

Docket Item # 5
BAR CASE # 2007-0013

BAR Meeting
February 7, 2007

ISSUE: Alterations
APPLICANT: Michael & Chantal Jennings
LOCATION: 10 Potomac Court
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval as submitted.

(Insert sketch here)

February 7, 2007

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to remove and replace an existing second floor door on the side elevation of 10 Potomac Court, with a window, to match the existing two windows on the second floor and the one window on the ground floor. The new window will be a six-over-six, double-hung, true-divided light wood window. The window will be installed so as to align with the two windows on the second floor.

Existing brick will be used to infill the additional space and a brick lintel will be located below the window, matching the other window lintels. The metal railing currently in place at the door will also be removed.

The applicant has indicated to Staff that prior to their ownership, a spiral stair was removed that provided access from this second floor door to the ground level of the yard.

The elevation has views from South Union Street.

II. HISTORY:

10 Potomac Court is one of several lots with circa 1967 row houses facing on Potomac Court and elevated rear yards overlooking Union Street at the eastern end of the Wilkes Street Railroad Tunnel.

Prior BAR reviews staff located for 10 Potomac Court include (1) approval for an unpainted cedar fence to replace an existing fence (BAR Case #87-200, 11/18/1987) and (2) approval of a new brick wall to replace the wood fence (BAR Case #2005-0095).

III. ANALYSIS:

Proposed window alterations comply with zoning ordinance requirements.

Staff believes the proposed alterations are acceptable. The changes proposed will minimally alter the appearance of this late 20th century rowhouse. As noted above, the alterations are visible from South Union Street. The replacement of the functionally obsolete door with a window will provide architectural balance to this elevation.

Therefore, Staff recommends approval as submitted.

IV. STAFF RECOMMENDATION:

Staff recommends approval 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).
- C-3 A Construction permit will be required for the proposed project.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments received.