

Docket Item # 14
BAR CASE #2006-0099

BAR Meeting
June 7, 2006

ISSUE: Alterations
APPLICANT: Kenneth Springer
LOCATION: 703 Avon Place
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval with the condition that staff approve the brick to be used for in-filling the existing openings.

(Insert sketch here)

NOTE: Docket item # 13 must be approved before this item can be considered.

I. ISSUE:

The applicant is requesting an approval of a Certificate of Appropriateness to alter the rear elevation of 703 Avon Place by repositioning a rear patio door, removing the existing metal casement window, and adding new wood steps. The existing rear door opening will be bricked in using similar brick. The new patio door will be manufactured by Jeld Wen and will be a French-style aluminum clad wood with simulated divided light door, with approximate dimensions of 2' 6 3/4" x 6' 7 1/2". The door opening will be located close to the edge of the existing concrete patio. The existing concrete stairs will be removed and new wood steps and rails will be provide access to the new door. The existing dining room window space not used for the new door will be bricked in using similar brick.

The existing metal canopy will be removed. The existing smaller casement window will remain. No alterations are proposed for the second floor exterior.

II. HISTORY:

703 Avon Place is a stone and brick residential rowhouse dating from circa 1939. This area of Avon Place was included within the original boundaries of the 1946 historic district in order to protect the George Washington Memorial Parkway. However, this row of houses is currently visually screened from the Parkway by the Mason Hall Apartments on West Abingdon Drive which were constructed in 1951.

On March 2, 2005, the Board approved replacement windows for 1308 Michigan Avenue that were to be Marvin aluminum clad wood casement windows with simulated divided lights (BAR Case # 2004-0106). However, a number of other houses have had replacement windows installed without the approval of the Board. In recent years the Board has reviewed several other project types in the immediate vicinity of 703 Avon Place, including a stone wall at 708 Devon Place (BAR 2004-0220, 10/10/2004), an addition and alterations at 706 Chetworth Place (BAR 2003-0146 & 0147, 7/16/2003) an air conditioning unit and screening at 1314 Michigan Avenue (BAR Case #2002-0134, 6/19/2002) and air conditioning unit screening and fence at 1326 Michigan Avenue (BAR Case #2002-0281, 11/20/2002). The Board reviewed an after-the-fact replacement door at 1302 Michigan Avenue (BAR Case #2004-0013, 10/20/2004). The Board denied the replacement door, believing it to be inappropriate for the style of the house. The applicant appealed the Board's decision to City Council. On February 12, 2005, City Council upheld the Board's denial of the door.

On December 7, 2005, the Board replacement windows for 703 Avon Place with the condition that the replacement windows be wood, metal or aluminum clad with Staff to review and approve the selected windows before installation. (BAR Case # 2005-0262). From staff's site visit, the new window appear to be clad french-style casement windows, similar to those used in a prior

case in the neighborhood.

III. ANALYSIS:

The proposed door and window alterations comply with the zoning ordinance.

A service alley runs behind the townhouses that front Avon Place and Chetworth Place. The majority of the residences that share the service alley have tall wood fences that provide privacy and obscure the rear first floor from view from the alley. 703 Avon Place has a lower scale brick wall separates the rear yard from the alley. Several of the residences that face Chetworth Place have additions that have altered their rear elevations.

While staff is concerned about the loss of the original metal casement picture window, staff also acknowledges that the other windows have been recently replaced. The applicant has indicated that brick closely matching the existing brick will be used to brick- in the existing door opening and the remainder of the window opening. Staff would like to approve the selected brick prior to use.

As stated, there are additions to the rears of townhouses across the service alley. The proposed alterations to 703 Avon Place are contained to the rear of the property and will be visible primarily from the rear alley. Therefore, staff recommends approval of the proposed alterations with the condition that the brick to be used for in-fill be submitted to staff for review prior to the alterations.

IV. STAFF RECOMMENDATION:

Staff recommends approval with the condition that staff approve the brick to be used for in-filling the existing openings.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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:

It would be helpful to see full views of the rear of the house and adjoining homes to consider this project in conjunction with the neighborhood. Is a new window being installed on the second floor?