

Docket Item # 3  
BAR CASE # 2006-0297

BAR Meeting  
January 24, 2007

**ISSUE:** Alterations  
**APPLICANT:** Grey & Amina Zane by Robert Byrnes  
**LOCATION:** 314 North Henry Street  
**ZONE:** CL/Commercial

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**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 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.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the existing free-standing, two story frame and concrete block house at 314 North Henry Street. The applicant proposes to install a wood framed sliding glass door on the south side of the rear ell in the 1950 concrete block portion of the house. The new door will take the place of an existing paneled and multi-light single door and adjacent multi-light, double hung window in the first story. The new sliding glass door will be 6' wide and 6'9" high and will have no muntins. As the new door opening will only require approximately 10.5 square feet of demolition below the existing window opening, a Permit to Demolish will not be required. (The threshold for the Permit to Demolish is 25 square feet of demolition or capsulation).

The area to be altered is not likely to be visible from Henry Street, but will be minimally visible from the east-west alley at the south end of the block.

**II. HISTORY:**

The G.M. Hopkins Insurance Atlas shows a house present on this property by 1877. Staff believes the gable roofed main block is this pre-1877 building. The form of the detached dwelling and its simple, dentiled wood cornice also suggest a construction date in the second or third quarter of the 19<sup>th</sup> century. By 1902, the two story frame building had acquired a single story frame ell addition at the rear. Historic mapping shows this addition was further extended to the rear by another one story frame structure by 1907 and remained so through 1931. By 1941 the first frame addition had been raised to a full two stories. The second frame addition was replaced by the existing two story concrete block addition in 1950 (Building Permit #9199). In 2005, the Board approved a Permit to Demolish and Certificate of Appropriateness for a new two story addition at the back of the concrete block section (BAR Case #2005-0277 & 0278, 12/14/2005). This addition was begun in the summer of 2006 and is now nearing completion (BLD2006-02164, issued 8/10/2006).

**III. ANALYSIS:**

The proposed alterations comply with the zoning ordinance requirements.

Staff believes the proposed alteration is acceptable. The area to be altered dates to 1950. The window and door to be removed are of no particular significance. The proposed new sliding door is appropriate for the mid-20<sup>th</sup> century-early 21<sup>st</sup> century date of the rear of the house while also being compatible with the 19<sup>th</sup> century main block. As explained above, the area to be altered is only minimally visible from the public right-of-way.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

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).
- C-3 A Construction permit will be required for the proposed project.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

The request seems appropriate.