

Docket Item # 1
BAR CASE # 2011-0022

BAR Meeting
February 16, 2011

ISSUE: Alterations (Window Replacement)

APPLICANT: Daniel and Sarah Lipson

LOCATION: 612 South Lee Street

ZONE: RM/Residential

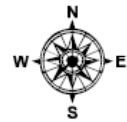
STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that the muntin bars have a putty glazed profile and that the spacer bars have a non-reflective, medium value color.

****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 final approval 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 siding or roofing over 100 square feet, windows and 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, 703-746-4200 for further information.



BAR CASE #2011-0022



I. ISSUE

The applicant is requesting approval of alterations at 612 South Lee Street associated with a project to finish the basement in the house. The basement window on the north elevation will be removed and a portion of the foundation below the window will be demolished in order to accommodate a larger egress window, which is a Building Code requirement for habitable space in a basement. The existing brick pavers adjacent to the window will be replaced with an at-grade painted steel grate which must be easily removable for emergency egress. The front basement window facing South Lee Street will also be replaced.

The new simulated divided light wood casement windows will be manufactured by Kolbe & Kolbe and will have bright stainless steel spacer bars, a baked-on white finish and exterior screens. Although the window specifications provided with the application identify the windows as having a single light, the applicant has indicated that the windows will have 7/8" muntins – the front basement window will have six lights and the window on the north elevation will have twelve lights.

II. HISTORY

The two story brick residence at 612 South Lee Street was constructed along with 614 South Lee Street in 1920, according to the City's real estate records and Sanborn Fire Insurance map research.

The Board has approved a number of cases at the subject property over the last 20 years, including:

- Approval of a rear addition on December 3, 1986 (BAR Case #1986-0201).
- Approval of a 6 foot high rear stockade fence on April 6, 1988 (BAR Case #1988-0037).
- After-the-fact approval for a metal fence on May 18, 2005 (BAR Case #2005-0093).

III. ANALYSIS

Staff has no objection to the proposed replacement basement window on the front elevation, or the enlarged window opening and new window on the north elevation. The proposed Kolbe & Kolbe windows meet the Board's new Window Policy and the *Alexandria Replacement Window Performance Specifications* with two exceptions. First, the proposed spacer bars are stainless steel. Second, double-glazed windows cannot be installed on buildings predating 1930, when double-glazed windows were invented. In this particular case, given the location of the windows at the basement level and the setback from the right-of-way, Staff recommends approval of the simulated divided light windows. Staff also recommends that the muntin profile – which was not specified – be putty glazed to match the muntin profile of the other windows on the house and that the spacer bars have a non-reflective, medium value color.

STAFF

Stephanie Sample, 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:

- F-1 The following comments are for BAR review only. Submitted plans are not approved for construction. Subsequent to BAR review and approval the submitted plans will be reviewed for code compliance.
- C-1 A building permit for construction/alteration is required to be issued prior to the start of any work.
- C-2 Five sets of scaled drawings will be required to be submitted for review along with the building permit application. Further details on the proposed new columns, clear window opening, and sill height will be required.

V. IMAGES

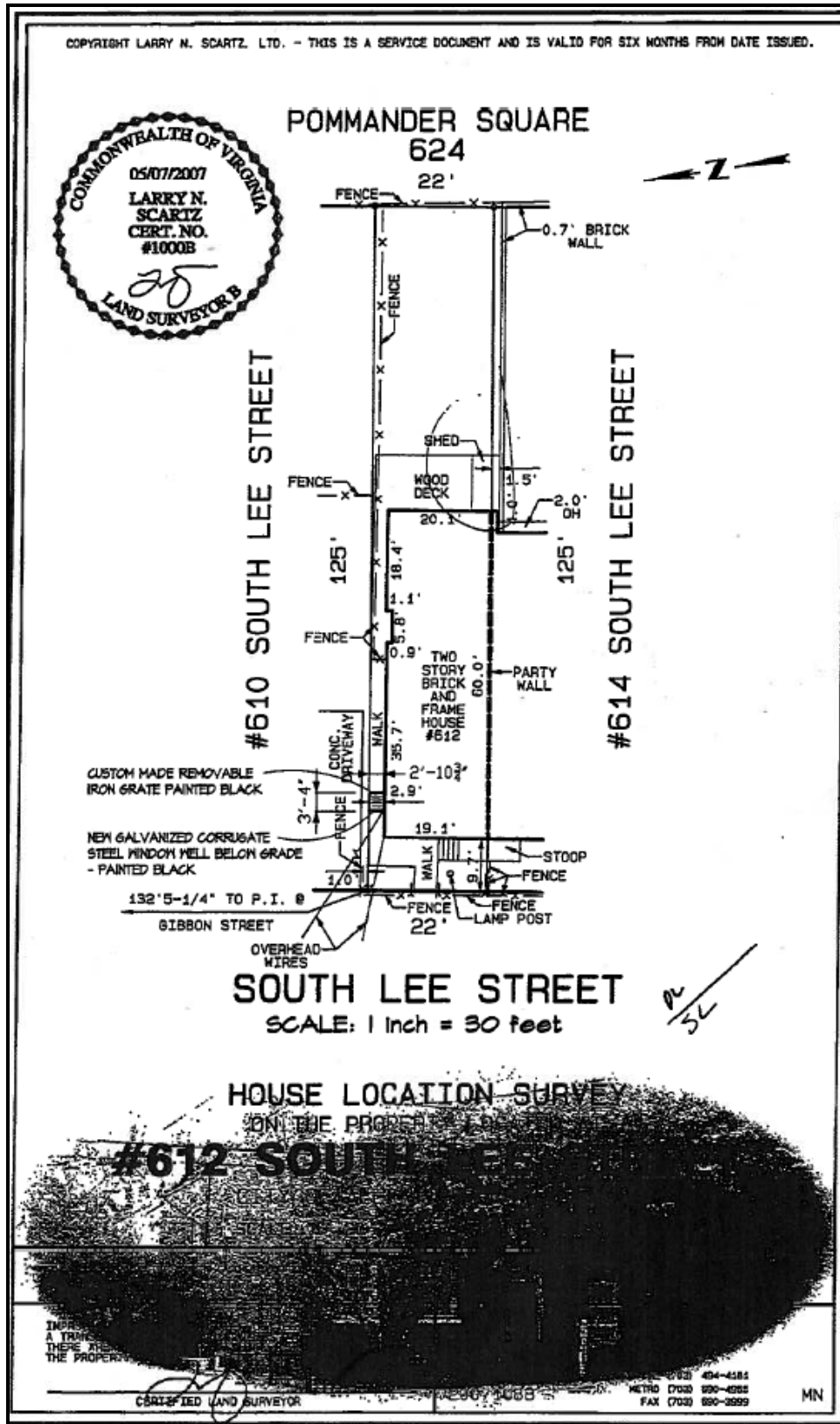


Figure 1. Plat.

612 South Lee (front)



(front) window for replacement



Side of house, view from Lee street



Side view



Side window to be replaced with egress window



Figure 2. Photos of existing conditions.

300 South Lee Street - Existing example of large window egress similar to the one proposed in this application for 612 South Lee



Figure 3. Photo of similar egress window.

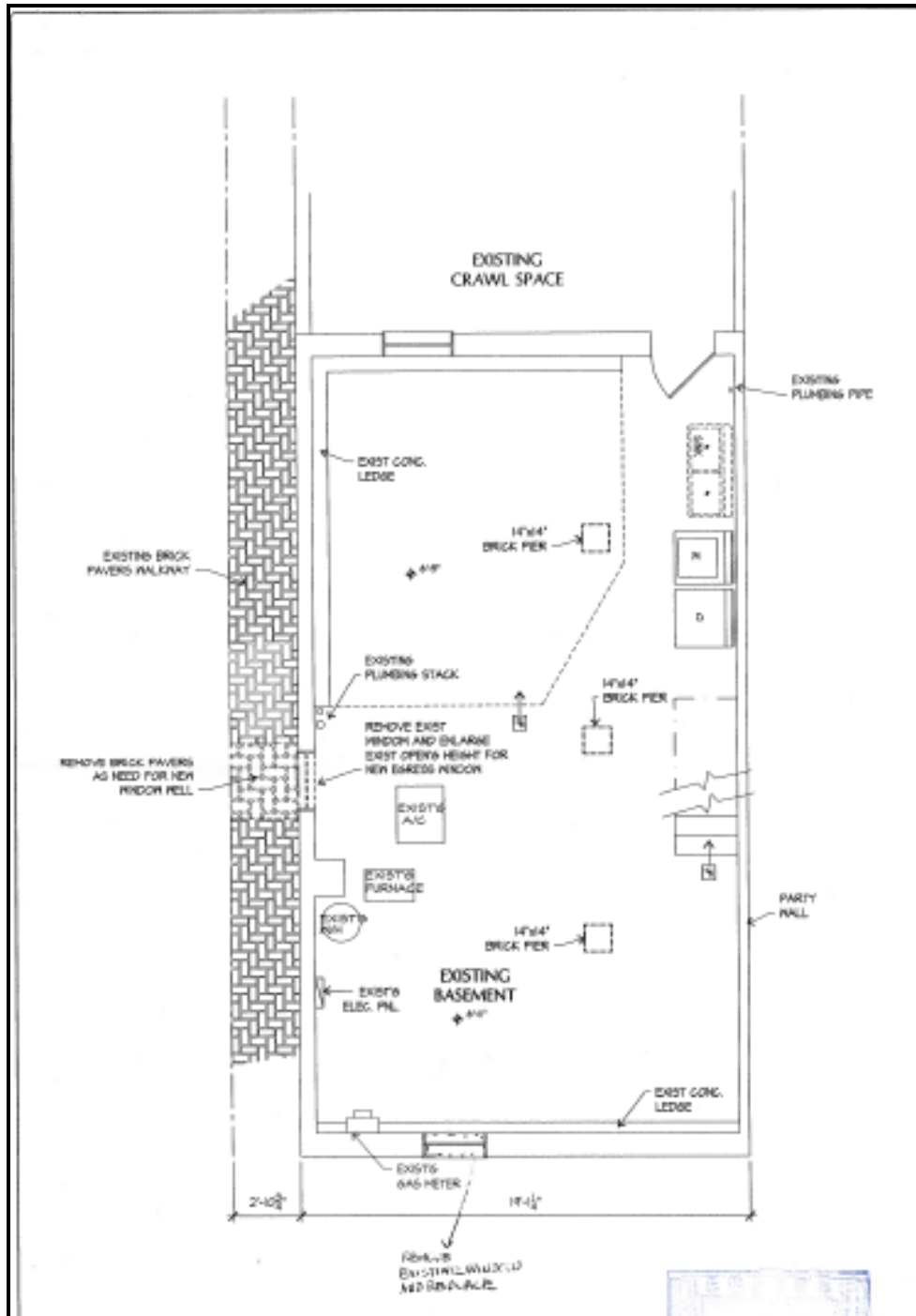


Figure 4. Existing basement plan.

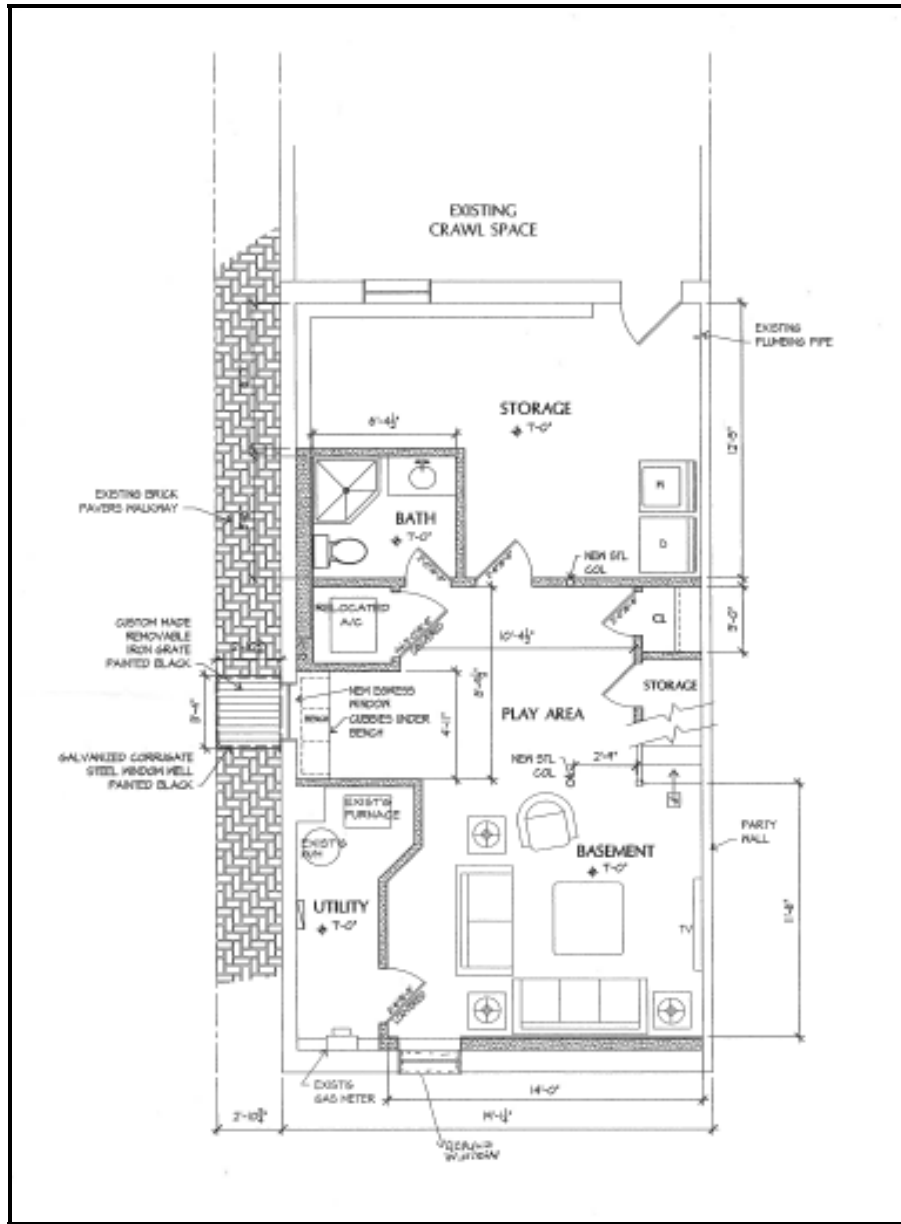


Figure 5. Proposed basement plan.

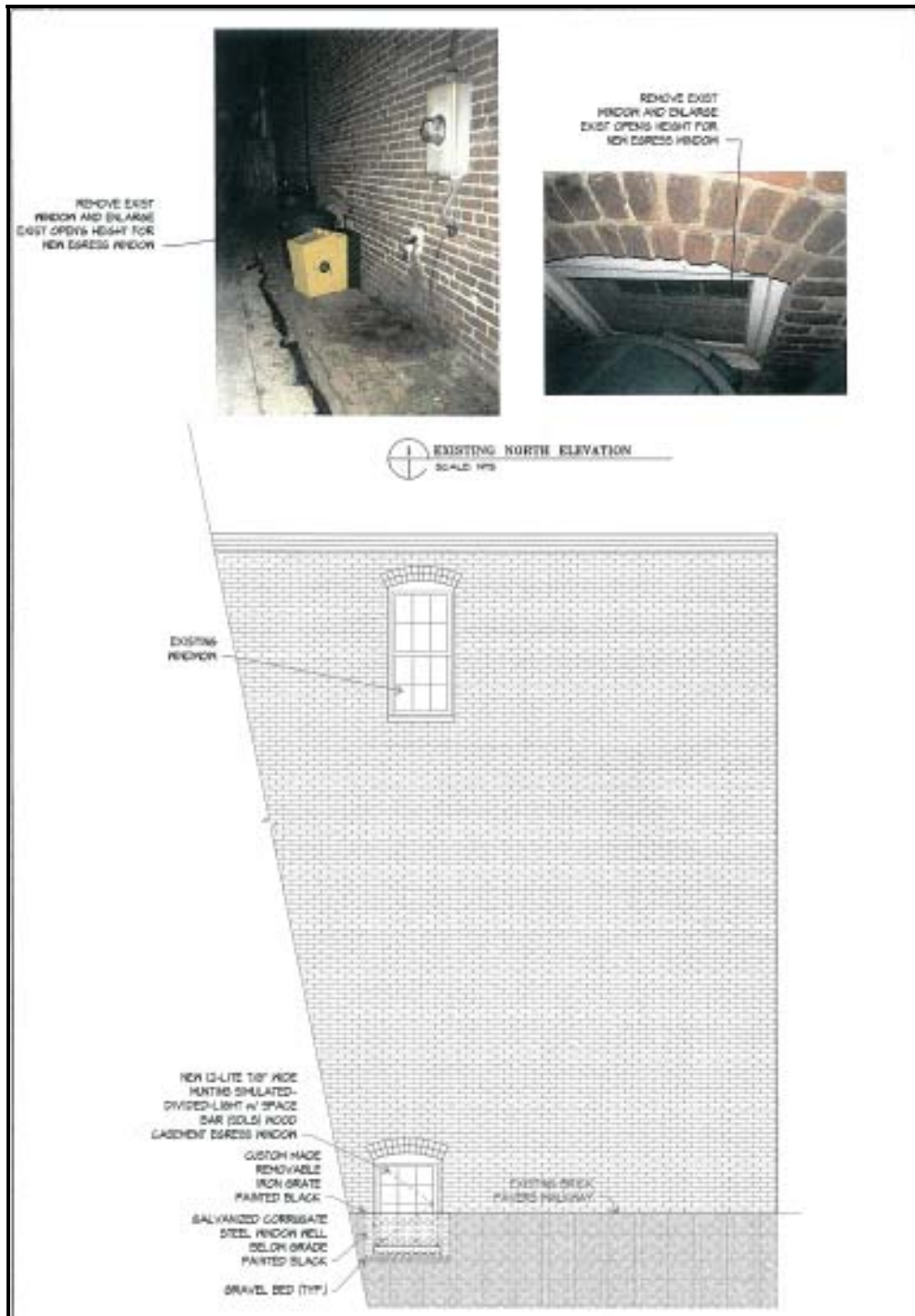


Figure 6. Proposed north elevation.