

Docket Item # 3
BAR CASE # 2009-0033

BAR Meeting
March 25, 2009

ISSUE: Alterations
APPLICANT: Michael Berry
LOCATION: 421 North Payne Street
ZONE: RB/residential

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

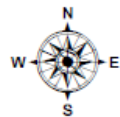
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that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



BAR CASE #2009-0033

3/25/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the dwelling located at 421 North Payne Street. The proposed alterations include the following:

- Brick in an existing window opening on rear (east) elevation with brick to match existing on house.
- Create one new window opening and install a one-over-one wood window on east elevation of existing one-story frame rear addition.
- Install a wood (stained) 6' fence in rear yard where currently there is none (north property line and parallel to the east property line between the parking area and rear yard). On the east, the fence boards will be spaced approximately 1" to permit added transparency to the parking area.

The proposed alterations will be visible from the public north-south alley directly behind 421 North Payne Street. The proposed demolition to accommodate the new window is less than 25 square feet and therefore does not require a Permit to Demolish.

Concurrent with this application, the applicant has been working with Staff for the administrative approval of historically appropriate replacements/repairs for: replacement wood doors, replacement wood windows, replacement standing seam metal roof and replacement siding on the rear addition.

II. HISTORY:

421 North Payne Street is a two-story brick rowhouse constructed in the second quarter of the twentieth century. 421 North Payne Street is within a row of seven houses (415-427 North Payne Street) that appear to have been constructed together. The row is first identified on a Sanborn Fire Insurance Map from 1941. The rowhouses are cinder block with brick facing and all originally had one-story frame rear porches.

There are no previous BAR cases for 421 North Payne Street.

III. ANALYSIS:

The proposed window and fence alterations comply with Zoning Ordinance regulations.

Staff has no objections to the proposed alterations. The proposed alterations are limited to the least visible elevation and are minimal. Filling in existing openings and creating new openings are common, and generally acceptable, alterations when reconfiguring interior space. In addition, the proposed materials, such as brick to match the existing, and a matching replacement wood window, are appropriate.

According to the *Design Guidelines*, "fences...should be appropriate in materials, design and scale to the period and character of the structure they surround" and "wood fences must be painted or stained." In Staff's opinion, both the design and materials of the proposed fence are compatible with the rowhouse and surrounding neighborhood.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

V. 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 2006 edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments received.

VI. IMAGES



Figure 1. Existing conditions and proposed alterations on rear elevation: window to be bricked in and new opening to be created on one-story frame portion.

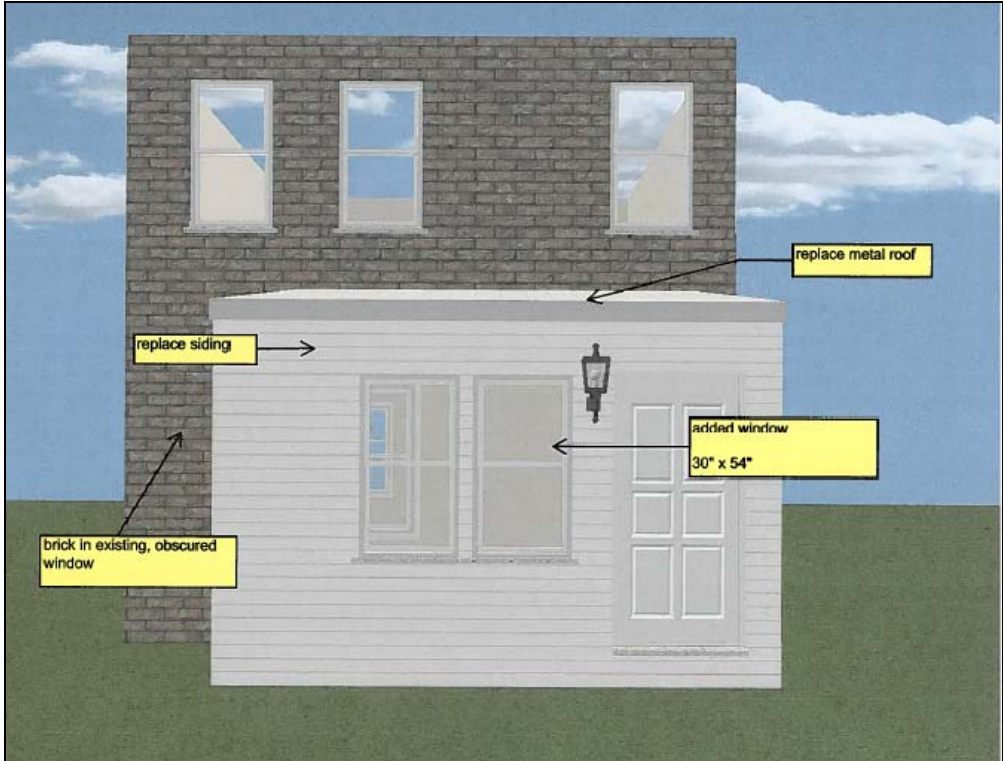


Figure 2. Proposed alterations on rear elevation: window to be bricked in and new opening to be created on one-story frame portion.

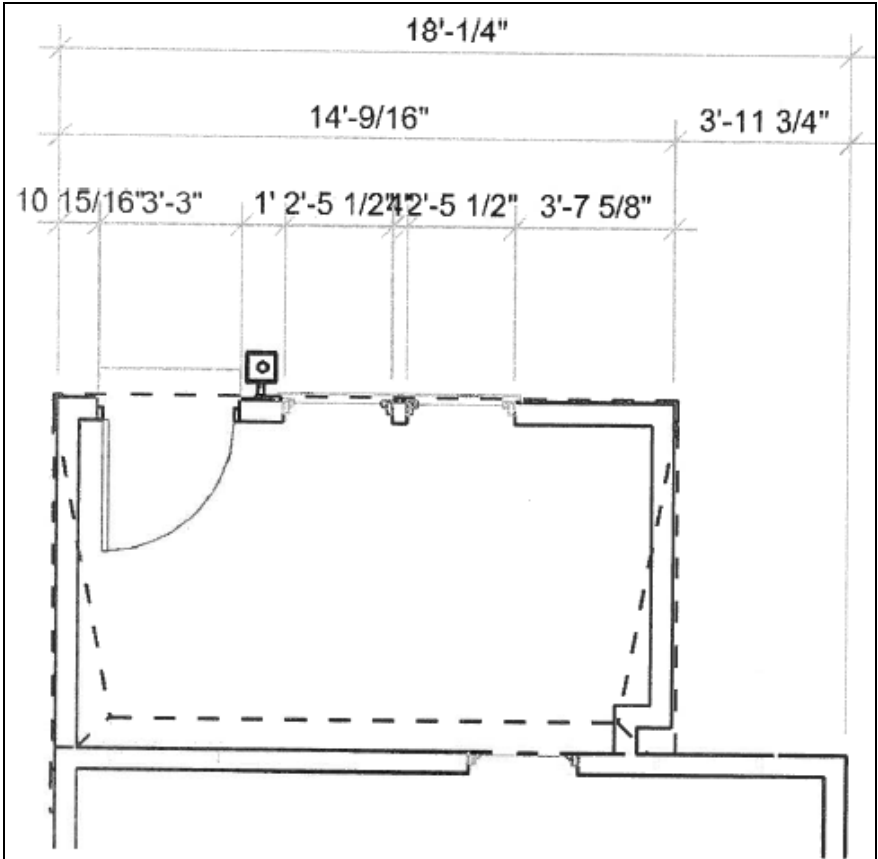


Figure 3. Plan of proposed alterations.

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ITEM	LOCATION	PRODUCT CODE	UNIT PRICE	QTY	TOTAL PRICE
0001		MANUFACTURER: JELD-WEN Wood Windows & Patio Doors		10	

Product Dimensions:
 Rough Opening: 2' 6 1/8" x 4' 5 1/4"
 Frame: 2' 5 3/8" x 4' 4 1/2"
 Exterior Trim: 2' 8" x 4' 6 3/16"
 Sash Opening: 2' 4" x 4' 2"

SCALE: 1/4" = 1'-0"

Book Code: TWD2952
Exterior Finish: Wood Exterior with AuraLast Wood
Product: Double Hung Windows (Compression Jambliners No Tilt Latches)
Product Line: Tradition Plus - Premium Series
Product Type: Double Hung Windows
Sash Type: Standard
Product Configuration: Single Unit
Exterior Color: Primed
Exterior Trim: WM180 Brickmold
Interior Finish: Natural
Jambliner Color: White Jambliners
Jambliner Depth: 4 9/16"
Special Features: Flex Hinge Jambliner, Easy Tilt-No latches
Glass Type: Low-E 272 with Argon
High Altitude Glass: None
Preserve - Protective Film Reduces Clean-up Glass
Screen Type: BetterVue Mesh Screen(s)
Screen Frame Color: Brilliant White
Hardware Type: Cam Lock(s)
Hardware Color: Chestnut Bronze
Finger Plow: With Finger Plow(s)

Figure 4. Specifications for proposed new window.

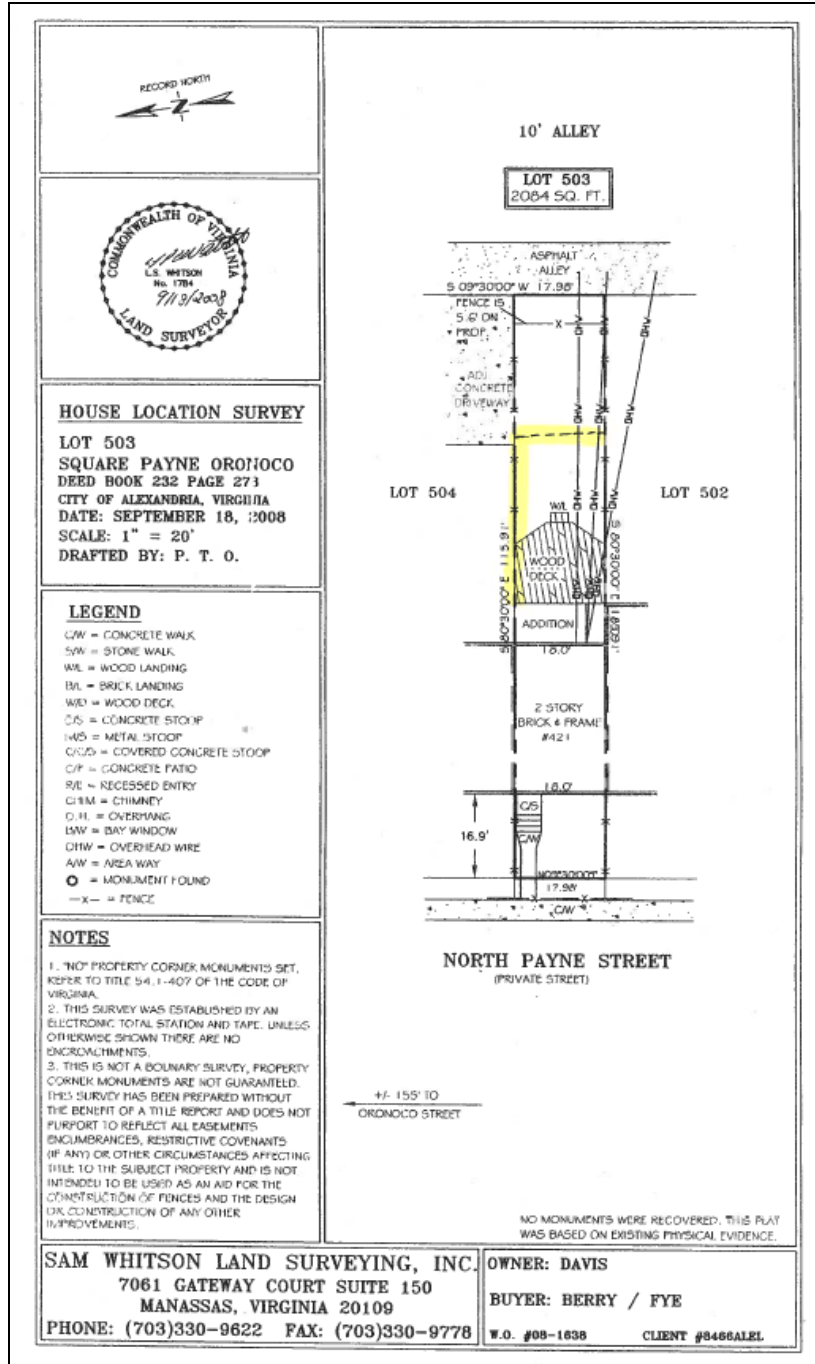


Figure 5. Location of proposed fence.

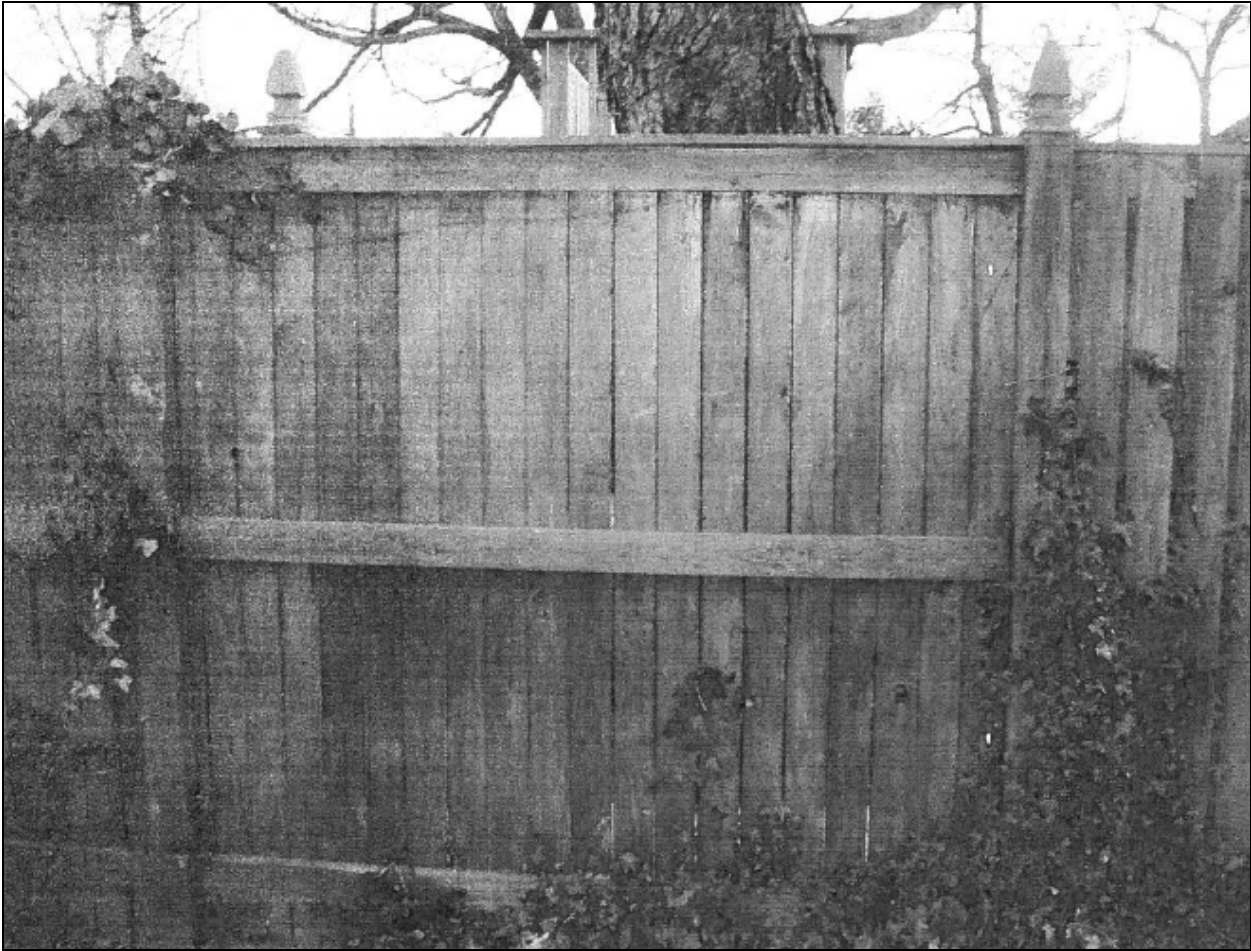


Figure 6. Example of wood fence similar to proposed.