

Docket Item # 3
BAR CASE # 2007-0032

BAR Meeting
March 7, 2007

ISSUE: Alterations

APPLICANT: Stephen H. Morris & Jill Louise Clark

LOCATION: 207 South Fayette Street

ZONE: CL/Commercial

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a certificate of appropriateness for alterations at the rear of the house at 207 South Fayette Street. There are three, six-over-six, ganged windows in the center of the second story, rear (west) façade. Below the three windows are three panels with raised moldings. The windows and panels will be removed, creating a 101" x 82" opening that will be filled with two fixed multi-light windows on either side of a multi-light, double leaved, inward opening French door. The second story door assembly will be wood with thermal glazing and true divided lights (1 3/8" muntin bar), manufactured by Simpson, matching the door assembly below on the first story. The second story door assembly will differ from that below in that it will have no transom and will have a pair of narrower doors (each 2' wide) and narrower fixed panels on either side. A black finished, iron railing will be installed across the door assembly on the second story. The railing will match that on the front steps, having straight, square section pickets and a pattern of circles between the two top rails.

The rear of the house is visible from the east-west public alley that runs along the south side of the property.

II. HISTORY:

The plans for the two-and-a-half story, gable roofed, concrete block and stucco finished house were first approved by the Board of Architectural Review (BAR) on January 18, 1978 with alterations to the previously approved plans approved on October 17, 1979. A flue was subsequently approved on March 16, 1983. Staff did not locate any more recent BAR approvals for this property. Staff administratively approved the replacement of the roof shingles in 1994.

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements.

The proposed French door assembly is appropriate for the late 20th century, Colonial revival inspired house and complies with the *Design Guidelines* (Exterior Doors – Pages 1-3). It utilizes traditional materials and design motifs, fits within an existing opening and matches existing elements found on both the front and rear of the house.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-3 A Construction permit will be required for the proposed project.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

The request seems appropriate.