

Docket Item # 10
BAR CASE # 2007-0086

BAR Meeting
June 6, 2007

ISSUE: Addition and alterations

APPLICANT: Michael Zarlenga

LOCATION: 210 King Street

ZONE: KR/King Street Retail

STAFF RECOMMENDATION:

Staff recommends:

- A. Approval of the original raked addition proposal with the following conditions:
 - 1. The historic roof trusses, deck and framing system be re-used;
 - 2. The brick for the addition be smooth and straight edged and visually different from the existing brick;
 - 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.
- B. In the alternative, if the Board prefers to approve the revised proposal, that proposal must be deferred pending compliance with the zoning ordinance with respects to the rooftop HVAC equipment.

(Insert sketch here)

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 alterations and an addition to the rowhouse at 210 King Street. These include the following:

- **Addition above roof of the of existing flounder**

A new raked roof addition is proposed to be added above the one story rear flounder in order to expand useable retail space for the existing retail business. Two alternatives for the size of the addition have been presented. The original proposal expands the maximum height of the flounder by approximately 5' to a point 4' above the highest point of the adjacent flounder to the east at 206/208 King Street. The second proposal limits that increase in height to approximately 1' with the maximum height no greater than that of the adjacent flounder. The larger increase in the height of the addition maintains the current angle of the existing flounder roof while the smaller height increase proposal considerably flattens out the angle of the roof pitch.

On the higher original proposal the north end of the roof is notched for a mechanical well or trough to screen rooftop HVAC equipment. The roof form on the revised proposal is the same height from south to north and therefore does not provide the necessary height to provide a mechanical well for rooftop equipment. The mechanical equipment therefore is proposed to be located on a platform above the surface of the roof.

Under either proposal the existing early 19th century brick cornice is preserved and a brick addition is built above. The northern section of this addition will have ribbon windows with a green tint directly below the new increased cornice height with metal cote panels below (with slate panels proposed as an alternative). Toward the south end of the new addition two larger asymmetrical windows are proposed.

The south end and the rear of the new addition will be brick. At the rear elevation a brick soldier course is proposed to differentiate between the original flounder construction and the new addition. One casement window is proposed on the rear of the new addition.

The roof of the new addition will be standing seam metal in a gray color.

The applicant has provided a sample panel detailing all of the material selections.

- **West and rear wall of existing flounder**

On the first level of the west wall new casement windows will be installed in existing openings and a new door installed in an existing opening and on the rear wall one new casement window will be installed in an existing opening.

- **Alterations to main historic block**

The existing windows and entry doors will be restored. A new standing seam metal roof and gutters will be installed.

II. HISTORY:

As noted in the History Section of docket item #9, 210 King Street is a three story brick rowhouse with a one story brick ell dating from the late 18th/early 19th century.

III. ANALYSIS:

The proposed alterations and additions comply with the zoning ordinance requirements. The Board of Zoning Appeals approved a variance for the zone transition setback requirement on 5/10/2007 with the following motion:

To approve with the condition that the new flounder roof be an appropriate height when viewed with the adjacent flounder roof at 206 King Street.

Thus, the Board of Zoning Appeals approved a building envelope that is sufficiently flexible to permit the increase in height of the roof under either proposal.

However, the rooftop mechanical equipment depicted in the revised proposal does not comply with the Zoning Ordinance requirements. The Zoning Ordinance provides that either rooftop mechanical equipment be screened or that the Board approve a waiver of such screening.

As staff has previously stated, the flounder form is an iconic example of Alexandria architecture. So much so that flounder revival can be identified as a distinct style of contemporary architecture through the city.

Staff does have concerns about adding onto any existing historic flounder. Additions to flounders in the historic district need careful design attention so that their historic form and visual distinctiveness are not eroded.

Staff believes that the addition design presented in the original proposal is appropriate. Staff is concerned about the divergent forms for the second floor addition presented by the two options in the drawings. In the view of staff, maintaining the flounder form is very important. Without the distinctive angle of roof rake the flounder form loses its visual integrity and becomes merely a plain box. Therefore, staff believes that the more steeply angled roof form presented in the originally submitted drawings is strongly preferable to the almost milquetoast approach to the roof form presented in the later option which maintains the height at a point no greater than the adjacent building. The shallow angle of the second option effectively obliterates the visually distinctive form of a flounder ell and, therefore, dilutes the associational values with Alexandria architecture.

The west wall of the addition will be minimally visible down the walkway along the west property line. The materials proposed for the treatment of this west wall of the addition, lead cote metal (or slate) and large tinted ribbon windows, are clearly contemporary in nature and will bespeak the different centuries in which each section was constructed. In the opinion of staff, the introduction of substantial expanses of glass on new additions to historic buildings clearly sets off a new addition from the old and has been approved by the Board on a number of occasions. For example, the Board approved a new glass hyphen at the Alfred Street Baptist Church as a means of transitioning between the old and the new area. At the new addition at 101 Wales

Alley the Board approved a new glass enclosed atrium as both a transition piece and as a means of preserving public view of an 18th century warehouse. Thus, staff has no objections to the materials proposed for the wall of the addition. The proposed standing seam metal roof is a traditional roof covering system in the historic district.

However, staff is somewhat concerned about the brick selected for the addition. In the opinion of Staff the brick proposed is visually close to the existing brick. Staff would strongly prefer a smooth, straight edge brick in a uniform color for the addition so that there will be an unmistakable differentiation between the historic flounder and the new addition. For example, the rooftop addition for the flounder at 210 North Fairfax Street used visually dissimilar brick and staff believes that this addition displays substantial visual distinction between the existing and the addition.

Staff has no objections to the restoration efforts proposed for the King Street façade.

IV. STAFF RECOMMENDATION:

Staff recommends:

- A. Approval of the original raked addition proposal with the following conditions:
 1. The historic roof trusses, deck and framing system be re-used;
 2. The brick for the addition be smooth and straight edged and visually different from the existing brick;
 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.
- B. In the alternative, if the Board prefers to approve the revised proposal, that proposal must be deferred pending compliance with the zoning ordinance with respects to the rooftop HVAC equipment.

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 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-5 New construction 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.

Historic Alexandria:

No comments received.

Alexandria Archaeology:

- F-1 Historical documents indicate that mixed commercial/residential structures were present on this street face by the end of the 18th century. According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was built around 1800 by John Ramsay. Tax records from 1810 note that James Sanderson, a merchant, occupied the building, which was still owned by Ramsay. The property therefore has the potential to yield archaeological resources that could provide insight into residential and commercial activities in the core of the 18th and early 19th-

century town.

- F-2 Ground disturbance associated with this project is minimal and will occur in the vicinity of the existing basement stairs. To insure that significant information about Alexandria's past is not lost as a result of this project, the following actions are recommended:
- R-1 Call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that an inspection schedule for city archaeologists can be arranged.
- R-2 Call Alexandria Archaeology (703/838-4399) immediately if any buried historic structural remains (wall foundations, cisterns, wells, privies, 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 to record the finds.
- R-3 The applicant must not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-4 The requirements stated in R-1, R-2 and R-3 above, must be included in the General Notes of all site plans, as well as on all site plan sheets that include ground disturbing actions. Additional statements may be required to be included on the Final Site Plans by Alexandria Archaeology.