

Docket Item #11
BAR Case #2004-0095

BAR Meeting
July 21, 2004

ISSUE: Addition and alterations

APPLICANT: Stephanie Dimond

LOCATION: 128 North Payne Street

ZONE: RB residential

STAFF RECOMMENDATION:

Staff recommends deferral of the application for restudy to reduce the impact of the proposed addition on the historic house. However, should the Board approve the application, Staff recommends the following be included as a condition of the approval:

The statement below must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement:

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.

NOTE: Docket item #10 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new two story addition. The new addition will replace the existing one story ell. It will extend the full width of the lot and back 16' beyond the rear wall of the ell and 30' beyond the rear wall of the main block. The addition will project 4 ½' beyond the rear of the neighboring house at 130 North Payne Street and will be approximately even with the rear of the house at 126 North Payne Street. The house at 130 North Payne Street has windows in the south side wall of its rear addition on the first and second stories. The proposed new addition at 128 North Payne Street will obstruct these openings.

The new rear elevation of the proposed addition will be clad in brick. On the first story it will have a small mudroom extension with a shed roof clad in metal roofing. The door to this extension will be located on the north side and will be a wood, multi-light french door with true divided lights. The west (rear) elevation of the extension will have a series of lights in the same pattern as the french door. The south elevation of the extension will have a panel wall. It is assumed that the mudroom extension wall and trim are to be wood. To the north of the mudroom extension on the first floor, there will be a pair of wood, multi-light french doors opening onto a deck. Above, in the second story, there will be two pairs of wood multi-light french doors. Metal railings will be affixed to the wall at the lower portion of the french doors. The doors will have true divided lights.



Figure 1 - Rear Elevation

The proposed work also includes raising the existing roof of the main block of the house to create a continuous “flat” roof from the front of the historic house to the rear of the new addition. The new roof will have somewhat less slope than the existing and, according to the architect, will capulate the existing roof on the main block. The roof will be clad in standing seam metal roofing. A metal gutter with downspouts on either side will be located at the rear (west end) of the roof.

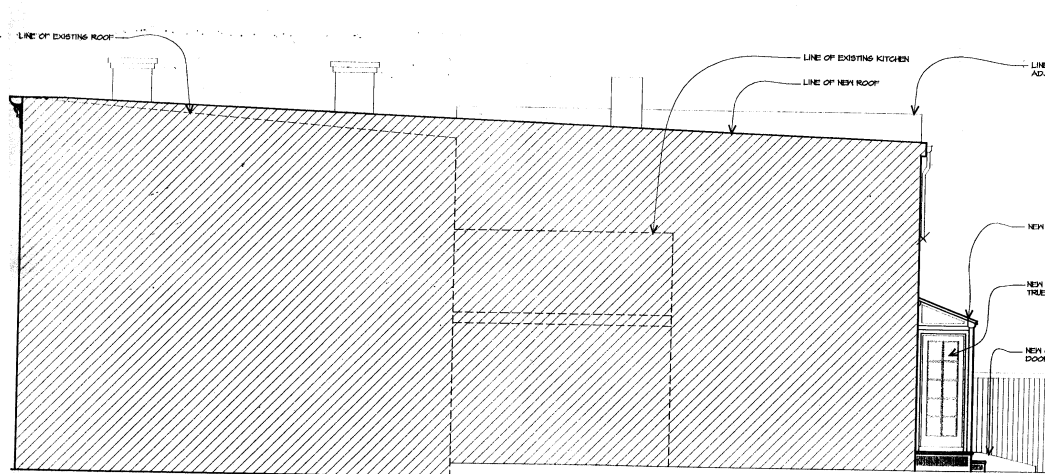


Figure 2 - North Side Elevation (dashed lines show existing structure)

The addition will be visible from Cameron Street. The alley behind the house is private.

II. HISTORY:

As discussed in docket item #10, the house at 128 North Payne Street is a designated 100 Year Old Building and is one in a row of nine nearly identical two story brick townhouses extending from 118 North Payne Street to 134 North Payne Street, at the corner of Cameron Street. It appears to have been constructed circa 1875. On October 15, 2003, the Board approved a Permit to Demolish and Certificate of Appropriateness for a two story addition at 132 North Payne (BAR Case #2003-0119 & 0120). That addition is approximately six feet shorter than the currently proposed addition

III. ANALYSIS:

The property is in an RB residential zone which requires 800 square feet of open space. The rear portion of the lot functions as part of a private alley extending south from Cameron Street to the rear of 116 North Payne Street and providing access to a series of garages. The alley area and parking area may not be included in the open space calculations. Therefore, with the elimination of the parking area, the proposed addition will leave 654 square feet of open space. At the July 8, 2004 hearing, the Board of Zoning Appeals approved the applicant's request for variance of 146 square feet to allow 654 square feet of open space (BZA Case #2004-00027). Planning and Zoning Staff had recommended denial of the requested variance.

In the opinion of Staff, the proposed addition is inappropriate as it will overwhelm the historic house. When completed the portion of the house in new construction will be greater than the remaining historic house. Staff is aware that the existing house is unusually small and that the lot is quite narrow, limiting the possibilities for an addition. In addition, Staff notes that the Board recently approved a similar addition at 132 North Payne Street. However, according to the *Design Guidelines*:

Generally, additions to residential structures should not overwhelm the existing structure or neighboring buildings. The existing form of a residential building should generally be retained in the expression of the addition. (Residential additions - Page 6)

Staff would prefer an addition which left the original footprint of the house intact. At the very least, Staff recommends that the new addition have a flounder form. This would relate to the form of the original ell, but more importantly would leave most of the roof of the main block intact. Staff does not object to the appearance of the proposed west (rear) elevation. It is simple in character and similar in approach to many of the additions in this row and elsewhere in the historic districts.

IV. STAFF RECOMMENDATION:

Staff recommends deferral of the application for restudy to reduce the impact of the addition on the historic building. However, should the Board approve the application, Staff notes the comments of Alexandria Archeology and recommends that they be included as a condition of the approval:

The statement below must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement:

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.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

F-1 The proposed addition adversely impacts the adjacent property located at 130 N. Payne Street. The addition will obstruct the window openings of the adjacent structure and create an unsatisfactory exposure condition for the wall of the building located on the adjacent interior lot line. It is recommended that the owner of that property be informed.

F-2 The proposed project should be designed to address the following:

- 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.
- New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

“No comment.”

Alexandria Archeology:

F-1 The Hopkins Insurance Map indicates that a structure was present on this property by 1877. The lot therefore has the potential to yield archaeological resources which would provide insight into life in 19th-century Alexandria.

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.