

Docket Item # 19
BAR CASE # 2007-0200

BAR Meeting
October 3, 2007

ISSUE: Alterations
APPLICANT: Cynthia L. Fox
LOCATION: 422 N. Union Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application to replace the six front windows with the condition that the windows be wood rather than aluminum clad.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a certificate of appropriateness to replace the six windows in the front of the three story house. The windows are on the second and third stories. The existing windows are wood, true-divided-light windows. The applicant proposes to install replacement sash manufactured by Marvin to fit the original openings. The proposed wood windows are aluminum clad with 7/8" wide simulated divided lights. The cladding will have a French vanilla finish. The existing window configuration of nine-over-nine on the second story and six-over-nine on the third story will be duplicated in the replacement sash.

The front of the house is directly adjacent to the public right-of-way.

II. HISTORY:

The house at 422 North Union Street is one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco Streets which was approved by the City Council in 1968 (Special Use Permit #1084) and constructed in 1971-1974. The attached houses exhibit a variety of simple Colonial Revival architectural features. This area was not included in the Old and Historic District between the late 1960s and June 1984. The Board has approved alterations to two neighboring houses in recent years. On June 4, 2003, the Board approved front and rear roof dormers, bay window and a roof deck with balustrade at 424 North Union Street (BAR Case #s 2003-0104 & 0105). More recently, on February 7, 2007, the Board approved a Palladian dormer in the front roof slope of 430 North Union Street (BAR Case #s 2007-0011 & 0012).

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements.

Staff has no objection to the replacement of the 20-year old windows but recommends that they be wood windows rather than aluminum clad. According to the *Design Guidelines*, wood windows are the preferred window type for the historic districts (Windows – Page 3). Staff notes that the three recent cases cited above all were approved for wood windows.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application to replace the six front windows with the condition that the windows be wood rather than aluminum clad.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

R-1 Approve as submitted.