

Docket Item # 1
BAR CASE #2011- 0044

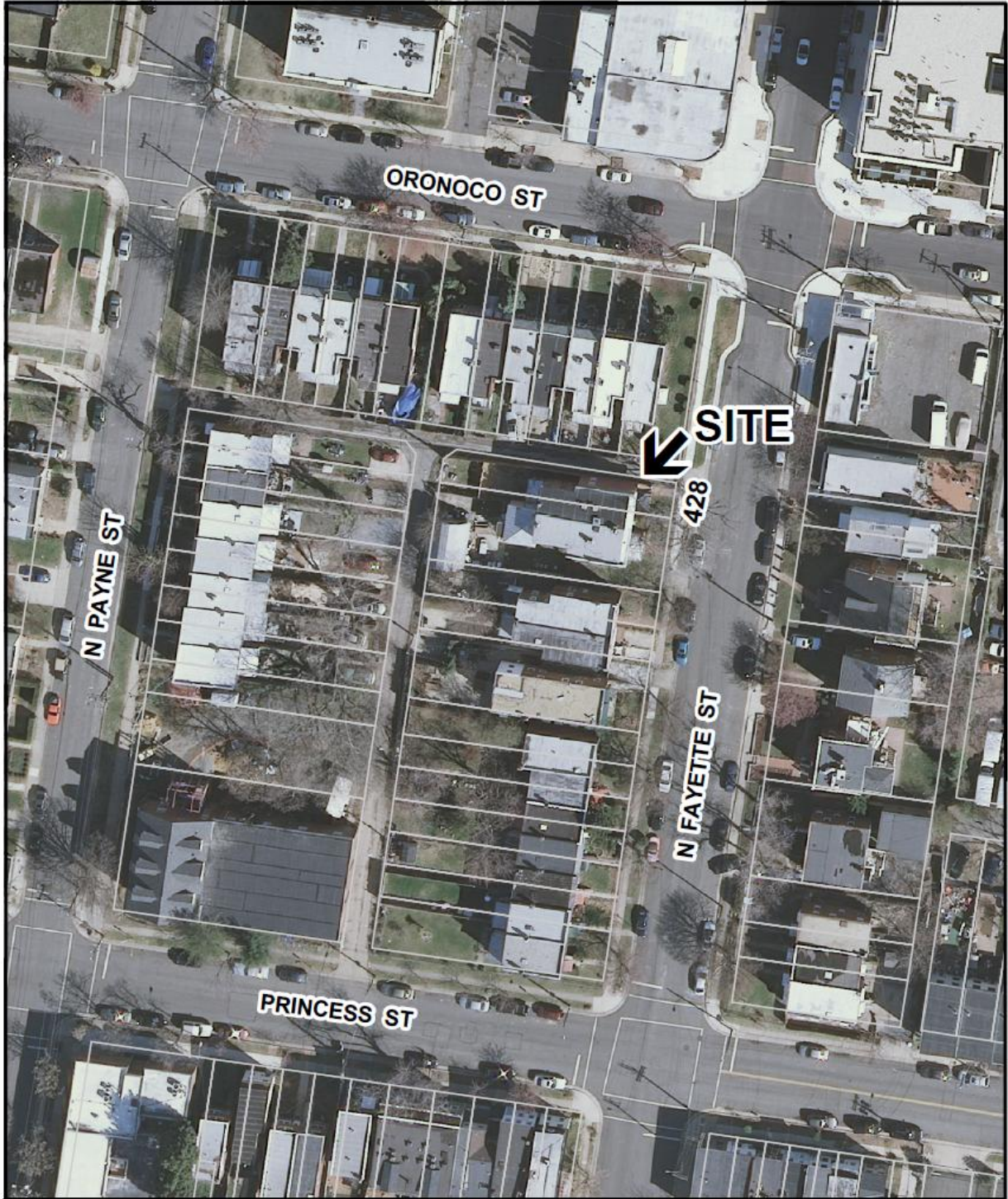
BAR Meeting
March 23, 2011

ISSUE: Certificate of Appropriateness - Alterations to Existing Addition
APPLICANT: Ricardo Navarro
LOCATION: 428 North Fayette Street
ZONE: RB / Residential

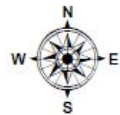
STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness for alterations to an existing addition, as submitted.

****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 #2011-0044



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for alterations to an existing addition at 428 North Fayette Street. The Certificate of Appropriateness consists of:

- Remove and replace existing metal hip roof with a new shed roof. The new shed roof will be sheathed with a standing seam metal roof and painted half-round metal gutters.
- Remove and replace the existing multi-light door and double-hung window on the rear elevation with a Kolbe and Kolbe combination fixed sash/casement painted wood window and single-glazed painted wood door with single-light transom.
- Remove existing vinyl siding and install 6 inch horizontal HardiePanel siding in a smooth finish.
- Detail horizontal siding with 3 inch vertical and 12 inch horizontal HardieTrim.
- Relocate the addition's entry stoop and install a new aluminum post system with stainless cable railings.
- Parge the new concrete steps and existing foundation wall with stucco
- Demolish and reconstruct the existing 6 foot high wood fence along the north property line.

These alterations are designed to modernize this existing one-story, frame rear addition.

II. HISTORY

Historic Context

This semi-detached dwelling appears on the 1921 Sanborn Fire Insurance Map, the first year this area was mapped. Based on the architectural style of the dwelling and its detailing, staff dates the period of construction to **ca. 1900**. These (428 and 426 North Fayette Street) are one of several pairs of large brick semi-detached dwellings built in the area west of North West Street after the 1890s. Although generally Victorian in style, these two rowhouses have Colonial Revival detailing.

Description of the Existing Building

This two-story semi-detached brick unit is a part of a pair of several masonry dwellings built in the Victorian style during the early 20th century in this area of Alexandria. The symmetrical façade features butter-jointed, extruded American bond brickwork and extends across both elevations. The doorways with simple, single-light transoms are ornamented by a two-bay, standing seam metal, hip roofed porches supported by Tuscan columns (426's porch has been enclosed with jalousie windows.) The porch columns are resting on a concrete floor with a brick base. A wrought iron railing serves as a balustrade at the subject property. The windows are rectangular, double-hung, 1/1 wood sashes set into segmentally arched openings with wood sills. The wood cornice at the base of a false mansard is continuous across both houses and is defined at the north and south ends by the end walls which rise to form stepped firewall parapets. In the center of the face of the false mansard, over the center bay of the house, is a louvered attic vent in the form of a shed roof dormer.

The subject property is located along the northern boundary of the historic district. The dwelling faces east and is setback 25feet from the front property line. The front yard is enclosed with a three foot high chain link fence while the rear of the property is enclosed with a 6 foot high wood fence

and bordered by a 15 foot wide public alley along the rear property line and a 10 foot wide public alley along the northern property line.

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

Previous BAR Approvals

Staff was not able to locate any BAR approvals for this property.

III. ANALYSIS

The Zoning Staff advises that the proposed alterations comply with zoning ordinance requirements. The applicant's design does not change the size of the footprint of the building, thus maintaining their current open space and FAR.

When evaluating alterations and changes to buildings that contribute to a district's historic significance, the focus is to ensure that the integrity of the building is not negatively impacted. This is achieved by preserving the individual building's architectural features along with the building's relationship to the streetscape. This includes ensuring that the building's size, scale, height, massing and side and front setbacks are retained. In this case, the proposed alterations to the modest, frame addition on the rear of this building will continue to retain its existing size, scale, massing and side and front setbacks. Although the height of roof will increase by 2 ½ feet, the perceived height of this addition affixed onto the two-story historic building mass will not change. Additionally, the new shed roof form will join more seamlessly with the neighbor's 1996 addition and slope north to drain onto the applicant's property and away from his neighbors.

The design program also includes a more modern glazing pattern and railings. The combined window and door openings will significantly increase in size on the rear elevation of the frame addition approximately a 40 percent increase in glazing. In addition, the applicant is proposing a modern railing treatment to include aluminum posts with stainless cable railings. As illustrated in the image below from the alley, this railing system will not be visible from the public right-of-way, and the proposed windows and doors will only be partially visible.



House as Viewed From Rear Public Alley

Additionally, the applicant is proposing more traditional materials on the side elevations (horizontal lap siding, standing seam metal), which are visible from North Fayette Street. Staff does acknowledge that this program is not the typical architectural detailing that the Board is accustomed, yet, the *Design Guidelines* and the Board's recently adopted Modern Materials Policies promote "the needs and tastes of the late 20th and [early 21st] century while being compatible with the historic character of the districts." It is for these reasons Staff is recommending approval of the Certificate of Appropriateness for alterations to the existing addition, as submitted.

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

C1 Building, plumbing, and electrical permits are required to be issued prior to the start of work.

C2 Five sets of plans are required to be submitted for review prior to the issuance of the permits. At a minimum, the plans shall include;

- Floor plan with dimensions and ceiling height
- Window type(s) and size
- Framing details
- Plumbing fixtures and exhaust
- Location, type, number of electrical outlets
- Hard wired, interconnected smoke detectors will be required per IRC-R314.3

V. IMAGES



Figure 1: Front Elevation of House - Existing

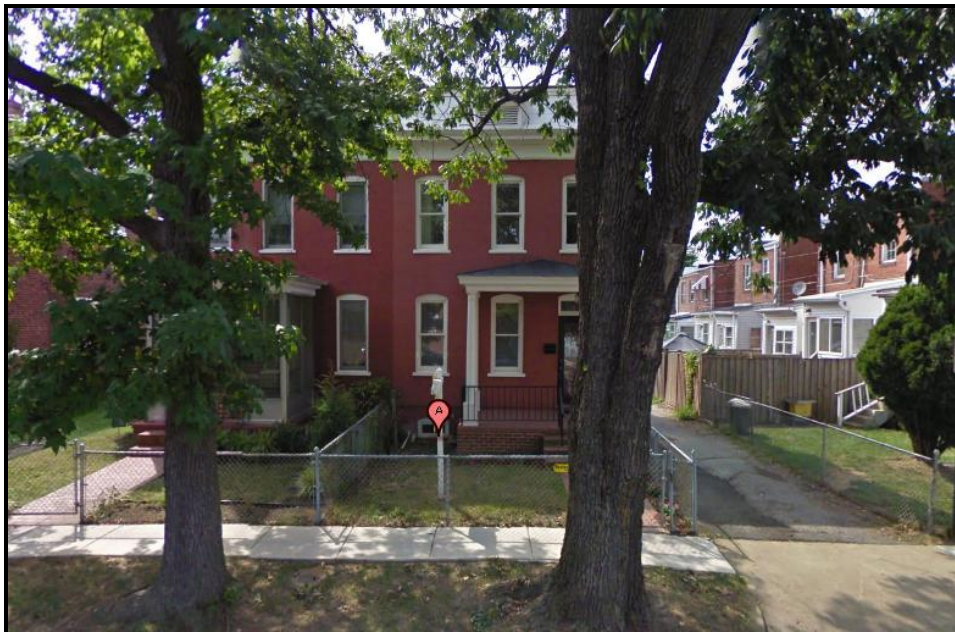


Figure 2: Front Elevation of House - Existing



Figure 3: Oblique Views of Front Elevation



Figure 4: North Side Elevation - Existing



Figure 5: Rear Elevation - Existing

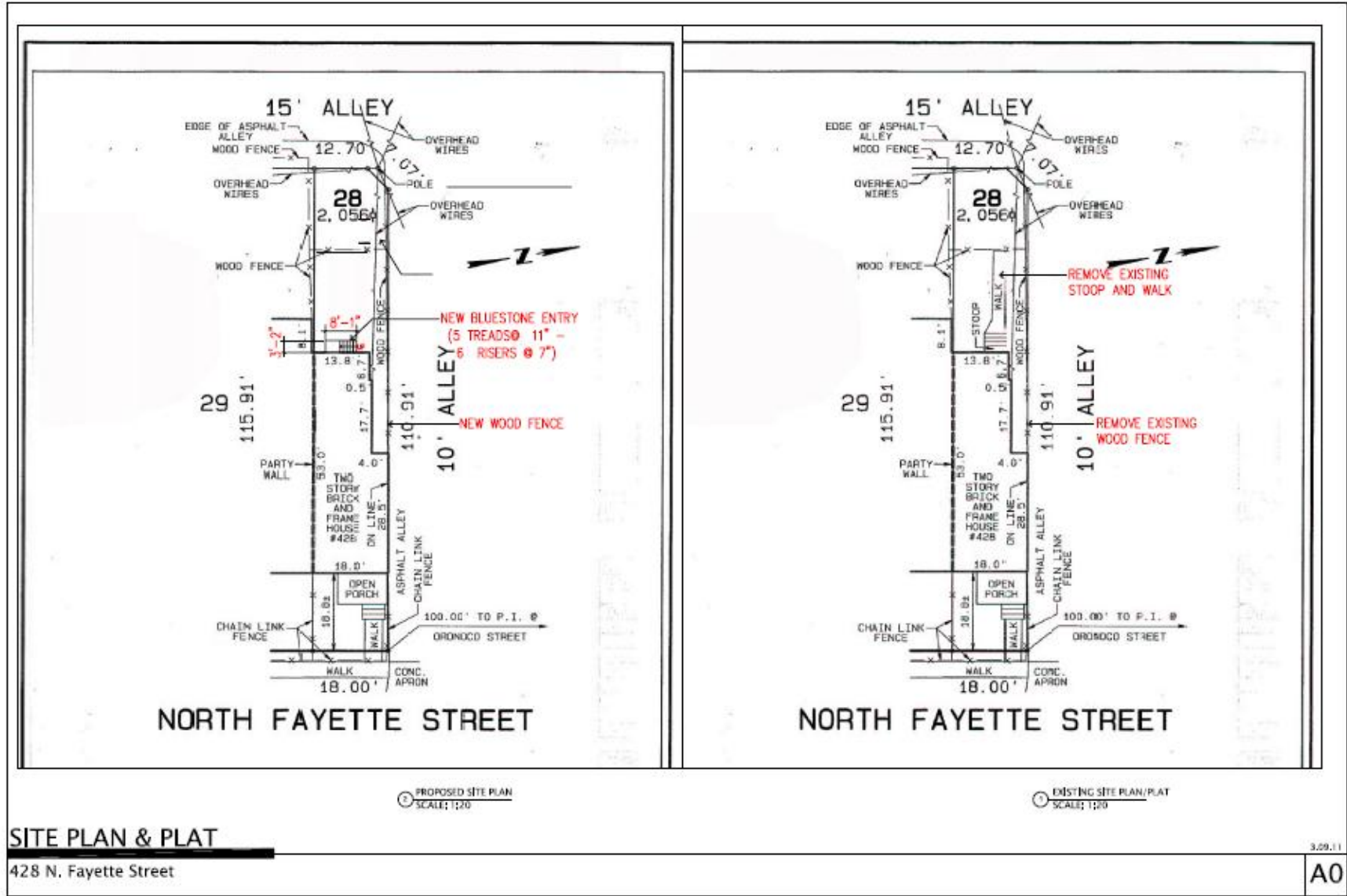


Figure 6: Existing and Proposed Plats

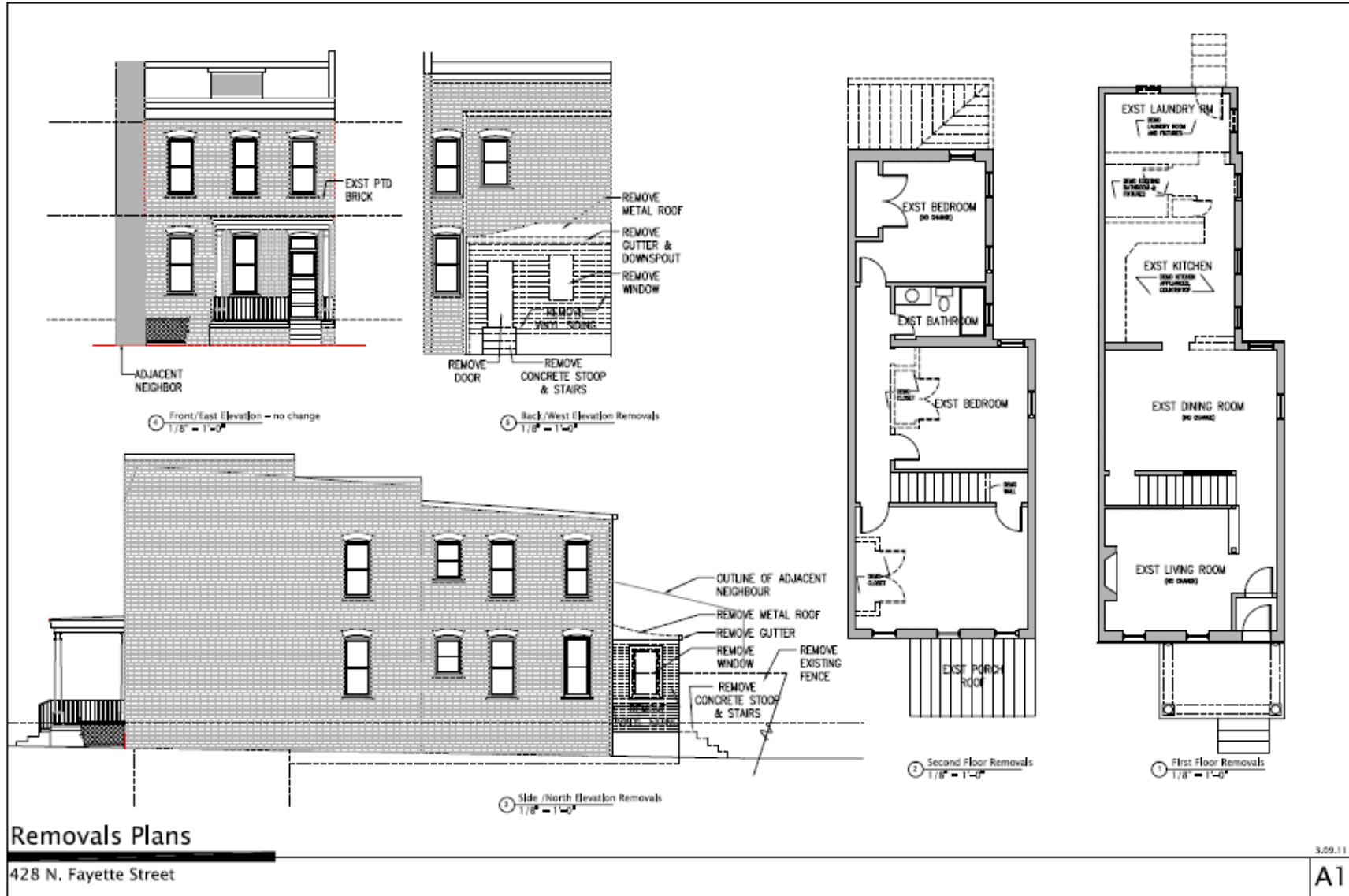


Figure 7: Existing Conditions

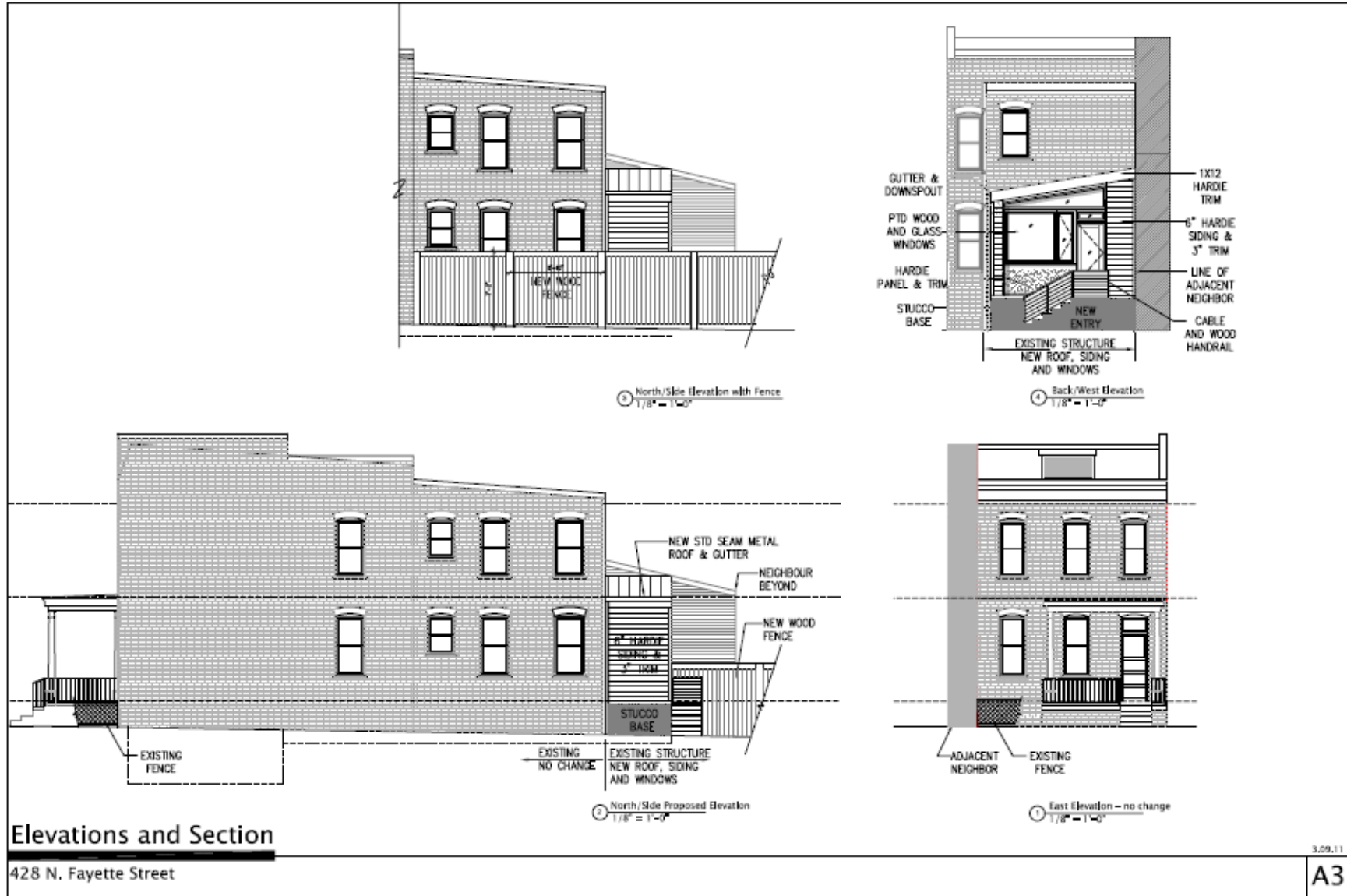


Figure 8: Proposed Changes