

Docket Item #10
BAR CASE #2006-0050

BAR Meeting
April 5, 2006

ISSUE: Replacement windows and doors

APPLICANT: Erick Chiang & Jane Dionne

LOCATION: 424 Queen Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends:

1. Approval of replacement windows on the east side of the second floor of the front of the house to be wood, double-hung, true-divided light windows without a wrapped sill; and
2. Approval of the windows at the rear of the house as submitted.

(Insert sketch here)

I. ISSUE:

The applicants are requesting approval of a Certificate of Appropriateness for replacement windows for the residential townhouse at 424 Queen Street. The applicant proposes to replace the second level window on the east side of the front of the house and five windows in the rear of the house.

The new windows are wood, double-hung, double-glazed windows, with simulated-divided lights, and manufactured by Loewen windows with the sills wrapped with a vinyl product. The light configurations appear to match the previous windows as shown in a photograph submitted by the applicants from 1995. This is the same window product that had previously been installed and approved by the Board for the front of the house.

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.

Earlier this year, the Board approved after-the-fact replacement windows on the front of the house (BAR Case #2005-0290, 1/4/06). 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:

The replacement windows comply with zoning ordinance requirements.

The replacement of the French doors noted in the application is not visible from the public right-of-way and is therefore not before the Board.

As noted, earlier this year the Board approved after-the-fact replacement windows on the first and second levels of the house. All of the window on the front were replaced with the exception of the second story window on the east side of the house. The windows that were used were simulated-divided light Loewen brand windows with a coated wrapping of the window sill. The Board's motion for approval included two conditions: first, that the homeowner contact the contractor to attempt to remove the plastic covering on the window sills and, second, that the Board's action was not a precedent. To satisfy the first condition the homeowner did contact the window installer and learned that removal of the synthetic coating on the sill would necessitate removal of the window and frame. Based upon this information, Staff confirmed to the homeowner that the Board's condition had been met.

As Staff noted earlier this year regarding this application, 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.

Staff continues to believe that replacement windows on the public elevations of the house should be true divided light wood windows without synthetically wrapped sills. However, because the house can only be seen from North Pitt Street and is somewhat at a remove from the public right-of-way, Staff has no objection to the windows proposed for this elevation of the house.

IV. STAFF RECOMMENDATION:

Staff recommends:

1. Approval of replacement windows on the east side of the second floor of the front of the house to be wood, double-hung, true-divided light windows without a wrapped sill; and
2. Approval of the windows at the rear of the house as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments

Historic Alexandria

No comment.