

Docket Item # 16
BAR CASE # 2007-0293

BAR Meeting
January 17, 2007

ISSUE: Addition & Alterations
APPLICANT: Kathleen Trepper by Robert Bentley Adams
LOCATION: 635 South St. Asaph Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. That the nails not show in the installation of the siding;
2. That smooth (not wood grained) siding be installed;
3. 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; and
4. 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.

(Insert sketch here)

NOTE: Docket Item # 15 must be approved before this item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations and a new rear two-story addition for 635 South St. Asaph Street. The project consists of removing the existing rear one-story concrete block addition, removing a portion of the existing rear (west) wall at the second floor, and removing and relocating several windows and doors on the south elevation. The new addition will be constructed to both side property lines of 635 South St. Asaph Street.



Figure 1 - Proposed west (rear) elevation

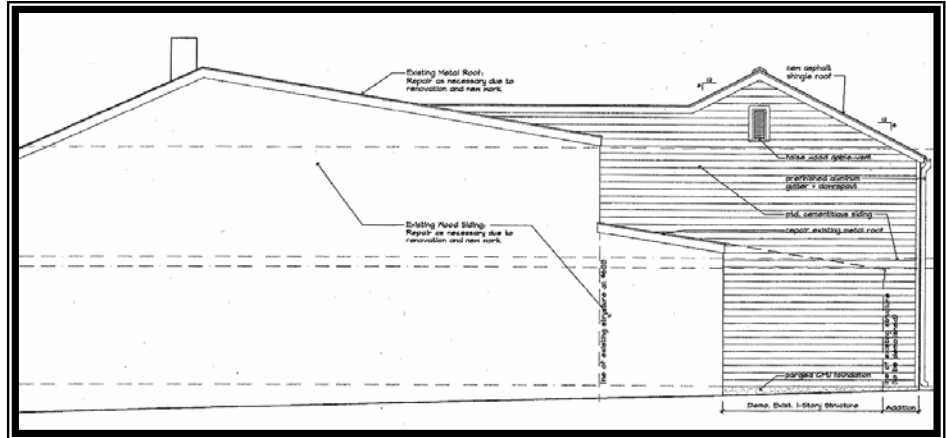


Figure 2 - Proposed north elevation

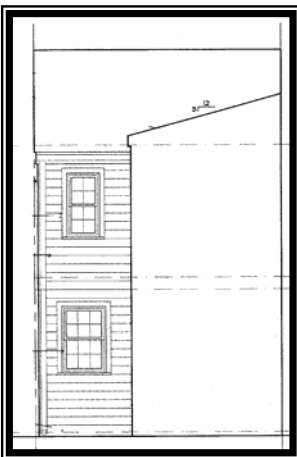


Figure 3 - Proposed east (front) elevation

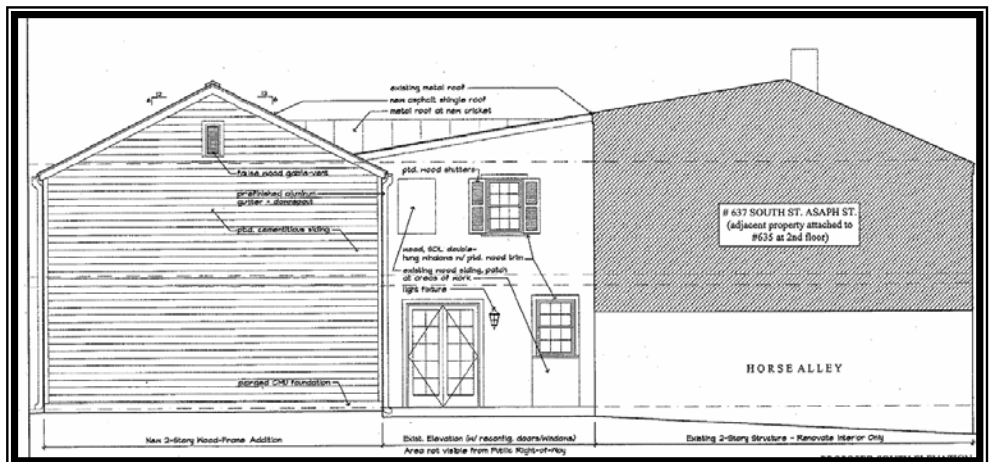


Figure 4 - Proposed south elevation

The two-story wood frame-addition will be clad in cementitious siding and will have a side-gable roof, covered in new asphalt shingles. A new flat-seam metal cricket roof will be installed between the new addition and the existing house. Prefinished aluminum gutters and downspouts will be located on the ends of the addition. The rear (west) elevation will have wood, simulated divided light double French-style doors, with flanking sidelights at the ground level. Carriage-style light fixtures will be located on either side of the new doors. A paired wood simulated divided light double-hung casement window with wood trim will be centered on the second floor of the addition's rear elevation. On the front (east) elevation of the new addition, one window will be located on the ground level and one on the second floor. The windows will be wood, simulated divided light double hung windows with wood trim.

The alterations to the existing south elevation are not visible from the public right-of-way and are therefore outside the purview of the Board.

II. HISTORY:

According to Ethelyn Cox in Historic Alexandria Street by Street, the two story, gable roofed, frame house was constructed in the early 19th century as a double house with 637 South Saint Asaph (p. 166). The two houses share a horse alley and are part of a cluster of 19th century houses in the 600 block of South Saint Asaph. Staff could not locate any record of prior BAR reviews for this property. Sanborn mapping indicates that the main block and rear ell were extended between 1921 and 1941 and is seen in the existing two story construction. The single story, wood sided, cinder block addition was added subsequently.

III. ANALYSIS:

The proposed additions and alterations comply with the zoning ordinance requirements. Section 3-1108(C)(3) of the zoning ordinance states that no side yards are required on lots of record less than 25 feet in width.

Staff believes the proposed additions and alterations are acceptable and comply with the Design Guidelines. The addition is relatively modest in size, adding a total of 391 gross square feet to the existing 1154 gross square feet. The application proposes to clad the addition in fiber cement siding. The Boards have developed the following policy regarding the use of fiber cement:

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 (not wood grained) siding be installed.

As the addition is new construction, the use of fiber cement is acceptable. Items 4 and 5 should be noted and included in the conditions of the approval. Staff believes the use of simulated divided light windows is entirely appropriate here as the windows will be installed in new construction and will not be readily accessible to public view. The alterations consisting of window and doors reconfigurations on the south elevation are not visible from the public-right-of-way. Lastly, Staff notes the comments of Alexandria archeology and recommends that they be included in the conditions of the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. That the nails not show in the installation of the siding;
2. That smooth (not wood grained) siding be installed;
3. 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; and
4. 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.

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.

Historic Alexandria:

No Comments.

Alexandria Archaeology:

- F-1 According to *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buidlings* by Ethelyn Cox, the house on this property dates to the early 19th century. Tax

January 17, 2007

records from 1810 and 1850 indicate that there were free African American households on this street face, but the exact addresses are not known. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19th-century Alexandria, perhaps relating to free African Americans.

- 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.