

Docket Item #2  
BAR CASE# 2006-0025

BAR Meeting  
February 22, 2006

**ISSUE:** Garage alterations

**APPLICANT:** Ruth Weygand

**LOCATION:** 416 North Peyton Street

**ZONE:** RB/Residential

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**\*\*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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

## **STAFF RECOMMENDATION:**

Staff recommends approval of a new wood panel door to match the existing door.

### **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for a replacement garage door. The existing door is a roll-up wood panel door that, according to the applicant, is original to the garage. The proposed door is a roll-up metal door with rows of short raised panels. It is a Weather Guard series door by Amarr. It will have a white finish, will have no windows and will fit the existing opening.

The applicant is requesting a replacement door because the existing door is damaged and is too heavy to raise manually. In addition, its weight has caused a recently installed automatic opening mechanism to fail. According to the applicant, the metal door is preferable because it comes with a lifetime warranty while a wood door will have only a one-year warranty.

The brick faced cinder block garage is located at the back of the property on the southwest corner of the lot. The door is located in the gable end which faces the 10' wide public alley running along the south side of the property. While the garage is visible from the street, the door is visible only from the alley.

### **II. HISTORY:**

The brick faced house was constructed from "stock plans" on the empty lot at 416 North Peyton Street in 1936 (Building Permit #857, April 16, 1936). Staff could not locate a building permit for the garage. According to the applicant, the garage was constructed in 1939. The 1941 Sanborn Fire Insurance Map shows both the house and garage.

In 1988, the Board approved an after-the-fact alteration to the house at 416 North Peyton Street (BAR Case #88-47PG, 9/28/1988). The Board has reviewed several cases involving garages over the years. Plans for a new garage at 325 North Patrick Street were recently approved by the Board (BAR Case #2004-0274, 1/26/2005). This garage had wood paneled doors. However, the Board has approved metal garage doors within the district. In 2002, the Board approved a metal paneled door for a new garage structure at 1007 Queen Street (BAR 2002-0146, 6/26/2002).

### **III. ANALYSIS:**

The proposed alteration complies with the zoning ordinance requirements.

Staff recommends that the door be replaced with a new wood door to match the existing. A number of manufacturers make automatic roll-up wood doors. According to the *Design Guidelines*, wood garage doors are preferred for residential garages in the historic districts whereas paneled metal doors are only appropriate in limited circumstances involving 20<sup>th</sup> century retail, commercial or industrial buildings (Exterior Doors, Page 3).

While a wood door is preferred, there may be several mitigating factors in this case. Staff notes that the garage is relatively late, having been constructed in 1939. Perhaps more importantly, the garage door will not be readily visible. The garage itself is over 65' back from the sidewalk and

the door is visible only from a lightly traveled alley.

**IV. STAFF RECOMMENDATION:**

In accordance with the *Design Guidelines*, Staff recommends that the door be replaced with a new wood door to match the existing door.

CITY DEPARTMENT COMMENTS

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

Code Enforcement

“No comment.”

Historic Alexandria

“No comment.”