

Docket Item # 8  
BAR CASE # 2007-0195

BAR Meeting  
November 14, 2007

**ISSUE:** Alterations  
**APPLICANT:** Teresa M. Forster  
**LOCATION:** 702 Avon Place  
**ZONE:** RB/residential

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

1. That the extended brick wall be entirely on the subject property with the exception of the east side where it may continue as a party wall if the adjacent property owner agrees;
2. That the windows and door may be wood or aluminum clad wood and may have true divided lights or simulated divided lights, provided that they have both exterior muntins and a spacer bar; and,
3. That staff approve the final window and door selection.

(Insert sketch here)

**Note:** Docket item # 7 must be approved before this item may be considered.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for various alterations at the rear of the house. The alterations include the following:

Deck – The existing deck will be cut back in size with the removal of a 3’ wide strip along the alley end. The reduced deck will be surrounded by a new wood railing with vertical pickets. The existing wood steps from the deck to the yard will be extended to meet the new outer edge of the deck. According to the application, “all deck modifications to be performed in accordance with City of Alexandria, Code Enforcement Deck Details” A redwood trellis will be constructed on the deck near the existing planter, which is to remain. The trellis will have a 7’ by 7’ footprint and will be approximately 8’6” high. It will have shaped rafter ends that extend 1’6” beyond the 4” x 4” posts. Resting on and perpendicular to the rafters will be a row of 2” x 4”s and resting on these, copper rods.

Wall – The existing brick wall located along the west property line and a portion of the east property line at the rear will be extended to enclose the rear yard. The additional wall will be constructed along the south (alley) side and east side. The wall on the south will be the same height as the existing and will be of brick to match. The existing iron gate will remain on the west side of the south wall. The extended east wall will slope down toward the alley. It will have an iron railing on top which will match the existing gate. The top of the iron railing will be approximately even with the bottom of the deck joists.

Rear Elevation of House – The rear of the house currently has an original steel casement window unit with transom and side lights in the center of the second story. The casement has two sashes, each with six lights. The transom has six lights while the sidelights have three panes each. On the west side in the first story is a non-original wood casement window which appears to have muntins on the interior only. On the east side is a non-original door of unknown material with 15 lights, a five-light side light and a fully glazed storm door. Both windows and the door are to be replaced with wood units by Marvin. The applicant previously specified wood windows with true divided lights. However, more recently, applicant indicated that the windows will be clad. The second story window will be replaced by a casement window with 12 lights in each sash. The first story window will be replaced by a bay window with four light casements at each side and a fully glazed fixed window at the center. The door will be replaced with a French door with ten lights in each leaf. It appears that the new windows and door will fit the existing openings.

The rear of the house is visible from a small public alley behind the house.

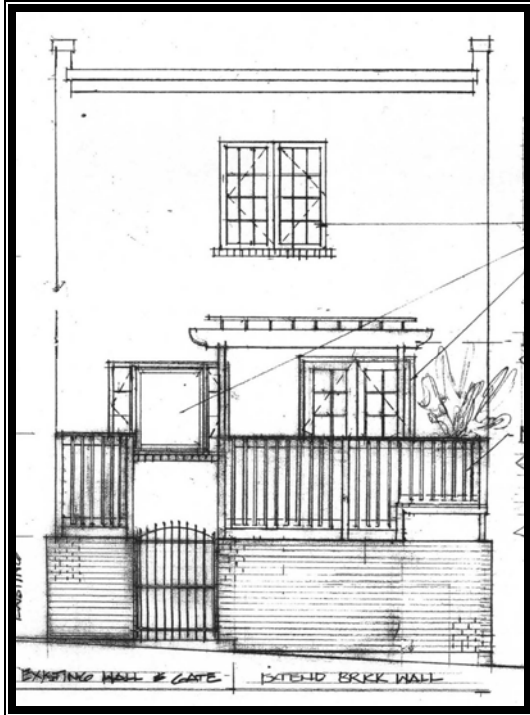


Figure 1: Proposed rear elevation

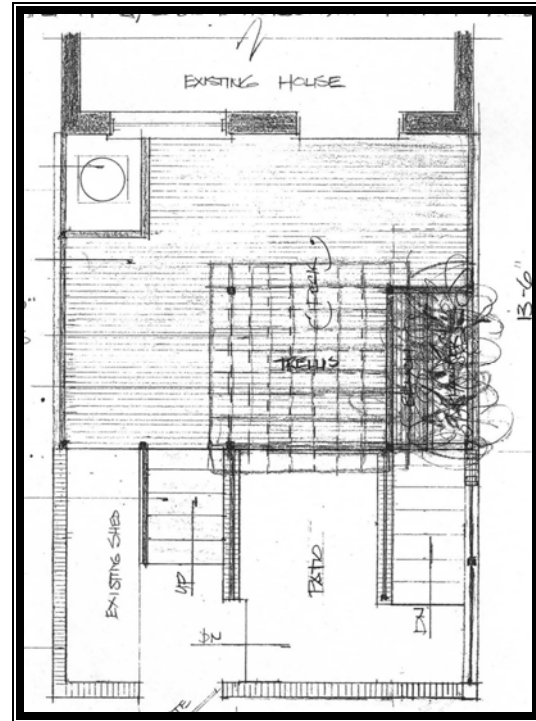


Figure 2: Proposed rear deck plan

## II. HISTORY:

As discussed in docket item #7, 702 Avon Place is a stone and brick residential rowhouse dating from circa 1939, constructed as part of a development known as Fagelson's Addition. There is no record of prior BAR reviews for this property. However, the Board recently reviewed cases for the replacement of the front windows at 703 Avon Place and for alterations to the rear of 703 Avon Place, including a new door and steps (BAR Case #s 2005-0262, 12/7/2005 and 2006-0099, 6/7/2006).

## III. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements. Section 3-706(B) of the zoning ordinance states that each lot occupied by a dwelling unit shall provide a minimum of 800 square feet of open and usable space for each dwelling unit. Existing conditions allow for 403 square feet of open and usable space and therefore qualify the structure as an existing noncomplying structure. The proposed alterations would not further detract from open space. The pergola must be 80% open.

Staff has no objections to the proposed alterations. They should bring some cohesiveness to what is now a rather haphazard appearance resulting from successive alterations. However, there are several items that require clarification.

Wall - If the brick wall and railing on the east side is to align with the current party wall, the permission of the adjacent property owner is required. Otherwise the new wall/railing must be pulled back to be constructed entirely on the subject property. The south wall along the alley must be constructed entirely on the subject project.

Windows and Doors – Only the second story window is original. Staff regrets its loss, but acknowledges that replacement of the nearly 70 year old window is warranted and exact replacement is impracticable. Based on a growing body of Board approvals for replacement of windows in the Fagelson’s addition neighborhood, either wood or aluminum clad wood windows are acceptable. The windows should replicate the light pattern of the original windows to the extent possible. The windows may be either true divided light or simulated divided light with spacer bars and exterior muntins. Staff has no objection to the configuration of the proposed replacement windows and door. All are compatible with the original architectural character of the house. As originally proposed, the windows were to be wood with true divided lights. According to a recent note to Staff, the applicant is now proposing clad, but has not specified whether vinyl or aluminum clad. In previous cases, Board and Staff have had no objection to aluminum clad, as the metal cladding is evocative of the original metal windows. However, vinyl would not be acceptable. It is not clear whether the applicant intends to change from true divided to simulated divided lights. Staff has no objection to simulated divided lights in this application as the windows are well removed from the public right-of-way. However, the simulated divided light should be the type that has both exterior muntins and a spacer bar.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following conditions:

1. That the extended brick wall be entirely on the subject property with the exception of the east side where it may continue as a party wall if the adjacent property owner agrees;
2. That the windows and door may be wood or aluminum clad wood and may have true divided lights or simulated divided lights, provided that they have both exterior muntins and a spacer bar; and,
3. That staff approve the final window and door selection.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 A Building Permit is required for the proposed project.
- C-3 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Historic Alexandria:

Approve as submitted.