

Docket Item # 4  
BAR CASE #2006-0108

BAR Meeting  
February 21, 2007

**ISSUE:** New single family dwelling

**APPLICANT:** Richard Bywater

**LOCATION:** 508 North Quaker Lane

**ZONE:** R-20/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval with the following archaeological conditions:

- 1) To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant to complete an Archaeological Evaluation. Contact Alexandria Archaeology to obtain a scope of work for this investigation. If significant resources are discovered, the consultant must complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
- 2) All archaeological preservation measures must be completed prior to ground-disturbing activities (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). To confirm, call Alexandria Archaeology at (703) 838-4399.
- 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.
- 4) The statements in C-2 and C-3 above 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 requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for a new single family house at 508 North Quaker Lane. The Old and Historic Alexandria Board of Architectural Review has been given the authority to review the application for compatibility as a result of the approval of the Development Special Use Permit for cluster construction of single-family residential dwelling, approved by the Planning Commission on September 5, 2000 (DSUP Case # 2000-0022).

The proposed house is located on Lot 8 of the Battery Heights subdivision of the estate of Dorothy S. Goodman. The Goodman House, a 19<sup>th</sup> century farmhouse extensively remodeled by its former architect/owner, Charles Goodman, is situated on Lot 1, immediately adjacent to and behind Lot 8, the location of the proposed new house. Other newly created lots are located to the west of the subject lot on Malvern Court off of Trinity Drive. Each has been developed with a single family house.

For this proposal, the applicant has chosen to use a combination of Tudor Revival and French Eclectic design influences to develop the exterior architectural style of the house.

Discernable architectural features utilized for the new house's design include steep hipped and intersecting gable roofs, an asymmetrical front façade with multiple front gables, a dominant front chimney, use of mixed materials, and rounded tower elements on secondary elevations.

The proposed two-story frame with full basement, single-family house has a total square footage of 8,123. It will be situated more or less in the center of the 23,452 square foot lot and will face North Quaker Lane. The house will be located approximately 50'5" from the North Quaker Lane (the DSUP requires a minimum of 40' front yard setback adjacent to Quaker Lane.) There will be a 25'2" sideyard setback on the south side of the lot and a 60'1" setback on the north side of the lot. Approximately 60' separates the proposed house from the Goodman House. The height of the house will be 34'6" to the ridgeline, and 27'4" to the midpoint of the gable roof. The primary façade is 69'4" in width and the side elevations are approximately 55' wide. The first floor will have a 10' floor height exterior expression, while the second floor will have 9' height exterior floor expression. The footprint of the house is somewhat L-shaped.

The front (East) elevation is characterized by an asymmetrical façade, with three gabled projecting elements at the second floor, with a large steep pitched hipped roof. Within each of the gabled elements, a large grouping of casement windows is located on the ground level with a single window

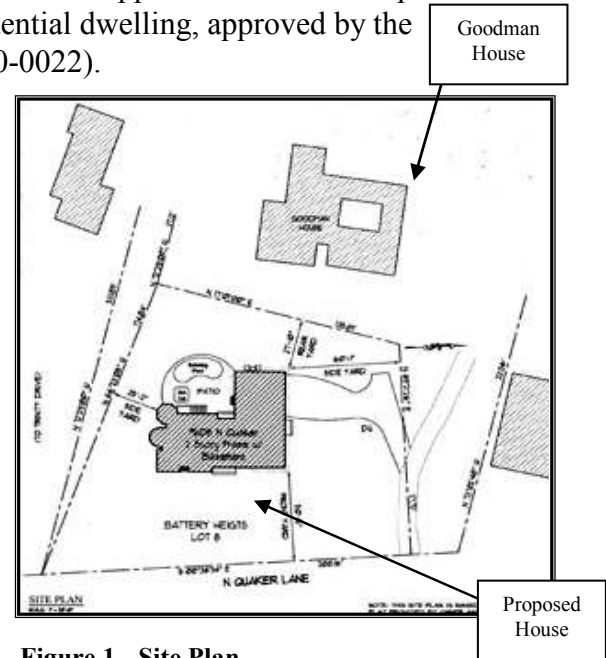


Figure 1 - Site Plan



Figure 2 – Front (East) Elevation

located above at the second level. The two first floor windows on the left side of the façade have an arched element while the two other first floor windows to the right side are squared. The front door is a paired French-style door under a portico formed by the extension of the gable element from the center, and supported by a single column. A stacked stone chimney is located on the front façade, to the left, between two of the gabled elements. The first level has the stacked stone veneer, with Hardiplank used for the second floor.

The North elevation contains the double garage. The asymmetrical character of the front façade is echoed on the north elevation, with a combination of gable elements and a flat roofed corniced section over the garage entrances. A portico side entrance with paired French-style doors provides access for this elevation. The South elevation, creates the ell and continues the asymmetrical design expression, while incorporating two rounded, “tower” elements, both two stories in height, with conical roof shapes. One “tower” elements has three narrow casement windows at the ground level. The second “tower” element is open on the second level, creating a covered porch area.

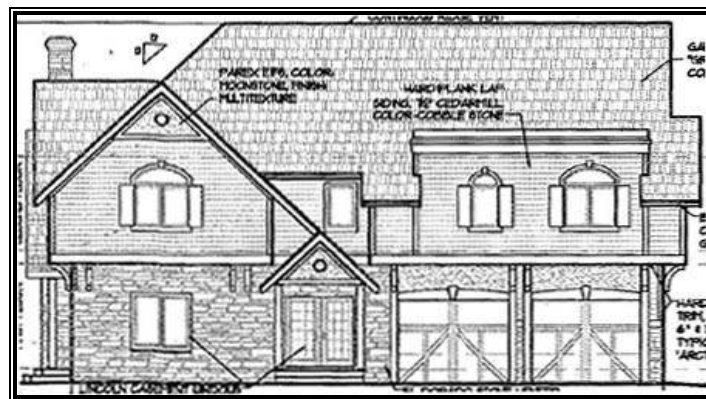


Figure 3 - North Elevation

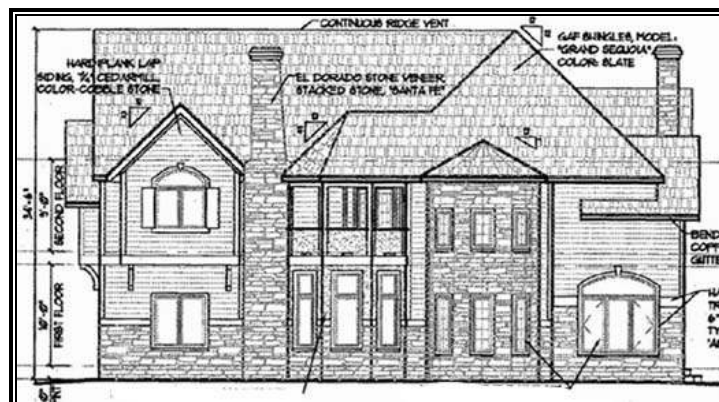


Figure 4 - South Elevation

The rear (West) elevation again utilizes an asymmetrical elevation, with intersecting gabled and tower elements. A pair of French-style doors provides access at the ground level. The second level of the tower serves as a covered porch. The window pattern on the rear elevation includes paired casements and single windows. The ground level of the tower feature includes long narrow casement windows.



Figure 5 - Rear (West) Elevation

For the exterior materials, the applicant is proposing to use a combination of Hardiplank and El Dorado Stone veneer as a base. A Parex EIFS material in a Moonstone color will be used at the top of some of the gable elements. The stacked stone veneer is in model called “Santa Fe”. Trim will be both Azek Hardiplank. The windows will be Lincoln Casement windows, in a single pane configuration for the majority of the windows. The roof material is GAF synthetic shingles in the “Grand Sequoia model” in a slate gray color. Bendtek copper gutters and downspouts in a “K-style” will be used at the eaves of the roof. All trim will be an off white color. Exterior light fixtures will be cast aluminum lantern, in the “Manchester” model, with a golden amber finish, manufactured by Progress lighting. The applicant has provided a materials sample board.

## II. HISTORY:

The proposed house is located on the lot that fronts the Charles Goodman House. The lot was created as a result of a subdivision that allowed for a cluster development of single-family houses on the lots that were created by dividing the Goodman estate into the Battery Heights subdivision.

The nucleus of the Goodman House appears from the architectural detailing to have been constructed as a two story frame Victorian era, with Italianate details in the late 19<sup>th</sup> century. In 1952, Charles Goodman bought and remodeled the house with an International style, glass walled addition, while retaining intact the basic foursquare form of the original 19<sup>th</sup>-century building. Charles Goodman is considered to be one of the leading modernist architects in post World War II America. The addition to the original house designed by Goodman was carefully sited to form an outdoor room on the west side, with water features and planters. Goodman also worked with renowned landscaped architect, Daniel Kiley, to create a landscape design for the property that integrated the modernist design into the landscape. Evergreen trees

were planted to screen traffic and adjacent dwellings and formed a backdrop for outdoor sculpture. Kiley is remembered for working with international architect, I. M. Pei on the East Wing of the National Gallery of Art in Washington, D.C.

As stated previously, the Goodman estate was subdivided in 2000 under a Development Special Use Permit for Cluster development of single-family residential dwellings. One of the conditions of the approval was that the developer would save the existing historic dwelling, the Goodman House, and support its nomination to the 100-Year Old Building List. Also, any exterior changes to the Goodman House or construction on the newly created lot would require review by the Old and Historic Board of Architectural Review. The Goodman House has not been listed as a 100-Year Old Building to date.

### **III. ANALYSIS:**

The proposed new residential building complies with zoning ordinance requirements.

As stated previously, the Board is looking at this project as a condition of the DSUP approval of the cluster development resulting from the subdivision of the Goodman Estate. The condition states: "Any exterior changes to the building or construction on the building lot (the newly created lot) shall be submitted for review by the Board of Architectural Review. No further guidance was provided in the condition of approval.

The applicant and their architects have been working with Planning & Zoning staff, including the City Architect, since May of 2006, to develop a proposal that meets the requirements of the DSUP and one that is compatible in terms of mass, scale, and architectural expression with the area along North Quaker Lane.

One of the challenges with this project is that a formal context study has not been conducted to identify and compare the residential buildings located along North Quaker Lane. While some historic resources are located in the area, including the Goodman House, the development in the area is very different from the usual context of which the Board of Architectural Review makes decisions. No design guidelines have been developed for this area. The project is located along North Quaker Lane with a variety of housing sizes, styles and types. The range of styles include ranch, Tudor Revival, Colonial and Federal Revival.

Since the review of this proposal is an unusual situation, Staff believes that the proposed house is appropriate in this context and recommends approval. Due to the variety of scale and massing found in the area, the proposed size and massing of the new house appear to be compatible, within the context. The design uses cues from architectural styles found in the area, including Tudor Revival, without slavishly copying a particular building or style. While Staff would prefer that more historically appropriate materials would be used in the project, Staff recognizes that the project is set 50' from North Quaker Lane and that the modern materials will not be readily accessible, either visually or by touch, from the public.

**IV. Recommendations:**

Staff recommends approval with the following archaeological conditions:

- 1) To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant to complete an Archaeological Evaluation. Contact Alexandria Archaeology to obtain a scope of work for this investigation. If significant resources are discovered, the consultant must complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
- 2) All archaeological preservation measures must be completed prior to ground-disturbing activities (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). To confirm, call Alexandria Archaeology at (703) 838-4399.
- 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.
- 5) The statements in C-2 and C-3 above 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 requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

**CITY DEPARTMENT COMMENTS**

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

**Code Enforcement:**

- F-1 The re-submitted plans for the proposed structure appear to meet the allowable height and area requirements of the USBC. Height and area calculations shall be verified at time of Building Permit application which may require additional code requirements.
  
- 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 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-6 Permission from the 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-7 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

**Alexandria Archaeology:**

- F-1 This property is situated on Duke Street near a battery and rifle trench constructed by the Union Army during the Civil War. The property therefore has the potential to yield archaeological resources that could provide insight into military encampments along one of the main transportation corridors out of the town.



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- C-2 All archaeological preservation measures must be completed prior to ground-disturbing activities (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). To confirm, call Alexandria Archaeology at (703) 838-4399.
- C-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.
- C-4 The statements in C-2 and C-3 above 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 requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
- C-5 Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- C-6 If warranted by the City Archaeologist, the developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property.
- C-7 If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.
- R-1 All archaeological work will be carried out in accordance with the *City of Alexandria Archaeological Standards and is subject to the approval of the City Archaeologist*.
- R-2 The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

**T&ES:**

1. A PLOT PLAN showing all improvements and alterations for the site shall be reviewed and approved by T&ES prior to issuance of a building permit. (T&ES)
2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
4. An erosion and sediment control plan must be approved by T&ES, including posting an E&S control bond, prior to any land disturbing activity greater than 2500 square feet. (T&ES)

**CODE REQUIREMENTS**

- C-1 All utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-2 Pay sanitary sewer tap fee prior to issuance of a building permit. (Sec. 5-6-25.1)
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)
- C-4 Roof drains and sub-surface drains shall be connected to the city storm sewer system, if available, by continuous underground pipe. (Sec. 8-1-22)