

Docket Item #'s 20 & 22
BAR CASE #2004-0181 &
BAR CASE #2004-183

BAR Meeting
September 1, 2004

ISSUE: Rear Addition

APPLICANT: John Kester

LOCATION: 313 and 315 North St. Asaph Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: Docket item #'s 19 & 21 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 one story addition at the rear of the residential rowhouses at 313 and 315 North St. Asaph Street. The new addition is meant to unify the two houses which have recently been combined into a single dwelling.

The addition will be within the footprint of the existing rear addition on these two rowhouses and will be 22' in overall width and 13'6" in length. It will be sheathed in cementitious siding. The addition will have a new full height multi-light wood door with sidelights of the same size on the north side with three multi-light wood casement windows on the south side. The door will lead to stone steps with brick risers and onto a stone patio which are below the fence line and not visible from the public right-of-way.

The addition has a strong horizontal feeling and will be divided into a north and a south section by paired wood pilasters. The south elevation will have no openings, but will also be defined by paired pilasters. The north elevation will have one new six-over-one wood replacement window.

The windows and new doors will be simulated divided wood Marvin brand products.

The roof will be flat. The windows, trim will be painted white. The siding will be painted to match the color of the existing houses.

II. History

313 and 315 North St. Asaph Street are wood frame residential rowhouses dating from the late 19th century and have rear one story additions dating from the 20th century.

III. Analysis

The proposed addition complies with Zoning Ordinance requirements.

First, Staff notes that this addition is only minimally visible from the public right-of-way. What will primarily be seen is the strong cornice line of the addition. The addition does not impinge upon the existing historic fabric of the two houses. In the opinion of Staff the new addition meets the recommendations of the *Design Guidelines*. It will not overwhelm the existing houses, it is clearly subservient to the existing structures and is clearly differentiated from the existing in both style and materials.

The Board has adopted the following policy with respect to fiber cement:

1. That fiber cement siding not be installed on an historic structure;
2. That historic materials should not be removed to install fiber cement siding;
3. That fiber cement siding replace other artificial or composite siding;

4. That the nails not show in the installation of the siding; and,
5. That smooth siding be installed.
6. That BAR Staff may administratively approve the installation of fiber cement siding on *non-historic* buildings (those constructed in 1975 or later).

In this instance, beveled cementitious siding is proposed. Staff has no objection to this siding which is a slight departure from the policy approved by the Board. Beveled siding will match the German lap siding that is presently installed. Because of this Staff has no objections to this use of this type of siding so long as the nails do not show in the installation.

IV. Staff Recommendation

Based upon the foregoing, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 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- 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. *The two townhouse units cannot be combined without consolidating the lots.* The supplied plat does not indicate that this has been done.
- C- The height of the porch above grade is not shown. If > 30" above finished grade porches must have guardrails on open sides. Guardrails and intermediate rails must comply with USBC 1003.2.12. Stairs must comply with USBC. Stairways of 3 or more risers require handrails.

Historic Alexandria:

No comment.