

Docket Item # 5
BAR CASE # 2011-0226

BAR Meeting
September 7, 2011

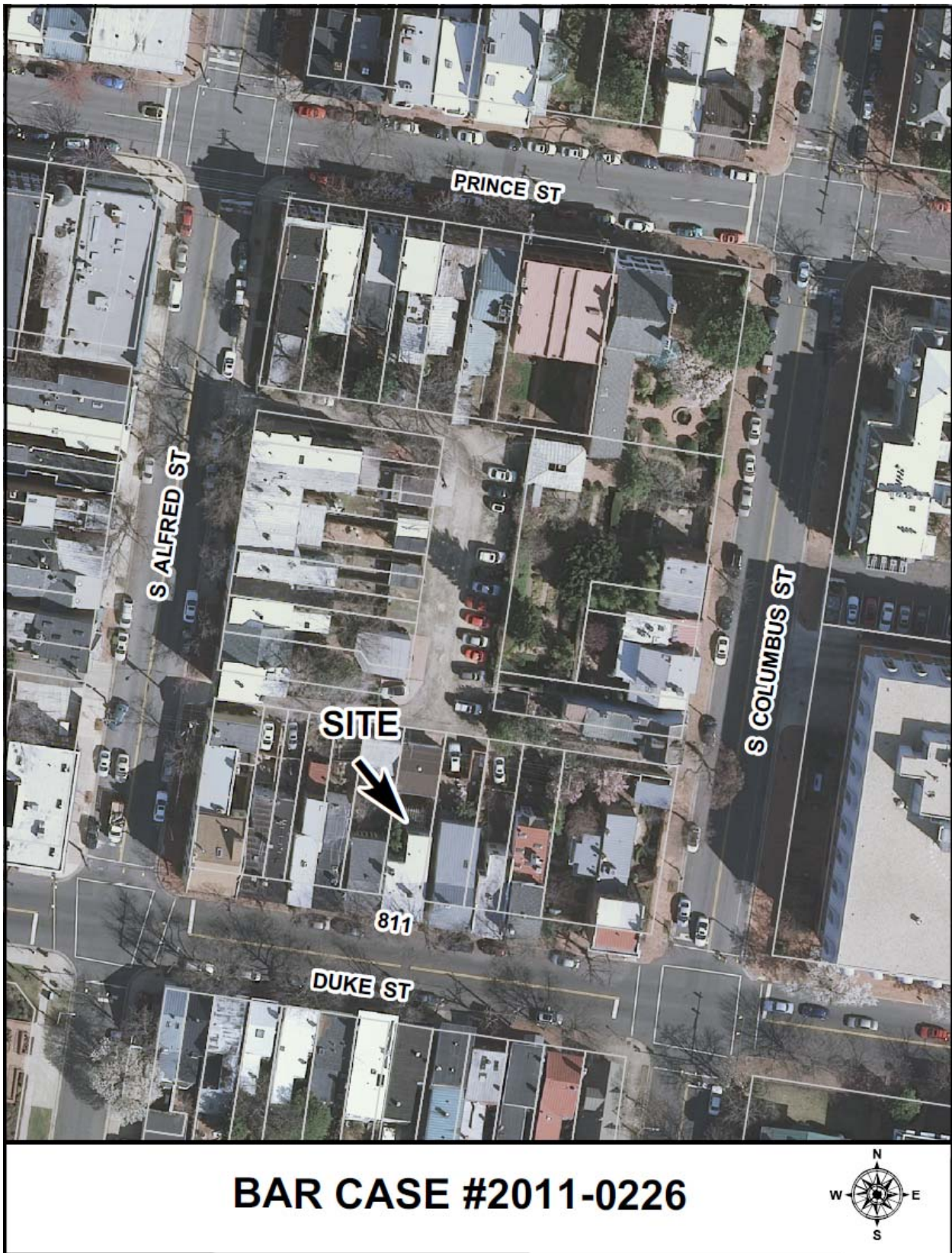
ISSUE: Alterations (new window)
APPLICANT: James Pastorick and Kim Green
LOCATION: 811 Duke Street
ZONE: RM/Residential

STAFF RECOMMENDATION

Staff recommends approval of the 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 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.



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for a new basement window at 811 Duke Street. The single-glazed, true-divided-light casement window will be located in the raised brick foundation of the front façade and centered under the easternmost first floor window. The six light wood window will be manufactured by Boston Mill and have 5/8 inch putty glazed wood muntins and an interior storm window. In addition, the existing vent on the front façade will be removed and the opening will be filled in with the brick and mortar to match the existing foundation.

II. HISTORY

The two-story, three bay frame vernacular Italianate style freestanding residence at 811 Duke Street likely dates from the **second half of the 19th century**, although the City's real estate records indicate the building was constructed earlier, in 1830.

Staff could locate only one recent BAR action for the subject property – the denial of synthetic siding for the side elevation of the house – on April 3, 2002 (BAR Case #2002-0023).

III. ANALYSIS

The proposed window complies with zoning ordinance requirements.

Staff has no objection to the proposed new window on the front elevation, as this very high quality wood window is in compliance with the *Alexandria Replacement Window Performance Specifications* in Board's new Window Policy. There are a number of other windows on the raised basement levels of historic townhouses in the 800 block of Duke Street, some appear to be original and others are clearly later additions. The proposed window is aligned with the windows above and the muntin pattern is in proportion with those in the main body of the house. In addition, because the face brick on the raised basement does not appear to be original, no historic material will be lost.

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

C-1 A building permit is required to be issued prior to the installation of this window

C-2 If the window serves as the emergency egress for a basement it must conform to the requirements for such window according to the VRC, as amended.

Transportation & Environmental Services

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. 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 all plans submitted for approvals. (T&ES)

R4. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

FINDINGS:

F1. An approved grading plan will not be required at this time.

CODE REQUIREMENTS:

C-1. 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)

C-2. 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)

C-3. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. IMAGES



Figure 1. Photo of 811 Duke Street.



Figure 2. Existing and proposed front façade.

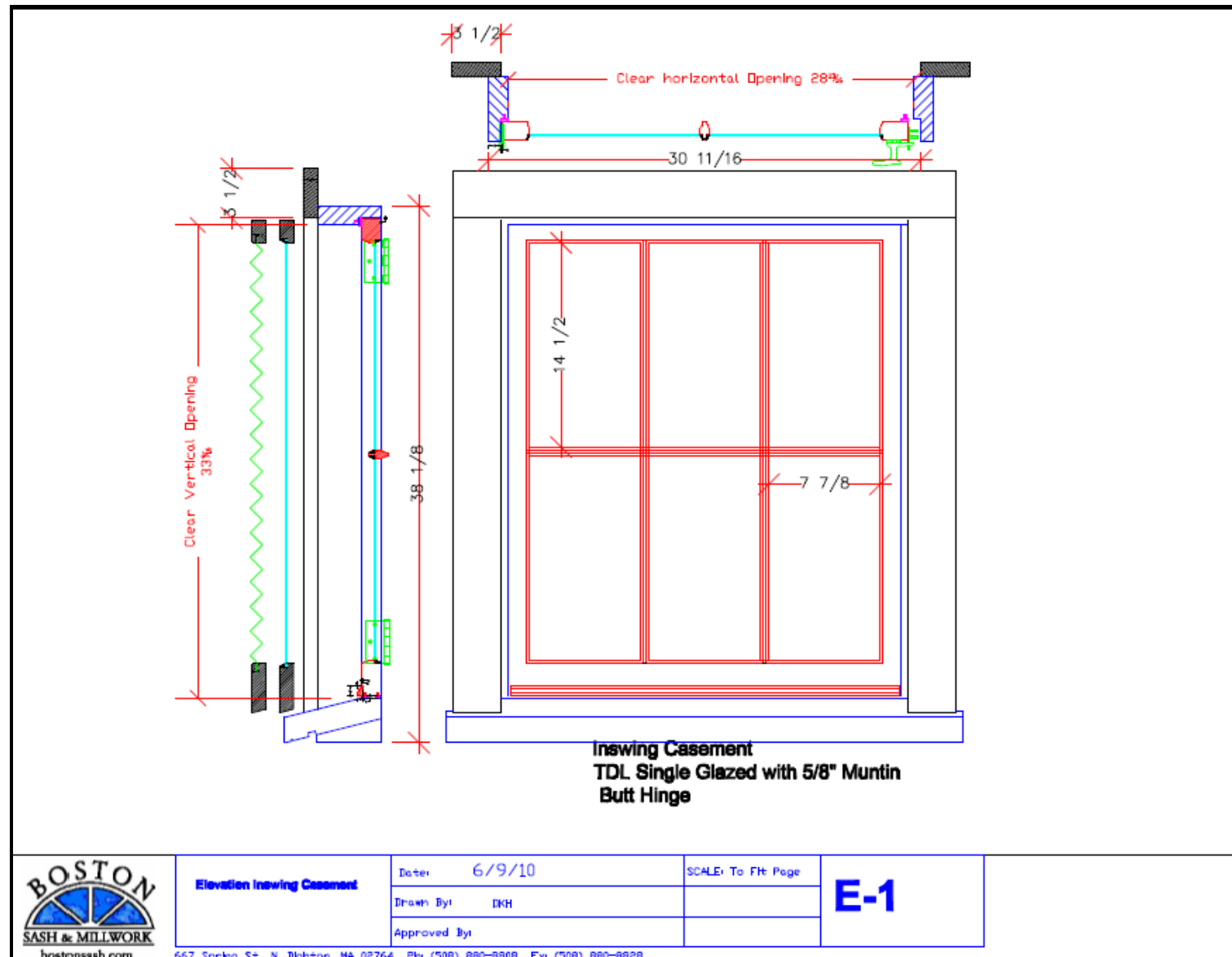


Figure 3. Window details.

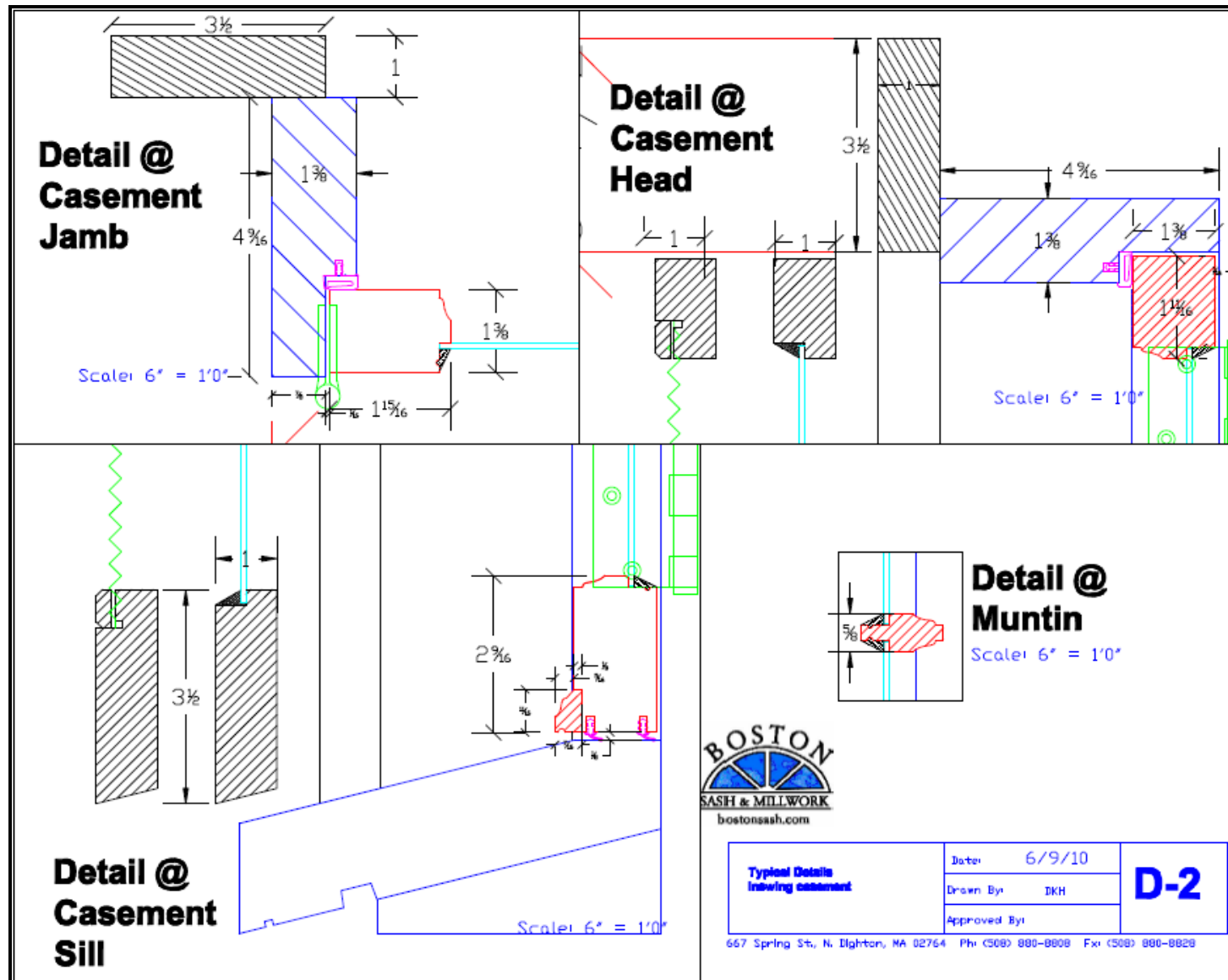


Figure 4. Window details.