

Docket Item # 3
BAR CASE # 2007-0255

BAR Meeting
December 19, 2007

ISSUE: Alterations
APPLICANT: Robin & David Marquis
LOCATION: 517 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 complete window replacement at 517 South Royal Street. The proposed replacement windows will be manufactured by Jeld-Wen, and will be wood, double-hung, double-glazed, simulated divided light, matching the lite configuration of the existing windows.

II. HISTORY:

517 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.

Staff did not locate any prior Board approvals for this property. However, the Board has reviewed other cases recently on the block. Earlier this year, the Board approved a new wood fence at 517 ½ South Royal Street to replace the existing brick wall (BAR Case # 2007-0005, 2007-0006). Also, the Board approved a new bay window to replace the existing tripartite window along with a one story rear addition at 505 South Royal Street (BAR Case #2006-0245, 11/15/06). The approved new bay window comprised of three aluminum clad casement windows with solid panels on the sides constructed of Azek on the rear (west) elevation of 513 South Royal Street (BAR Case #2006-0303).

III. ANALYSIS:

The proposed bay window complies with zoning ordinance requirements.

As stated in the Design Guidelines, windows are character-defining features of a building and their design, material, and construction are important in maintaining the integrity of the building. In Staff's opinion, the proposed replacement windows are appropriate for this late 20th century rowhouse and are similar to other approved window replacements in buildings of this era. 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 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- 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 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-5 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-7 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-8 A soils report must be submitted with the building permit application.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:
Comments pending.