

Docket Item # 11
BAR CASE # 2009-0149

BAR Meeting
July 29, 2009

ISSUE: Alterations

APPLICANT: Wheeler and Associates Architects by Michael Wheeler

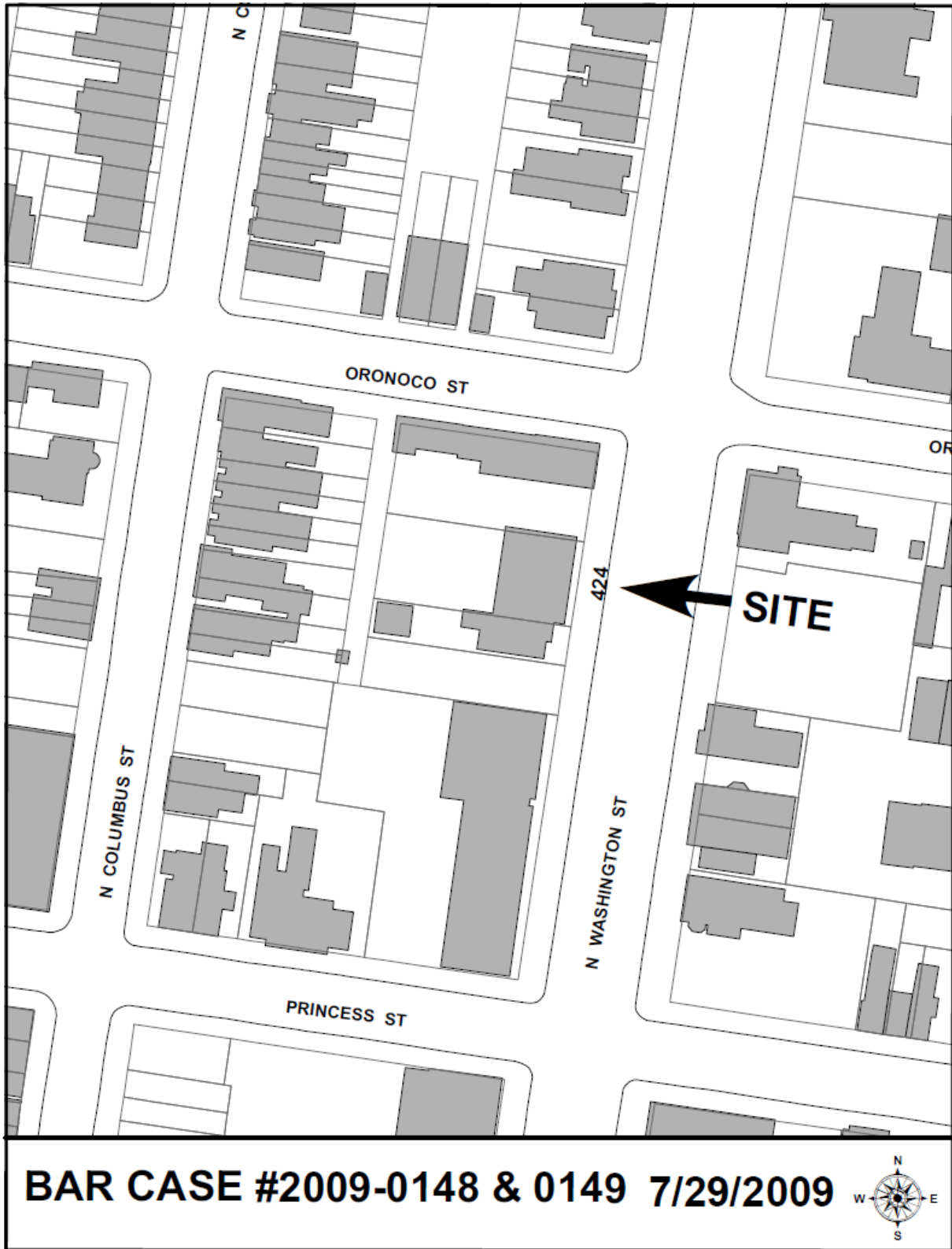
LOCATION: 424 N. Washington Street

ZONE: CD/Commercial Downtown Zone

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application.

*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period. In the case for a certificate or permit for a project that requires a development special use permit or site plan under section 11-400 of the zoning ordinance, the period of validity shall be coincident with the validity of the development special use permit or site plan as determined pursuant to section 11-418 of the ordinance.

**BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



Note: BAR Case #2009-0149 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to install five, Velux skylights on the rear (west) roof slope of the two-story office building located at 424 North Washington Street. These low-profile skylights measure 20 inches wide x 50 inches long and will be fitted with cellular shades to diffuse light penetration into the night sky.

There are views of the rear roof slope from Oronoco Street, through the rear parking lot area.

II. HISTORY:

The subject two-story, office building was constructed in 1978. Designed in a faux Colonial architectural style, the building has been built with quality materials including a brick and faux sandstone façade, wrought iron railings, wood windows and capped with a Buckingham slate roof.

III. ANALYSIS:

The proposed addition complies with zoning ordinance requirements.

The *Guidelines* note that “skylights should be located on the least visually prominent section of the roof” and that “low or flat profile glass skylights are preferred.” The *Guidelines* also specify that “skylights must have integral shades that should be used at nighttime to reduce seepage of light visible from the exterior.”

In the opinion of Staff, the proposed new skylights are appropriate. They are relatively modest in size, have a low profile and will contain a cellular shade – all specifications recommended in the *Guidelines*. Finally, the skylights will be located on the rear roof slope of the building – the least visually prominent section of the roof, and will only be visible from Oronoco Street, thus retaining the integrity of Washington Street corridor.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Certificate of Appropriateness application.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 A demolition permit is required

C-2 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).

C-3 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-4 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.

Historic Alexandria:

No comments received.

National Park Service:

No Comments received.

VI. IMAGES

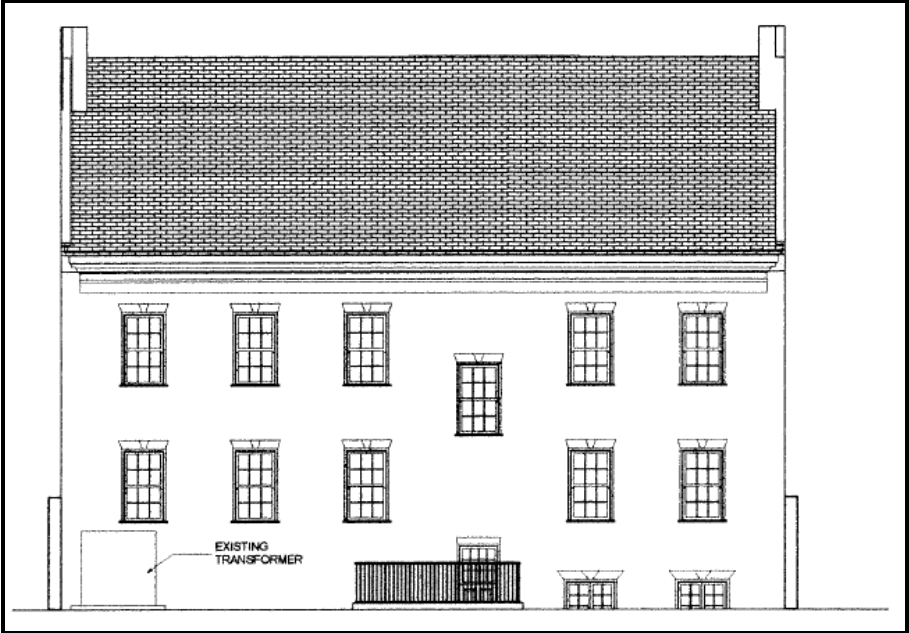


Figure 1: Existing Rear Façade

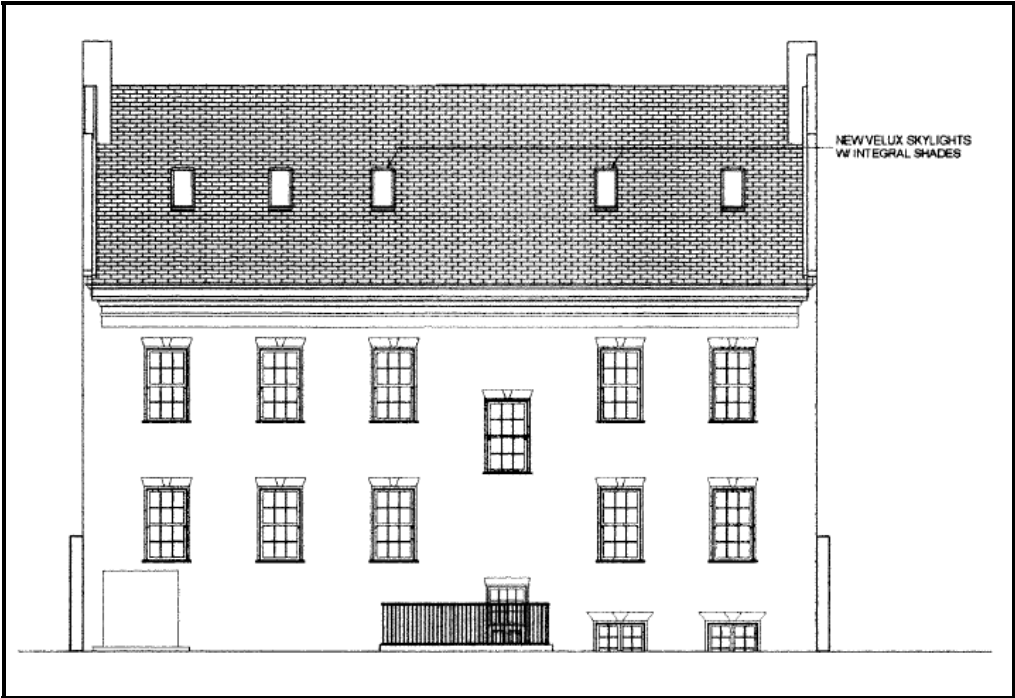


Figure 2: Proposed Rear Façade



Figure 3: Photo of Existing Rear Facade



Figure 4: Photo of Existing Rear Facade



Figure 5: View from Oronoco Street - Looking at rear roof slope of 424 N. Washington Street



VELUX SKYLIGHTS

The FS skylight is specified with a cellular shade for diffused lighting and minimal intrusion to the night time sky.

The FS skylight includes a factory-installed patented flashing system, designed for shingle type roofs only. The smooth, low-profile of the FS skylight has a streamlined exterior and does not obstruct your roof line.

ENERGY STAR: The FS skylight meets ENERGY STAR approval guidelines for energy efficiency in all climatic regions of the US.

Figure 6: Proposed skylight to be installed.