

Docket Item # 4
BAR CASE # 2008-0157

BAR Meeting
October 1, 2008

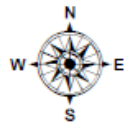
ISSUE: Alterations
APPLICANT: John Gero
LOCATION: 621 Pommander Walk Street
ZONE: RM/Residential

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



BAR CASE #2008-0157

10/1/2008



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows and doors at 621 Pommander Walk Street.

The applicant proposes to replace five double-hung windows and two pairs of French doors on the front elevation, as well as the patio level French doors on the rear of the house. The existing windows are single-glazed, six-over-six wood windows with exterior storms. The applicant is requesting approval of Jeld-Wen double-insulated wood windows and doors. They are proposed to be simulated divided lights with ¾” muntins and an interior spacer bar. The trim will be painted white.

II. HISTORY:

The three story brick townhouse at 621 Pommander Walk Street was constructed in 1971 as part of the Pommander Square subdivision. The project was approved in concept by the Board on March 31, 1971 and final details were approved on May 21, 1971. The architect for the subdivision was Henry S. Sliwka, AIA of Springfield, Virginia.

Staff could find no previous BAR approvals for 621 Pommander Walk Street. However, the Board has approved a number of alterations within this townhouse development over the years. It is obvious that some windows and doors in the development have been replaced; Staff is aware of one case where a homeowner obtained administrative approval for replacement windows (101 Pommander Walk Street).

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

The *Design Guidelines* recommend that: “...replacement windows should be appropriate to the historic period of the architectural style of the building”. The *Guidelines* also state that single-glazed, true divided light windows with interior storm sash are the preferred replacement window type. The *Guidelines* continue by saying that other acceptable window types are “double-glazed, true divided light wood windows...Windows with fixed or applied muntins have been approved for the rear elevation of a structure which has minimal visibility from a public right of way.” In this particular case, given the age of the townhouse and the fact that the existing size, light pattern and muntin profile will be retained, Staff does not object to the installation of the proposed double-insulated windows and doors

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

V. 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 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-3 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.

Historic Alexandria:

- R-1 Recommend approval.

VI. IMAGES



621 Pommander Walk: Front Windows and French Doors
Replacement: same material, same design, same color



621 Pommander Walk: Rear Window Wall
Replacement: same material, same design, same color

Figure 1: Existing Photos

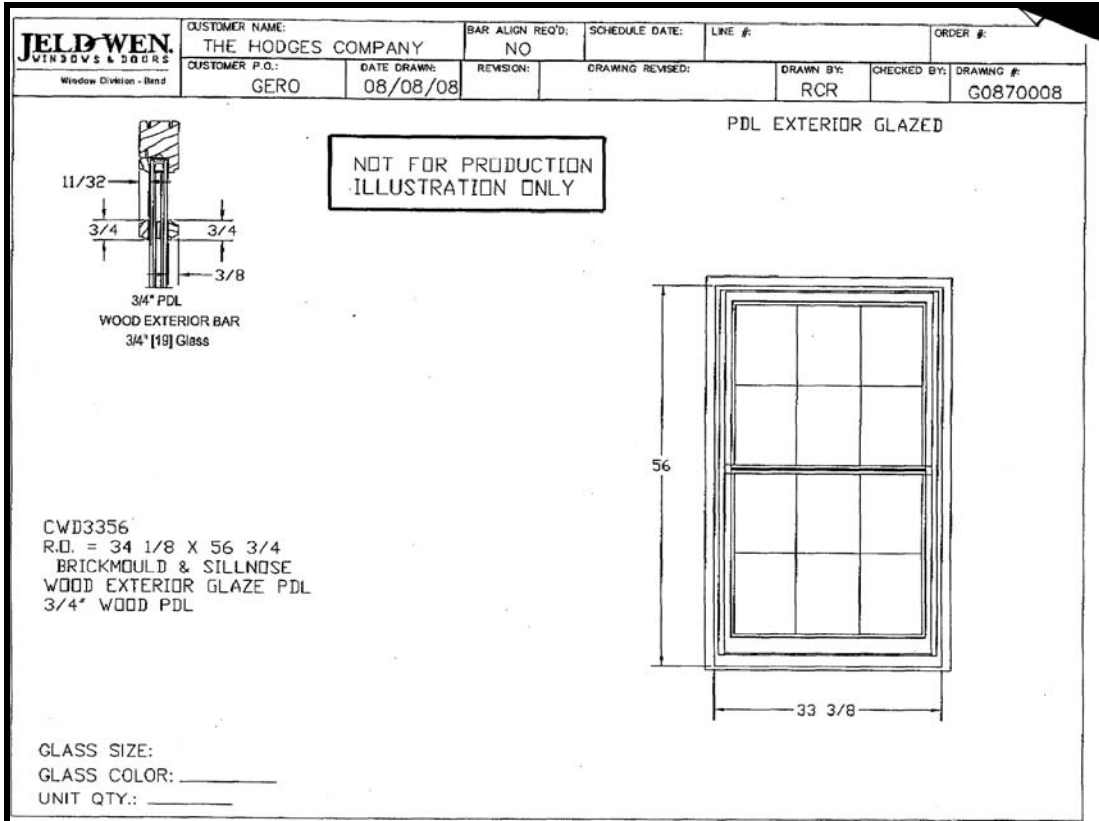


Figure 2: Proposed Windows

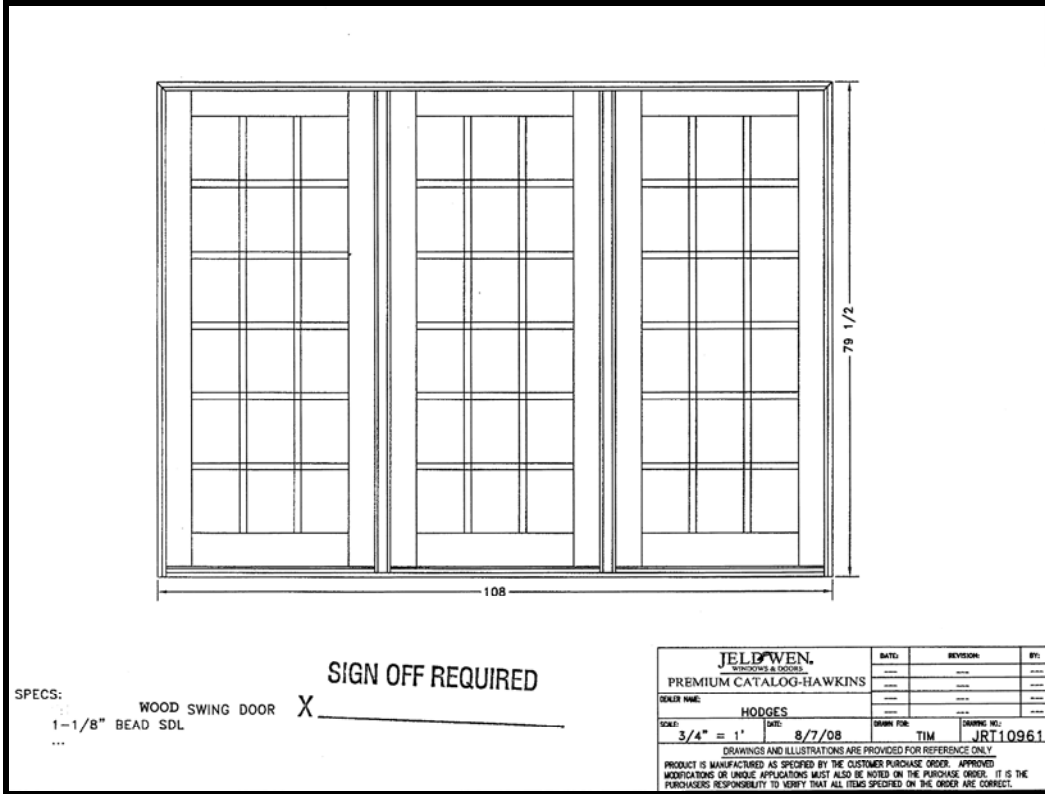


Figure 3: Proposed Rear French Doors

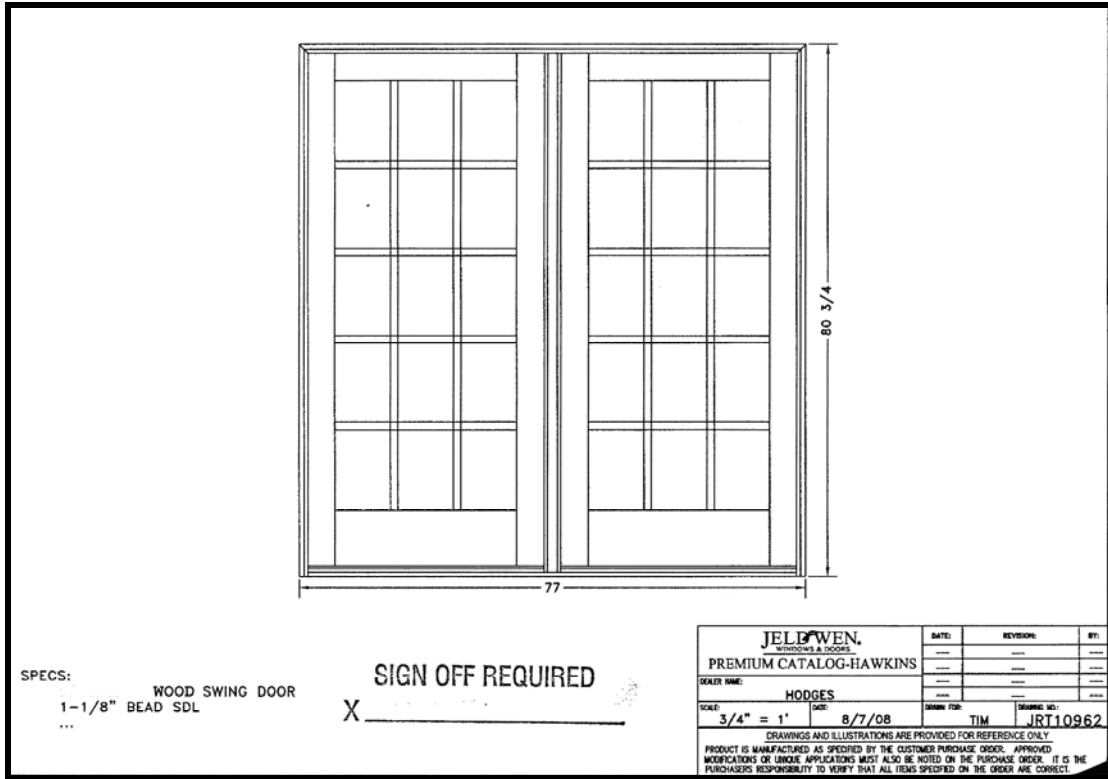


Figure 4: Proposed Front French Doors