

Docket Item #11
BAR CASE #2004-0167

BAR Meeting
September 1, 2004

ISSUE: Rear Addition

APPLICANT: W. Kenneth Hunt

LOCATION: 425 Gibbon Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends deferral of the application for restudy.

In the alternative, if the Board determines to approve the addition Staff recommends the following conditions:

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; and,
2. 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 #10 must be approved before this docket item can be considered.

I. Issue:

The applicant is requesting approval of a Certificate of Appropriateness for a new two story addition at the rear of the residential rowhouse at 425 Gibbon Street. The new addition will be sheathed in wood siding and will be approximately 16'4" in width, the width of the existing rowhouse, and 5'6" in length. On the first level there will be a new entry door, a six-over-six windows and a pair of sliding glass doors. On the second level there will be two new six-over-six windows and a smaller eight pane window. All of the windows proposed are to be Andersen tilt-wash windows which are "covered with a pre-formed rigid vinyl PVC cladding.." No information concerning the type of muntin bars has been provided. Likewise, no information has been supplied concerning the new exterior door or the sliding glass doors. The type of wood siding has not been indicated. The siding will be painted white.

The side facing onto South Pitt Street will have no openings. The roof will be flat.

This addition is being constructed in tandem with an identical addition proposed to the rowhouse immediately to the east at 423 Gibbon Street.

II. History

The two story brick rowhouse is the end unit of five constructed ca. 1949 in a very simple vernacular Federal Revival style.

III. Analysis

The proposed addition complies with Zoning Ordinance requirements.

The Board has approved a number of additions to the south side of Gibbon Street during the last decade, but up to this point the rowhouses on the north side of the street have not been the subject of applications for additions. In general, Staff has no objection to an addition to this house nor to the adjacent rowhouse at 423 Gibbon Street. The overall massing and basic lack of design are compatible with the simple rectilinear form of the ca. 1949 rowhouses. The rear fenestration while not symmetrical, is similar to that approved on the rears of the houses across the street.

Thus, in the opinion of Staff, the details of the finishes for the addition become magnified in importance, because they are the details that will be most readily noticed on such a simple addition. Staff is concerned about the windows proposed: they are vinyl clad and the *Design Guidelines* strongly discourage vinyl clad windows. Staff believes that either aluminum clad windows or wood windows should be used on the addition. Similarly, Staff is concerned that no information has been provided regarding the sliding glass doors or the type of wood siding proposed. For these reasons, Staff believes that the application should be deferred for further information regarding the finish details.

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

IV. Staff Recommendation

Staff recommends deferral of the application for restudy.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- 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 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 skylights within setback distance.
- C-4 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-5 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-6 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-7 Windows from sleeping rooms must conform to USBC R310, Emergency Escape and Rescue Openings

Historic Alexandria:

No comment.

Alexandria Archaeology:

- F-1 Tax records from 1830 note the presence of a free African American household on this street face, but the exact address is unknown. Historical maps indicate that a structure was present on this property by 1877 and that a corner grocery occupied the lot in the late 19th century. The property therefore has the potential to yield archaeological resources that could provide insight into 19th-century commercial activities as well as domestic life, perhaps relating to free African Americans.

- 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.