

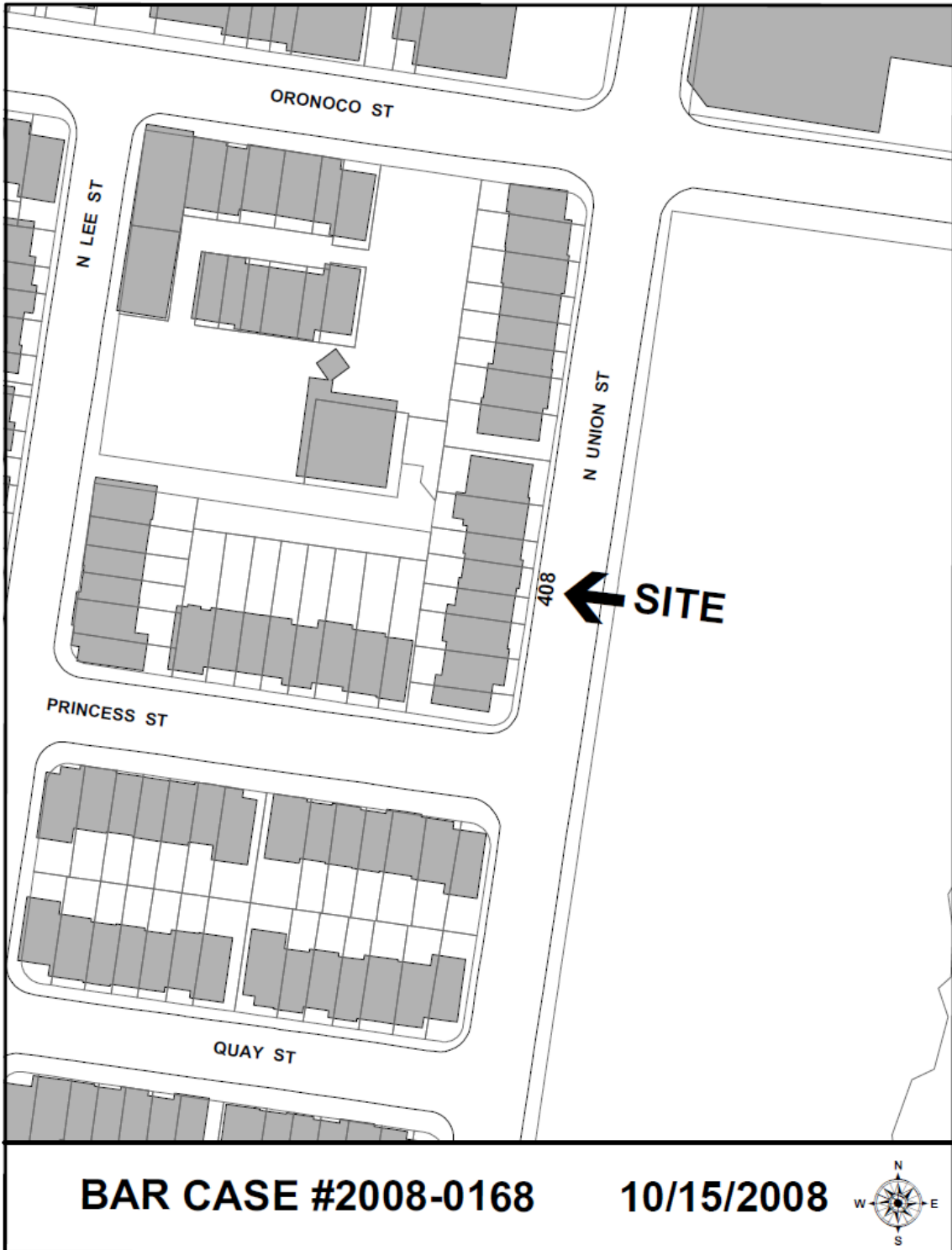
Docket Item # 12  
BAR CASE # 2008-0168

BAR Meeting  
October 15, 2008

**ISSUE:** Alterations  
**APPLICANT:** Elizabeth Reno and Roy Wuchitech  
**LOCATION:** 408 North Union Street  
**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval of the application with the condition that the replacement garage door be wood paneled and that Staff approve a final cut sheet prior to installation.



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 408 North Union Street. The proposed alterations include the installation of two Palladian dormers; one to be located at the rear of the house set into the west roofline and the second to be located on the front façade set into the east roofline. The application also includes the construction of a roof deck with perimeter guardrail and the replacement of the existing roll-up garage door.

**Dormers**

The applicant is proposing the installation of two Palladian dormers; one to be located at the rear of the house set into the west roofline and the second to be located on the front façade set into the east roofline. The dormers will be identical in both style and size, consisting of two eight paneled casement windows flanked by two twelve paneled casement windows with a fanlight above the center two casement windows. The total width of the proposed dormer is 10' 4" and the total height is 6'. It will have a standing seam metal roof and the sides will be covered in Hardiplank siding with a 6" reveal. The applicant has proposed Pella "Integral Light Technology," wood casement windows with simulated divided lights.

**Roof Deck**

The applicant is proposing the construction of a roof deck to be installed on the existing flat section of roof. The only portion of the proposed deck that will be visible from the public right-of-way is the wood balustrade that will serve as the guardrail for the deck. The guardrail will measure 36" high and be constructed of a milled wood handrail, 4" wood posts and 2" pickets, all of which will be painted white to match existing wood trim on the house. The floor of the roof deck will measure 8" in height, making the total height above the roofline 42". The roof deck will be accessed by a low profile roof hatch that will not be visible from the public right-of-way.

**Garage Door**

The applicant is proposing replacing the existing aluminum garage door with a Sears 2000 standard gauge steel roll up garage door. The transom of the door will consist of four lights and the door will be four rows of four short panels.

**II. HISTORY:**

The three-and-one-half-story brick veneer townhouse at 430 North Union Street was constructed in 1974.

There are no previous BAR cases for this property.

**III. ANALYSIS:**

The proposed alterations comply with zoning ordinance requirements.

During the past several years the Board has reviewed a number of substantial alterations and additions to the properties within this development. The Palladian window proposed in this application is very similar to windows approved by the Board at both 424 North Union (BAR 2003-0105) and 430 North Union (BAR 2007-0012). Additionally, the Board approved a nearly identical roof deck at 424 North Union Street (BAR 2003-0105).

### **Dormers**

While staff generally discourages the use of simulated divided light windows, in this situation due to the desire for the new window to have the same muntin profile as the remaining windows on the façade, Staff believes the use of simulated divided lights would be appropriate. Staff finds that because the houses in this development along North Union have a variety of Palladian windows of differing styles and because the Board has approved Palladian windows extremely similar if not identical to the one proposed in this application, Staff recommends approval of the proposed window. Additionally due to the fact that the siding on the dormer will be minimally visible and due to its location difficult to maintain, staff finds that the use of Hardiplank would not be an inappropriate building material for this alteration.

### **Roof Deck**

Although most of the roofs of the townhouse complex appear to be gable designs from the street, they are actually flat for a large portion of the central area. Many homeowners have adapted the large attic areas below for living space and desire to use the flat roof areas for observation of the Potomac River.

These townhouses are *not* historic buildings, but *are* compatible with the overall character of the historic district. The approved additions, alterations and roof decks have generally had limited visibility from the public right-of-way, and have overall maintained the level of detail and materials appropriate to these buildings.

### **Garage Door**

Staff finds that while replacing the existing flush paneled aluminum garage door would be an improvement to the property, the use of a steel door with transom lights would not be an appropriate replacement. 408 would be the first townhouse along this block of North Union to break the mold and install a door with transom lights and because these townhouses were constructed as a development with very similar features, Staff would not be able to support this alteration. Additionally, according to the Design Guidelines, “replacement garage doors should make use of materials that are compatible,” therefore staff would recommend the use of a wood paneled door.

**IV. STAFF RECOMMENDATION:** Staff recommends approval of the application with the condition that the replacement garage door be wood paneled and that Staff approve a final cut sheet prior to installation.

**V. CITY DEPARTMENT COMMENTS**

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

Code Enforcement:

- C-1 Additions and 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. 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-3 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-4 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-5 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-6 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.

Historic Alexandria:

No comments received.

**VI. IMAGES:**



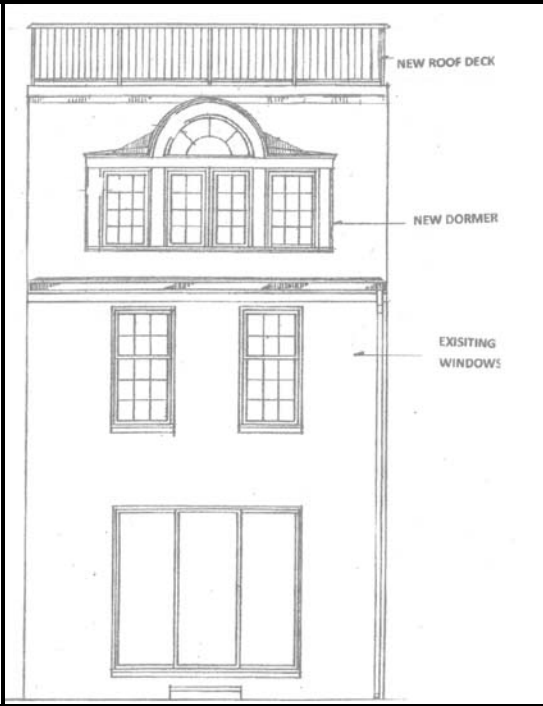
**Figure 1: Existing Union Street Elevation**



**Figure 2: Proposed Union Street Elevation**



**Figure 3: Existing Rear Elevation**



**Figure 4: Proposed Rear Elevation**