

Docket Item # 3
BAR CASE # 2010-0072

BAR Meeting
April 28, 2010

ISSUE: Alterations
APPLICANT: Christopher Patton by Ray Lewis
LOCATION: 414 North Fayette Street
ZONE: RB/Residential

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

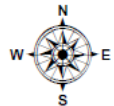
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 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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4/28/2010



I. ISSUE:

The applicant is requesting re-approval of a Certificate of Appropriateness for a covered front porch at 414 North Fayette Street. Although the BAR previously approved the porch, as well as a rear addition, in 2005, the applicant did not construct the porch or front cornice before the Certificate of Appropriateness expired. The proposed porch will be constructed by expanding and extending the existing 5' deep by 20' wide front deck to become a 7' deep, three bay wide covered porch, elevated 4' above grade. The concrete slab porch floor will rest on brick foundation, like the current porch. There will be decorative metal grilles on the front and sides of the base. Brick steps will lead to the porch on the north end of the porch. The porch will have three Doric style round wood columns at the front, a pair of pilasters against the front wall, and a wood guard rail with 1 ¼" square balusters on the porch and both sides of the steps. The porch will be covered by a hip roof clad in standing seam copper. The previously approved cornice extends across the front of the house and returns approximately 2' on the sides.

II. HISTORY:

According to city real estate records, 414 North Fayette Street was constructed in 1948. The simple red brick detached house is similar to others on the block. These houses have little in the way of architectural detailing but are representative of middle class housing in Parker-Gray during the mid-20th century.

On May 25, 2005, the Board approved an addition and alterations to the property (BAR Case #2005-0108/0109). The applicant also received BAR approval for aluminum clad windows on July 27, 2005 (BAR Case #5005-0166).

III. ANALYSIS:

The proposed front porch complies with the RB requirements of the Zoning Ordinance.

In the opinion of Staff, the proposed porch and cornice are appropriate and comply with the *Design Guidelines*. The porch will improve the appearance of the house in a way that is respectful of its simple character and of the architectural traditions of the Parker-Gray District and uses compatible, traditional materials, including brick, wood and standing seam metal.

Staff recommends approval of the application as submitted.

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:

No comments received.

Historic Alexandria:

No comments received.

Alexandria Archaeology:

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

V. IMAGES



Figure 1. Existing Front elevation



Figure 2. Proposed Front elevation

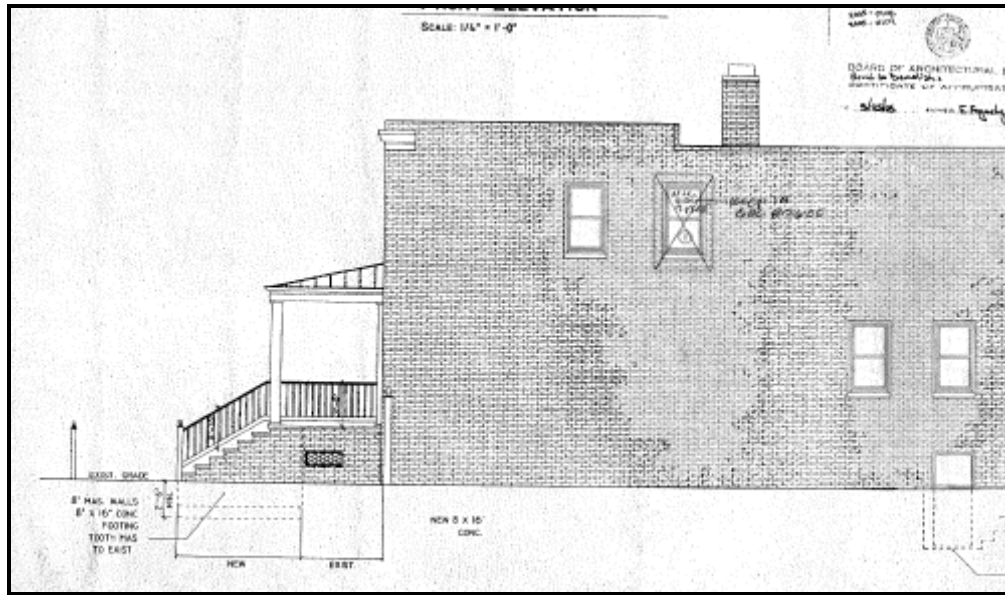


Figure 3. Proposed Side elevation

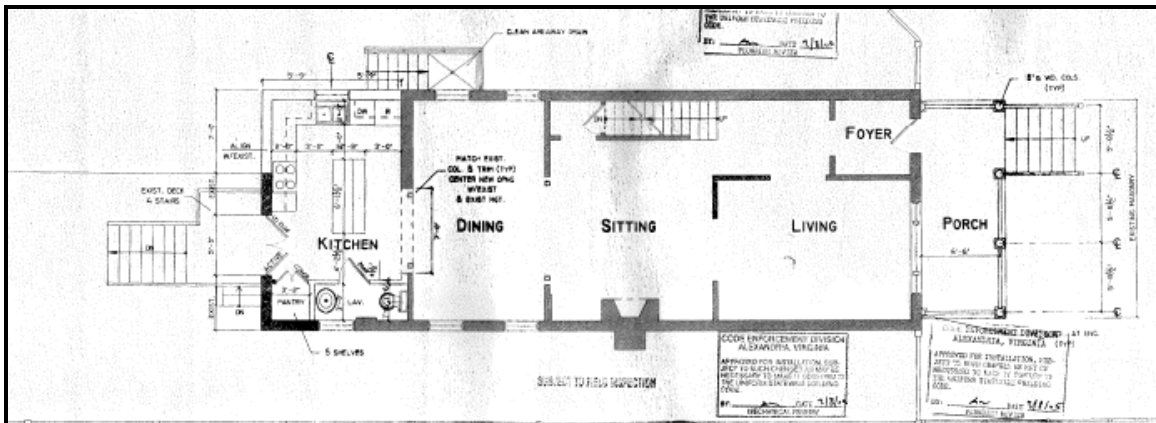


Figure 4. Proposed Floorplan showing first floor

