

Docket Item # 9
BAR CASE # 2007-0115

BAR Meeting
July 18, 2007

ISSUE: Replacement window
APPLICANT: Eric Chiang & Jane Dionne
LOCATION: 424 Queen Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the replacement window on the east side of the second floor of the front of the house to be wood, double-hung, true-divided light window without a wrapped sill.

(Insert sketch here)

I. ISSUE:

The applicants are requesting approval of a Certificate of Appropriateness for a replacement window at 424 Queen Street. The window requesting to be replaced is located on the front façade, on the left side of the second floor. In April of 2006, the applicants had applied to the Board for approval to replace this window, but the request for this window was denied.

The proposed new window is a wood, double-hung, double-glazed window, with simulated-divided lights, and manufactured by Loewen windows with the sills wrapped with a vinyl product. 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.

In 2006, the Board approved after-the-fact replacement windows on the front bay of the house (BAR Case #2005-0290, 1/4/06). The applicants applied in April of 2006 for additional window replacements. The Board denied the replacement of the second story window on the left/east side of the front of the house, recommending it be retained and repaired, but approved the replacement windows on the rear of the house (BAR Case #2006-0050 April 5, 2006). The applicants appealed the Board's decision to City Council, but subsequently withdrew the appeal.

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:

As noted above, in 2006, 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 left/east side of the house—the one that is being requested for replacement in this application. 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 in earlier reports for this property, 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, double-hung wood windows without synthetically wrapped sills.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the replacement window on the east side of the second floor of the front of the house to be wood, double-hung, true-divided light window without a wrapped sill.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

No comments received.