

Docket Item # 2  
BAR CASE # 2010-0116

BAR Meeting  
June 16, 2010

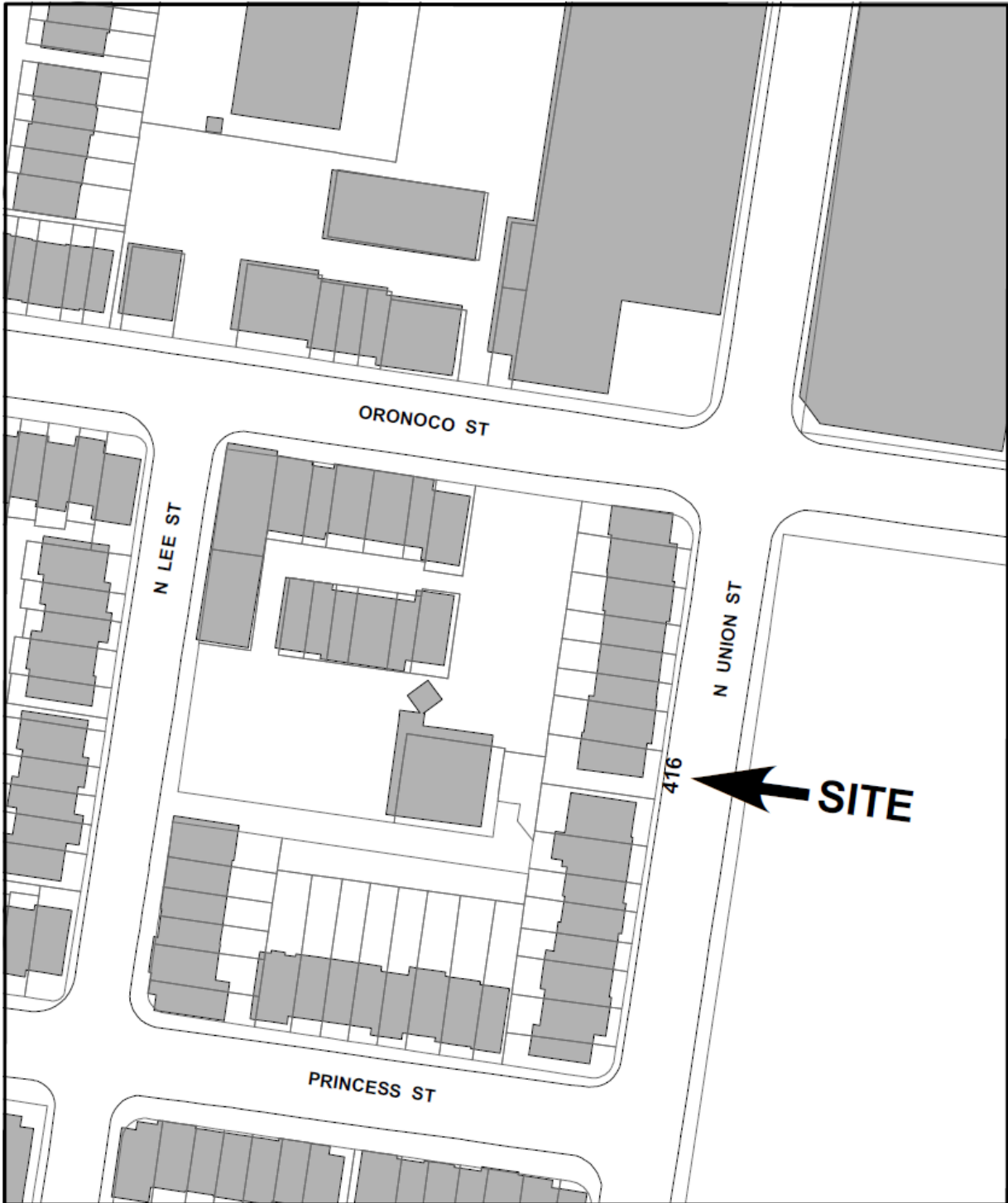
**ISSUE:** Alterations  
**APPLICANT:** Fred L Brewer  
**LOCATION:** 416 North Union Street  
**ZONE:** RM / Residential

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

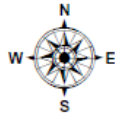
**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**\*\*BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



**BAR CASE #2010-0116**

**6/16/2010**



**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 416 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 for removal. The 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 light, wood, Pella Architect Series windows with unfinished wood exteriors. The new bay 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 14" from the façade of the house and be constructed of a plywood base, covered in insulation and flanked by two side lights composed of one nine inch pane of glass wide and nine tall with the same SDL technology as the windows on the front. The remaining trim of the box consists of 1x6 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 416 North Union Street was constructed in 1974 as part of a complex of Federal revival style townhouses. When originally constructed, this development was not within the boundaries of the Old and Historic Alexandria District. Since that time, the boundaries have been adjusted and the property now falls within the boundaries. The Board approved the installation of a roof access deck in 2009 (BAR Case #2009-0122) and a waiver of HVAC screening in 2002 (BAR CASE #2002-0295).

**III. ANALYSIS:**

The proposed alterations comply with the RM 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 430 North Union (BAR Case # 2008-0143), 402 North Union (BAR Case #1999-0101) and 424 North Union (BAR Case #2003-0105).

While staff generally discourages the replacement of true divided light windows with 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.

**STAFF:**

Meredith Kizer, Historic Preservation Planner  
Al Cox, FAIA, Historic Preservation Manager

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### Code Administration:

- C-1 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-2 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-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.

##### Historic Alexandria:

No comments received.

**V. IMAGES**



Figure 1. Photograph of 416 North Union Street

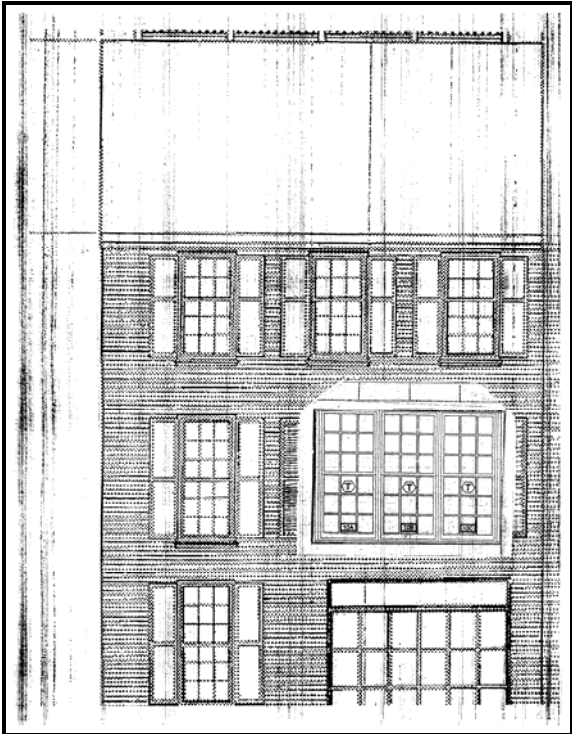


Figure 2. Proposed front elevation

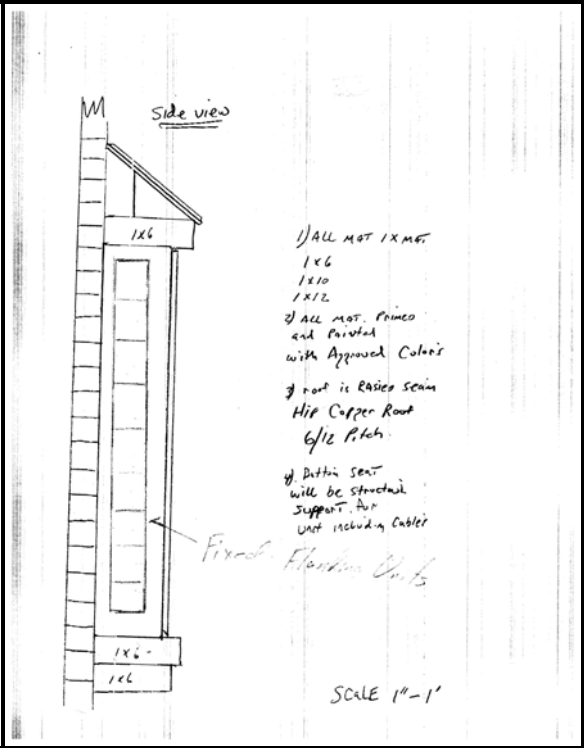


Figure 2. Proposed side elevation of new dormer.