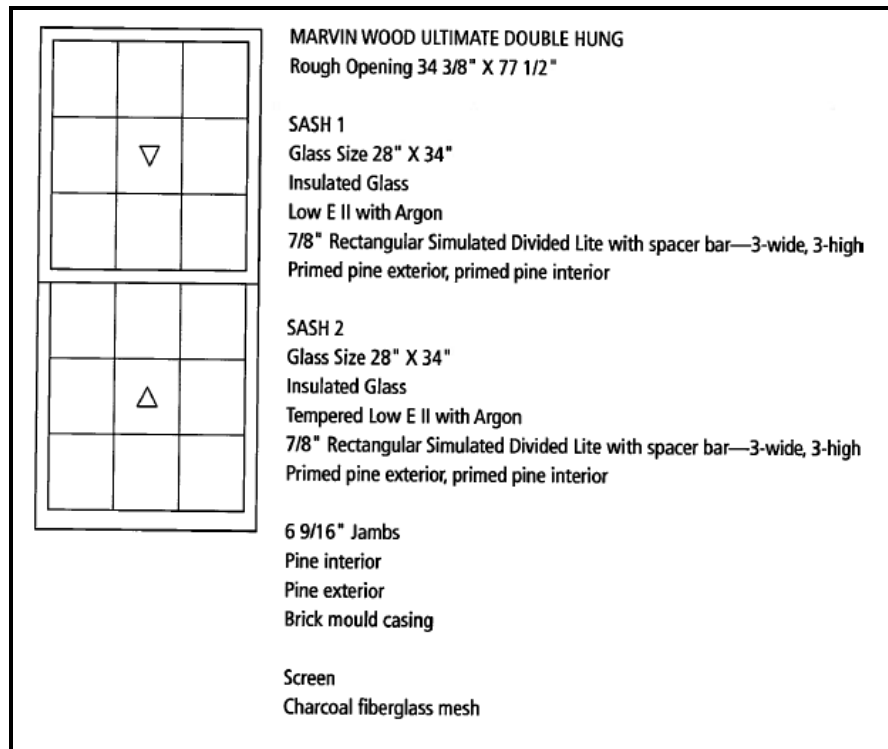


Figure 3. Proposed nine-over-nine replacement window

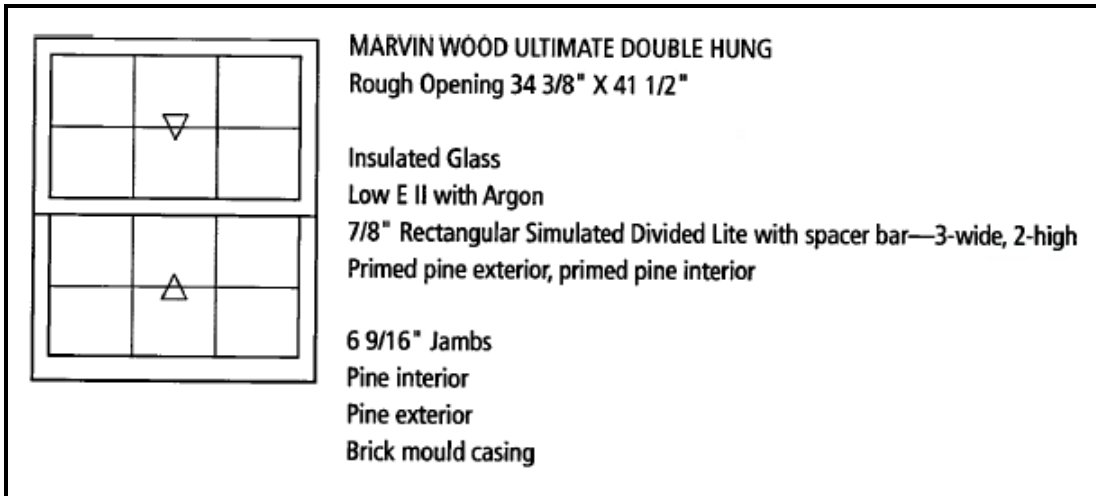


Figure 4. Proposed six-over-six replacement window.

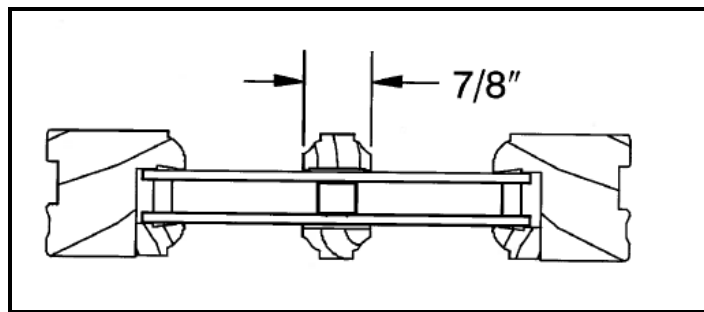


Figure 5. Section detail with 7/8 inch muntins

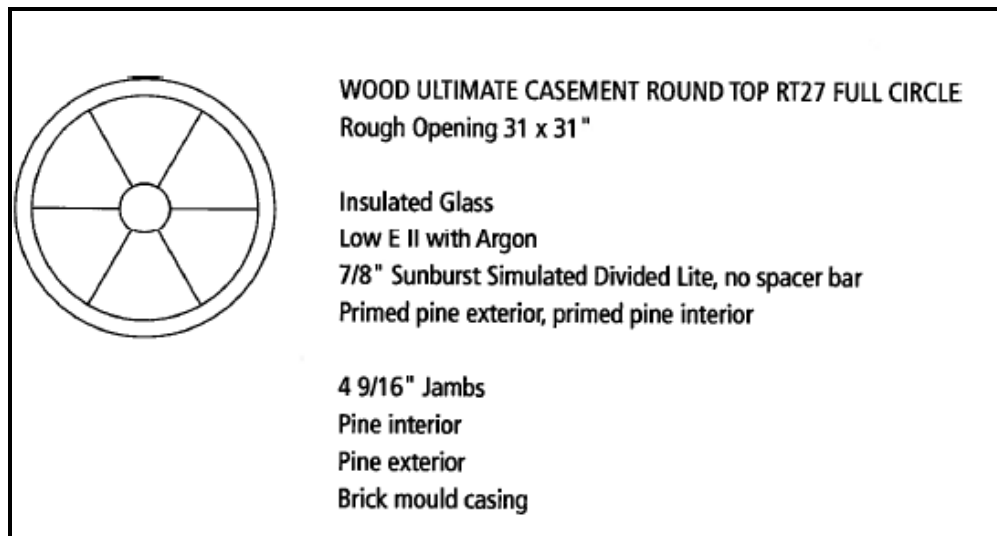


Figure 6. Proposed replacement casement window.