

Docket Item #11
BAR CASE# 2005-0028

BAR Meeting
May 18, 2005

ISSUE: Addition and alterations

APPLICANT: Jack & Mary Nell Seed

LOCATION: 309 South Lee Street

ZONE: RM Residential

BOARD ACTION, MARCH 2, 2005: Deferred at the request of the applicant.

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. The above statement must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement.
3. That the nails not show in the installation of the siding; and,
4. That smooth siding be installed.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations and a rear addition to the residential house at 309 South Lee Street. The rear of the house is visible from the 10' public alley to the north of the property and through the gap between 309 and 311 South Lee Street.

Alterations

The applicant is proposing a number of alterations to the property. On the south elevation, the four existing windows will be replaced with new wood six-over-six simulated divided light windows. The existing bay will be remodeled with the addition of decorative wood panels and eight-over-eight simulated divided light windows. The patio doors will be replaced by three wood multi-light doors. The existing wood fence along the north property line will be replaced with a six foot high brick wall.

Addition

A two story addition is proposed to be constructed at the rear (west) of the existing house. The addition will be 16' in length by 15.5' in width. The addition will be clad in fiber cement siding with a 5" reveal and a standing seam copper shed roof.

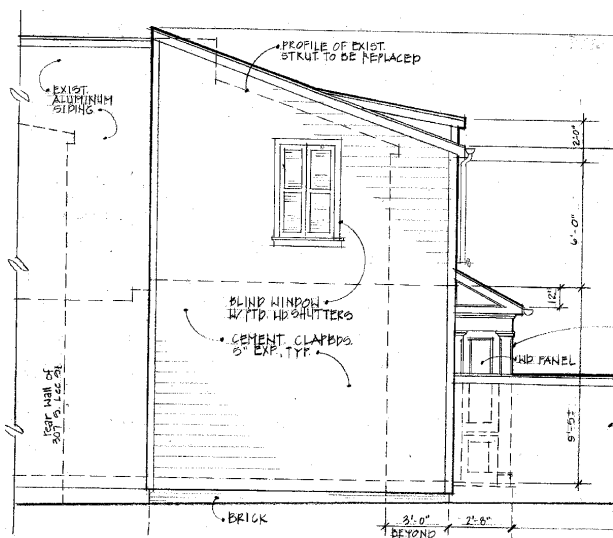


Figure 1 Proposed North elevation



Figure 2 Proposed West elevation

The north elevation, located along the property line will have a blind window located at the second story level with panelled wood shutters. The west elevation includes a one story bay measuring 3' in length by 9' in width. The bay will have three six-over-six windows above a single wood panel. The bay also includes decorative wood columns and a copper standing seam roof. Centered above the bay window at the second story is a through the cornice dormer with a pair of multi-light windows.

The south elevation includes one window and a door on the first story and two windows on the second story. The three double-hung six-over-six windows. The proposed door has 12 lights above a single wood panel. All of the openings on the south elevation of the addition will have wood panelled shutters.

Figure 3 Proposed South elevation

All of the proposed windows and doors will be wood with simulated divided lights.

II. HISTORY:

The two story frame building at 309 South Lee Street appears on the 1877 Hopkins Atlas as a two story flounder. According to the Sanborn Maps, a rear one story porch was added by 1885, and the two story main block was added between 1891 and 1896. The rear porch was subsequently filled in and raised between 1896 and 1907.

In 1952, the Board approved the installation of asbestos siding on the north wall (1/17/52). The asbestos siding was replaced in 1972 by aluminum siding as part of a larger renovation to the property (5/17/72). In 1986, two first floor windows were replaced by a bay window on the south elevation of the flounder (Building permit #42650, 7/24/86).

III. ANALYSIS:

The proposed addition and alterations comply with zoning ordinance requirements.

Staff believes that the proposed addition and alterations are appropriate. The alterations to the south elevation will only be minimally visible and will affect late 20th century alterations to the

property.

Staff has no objections to the use of cementitious siding on the rear addition, which meets the Boards adopted policy for use of fiber cement siding.

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.

IV. STAFF RECOMMENDATION:

Therefore, 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. The above statement must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement.
3. That the nails not show in the installation of the siding; and,
4. That smooth siding be installed.

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.
- 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.

Office of Historic Alexandria:

“No comment”

Alexandria Archaeology:

- F-1 Tax records indicate that a free African American household was located on this street face in 1810, but the exact address is not known. The G.M. Hopkins insurance map shows that a structure was present on this lot by 1877. The property therefore has the potential to yield archaeological resources that could provide insight into residential life, perhaps relating to

African Americans, in 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 all site plans so that on-site contractors are aware of the requirement.