

Docket Item #6
BAR Case #2003-0317

BAR Meeting
February 4, 2004

ISSUE: Addition and alterations

APPLICANT: Warren Almquist

LOCATION: 1211 Prince Street

ZONE: CL/Commercial

STAFF RECOMMENDATION:

Staff recommends:

1. Addition. Staff recommends deferral for restudy. In the alternative if the Board determines to approve the addition Staff recommends the following conditions:
 - a. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds; and,
 - b. The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.
2. Garage. Approval of the design of the garage as submitted.

NOTE: Docket item #5 must be approved before this docket item can be considered..

DISCUSSION:

Applicant's Description of the Undertaking:

“Request to construct a two story addition at the rear of the existing house. Construct a two car garage at the rear of the property.”

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for a rear addition and a new garage.

Addition

The application proposes to build a one and two-story addition measuring 20' by 17.25' totaling approximately 319 square feet of floor area. The new addition will be located on the west side of the house and will extend lot to lot line. The overall height of the two-story addition is 17 ½' to the top of the eave line of the roof facing the west side property line and 19' in overall height. The existing building height is approximately 19'. The one-story addition along the west side measures 5' in width x 17 1/4' in length and is approximately 9' in height. At the rear of the first floor of the addition will have three pair of mutli-light French doors on the first level and a single six-over-six true divided light wood window with uneven shutters on the second level. Along the west elevation, the first story will have two blind windows with false shutters; the second level is set back from the first and will have two six-over-six true divided light wood windows. No elevation drawing has been provided fro the east elevation. The roof of the new addition will have a hipped roof covered with a standing seam metal roof. The section of the roof from the new addition to the main block of the house will have a new standing seam metal roof. The drawing notes that a skylight is proposed for the roof of the one story section of the new addition. However, this has been deleted from the project.

Garage

A one story detached two-car garage measuring 22' x 21.75' totaling 479 square feet is proposed at the north rear property line and will extend lot line to lot line. The garage will be sheathed in 4 ½" German lap wood siding. The east and north elevation of the garage will be devoid of

fenestration while the south elevation (facing the house) will have a four panel door and a pair of 6-over-6 true divided light wood windows. The garage door itself will be located on the west facade and face an alley leading from South Payne Street. The garage door will be 12' wide sectional roll up door and will be located asymmetrically in the garage elevation. The garage will have a hipped roof proposed to be covered in asphalt shingles.

The addition will likely be painted to match the existing house. No colors have been suggested for the garage.

History and Analysis:

1211 Prince Street is a two story two bay residential rowhouse dating from the late 19th century.

Applicant was granted a variance to build the rear addition/detached garage (BZA Case#2003-00050) on December 11, 2003.

In 2000 the Board approved rooftop HVAC equipment for this property (BAR Case #2000-00042, 4/5/00).

Addition

Staff is not supportive of the present design for the addition. In the opinion of Staff, the design of the addition does not meet the recommendations of the *Design Guidelines* which state, in part, "As a general rule, the stylistic characteristics of additions to residential buildings should reflect the historical architectural styles found within the historic districts." The overall massing of the addition reflects no historical style found within the district. For example, adding a hipped roof onto an existing late 19th century rowhouse has no historical precedent known to Staff. Similarly, French doors do not reflect the historic architectural character of the existing house. Staff also is opposed to the elimination of the flat slope of the existing addition with a new gabled standing seam metal roof. Staff also does not favor the alteration of the historic footprint of the house which has existed since at least 1885. Further, Staff finds somewhat anomalous the use of true divided light wood windows on a late 19th century building where the ability to create large panes of glass was meant to be celebrated, not obscured. Thus, taken together Staff cannot support the design of the present addition and recommends that the design be deferred for substantial restudy.

Garage

As to the garage, Staff finds the asymmetrical arrangement of the garage door quite unusual. However, given the configuration of the alley immediately to the west which provides access to the rear of the property, Staff finds the arrangement practical. Garages are 20th century utilitarian structures and Staff has no objection to the relatively simple design of this structure.

Staff notes the concerns of Alexandria Archaeology and has included them as a condition, if the Board determines to approve the addition.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to porches with roofs and skylights within setback distance.
- 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail 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-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Alexandria Archaeology:

Open space calculations are not included.

Alexandria Archaeology:

- F-1 Tax records indicate that a free African American household was present on this street

face in 1810. The G.M. Hopkins insurance map shows a house present on the lot by 1877. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities, perhaps relating to free blacks, in the nineteenth century.

- R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.