

Docket Item #13
BAR CASE #2004-0205

BAR Meeting
October 6, 2004

ISSUE: Addition & alterations

APPLICANT: Adams Architects

LOCATION: 405 Green Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the nails not show in the installation of the cementitious siding; and,
2. That the new wood shutters be operable.

Note: Docket item #12 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a two story addition to be located at the rear and west side of the house and for various alterations to the existing house.

The proposed addition will add 933 gross square feet to the existing 1734 gross square feet of the house. The gable roofed addition will be set at the rear of the house and will also envelope a portion of the west side wall at the rear. It will extend the rear wall back an additional 8' and will project 9 ½' beyond the existing west wall. The gable roof will be parallel to the front roof of the existing house. The addition will be clad in brick to match the existing on the first story and cementitious siding at the second story. The roof will be clad in asphalt shingles. The gutters and downspouts will be pre-finished aluminum. The windows will be painted wood double hung windows in a six-over-six configuration with simulated divided lights. Paint colors were not provided.

The (front) south elevation of the addition will have a window in the first and second story. The windows in the brick first story will have jack arches. Both windows will have louvered wood shutters.

The west side elevation of the addition will have two windows on the first story. These will have jack arches and brick soldier course sills. There will be a single window centered in the second story. These windows will not have shutters. There will be a semi-circular roof vent in the attic of the gable.

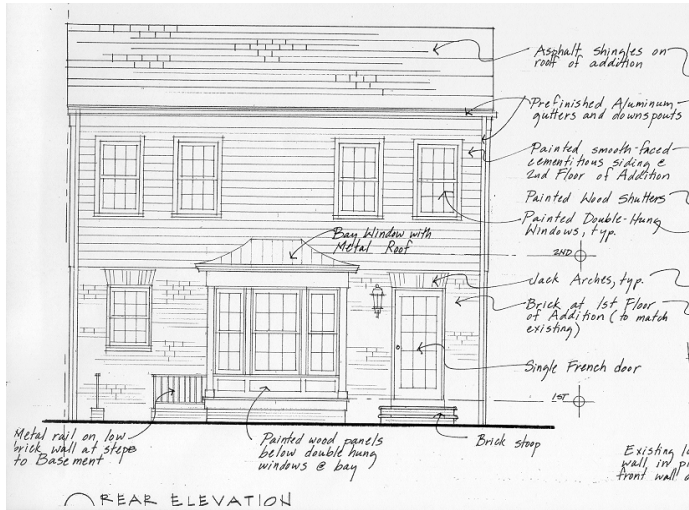


Figure 3 - Rear elevation

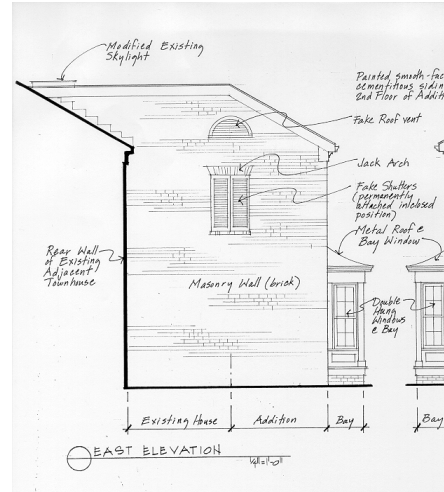


Figure 4 - East side elevation

The rear (north) elevation will have a bay window in the center of the first story. The bay will have a six-over-six window in the center flanked by narrower four-over-four windows. There will be painted wood panels below each window and a metal roof. To the right side of the bay window there will be a single french door with multiple lights. It will have a brick stoop, a jack arch header and a carriage lamp light fixture to the side. On the left of the bay will be a small window above the areaway to the basement. The areaway will be surrounded by a low brick wall and simple metal railing. The second story will have four identical windows grouped to the right and left. The east side wall of the addition, which is on the property line, will have a pair of fake closed shutters at the second story with jack arch above and a fake roof vent in the attic level.

The alterations to the existing house are generally confined to the back of the west elevation. The main entrance to the house is on the west side. This door will be shifted approximately 8' further north to a portion of the existing west side wall that is currently blank. The wood six-panel door will be reused within a new wood

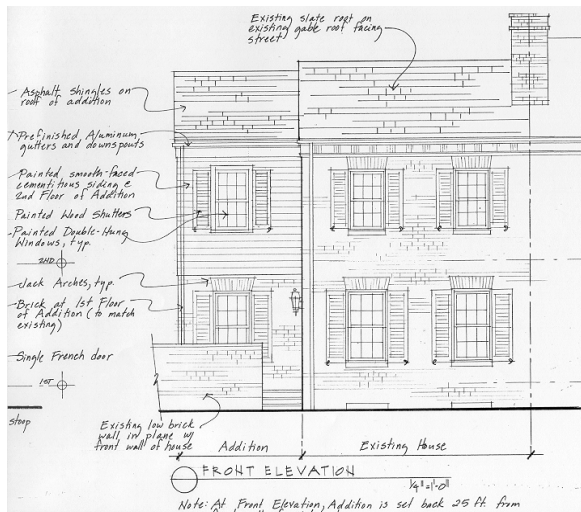


Figure 1 - Front elevation

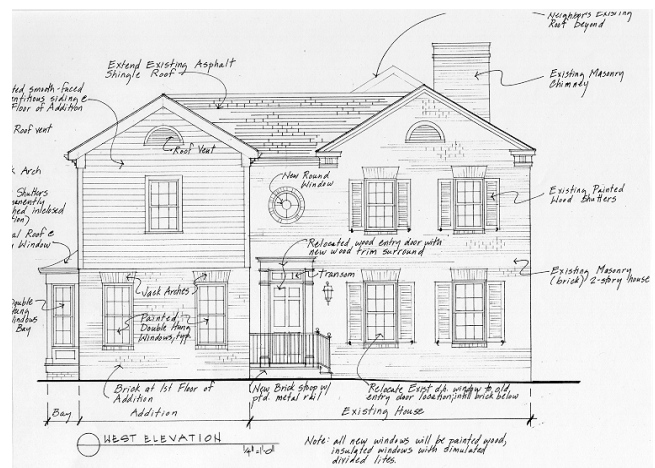


Figure 2 - West side elevation

surround and transom. The entranceway will have a brick stoop with simple painted metal railing and a carriage lamp. There will be a new round window in the second story centered above the new entranceway and located in what is now a blank section of the existing west wall. The existing entrance opening will be partially infilled with brick to become a window opening. One of the windows from the areas to be demolished will be inserted in this opening. The new window will have a jack arch and shutters to match the existing west side windows.

Lastly, a new lantern on a post is proposed to be installed in the front yard on the east side of the walk. The square wood post will be stained white and will hold a metal and glass carriage style lantern.

The house is semi-detached, with an approximately 17' wide yard on the west side. There are no alleys on the interior of the block bounded by Green, Royal, Pitt and Jefferson Streets. Thus the rear of the house is not visible from the public right-of-way. The front and west side of the house are visible from Green Street. The rear is visible from Royal Street through an alleyway.

II. **HISTORY:**

The two story, semi-detached, brick house at 405 Green Street is located in the Yates Garden development and was constructed in 1942 in a simple Colonial Revival vocabulary. As discussed in docket item #12, the Board has previously approved several two story additions for similar houses nearby, including the neighboring house at 409 Green Street.

III. **ANALYSIS:**

The proposed addition and alterations comply with the zoning ordinance requirements.

Staff believes the proposed addition is appropriate for the house at 405 Green Street and surrounding neighborhood both in its massing and design. Although the addition is proportionately more half the size of the existing house, Staff believes it will not visually overwhelm the existing house due to its orientation in relation to the existing house and due to the very limited views that the public will have of it. Although the decision to extend the house to the west may have been dictated by the required rear yard setback, the resultant sideways massing adds interest to the house and limits the impact of the addition on the neighbor to the east. Staff appreciates the architectural features proposed for the new east side wall to relieve the impact of the lengthened wall on the neighbor. Staff believes the architectural detailing of the addition is appropriate. Many of the details, such as the window type and roof vents are borrowed from the existing house. The use of brick on the first story and siding on the second story of the addition ties the addition to the existing house, but allows it to be read as a separate piece. Staff has no objection to the proposed alterations to the existing house. The alterations are in keeping with the Colonial Revival design of the house and are located on a secondary elevation. Lastly, Staff has no objection to the proposed new lamp post.

Staff notes that the proposed use of cementitious or fiber cement siding for the second story. The Board has reviewed a number of applications for the use of fiber cement siding and has adopted the following policy with respect to the product:

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;
5. That smooth siding be installed; and,
6. That BAR Staff may administratively approve the installation of fiber cement siding on *non-historic* buildings (those constructed in 1975 or later).

The proposed use complies with the above in all respects with the condition that the nails not show in the installation of the siding. Staff notes that while the drawings indicate that the shutters will be wood, they do not mention that they will be operable. Staff recommends that this be added as a condition of the approval. Finally, Staff notes that the *Design Guidelines* recommend the use of true divided light windows. However, the Board does on occasion approve simulated divided light windows, where the windows are minimally visible from the public right of way (Windows - Page 2). The windows on the front (south) wall of the addition are set back approximately 40' from the sidewalk. Given the limited visibility and use in the new construction only, Staff believes the simulated divided light windows are acceptable.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the nails not show in the installation of the cementitious siding; and,
2. That the new wood shutters be operable.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 All exterior walls within 5 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-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.

Historic Alexandria:

“No comment.”

Alexandria Archaeology:

“There is a low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.”