

Docket Item #4
BAR CASE #2004-0036
BAR Meeting
March 24, 2004

ISSUE: Alterations to previously approved plans

APPLICANT: William Cromley

LOCATION: 1000 Princess Street

ZONE: RB/Residential

****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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

DISCUSSION:

Applicant's Description of the Undertaking

“Change standing seam metal to standing seam copper; Change light configuration of 1st floor windows from 4 over 6 to 4 over 4; and clarify labeling on windows to specify “simulated true divided light.”

Issue:

The applicant is seeking approval of a certificate of appropriateness for several minor alterations to the plans previously approved by the Board on April 23, 2003. The new single family house at 1000 Princess Street (formerly 334 North Patrick Street) has been under construction for several months and is nearing completion. The applicant is requesting that the roof be changed from “standing seam metal” to standing seam copper. The copper roof has already been installed. The applicant is requesting a change in the light configuration of the first floor windows on the main block (east, north and west sides). As originally designed, these windows were to be cottage style 4 over 6 windows with the lower sash longer than the upper sash. The applicant wishes to change these windows to 4 over 4 windows with the upper and lower sash the same size. The existing first floor windows were fabricated incorrectly and will be removed once the correct windows are available. They are 4 over 4 with a slightly smaller upper sash. In addition, the applicant wishes to clarify that all the windows on the house are and will be simulated divided light. The double glazed windows have wood muntins affixed to the interior and exterior of the window with a strip between the glass to simulate the appearance of a true divided light window. The applicant had always intended for the windows to be simulated divided light, but a misunderstanding with Staff caused the windows to be described as “true divided light” in the 2003 Staff report. Although the existing windows on the first floor of the main block are incorrect in the proportions of their sashes, they are correct with respect to the fabrication of the simulated divided light muntins. Thus these windows accurately represent the appearance of the simulated divided light muntins which are proposed and are readily accessible for examination. Subsequent to making application, the applicant has requested one additional change which is not reflected in the drawings accompanying the application. The applicant wishes to eliminate the brackets supporting the door hood on the Princess Street doorway.

The Board should note that the diamond pane windows currently installed in the third story of the main block were also incorrectly fabricated. These windows are currently being remade to match exactly the configuration and proportions of the windows as approved in 2003.

1000 Princess Street is prominently situated at the southwest corner of the intersection of Patrick and Princess streets and is visible from both streets.

History and Analysis:

The new house is located on a lot subdivided from the corner property occupied by the mid-19th century frame house at 334 North Patrick Street. The Board approved the concept plans for 1000 Princess Street on March 5, 2003. On April 23, 2003, the Board approved the final plans (BAR Case #2002-0322).

The proposed alterations comply with the zoning ordinance requirements.

Staff has no objection to the proposed alterations. The previous approval for “standing seam metal” left open the question of type of metal. Staff believes copper is appropriate and attractive.

Staff believes the proposed change in window configuration on the first story of the main block is an improvement. In the 2003 Staff report for the project, Staff expressed concerns about the proportions of the windows and believes the proposed change eliminates an awkwardness in the original design and makes for a simpler and more harmonious composition over all, with all windows, regardless of the differing lengths having the same configuration. Staff has no objection to the use of simulated divided light windows, rather than true divided light windows, on new construction. Like the fiber cement siding cladding the house, the simulated divided lights utilize modern technology to create a traditional appearance and will help to distinguish the building as one constructed in the 21st century. Lastly, Staff has no objection to the elimination of the brackets on either side of the door hood on the Princess Street doorway. The two small brackets were not a significant feature of the design and will not be missed.

Therefore, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement 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 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-7 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-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Office of Historic Alexandria:

No comment.