

Docket Item # 1
BAR CASE # 2011-0352

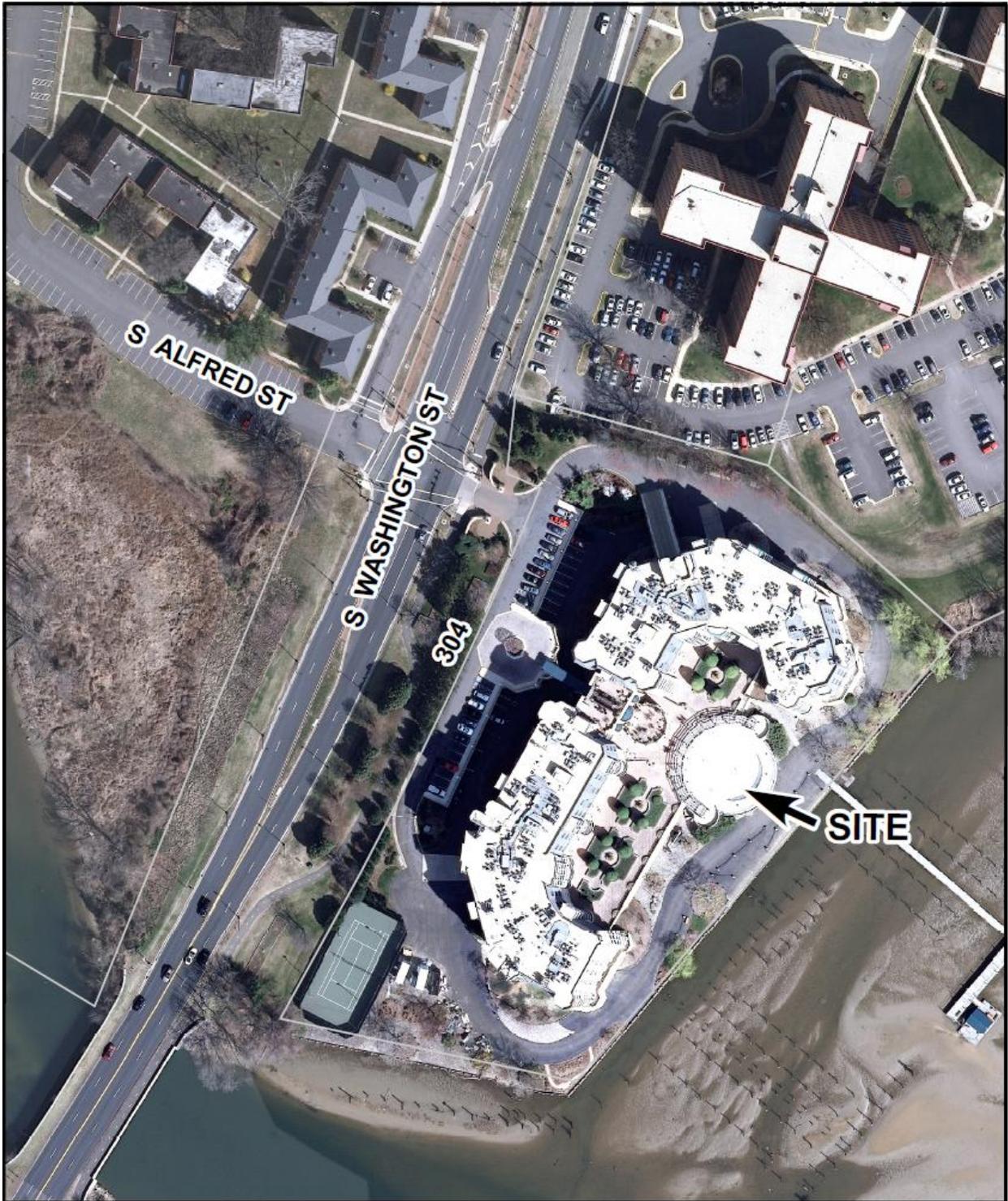
BAR Meeting
January 4, 2012

ISSUE: Alterations (balcony enclosure)
APPLICANT: Robert and Joan Chase
LOCATION: 1250 South Washington Street #406
ZONE: RC/Residential

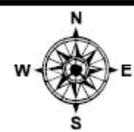
STAFF RECOMMENDATION: Staff recommends approval of the application, as submitted, with the reminder that the glass should not be visibly reflective or tinted.

****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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-746-4200 for further information.



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I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to enclose an open balcony at 1250 South Washington Street, unit #406. This unit faces west, toward the GW Parkway. The enclosure will be similar to the other balcony enclosures within the Porto Vecchio high-rise condominium. It will have an extruded aluminum frame in a bronze color, with sliding windows and screen panels. The existing white railing will remain and an insulated wall panel, also in bronze, will be installed behind it. Three existing windows into the balcony will also be replaced with new windows.

II. HISTORY:

The Porto Vecchio condominium complex was built in **1984**, prior to being included in the Old and Historic Alexandria District. The design of the building is highly distinctive, but bears no relationship to the architecture or character of the historic district. The Porto Vecchio complex is quite visible from the George Washington Memorial Parkway; however, the enclosure of this balcony will have little or no impact on its appropriateness or compatibility with the district.

The Board approved the enclosure of a number of balconies in the 1990s. Of the 91 balcony units, the vast majority have already been enclosed.

III. ANALYSIS:

The proposed balcony enclosure complies with the zoning ordinance. Because the building is located on the George Washington Memorial Parkway, the National Park Service has the opportunity to comment. Although the NPS expressed concern about the cumulative effect of the enclosure of all of all of the open balconies with glass, they did not object to the proposed project.

Staff has no objection to the proposed balcony enclosure, which is stylistically compatible with the other enclosed balconies in the condominium complex. Per the Design Guidelines and the recent Window Policy updates, Staff recommends that the windows be environmentally efficient low emissivity, insulated glass but that the glass not be visibly reflective or tinted.

STAFF

Stephanie Sample, 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 Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193. (Code)
- C-1 A building permits is required for this project. Five sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as any changes that might need to be made to the mechanical, or electrical systems shall accompany the permit application(s). Additional details shall include mounting and fastening of new glass as well as any enlargement that maybe necessary to accommodate new window installation.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

V. IMAGES

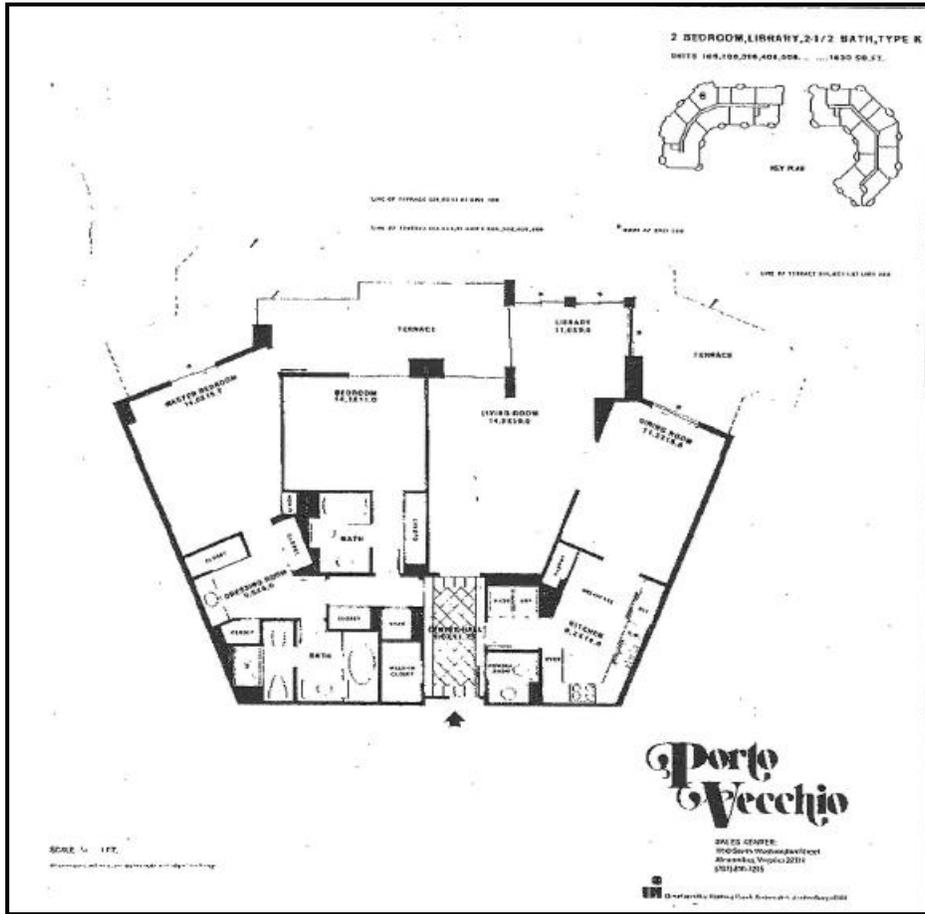


Figure 1: Unit #406 layout and building location.

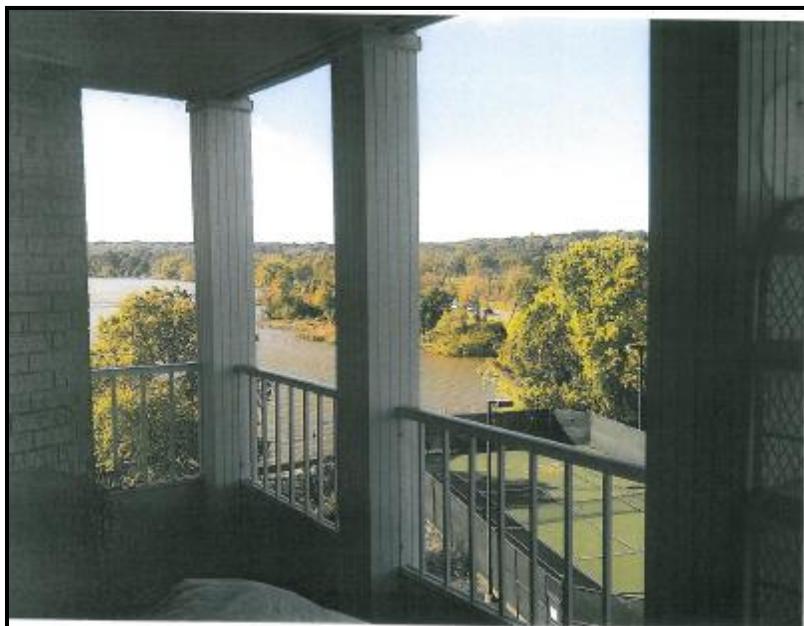


Figure 2: Existing balcony.

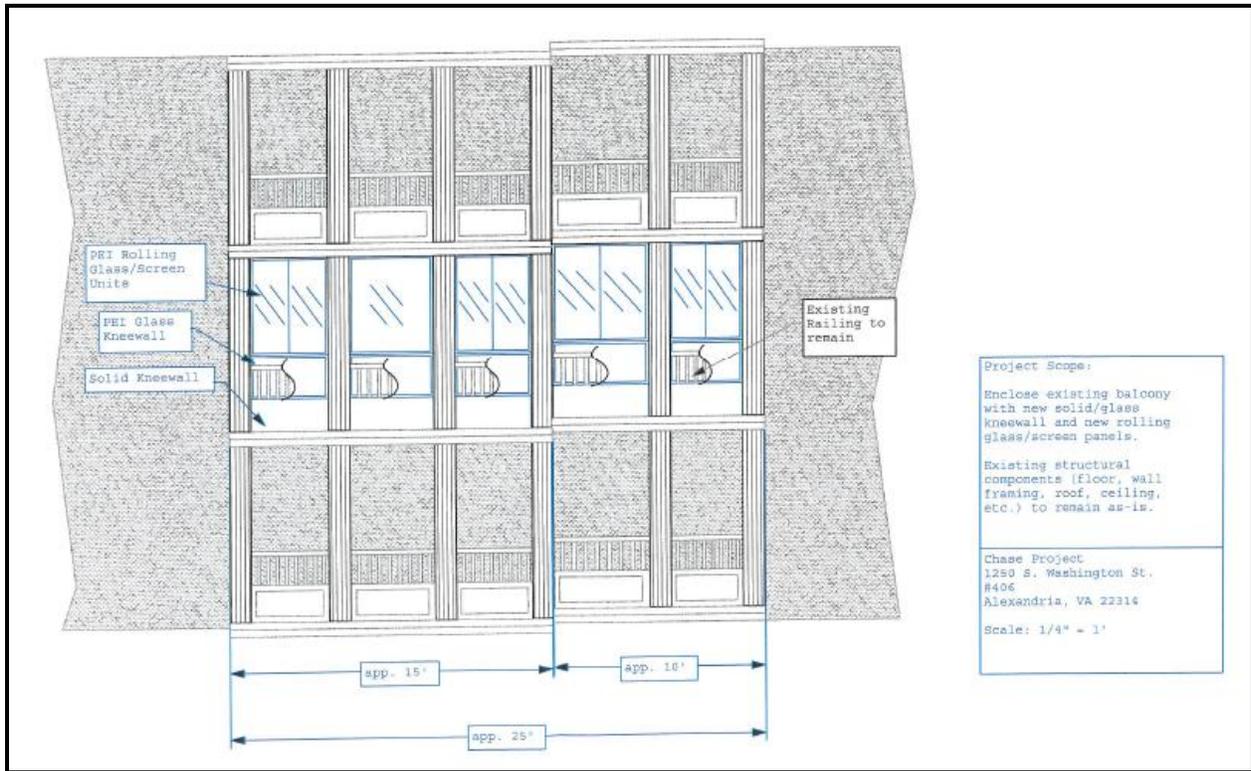


Figure 3: Proposed enclosure.