

Docket Item # 1  
BAR CASE #2010-0276

BAR Meeting  
October 20, 2010

**ISSUE:** Alterations (Window Replacement)

**APPLICANT:** Steve Moller

**LOCATION:** 812 South Royal Street

**ZONE:** RM/Residential

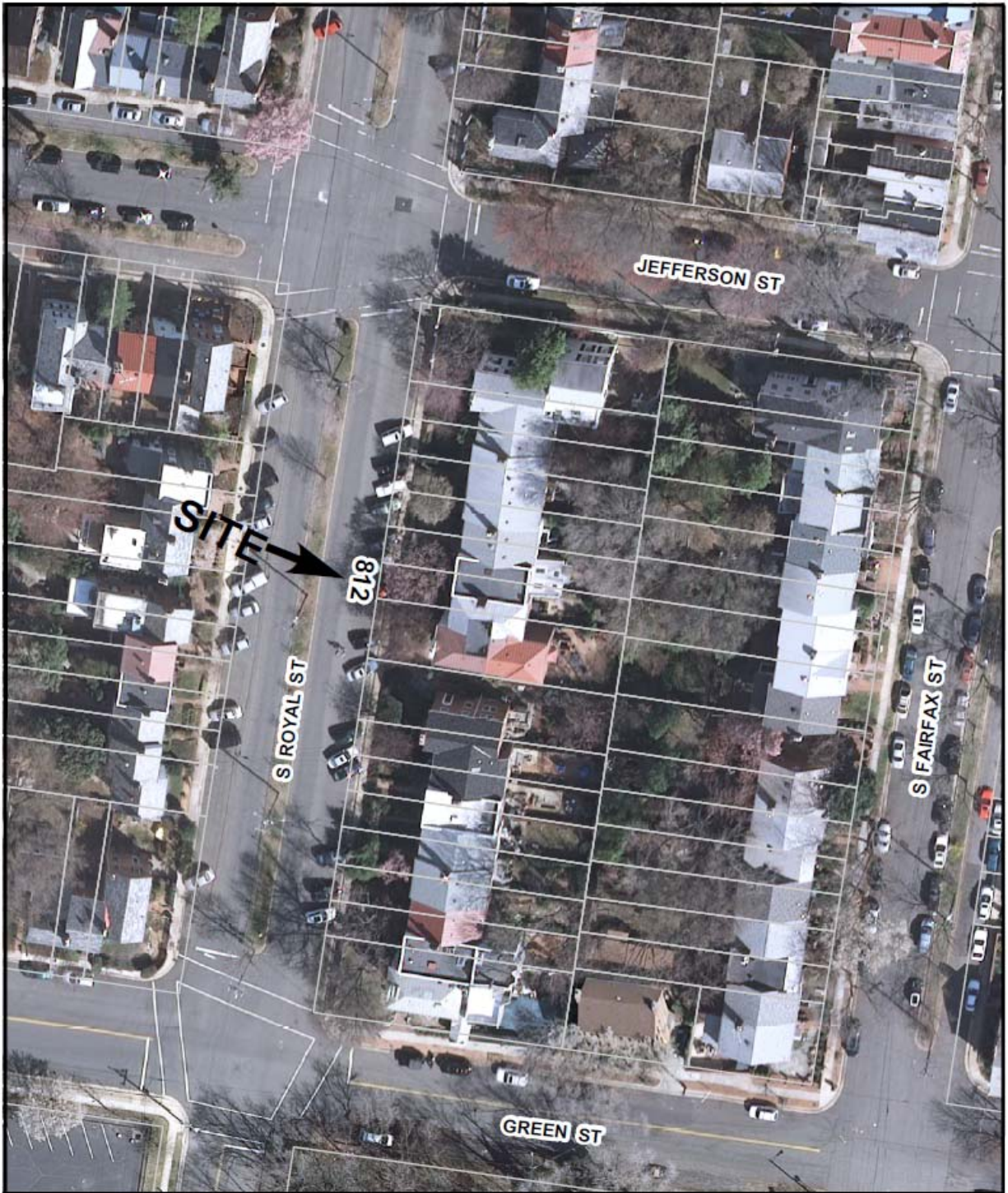
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**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.

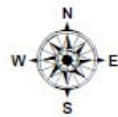
\*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

\*\*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, 703-746-4200 for further information.

\*\*\*Staff reminds the applicant that, as of June 1, 2010, window replacement requires a building permit within the historic districts.



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## **I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness for three wood replacement windows at 812 South Royal Street. The existing eight-over-eight windows on the front façade will be replaced with new Marvin Wood Ultimate Double Hung windows in the same configuration. The double-glazed, simulated divided light windows will have 7/8" wide muntins, an interior spacer bar, and permanent exterior and interior wood muntins. The full frame windows will be fabricated with wood frames and sashes. The painted wood windows will have LoE clear glazing and exterior screens.

## **II. HISTORY**

According to the City's real estate records, the townhouse at 812 South Royal Street was constructed as part of the Yates Garden subdivision in ca. **1952**. It is a two-bay, two-story painted brick townhouse in a row of eight townhouses with facades that alternately project and set back.

Staff did not locate any previous BAR approvals for 812 South Royal Street. However, in recent months the Board has approved a number of similar window replacement projects in the Yates Garden subdivision.

## **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, Staff finds the use of double glazed replacement windows to be appropriate, as double-glazed windows were commonly available when this house was constructed in the mid-20<sup>th</sup> century. Staff actually prefers, and the Board routinely approves, modern simulated divided light windows, rather than true divided light sash, when they are in a multi-light pattern because they can be manufactured with thinner, more historically accurate muntins. To date, the only successful examples of true divided light, double glazed windows that Staff has seen are two-over-two windows because they can replicate the wide muntin bars (typically 1 1/4" to 2 1/2") found on historic windows in this light configuration.

Staff evaluates each proposed replacement window against the draft *Alexandria Window Performance Specifications*. The windows proposed by the applicant appear to meet these specifications.

## **STAFF**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. IMAGES



Figure 1. Photo of front façade of 812 South Royal Street



Figure 2: Existing first floor window.



Figure 3: Existing window framing.