

Docket Item #17
BAR CASE #2006-00140

BAR Meeting
July 19, 2006

ISSUE: Alterations

APPLICANT: Louis B. Rodenberg, III

LOCATION: 712 South Alfred

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the new French-style doors be aluminum clad wood and not vinyl;
2. That the new double-hung window be aluminum clad wood with simulated divided lights, with spacer bar.

(Insert sketch here)

NOTE: Docket item #16 must be approved before this item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to make alterations to the rear elevation of 712 South Alfred Street, consisting of converting an existing window to French-style doors, converting an existing door to a window, and constructing a rear wood deck.

The rear elevation of the house is primarily visible from the rear parking lot of the funeral home facing Franklin Street. The rear elevation of 712 South Alfred Street is minimally visible from Franklin Street. It is not visible from South Columbus Street. Wood fences separate the rear yards of the units facing South Alfred Street.

One existing double-window will be converted to double French-style doors which will occupy an opening of 60" x 80". The applicant is proposing to use a door system manufactured by RB-Reliabil Doors and Windows. The proposed doors appear to be vinyl clad and will have beveled glass with external grilles.

The existing single door will be converted to a new double-hung window. The new window opening will be 34"x36". The new window proposed by the applicant is also manufactured by RB-Reliabil Doors and Windows. It appears from the submittal to be a double-glazed window with interior muntins and is vinyl clad.

The new deck will be constructed of pressure treated wood and coated with a clear sealant. The applicant provided a sample of the stain to be used. The deck will project from the face of the building 132" and will run the length of townhouse, 174". It will rest on 6x6 wood posts and will be 70" from the ground. A 36" tall railing with 4x4 posts will surround the deck. A single dog-legged stair will provide access to the deck from the rear yard.

II. HISTORY:

712 South Alfred Street is a two story, two bay brick attached rowhouse constructed in 1941, according to the real estate records. The development appears on the 1941 Sanborn maps.

Staff could not locate any other BAR approvals for 712 South Alfred Street.

III. ANALYSIS:

The proposed rear deck construction/alterations comply with zoning ordinance requirements.

According to the Design Guidelines: "Pedestrian doorways: exterior doors and surrounding details should be appropriate to the period of the structure...Exterior flush or paneled metal door are generally not appropriate on residential structures. In certain instances, flush metal doors may be appropriate for basement level entrances in side or rear yards. Exterior flush or paneled metal

doors may be appropriate in certain limited circumstances for 20th century retail, commercial, and industrial buildings.”

Regarding windows: “Preferred window types: single glazed true divided light wood windows with interior storm sash. Acceptable window types: single glazed true divided light wood window with exterior storm panels, double-glazed true divided light wood windows, windows with fixed or applied muntins have been approved for the rear elevations of a structure which has minimal visibility from a public way...Discouraged window types: plastic, vinyl and metal windows, plastic, vinyl and metal clad windows, flat plastic or snap-in muntins.”

Regarding decks: “Decks should not hide, obscure, or cause removal of historic architectural details. Decks should be made of materials which are sympathetic to the building materials generally found in the historic districts. For example, throughout the historic districts painted wood is an appropriate material for porch construction...Decks should generally be painted the predominant color of the building or the color of the trimwork. Decks constructed of unpainted pressure treated wood are strongly discouraged. Open decks are not appropriate for most buildings in the historic districts. As a general rule, decks are only appropriate on building post dating ca. 1950. Covered porches are generally more appropriate for 19th and early 20th-century buildings. Open decks are generally only appropriate on residential structures. Open decks should generally be constructed at the rear of a property.”

As discussed previously, the rear of 712 South Alfred Street is minimally visible from the public right of way from Franklin Street. However, staff is concerned about the material of the proposed new French-style doors and window and discussed the concern with the applicant. Staff would recommend using aluminum clad wood doors and window, with simulated divided lights, with spacer bars. Staff would also like to see brick removed from the area below the existing window to be used under the new window replacing the existing door. Due to the location of the new deck on the rear and its minimal visibility and the use of a stained color, staff does not have any issues with the proposed deck.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application with the following conditions:

1. That the new French-style doors be aluminum clad wood and not vinyl;
2. That the new double-hung window be aluminum clad wood with simulated divided lights, with space bar.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 Construction permits are required for this permit.

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

Request seems appropriate.