

Docket Item # 20
BAR CASE # 2007-0230

BAR Meeting
November 14, 2007

ISSUE: Additions and alterations

APPLICANT: Andrew Saltonstall

LOCATION: 113 South Lee Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends:

1. Deferral for restudy of the addition and alterations to the historic main block; and,
2. Approval of the remaining additions and alterations with the following conditions:
 - a. The applicant/developer shall 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.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
 - c. The statements in Conditions 2a and 2b above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheet piling and Shoring) 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)

NOTE: Docket item #19 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for additions and alterations to the freestanding residential townhouse at 113 South Lee Street. The additions and alterations include:

Main Historic Block

A new two story brick and frame addition will be constructed at the west (rear) elevation and will extend from the two story hyphen to within 3'2" of the north side of the house. This addition will have two six-over-six windows on the north elevation, one on each level.

An existing window on the third floor on the north side will be enlarged.

The existing windows on the south side will be replaced with new windows.

Connector/Hyphen

A new two story will be constructed on the north and east side of the connector.

Rear Addition

South elevation

A one story addition will be constructed on the south side at the west end of the rear addition. The addition will be approximately 18' in length and 19' in width. It will have a slightly projecting bay on the east side and will have a brick veneer base with large multi-paned windows with transoms above on each of the elevations. Doric pilasters will be at each corner. There is a single leaved door on both the east and west elevations. The west (rear) elevation will have a rounded pavilion roof form with a projecting roof overhang. The addition will have a standing seam copper roof.

Two pair of new multi-light wood French doors will be installed on the south elevation on the first level and a new round wood window is proposed on the second level.

North elevation

A new second story porch will be constructed on the second level of this elevation. It is meant to re-create an earlier second story porch. The new porch will be supported by four Doric columns and will have the sections separated by Doric pilasters with each section having tripartite wood panels on the lower section and paired wood true divided light casement windows with louvered wood shutters. The return on the west elevation will include the panel and louvered shutter.

The new porch will be surmounted with a new wood railing with wood balusters enclosing a flat roof. Two new French doors will be installed on the third level to provide access to this area.

An existing doorway on the first floor of this elevation will be enlarged to accommodate wood multi-light French doors.

All of the existing windows of the rear addition will be replaced with new true divided light wood windows.

On the first level a new window will be installed in a new opening at the west end.

West elevation

A first floor window on the rear (west) end of the addition will be enlarged for a door.

Rear

A new wood arbor will be constructed at the rear of the exiting addition. The arbor will be approximately 12' in width and 15' in length.

New brick wall

A new 6' high brick wall is proposed to replace the existing wood fence along the south property line.

II. HISTORY:

113 South Lee Street is a two story, three bay brick residential townhouse originally constructed ca. 1803 with later brick rear additions.

III. ANALYSIS:

Main historic block

Staff is troubled by the proposed addition to the rear (west) elevation of the main historic block. In the opinion of staff, this addition will alter the essentially freestanding relationship of the historic main block to the lot and will obliterate early 19th century historic building fabric. It is the strong preference of staff that this section of the proposed additions and alterations be eliminated from the building program in order to maintain the historic fabric of this house in the historic district. In a similar vein staff is opposed to the enlargement of the existing window on the north side of the historic main block because it will alter the visual integrity of the existing elevation. Because of these reasons, staff cannot support this area of the proposed additions and alterations.

Hyphen/Connector

Because staff is opposed to the addition to the rear of the historic main block, staff cannot support the addition to the hyphen/connector because it is so directly tied to the addition to the rear elevation of the house.

Rear addition

South elevation

The part of the new one story addition is similar to a number of other additions to early houses with large adjacent side yards and was most recently approved by the Board for the freestanding house at 617 South Lee Street. The design of the addition utilizes a pavilion form and a traditional building vocabulary and materials. The relationship of solid to void is greater than that found on early 19th century houses, but mimics a number of additions that have been approved by the Board in recent years. Staff also notes that this addition is minimally visible

from the public right-of-way and the most prominent element from the street will be the roof form. Thus, staff supports the design of this portion of the additions and alteration.

North elevation

Staff has no objection to the re-creation of the second story porch and the associated alterations on the north side of the rear addition. There is clear physical as well as documentary evidence to indicate the size and location of the previously existing porch. The new porch will essentially mimic the size and location of the porch that had existed at this location. The new porch utilizes design elements and materials found in abundance throughout the historic districts.

Alterations

Staff has no objection to the new arbor at the rear of the house, the brick fence on the south property line or the replacement windows throughout house, except on the façade.

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

IV. STAFF RECOMMENDATION:

Staff recommends:

1. Deferral for restudy of the addition and alterations to the historic main block; and,
2. Approval of the remaining additions and alterations with the following conditions:
 - a. The applicant/developer shall 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.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
 - c. The statements in Conditions 2a and 2b above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) 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:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A Construction permit will be required for the proposed project.
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-6 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-7 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-8 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-9 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).
- C-10 A soils report must be submitted with the building permit application.
- C-11 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-12 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.

Alexandria Archaeology:

Archaeology

According to *Historic Alexandria, Virginia, Street by Street* by Ethelyn Cox, the house on this lot was completed by 1803. There is the potential for archaeological resources to be present that could provide insight into domestic activities in early Alexandria.

Conditions

1. The applicant/developer shall 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.
2. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements in Conditions 1 and 2 above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) 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.
4. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.