

Docket Item # 7  
BAR CASE # 2008-0099

BAR Meeting  
September 17, 2008

**ISSUE:** Alterations  
**APPLICANT:** Donna Epperson  
**LOCATION:** 211 North Alfred Street  
**ZONE:** RB/Residential

---

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

1. That the historic windows be retained and repaired, rather than replaced;
2. That only wood materials be used on the reconstructed porch, instead of Hardiplank or vinyl;
3. That Staff approve the selected color or stain for the new porch, including columns, railings, and enclosure; and,
4. That the windows on the reconstructed porch be one-over-one, double-hung wood windows.



**BAR CASE #2008-0099**

**9/17/2008**



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 211 N. Alfred Street, consisting of alterations to an existing two-story porch on the south side and wholesale window replacement.

**Side Porch Alterations:**

The applicant had begun making inkind repairs to the existing two-story side porch, including handrail replacement, when the structural integrity of the structure was determined by Code Enforcement to be precarious and deemed necessary for a wholesale reconstruction. Preservation Staff discussed with the applicant the opportunity to reconstruct the porch in a more appropriate and compatible form. The current first floor porch enclosure was completed in the 1950s, using stucco and bare aluminum storm window grade glazing.

The current proposal for the porch includes maintaining the two-story height, with an enclosed first story. The existing roof will be maintained, and supported by eight new squared wood columns. A new aluminum gutter will be added. Squared wood pickets will form the handrail of the open second-story porch. The level of the second story will match the existing level. The first floor will be enclosed on both the east and south elevations. To mimic the second-story porch, the first floor will have four square support columns and a handrail. The applicant is showing the bottom handrail to have vinyl trim on painted MDO. Six double-hung, double-glazed, wood windows, with simulated divided lights will partially enclose the first level. The applicant is proposing to use a smooth-finish HardiPlank to complete the closure of the first level. New lattice will be located at the foundation of the reconstructed porch.

**Window Replacement:**

The applicant also proposes to replace all the existing wood windows, with new wood, double-hung windows consistent with the lite pattern and profile of the existing window. The proposed replacement windows will also be double-glazed, and for the units with a muntin, the muntin will be a simulated divided lite.

The existing front windows are one-over-one, double-hung windows and appear to be original to the house. Storm windows are located on the front windows. The first and second floor south/side elevation (with the porch) and the rear (east) elevation have two-over-two windows that also appear to be original to the house. At the third story, there are several six-over-six windows that appear to be replacement windows from the more recent past.

**II. HISTORY:**

211 North Alfred Street is a three story Queen Anne style, Victorian era brick house, constructed between 1891 and 1896, according to Sanborn maps. At the time of construction, there was a house at 209 North Alfred Street, in the location of the present south side yard of 211 North Alfred Street. However, by 1901, that house had been removed and a porch had been added along the south side dogleg of 211 North Alfred Street. The side porch was subsequently enclosed on the first story.

In 2006, the Board approved a new HVAC unit, with appropriate screening (BAR Case #2006-0041). Staff did not locate any other Board approvals for this property.

**III. ANALYSIS:**

The proposed alterations comply with Zoning Ordinance requirements.

In general, Staff is supportive of the proposed changes to the property and the applicant's desire to reconstruct the porch in a more appropriate and compatible design. The applicant and their contractors have met with Staff to discuss the project numerous times prior to the filing of the application. In regards to the porch, Staff feels the design of the porch is appropriate and sympathetic to the historic building, evoking the typical evolution of side porches, with enclosures. The applicant desires to have the first level of the two-story porch enclosed as a sun room type space. Again, the new design is more appropriate than the existing design, which had utilized stucco and bare aluminum storm windows. However, as discussed with the applicant, Staff is concerned about the use of Hardiplank and any vinyl as materials on the porch. In Staff's opinion, since this is a reconstruction of a historic feature, the materiality should be as authentic as possible. Therefore, Staff would recommend that only wood siding be used for the first floor enclosure and that wood should be used for the handrails and columns. Also, Staff would recommend that the new windows on the first floor enclosure be one-over-one, double-hung windows, to allow for more openness and for the porch to read as a sunroom.

In respect to the request for replacement windows, Staff has met with the applicant on site and examined the windows. As stated previously, the one-over-one windows on the front (west) and two-over-two windows on the south and east elevations, appear to be original. The difference in lite pattern from the front to the side is typical and characteristic of buildings of this era. While many of the windows clearly show areas of deterioration, Staff feels that they can and should be retained and repaired, rather than whole-sale replaced. As discussed in the *Design Guidelines*, windows are character-defining features of property, and historic windows, especially original windows, should be retained to the greatest extent possible. The non-historic windows on the third floor may be replaced with an appropriate window as requested.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following conditions:

1. That the historic windows be retained and repaired, rather than replaced;
2. That only wood materials be used on the reconstructed porch, instead of Hardiplank or vinyl;
3. That Staff approve the selected color or stain for the new porch, including columns, railings, and enclosure; and
4. That the windows on the reconstructed porch be one-over-one, double-hung wood windows.

**V. CITY DEPARTMENT COMMENTS**

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- 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.
- C-4 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-7 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

No comments received.

VI. IMAGES

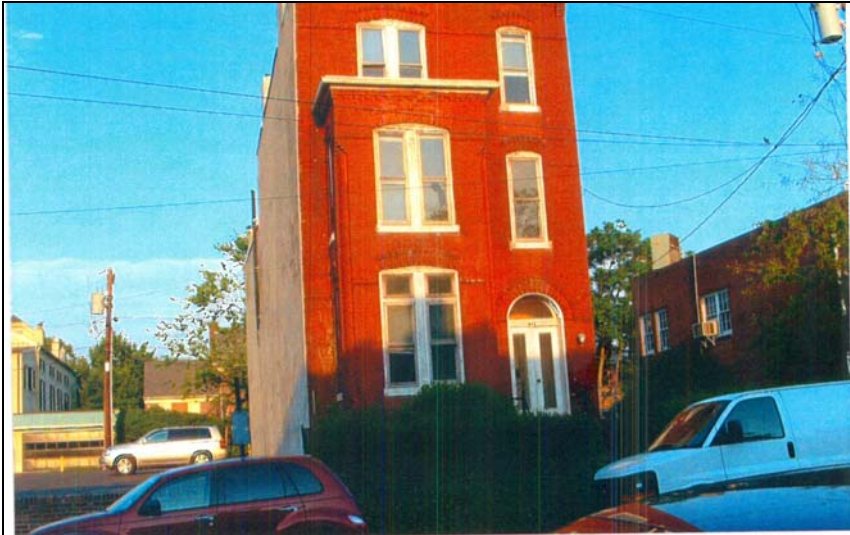


Figure 1. Front (east) elevation of 211 N. Alfred Street.

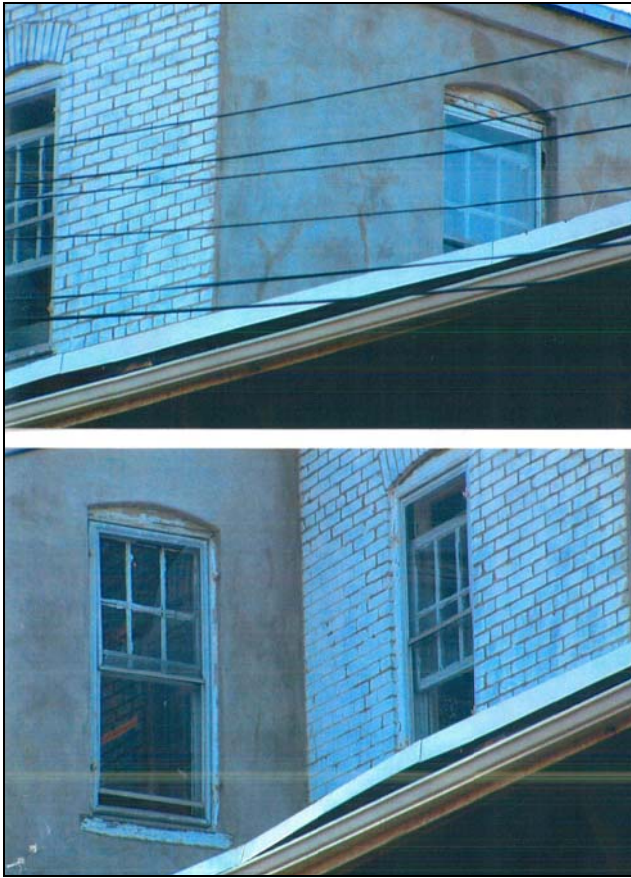


Figure 2. Existing third-story windows.



Figure 3. Existing two-story porch on south elevation, to be replaced.

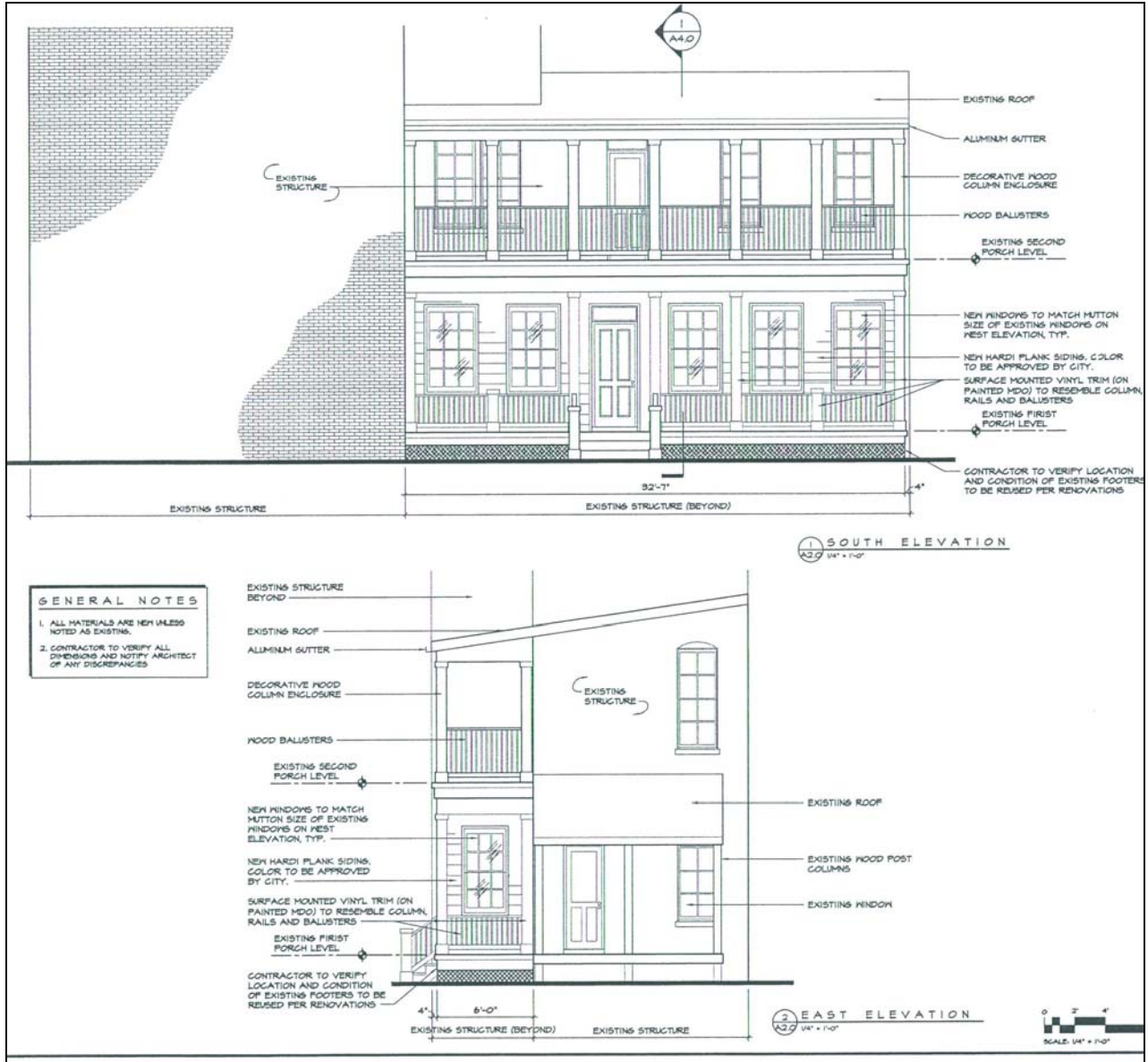


Figure 4. Proposed reconstruction of porch: south and east elevations.



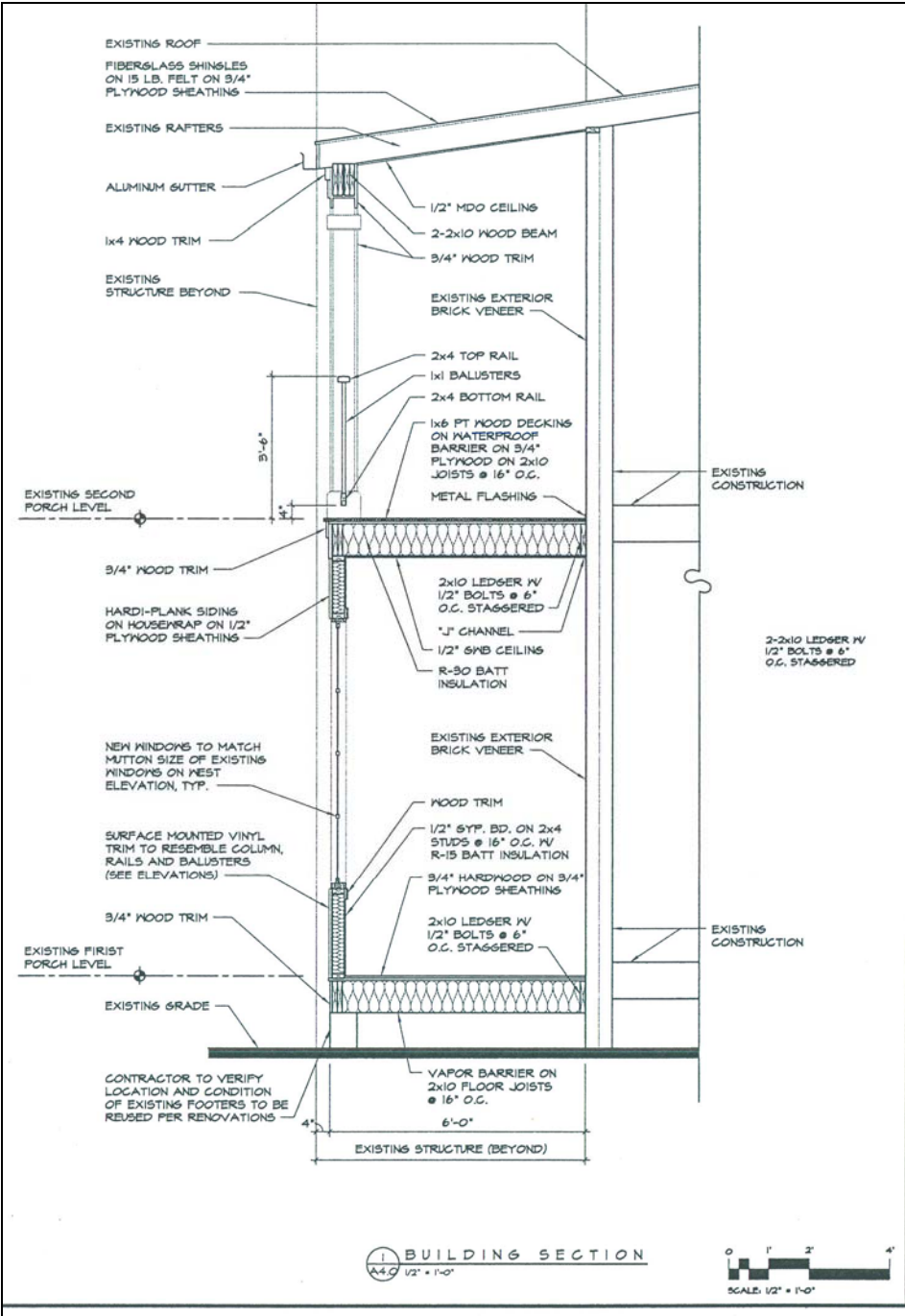


Figure 5. Section of proposed porch with construction details.

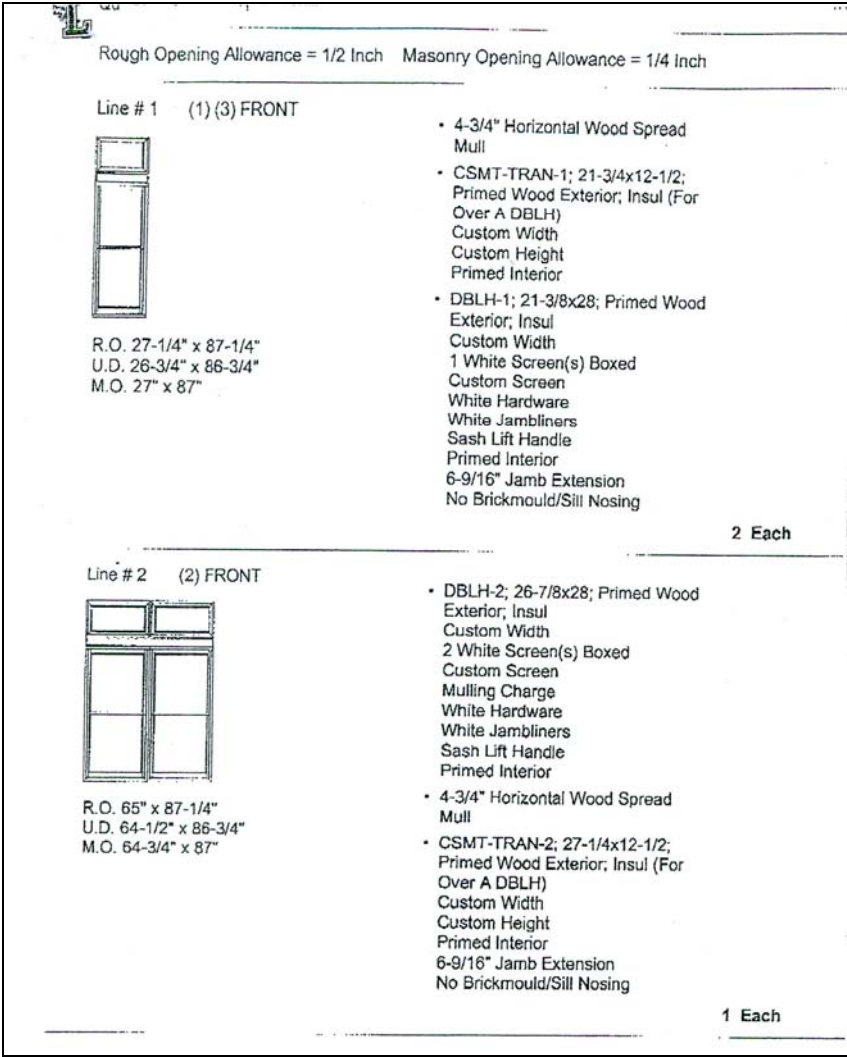


Figure 6. Specifications for proposed window replacement, sheet 1.

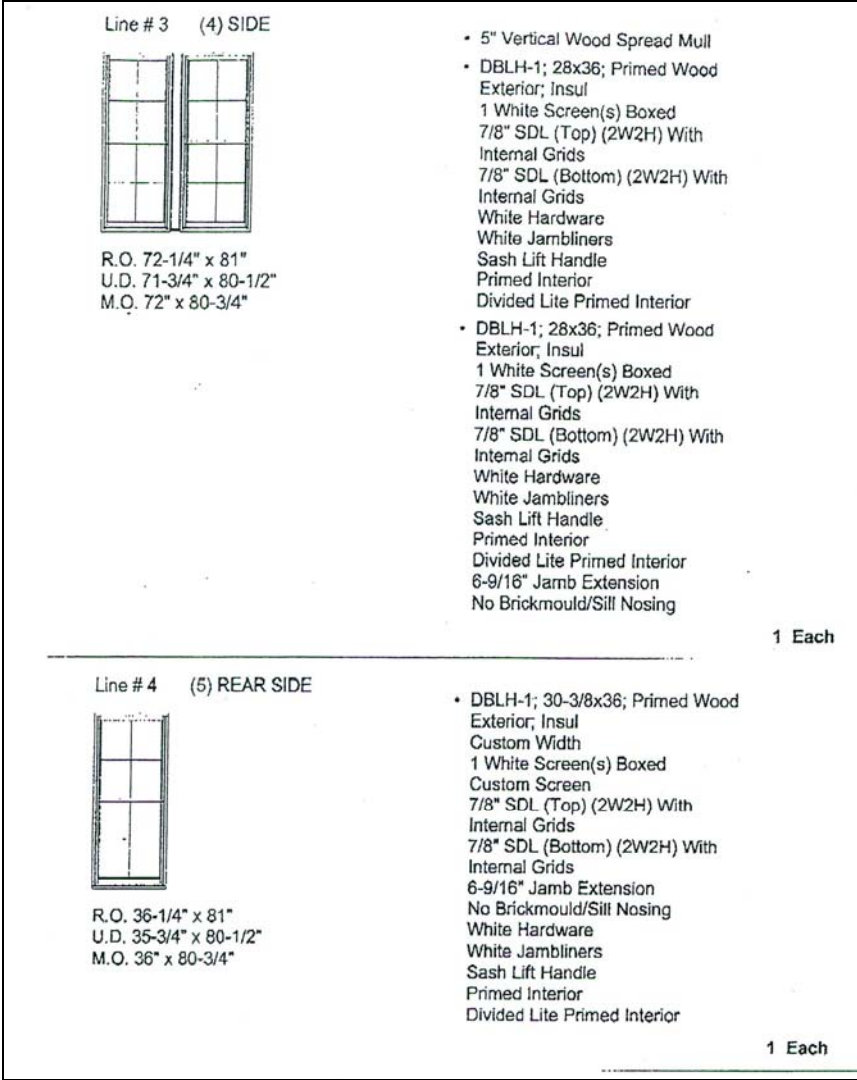


Figure 7. Specifications for proposed window replacement, sheet 2.

<p>Line # 5 (6) REAR</p>		<ul style="list-style-type: none"> <li>• DBLH-1; 30-3/8x36; Primed Wood Exterior; Insul Custom Width</li> <li>1 White Screen(s) Boxed Custom Screen</li> <li>7/8" SDL (Top) (2W2H) With Internal Grids</li> <li>7/8" SDL (Bottom) (2W2H) With Internal Grids</li> <li>6-9/16" Jamb Extension</li> <li>No Brickmould/Sill Nosing</li> <li>White Hardware</li> <li>White Jambliners</li> <li>Sash Lift Handle</li> <li>Primed Interior</li> <li>Divided Lite Primed Interior</li> </ul>	<p>1 Each</p>
<p>Line # 6 (7) FRONT BATH</p>		<ul style="list-style-type: none"> <li>• DBLH-1; 24x34; Primed Wood Exterior; Insul</li> <li>1 White Screen(s) Boxed</li> <li>Tempered Glass (Top)</li> <li>Tempered Glass (Bottom)</li> <li>6-9/16" Jamb Extension</li> <li>No Brickmould/Sill Nosing</li> <li>White Hardware</li> <li>White Jambliners</li> <li>Sash Lift Handle</li> <li>Primed Interior</li> </ul>	<p>1 Each</p>
<p>Line # 7 (8) (10) FRONT SIDES</p>		<ul style="list-style-type: none"> <li>• DBLH-1; 16x34; Primed Wood Exterior; Insul</li> <li>1 White Screen(s) Boxed</li> <li>6-9/16" Jamb Extension</li> <li>No Brickmould/Sill Nosing</li> <li>White Hardware</li> <li>White Jambliners</li> <li>Sash Lift Handle</li> <li>Primed Interior</li> </ul>	<p>2 Each</p>

Figure 8. Specifications for proposed window replacement, sheet 3.

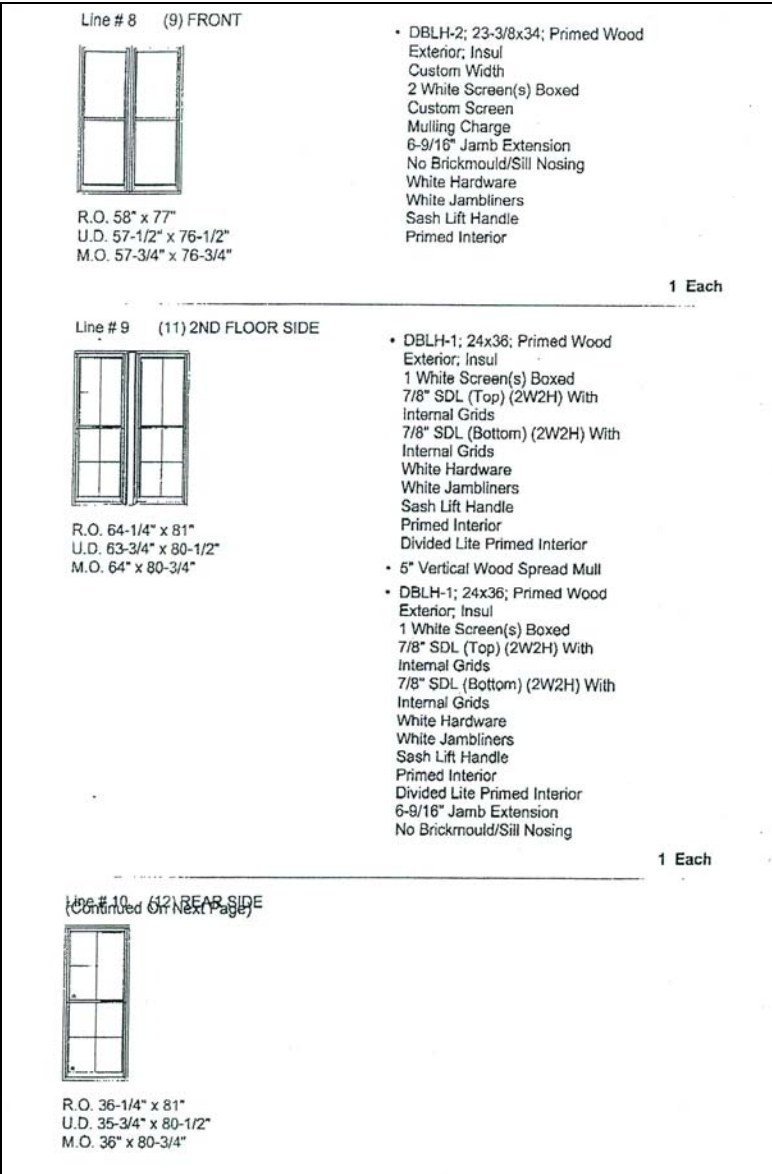


Figure 9. Specifications for proposed window replacement, sheet 4.

(Continued From Previous Page)

- DBLH-1; 30-3/8x36; Primed Wood Exterior; Insul Custom Width
- 1 White Screen(s) Boxed Custom Screen
- Tempered Glass (Top)
- 7/8" SDL (Top) (2W2H) With Internal Grids
- Tempered Glass (Bottom)
- 7/8" SDL (Bottom) (2W2H) With Internal Grids
- 6-9/16" Jamb Extension
- No Brickmould/Sill Nosing
- White Hardware
- White Jambliners
- Sash Lift Handle
- Primed Interior
- Divided Lite Primed Interior

1 Each

Line # 11 (13) REAR SIDE



R.O. 36-1/4" x 81"  
 U.D. 35-3/4" x 80-1/2"  
 M.O. 36" x 80-3/4"

- DBLH-1; 30-3/8x36; Primed Wood Exterior; Insul Custom Width
- 1 White Screen(s) Boxed Custom Screen
- 7/8" SDL (Top) (2W2H) With Internal Grids
- 7/8" SDL (Bottom) (2W2H) With Internal Grids
- 6-9/16" Jamb Extension
- No Brickmould/Sill Nosing
- White Hardware
- White Jambliners
- Sash Lift Handle
- Primed Interior
- Divided Lite Primed Interior

1 Each

Line # 12 (14) REAR



R.O. 36-1/4" x 81"  
 U.D. 35-3/4" x 80-1/2"  
 M.O. 36" x 80-3/4"

- DBLH-1; 30-3/8x36; Primed Wood Exterior; Insul Custom Width
- 1 White Screen(s) Boxed Custom Screen
- 7/8" SDL (Top) (2W2H) With Internal Grids
- 7/8" SDL (Bottom) (2W2H) With Internal Grids
- 6-9/16" Jamb Extension
- No Brickmould/Sill Nosing
- White Hardware
- White Jambliners
- Sash Lift Handle
- Primed Interior
- Divided Lite Primed Interior

1 Each

Figure 10. Specifications for proposed window replacement, sheet 5.




<p>Line # 13 (15) 3RD FLOOR BY STAIRS</p>		<ul style="list-style-type: none"> <li>• DBLH-1; 24x28; Primed Wood Exterior; Insul</li> <li>1 White Screen(s) Boxed</li> <li>7/8" SDL (Top) (3W2H) With Internal Grids</li> <li>7/8" SDL (Bottom) (3W2H) With Internal Grids</li> <li>6-9/16" Jamb Extension</li> <li>No Brickmould/Sill Nosing</li> <li>White Hardware</li> <li>White Jambliners</li> <li>Sash Lift Handle</li> <li>Primed Interior</li> <li>Divided Lite Primed Interior</li> </ul>	<p>1 Each</p>
<p>Line # 14 (16) 3RD FLOOR REAR SIDE</p>		<ul style="list-style-type: none"> <li>• DBLH-1; 24x28; Primed Wood Exterior; Insul</li> <li>1 White Screen(s) Boxed</li> <li>7/8" SDL (Top) (3W2H) With Internal Grids</li> <li>7/8" SDL (Bottom) (3W2H) With Internal Grids</li> <li>6-9/16" Jamb Extension</li> <li>No Brickmould/Sill Nosing</li> <li>White Hardware</li> <li>White Jambliners</li> <li>Sash Lift Handle</li> <li>Primed Interior</li> <li>Divided Lite Primed Interior</li> </ul>	<p>1 Each</p>
<p>Line # 15 (17) 3RD FLOOR REAR</p>		<ul style="list-style-type: none"> <li>• DBLH-1; 30-3/8x28; Primed Wood Exterior; Insul</li> <li>Custom Width</li> <li>1 White Screen(s) Boxed</li> <li>Custom Screen</li> <li>7/8" SDL (Top) (3W2H) With Internal Grids</li> <li>7/8" SDL (Bottom) (3W2H) With Internal Grids</li> <li>6-9/16" Jamb Extension</li> <li>No Brickmould/Sill Nosing</li> <li>White Hardware</li> <li>White Jambliners</li> <li>Sash Lift Handle</li> <li>Primed Interior</li> <li>Divided Lite Primed Interior</li> </ul>	<p>1 Each</p>

Figure 11. Specifications for proposed window replacement, sheet 6.



<p>Line # 16 (18) FRONT BATH</p>		<ul style="list-style-type: none"> <li>• DBLH-1; 20x32; Primed Wood Exterior; Insul</li> <li>1 White Screen(s) Boxed Stocked Tempered Glass (Top)</li> <li>Stocked Tempered Glass (Bottom)</li> <li>4-9/16" Jamb</li> <li>Standard PVC Brickmould</li> <li>White Hardware</li> <li>White Jambliners</li> <li>Sash Lift Handle</li> <li>Primed Interior</li> </ul>	<p>1 Each</p>
<p>Line # 17 (19) 3RD FLOOR FRONT</p>		<ul style="list-style-type: none"> <li>• DBLH-1; 20x32; Primed Wood Exterior; Insul</li> <li>1 White Screen(s) Boxed</li> <li>White Hardware</li> <li>White Jambliners</li> <li>Sash Lift Handle</li> <li>Primed Interior</li> <li>• 6" Vertical Wood Spread Mull</li> <li>• DBLH-1; 20x32; Primed Wood Exterior; Insul</li> <li>1 White Screen(s) Boxed</li> <li>White Hardware</li> <li>White Jambliners</li> <li>Sash Lift Handle</li> <li>Primed Interior</li> <li>6-9/16" Jamb Extension</li> <li>No Brickmould/Sill Nosing</li> </ul>	<p>1 Each</p>

Figure 12. Specifications for proposed window replacement, sheet 7.