

Docket Item #21
BAR CASE 2006-0049

BAR Meeting
March 15, 2006

ISSUE: Addition
APPLICANT: B.J. Anderson
LOCATION: 412 Gibbon Street
ZONE: RM Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the fiber cement siding be smooth and that the nails not show in the installation;
2. That the following 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:
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.

NOTE: Docket item # 20 must be approved before portions of 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 the existing two-story brick-faced house. The proposed addition will replace the existing one story rear ell. The addition will extend across the full width of the lot (15'-7 1/2") and will extend back 16'-6" from the main block. The second story of the addition will be setback from the first to allow for a full width porch at the second story. The addition will continue the slope of the flat roofed main block. On both the first and second stories, a pair of multi-light french doors will be centered in the rear (south) facade and will be flanked on either side by multi-light casement windows. The addition will be clad in fiber cement siding with a 6" reveal. The doors will have exterior light fixtures on either side. The drawings depict these as cannister type lights. The windows and doors will be wood as will the trim. According to the applicant, the windows and doors will have simulated divided lights. There will be a wood and steel railing with simple vertical pickets on the second story porch. There will be an aluminum gutter across the rear and a downspout on the west corner. The flat roof will be covered in a membrane system, but is not expected to be visible. The siding, windows, trim, railing, gutter and downspout will all be painted. Paint colors were not provided.

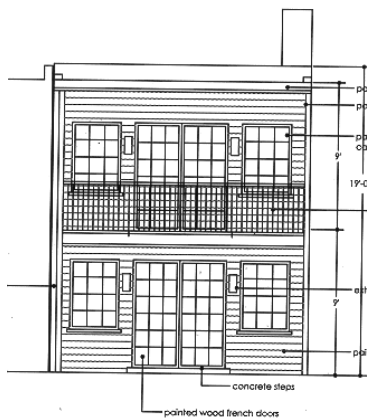


Figure 1 - Rear elevation

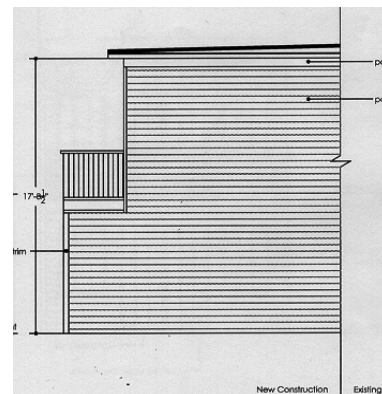


Figure 2 - East side elevation

The west side wall of the proposed elevation will abut the existing east wall of the house at 414 Gibbon Street for its entire length and will not be exposed. On the other hand, the east wall of the proposed addition will be exposed for its entire 16'-6" length. As the wall will be on the lot line, no penetrations are permitted by code. The east wall will be clad in the same fiber cement siding as the rear facade.

The rear of the house is not visible from the public right-of-way now. The end of the proposed new addition will be visible in views from Royal Street.

II. **HISTORY:**

As discussed in docket item #20, 412 Gibbon Street is a two story, flat front, brick residential rowhouse constructed in 1954 as one of a group of three identical rowhouses (406, 408 and 412 Gibbon Street). The Board has approved a number of two story additions for houses on the 400 block of Gibbon Street, including one for 406 Gibbon Street.

III. **ANALYSIS:**

The proposed addition complies with the zoning ordinance requirements.

Staff believes the proposed addition is acceptable. The addition will be minimally visible from Royal Street. It is reasonable in size and is compatible with the existing house and neighboring properties in its mass, scale, materials and architectural detailing. Staff notes that the applicant intends to use simulated divided light windows. According to the *Design Guidelines*, true divided light windows are preferred, but simulated divided light windows are acceptable where they will have minimal visibility from the public right-of-way, as in this case (Windows- Page 3).

The addition will use fiber cement siding. The Board has adopted the following policy with respect to the 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.
6. That BAR Staff may administratively approve the installation of fiber cement siding on *non-historic* buildings (those constructed in 1975 or later).

The siding will be used on new construction and thus meets the item #1. However, Staff notes item #s 4 & 5 and recommends that they be included as a condition of the approval. 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 smooth and that the nails not show in the installation;
2. That the following 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:
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 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 the block bounded by Gibbon, Royal, Franklin and Pitt streets

was owned by Stephen Shinn in 1850 and contained a stable. Houses were present on the 400 block of Gibbon by 1877 according to the G.M. Hopkins insurance map. The property therefore has the potential to yield archaeological resources that could provide insight into life 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 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.