

Docket Item # 11
BAR CASE # 2008-0185

BAR Meeting
November 5, 2008

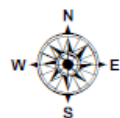
ISSUE: Alterations
APPLICANT: Laurel Celeste
LOCATION: 316 North Alfred Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that the decorative window trim on the first floor be eliminated.



BAR CASE #2008-0185

11/5/2008



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the front façade at 316 North Alfred Street. The alterations consist of the following:

- replacement of the four panel wood door with a six panel wood door;
- replacement of the stained glass transom with a four light, true divided light transom;
- replacement of the existing single-glazed six-over-six wood windows and aluminum storm windows with Loewen brand double-glazed, six-over-six wood windows with ¾” muntins and an interior spacer bar;
- installation of new wood window trim on the first floor with a decorative lintel with dentils to match the cornice; and,
- Installation of new decorative door surround with pilasters and entablature with dentils to match the cornice.

II. HISTORY:

The two story Greek Revival style frame townhouse at 316 North Alfred Street, and its twin at 318 North Alfred Street, predates the 1877 Hopkins atlas. City real estate records indicate that the house was constructed in 1850, although 318 North Alfred Street is given a construction date of 1830 in the real estate records. The majority of the houses on the west side of North Alfred Street date from the 1830s through the 1850s.

Staff could find no BAR approvals for the subject property.

III. ANALYSIS:

The proposed alterations to the front façade comply with zoning ordinance requirements.

Staff has no objection to the majority of the proposed alterations to the front façade. The simple Greek Revival style townhouse has likely been modified over the years and the improvements will add style-appropriate detailing. Staff finds the proposed transom, the new door, the replacement windows and the new door surround appropriate. However, Staff does have some concerns regarding the decorative window lintels.

In general, while Staff understands the applicant’s desire to embellish this rather plain mid-19th century townhouse, Staff believes that the decorative window trim is excessive, especially given the other alterations proposed for the front elevation. Furthermore, the example provided by the applicant is of a more high-style Georgetown townhouse, while Alexandria architecture has historically been known for its rather sedate, conservative style with less-than-usual ornamentation. Staff can support the installation of a more decorative door surround, as many Greek Revival style houses have a more prominent and detailed front entrance.

Staff’s inspection of 316 North Alfred Street revealed that the existing six-over-six, true divided light wood windows are not historic. Although the *Design Guidelines* recommend that all windows on historic properties be single glazed (one pane of glass) with true divided lights, the Board has in the past approved the installation of double-glazed windows on historic buildings where the existing windows are not historic and if the muntin width and profile is historically appropriate. (Staff does point out that the materials submitted by the applicant are somewhat

confusing, sometimes showing metal clad exteriors.) Staff believes the proposed windows would be acceptable provided that they are wood, not clad, on the exterior and that they have simulated divided lights with wood muntin bars no more than 7/8" wide (the applicant proposes a 3/4" muntin).

IV. STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that the decorative window trim on the first floor be eliminated.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

F-1 No Comments. The application is a request for replacement of existing features of the structure (door transom, architrave, window header, and window sashes).

Historic Alexandria:

R-1 Approve.

VI. IMAGES



Figures 1 & 2: Photographs of existing North Alfred St Façade



Figures 3 & 4: Detailed photographs of existing North Alfred St Façade



Figure 5: Proposed Alterations



Figure 6: Proposed Alterations



Figure 7: Proposed Alterations



Figure 8: Proposed Alterations



Figure 9: Drawing of Proposed Alterations



Figure 10: Proposed Front Door



Figure 11: Drawing of Proposed Alterations

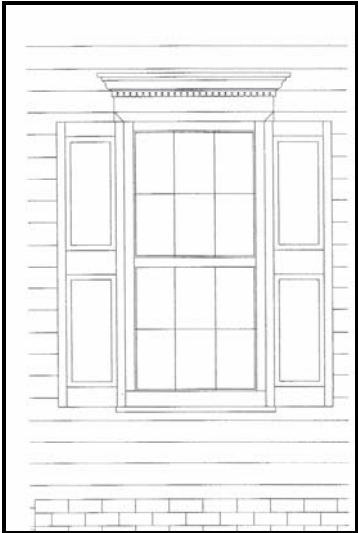


Figure 12: Proposed Window



Figure 13: Detail of Proposed Door Trim and Transom

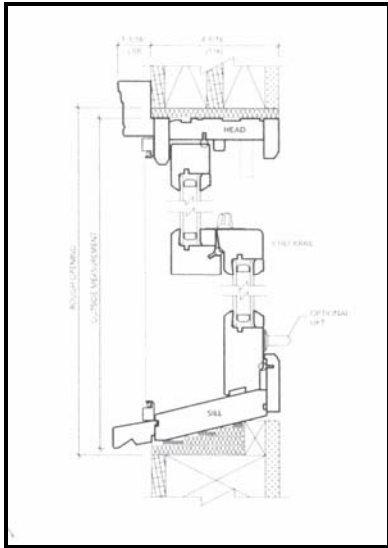


Figure 14: Proposed Window Detail

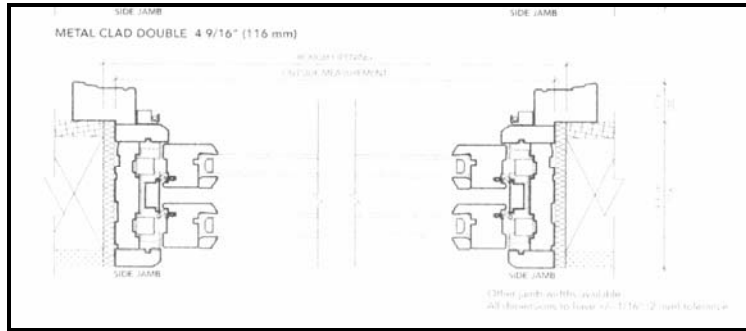


Figure 15: Proposed Window Detail

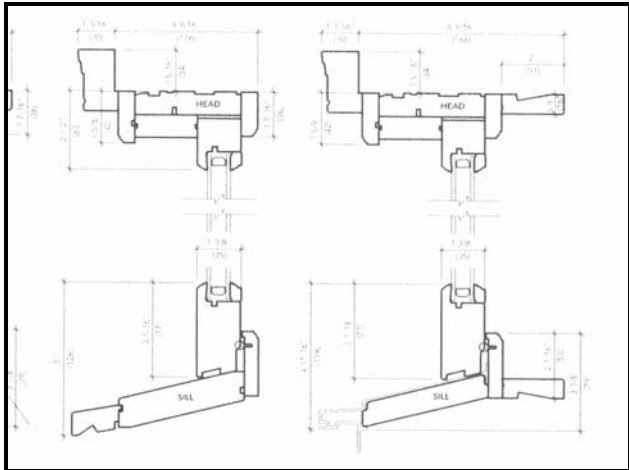


Figure 16: Proposed Window Detail

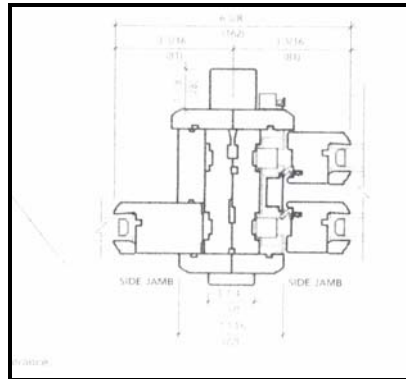


Figure 17: Proposed Window Detail

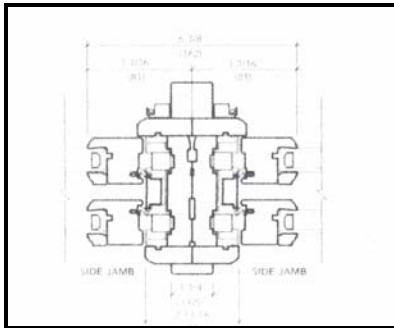


Figure 18: Proposed Window Detail

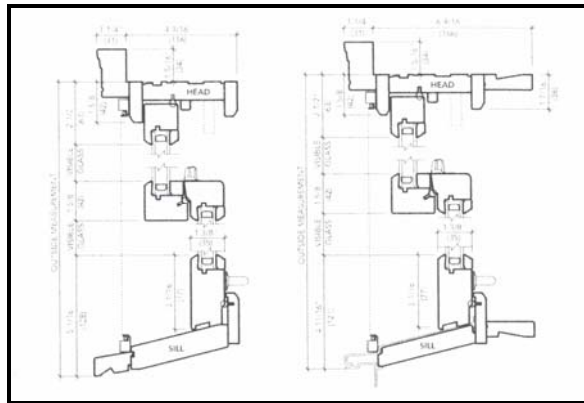


Figure 19: Proposed Window Detail