

Docket Item # 10
BAR CASE #2006-0034

BAR Meeting
March 15, 2006

ISSUE: Addition and alterations

APPLICANT: Jennifer & Nels Nordquist by Robert Bentley Adams

LOCATION: 408 Duke Street

ZONE: RM/Residential

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. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
3. The applicant should not allow metal detection on this property unless authorized by Alexandria Archaeology.
4. The above statements in 1, 2, and 3 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.

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 an addition and alterations to the residential house at 408 Duke Street.

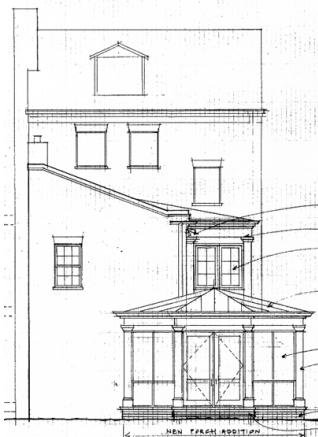


Figure 1 Proposed rear

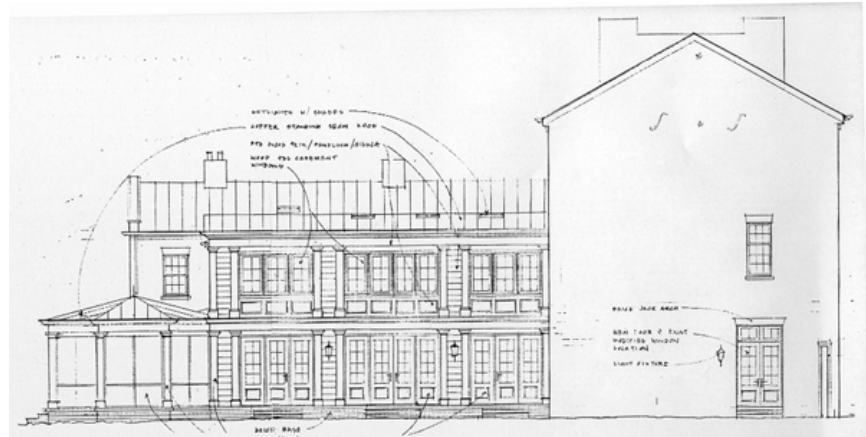


Figure 2 Proposed side

Addition

The proposed addition to the east side of the flounder is proposed to be two stories in height and approximately 36' in length and 7'6" in width. On the east side of the first level the addition will have three sets of multi-light wood doors flanked by wood multi-light sidelights on a brick base. The second level will have a similar configuration of three sets of wood casement windows above wood panels. Each of the door or window divisions will be defined by flanking wood Doric pilasters.

At the south end of the first level of the addition will be an octagonal wood screened porch with a standing seam copper roof. The porch will have wood columns and a pair of wood screen doors on the south end above a brick base. The second level of the addition will have a pair of wood casement windows flanked by wood pilasters

The roof of the addition will be standing seam copper and have three skylights. All of the windows are proposed to be true divided light wood.

Alterations:

An existing window on the east side of the house at the first level is proposed to be enlarged and become a door.

New wood lintels will be added to the existing windows on the front of the house.

A new skylight is proposed to be installed on the east slope of the roof of the flounder section.

A new basement window to infill an existing coal chute is proposed at the front of the house.

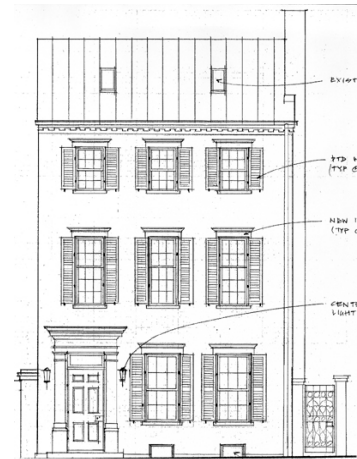


Figure 3 Proposed front

Pergola

A wood pergola is proposed for the southeast corner of the lot. The pergola will be approximately 18' in length, and 10'6" in width and 10' in height. It will be approximately 80% open with beaver tail rafters and wood Doric columns.

II. HISTORY:

As noted in the discussion section for docket item #9, the nucleus of 408 Duke Street dates from the 18th century and it has been expanded, subtracted from and altered a number of times during the 19th and 20th centuries.

III. ANALYSIS:

Proposed addition and alterations comply with zoning ordinance requirements.

Staff notes that there was a substantial addition on the east side of the main historic block and the flounder that was extant in the period 1896-ca. 1970. Thus, a large addition on the east side of the building and the rear flounder has been an integral part of the footprint of the house for much of its existence.

The proposed addition is minimally visible from Duke Street. The nearly 7' high brick wall on Duke Street to the east of the historic main block obscures views from Duke Street and the rear brick wall obscures views from nearly any area to the rear of the house. Because of the brick wall on Duke Street the only section of the new addition that will be visible is the second level. Staff also notes that the surface parking lot to the rear of the house is private property. Thus, the area to be encapsulated to permit construction of the new story two porch addition on the east

side of flounder will largely not be visible from the public right-of-way. The one story screened porch will not be visible from the public right-of-way.

Staff also notes that there are numbers of houses in the historic district whose rear flounders have side porches. For example, the house two properties to the west at 412 Duke Street has an open side wood porch attached to the flounder section which is similar in design, materials and size to that proposed in this application.

Based upon these factors, Staff has no objection to the proposed addition to the east side of the flounder.

Staff has no objections to the proposed alterations of the first floor window to a door, the infill of the coal chute on the front of the house, the new windows lintels nor to the new skylight on the roof of the flounder section. Likewise, Staff has no objection to the pergola which is similar to a number of other pergolas that have been approved by the Board in recent years.

Staff notes the recommendations of Alexandria Archaeology and has included them as a condition.

IV. 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. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
3. The applicant should not allow metal detection on this property unless authorized by Alexandria Archaeology.
4. The above statements in 1, 2, and 3 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.

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.

Historic Alexandria:

“No comment on addition & alterations. Does City Arborist need to be contacted about the tree to the side of the house?”

Alexandria Archaeology:

- F-1 According to Ethelyn Cox’s *Historic Alexandria Street by Street, A Survey of Existing Early Buildings*, the nucleus of the house on this lot was owned and occupied by Dr. Elisha Cullen Dick in 1796. Insurance records from the late 18th and early 19th centuries show a kitchen, smoke house, and stable on the property. Later, the house was the home of Kate Waller Barrett. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in historic times.

- 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 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
- R-3 The applicant should not allow metal detection on this property unless authorized by Alexandria Archaeology.
- R-4 The above statements in R-1, 2, and 3 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.