

Docket Item #10  
BAR Case #2003-0317

BAR Meeting  
March 17, 2004

**ISSUE:** Addition and alterations

**APPLICANT:** Warren Almquist

**LOCATION:** 1211 Prince Street

**ZONE:** CL/Commercial

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**MARCH 3, 2004:** Deferred because no restudy materials were received.

**BOARD ACTION, FEBRUARY 4, 2004:** On a motion by Dr. Fitzgerald, seconded by Mr. Wheeler, the Board deferred this docket item for restudy. The vote on the motion was 7-0.

**REASON:** The Board took no action on this application pending an on-site visit to view the interior of the property and a vote on the proposed demolition.

**SPEAKER:** Warren Almquist, project architect, spoke in support

### STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. Reduce the western projection by approximately 6";
2. 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,
3. The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

NOTE: Docket item #9 must be approved before this docket item can be considered..

Update: The applicant has revised the size of the rear addition so that it only encompasses the rearmost portion of the house that dates from the 20<sup>th</sup> century and largely retains the historic footprint of the historic structure.

### 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 17' wide by 17.25' in length. The new addition will be located on the north and west sides of the property. The new addition will have a flounder form with an overall height of approximately 21. The existing building height is approximately 19'. The one-story addition along the west side is approximately 3' in width x 8' 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 two-over-two true divided light wood window with shutters on the second level. The west elevation is set back from the property line 3' and on the first story will have two two-over-two windows; the second level is set back from the first and will have two two-over-two true divided light wood windows. No elevation drawing has been provided for the east elevation which will have no fenestration. The roof of the new addition will have a standing seam metal roof.

#### **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 19<sup>th</sup> 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**

The revised design addresses the previous concerns of Staff. This design largely respects the historic form of the house and does not extend beyond the footprint of the front section of the house. It utilizes a design vocabulary that is consistent with the overall historic architectural character of the historic main block. The proposed materials reflect traditional historic building materials found throughout the historic district. Staff's only concern is with the proposed width of the western extension of the addition. The USBC stipulates that there can be no openings in walls that are within 3' of an interior property line. The current proposal calls for the wall to be at exactly 3'. In order to be certain that the proposed window meets this requirement, Staff would recommend that the west section of the addition be reduced in width approximately 6" so that the total distance from the west property line is 3'6".

#### **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 20<sup>th</sup> 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.

## 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.