

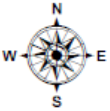
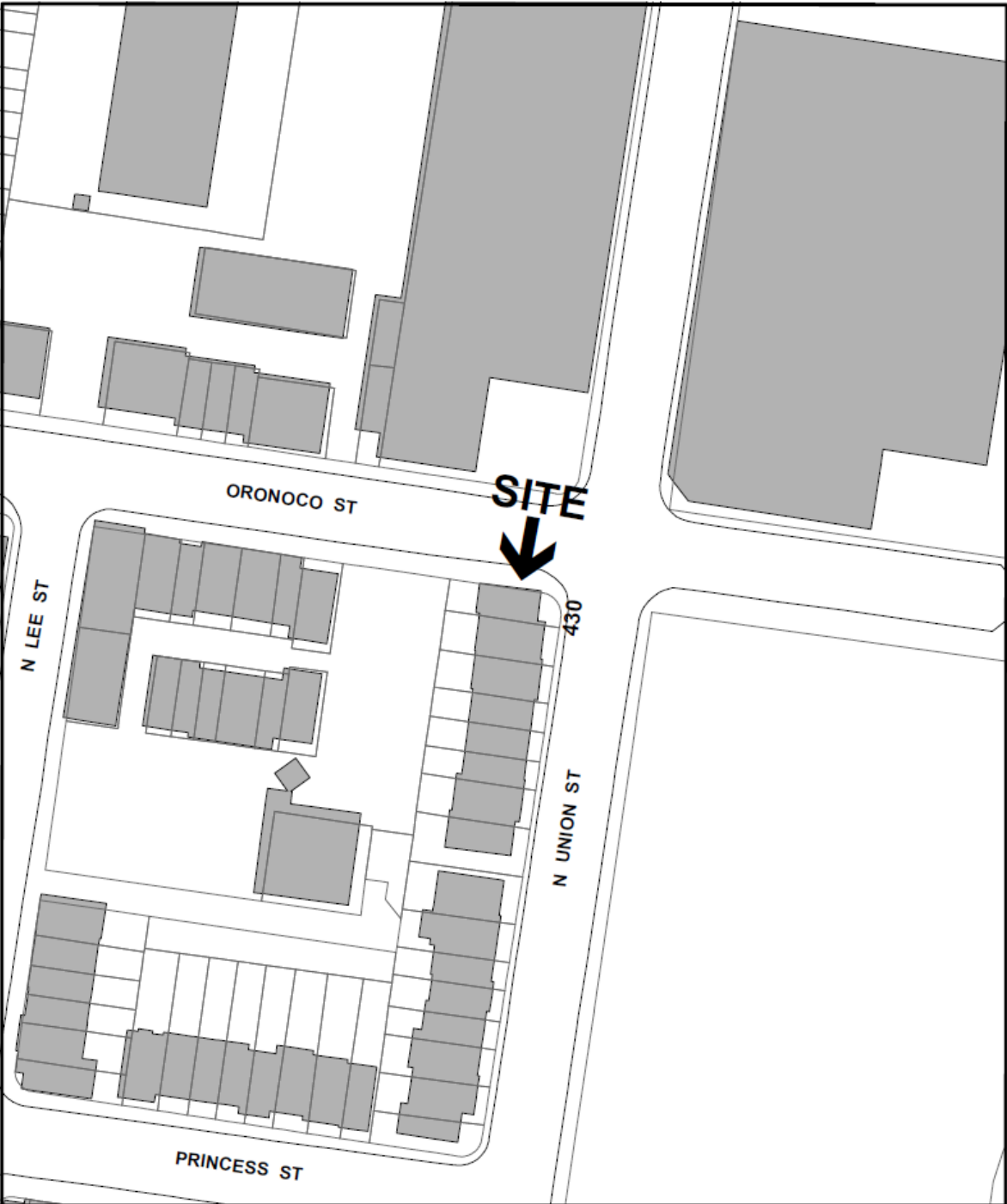
Docket Item # 12  
BAR CASE # 2008-0143

BAR Meeting  
September 17, 2008

**ISSUE:** Alterations  
**APPLICANT:** Bill Montgomery  
**LOCATION:** 430 North Union Street  
**ZONE:** RM/Residential

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



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for the replacement of two nine-over-nine wood windows with a new bay window on the Union Street façade of the residential rowhouse at 430 North Union Street.

The two windows to be replaced are located on the second floor of the front facade, directly above the garage. The applicant also proposes to remove a portion of masonry from the façade located between the two existing windows proposed to be removed. The proposed bay window to be installed in their place measures approximately 8.5' in width and 6.5' high. It is comprised of three nine-over-nine double hung simulated divided lite, wood, Pella Architect Series windows with unfinished wood exteriors. The three windows making up the bay window are the same size as the windows being removed in addition to a single nine-over-nine window that will remain on the second floor above the front door. The new window will use Pella *Integral Light Technology* in which high-definition 7/8" profile grilles are permanently bonded to insulating glass with a foam spacer bar used between the glass to give the illusion of divided lights. The window will be set into a wooden box that will extend 12" from the façade of the house and be constructed of a plywood base, covered in insulation and then finished with 1x12 wood boards primed and painted to match existing trim on the house. The proposed bay window will have a copper, standing seam, hip roof.

**II. HISTORY:**

The three-and-one-half-story brick veneer townhouse at 430 North Union Street was constructed in 1971.

In 2007, the Board approved the removal of two individual dormer windows and installation of a single Palladian style dormer window on the Union Street façade of 430 North Union Street (BAR 2007-0012).

**III. ANALYSIS:**

The proposed alterations comply with zoning ordinance requirements.

During the past several years the Board has reviewed a number of substantial alterations and additions to the properties within this development. The bay window proposed in this application is very similar to windows approved by the Board at both 402 North Union (BAR 1999-0101) and 424 North Union (BAR 2003-0105).

While staff generally discourages the use of simulated divided light windows, in this situation due to the desire for the new window to have the same muntin profile as the remaining windows on the façade, staff believes the use of simulated divided lights would be appropriate.

Because the houses in this development along North Union have a variety of bay windows of differing styles and because the Board has approved bay windows extremely similar if not identical to the one proposed in this application, Staff recommends approval of the proposed bay window.

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

**V. CITY DEPARTMENT COMMENTS**

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

Code Enforcement:

- F-1 The submitted application does not have either a survey plat or application attached. Therefore, review is based upon a full alteration to the residence.
- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-5 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-8 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

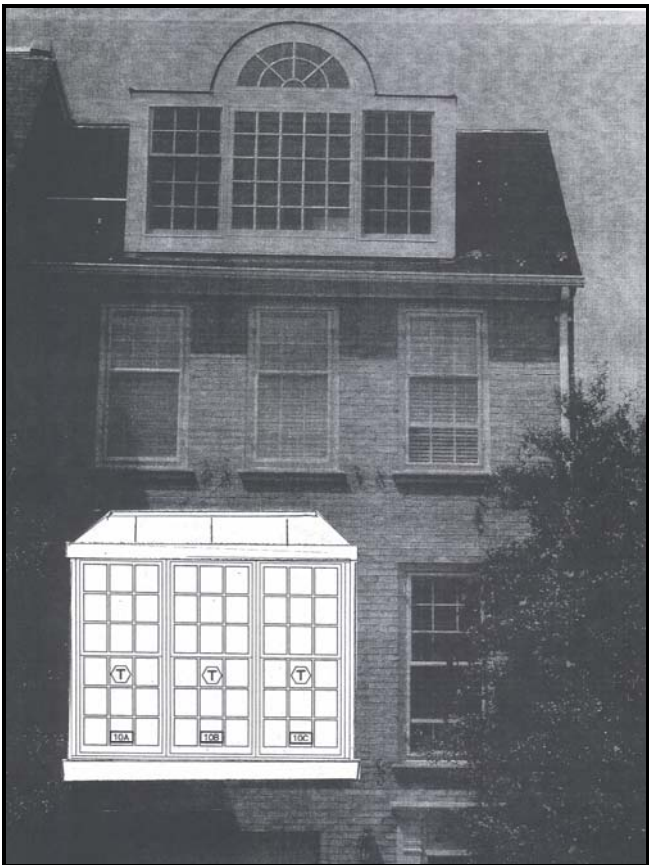
Historic Alexandria:

No comments received.

**VI. IMAGES:**



**Figure 1 Before Photograph**



**Figure 2 Existing photograph with proposed alterations**