

Docket Item #3  
BAR CASE #2004-0071

BAR Meeting  
April 28, 2004

**ISSUE:** Alterations  
**APPLICANT:** Thomas M. Wootten  
**LOCATION:** 237 North West Street  
**ZONE:** RB/Residential

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**\*\*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 Undertaking:

“Replace tall windows on side of house with french doors (to match upstairs doors) and add board and batten fence.”

Issue:

The applicant is requesting a certificate of appropriateness to change the existing windows on the east side first story to french doors. The existing tall wood windows are divided into two sections vertically and have a two light transom above. The proposed in-swinging french doors will have a single light transom and will be accessed by a set of wood steps with wood handrails, matching the existing steps just to the north. At 5 ½' wide and 9 ½' high, the new entrance will be only minimally larger than the existing window and transom grouping. All the new work will be painted white to match the trim of the house. The applicant also proposes to replace the existing 42" high wood picket fence, which divides the parking area from the yard area on the Queen Street side of the property, with a new 6' high solid, board and batten style wood fence, similar to the fence at side of 1205 Cameron Street. The fence will have a flat board cap and will be painted white to match the trim.

History and Analysis:

The two story frame house on the southeast corner of North West Street and Queen Street was constructed circa 1988. The house was approved by the Board of Zoning Appeals (Case #5497, 9/10/1987 and Case #5540, 10/8/1987) and by the Board of Architectural Review (Case #87-38, 10/14/1987).

The proposed alterations and fence comply with the zoning ordinance requirements.

Staff believes the proposed alterations and fence comply with the *Design Guidelines* and are appropriate for the late 20<sup>th</sup> century house and surrounding historic district. The applicant has confirmed that all elements of the new entry and steps will be painted and that the fence will be painted as soon as is practicable.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project.

### Historic Alexandria:

“No comment.”