

Docket Item #7
BAR CASE# 2004-0253

BAR Meeting
December 1, 2004

ISSUE: Addition and alterations

APPLICANT: Robert Bentley Adams & Associates

LOCATION: 210 Duke Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with 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;
2. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds; and,
3. The statements in 1 and 2 above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

Note: Docket item #6 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an addition and alterations to the residential townhouse at 210 Duke Street.

ADDITION

A new brick addition will be built at the south end of the existing house. The addition has a flounder form and is one story in height and is approximately 18' in length and 14' in width. The east elevation will have two nine-over-nine simulated divided light wood windows and a wood and multi-light wood door. The rear (south) of the new addition will have a tripartite bay window again with nine-over-nine simulated divided light wood windows and a metal roof. The roof of the addition will be standing seam metal.

ALTERATIONS

A number of alterations to both the main house and the various additions are proposed.

Main House

The existing composition shingle roof will be replaced with a new standing seam metal roof.

The existing concrete steps at the front entry will be replaced with new stone steps with iron railings.

The electrical lantern at the front entry will be changed out to gas.

Flounder addition to main house

The first level paired windows will be changed to a single double hung wood window. This new window and the second level windows will each now have wood shutters.

On the east side, a new pair of small wood windows will be installed on the second level.

Rear additions

At the present rearmost addition a window will be changed to a wood and multi-light door.

At the middle rear addition a new wood and multi-light door with a hood will be added.

A new wood porch will be constructed in lieu of the existing porch. The new porch will have

wood columns and will be four bays wide and one bay deep. Two new doors (one in place of a window) will be installed to provide access to the existing flounder addition.

Pool equipment shed

A small pool storage shed will be built at the southeast corner of the property. The brick shed is approximately 8 ½' in width, 7' in width and 5 ½' in height and will have a standing seam metal roof with a half round door for access.

II. HISTORY:

As noted in the Discussion section of docket item #6, 210 Duke Street dates from ca. 1783 and was, in the late 18th century the home of Dr. James Craik.

III. ANALYSIS:

Proposed addition and alterations comply with zoning ordinance requirements.

ADDITION

In the opinion of Staff, the proposed addition meets the recommendations of the *Design Guidelines*. It does not compete with the historic main block and uses materials that complement the existing historic palette. Staff has no objection to the addition.

ALTERATIONS

In the opinion of Staff the alterations proposed are relatively minor and are generally only minimally visible from the public right-of-way. In the case of the roof of the main historic block and the new front entry steps, the proposed alterations will replace inappropriate materials with historically appropriate materials. Staff also has no objection to the alterations.

Staff notes the comments of Alexandria Archaeology and has included them as a condition.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

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2. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds; and,
3. The statements in 1 and 2 above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

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 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Office of Historic Alexandria:

No comment.

Alexandria Archaeology:

- F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was probably constructed about 1783 by John Short, a watch maker. Sold to John Murray in 1789, the property was purchased by James Craik in 1785. Craik lived in the house until 1809. He was a close friend of George Washington, serving with him under Braddock in 1755, accompanying him on his 1770 survey work along the Ohio and Kanawha Rivers, and serving as the Surgeon-General in the Revolutionary army. Craik was one of three physicians attending Washington during his last illness. The property at 210 Duke Street therefore has the potential to yield archaeological resources that could provide insight into residential life

in the late 18th and 19th centuries. In particular, the site could yield material evidence relating to one of Alexandria's important early citizens.

- 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 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
- R-3 The statements in R-1 and R-2 above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.