

Docket Item #23
BAR CASE # 2007-0098

BAR Meeting
October 3, 2007

ISSUE: Addition and alterations

APPLICANT: Laurie Lowe and Carl Gudenius by Robert Bentley Adams & Associates

LOCATION: 323 North St. Asaph 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; and,
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. above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

(Insert sketch here)

Note: Docket item #22 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 rowhouse at 323 North St. Asaph Street.

Addition

The proposed addition is approximately 22' in length and runs lot line to lot line at a width of 15'. The addition is the full height of the existing house, three stories including the full height English basement. The addition will add approximately 954 square feet to the existing 1446 square foot house including the area in the new basement.

The addition is basically rectangular with a light well cut out next to the existing house. This light well area is approximately 5'6" in width and 3' in depth. The roof of the addition will extend onto the rear slope of the roof of the existing house. The main area of the addition will have a gable roof with an 8/12 pitch.

On the north face of the recessed area of the light well there will be one four-over-four window on the first level and a similar window on the second level. On the west face of the light well there will also be similar windows on both levels which will be inserted into the main historic block and on the east face a similar window on the first level only.

The east elevation at the basement level will be brick with a multi-light French door with multi-light sidelights of the same size. The first level has three ganged nine-over-nine windows and the third level has a pair of six-over-six windows as part of through-the-cornice shed dormer.

There is no fenestration on either the north or south elevations of the new addition. On both the north and south elevations there will be fixed louvered shutters at the second level to add visual interest.

The roof of the addition will be standing seam metal. The addition is proposed to be clad in cementitious siding.

The windows that are proposed to be used will be wood with simulated divided lights.

The addition will be painted to match the existing house colors.

Alterations

A new fence is proposed to be constructed along the south property line and toward the rear of the lot. This fence is proposed to match that existing on the north side of the property and the new gate will be similar with a hinged opening.

II. HISTORY:

As noted in docket item #22, 323 North St. Asaph Street is a two story, two bay frame vernacular residential rowhouse that was constructed between 1858 and 1867 with late 20th alterations.

It was constructed together with the adjacent rowhouses at 321 and 319 and the properties share common chimney structures.

In the past the Board has approved rear additions to the houses along this side of the 300 block of North St. Asaph Street. Most recently, in 2004 the Board approved a rear addition to the combined houses at 313 and 315 North St. Asaph Street (BAR Case #'s 2004-818 & 183, 9/1/2004).

III. ANALYSIS:

The proposed addition and alterations comply with the zoning ordinance requirements.

In the opinion of staff, the design of the addition is appropriate and generally meets the recommendations of the *Design Guidelines*. The addition is at the rear of the existing house and is not visible from the principal street front and thus does not appear to visually overwhelm the main historic block. It uses historic forms generally found throughout the historic district along with modern materials which are appropriate for 21st century additions.

Staff notes that cementitious siding is proposed. The following are the guidelines adopted by the Board for the use of such 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.

These conditions will be met.

Thus, staff concludes that overall the design of the addition is appropriate and recommends approval.

Staff notes the comments of Alexandria Archaeology and has included them as conditions.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

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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 above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

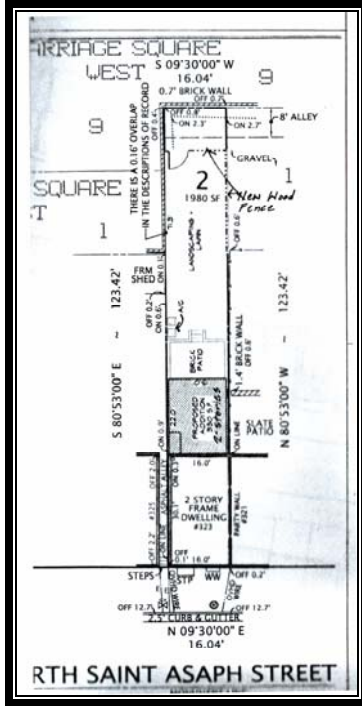


Figure 1: site plan

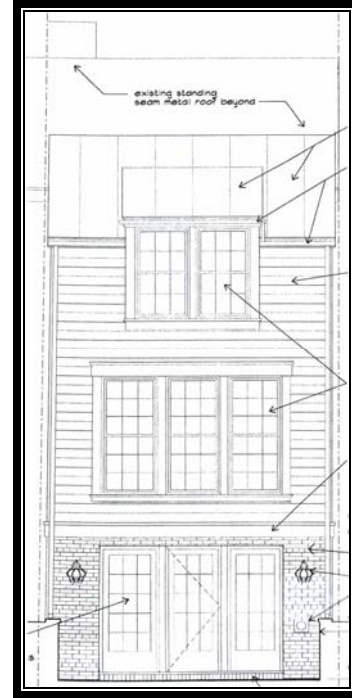


Figure 2: proposed east elevation



Figure 3: proposed west elevation

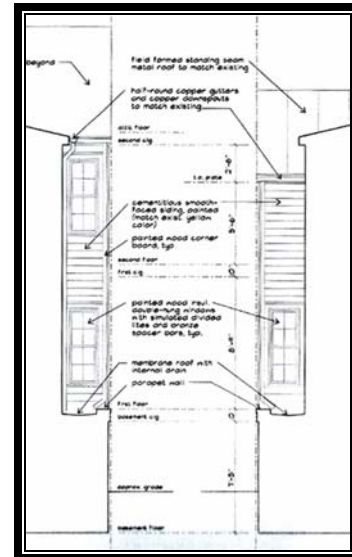


Figure 4: proposed light-wells, east elevation

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:

Approve with wood clapboards.

Alexandria Archaeology:

- F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot dates to the mid-nineteenth century. Tax records

from 1850 indicate that there was a free African American household on this street face, but the exact address is not known. The property therefore has the potential to yield archaeological resources, perhaps relating to African Americans, that could provide insight into residential life in nineteenth-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. above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

Transportation & Environmental Services:

- F-1 An approved Plot Plan must be attached to the building permit application. This determination is based on the change in grade of 12-inches or greater, changes to existing drainage patterns and the existence of current drainage problems in the vicinity. (TES)
- R-1 The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (TES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (TES)
- R-3 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (TES)
- R-4 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (TES)
- R-5 Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (TES)