

Docket Item #7
BAR CASE #2010-0296

BAR Meeting
November 2, 2010

ISSUE: Permit to Demolish - Areaway
Waiver of Height Requirements - Fencing
Certificate of Appropriateness - Alterations (Window Replacement, Fence,
Deck and Areaway Construction)

APPLICANT: Thomas and Kristine Schulz by Glerum Design Group

LOCATION: 903 Green Street

ZONE: RM / Residential

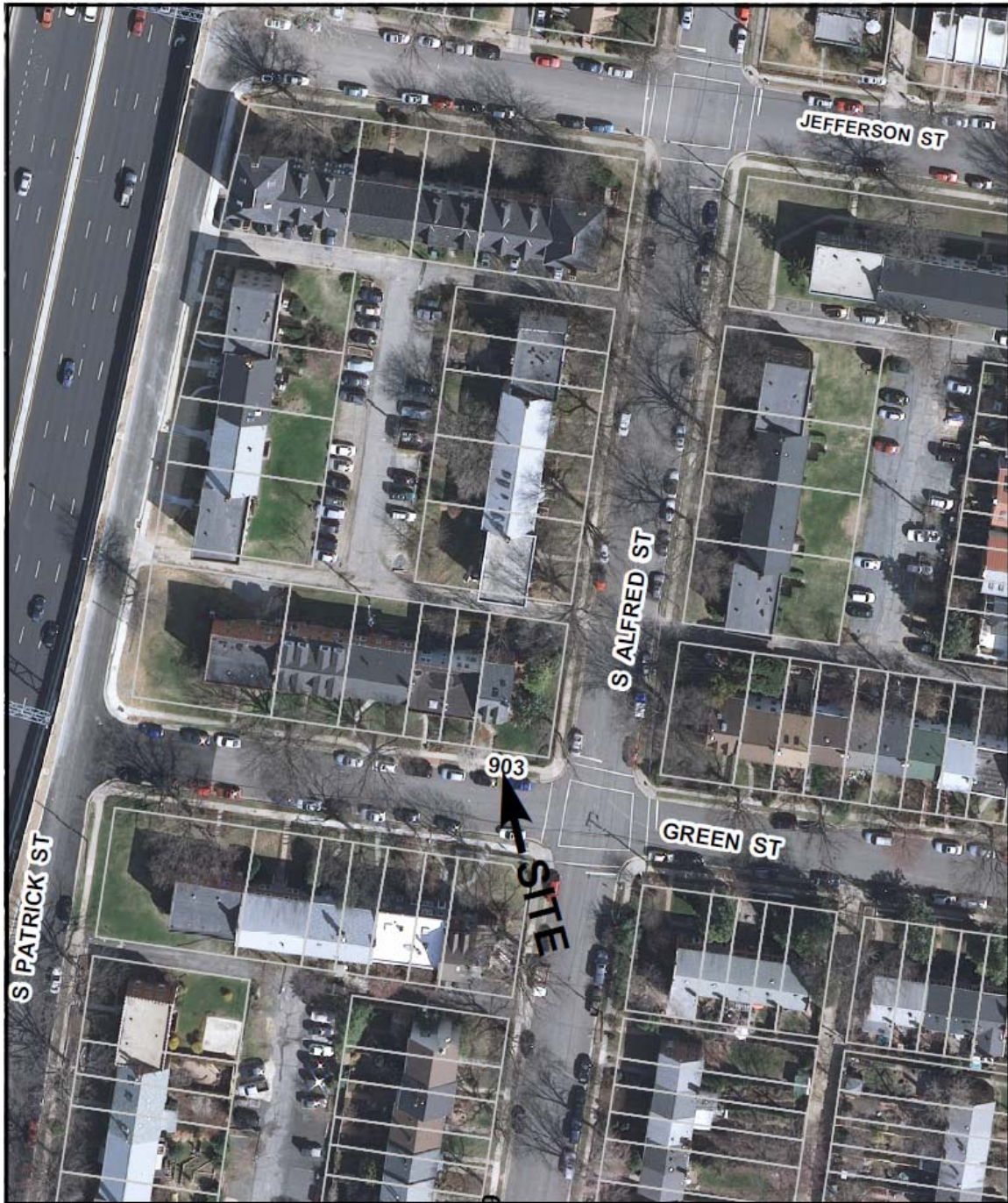
STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application and Waiver of Height Requirements with the conditions that:

1. The muntins on the new windows and French doors contain a putty profile.
2. The new fence be located entirely on the subject property and be painted or stained.
3. The new deck be painted or stained.

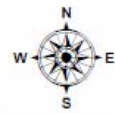
*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12- month period.

**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.

***Staff reminds the applicant that, as of June 1, 2010, window replacement requires a building permit within the historic districts.



BAR CASE #2010-0296



I. ISSUE

The applicant is requesting approval of a Permit to Demolish, Certificate of Appropriateness for alterations and Waiver of Fence Height Requirements at 903 Green Street.

The applicant is proposing to:

Permit to Demolish

- Demolish the existing 4' wide by 17.5' long areaway and reconstruct the subterranean areaway on the rear elevation. The new areaway will be 7' wide by 15' long.

Certificate of Appropriateness

- Replace a total of fourteen (14) windows; seven on the front elevation, one on the side elevation, and six on the rear elevation. The existing windows are single-glazed, double-hung, 6/6 wood windows. The applicant is requesting approval of Jeld-Wen, painted wood double-glazed, full-frame replacement windows. The proposed windows will be 6/6 simulated divided light with an interior spacer bar (bronze in color) with an identical light pattern to the windows they are replacing. The 7/8" wood muntins will have a beaded profile and brass hardware.
- Remove the existing, paired 6/6 wood windows on the first floor of the rear elevation and replace them with a set of French doors. The new door will retain the existing width of the opening and the current keystoned lintel. Replace the existing set of French doors on the side elevation with a set of new eight (8) light doors. The applicant is requesting approval of Jeld-Wen, painted wood double-glazed, full-frame replacement doors. The proposed doors will be eight light, simulated divided light with an interior spacer bar (bronze in color) to match the existing French doors on the side elevation. The 7/8" wood muntins will have a beaded profile and brass hardware.
- Construct a new wood deck (7.5' wide by 16' long) over the new areaway and protruding from the first floor of the rear elevation.
- Construct a new 8' high wood, board fence to enclose the rear yard.

Waiver of Height Requirement

- Obtain a Waiver for the proposed fence height in excess of 6' high (per Section 7-200(C) of the *Zoning Ordinance*).

II. HISTORY

According to Sanborn Fire Insurance Maps subject townhouse was built in between 1941-1958. It is a two-bay, 2-1/2 story brick end unit townhouse detailed in the Colonial Revival style located on a corner lot.

Previous Approvals:

There are no previous BAR cases for this property.

III. ANALYSIS

The proposed alterations comply with Zoning Ordinance requirements.

The *Design Guidelines* recommend that: "...replacement windows should be appropriate to the historic period and the architectural style of the building". The *Guidelines* state that single-glazed, true divided light windows with interior storm sash are the preferred replacement window type. The *Guidelines* continue by saying other acceptable window types are "double-glazed true divided light wood windows..." In this particular case, double-glazed windows which were commercially available when this townhouse was constructed in 1940, are appropriate replacement windows.

Therefore, given the age of the townhouse and the fact that the existing light pattern and size will be retained, Staff does not object to the installation of double-glazed wood windows and doors, with simulated divided lights. However, Staff does note that the application specifies a beaded profile for the muntins. Each proposed replacement window is evaluated against the draft *Alexandria Window Performance Specifications*. Staff finds that this profile does not meet the adopted *Alexandria Window Performance Specifications*, which requires the muntins to be detailed with a putty glaze profile. The proposed replacement windows appropriate and compatible with the surrounding buildings and consistent with the *Alexandria Window Performance Specifications*, if the proposed muntins are altered to a putty glaze profile.

Additionally, the *Guidelines* encourage exterior doors to be appropriate to the period of the structure. The proposed paired eight-light French doors are compatible with the existing architectural character of the building. The applicant's request to convert an existing window opening to a door on the rear elevation was initially a concern for staff. However, Staff finds that the proposal will not negatively impact the integrity of the resource as a whole, and considers the interchangeability of a window to a door while retaining the opening's width and the header a typical evolution for a building and a minor change to this secondary elevation. Staff supports this requested change.

The proposed demolition of a rear at grade areaway, the construction of a new areaway and wood deck are consistent with the *Design Guidelines*, as both are being constructed at the rear of the property and will not hide, obscure or cause the removal of historic architectural details. However, the *Guidelines* specify that open decks are generally only appropriate on buildings post dating ca.1950. Staff believes that the proposed location on the rear elevation and after the construction of the proposed fence, the deck and areaway will be minimally visible from the public right-of-way. The *Guidelines* however, do require that decks should be painted or stained the predominant color of the building or the color of the trimwork.

Finally, the design of proposed fence is compatible with the existing house and the surrounding streetscape, and conforms to the *Design Guidelines* for fences. In keeping with the recommendations contained in the *Guidelines*, fences are an important visual feature of the historic district that define property lines, provide a sense of privacy and enclosure for property owners and "should be appropriate in materials, design and scale to the period and character of the structure they surround." The fence proposal is for an 8' high, wood board fence to enclose

the existing rear yard. The design and materials of the fence are consistent with the *Guidelines* however; the height of the fence does require a Waiver from the BAR.

Waiver of Fence Height Requirements

Staff has no objection to the Waiver of Vision Clearance, per Section 7-202 (C) of the Zoning Ordinance, and notes that the proposed fence will be enclosing the rear yard to provide privacy. Additionally, although the adjacent neighbor's fence is 6' high, staff believes that the proposed fence will not have any negative impact to their property.

The proposed alterations to this property are compatible in size, scale and design, while being complementary to, without competing with, the architectural style of the existing historic house as recommended in the *Design Guidelines*. Staff recommends approval of the Certificate of Appropriateness for the proposed alterations and a Waiver of the Fence Height.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Administration that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 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 and schematics.
- C-8 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-9 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-10 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-11 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

Transportation and Environmental Services (T & ES)

No comments.

Alexandria Archaeology

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.



Figure 2. Existing Conditions – Front Elevation



Figure 3. Existing Conditions – Rear Elevation & Areaway

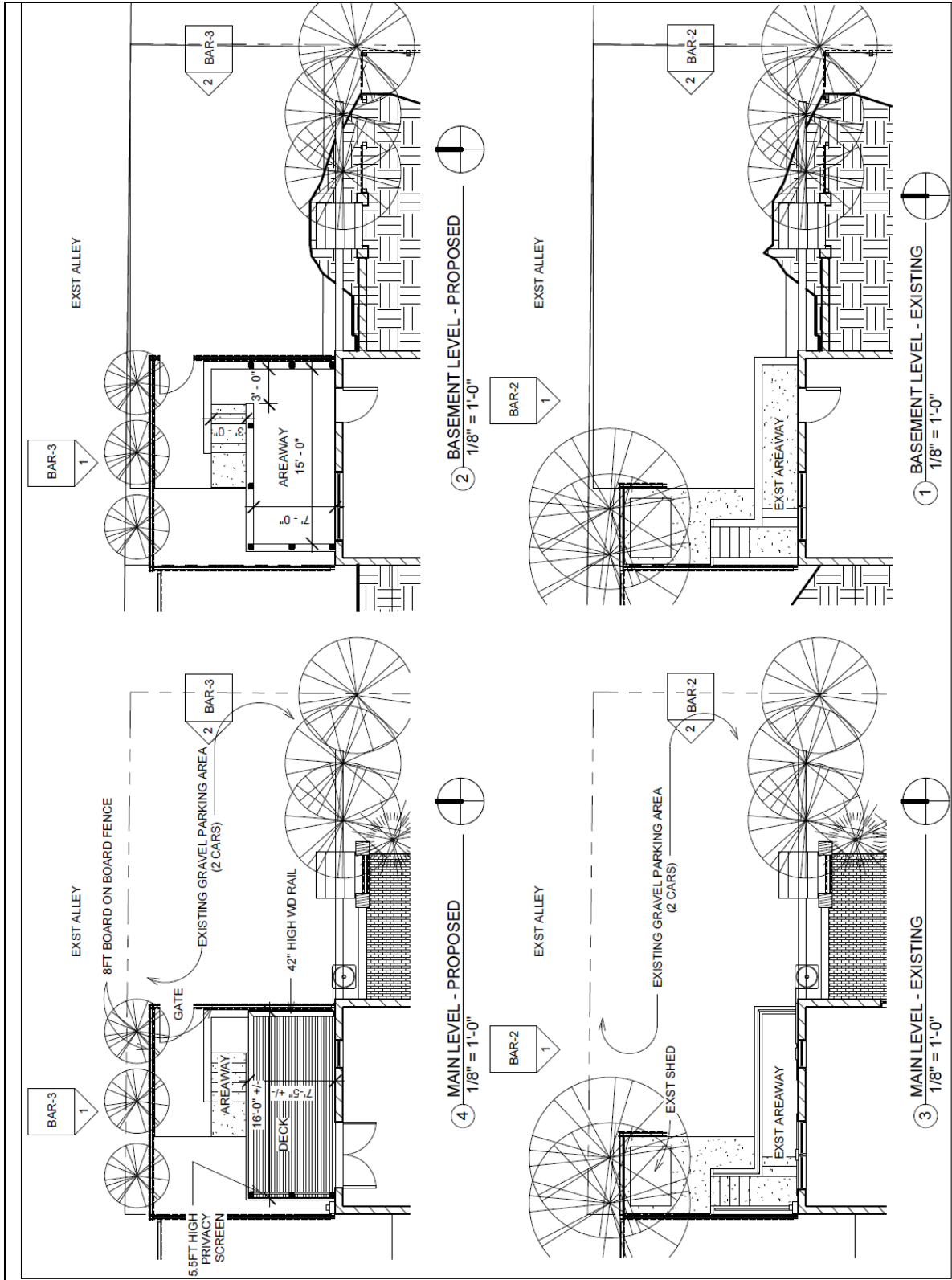


Figure 4. Existing and proposed Drawings

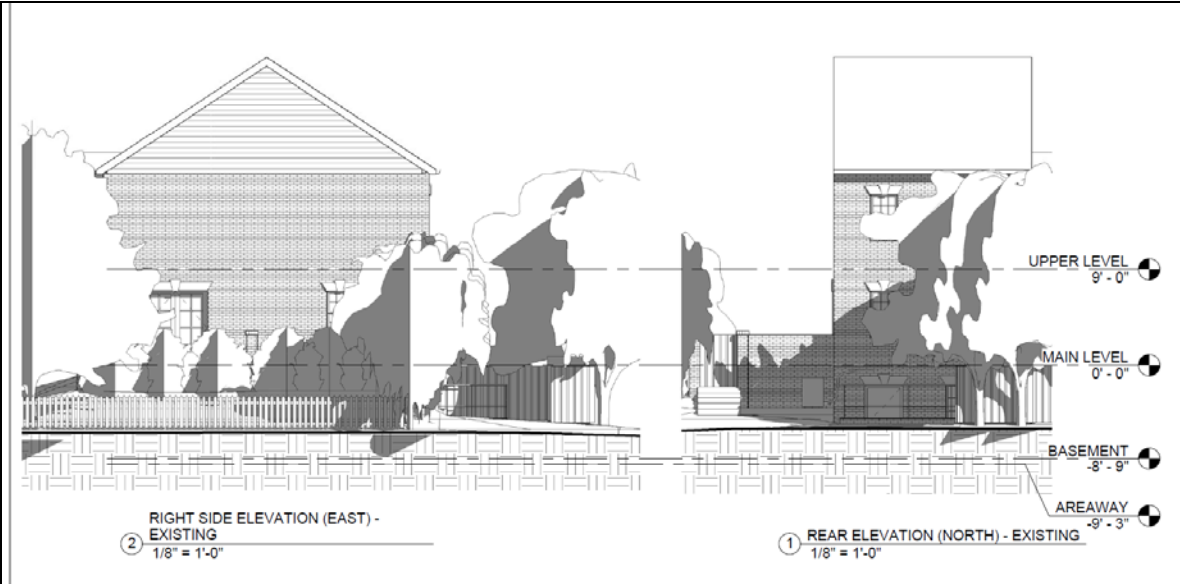


Figure 5. Existing Elevations

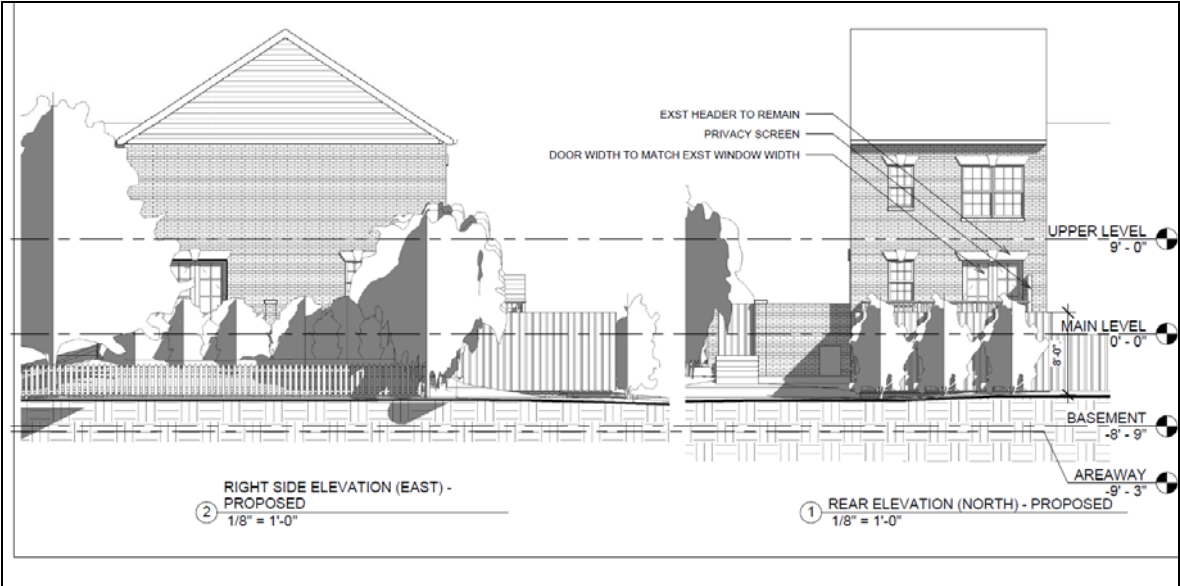


Figure 6. Proposed Elevations

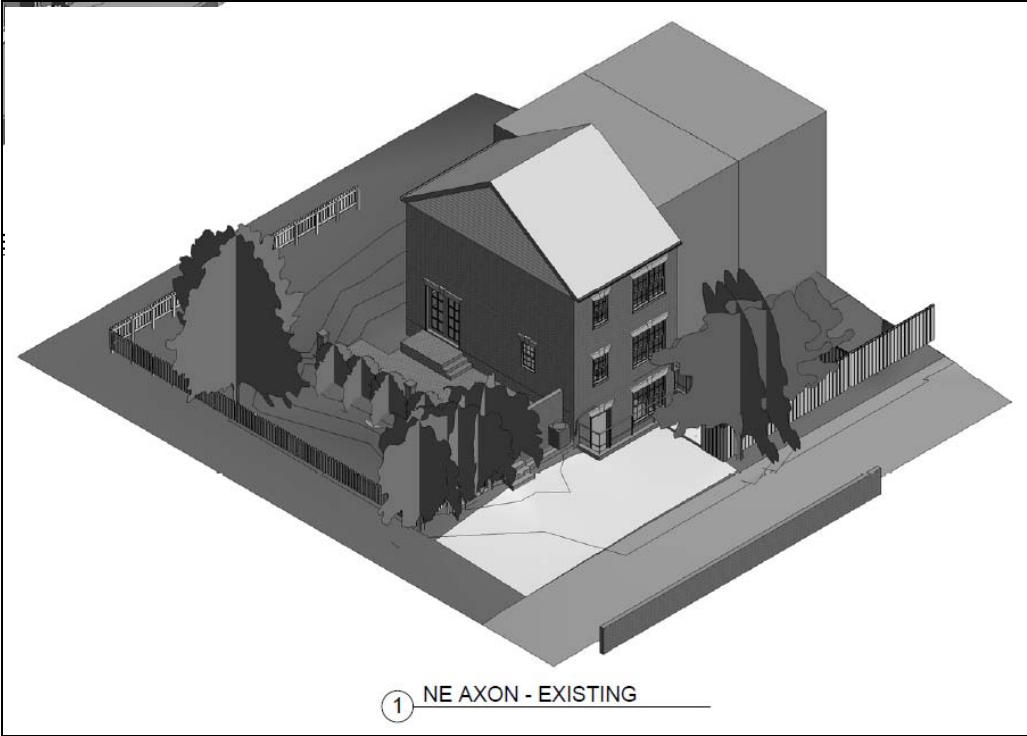


Figure 7. Existing Axonometric Drawing



Figure 8. Proposed Axonometric Drawing



Figure 9. Existing Perspective Drawing



Figure 10. Proposed Perspective Drawing