

Docket Item #5
BAR CASE #2004-0110

BAR Meeting
June 16, 2004

ISSUE: Alterations to previously approved plans

APPLICANT: Calvin Boothe

LOCATION: 818 Franklin Street

ZONE: CL/Commercial

STAFF RECOMMENDATION:

Staff recommends that the application be approved as submitted.

I. ISSUE:

In 2003, the Board approved a permit to demolish/capsulate and a Certificate of Appropriateness for the new rear addition and various alterations at 818 Franklin Street (BAR Case #s 2003-0174 & 0175, 10/1/2003). The plans for the new rear addition were approved with several conditions including the following:

That the windows and door of the proposed new addition have no muntins.

As constructed, the windows at the rear of the addition are one-over-one and comply with the condition, but the door has a window with nine lights rather than a single, undivided window. The applicant is requesting approval of a Certificate of Appropriateness to allow the retention of the existing simulated divided light wood panel door. According to the applicant, the existing door was installed before he had an opportunity to see it and offers more security than a single large window.

The building at 818 Franklin Street was recently renovated by the applicant to house his massage therapy business, Alexandria Bodyworks. A Special Use Permit (SUP) was approved for the business (SUP2003-0071, 10/18/2003).

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

II. HISTORY:

818 and 816 Franklin Street are gable roofed, brick houses which appear to have been built as a pair prior to 1877. The Hopkins Atlas of that year shows a pair of houses with a similar footprint in this location at the corner of Franklin and Alfred Streets. The one story brick section at the rear of 818 Franklin Street may date to the latter part of the 19th century as well. By the mid-20th century, the house at 818 Franklin Street was being used as a store. In 1980, the Board approved the addition of a prefabricated metal and plexiglass sunroom at the rear of the 818 Franklin Street (6/4/1980). In 2003, this sunroom was capsulated and altered without building permits or BAR approval. As discussed above, the most recent case for 818 Franklin Street was for the demolition of the improperly altered addition and for the construction of a new addition and alterations (BAR Case #s 2003-0174 & 0175, 10/1/2003).

III. ANALYSIS:

The proposed alteration complies with the zoning ordinance requirements.

Staff would prefer that the window in the door have no muntins. This would match the one-over-one windows at the rear of the addition and serve to distinguish the modern construction from the historic building. However, Staff believes the existing door is within the parameters allowed by the *Design Guidelines* and is not incompatible with the building at 818 Franklin Street or its neighbors. Staff does note that the *Design Guidelines* suggest that simulated divided light windows be approved only at the rear of a building which has minimal visibility from a public

way (Windows - Page 2). Although on the side rather than the back of the building, the door is removed from the public sidewalk by several feet and is located on the new rear addition rather than the historic portion of the house.

STAFF RECOMMENDATION:

Therefore, in Staff's opinion, the proposed alteration to the previously approved plans is acceptable. Staff recommends that the application be approved as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

“No Comments.”

Historic Alexandria

“No Comment.”