

Docket Item # 3  
BAR CASE # 2007-0182

BAR Meeting  
September 26, 2007

**ISSUE:** Alterations to previously approved plans

**APPLICANT:** Prescott, Inc. by Carr Homes

**LOCATION:** 1115 Cameron Street

**ZONE:** CD/Commercial

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**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 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.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to previously approved plans. The windows on the 5-bay townhouse segment and its corresponding hyphen to the north, located near the center of the Henry Street façade, were to have had a two-over-two configuration according to condition #17 of the Board's approval of the plans for the new 64-unit condominium building located on the southern end of the block bounded by Cameron, Henry and Fayette Streets (BAR Case #2005-0107, 7/27/2005). The plans presented to the Board at the July 27, 2005 hearing showed six-over-six windows on this portion of the building. However, Staff recommended, and the Board agreed, that these windows be two-over-two to relate more closely to the more mid-19<sup>th</sup> century character of this segment of the building. Later iterations of the plans reviewed by Staff, including the permit set plans, showed the segment with two-over-two windows as had been approved. However, as constructed, the windows on the five-bay house and hyphen are four-over-four. In all other respects the windows conform to the approved window type; they are aluminum clad, double hung, wood windows by Barber and Ross. The applicant concedes that windows are not the configuration requested by the Board, but requests that they be approved as installed. According to the applicant, the window manufacturer, Barber and Ross, went out of business shortly after the windows were installed.

**II. HISTORY:**

The 64-unit condominium building was designed to appear as a large apartment block, at the corner of Cameron and Henry Streets, with individual attached houses and residential rows continuing on Cameron, and up Henry and Fayette Streets. Staff worked with the applicant to achieve distinctive façade segments that relate to known architectural styles and the building tradition of Alexandria. The Board approved the design on July 27, 2005 with 32 conditions concerning minor details to be worked out with Staff (BAR Case #2005-0107). Construction began in 2006 and is nearing completion. The window issue was brought to the attention of Staff this past summer during a site visit made at the request of the applicant to ensure that the project was proceeding as approved.

**III. ANALYSIS:**

The window alterations comply with the zoning ordinance requirements and with the Development Special Use Permit (DSUP2004-0001, 10/12/2004).

Staff has no objection to the four-over-four windows as installed. This configuration was also common to mid-19<sup>th</sup> century buildings and therefore is appropriate to the general feeling evoked by this segment of the building.

**IV. STAFF RECOMMENDATION:**

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 windows must comply with IRC section R613 (residential) or IBC section 1714.5 (commercial). Specifically they must be listed as per the requirements of AAMA/NWWDA 101/ I.S.2 and/ or AAMA/NWWDA 101/ I.S.2/ NAFS, respectively.

Historic Alexandria:

R-1 Recommend approval.