

Docket Item #10
BAR CASE #2003-0274

BAR Meeting
December 17, 2003

ISSUE: Alterations
APPLICANT: Momentum Marketing
LOCATION: 727 North Washington Street
ZONE: CDX/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: Docket item #9 must be approved before this docket item can be considered.

DISCUSSION:

Applicant s Description of the Undertaking:

Add five windows to south facade of building on second floor. These will replicate windows already located on 3rd and 4th floors.

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for the installation of five new aluminum frame window on the second floor on the south wall of the office building at 727 North Washington Street.

The windows proposed are a six-over-six light configuration and will be installed in a symmetrical configuration. The windows are double insulated aluminum windows with applied muntins to match those previously installed on the third and fourth floors.

History and Analysis:

727 North Washington Street is a four story freestanding brick office building with a large metal mansard roof and imbedded surface parking that was constructed in 1979, according to information on the Sanborn Fire Insurance Maps. Staff has not been able to locate information concerning Board approval of the building.

This is a late 20th century building that is neither historically or architecturally important. While it does face directly onto the George Washington Memorial Parkway, it has an amalgam of architectural styles including Colonial Revival and Second Empire which would not currently be permitted under the recently adopted Washington Street Standards.

Proposed window openings comply with Zoning Ordinance requirements.

Windows were recently approved by the Board and installed on the third and fourth floors of the south wall of the building (Bar Case #2003-0030, 3/5/03). The proposal seeks to install five new windows on the second floor to match those on the third and fourth floors. In the opinion of Staff, since this is a late 20th century office building, aluminum windows are appropriate because they are part of window technology that was available at the time of construction. Further, the formerly blank south wall of the building currently represents a extremely uninteresting building wall for motorists traveling northbound on Washington Street. The new fenestration will add a modicum of visual interest to the building. Therefore, Staff recommends approval of the application.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

F-1 Location of exterior wall to the property line is not provided. A plot plan showing the existing location of the structure is required to provide a proper review.

General Code conditions that effect this proposed project are:

C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided

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).

C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

No comment.