

Docket Item # 4
BAR CASE # 2006-0303

BAR Meeting
February 7, 2007

ISSUE: Alterations
APPLICANT: Mohamed & Melanie El-Sabaawi
LOCATION: 513 South Royal Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new bay window on the rear (west) elevation of 513 South Royal Street. The new second story bay will fit within the existing opening occupied by a tripartite window. The bay measures 6' 8 1/8" in length and will project 18" from the face of the building. The face of the bay will be comprised of three aluminum clad casement windows with solid panels on the sides constructed of Azek. The shed roof over the bay will be clad in standing seam copper and all trim will be Azek.

The rear of the house is visible from Wilkes Street.

II. HISTORY:

513 South Royal Street is a three story brick veneer rowhouse and is one of a group of ten rowhouses constructed on the site of the old Alexandria Iron Works in 1964.

The Board approved applications for a Permit to Demolish and a Certificate of Appropriateness for an addition (BAR Case #2004-0262, 12/15/04; BAR Case #2005-0033, 3/16/05; and, BAR Case #2006-0018, 2/15/06). The addition was never constructed and the applicants are now requesting approval of the bay window instead.

The Board recently approved a new bay window to replace the existing tripartite window along with a one story addition at 505 South Royal Street (BAR Case #2006-0245, 11/15/06).

III. ANALYSIS:

The proposed bay window complies with zoning ordinance requirements.

While the Design Guidelines discourage the use of aluminum clad windows and synthetic materials, the rear of 513 South Royal Street is well removed from the public right of way. Staff believes that in this case the materials will be indistinguishable. The changes proposed will minimally alter the appearance of the late 20th century rowhouse. Therefore, staff believes that the proposed alterations are appropriate.

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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).

Historic Alexandria:

No comments were received.