

Docket Item #13  
BAR CASE #2003-0175

BAR Meeting  
October 1, 2003

**ISSUE:** Addition and alterations

**APPLICANT:** Calvin Boothe

**LOCATION:** 818 Franklin Street

**ZONE:** CL/Commercial

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STAFF RECOMMENDATION:

Staff recommends that the application be approved with the following conditions:

- 1) That the windows and door of the proposed new addition have no muntins;
- 2) That the door to replace the metal door be approved by Staff prior to installation;
- 3) That the fasteners for the sign bracket be anchored into the mortar joints; and,
- 4) That the fence be painted or stained with an opaque stain.

NOTE: Docket item #12 must be approved before this docket item may be considered.

DISCUSSION:

Applicant's Description of the Undertaking:

Replace existing addition on rear with new addition of same size.

Issue:

The building at 818 Franklin Street was recently acquired by the applicant who wishes to move his existing massage therapy business, Alexandria Bodyworks, to this location. A Special Use Permit (SUP) will be required and the case is scheduled for the October 7, 2003 Planning Commission hearing (SUP2003-0071). On applying for the SUP, the applicant was made aware of a number of alterations that had been made to the property without Board of Architectural Review (BAR) approval and/or building permits, including the reconstruction of the rear sunroom addition, the erection of the fence along the east property line and the installation of a metal door on the west side of the house. These alterations were undertaken by the two previous owners.

The applicant is requesting a Certificate of Appropriateness for a new one story frame addition in the same location as the existing rearmost addition. The addition will extend the full width of the one story section, just over 12', and extend to the rear just over 8'. It will rest on a parged CMU foundation. The walls will be clad in 4" wood lap siding and the trim boards will be wood. The material of the roof is not given, but should not be visible as it is virtually flat. There will be two windows in the rear (south) elevation. The windows will be wood six-over-six windows with simulated divided lights. There will be a door and window in the west side elevation. The door will be a wood door with two panels below and nine simulated divided lights above. The window will match those on the rear. The addition will be painted yellow with white trim to match the existing building.

In addition, the project includes the following alterations:

Sign

The applicant proposes to move the sign at the existing Alexandria Bodyworks location at 728 Jefferson Street to the new location. The double sided, hanging sign measuring approximately 30" long by 24" wide, reads, Alexandria Bodyworks/Professional Massage Therapy/Acupuncture in black lettering on a white background. The sign will hang on a triangular metal bracket at the front of 818 Franklin Street, above the front window. This sign

was approved for the Jefferson Street location by the BAR on March 3, 1999 (BAR Case #99-0015).

### Fence

A 6' high board-on-board fence with dog ear top was recently installed without BAR approval along the east property line between 818 Franklin Street and 816 Franklin Street. There had not been any fence at this location previously. The installation was undertaken by the previous owner. The wood fence does not appear to be stained or painted.

### Door

The existing west side metal door with panels and decorative lights at top was installed in 1995 without BAR approval by a previous owner. The applicant has stated that he will replace the metal door with an appropriate wood and glazed door, but has not provided Staff with any materials for the door.

The corner property is highly visible from both Franklin Street and Alfred Street.

### History and Analysis:

As discussed in docket item #12, 818 Franklin Street appears to pre-date 1877 and to have been built as a pair with 816 Franklin Street. In 1980, the Board approved the addition of a prefabricated metal and plexiglass sunroom at the rear of the house (6/4/1980). This addition was built as approved but within the last year was encased in the illegal new construction. The existing rear skylights were also approved by the Board in 1980.

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

In Staff's opinion, the proposed addition is acceptable. It will be no larger than the metal and plexiglass sunroom addition approved by the Board in 1980 and a great deal more compatible with the historic building. However, Staff recommends that the muntins be omitted on the windows and the door of the new addition. The change in window configuration would help to differentiate the new construction from the historic building and avoid the use of simulated divided lights. According to the *Design Guidelines*, true divided light windows are preferred, while simulated divided light windows may be appropriate for rear elevations and those with minimal visibility from the public right-of-way (Windows - Page 2).

In addition, Staff has no objection to the proposed sign, fence and door. However, Staff recommends that the sign bracket be mounted with fasteners anchored in the mortar joints rather than the masonry units and that the fence be either painted or stained with an opaque stain, in accordance with the *Design Guidelines* (Signs - Page 4 and Fences - Page 3).

## 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. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

### Historic Alexandria

No Comment.