

Docket Item #14
BAR CASE #2005-0003

BAR Meeting
February 2, 2005

ISSUE: Alterations and addition

APPLICANT: Steve Stylianoudis and Vallery Vandegrift

LOCATION: 508 North Columbus Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following condition:

1. That the following statement appears 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 #13 must be approved before this docket item can be considered.

ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations and a rear addition to the brick residential rowhouse at 508 North Columbus Street. The rear of the house is visible from Alfred Street as well as from the public alley at the rear of the property.

Alterations

A number of alterations to the front of the house are proposed. These include:

- Repair of the existing standing seam metal roof;
- New six-over-six wood simulated divided light windows with 7/8" wide wood muntins will replace the existing wood two-over one windows;
- The existing wood window sills will be replaced with new wood sills;
- A new three-light wood transom will replace the existing two light transom over the front door;
- A new six-panel wood door will replace the existing four-light and three panel wood front door;
- Brick pavers and new metal picket railings will be installed on the existing concrete front entry steps;
- A new metal picket guard rail, approximately 36" in height, will be installed next to the stairs leading to the basement level; and,
- A new six-panel wood door will be installed at the basement entrance in place of the existing door.
- An exterior light fixture (Kichler 3-Light Wall Lantern #197878) will be installed beside the door.



Figure 1 - 508 North Columbus existing front



Figure 2 - 508 & 510 North Columbus with proposed alterations

Addition

An addition is proposed to be constructed at the rear (west) of the existing house. The flat roofed addition will be 20'8" in length and will run from lot line to lot line. As the lot falls away from east to west, the rear addition will be three stories in overall height. The south side of the addition will abut the existing addition at 506 North Columbus Street and apparently extend beyond it by approximately 8" while the north side of the addition will abut the south wall of the new addition proposed for 510 North Columbus Street and will be identical in length. According to the architect, the small portion of the south side of the new addition that will extend beyond the rear of 506 North Columbus Street will be clad in brick veneer. The west elevation of the addition will be clad in brick veneer to contrast in color with the brick at the front. The windows and doors on this elevation will be wood with simulated divided lights. The basement level will have a multi-light french door flanked by a fixed, full length, multi-light window in the center of the west wall. A wall lantern matching that at the front of the house will be installed alongside the door. Above, in the second level, a 6' deep wood deck will be located outside a multi-light door and fixed full length window matching that below. This door will also have a matching wall lantern. Spiral stairs will lead from the wood deck to the ground level. The third level will have two evenly spaced six-over-six windows.

The HVAC units will be located on the ground beneath the rear deck.

The proposed addition at 508 North Columbus Street is the mirror image of the addition proposed for the neighboring house at 510 North Columbus Street (BAR Case #2005-0004), item #15 on tonight's docket.



Figure 3 - 508 (on right) & 510 North Columbus existing rear



Figure 4 - 508 (on right) North Columbus proposed rear elevation

HISTORY:

As discussed in docket item #13, 508 North Columbus Street is a two story, gable-roofed, brick rowhouse that is located in a row of eight similar houses that were constructed together as a row (506-520 North Columbus Street) prior to 1863 and probably dating to the first half of the 19th century. As constructed, the houses consisted only of the 28' deep gable-roofed main block. In the mid- to late-20th century four of the eight added rear additions of varying lengths and heights. Four of the eight, 508, 510, 512 and 520 remain without additions. The front of the row retains a substantial degree of integrity, despite minor alterations. 508 North Columbus has had minor alterations over the years, including new windows, doors and stoop.

ANALYSIS:

The proposed alterations and addition comply with zoning regulations.

Alterations

Staff has no objections to the alterations proposed for the front facade. These are almost identical to the alterations that the Board approved for the front of 510 North Columbus Street on August 18, 2004 (BAR Case #2004-0068). Staff believes the alterations are appropriate and will improve the historic appearance of the house. Staff can support simulated divided lights in this instance only because the new windows will be replacing the existing inappropriate non-historic windows and will not be readily accessible to the public as the house is set back from the sidewalk by over 8'.

Addition

Staff is concerned by the large size of the addition, which represents an increase in the size of the existing house of nearly 72%. However, the proposed addition is similar in size to the addition on the neighboring house at 506 North Columbus Street and identical to the addition proposed for 510 Columbus Street. Moreover, the historic house and addition can not be viewed together. Lastly, Staff notes, the proposed addition is nearly 1' shorter than the addition that the Board approved for 510 Columbus Street on August 18, 2004.

The design of the addition is fairly routine. It uses traditional materials (wood and brick) and

combines traditional features, like the six-over-six windows with more modern features like the rear deck and multi-light door and window unit. While the west facade is clad in brick, the brick will be different in color from that used for the historic building. This device is intended to distinguish the new construction from the old. Staff is somewhat concerned that this addition side by side with the proposed addition at 510 North Columbus will read as one. However, as originally constructed, the entire row of eight apparently read as one, with only the pattern of doors communicating the individual nature of the houses. On the whole, Staff believes the proposed addition is acceptable and complies with the *Design Guidelines* for residential additions.

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

STAFF RECOMMENDATIONS:

Staff recommends approval of the application with the following condition:

1. That the following statement appears 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:

- 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:

- F-1 Tax records indicate that development on this street face had begun by 1810 and that two free African American households were located on the block in 1830. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities, perhaps relating to free blacks, in early 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.