

Docket Item #10
BAR CASE #2005-0256

BAR Meeting
November 16, 2005

ISSUE: Additions and Alterations

APPLICANT: Lee Carosi

LOCATION: 519 South Lee Street

ZONE: RM Residential

STAFF RECOMMENDATION:

Staff recommends deferral to restudy the design in order to further reduce the mass and scale. If the Board decides to approve the application, Staff recommends the following conditions be included:

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 and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.
3. The Hardi-plank on the new addition should have a smooth finish, not the proposed “beaded smooth” and the nails should not show in the installation of the siding.

Note: Docket item #9 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a two-story addition at the rear of 519 S Lee Street and to add a second story to an existing one-story side brick porch.

The addition will be visible from South Lee Street and from the side from Gibbon Street. A brick side porch that was added after 1941 will have a second-story addition over the existing porch, which will visible from South Lee Street. There is no alley behind the project.

The addition will have a footprint of 467 square feet and will be constructed directly behind the existing historic property. The existing footprint of the house and side porch is 909 square feet.

Porch:

The existing side porch will be enclosed and an additional story added, with a balcony and railing. On the brick porch, new French-style doors will be placed within the existing arched openings. The new second floor will have Hardi-plank siding on the east elevation, with a “beaded smooth” finish. The second story addition will have a standing seam metal gabled roof, which will intersect with the roof line of the new addition. Brick blind windows and arches set back from the face of the wall 3/4", with rowlock sills on the windows will be located on the north elevation. The new brick on the second story addition will match the existing brick in size, shape, color, texture, and bond pattern. Redwood or PVC trim supports and fascia are proposed for the balcony supports and railing. With the second story addition, this section of the house will have a height of 23' 4 1/2" to the peak of the roof.



Figure 1 Proposed East elevation

New Addition:

The addition will be constructed to the rear of the main section of the historic house, off a later addition with a shed roof. The addition will be 20'2 1/2" wide, with a depth of 20'6". The addition will have a height of 23' 7 5/8" to the peak of the gabled roof. The addition's standing seam metal roof will intersect with the roof of the second story addition over the existing brick porch. On the south side, the addition will maintain a 5' side yard setback as required in the zoning ordinance. On the north side, a portion of the addition will be to the property line, which is allowed under the zoning ordinance.

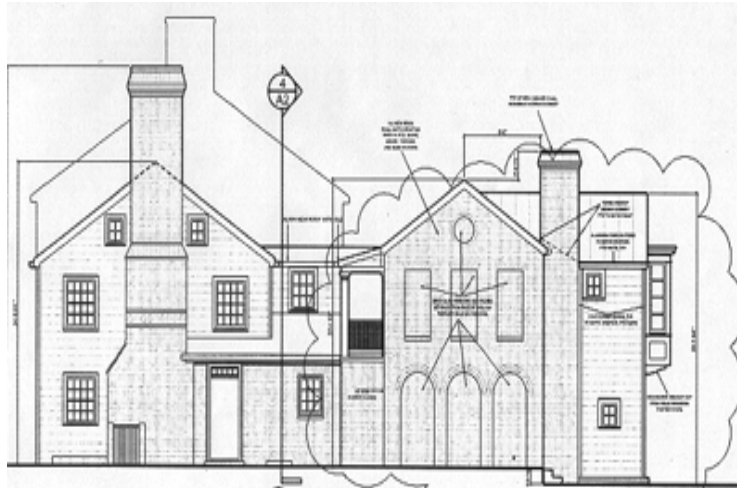


Figure 2 Proposed North elevation

The exterior of the addition as proposed will be "beaded smooth" Hardi-plank with a 7" exposure, painted beige to match the existing siding. All trim on the addition will be either redwood or pvc trim, painted white. All new rake boards, fascias, and soffits shall match the existing. The new soffits will have a 2" slot vent. Lattice will be applied to the new addition, surrounding the arched doors. The lattice will be constructed of 3/4" x 1 1/2" redwood strips painted white, with vertical members attached directly to the siding behind. The west elevation of the addition will have a projecting bay window on the second floor, supported by a decorative bracket cut from solid redwood and painted white. The bay will contain windows on all three sides. It is unclear if these windows will be operable. Three arched-French-style doors with redwood keystones in the trim will be located on both the west and south elevations at the ground level of the addition to provide access to the rear yard. On the west elevation, a four-over-four, double-hung window will be installed on the second floor, and a single French door, with ten lights, on the ground floor. A 22" diameter louvered painted white be located above the second story bay window. The addition will have a new chimney on the north elevation, constructed of brick to resemble the existing chimney.

All new windows and doors will be manufactured by Weathershield, with 7/8" simulated divided light. The windows and doors will have 4 3/4" trim with 4 3/4" thick cap.

II. HISTORY:

According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the two-story frame house was constructed before 1803 by Alexander Veitch (p.93). In 1942, J.D. Mathew, owner and architect, applied for a building permit to renovate the frame house and add a brick chimney, porch, and kitchen addition. The permit and accompanying plans suggest that the windows and window trim were replaced at that time (Building Permit #4636, 7/8/1942).

The Sanborn maps show a one-story rear addition on the 1921 map; however, the 1941 map shows the addition as two-stories.

The current owner came before the BAR in September 24, 2004, and received approval to replace windows on the front and side elevations with true divided light wood windows (BAR Case #2004-131).

III. ANALYSIS

The proposed addition meets the zoning ordinance requirements. The subject property is zoned RM and is a lot of record as of February 10, 1953. Section 3-1108(C)(2) of the zoning ordinance states that any lot of record which is at least 25 feet but less than 35 feet wide is required one 5.00 feet side yard. The applicant will meet this requirement on the south side of the property.

According to the Design Guidelines, "an addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past. To create a differentiation between the existing building and an addition, different traditional materials can be utilized. For example, a wood addition would be appropriate for an existing brick residential structure. In addition, changes in the same building material can be used to create differentiation."

The applicant met with BAR Staff on two occasions to discuss the project. After listening to Staffs' comments, the applicant attempted to reduce the scale and mass of the new addition, so as to not visually overwhelm the rather small scale, historic two-story frame house. While Staff appreciates the efforts of the applicant, Staff is concerned that the addition as proposed still overwhelms the main house and should be reduced in scale. While the height of the addition is less than the height of the main house, the footprint of the addition is more than half the size of the existing footprint of the historic house and side porch. Also, by adding a second-story to the existing brick side porch, the massing of the additions appears even more overwhelming from the vantage point of South Lee Street.

The applicant's use of roof lines, windows light-configurations, and materials helps distinguish the addition from the main house. However, the proposed "beaded smooth" Hardi-plank is not recommended. While Hardi-plank may be used on new construction and additions, it should be a smooth finish. Staff would recommend that the Applicant use a smooth finish as a condition.

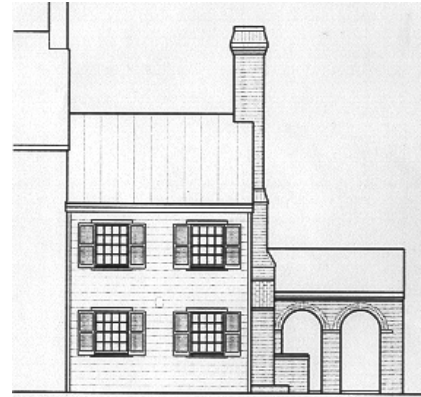


Figure 3 Existing East elevation

IV. STAFF RECOMMENDATION:

Staff recommends deferral to restudy the design in order to further reduce the mass and scale. If the Board decides to approve the application, Staff recommends the following conditions be included:

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 and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.
3. The Hardi-plank on the new addition should have a smooth finish, not the proposed “beaded smooth” and the nails should not show in the installation of the siding.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- 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.

Office of Historic Alexandria:

“Appears to dwarf original structure.”

Alexandria Archaeology:

- F-1 According to Ethelyn Cox’s *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was probably constructed by Alexander Veitch prior to his selling it to George Noble Lyles in 1803. The property therefore has the potential to yield archaeological resources that could provide insight into residential life in Alexandria during the early nineteenth century.
- 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 and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.