

PROJECT DESCRIPTION FOR 33 GARDEN ALLEY

Proposal for Window Replacements:

The center window on the South Façade (street façade) is broken and fogging (see picture labeled “Window B” in PDF “Window Photos”). The brand, Centerline, is not on the approved historic window list, does not perform well – according to online reviews, and is not available to purchase anywhere in the Northeast. In order to create a cohesive aesthetic to the historic building, we are requesting your approval to replace all three windows on this façade instead of just the damaged window. Windows A and C on the South Façade also have slight fogging between the insulated glass panes but is much less obtrusive (see picture labeled “Window A” and “Window C” in PDF “Window Photos”).

While replacing the Living Room windows (Windows A and B), the owners would like you to consider approving their request to raise the current sill height from 12” to 24” above the finished floor. This will allow them to install a small window seat and storage box under the windows.

Please refer to picture labeled “Similar Style Carriage Houses” in the “Photos” PDF to see some other carriage houses on the alley and the various sizes of windows. Here we are hoping to illustrate that the sill heights of these carriage houses vary and is not a set rule in the standard style of the local carriage houses. While the sill heights vary our proposal keeps all three street side windows within the standard proportions and rhythm of the typical carriage houses in the area and of the previous 1981 renovation. For additional information regarding the history of this building see pictures from 1976 and 1981 in PDF labeled “Building History”. The sill height for Window C, which is over the front entrance, will remain the same as the existing window.

Proposal for Window Additions:

We are also requesting your approval for the addition of (3) new windows in locations that are not visible or only subtly visible from public circulation.

Window D - The first is on the West side of the building, in the rear and on the 2nd floor. It will match the window on the adjacent wall in size, color and trim. This will not be visible from Garden Alley but will lend much needed passive lighting to the 2nd Bedroom (see picture labeled “Southwest Elevation” in the “Photos” PDF and the picture labeled “33 Garden Alley – West Wall” in the PDF labeled “Elevation Diagrams”).

Window E - A second proposed window will be on the East side of the building, in the rear and on the 1st floor. It will match the window on the adjacent wall in size, color and trim. This window will be behind the yard fencing and will not be visible from the public circulation. This will provide more passive lighting to the Master Bedroom. (See picture labeled “Rear East Elevation” in the “Photos” PDF and the picture labeled “33 Garden Alley – Northeast Elevation” in the PDF labeled “Elevation Diagrams”).

Window F - Lastly, we are hoping to add a third new window to the East elevation, 2nd Fl, towards the rear of the building to allow users a view while working in the Kitchen. The window will be similar in size and matching in style and color to the other window on this elevation. This window is within view from parts of Garden Alley and the open parking lot that is adjacent to the property, however, it is not a main façade and will not draw attention to itself. (See picture labeled “East Elevation” in the “Photos” PDF and the picture labeled “33 Garden Alley – East Elevation” in the PDF labeled “Elevation Diagrams”).

Please reference the PDF labeled Site Plan for additional information and locations of each window.

Note: Existing windows were replaced in 2000 with “Centerline” double-hung, insulated windows.

Proposal for Repainting Siding and Trim:

We hope, with your approval, to clean, scrape, prime, and repaint the wood siding and trim. The color will be chosen to match the existing colors.