

Docket Item #8
BAR CASE # 2005-0186

BAR Meeting
October 5, 2005

ISSUE: Addition and alterations
APPLICANT: Thomas & Eileen Schultz
LOCATION: 707 S. Lee Street
ZONE: RM Residential

BOARD ACTION, SEPTEMBER 7, 2005: Deferred prior to the public hearing at the request of the applicant.

whole within a simplified common entablature. Two coach type exterior light fixtures would flank the door and window element.

A blind window opening with closed shutters is proposed for the exposed portion of the north elevation of the addition in the second story to relieve the scale of the otherwise large expanse of wall adjoining the property to the north. A vent will be located in the gable.

A traditional gabled dormer is proposed for the center of the west pitch of the gable roof on the main block of the house. The dormer will be clad in painted wood siding and will have a standing seam metal roof. The new window will be a double hung wood window with simulated divided lights.

The existing shingle roof over the flounder will be replaced with standing seam metal. Two new double hung wood windows with simulated divided lights will be inserted in the newly elongated openings on the first floor of the flounder.

No part of the original north elevation of the flounder which is to be preserved is visible from the street. The north end of the proposed new structure which encapsulates the west end of the 1967 & 1969 additions will be partially visible, as will the west (rear) elevation of the new structure.

II. HISTORY:

As discussed in docket item #7, the house at 707 South Lee Street was constructed as a pair with the house at 709 South Lee Street. The precise date of construction is not known but several datable aspects of the houses and historic map evidence suggest that they were constructed within the last quarter of the 19th century. The simple but dignified facade, coupled with the traditional form of the uniquely local flounder wing, constitute an ensemble in the paired houses with a relatively high, and increasingly rare, degree of integrity of the historic form. However, both houses have been altered over the years with a series of small rear additions.

III. ANALYSIS:

The proposed addition and alterations comply with the zoning ordinance requirements.

The current proposal would incorporate 157 square feet of gross new floor area, including a small area adjacent to the existing 1967 and 1969 additions at the first and second levels and the addition of a second level infill over the 1967 addition and adjacent to the 1969 addition. The proposal revises a plans which were included in the September 7, 2005 docket package but not heard by the Board as the applicant chose to defer just prior to the hearing based on Staff comments which were critical of the disruption of historic fabric and form and the blurring of the historic footprint. The materials submitted with this revision clarify the evolution of the house in plan and serve to make the point that earlier work has already obscured historic fabric in the west elevation of the original flounder wing. Under the current proposal, a partial restoration of the north elevation of the flounder wing would be accomplished in the form of new, historically proportioned sash in lieu of later sash at the first level. The area of existing construction to be encapsulated on the north wall would be limited to the 1967 & 1969 additions, areas of limited to no significance or historic integrity, leaving the original flounder intact. The proposed north

elevation included in the revised submission more clearly delineates the distinction between original construction and the earlier additions, and clarifies greatly the proposed massing of the current proposal.

With this revision to the project, the concerns about preservation of integrity of the flounder expressed in the September 7, 2005 Staff report have been addressed satisfactorily.

Staff believes the design and materials of the proposed new addition are compatible with the historic character of the historic house and surrounding neighborhood and comply with the *Design Guidelines* for residential additions. The new construction will be clearly demarcated from the old and preserved the form of the original house. Staff notes that the windows in the addition will have simulated divided lights. The *Design Guidelines* suggest that simulated divided lights are acceptable for elevations that are well removed from public view (Windows - page 2). Staff believes the use of simulated divided light windows is acceptable here as it is new construction and well removed from the public right-of-way. Similarly Staff does object to the use of simulated divided light windows in the newly elongated window openings of the original flounder section and in the new dormer in the roof of the original main block. The windows of the flounder will be in new, if restored, openings and are in a location that is not visible from the public right-of-way. The dormer window may be visible from the public right-of-way, but at a great remove. The use of the simulated divided light window here will serve to distinguish the dormer as new construction.

Staff notes that the new addition will be clad in fiber cement siding. The Board has adopted the following policy with respect to the product:

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.
6. That BAR Staff may administratively approve the installation of fiber cement siding on *non-historic* buildings (those constructed in 1975 or later).

Provided that the siding is installed so that the nails do not show, the proposed use of fiber cement siding will comply with the Board's policy.

Lastly, Staff notes the comments of Alexandria Archaeology and recommends that they be included as a condition of the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the fiber cement siding be installed so that the nails are not visible; and,
2. That the following statement appear 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 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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-8 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 According to Ethelyn Cox’s *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this property probably dates to the mid-19th century. The lot therefore has the potential to yield archaeological resources that could provide insight

into residential life in early 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-3 The statements in R-1 above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.