

Docket Item #1
BAR CASE # 2011-0052

BAR Meeting
May 4, 2011

ISSUE: Alterations (Window Well Installation)

APPLICANT: Sarah Bobbin (Carlos Navia, Agent)

LOCATION: 917 South Saint Asaph Street

ZONE: RM / Residential

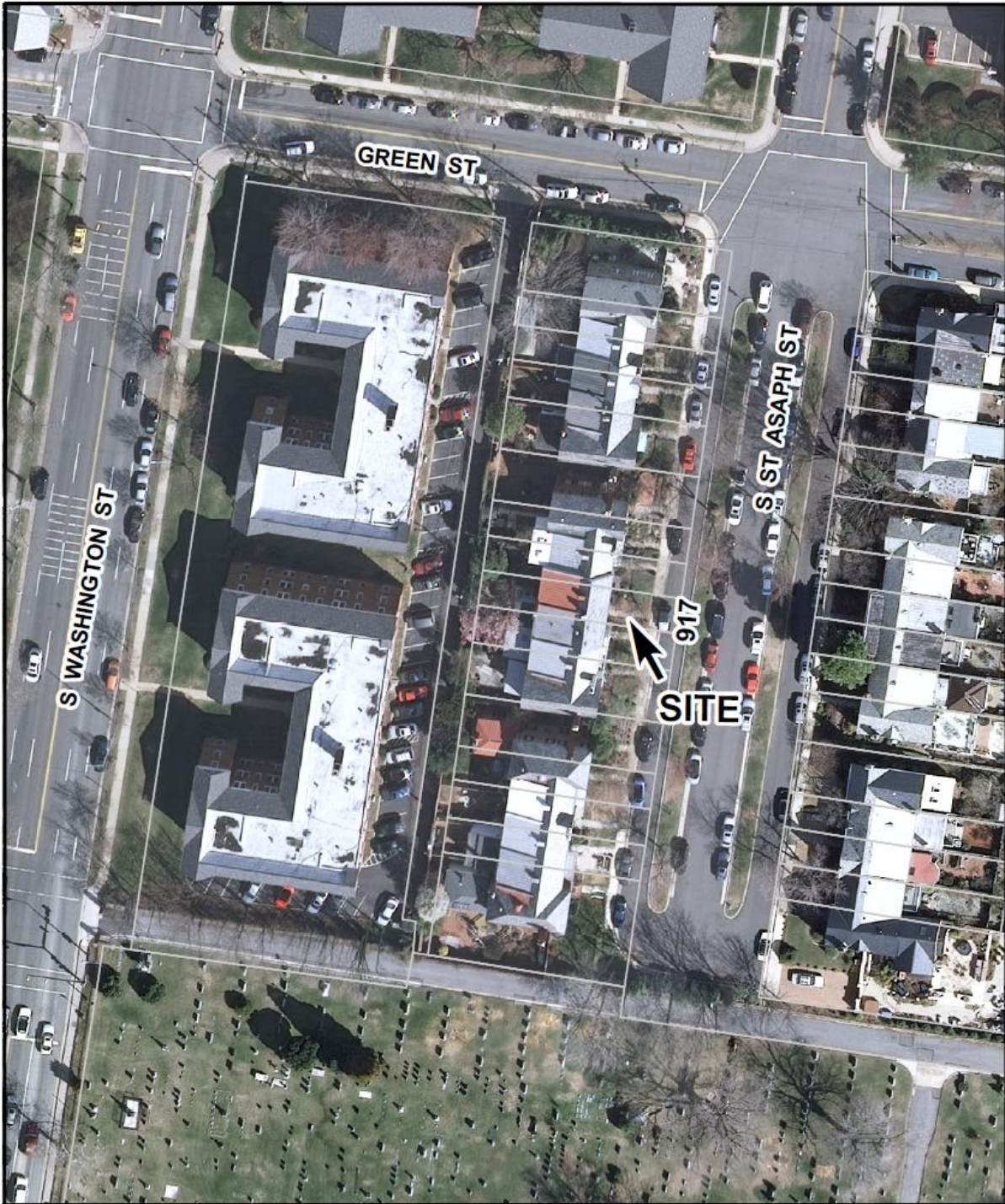
STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application, as submitted.

STAFF RECOMMENDATION, April 6, 2011: Staff recommends approval of the Certificate of Appropriateness application, as submitted.

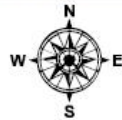
BOARD ACTION, April 6 2011: Deferred for further study, 7-0

****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



Update: At the April 6, 2011 hearing, the Board deferred this item for further study of the front porch stairs. The Board asked the applicant to restudy the configuration of the stairs and to provide more details in the submitted drawings. The Board did not request a restudy of the egress window being proposed on the basement level of the front elevation.

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 changes from the initial submission and related analysis are noted in *italics* below.

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 62 inches in length, 43 inches in width and approx. 53" in depth supported with a painted, rectangular corrugated, galvanized steel wall support *clad above grade with a brick curb* and capped with a heavy-weight polycarbonate rectangular, flat fabricated window well cover.

The applicant also proposes to demolish and relocate the side-loading, brick stairs which lead up to the front entry stoop. *The new brick stairs will extend from the front of the existing stoop and lead down to the existing brick patio. The existing wrought iron railing will be removed and reconfigured to accommodate the new stair location. The reconfigured railing and new 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.

After the Board's deferral at the April 6, 2011 hearing, Staff met with the applicant again to address the Board's concerns regarding the design and the information contained in the drawing submittal. The applicant has revised the configuration of the front porch staircase, making it more rectangular, as suggested by the Board, in lieu of the previous winder steps. The applicant has also provided the additional drawings the Board requested, showing the reconfigured steps and handrail. Staff believes that the current application addresses the Board's outstanding issues and recommends approval of the application, as submitted.

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)



Figure 2. Photograph of 917 South Saint Asaph Street facade

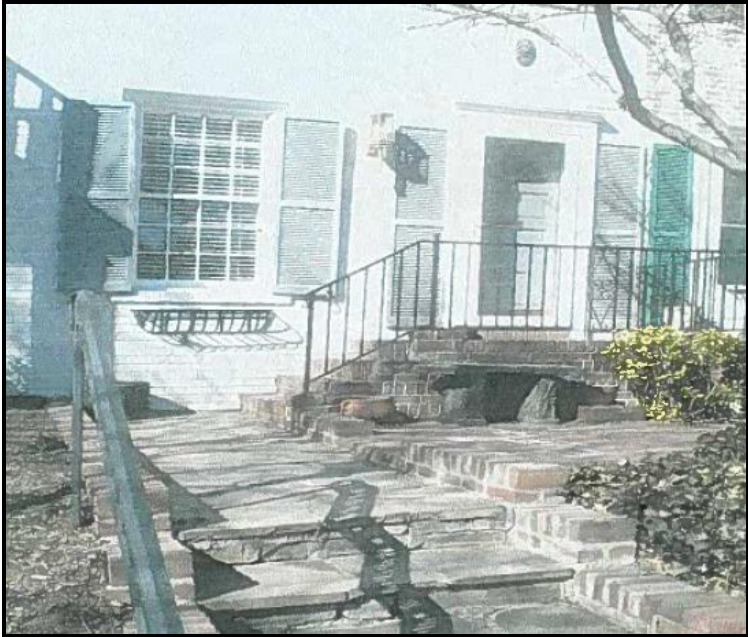


Figure 3. Photograph of 917 South Saint Asaph Street façade



Figure 4. Detail view of Existing Wrought Iron Railing



Figure 5. Existing Front Wall – Location of Proposed Egress Window



Figure 6. Existing Wrought Iron Railing



Figure 7. Existing Brick Patio and Proposed Location of Reconfigured Steps



Figure 8. Existing Front Stoop

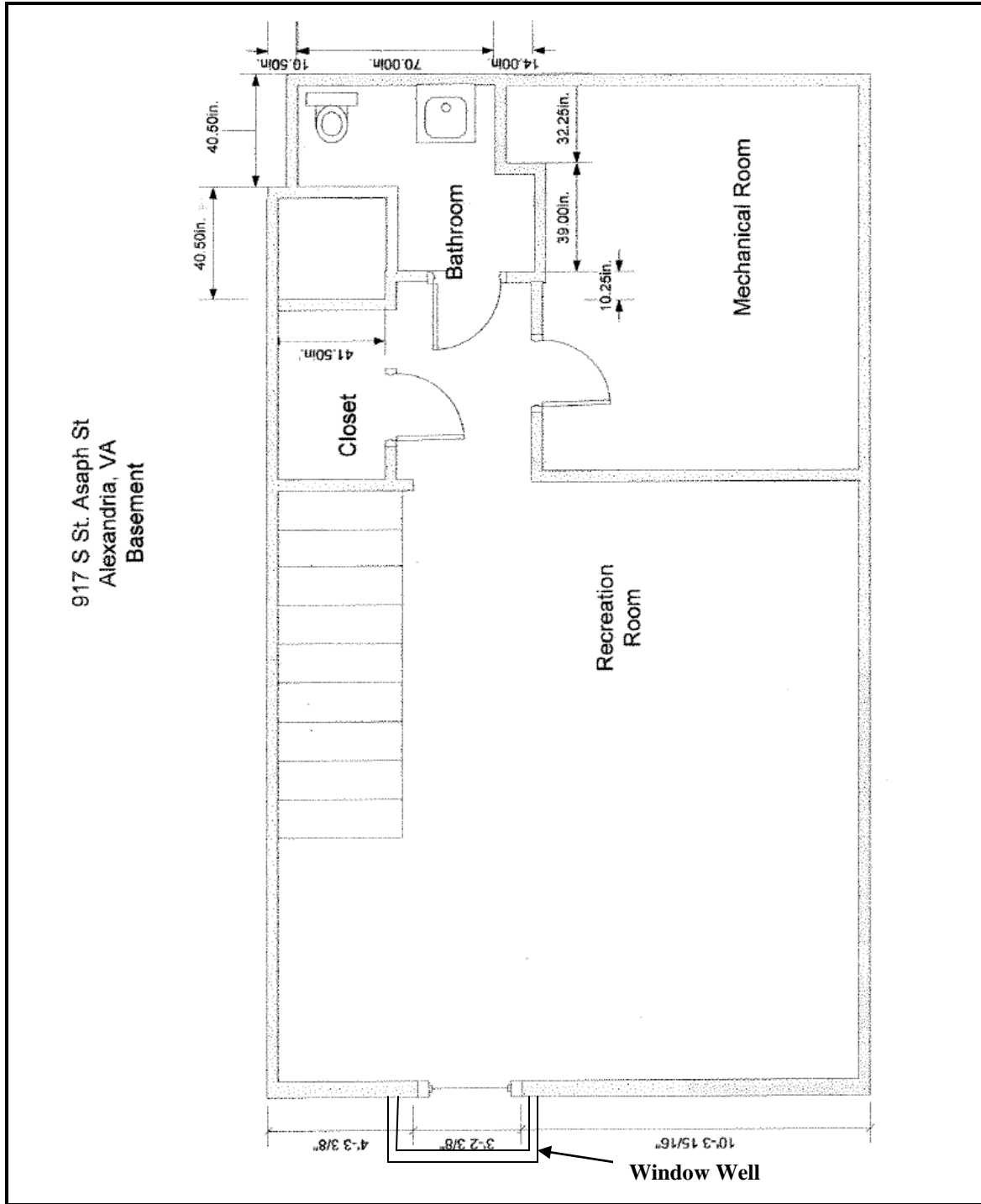


Figure 9. Proposed Basement Plan

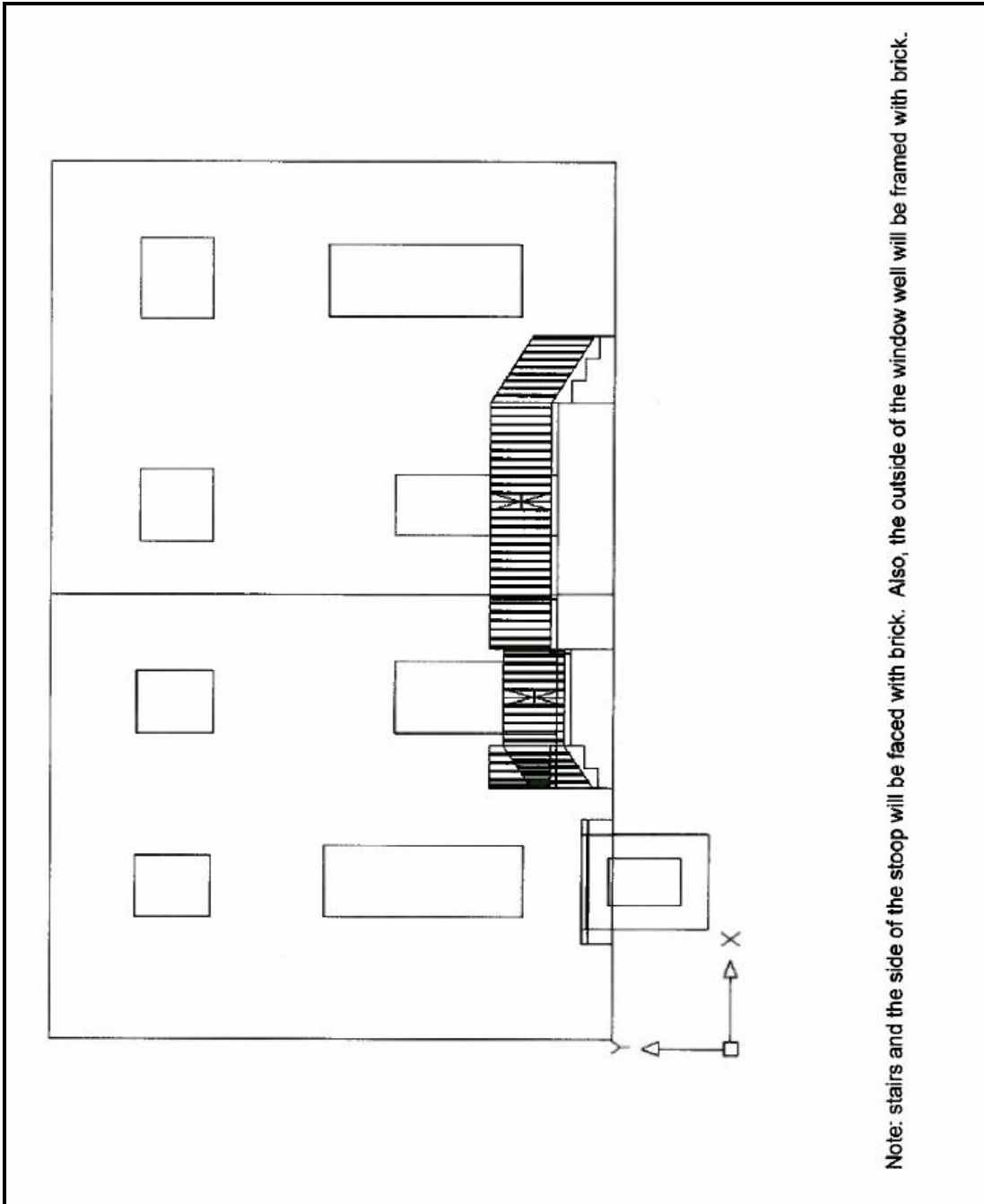


Figure 11. Proposed Front Elevation

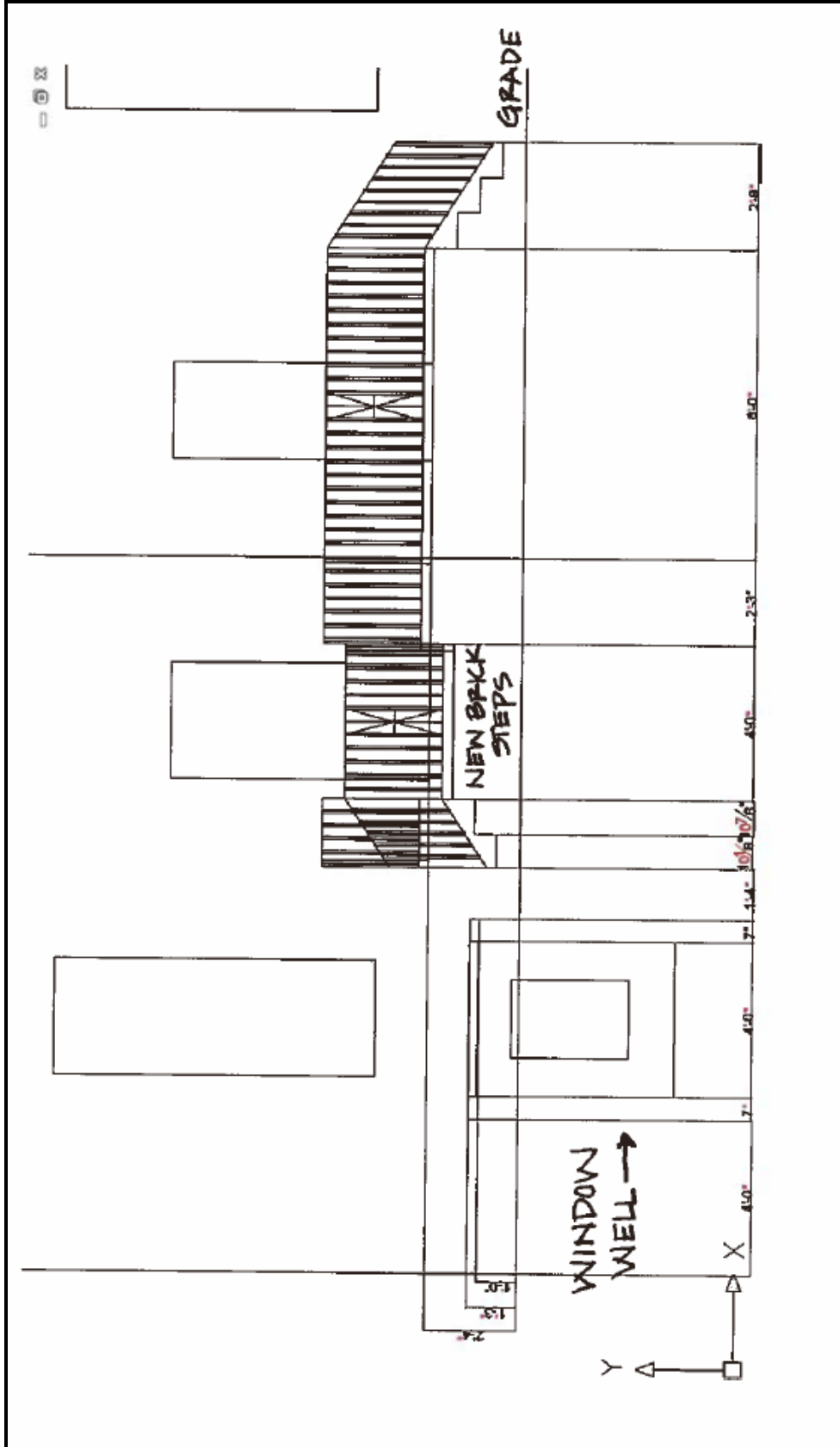


Figure 12. Proposed Stoop and Stair Elevation

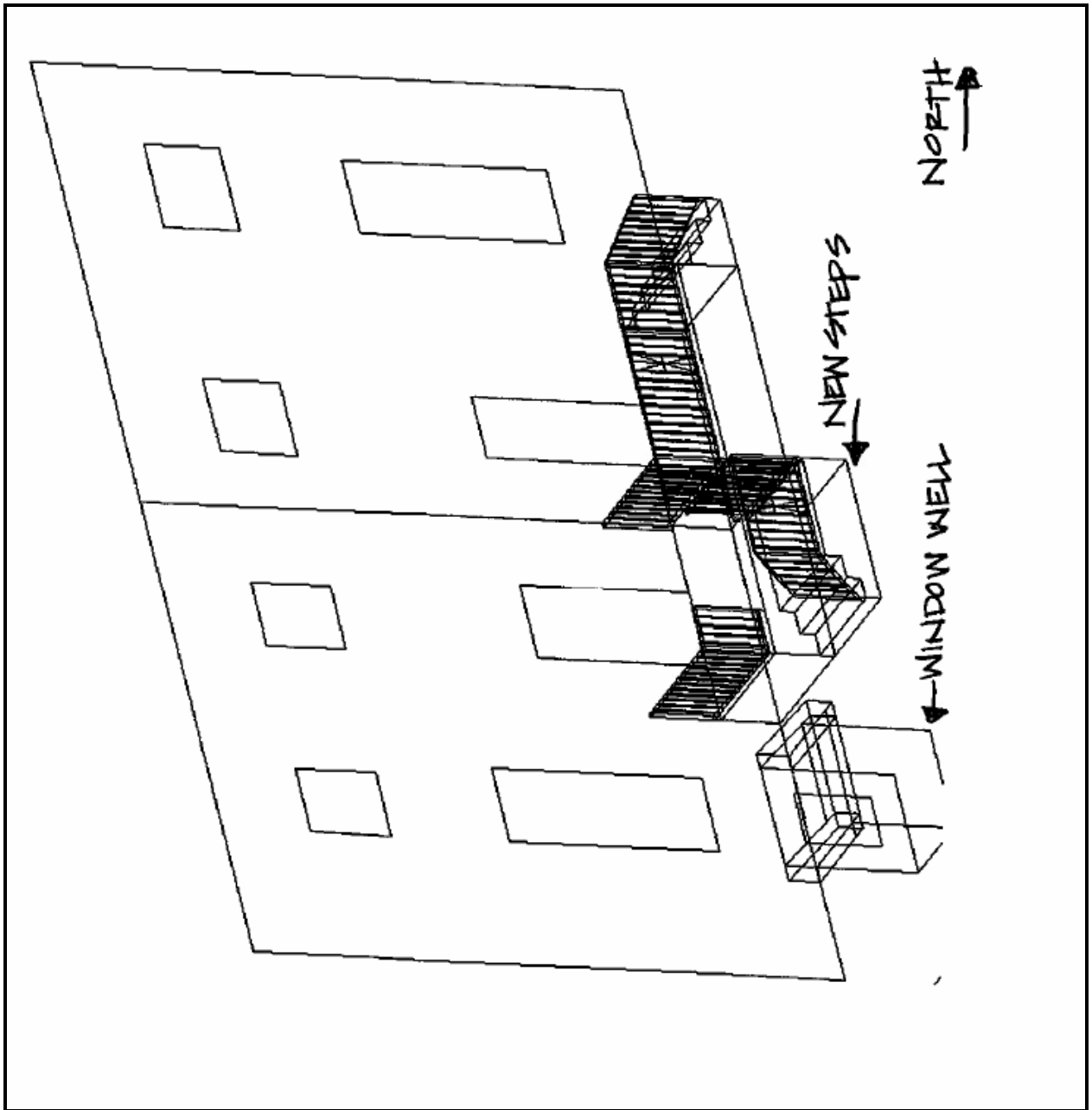


Figure 13. Proposal

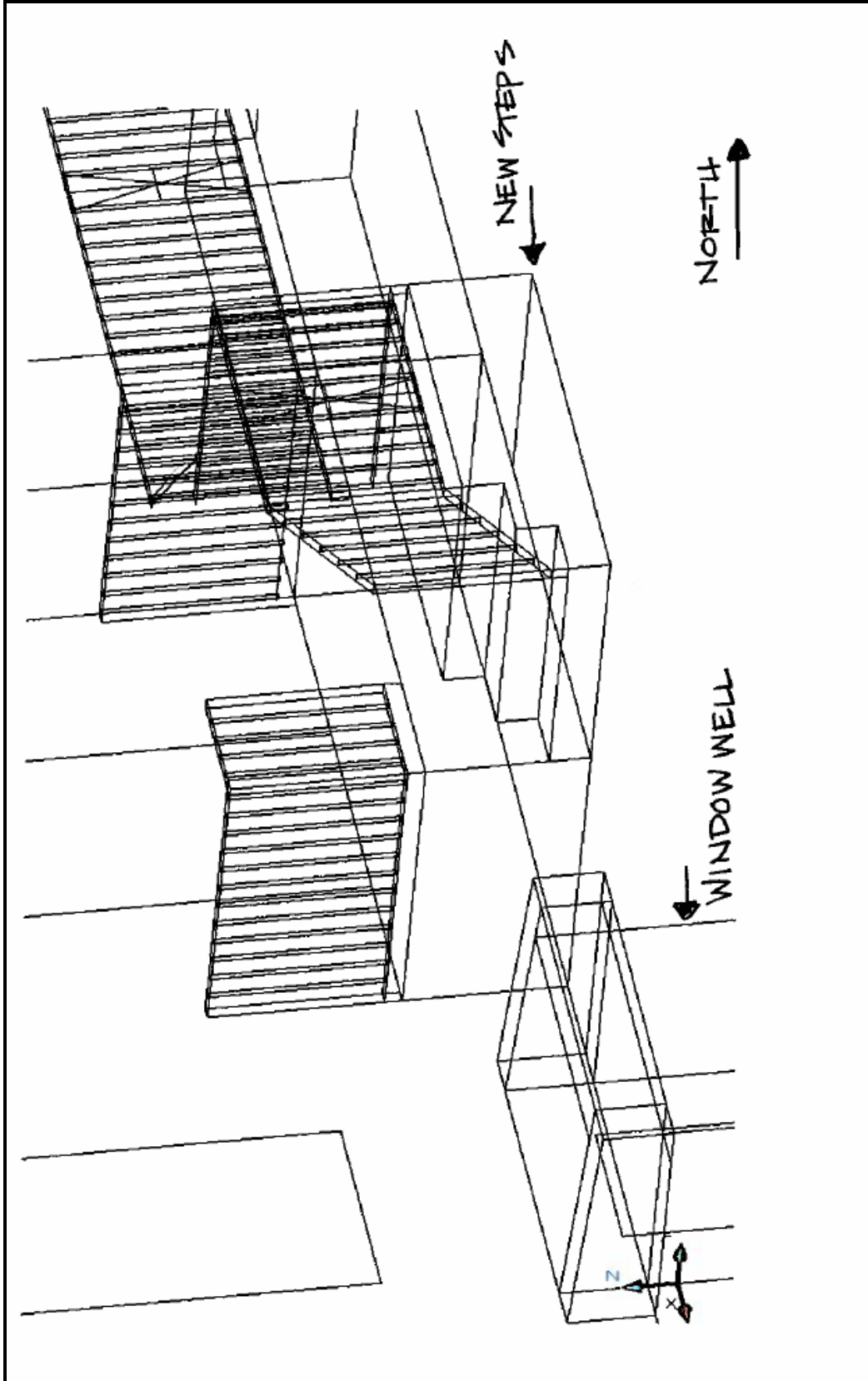


Figure 14. Proposal



Figure 15. Proposed Rectangular, Wall Support



Figure 16. Proposed Rectangular, Flat Fabricated Window Well Cover



Figure 17. Internet Search Results of images that closely represents Scope of Work
(For Illustrative Purposes Only)