

Docket Item #12
BAR CASE #2005-0117

BAR Meeting
June 1, 2005

ISSUE: Alterations

APPLICANT: Gene & Sally Janowski by R.B. Adams & Assoc.

LOCATION: 215 Jefferson Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the brick of the addition be painted a tone or two lighter than the trim color of the historic house.

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

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a number of alterations to the 1967 brick addition to the original federal period house and for a new shed and gazebo to be located towards the rear (north end) of the large yard. The existing addition consists of two parts: a gable roofed hyphen attached to a larger hipped roofed section. The proposed work consists of changes to both sections of the addition to bring in more light and to make it more compatible in appearance with the historic house. All windows will be wood windows with simulated divided lights and 7/8" muntin bars. All trim will be wood. The brick infill will match the existing. Due to the extent of infill, the addition will be painted in a scheme that will relate to the trim colors on the historic house. The work is described in more detail below:

Front (south) elevation

A new gabled dormer window will be added in the center of the hyphen roof. The window will have a six-over-six configuration. The existing multi-light door in first story of hipped roof section will be replaced with a square bay. The bay will project 4' from the face of the building and will be 15' long. It will have three pairs of multi-light casement windows. The long, narrow windows will have 10 lights per sash. The bay will have a brick base and standing seam metal hip roof. The windows will be framed by pilasters. There will be a metal gutter along the edge of the roof and downspouts at the corners. The clipped gable end on the front of the hipped roof section will be removed and the wall will be reconstructed in brick to have a flush gable end. A circular vent with wood louvers will be located in the new gable end wall. The semicircular window in the second story will be removed and replaced with two six-over-six windows with brick jack arches and operable wood louvered shutters.



Figure 1 - Proposed alterations to front elevation of addition

Side (west) elevation

The new square bay will project 4" from the front of the hipped roof addition. It will have a single 10-light window in the west side elevation. A new brick chimney will be located toward the south end of the hip roof. The clipped gable on the hipped roof section will be eliminated and roof will be extended forward to end flush with the front wall. The new roof area will be clad in slate shingles to match the existing.

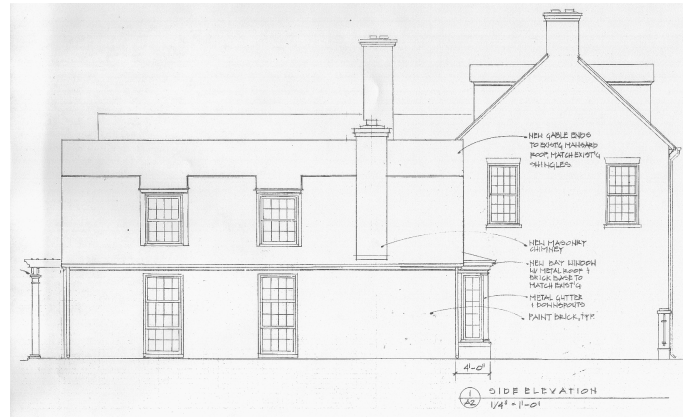


Figure 2 - West side elevation showing proposed alterations to the addition

Rear (north) elevation

The existing doors on the first story of the hipped roof section will be replaced by a new door assembly consisting of a pair of multi-light french doors flanked on either side by a single multi-light door. A wooden trellis will be located just beyond these doors. It will project 4' out from the rear wall and will be supported on four wood columns which will be aligned with the doors. The trellis rafters and crosspieces will have shaped ends. A carriage lamp style light fixture will be located on either side of the new door assembly. As on the front elevation, the clipped gable end of the hipped roof section will be removed and the wall will be reconstructed in brick to have a flush gable end. A circular vent with wood louvers will be located in the new gable end wall. Where there is now a blind brick wall on the second story of the hipped roof section, a new double casement window with 8 lights per sash will be installed. The window will have a brick jack arch and operable wood louvered shutters. The three arched openings along the porch on the first story of the hyphen section will be infilled with large, multi-light arched windows. The area below the windows will be infilled with brick. A second HVAC unit will be added to the roof above the porch. The existing and new unit will be screened by a new wood railing. An existing small window on the west end of the hyphen roof will be removed and replaced by a larger, six-over-six window. A new shed roofed dormer will be added to the east of the existing dormer in the hyphen roof. It will be six-over-six window to match the new larger window to the west.



Figure 3 - Rear elevation showing proposed elevations to addition

Outbuildings

A new storage shed is proposed to be constructed in the northwest corner of the yard against the brick wall along the rear property line. The shed will face south, towards the back of the house. It will be 12' long and 4' deep and will have a shed roof. The shed will be 7' high at its highest point, approximately 1' lower than the brick wall behind it. It will be clad in wood board-and-batten siding and will have a standing seam metal roof. There will be a pair of double doors with strap hinges in the center of the shed's south elevation.

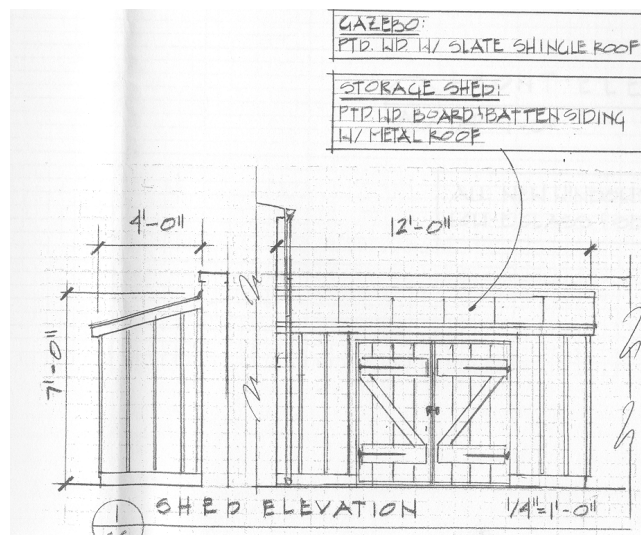


Figure 4 - Proposed shed

A new gazebo is proposed for an area near the northeast corner of the yard. It will be octagonal with a slate roof and wood railing, supports and trim. The gazebo will be 12' across and 16.5' high at the top of the finial on the roof. Both the gazebo and shed will be painted.

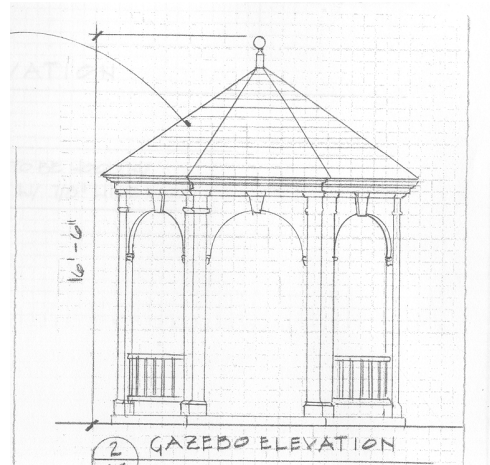


Figure 5 - Proposed gazebo

The house at 215 Jefferson Street is sited on an extraordinarily large lot. The front of the addition is highly visible from Jefferson Street. Views of the rear of the addition are limited to through-block views from Fairfax Street. The gazebo and shed are located approximately 100' and 75' back from Fairfax Street. The rear yard is enclosed by a brick wall approximately 8' high, further limiting visibility from the public right-of-way. The Virginia Department of Historic Resources holds an easement in gross on the entire property.

II. HISTORY:

As discussed in docket item #11, the two-and-a-half story, three bay wide, detached brick house at 215 Jefferson Street was constructed between 1801-1802. The addition to the west was approved by the Board of Architectural Review in 1966 and completed in 1967.

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements.

In the opinion of Staff, the proposed alterations are appropriate and conform to the *Design Guidelines*. The current appearance of the 1967 addition is quite dated. The proposed alterations will make it more compatible with the historic house, while still maintaining a clear distinction between the addition and historic house. The materials and design of the alterations reflect the architectural traditions of the historic district. Much of the proposed work will be barely or not at all visible from the public right-of-way. The shed and gazebo are minor structures placed well back in the large yard. The alterations to the rear of the addition will be visible only in the most limited views.

Staff notes that the *Design Guidelines* discourage painting previously unpainted masonry structures (Paint Colors - Page 1). Staff believes it is appropriate to paint in this case as the alterations will result in significant areas of brick infill that, however well laid, will be obvious unless painted. In addition, Staff notes that the *Design Guidelines* encourage the use of true divided light windows, except for elevations having minimal visibility from the public right-of-way (Windows - Page 2). However, Staff believes the use of simulated divided light windows will be acceptable here as the addition dates to the latter part of the 20th century and the closest

windows will be nearly 16' back from the front property line.

Lastly, Staff notes that the proposed alterations and outbuildings have been approved by the easement holder, Virginia Department of Historic Resources (VDHR). VDHR had only one recommendation: that the brick of the addition be painted a tone or two lighter than the trim color of the historic house so that the trim on the addition may be darker than its body color. Thus, Staff recommends including this comment as a condition of the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following condition:

That the brick of the addition be painted a tone or two lighter than the trim color of the historic house.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The proposed shed is located within 5 feet of the interior lot line and shall comply with C-1 below.

- 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 of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.

- 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 Structural calculations are required to verify the ability of the proposed roof to support the additional weight of the A/C unit.

Historic Alexandria:
No comment.