

Docket Item # 2
BAR CASE # 2011-0052

BAR Meeting
April 6, 2011

ISSUE: Alterations (Window Well Installation)

APPLICANT: Sarah Bobbin (Carlos Navia, Agent)

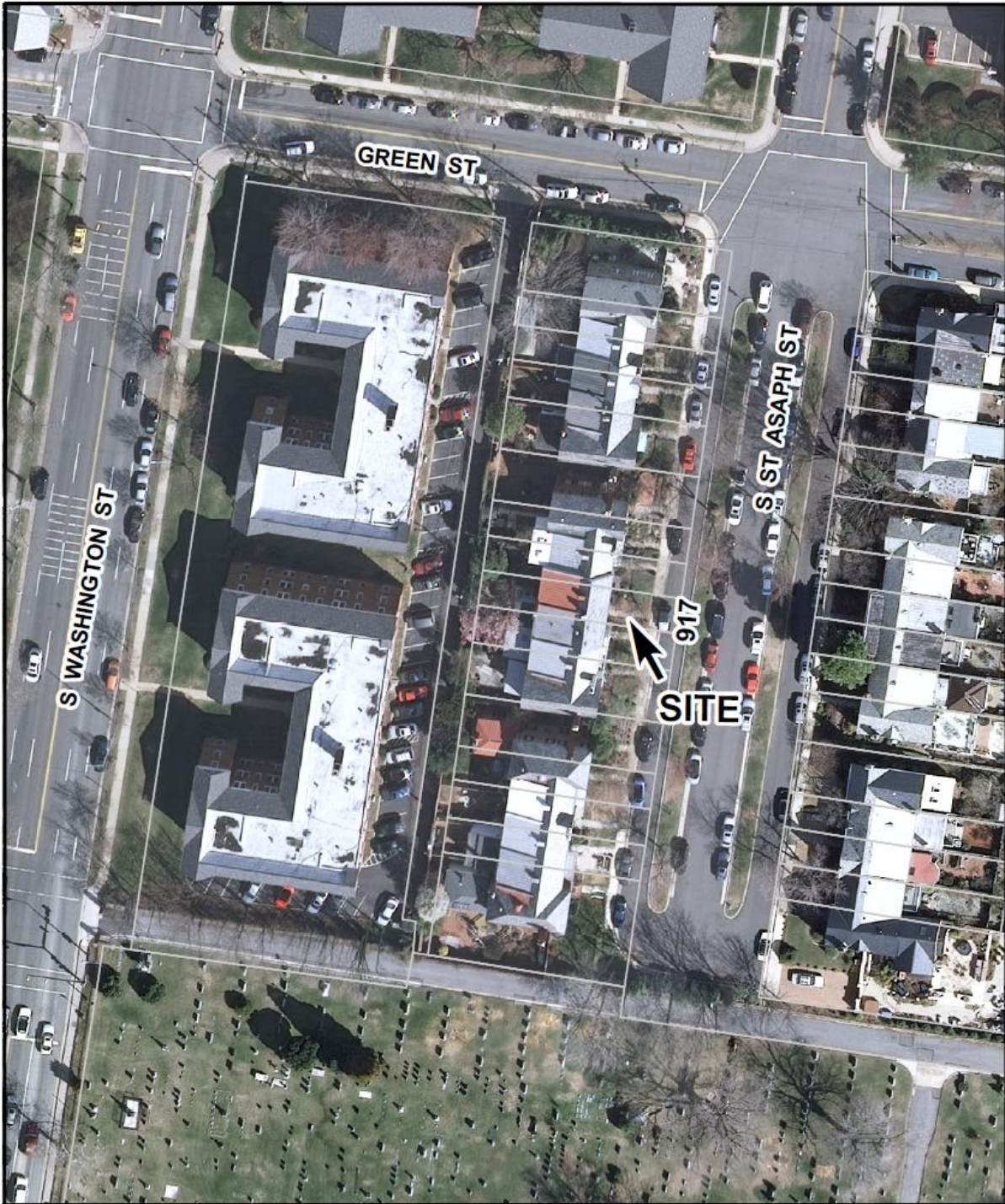
LOCATION: 917 South Saint Asaph Street

ZONE: RM / Residential

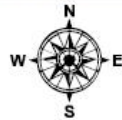
STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application, as submitted.

****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.



BAR CASE #2011-0052



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the installation of an egress window on the basement level on the South Saint Asaph Street façade of the residential townhouse located at 917 South Saint Asaph Street.

The window to be installed will be located on the basement level, centered below an existing 12/12 double-hung window. The single, double-hung window to be installed measures 30-3/8" in width and 45-1/2" in height, and will be a six-over-six, double-glazed, double-hung, simulated divided light, wood Marvin Wood Ultimate window. The proposed simulated divided light window will have an interior spacer bar and applied interior and exterior muntins. The muntin width will be 7/8 inch. The new window well measuring 52" in length, 39" in width and approx. 53" in depth will be supported with a painted, corrugated, galvanized steel cattle guard and capped with a heavy-weight polycarbonate well cover.

The applicant also proposes to demolish and relocate the side-loading, brick stairs which lead onto the front entry stoop. The new, curved brick stairs will extend from the front of the stoop and the existing wrought iron railing will be removed and reconfigured to accommodate the new stair location. The reconfigured railing and new winder steps will match the existing design details.

II. HISTORY:

The two-story, brick townhouse at 917 South Saint Asaph Street is part of George Washington Gardens developed by Joseph K. Seidle, Inc. and constructed and completely sold out in **1940** (*Alexandria Gazette*, October 19, 1940, p.3.). This is a separate subdivision from Yates Garden which begins directly north across Green Street.

Previous Approvals:

Staff was not able to locate any previous BAR approvals for this address.

III. ANALYSIS:

The proposed alterations comply with the RM Zoning Ordinance requirements.

While the Board generally discourages substantial alterations to the principal elevations of buildings within the historic district, the proposed window will only extend approximately 7" above grade and the façade is set back from the sidewalk behind a landscaped front yard. Additionally, the proposed painted, wood, simulated divided light window with the 7/8" muntin is consistent with the Board's Window Policy as an appropriate window option for this c1940s townhouse. Finally, Staff does note that the proposed window well cover is not historically appropriate and manufactured from a modern material (polycarbonate). Generally speaking, window wells within the historic district are covered with metal grates. However, in this situation due to the desire to divert water away from the new well, staff does not object to the clear, flat polycarbonate cover, which does no harm to the existing structure and is easily removable in the future.

The townhouses in the George Washington Gardens subdivision are located at the edge of the historic district have a variety of façade types. Due to the differing styles and because the Board has generally supported significant modifications to the front elevations of buildings of this era --

which have included front facing dormers, installation of porticos and window replacement -- Staff recommends approval of the proposed window well, as submitted.

STAFF:

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

V. CITY DEPARTMENT COMMENTS:

Legend: C – Code Requirement R – Recommendation S – Suggestion F- Finding

Zoning Section

C-1 Proposed egress window and relocated stairs comply with zoning.

Code Administration

F1 The following comments are for BAR case review only and are not intended to grant approval for construction

C1 A building permit will be required to be issued prior to the start of this work.

C2 BAR approval and five sets of plans are required to be submitted for review prior to the issuance of the permit.

C3 At a minimum the plans shall include the existing basement floor plan and all proposed alterations to the basement including ceiling height, any new partitions, all plumbing fixtures and information of appliances enclosed in the “mechanical room”

C4 Emergency egress window and well shall conform to 2009 VA VCC section R310 as amended.

Transportation and Environmental Services (T&ES)

RECOMMENDATIONS

R1. The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.].
(T&ES)

- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R6. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

CITY CODE REQUIREMENTS

- C1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61) (T&ES)

V. IMAGES

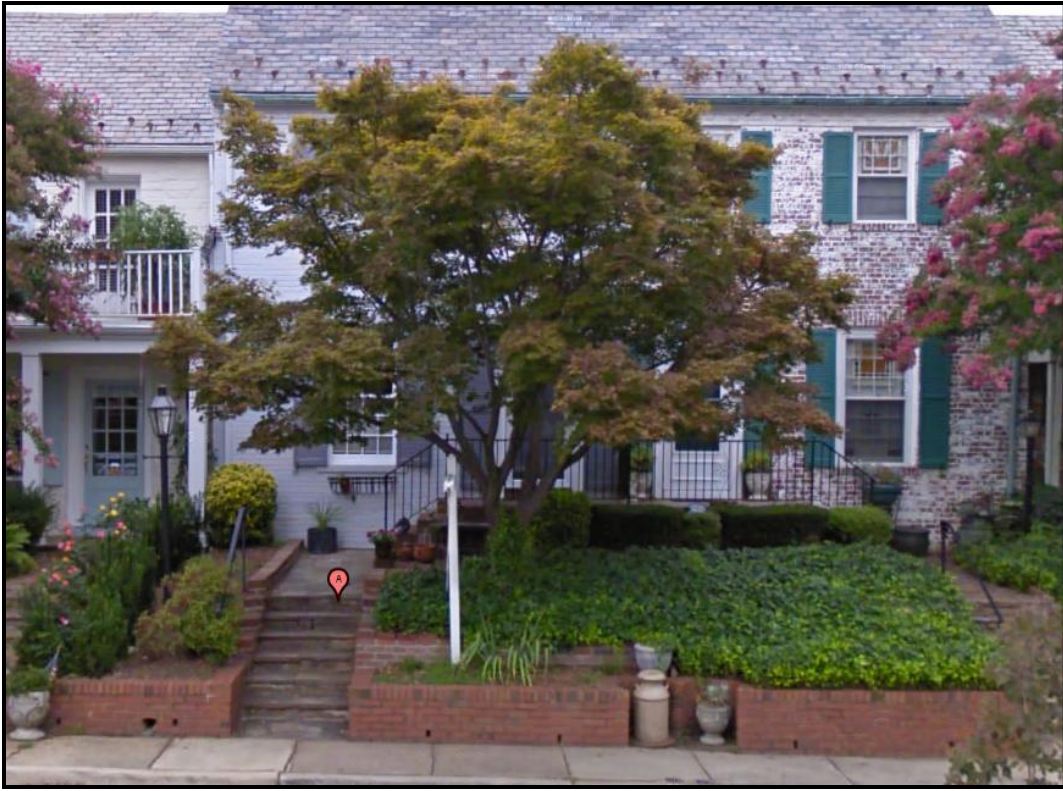


Figure 1. Photograph of 917 South Saint Asaph Street facade

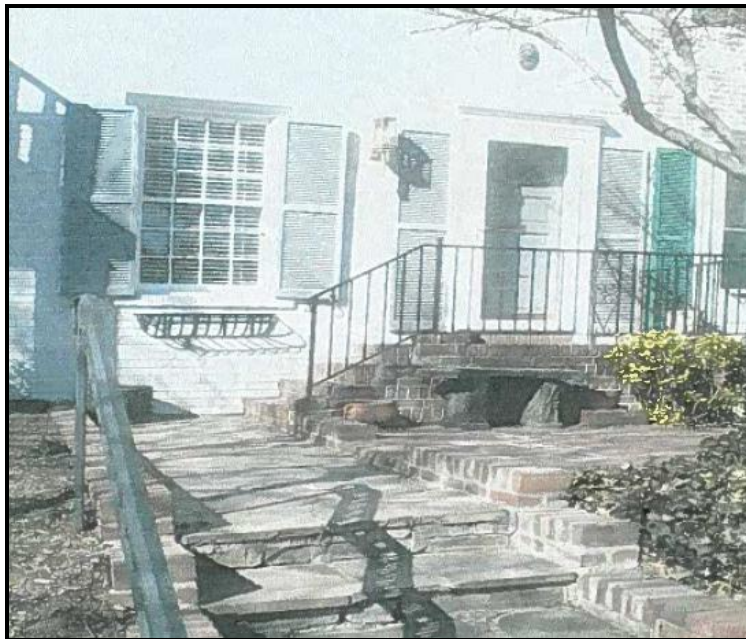


Figure 2. Photograph of 917 South Saint Asaph Street facade

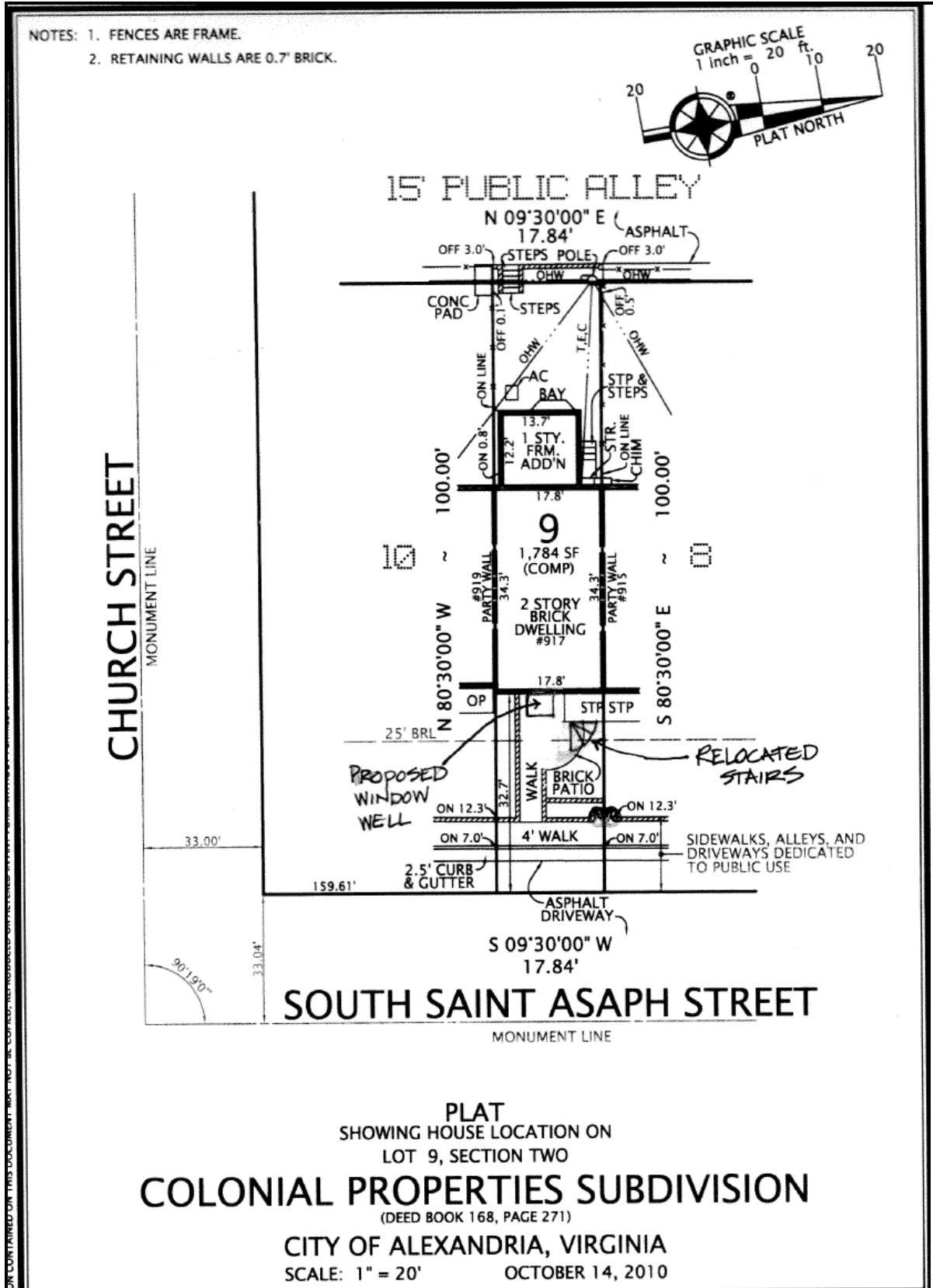


Figure 3. Proposed Site Plan

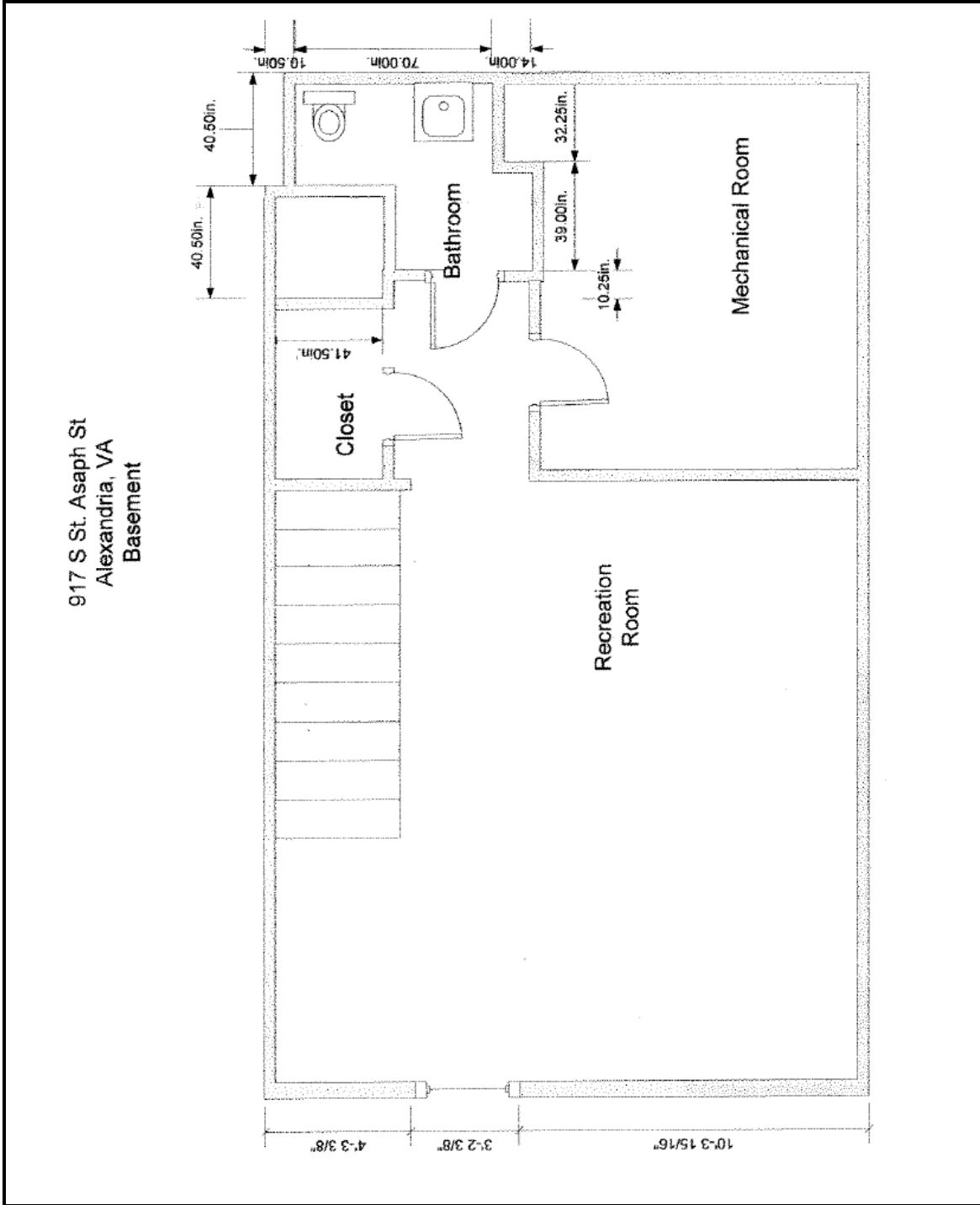


Figure 4. Proposed Basement Plan

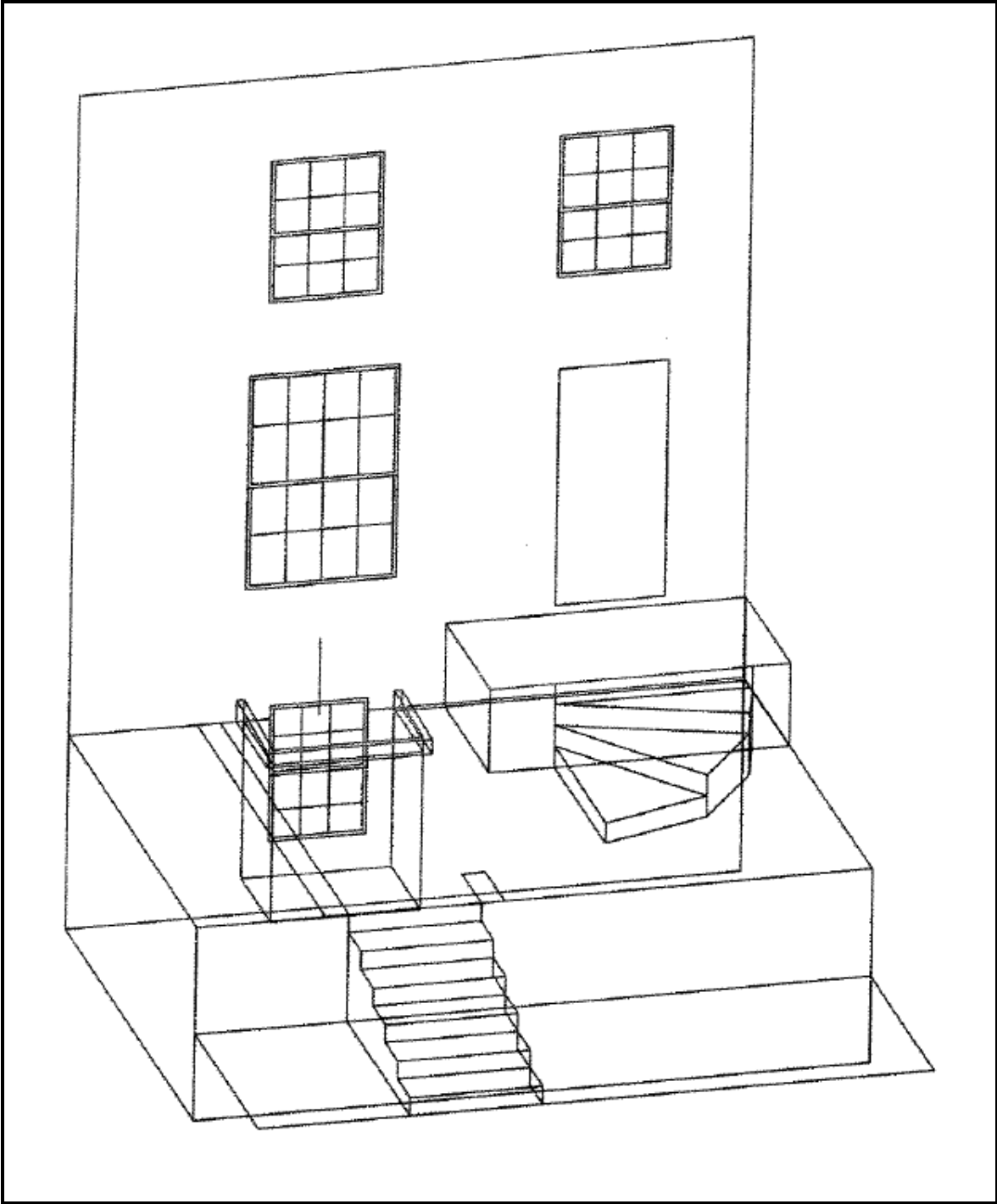


Figure 5. Proposal – Window Well and Stair Relocation

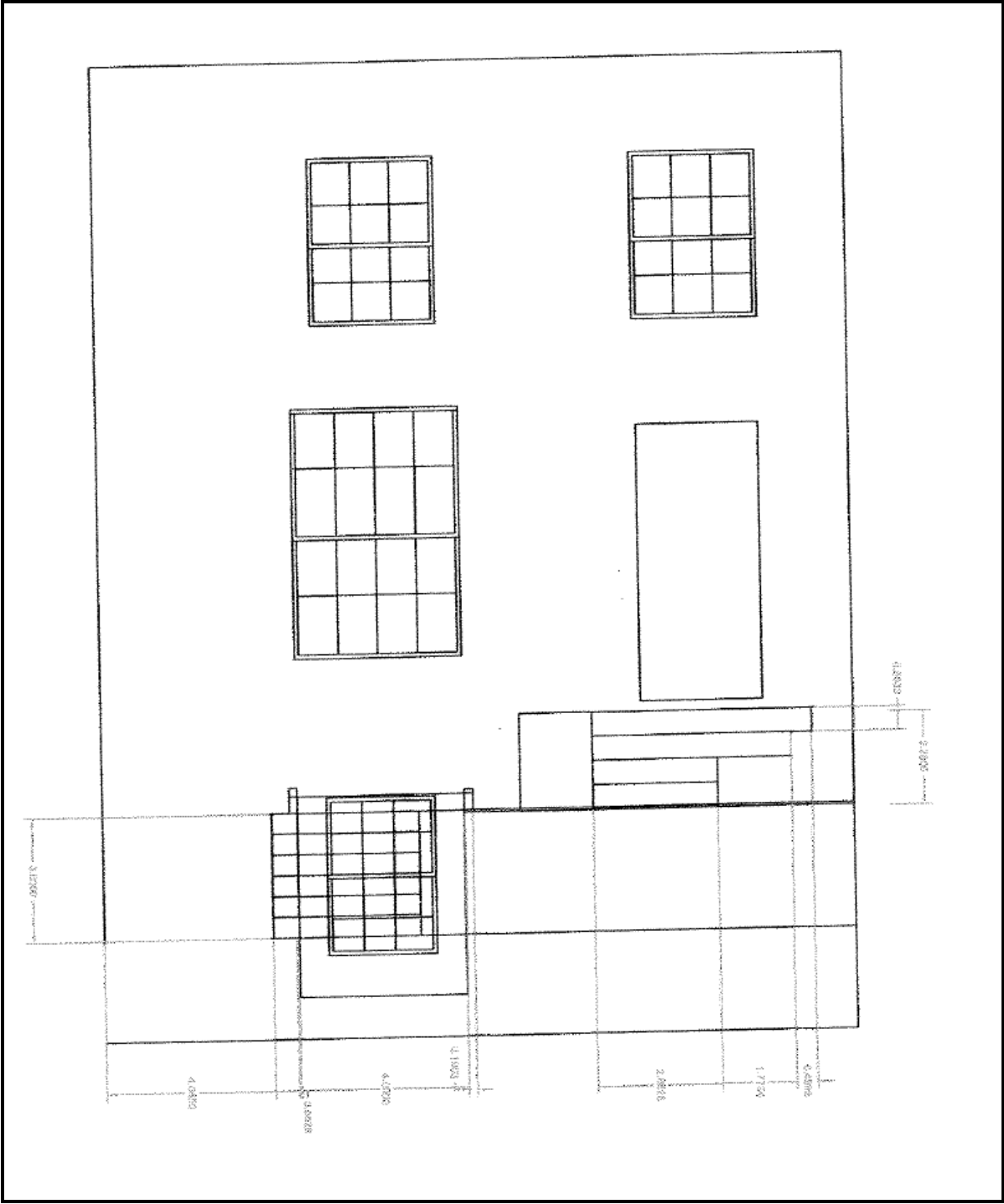


Figure 6. Proposal – Window Well and Stair Relocation

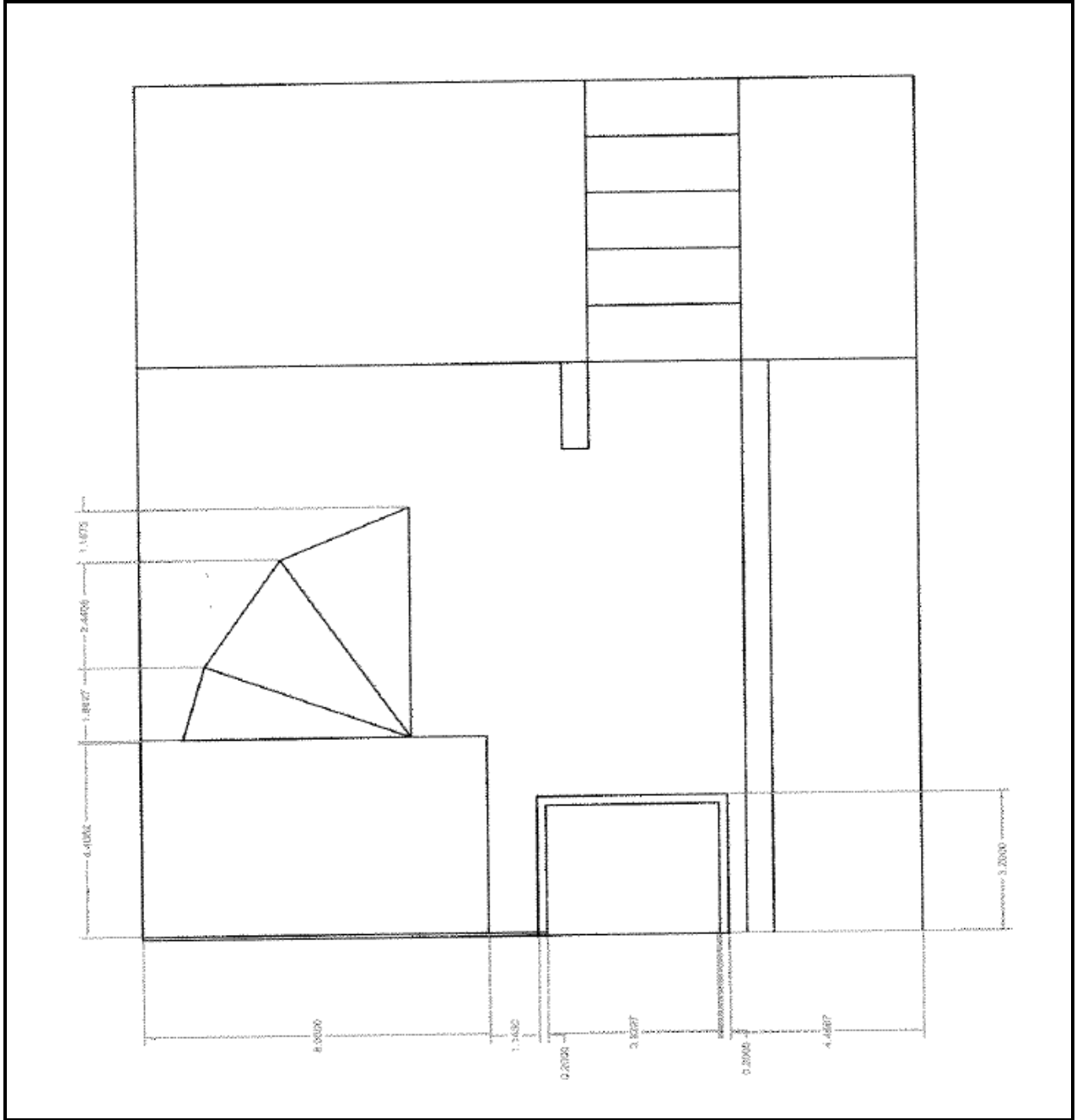


Figure 7. Proposed Site Plan

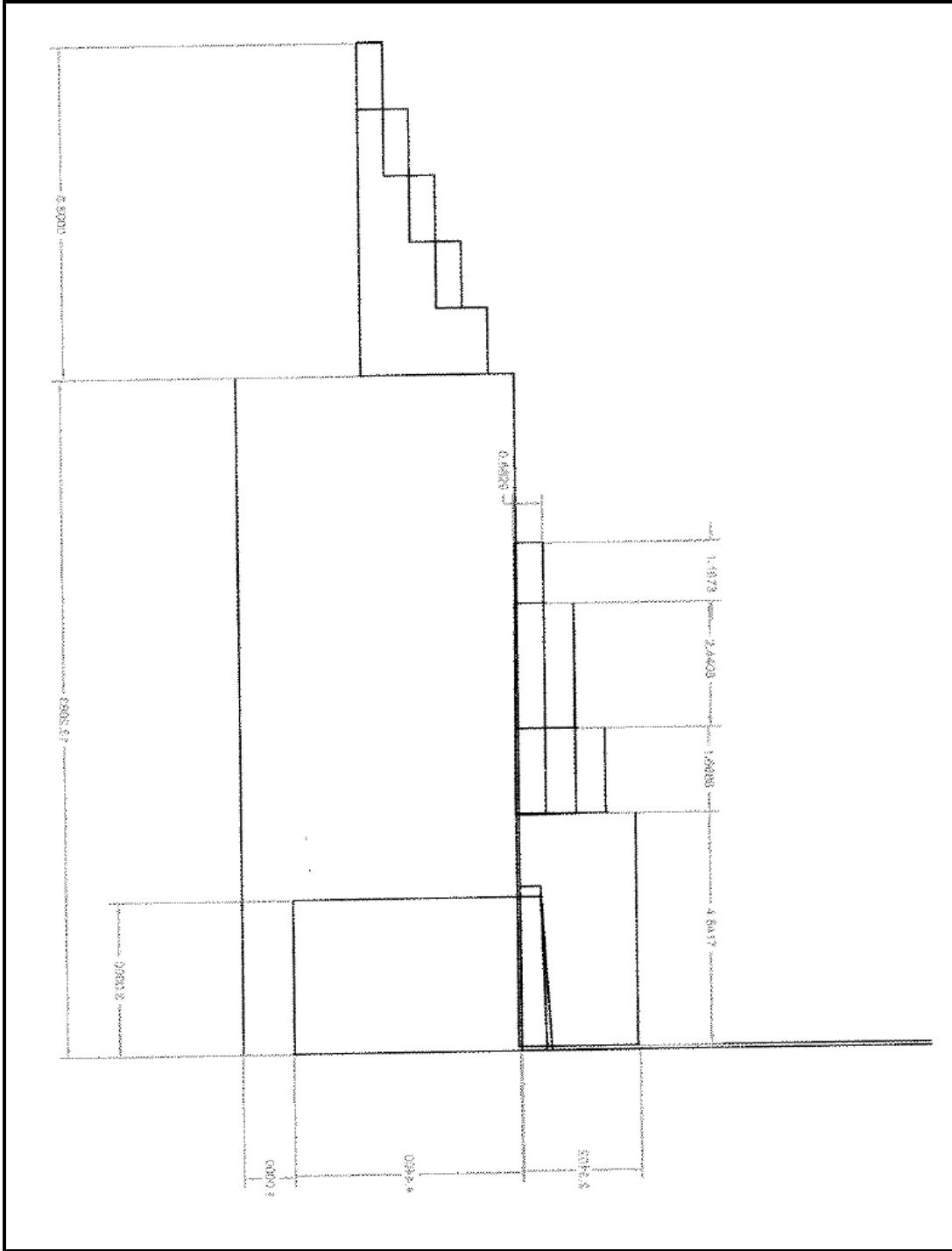


Figure 8. Proposed Cross-Section

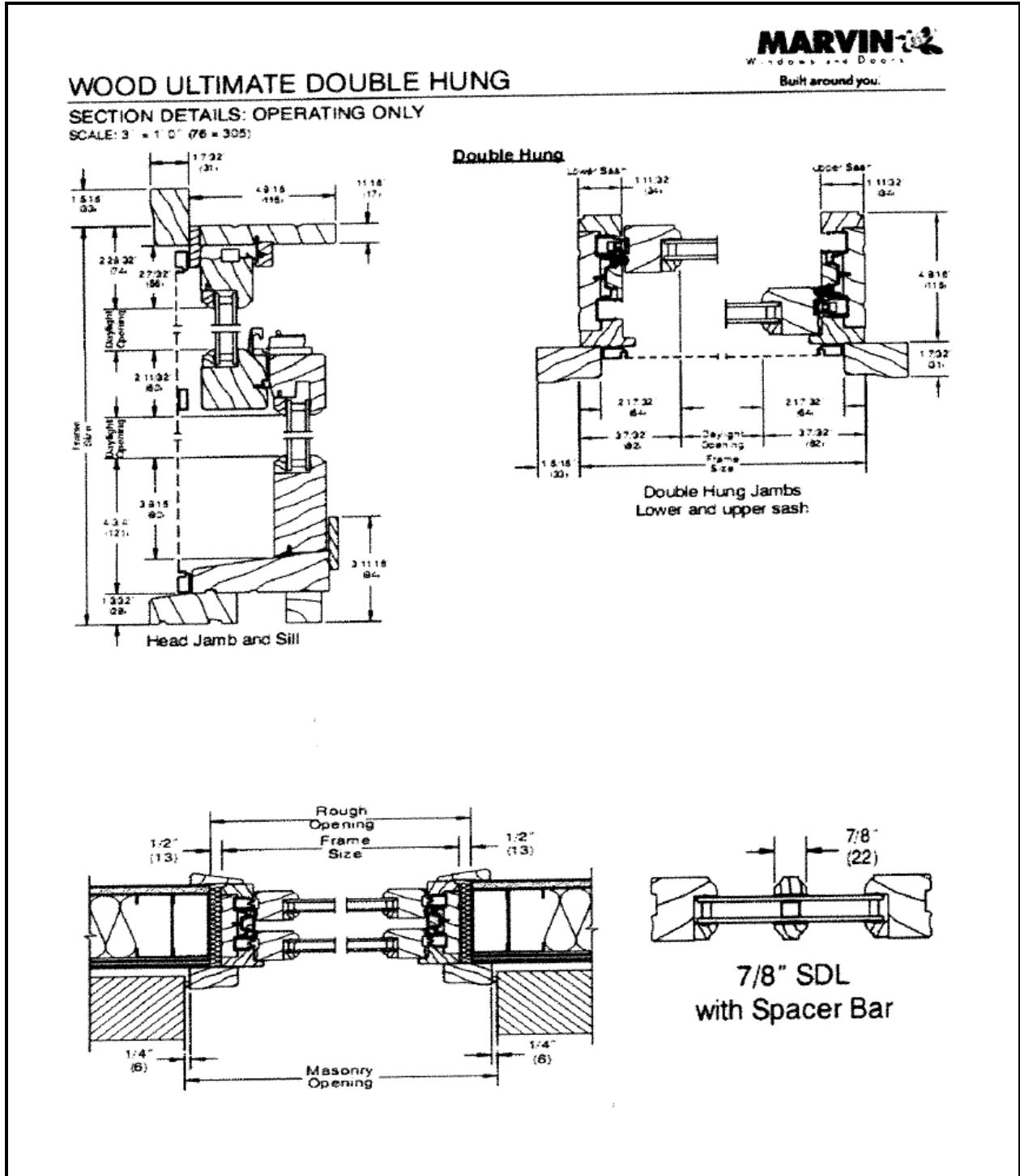


Figure 9. Proposed Window



SolaROC steel egress window wells have a unique, deep corrugated design.

This well is a great choice for harsh conditions and difficult soil.

Finish: Available in Galvanized Steel; pre-painted Bright White on one side and Sandalwood on the other

Size: Available in 24- and 36-inch projections and 48- to 72-inch heights

Price: Starting at \$193

Details: Constructed of heavy gauge galvanized steel one-piece construction, these window wells are extremely durable, yet very attractive. Available to fit 4-foot and 5-foot wide picture window applications for both frame and wall mount.

- Made with flat pre-punched flanges for super-easy installment that can attach directly to foundations and frames.
 - Custom sizes available.

Figure 10. Proposed Cattle Guard



Model/Product Name:
5850FF FLAT FABRICATED

Dimensions:
Width: 58"
Depth: 50"
Height: 1.5" (L-Channel Back Bar)

All measurements shown are the actual size of the cover. Window well covers are made to be bigger than the actual well opening. Do not be concerned if they overhang for an overlap fit.

Warranty:
7-Year Warranty

Plastic Type:
Heavy Weight Polycarbonate

- Extra Features:**
- Clear UV Formula For Prolonged Cover Life
 - 1.5" Heavy Duty Aluminum L-Channel Back Bar
 - Choice: Spring Clips or Dual Lock Fasteners

Figure 11. Proposed Window Well Cover