

Docket Item # 10
BAR CASE # 2008-0134

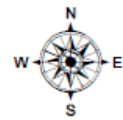
BAR Meeting
September 3, 2008

ISSUE: Addition and Alterations
APPLICANT: Benjamin and Kira Brooks
LOCATION: 523 South Lee Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that the applicant submit a completed HVAC waiver form or gain an approval of a variance from BZA prior to the issuance of a building permit.



BAR CASE #2008-0133/0134 9/3/2008



Note: Docket Item # 9 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a second-story addition, a pent roof porch overhang and alterations at 523 South Lee Street.

Second-Story Addition

The applicant proposes to construct a second-story addition above the existing one story rear addition. The addition will measure 5.5 feet by 10.4 feet. The north elevation of the addition will have no openings. On the west elevation, there will be a six-over-six, double-hung wood window flanked by operable wood shutters. The Marvin Ultimate Double Hung windows will have single glazing and true divided lights with 7/8" muntins. The south elevation of the new addition will have no openings. The standing seam roof on the existing house will be extended over the new addition and the entire addition will be clad with 6" reveal beaded wood siding to match the existing house. The half-round gutters and downspouts on the addition will be a painted metal to match the existing house. As part of the overall renovation, the one-story addition is proposed to be re-sided and a new window will be added on the west elevation to match the new second-story window above, replacing an existing octagonal window and door.

Porch Overhang

A pent roof porch overhang will be added to the south elevation of the rear ell. The roof will measure 3' by 9' and will be constructed of wood with a standing seam metal roof. The octagonal window on the south elevation will be removed and a new multi-light wood door by Marvin will be added in a new opening under the roof overhang on the first floor. A new brick patio will be constructed at this secondary entrance.

Alterations

The applicant is also making a number of alterations and improvements to the existing historic house, including:

- the relocation of the electric meter from the front façade to the north side of the house;
- the inspection and repair of all existing clapboards;
- the repainting of the exterior;
- the insulation of the exterior walls, which may require the temporary removal and repair of existing siding; and,
- the installation of white aluminum storm/screen sash over all of the windows in the house.

One of the more significant undertakings will be the inspection of each of the existing historic windows by a preservation specialist. If feasible, the sash and frame will be repaired and the windows will be made operable (with the exception of one window on the south elevation of the ell which will be replaced). If any of the historic windows are beyond repair, Marvin six-over-six, single-glazed wood windows with true divided lights are proposed to be installed.

II. HISTORY:

The two-story, gable roofed frame townhouse at 523 South Lee Street was constructed between 1831 and 1852 as one of a row of four houses (523 through 529 South Lee Street) on land owned by William H. McKnight (Ethelyn Cox, *Historic Alexandria, Virginia: Street by Street*, p. 92). The 1877 Hopkins atlas shows the four houses each having a rear ell. This area of the City is not included in the Sanborn Fire Insurance mapping until 1902, when all four houses are shown with identical two story rear ells and one story rear additions. Thus, the existing two story ell may date to the original construction and most certainly was extant by 1877. The one story addition probably dates to the late 19th century.

In 1989, the Board approved demolition of portions of the two-story rear ell at 523 South Lee Street and the construction of a new two-story addition (BAR Case #1989-0086, May 17, 1989). That project was never undertaken. The BAR also approved a two-story rear addition and a one-story addition at 525 South Lee Street on April 23, 2003 (BAR Case #2003-0056, 57 and 58). The remaining two townhouses in the original row (527 and 529 South Lee Street) have significant rear additions, although Staff could not locate the relevant BAR approvals.

III. ANALYSIS:

The proposed addition and alterations comply with Zoning Ordinance requirements. However, the applicant is required to submit a completed HVAC waiver form due to the proposed location of the HVAC condenser in a required rear yard or gain a variance from BZA to place the HVAC within the required yard or reduce the required opening space to place the HVAC unit in compliance with rear side yard setback.

In the opinion of Staff, the proposed addition is appropriate and compatible with the two-story townhouse at 523 South Lee Street and conforms to the *Design Guidelines* for residential additions. The design of the addition is compatible in scale, mass and design with the existing townhouse and is not overwhelming. The addition will be visible from the east-west alley running adjacent to the house; however, the proposed addition will have minimal impact on the historic structure.

Staff commends the applicant for undertaking historically appropriate alterations for this historic townhouse. Staff is especially pleased that the applicant is choosing to retain historic windows, and, when not feasible, replace them with *single-glazed*, true divided light wood windows. Although Staff would prefer that the applicant install interior storm windows, the *Design Guidelines* specifically supports the installation of exterior storm windows because they preserve historic fabric and are easily reversible.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the applicant submit a completed HVAC waiver form or gain an approval of variance from BZA prior to the issuance of a building permit.

V. 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-7 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-8 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-9 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-10 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-11 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 received.

VI. IMAGES

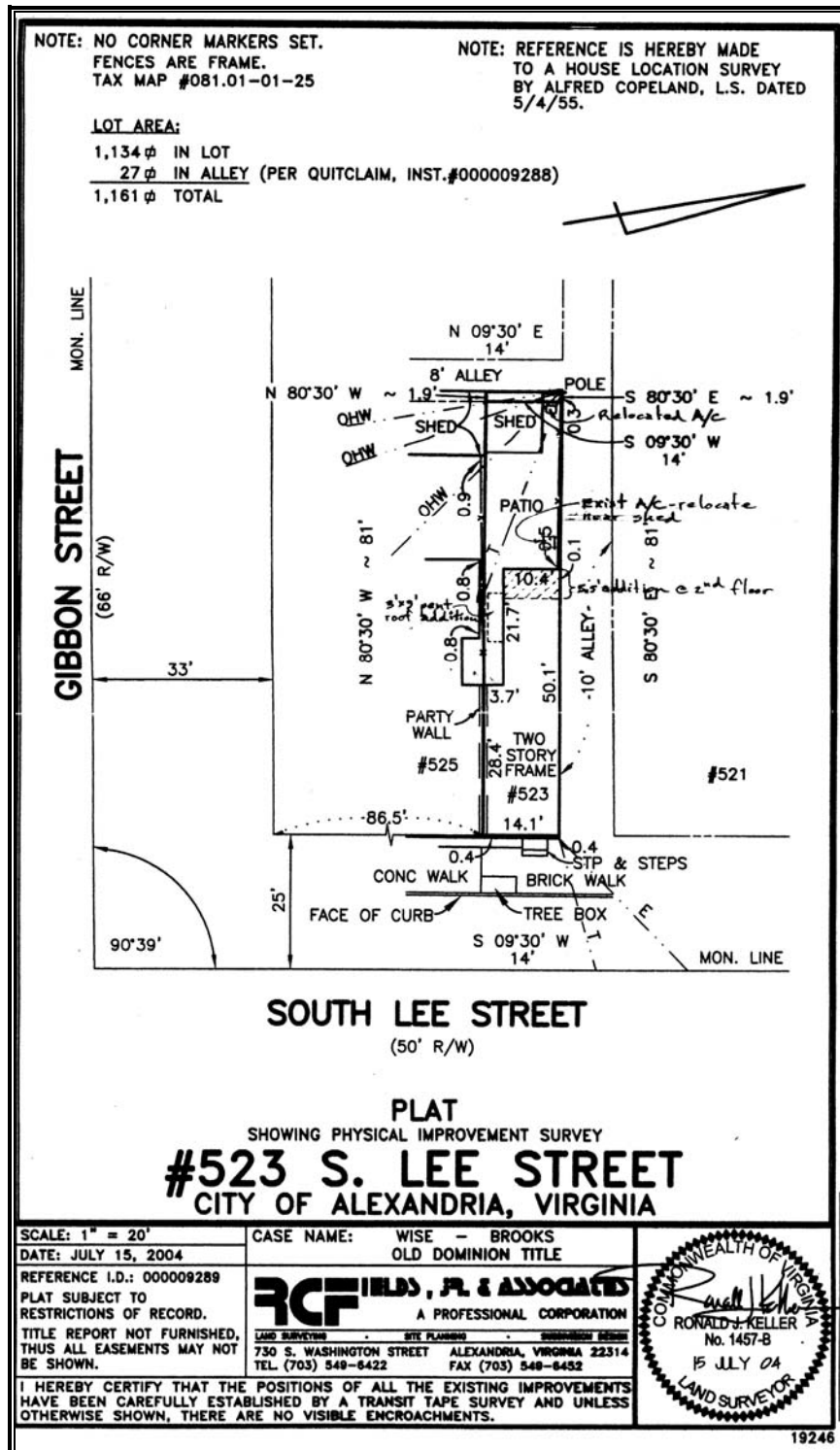


Figure 1: Site Plan

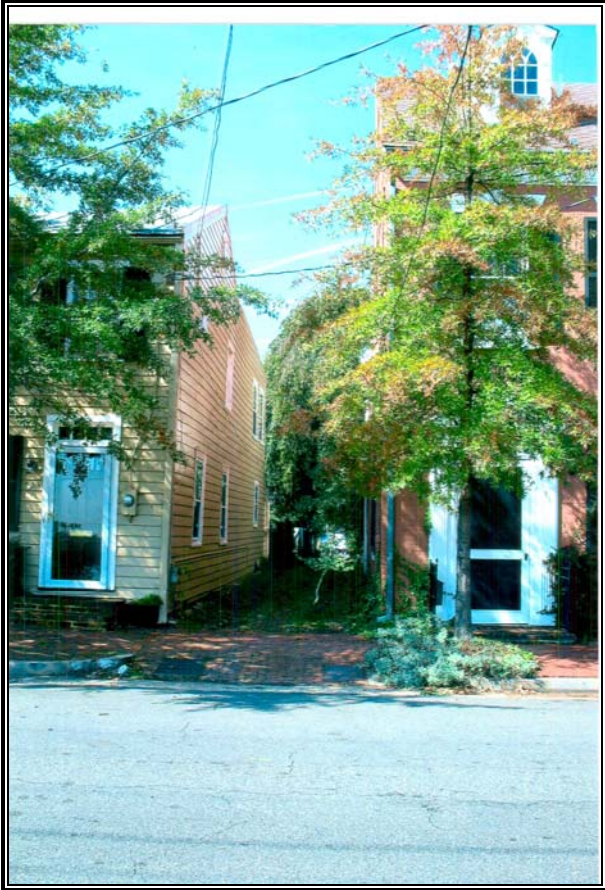


Figure 2: Side along alley

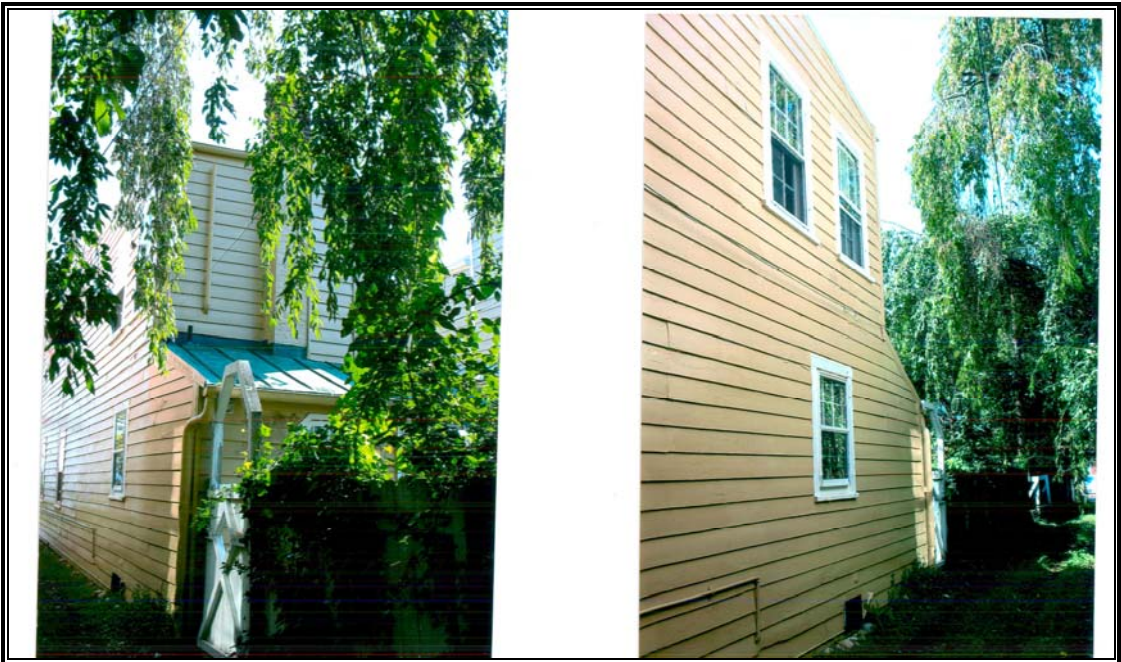


Figure 3: Rear and north side



Figure 4: North side and alley

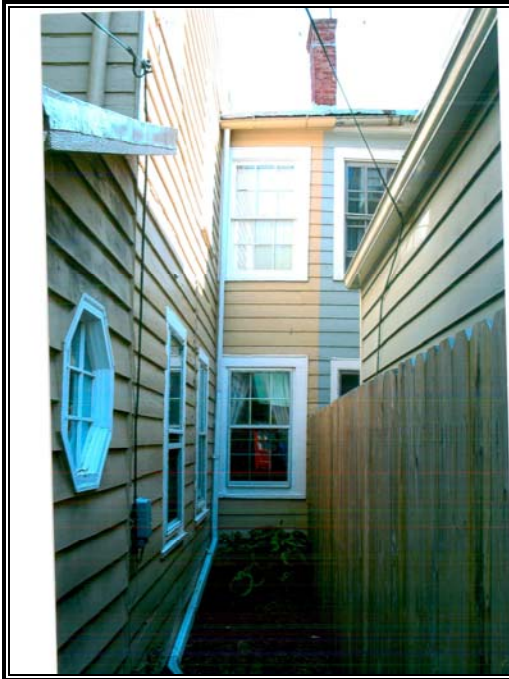


Figure 5: South side of ell and West side main block



Figure 6: Rear - west side

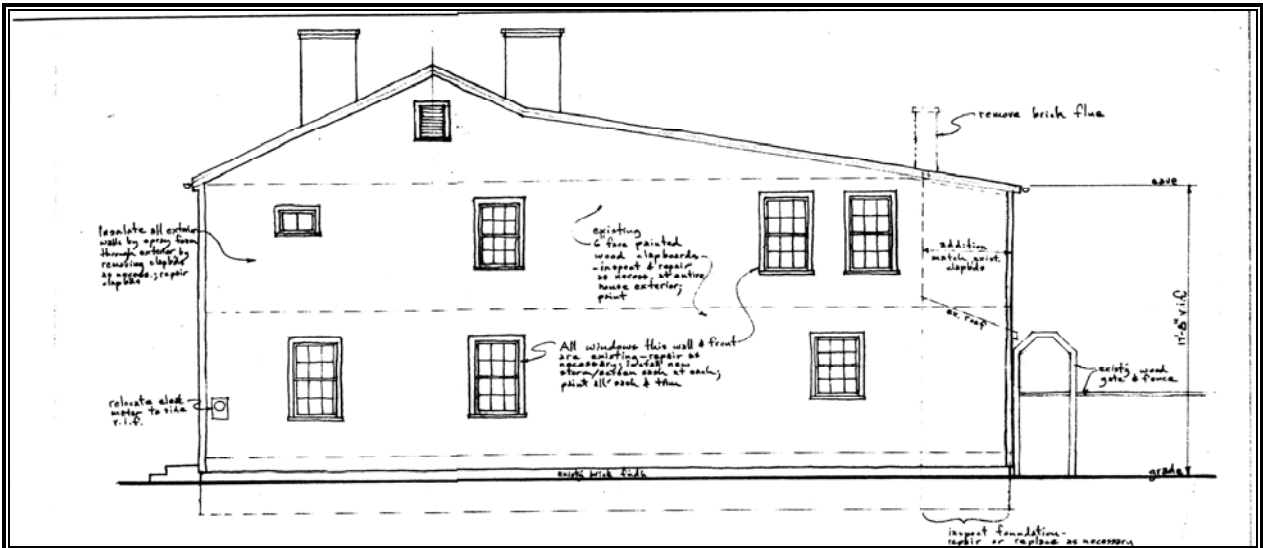


Figure 7: North elevation - alley side

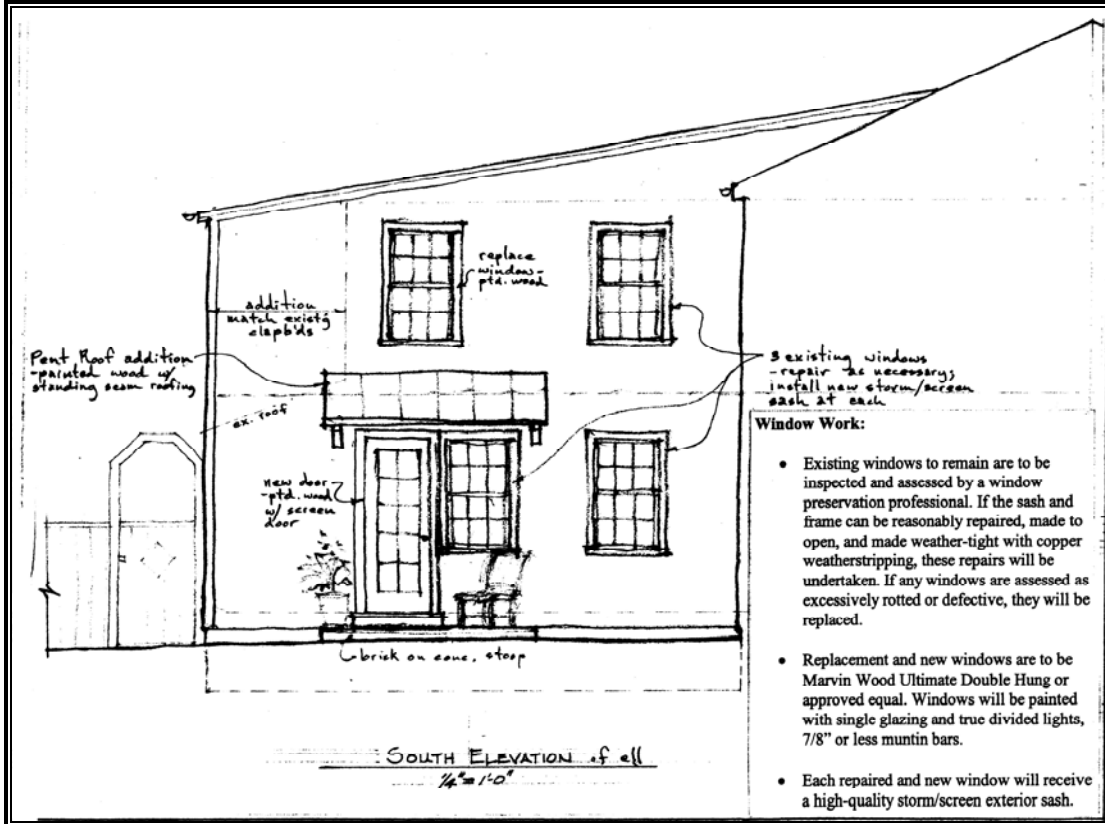


Figure 8: South elevation

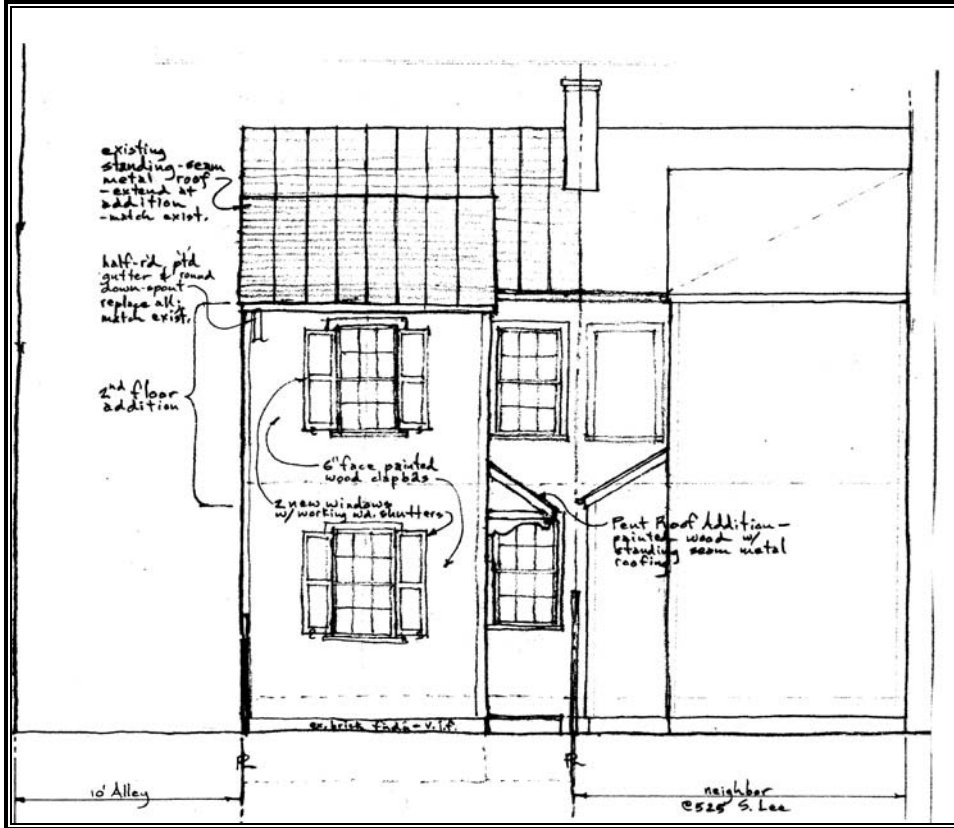


Figure 9: West elevation