

Docket Item # 2  
BAR CASE # 2009-0057

BAR Meeting  
April 22, 2009

**ISSUE:** Alterations to previously approved plans  
**APPLICANT:** Boys and Girls Club by Stephanie Dimond  
**LOCATION:** 401 North Payne Street  
**ZONE:** RB/Residential

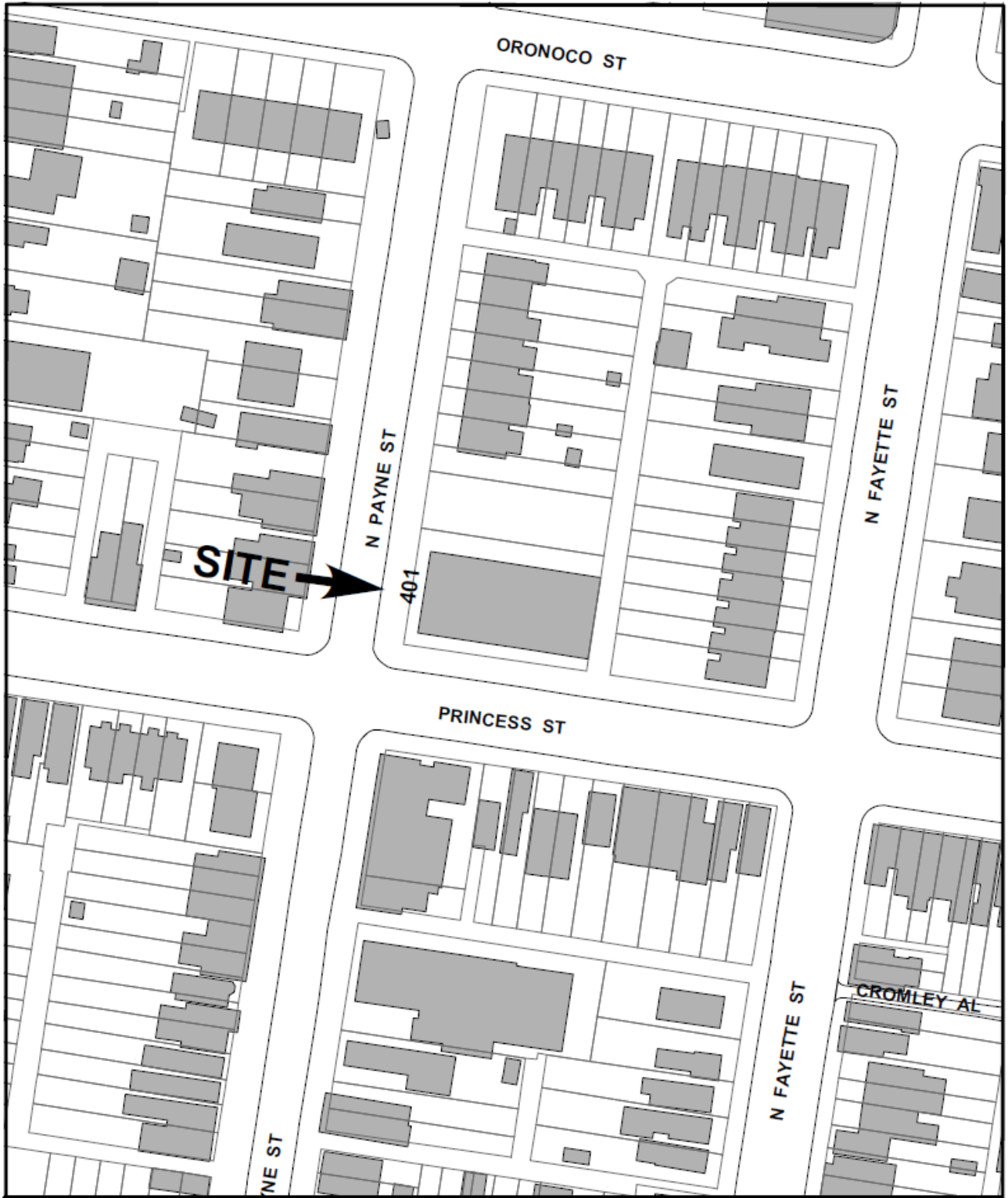
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**STAFF RECOMMENDATION:** Staff recommends approval of the application with the following conditions:

1. That the front door, transom and skylights be constructed of wood and not steel; and,
2. That the front door have six panels, not four.

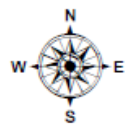
**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that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



**BAR CASE #2009-0057**

**4/22/2009**



## **I. ISSUE:**

The applicant is requesting approval of alterations to previously approved plans for the Boys and Girls Club at 401 North Payne Street. In March 2008, the Board approved comprehensive improvements to the community building. Construction is currently underway.

### West (front) elevation

Instead of the previously approved six panel wood front door with a transom, the applicant now proposes a smaller four panel steel door package with multi-light sidelights and a transom. During construction it was discovered that the front entrance was larger than expected and the originally proposed door was not wide enough to span the opening. For ADA compliance purposes the applicant now proposes the single door with sidelights. Although the steel door, sidelights and transom are proposed to be installed as a single unit, the transom and sidelights, as well as the trim, will be clad with wood and painted white. The door will be painted black.

### East (rear) elevation

The existing 3 ½ foot by 3 ½ foot exhaust vent on the east elevation of the gymnasium is no longer needed and is proposed to be filled in with brick. The brick used in the recessed opening will match the existing brick as closely as possible.

### North elevation

The existing steel door on the north elevation of the gymnasium will be removed and the opening will be enlarged to accommodate a pair of steel doors to facilitate the moving of large equipment – such as pool tables – into the building. The doors will be painted black.

## **II. HISTORY:**

The two-story on raised basement, brick-faced, steel frame and concrete block structure at 401 North Payne Street was designed and constructed by Dr. Robert South Barrett, Jr. in 1936 as the Alexandria Boys' Club. It has an overall Colonial Revival design vocabulary with a center hall entrance, brick quoining at the corners, multi-pane windows and gable roof. Dr. Barrett was the son of Dr. Robert South Barrett, a prominent minister, and Katherine Waller Barrett, a noted philanthropist and social worker. The younger Barrett was also noted for his philanthropy. In addition to other institutional projects and foundations he sponsored, the Boys' Club was a gift to the community, as was the Queen Street library he built to honor his mother. Dr. Barrett was vice president of the Alexandria Investment Corporation, editor of the *Alexandria Gazette* from 1911-1916, and a high-ranking Mason. In 1909, he organized the Memorial Association which was responsible for the creation of the George Washington Masonic National Memorial.

According to the building permits on file with Code Administration, the only major alteration that has been made to the structure is the reconstruction of the gymnasium roof in 1955 (permit #12416, October 3, 1955). At that time the gable roof was replaced with a flat roof and the exterior I-beam supports were added on the north and south sides.

The Board has approved numerous alterations to the building over the past nine years, including:

- An exterior egress stair, BAR Case #2000-0277, December 13, 2000.

- Reapproval of the exterior stair, BAR Case #2001-0302, December 19, 2001.
- Alterations to the exterior stair, BAR Case #2002-0183, July 24, 2002.
- Window replacement, BAR Case #2006-0226, October 25, 2006.

Most recently, on March 26, 2008, the Board approved a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for a number of alterations to the building as part of the comprehensive building renovations (BAR Case #2008-0032 & 0033). The following alterations were approved by the Board: window replacement, roof replacement, new dormers, egress stair enlargement, entrance modifications.

### **III. ANALYSIS:**

The Boys and Girls Club is classified as a noncomplying use; however, since the amount of physical expansion does not exceed the 0.75 FAR of the building's several lots of record, the proposed modifications to previously approved plans comply with zoning ordinance requirements.

In general, Staff is supportive of the applicant's request for alterations to the Boys and Girls Club, with one exception. Staff does not support the use of the steel frame door, including sidelights and transom, at the entrance to the facility and believes that the door and associated features should be constructed entirely of wood. Although the *Design Guidelines* state that "exterior flush or paneled metal doors may be appropriate in certain limited circumstances for 20<sup>th</sup> century retail, commercial or industrial buildings," Staff believes that the steel door is a significant departure from the Colonial Revival vocabulary and traditional materials used on this 1930s community building. Staff also recommends that the door have six panels, not four, as this is more typical of the Colonial Revival style buildings.

Staff has no objection to the flush steel doors along the north elevation of the gymnasium because they are located on the more utilitarian portion of the building over 100 feet from North Payne Street where they will be less visible. Furthermore, the doors will be painted black, allowing them to blend into the background of the long brick facade.

Staff notes that the original decorative iron fencing along the Princess Street side of the property is being stored during construction and will be reinstalled.

**IV. STAFF RECOMMENDATION:** Staff recommends approval of the application with the following conditions:

1. That the front door, transom and skylights be constructed of wood and not steel; and,
2. That the front door have six panels, not four.

## **V. CITY DEPARTMENT COMMENTS**

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

### Code Administration:

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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.
- C-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-10 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

### Historic Alexandria:

- R-1 Approve.

**VI. IMAGES**

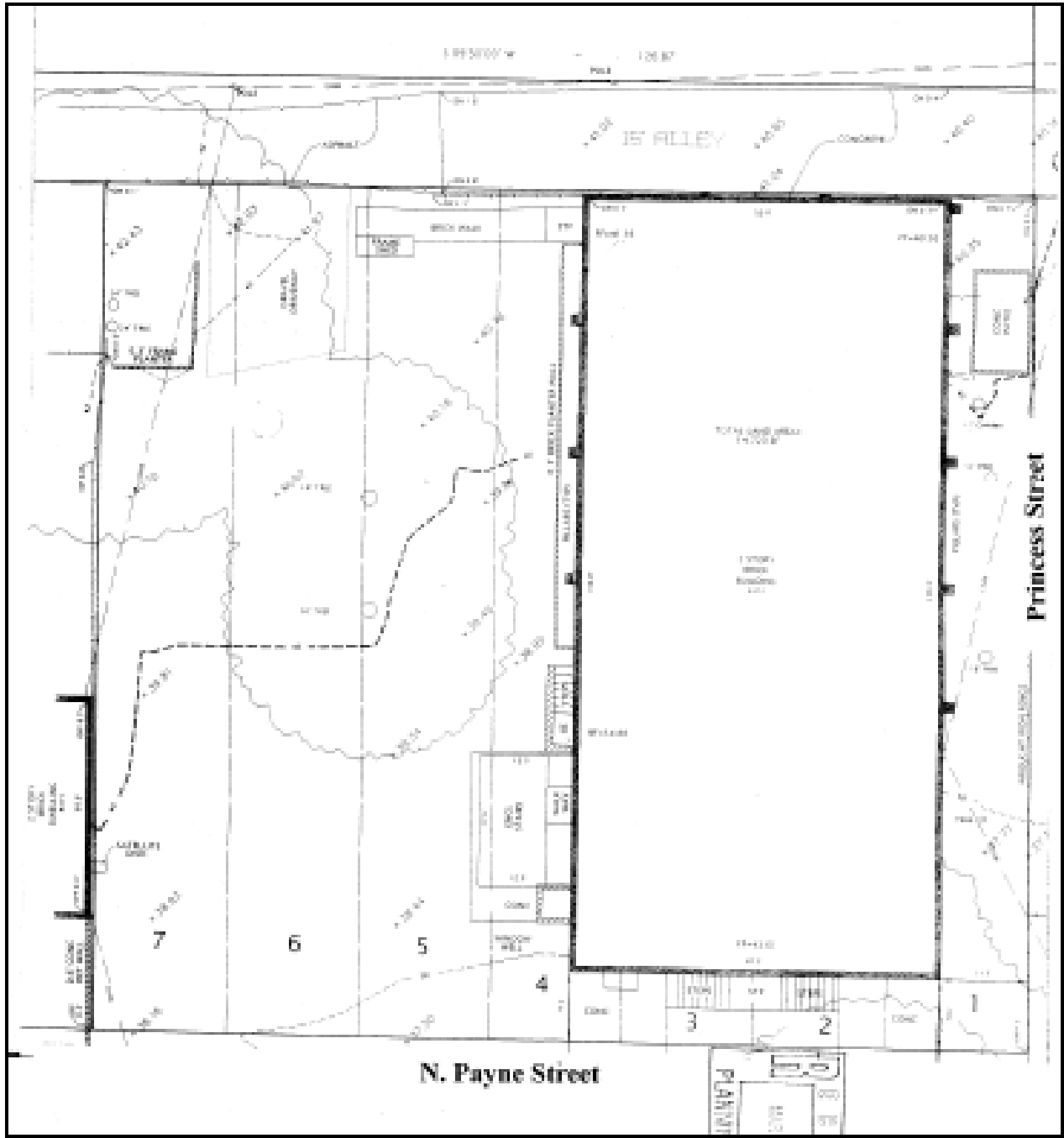
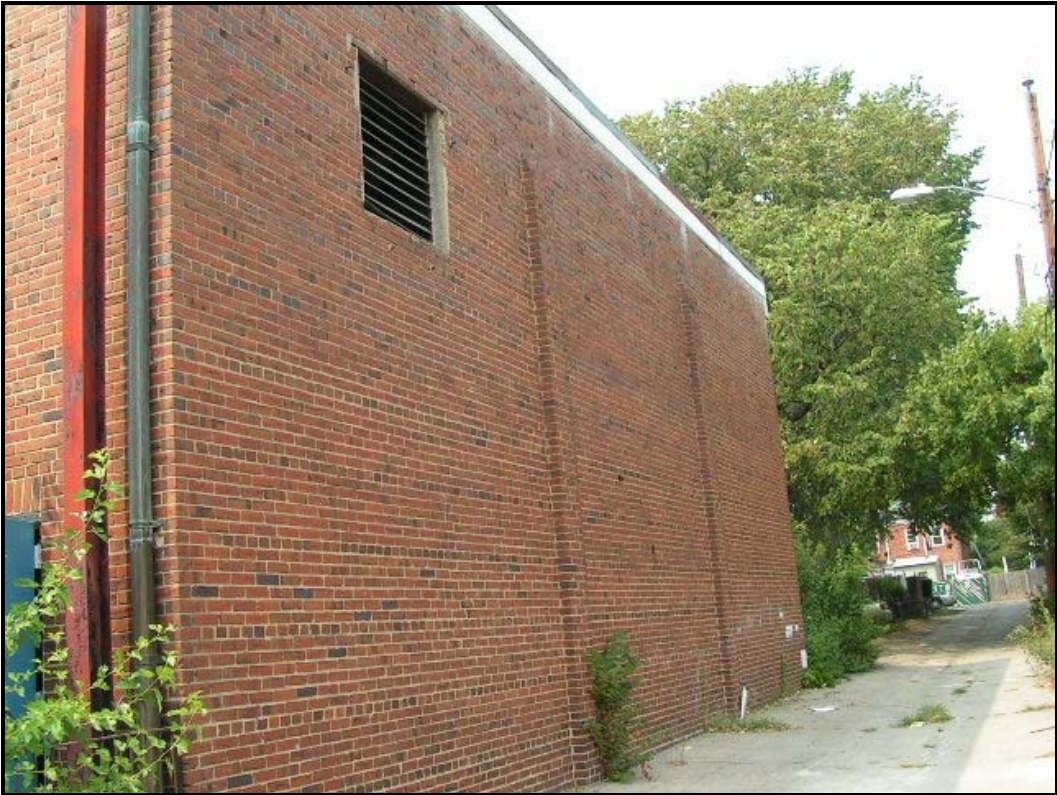


Figure 1. Site plan.



**Figure 2. Photo of west and north elevations**



**Figure 3. Photo of east elevation showing vent**

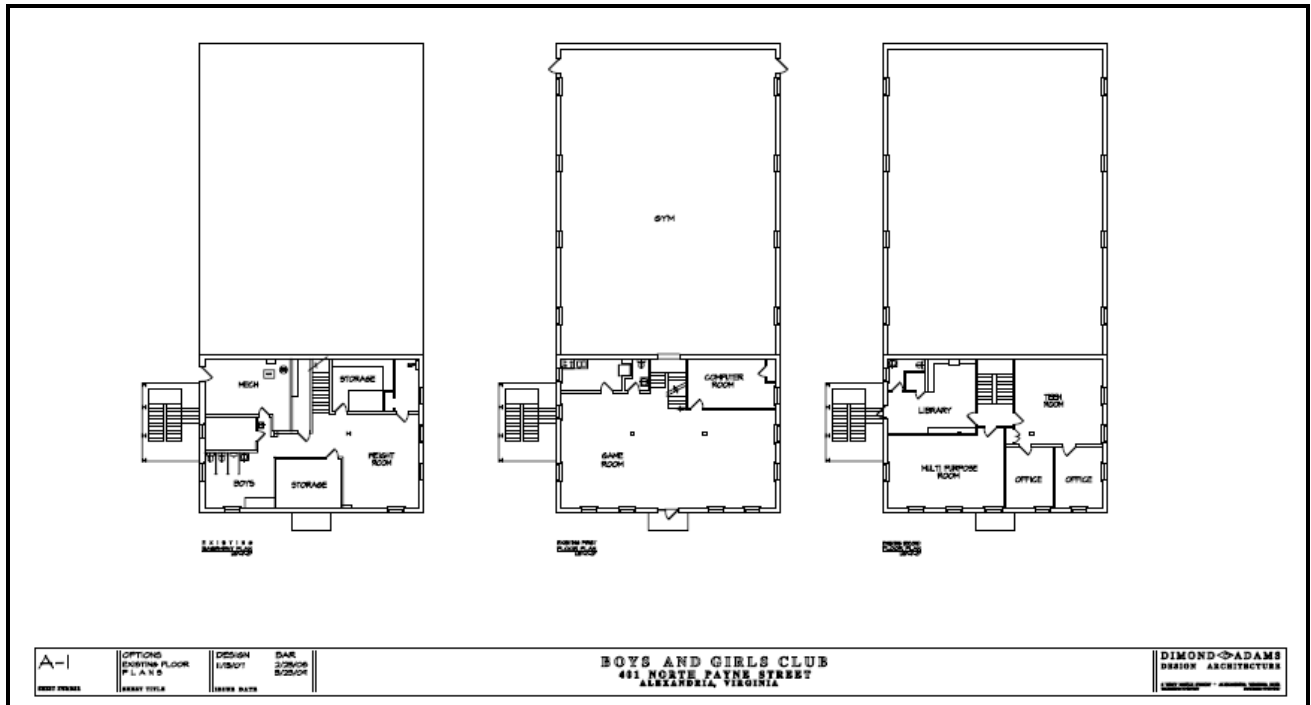


Figure 4. Existing floor plans.

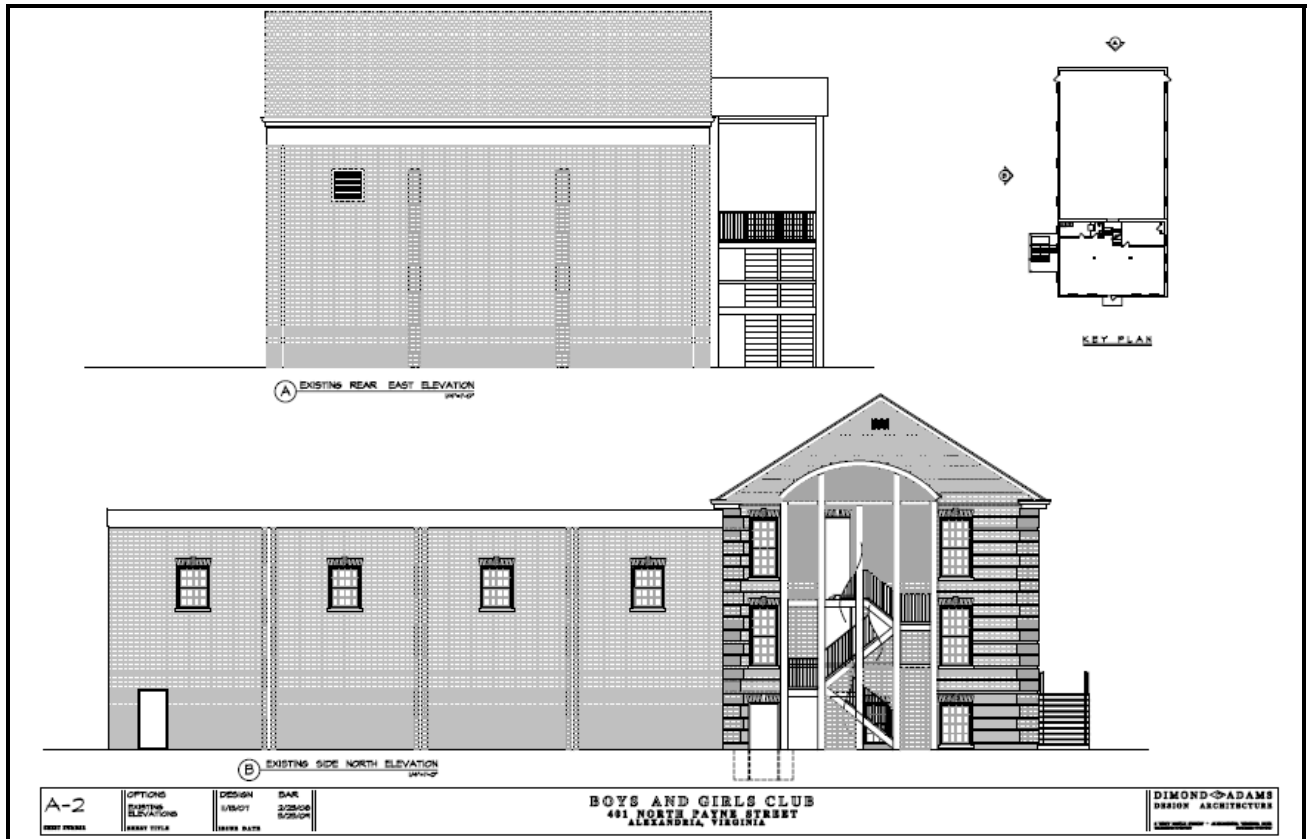


Figure 5. Existing east and north elevations.





Figure 6. Existing west and south elevations.

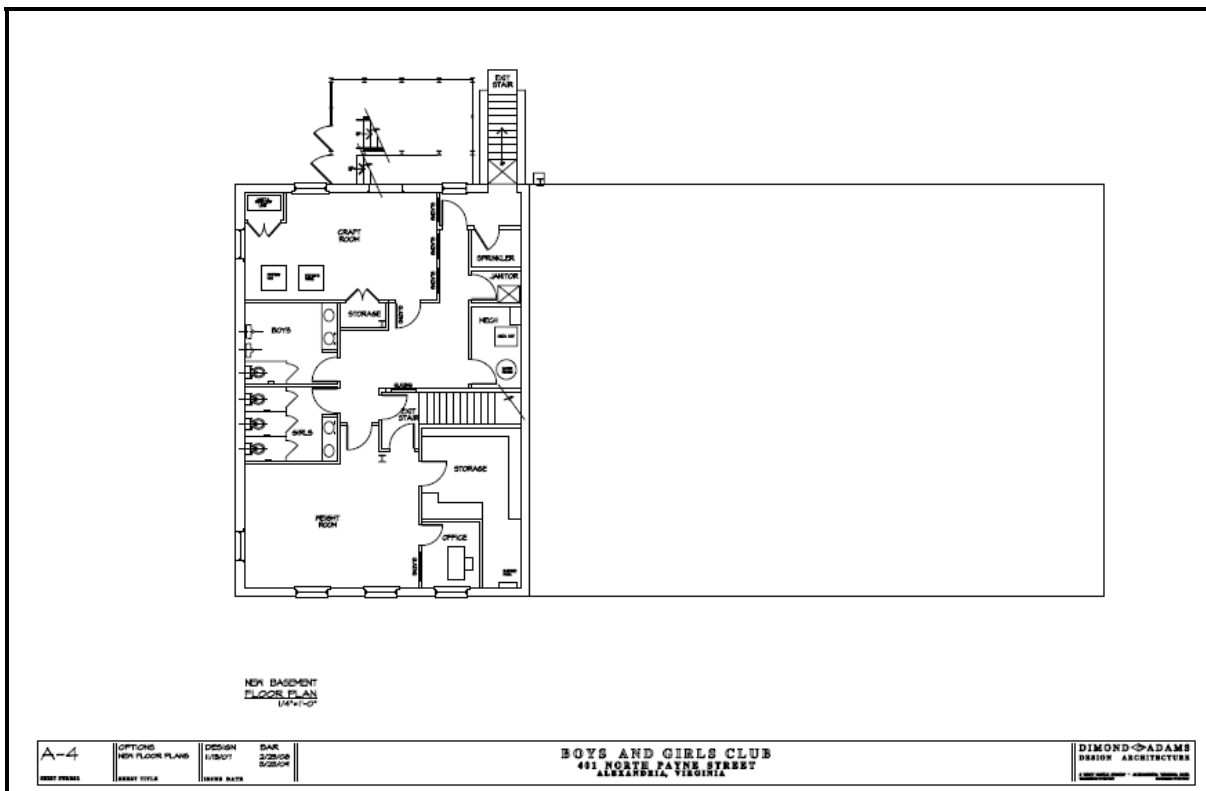


Figure 7. New basement floor plan.

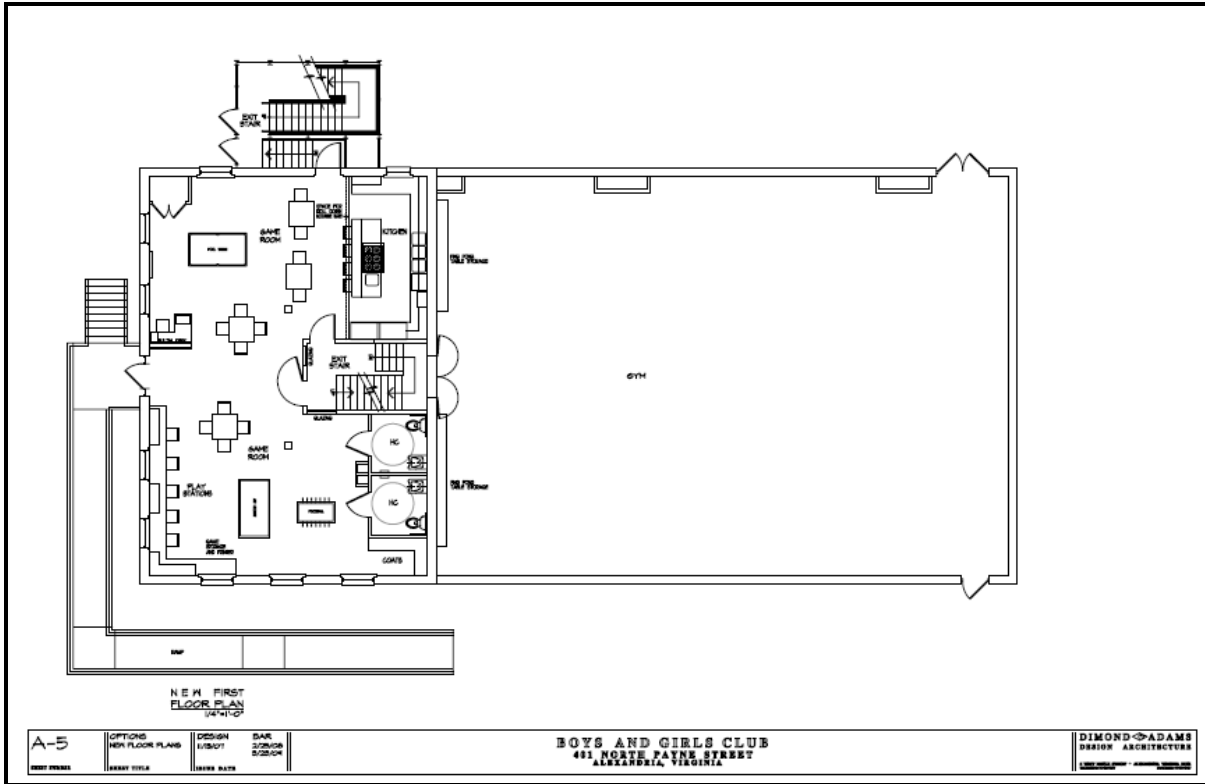


Figure 8. New first floor plan.

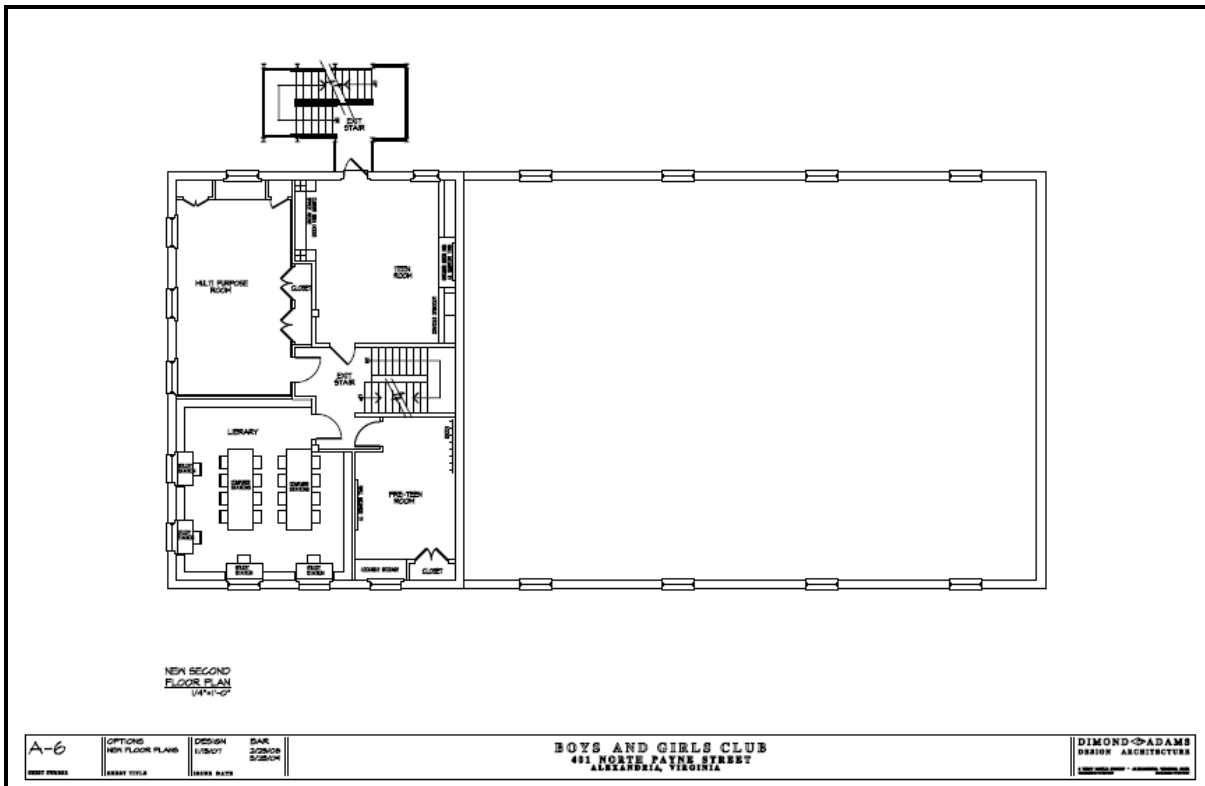


Figure 9. New second floor plan.

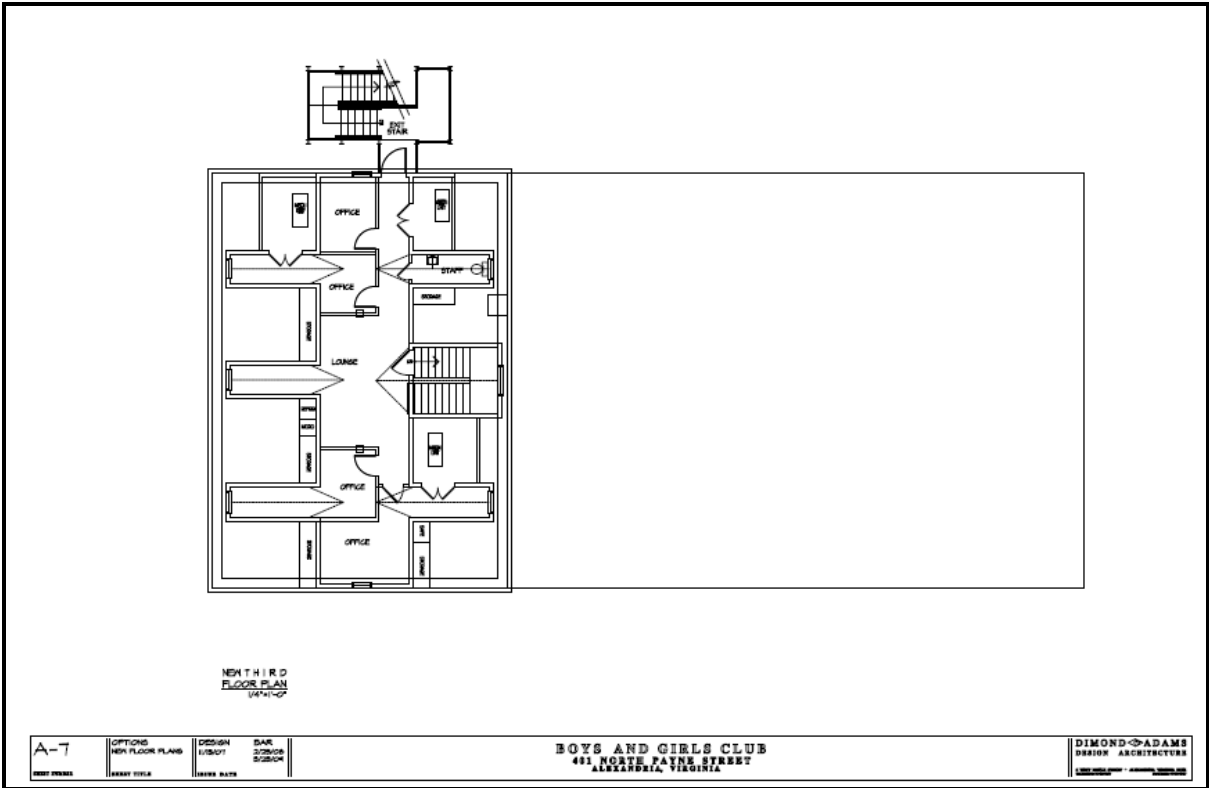


Figure 10. New third floor plan.



Figure 11. New east and north elevations.



Figure 12. New west and south elevations.