

Docket Item #19
BAR CASE #2004-0149

BAR Meeting
August 18, 2004

ISSUE: Alterations

APPLICANT: Michael Jamroz

LOCATION: 100 Pommander Walk

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: Docket item #18 must be approved before this docket item can be considered..

I. Issue:

The applicant is requesting approval of a Certificate of Appropriateness for the installation of a paired set of windows on the third floor of the east elevation of the residential rowhouse at 100 Pommander Walk. The new windows will be six-over-six true divided light wood windows with brick lintel to match the pair of windows on the second level.

The drawing indicates a new center window on the second level, but this window is not being considered as part of this application.

II. History

100 Pommander Walk is a three story brick rowhouse constructed ca. 1971 in a vaguely Colonial Revival design vocabulary.

III. Analysis

The new paired windows will match those existing on the second level. In the opinion of Staff, the proposed windows are appropriate and fit comfortably in the design vocabulary of the house.

In 1996, the Board approved a similar pair of windows in the same location, but the construction was never undertaken (BAR Case #96-0083, 6/5/96).

IV. Staff Recommendation

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Building permit required for proposed construction.
- C-2 Every sleeping room shall have at least one openable emergency escape and rescue window per IRC sec. R310.1.
- C-3 Winder stairways must comply with IRC sec. R314.4.
- C-4 Smoke alarms required per IRC sec. R317.1.
- F-2 The construction type of this dwelling is 5B and is limited to 3 stories in height. The proposed project indicates use of a 4th story as habitable space. The height increase requires the applicant to submit a code modification to the Director of Code Enforcement. A height modification under the USBC will require the installation of a residential fire sprinkler system.

Historic Alexandria:

No comment.