

Docket Item # 1
BAR CASE # 2010-0308

BAR Meeting
November 17, 2010

ISSUE: Alterations (Storm Door)

APPLICANT: Ruth Weygand

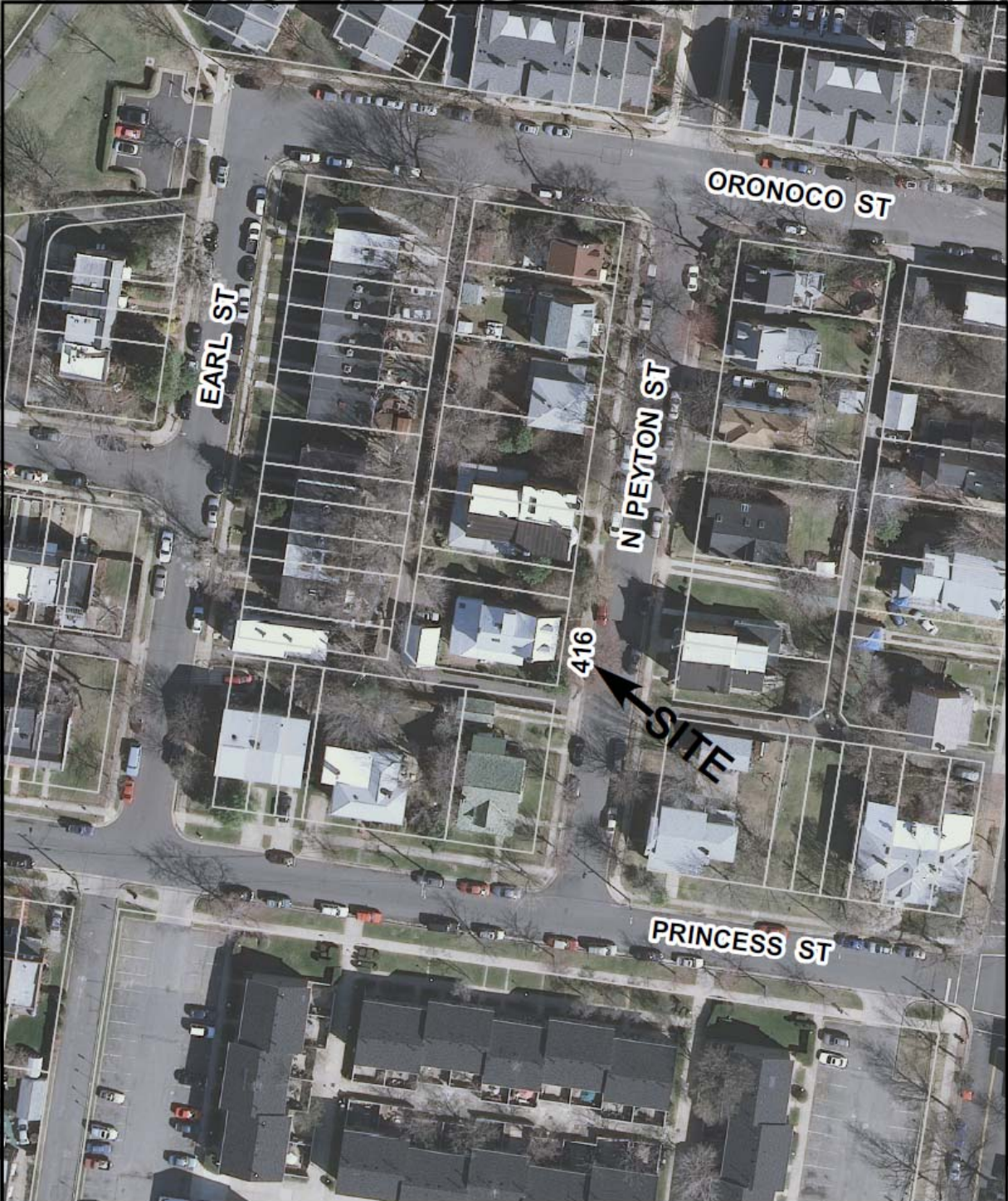
LOCATION: 416 North Peyton Street

ZONE: RB / Residential

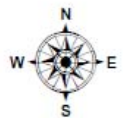
STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

****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 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 siding or roofing over 100 square feet, windows and 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, 703-746-4200 for further information.



BAR CASE #2010-0308



I. ISSUE:

The applicant is requesting approval of a replacement storm door at 416 North Peyton Street. The full light aluminum storm door will be manufactured by Anderson (3000 Series) and will be factory finished in white to match the trim on the house. The hardware will be brass to match the hardware on the front door.

In addition to the storm door, the applicant originally requested BAR approval for the replacement of 14 windows. However, since the application was submitted, the Board adopted the new window policy. The proposed replacement windows meet the *Alexandria Replacement Window Performance Specifications* and applicant obtained administrative approval for the new windows on November 11, 2011 (BAR Case #2010-0338).

As with the recently adopted policies on roofing and windows, Staff believes that the proposed replacement storm door may be approved administratively under Zoning Ordinance Sec. 10-209 as historically appropriate replacement in-kind and a portion of the applicant's fee has been refunded to reflect this. However, because the Modern & Sustainable Materials Ad-Hoc Work Group will be discussing storm doors next month, and we already had an application in hand, Staff wanted to use this opportunity to hear the Board's general input on the appropriateness of these features. In addition to replacement of existing doors, Staff would like feedback from the Board on whether the *Design Guidelines* might be amended to allow new storm doors to be installed where they do not currently exist with only administrative approval in the future.

II. HISTORY:

The two-story, single-family brick house at 416 North Peyton Street was constructed from "stock plans" in 1936 (Building Permit #857, April 16, 1936). The Board has approved alterations to this property on two separate occasions, once on September 28, 1988 BAR Case #1988-0047 and again on February 22, 2006, for a new garage door (BAR Case #2006-0025).

The National Register Uptown/Parker-Gray Historic District nomination identifies this building as a contributing resource.

III. ANALYSIS:

The proposed alteration complies with the Zoning Ordinance.

The proposed storm door is consistent with the recommendations contained in the *Design Guidelines*. Although the *Design Guidelines* state that wood storm doors are preferred, aluminum doors are acceptable provided that the frame of the door is painted to match the building trim. The proposed door is an improvement over the existing white aluminum storm door which has a raised bottom panel and a horizontal bar. The full light door will allow for greater visibility of the existing front door and will provide increased thermal efficiency.

As the Board is aware, a roof materials policy and a windows policy were adopted at the October 27, 2010 hearing to help clarify and streamline the Certificate of Appropriateness and Administrative Approval process and to supplement the existing *Design Guidelines*. Staff expects to bring forward an additional policy at the beginning of next year which incorporates some of the small, but common, alterations in the historic districts, such as storm doors, lighting fixtures and fences.

In Staff's opinion, storm doors provide the many of the same functional benefits as storm windows which, by BAR policy stated in the *Design Guidelines*, do not require a Certificate of Appropriateness and are not reviewed by the Board. The benefits outlined in the *Design Guidelines* for storm windows are: 1) they help to retain and protect historic fabric from the weather; 2) they are relatively inexpensive compared to replacement windows; 3) they increase energy efficiency; and, 4) they are easily reversible and do not adversely affect any historic fabric. For these reasons, Staff suggests that the installation of storm doors be administratively approved by Staff in the future, so long as they comply with the recommendations in the *Design Guidelines*.

STAFF:

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. IMAGES



Figure 1. Google map image of 416 North Peyton Street.

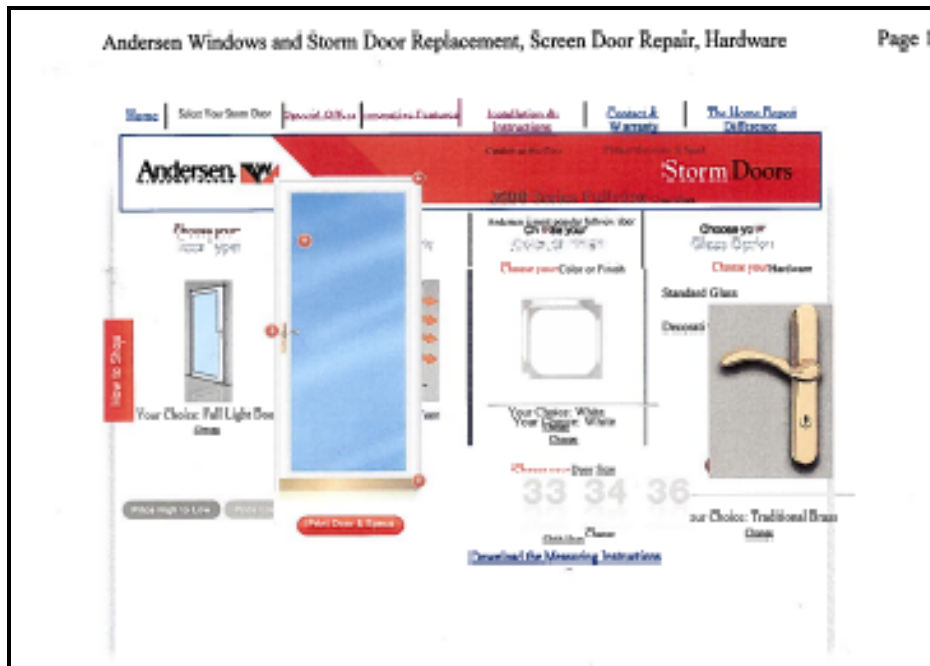


Figure 2: Door specifications.