

Docket Item # 3
BAR CASE # 2010-0117

BAR Meeting
June 16, 2010

ISSUE: Alterations
APPLICANT: Andrew and Tiffany Pache
LOCATION: 203 Wolfe Street
ZONE: RM/Residential

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

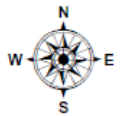
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



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6/16/2010



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the east elevation of the rear addition at 203 Wolfe Street. The northernmost first floor window opening will be enlarged and a new pair of multi-light French doors will be installed in its place. The existing window will be relocated to the existing door opening to the south. The brick salvaged from the installation of the French door will be toothed in below the relocated window.

The amount of demolition is less than 25 square feet; therefore, a Permit to Demolish is not needed. Visibility of the window and French door will be limited to the upper portions which will be seen from South Lee Street. The applicant has modified the initial submission to request Jeld-Wen double-glazed, simulated divided light, painted wood French doors with 7/8 inch muntins (instead of a true-divided-light French door). Two bronze Kichler, Mount Vernon style lights will flank the French doorway.

II. HISTORY:

According to Ethelyn Cox in Historic Alexandria, Street by Street, the two story frame house at 203 Wolfe Street was constructed by George Swain after 1825 when he purchased the lot. According to documentary material provided the applicant, the original wood frame flounder ell on this house was condemned and completely demolished in the 1950s. The brick addition was constructed at the rear of the house sometime in the 1950s (between 1950 and 1957 the BAR approved two additions, alterations and a remodeling of the front façade).

III. ANALYSIS:

Staff has no objection to the proposed alterations, which are relatively minor and minimally visible. Although the *Design Guidelines* recommend that all windows on historic properties be single glazed (one pane of glass) with true divided lights, the Board sometimes permits the use of double insulated (two panes of glass) windows on less visible elevations, and on new construction. Given the mid 20th century age of the addition, Staff has no objection to the use of double-glazed, simulated divided light French doors. Staff commends the applicant for preserving some of the existing building material by relocating the double-hung window and salvaging the brick.

STAFF:

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

Code Administration:

- C-1 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-2 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-3 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.

Historic Alexandria:

No comments received.

V. IMAGES

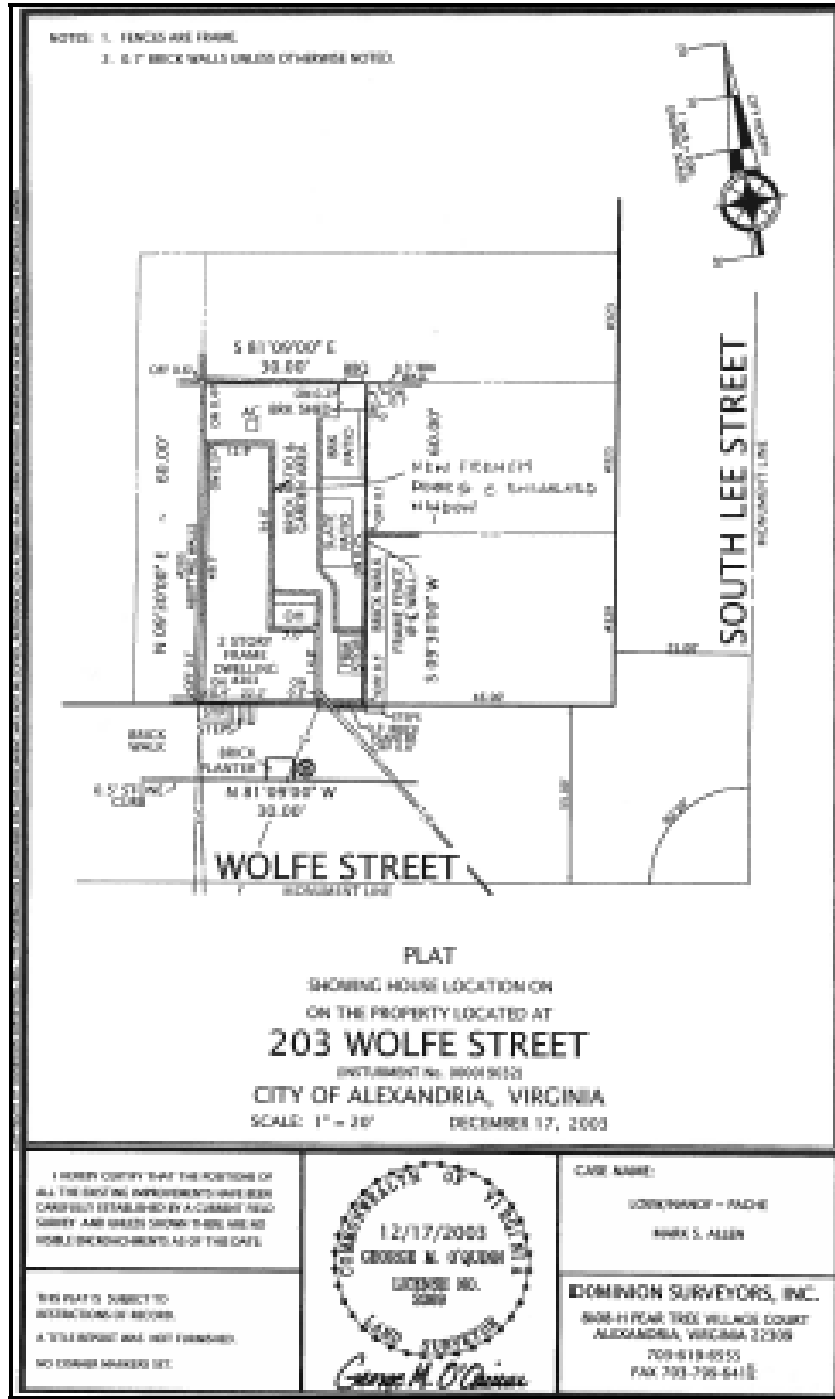


Figure 1: Plat.



Figure 2: Existing east elevation with area of demolition/alterations.

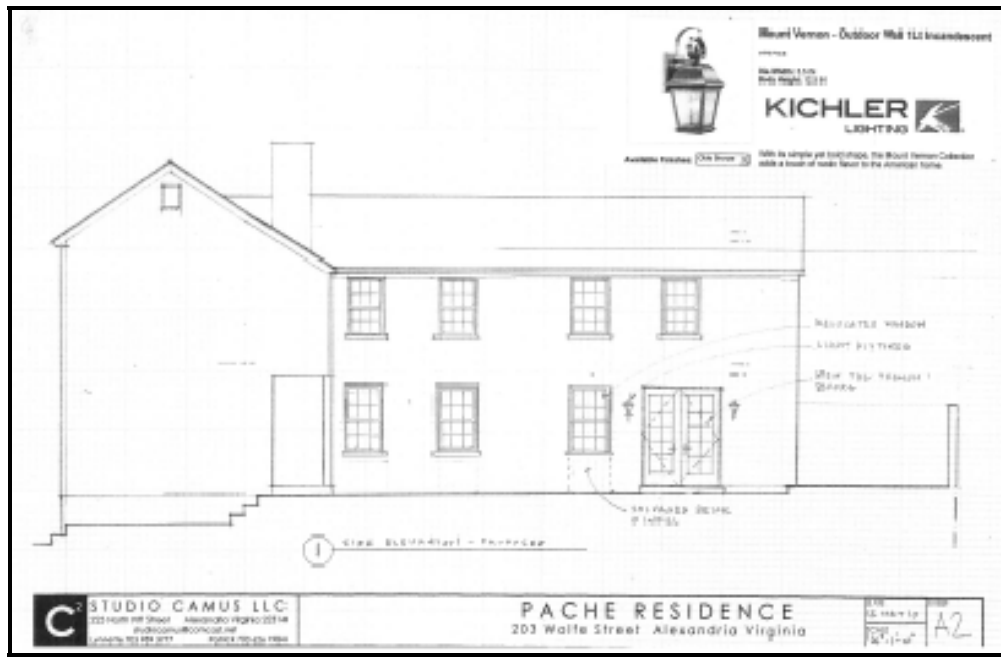


Figure 3: Proposed east elevation.



Figure 4. Front elevation of 203 Wolfe Street.



Figure 5. Side (east) elevation of 203 Wolfe Street.



Figure 6. Side elevation (east) showing area of proposed alterations.



Figure 7. Image from Google Maps showing brick flounder from South Lee Street.