

Docket Item # 5
BAR CASE # 2010-0075

BAR Meeting
April 28, 2010

ISSUE: Alterations
APPLICANT: Wayne & Sherrill Neale
LOCATION: 405 North Alfred Street
ZONE: CL/Commercial

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriate application.

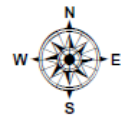
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of 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 #2010-0075

4/28/2010



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to replace an existing deteriorated, wood laminate, flush panel overhead garage door at 405 North Alfred Street with a new, insulated steel, flush panel overhead garage door. The applicant proposes an insulated and gasketed metal door so that more heat can be retained within the house, as the kitchen and its associated water pipes are located above the garage ceiling. The proposed door will be manufactured with a baked-on paint finish but will also be painted in the field. The subject garage fronts North Alfred Street, immediately adjacent to the sidewalk, so the door will be prominently visible from this roadway.

II. HISTORY:

405 North Alfred Street is a modern, early 1980s semi-detached, three-story brick residence with an asphalt shingle, side-gable roof. The front elevation is detailed with an arched entry and two-car garage on the first level and three, 1/1 double-hung windows on each of the second and third stories.

III. ANALYSIS:

The proposed alterations comply with the Zoning Ordinance.

When evaluating alterations to properties in the historic district, the *Design Guidelines* specify that to help safeguard the visual and architectural quality of the districts, the BAR encourages the use of appropriate materials when maintenance work requires the repair and replacement of exterior features of a building. Additionally, the *Guidelines* specify that replacement garage doors should make use of materials that are compatible with the existing structure. Although the *Guidelines* state that flush, or paneled metal garage doors are generally inappropriate for residential structures in the historic districts, this modern evocation of a 19th century townhouse was originally approved by the Board with a flush garage door with no visible rails, stiles or panels.

The goal of the BAR when reviewing alterations to modern buildings is to ensure that the changes are compatible and respectful with the adjacent historic structures and the materials selected are appropriate for the style and age of the building. Although the *Guidelines* discourage the use of metal garage doors for residential applications, they do acknowledge their function in commercial and industrial buildings and metal residential garage doors are now found on garages facing alleys throughout the district. The proposed steel garage door will be insulated, field painted and blend in with the surrounding architecture, yet will be fabricated from materials which are appropriate to the building's period of construction. Staff believes that the metal garage door is a compatible building material in this instance and recommends that the Board finds it to be an acceptable option for this modern (c1980s) building. Indeed, staff does not believe that the proposed metal door will be distinguishable from the existing plywood door when viewed by a pedestrian on the sidewalk.

Staff supports the application as proposed.

IV. STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

No Comments.

Transportation and Environmental Services (T&ES):

No Comments.

Historic Alexandria:

No Comments.

VI. IMAGES

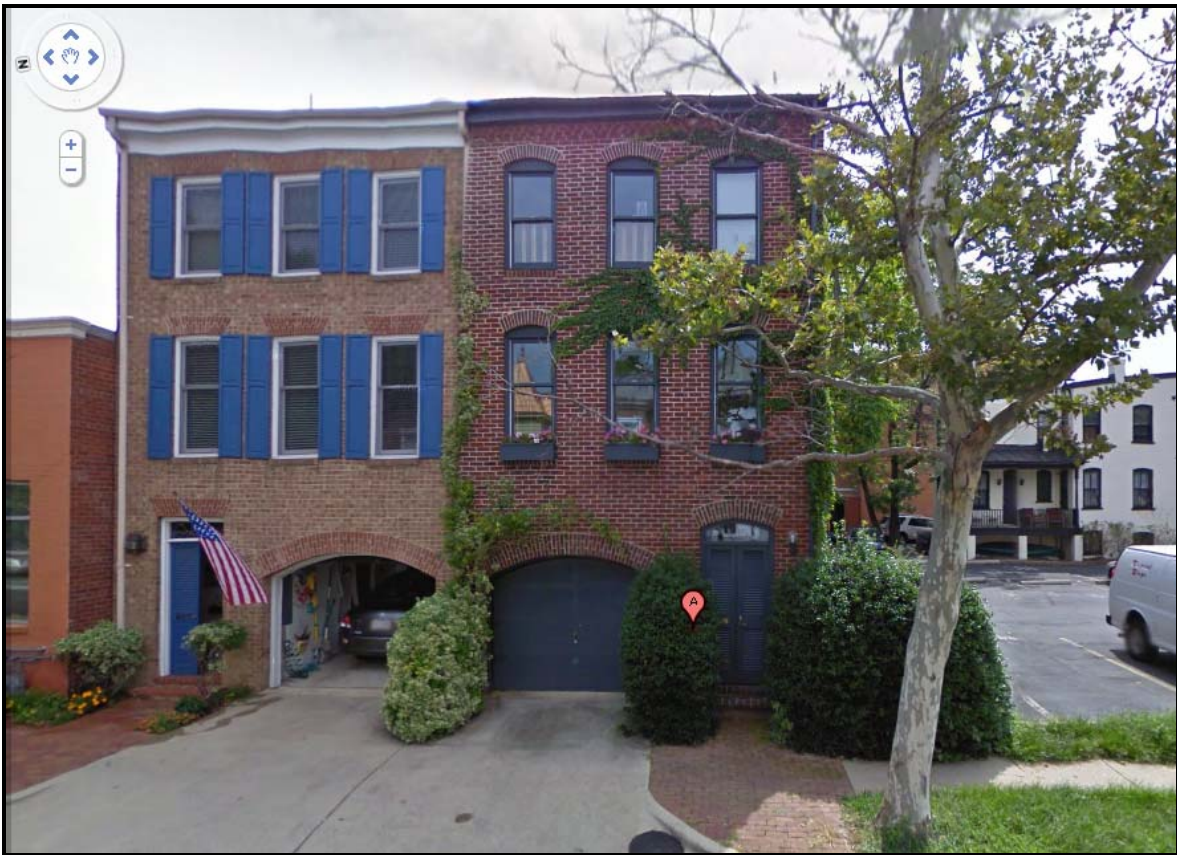


Figure 1. Photo of Existing Conditions

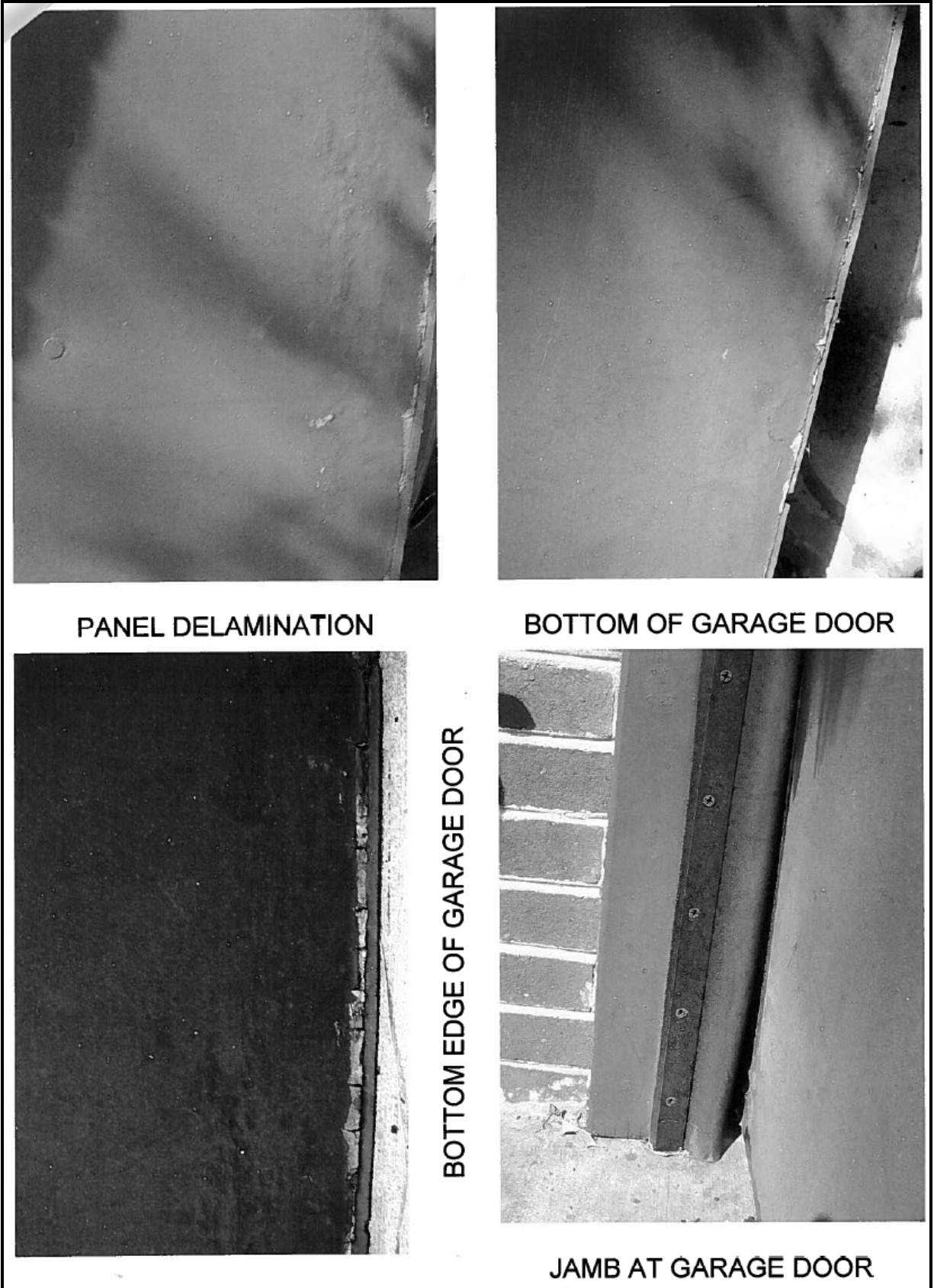



Figure 2 Existing Conditions - Details







Carriage House Panel Option



8' x 7' BuildMark STS with Carriage House panel options in ClayTone with Arched Stockton Ranch windows and decorative hardware.



STANDARD SIZES
 Heights: 6'6", 7', 8'
 Widths: 6', 8', 9', 10', 12', 15', 16', 18'

PANEL STYLES*

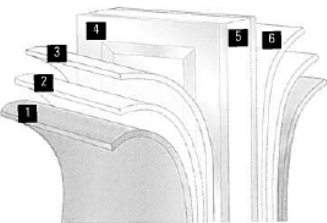
	
1-CAR COLONIAL	2-CAR COLONIAL
	
1-CAR RANCH	2-CAR RANCH
	
1-CAR FLUSH	2-CAR FLUSH

CARRIAGE HOUSE OPTION SIZES
 Heights: 6'6", 7', 8'
 Widths: 8', 9', 10', 16', 18'

PANEL STYLES*

	
1-CAR	2-CAR


1 3/8" Thick Door Sections



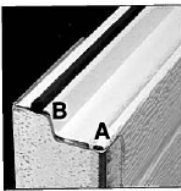
The 1-3/8" thick door sections of Buildmark STS™ are made from two layers of strong, rust-resistant 25-gauge galvanized steel and are coated with a baked-on polyester paint finish for long life.

1 Baked-on Finish	4 High-Strength Steel
2 Epoxy Primer	5 Polyurethane Insulation
3 Galvanized Layer	6 High-Strength Steel

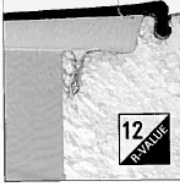
Hardware
 Track formed from strong galvanized steel, paired with durable, long-wearing steel rollers ensures smooth, quiet operation.




Thermal Protection
 A continuous thermal break (A), prevents heat-loss by eliminating metal-to-metal contact between inside and outside door surfaces. An air seal (B) blocks airflow between sections.



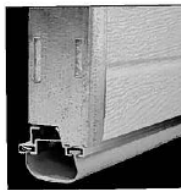
Insulation
 Our innovative process fills 100% of the door's interior space. The energy-saving polyurethane core delivers an exceptional 12 R-Value and helps to reduce noise.



Finished Interior
 BuildMark STS™ features a steel interior backing for a finished appearance and added durability.



Weatherseal
 A vinyl weatherseal attached to a sturdy aluminum retainer helps keep out wind and rain.



Tamper-Resistant Cable Attachment
 The tamper-resistant counter-balance cable attachment cannot be released while the cable is under tension, helping prevent injuries or accidents.

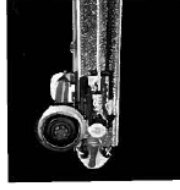


Figure 3. Proposed Garage Door Specifications