

Docket Item # 1  
BAR CASE # 2011-00370

BAR Meeting  
January 25, 2012

**ISSUE:** Alterations  
**APPLICANT:** Ruth Weygand by John Savage AIA  
**LOCATION:** 416 North Peyton Street  
**ZONE:** RB / Residential

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**STAFF RECOMMENDATION:** Staff recommends approval of the Certificate of Appropriateness, 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 #2011-0370**



## **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness to:

- Convert the existing side open porch into a screen porch. The porch will be enclosed with PVC faced wood posts and PVC battens, screening and screen doors set inside the existing porch columns and balustrade.
- Paint the existing metal standing seam metal roof (No BAR review required).
- Install a painted metal stair railing at the rear basement areaway entrance.
- Install two, new AC condensers at the rear, northwestern corner of the house.

## **II. HISTORY:**

The brick-veneered concrete block, two-story Colonial Revival house was constructed from “stock plans” on the empty lot at 416 North Peyton Street in **1936** (Building Permit #857, April 16, 1936). The 1941 Sanborn Fire Insurance Map shows the house, side open porch, rear one-story addition and garage. The property is bordered on its west (rear) and south (side) property lines with 10’ wide public alleys.

The Parker-Gray National Register documentation identifies this mid-20th century single-family detached dwelling and garage as contributing resources within the district.

### *Previous Approvals:*

In 1988, the Board approved an after-the-fact window replacement which included the installation of the front bay window (BAR Case #88-47PG, 9/28/1988).

Staff was not able to locate any BAR approvals for the vinyl slider windows currently installed in the existing basement windows.

## **III. ANALYSIS:**

### ***Porch***

The *Design Guidelines* describe porches as “important architectural elements especially on residential structures. They can serve as a defining element of an architectural style.”

The screen panels, PVC faced wood posts and screen doors being utilized to enclose the side porch and will be mounted behind the porch’s existing square columns and balustrade. The architect’s design detail on page 16 conveys that the original porch columns and balustrade will remain completely intact, which will provide an opportunity for a future owner to return the porch to its open configuration without any loss of the original porch’s architectural details.

Staff finds that the applicant’s proposed utilization of an independent screen porch system set within the existing open porch to be a sympathetic solution for the current homeowners, yet an easily reversible change for a future generation who may prefer an open porch.

### ***Railing***

The proposed railing is being constructed from painted metal and is a simple rail and picket design. As per the *Design Guidelines*, it is appropriate and compatible with the Colonial Revival style of the building and a different material, so as to not compete with the original wood balustrade on the existing side porch.

### ***Condensers***

The *Design Guidelines* encourage HVAC equipment to be “located in a visually inconspicuous area of the building.” The condensers as proposed are to be located at the rear, northwestern corner of the building and will only be visible from the public alley in the rear.

### ***Summary***

These proposed minor changes to the structure have been designed to be reversible, are located at the side or rear of the building, are minimal in scope and do not affect any historic architectural or landscape features. Staff finds the application compatible with this mid-20<sup>th</sup> century dwelling, and recommends approval the application as submitted.

### **STAFF:**

Michele Oaks, 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

### **Zoning Section:**

C-1 The enclosure of the existing open porch complies with zoning. There is no increase in FAR or reduction of open space and the porch will continue to be located at least 5 feet from the south property line.

### **Code Administration:**

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193. (Code)
- C-1 Building and trade permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction project.
- C-2 New construction must comply with the 2009 edition of the Uniform Statewide Building Code (USBC).

- C-3 Alterations to the existing structure must comply with the 2009 edition of the Uniform Statewide Building Code (USBC).
- C-4 The architect shall provide window manufacturer specification, opening size of each window and lintel size for new or replacement windows when the original opening is smaller than the replacement window.
- C-5 All electrical wiring and installation shall comply with NFPA 70, 2008.

Transportation and Environmental Services:

No comments received.

**V. IMAGES:**



**Figure 1: View of Front (East) Elevation from North Peyton Street**



Figure 2: West View from Rear Alley



**Figure 3: View of Side Porch from Front Walk**



**Figure 4: View of Side Porch from West Side Alley**



**Figure 5: View of Side Porch from West Side Alley**



**Figure 6: View of Porch from Southeast Corner of Side Alley**



Figure 7: South (Side) Elevation



Figure 8: East (Front) Elevation

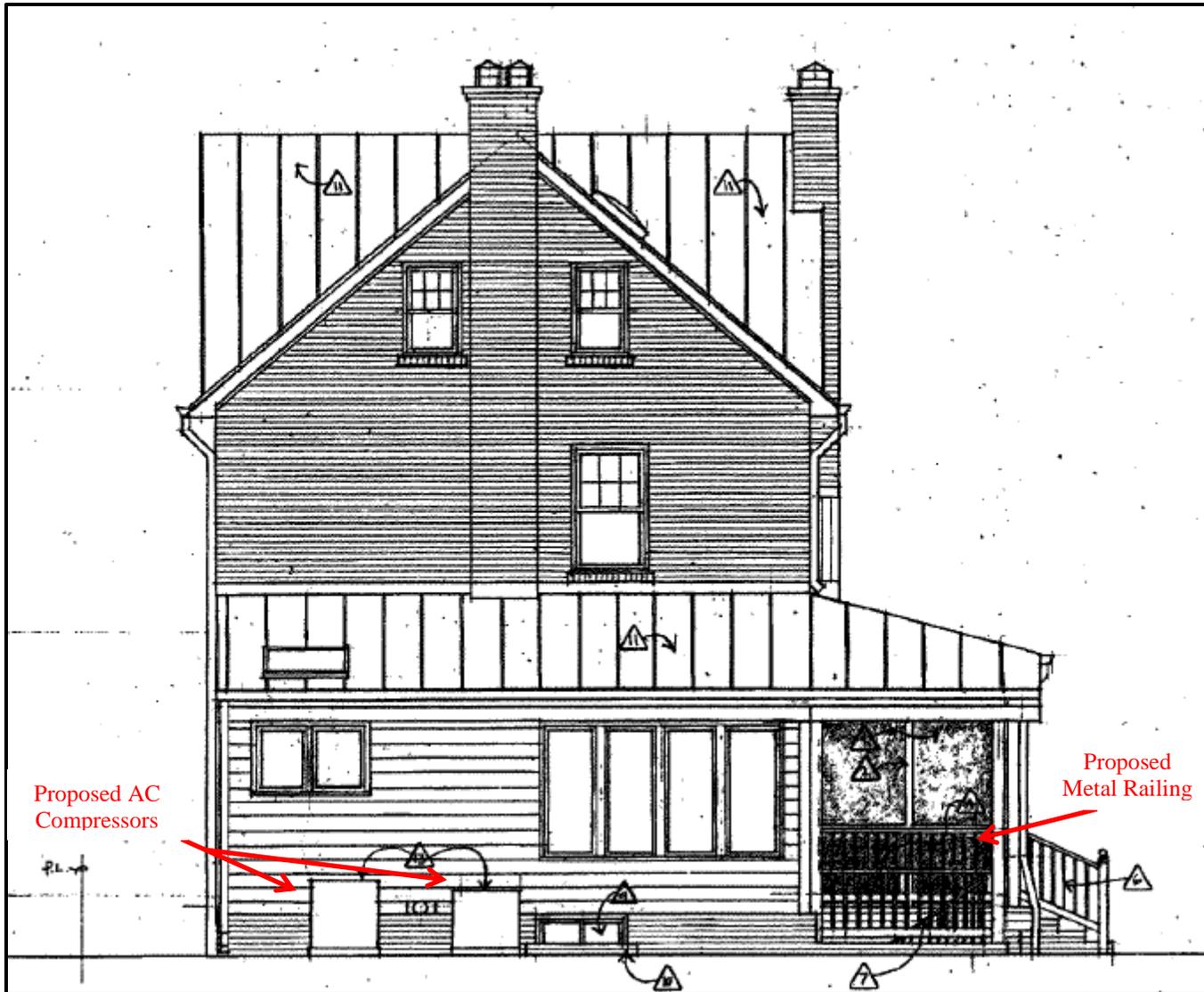


Figure 9: West (Rear) Elevation



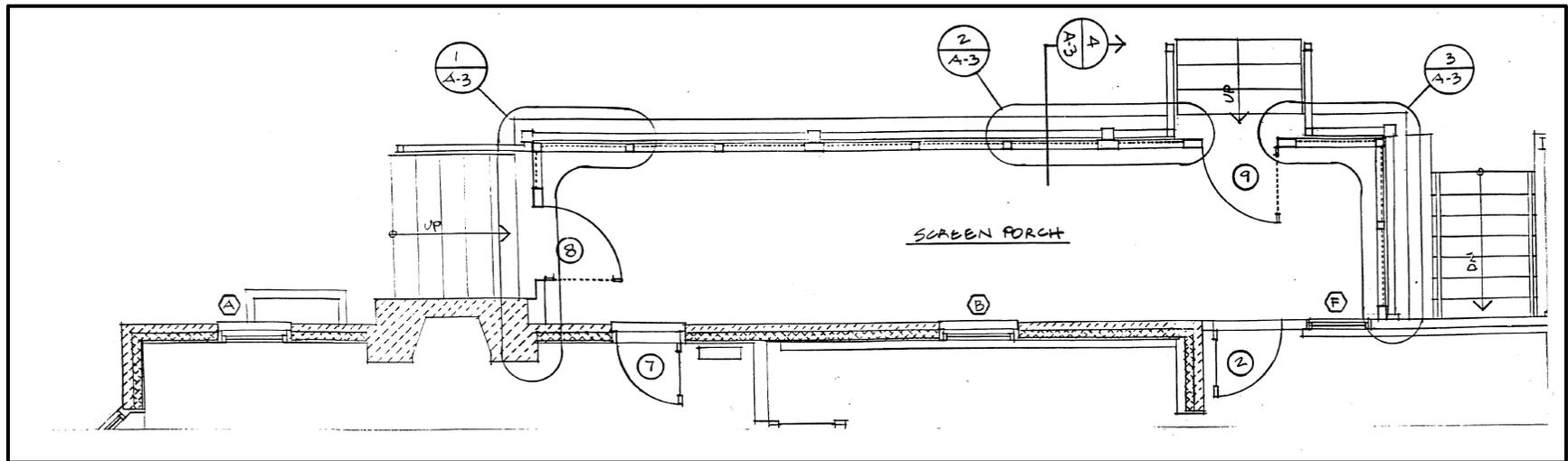


Figure 11: Detail of Proposed Porch Plan



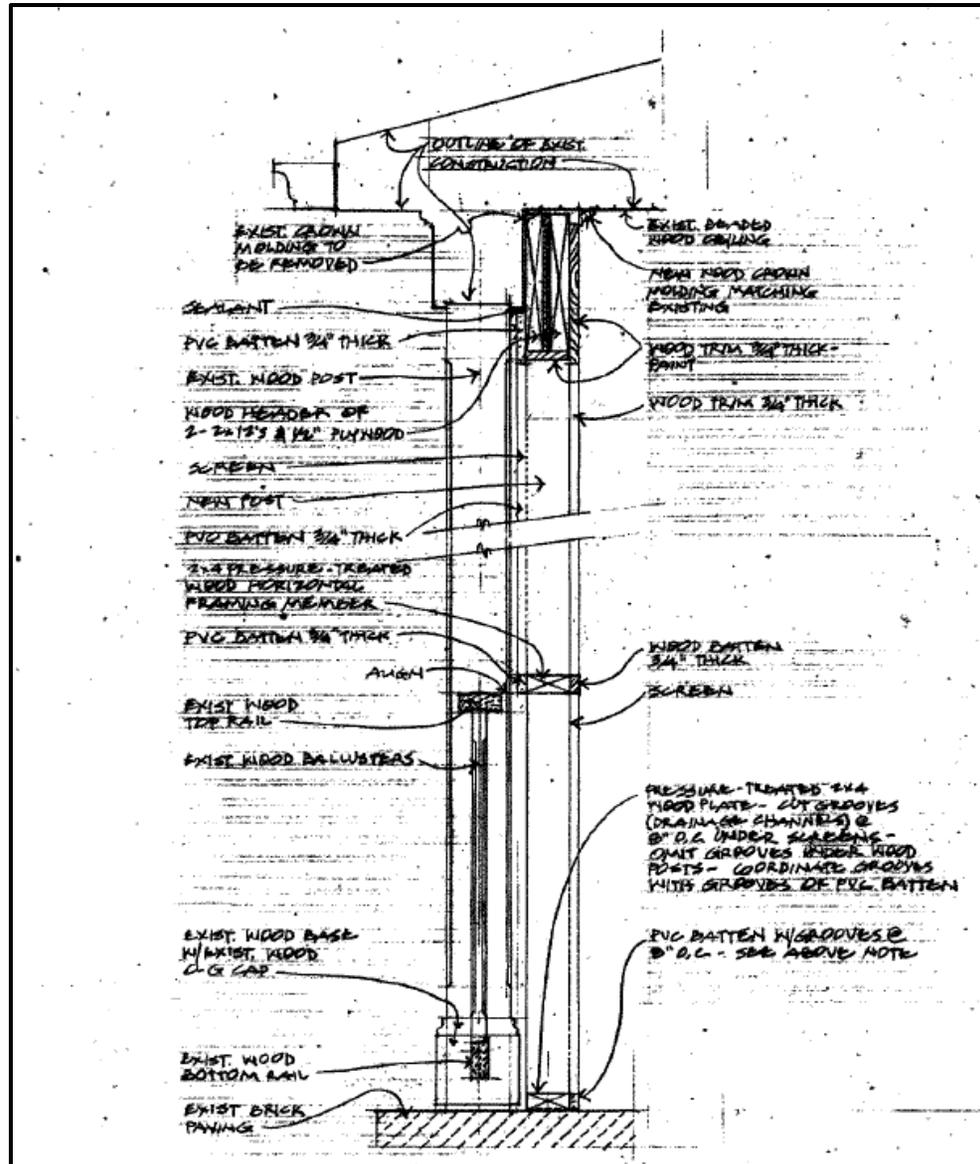


Figure 13: Detail