

Docket Item # 5 & 6
BAR CASE #2011-0305 & 306

BAR Meeting
November 16, 2011

ISSUE: Certificate of Appropriateness

APPLICANT: Matthew Travis

LOCATION: 705 Bashford Lane

ZONE: RB / Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish and the Certificate of Appropriateness with the following conditions:

1. That the brick that is being removed from under the current rear first floor window is salvaged and used to fill in the area below of new window opening;
2. That an appropriate mortar composition is used and that the mortar profile and color matches the existing;
3. That the window light configuration be changed to 12 lights per casement sash, or 24 equal lights total per window opening, to generally match the original light configuration of the metal casement windows;
4. That the window replacements comply with the *Alexandria Replacement Window Performance Specifications*.

****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 final approval 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 siding or roofing over 100 square feet, windows and 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, 703-746-4200 for further information.



Note: Staff coupled the reports for BAR #2011-0305 (Permit to Demolish) and BAR #2011-0306 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish and a Certificate of Appropriateness at 705 Bashford Lane for:

Permit to Demolish:

- Demolish the first floor rear window and the brick below it to accommodate a new French door opening (demolish approximately 31 square feet)
- Demolish the first floor rear door and side window to accommodate one new window opening (demolish approximately 25 square feet)

Certificate of Appropriateness:

- Window replacement using Jeld-Wen Sitrine Ex aluminum clad wood casement windows (double glazed, SDL, 7/8" muntin) on rear and front façades
- New Jeld-Wen Sitrine Ex wood French door (double glazed, SDL, 7/8" muntin)
- New 3'0" high by 3'10" long, wood handrail for basement entrance
- New 5'5-1/2" high by 4'1-1/4 wide, wood stoop for rear entrance

II. HISTORY

705 Bashford Lane is a stone and brick Tudor Revival style residential rowhouse dating from circa **1939**, constructed as part of a development known as Fagelson's Addition. Portions of the development, including Avon Place, Chetworth Place, Devon Place and Michigan Avenue, were included within the original boundaries of the 1946 historic district in order to protect the viewshed from, and memorial character of, the George Washington Memorial Parkway.

There is no record of prior BAR reviews for this property.

III. ANALYSIS

The proposed project complies with Zoning Ordinance regulations.

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?

- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

In the opinion of Staff, none of the criteria for demolition and encapsulation are met and the Permit to Demolish/Encapsulate should be granted. Staff has no objection to the proposed demolition and reconfiguration to portions of the rear and finds the proposed changes to be compatible with the existing building. The area proposed for demolition/encapsulation is minimal in scope, located on a secondary elevation, and does not compromise the integrity of this early-20th century townhouse or its neighbors.

Certificate of Appropriateness

Reconfiguration of Rear Façade

The applicant is requesting to reconfigure the door and window openings on the first floor of the rear elevation in order to accommodate an interior kitchen. Staff supports this alteration for the same reasons Staff supports the demolition. Staff however, recommends that the brick that is being removed from under the current (rear) first floor window is salvaged and used to fill in the area below the new window opening so that the bricks match the remainder of the façade. Staff also recommends that an appropriate mortar composition is used and that the mortar profile and color matches the existing.

Windows and Door

The *Window Policy* states that “aluminum clad wood windows may generally replace steel sash windows on any building when using the same light configuration, color and operation, except where staff believes an architecturally significant building has intact and restorable existing steel sash.” Staff feels that aluminum clad wood windows are appropriate replacements for the 1930s townhouse, however, the proposed replacement does not match the same light configuration of the original windows. While it would be difficult to find an exact replacement that matches all of the proportions of the metal casements with their fixed side lights, fixed transom, and operable pair of casements, Staff feels that the replacements should at least match the overall light configuration. The applicant proposed one pair of 6 light casements and one pair of 8 light casements. Staff recommends that all of the windows be pairs of 12 light casement sash, or 24 total lights per window opening, to match the original 24 light pattern.

The proposed Jeld-Wen Sitrine Ex wood French doors (double glazed, SDL, 7/8” muntin) are appropriate in design and material for the rear of this townhouse. While the original steel sash windows are permitted to be replaced with aluminum clad wood, the *Minor Architectural Elements Policy* states that “high quality fiberglass or aluminum clad wood doors” are appropriate only on “buildings or additions constructed after 1965.”

Stoop and Basement Railing

Due to the proposed relocation of the rear door and the increased size of the doors, the applicant is requesting a new stoop. The new stoop measures 5'5-1/2" high by approximately 4'1-1/2" wide and will be made of pressure treated wood, which will then be painted. The shift of the stoop exposes the drop-off of the basement entry, and therefore, the applicant is requesting to construct a wood guardrail for safety reasons. This guardrail will measure 3'0" high by 3'10" long and will also be made of pressure treated wood, which will be painted to match the stoop. The design of the stoop and guardrail is appropriate for this minimalistic secondary façade and utilizes appropriate materials for the time period. In addition, once the applicant installs a future privacy fence in the rear yard, these elements will not be visible from a public way. Staff recommends approval of both the wood stoop and wood guardrail.

STAFF

Courtney Lankford, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Thomas Sciulli, Plan Review Supervisor at thomas.sciulli@alexandriava.gov or 703-746-4190. (Code)
- C-1 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of architectural quality drawings shall accompany the permit applications that fully detail the construction/alteration.
- C-2 New construction must comply with the 2009 edition of the Uniform Statewide Building Code (USBC).

V. IMAGES



Figure 1: Street view of 705 Bashford Lane.



Figure 2: Front elevation of 705 Bashford Lane.



Figure 3: Rear elevation of 705 Bashford Lane.

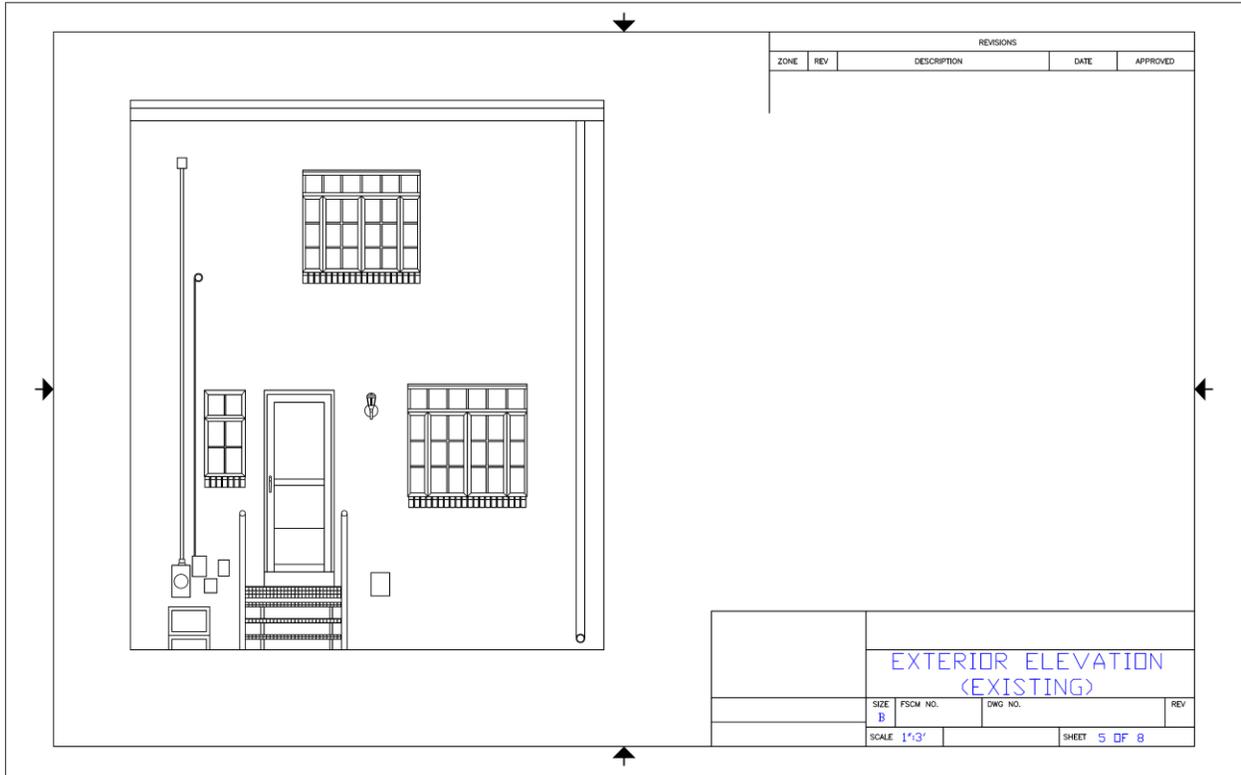


Figure 4: Current rear elevation.

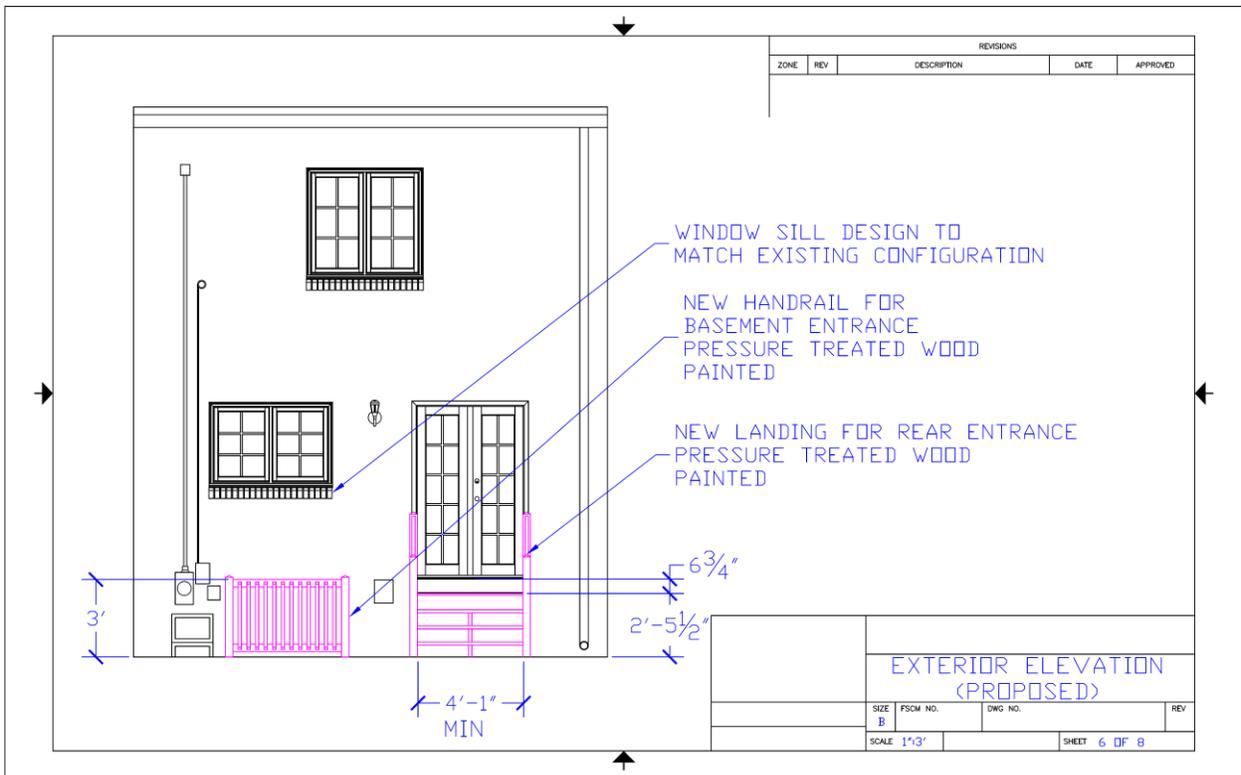


Figure 5: Proposed rear elevation.

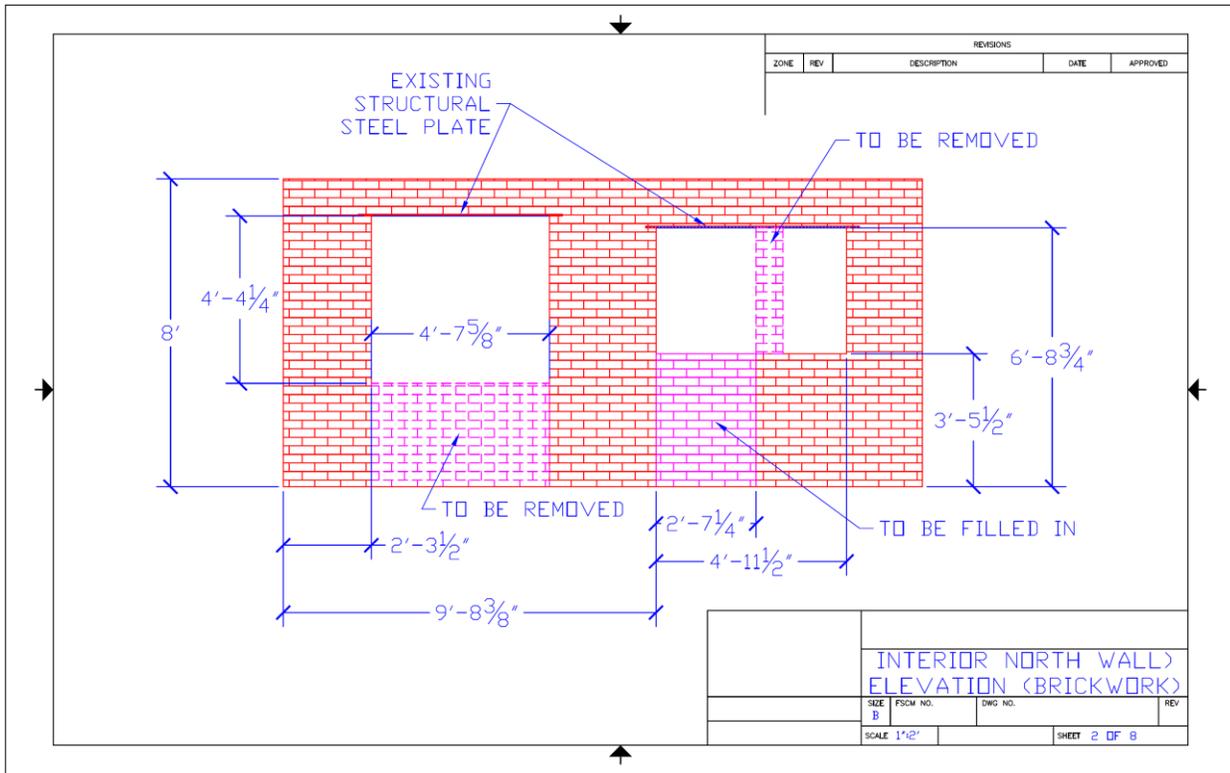


Figure 6: Proposed area for demolition.

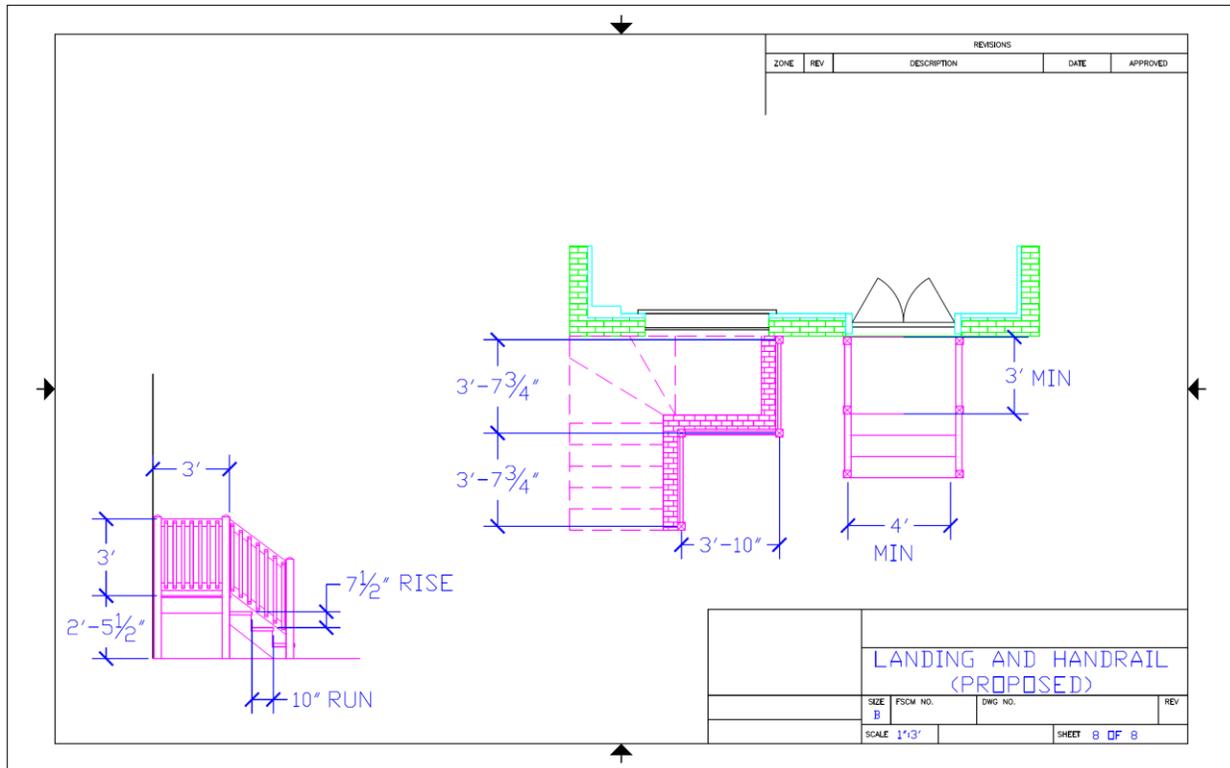


Figure 7: Proposed stoop and guardrail drawings.