

Docket Item # 13
BAR CASE # 2007-0218

BAR Meeting
November 14, 2007

ISSUE: After-the-fact Alterations
APPLICANT: North Virginia Property Management
LOCATION: 1008 Powhatan Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval with the following conditions, incorporating the Board's prior approval:

1. That the windows be replaced with six-over-one wood true divided light windows;
2. The replacement windows be approved by staff prior to installation; and, with the additional condition that the cost of new six-over-one true divided light wood windows be put into an escrow account prior to settlement and that this escrow account be confirmed in writing to Staff from the owner's attorney within 15 days of the date of the public hearing; and
3. That the front door be replaced with a wood door in a style appropriate for this property, with Staff reviewing and approving prior to installation.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an after-the-fact replacement of a front door at 1008 Powhatan Street. The applicant is also requesting to update the Board on the replacement windows that were to be replaced per the Board's decision of September 6, 2006.

The replacement door appears to be a four-panel metal door with a leaded glass lite at the top of the door.

The one-over-one vinyl windows that had been installed without Board approval have been replaced with six-over-one windows that appear to be simulated divided lite rather than true-divided lite windows as approved by the Board. These windows were installed prior to Staff review and approval.

II. HISTORY:

The property located at 1008 Powhatan Street is one of two duplexes built in a Craftsman bungalow style. According to Real Estate Assessment records, the house was constructed in 1925.

The Board approved the installation of aluminum siding on 1006 and 1008 Powhatan Street in 1976 and a fence and gate in 1978. There have been no subsequent applications for 1008 Powhatan Street. The Board has however approved an addition and alterations to 1006 Powhatan Street in the early 90's (BAR Case #90-116, 6/6/90; BAR Case #90-141, 7/18/90; BAR Case #91-19, 1/16/91).

In September 6, 2006, the Board approved after-the-fact replacement windows with the following conditions:

1. That the windows be replaced with six-over-one wood true divided light windows;
2. The replacement windows be approved by staff prior to installation; and, with the additional condition that the cost of new six-over-one true divided light wood windows be put into an escrow account prior to settlement and that this escrow account be confirmed in writing to Staff from the owner's attorney within 15 days of the date of the public hearing. (BAR Case #2006-0172)

III. ANALYSIS:

Proposed window replacement and alterations comply with Zoning Ordinance requirements.

Windows and doors are character defining feature of buildings within the historic district. In this case, the original six-over-one windows are a primary characteristic of the bungalow style. While the current replacement windows meet the lite configuration of the Board's approval, they appear to be simulated divided lite, not true-divided lite, which is not in compliance with the Board's approval. Furthermore, the window were installed prior to Staff review and approval.

In regards to the replacement door, metal doors are usually discouraged for residential properties in the Old and Historic District, especially on the main or highly visible elevations. In terms of style, doors for Craftsman Bungalow houses are typically a solid door with small vertical lites at the top, or maybe a single or double panel with multiple vertical lites at the top. The existing 4-panel replacement door is not characteristic of the Craftsman style and should be replaced.

IV. STAFF RECOMMENDATION:

Staff recommends approval with the following conditions, incorporating the Board's prior approval:

1. That the windows be replaced with six-over-one wood true divided light windows;
2. The replacement windows be approved by staff prior to installation; and, with the additional condition that the cost of new six-over-one true divided light wood windows be put into an escrow account prior to settlement and that this escrow account be confirmed in writing to Staff from the owner's attorney within 15 days of the date of the public hearing; and
3. That the front door be replaced with a wood door in a style appropriate for this property, with Staff reviewing and approving prior to installation.

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).

Historic Alexandria:

Not enough information to make recommendation. Better description of work program and photos of overall house and adjacent buildings.