

Docket Item # 10
BAR CASE #2005-0290

BAR Meeting
January 4, 2006

ISSUE: After-the-fact Replacement Windows

APPLICANT: Erick Chiang & Jane Dionne

LOCATION: 424 Queen Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff would recommend approval of replacement windows to be wood, double-hung, true-divided light windows. Any wood trim or sills should not be wrapped or covered with a synthetic product, especially vinyl. If this has occurred, the synthetic must be removed and the wood revealed.

I. ISSUE:

The applicants are requesting after-the-fact approval of replacement windows are 424 Queen Street.

The new windows are wood, double-hung, double-glazed windows, with simulated-divided lights, and manufactured by Loewen windows. The light configurations appear to match the previous windows as shown in a photograph submitted by the applicants from 1995.

While it is not addressed in the applicants' submittal, it appears from the submitted photographs that the wood trim around the windows has been wrapped with a synthetic product. Staff would ask the applicants to address this issue.

II. HISTORY:

424 Queen Street is an attached, two-bay wood-sided residential building. According to Ethelyn Cox's Historic Alexandria: Street by Street, 424 Queen Street was constructed in the early 19th-century.

On May 13, 1954, the Board approved new siding for 424 Queen Street. There does not appear to be any additional approvals by the Board for exterior alterations for 424 Queen Street.

III. ANALYSIS:

Windows are character defining features of buildings within the historic district. This early 19th-property would have been constructed with true-divided light windows. The *Design Guidelines* recommend that windows have true divided lights. The *Guidelines* further state that "windows with fixed or applied muntins have been approved for the rear elevation of a structure which has minimal visibility from the public right of way" (Windows - Page 2). In several cases, the Board has approved the use of simulated divided lights, but in cases where the property was well set back from the street. In this case, the windows are so close to the street, due to the zero setback, and are highly visible to pedestrians walking along this block of Queen Street.

IV. STAFF RECOMMENDATION:

Therefore, Staff would recommend approval of replacement windows to be wood, double-hung, true-divided light windows. Any wood trim or sills should not be wrapped or covered with a synthetic product, especially vinyl. If this has occurred, the synthetic must be removed and the wood revealed.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments

Historic Alexandria

No comment.