

Docket Item #12
BAR Case #2005-0021

BAR Meeting
February 16, 2005

ISSUE: Addition and alterations

APPLICANT: Harambee Community and Economic Development Corp.

LOCATION: 1323 Duke Street

ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. The pickets of the fence are metal; and,
2. The trash enclosure shall be designed to the satisfaction of the Director of Planning and Zoning.

NOTE: Docket item #11 must be approved before this docket item can be considered.

BACKGROUND:

On December 18, 2004, City Council approved a Development Special Use permit, with a site plan, to provide senior housing and increased the allowable floor area ratio from 1.00 to 1.36 within the CRMU-L zone along with Master Plan amendment and a rezoning (MPA 2004-0001 and REZ 2004-0002) to develop the property at 1323 Duke Street at the northeast corner of Duke and South West Streets. The applicant is proposing to renovate 1,210 sq. ft. of the existing building and to construct a 3,950 sq. ft. addition to provide 8 one-bedroom senior affordable dwellings.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an addition and alterations to the existing residential structure at 1323 Duke Street.

ADDITION:

The existing two-story dwelling will be retained and a three-story building addition constructed to the east between the existing townhouse and the adjoining 50' tall office building. The height of the proposed addition is similar to that found in this area of the district while at the same time providing a transition from the smaller scale two-story existing residence to the four-story office building to the east. The addition will be constructed of brick and have four-over-four true divided light wood windows on all three sides of the building.

DUKE STREET

The new addition is three bays wide and has an Italianate Revival design vocabulary with a corbelled brick cornice and rowlock coursed brick arches above the windows. This section of the addition has a flat roof. The front door will be a four panel wood door with a glass transom and brick steps with wrought iron railings.

SOUTH WEST STREET

This section of the addition is four bays in width and has a flounder form with a standing seam metal roof. The windows and doors will match those proposed for the Duke Street elevation. A one story porch with decorative columns will extend the entire length of this north section of the new addition. Adjacent to the porch will be an accessibility ramp from the parking area at the rear of the site to the building entrance. The main entrance to the building will be along this elevation which will have new brick steps and walk. At the rear of the site, three parking spaces are proposed which will be accessed from the existing alley. Along the West Street elevation the existing brick wall and iron fence are proposed to be reconstructed to provide screening for the

parking lot. New landscaping will be planted on the site, and the existing street trees will be retained.

REAR ELEVATION

The rear is two bays in width and has similar windows to those proposed on the Duke Street elevation.

ALTERATIONS:

The existing windows will be replaced with new two-over-two true divided lights windows in the existing openings on both Duke and South West Streets as well as the rear and the building will be repainted.

II. HISTORY:

1323 Duke Street is a freestanding, two story brick Italianate house dating from ca. 1890. The house is surrounded by an open lawn area which apparently has never had buildings constructed on it.

III. ANALYSIS:

The proposed project must comply with the approved site plan DSP#2004-0015.

The scale and mass of the building are compatible with surrounding buildings and the open space that is provided is consistent with the provision of open space throughout the block.

The proposed addition is well thought out in responding to the urban design context of the immediately adjacent buildings and the surrounding portions of the historic district. The addition utilizes a townhouse form that is familiar in the historic district and provides a separate entrance into the project, further integrating the design in the townhouse idiom of the historic district. The brick material, with wood windows and doors, echoes the traditional building materials of the historic district. The overall design form of the addition is Italianate Revival, which is the design vocabulary of many of the residences in this section of the historic district.

The scale of the proposed building provides a gradual transition in scale between the existing townhouse on the site and the adjoining office building to the east and the residential townhouses to the north. The height, scale and design of the proposed building are typical of townhouses within the neighborhood, the historic district and the adjoining residential townhouses.

Duke Street Elevation

There is an architectural precedent that supports the construction of a new addition to the east of the existing building. Most corner buildings in the historic districts were intended to have an abutting building constructed at some later date. Although there are additional examples where the abutting building has never been built, the fact that this building lacks fenestration and cornices on the side supports the original intent that another building would be added. The building at 1323 Duke Street appears to have been constructed with the anticipation that it would eventually have a neighbor on its east side.

There are no projections, such as bays or wings, no architectural embellishments, no doorways into the yard, or first floor windows. Thus, by building a new structure adjacent to the existing structure, there is virtually no loss of historic fabric, detail or workmanship.

West Street Elevation

The rear section of the proposed townhouse uses a flounder form that is found at the rear of numerous buildings in the historic district. The flounder roof form reduces the perceived height of the new building when viewed from South West Street, and provides a logical transition from the proposed three-story portion of the building on Duke Street to the two-story townhouses on South West Street. The proposed addition helps modulate the effect of the 50' blank wall giving the historic building a more appropriate context.

Site Development

Staff notes that no materials have been called out for the picket fence above the brick wall on the South West Street side of the development. Staff presumes that these pickets are to be metal.

Staff also notes that no details are provided on the trash enclosure on the east side of the site. Staff believes that this is a detail that can be approved on an administrative level.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. The pickets of the fence are metal; and,
2. The trash enclosure shall be designed to the satisfaction of the Director of Planning and Zoning.

Staff notes the recommendations of Alexandria Archaeology, but has not included them as conditions because they are a condition of the Development Site Plan approval.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 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 porches with roofs and 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.
- C-10 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- C-11 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered.
- C-12 A separate tap is required for the building fire service connection.

C-13 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 119.0.

Historic Alexandria:

No comment.

Alexandria Archaeology:

- F-1 This property was part of the L'Overture Hospital and Contraband Barracks complex during the Civil War. The lot contained some of the ward tents for the hospital complex. The site is extremely significant since it has the potential to yield archaeological resources which could provide information about the African Americans who escaped from slavery and sought haven in the Union-occupied town of Alexandria. The demolition of the existing structures and any ground disturbance or construction activities could destroy these potential resources.
- C-1 To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant to monitor demolition activities and to conduct test excavations for an Archaeological Evaluation prior to any other ground disturbing and construction activities. Contact Alexandria Archaeology (703-838-4399) to obtain a scope of work for this investigation and a list of approved consultants. If significant resources are discovered, the consultant must complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
- C-2 All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in §2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.
- C-3 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.
- C-4 The General Notes of the Preliminary and Final Site Plans must include the statements in C-2 and C-3 above so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
- C-5 Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- C-6 The developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology, and agreed to in concurrence with the Directors of

the Office of Historic Alexandria and Recreation, Parks and Cultural Activities. The marker will highlight the historical and archaeological significance of the property.

- C-7 If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.
- R-1 All archaeological work will be carried out in accordance with the *City of Alexandria Archaeological Standards* and is subject to the approval of the City Archaeologist.