Docket Item # 11
BAR CASE # 2008-0159

BAR Meeting
October 1, 2008

ISSUE: Addition/Alterations

APPLICANT: Karl and Lydia Svoboda

LOCATION: 113 Princess Street

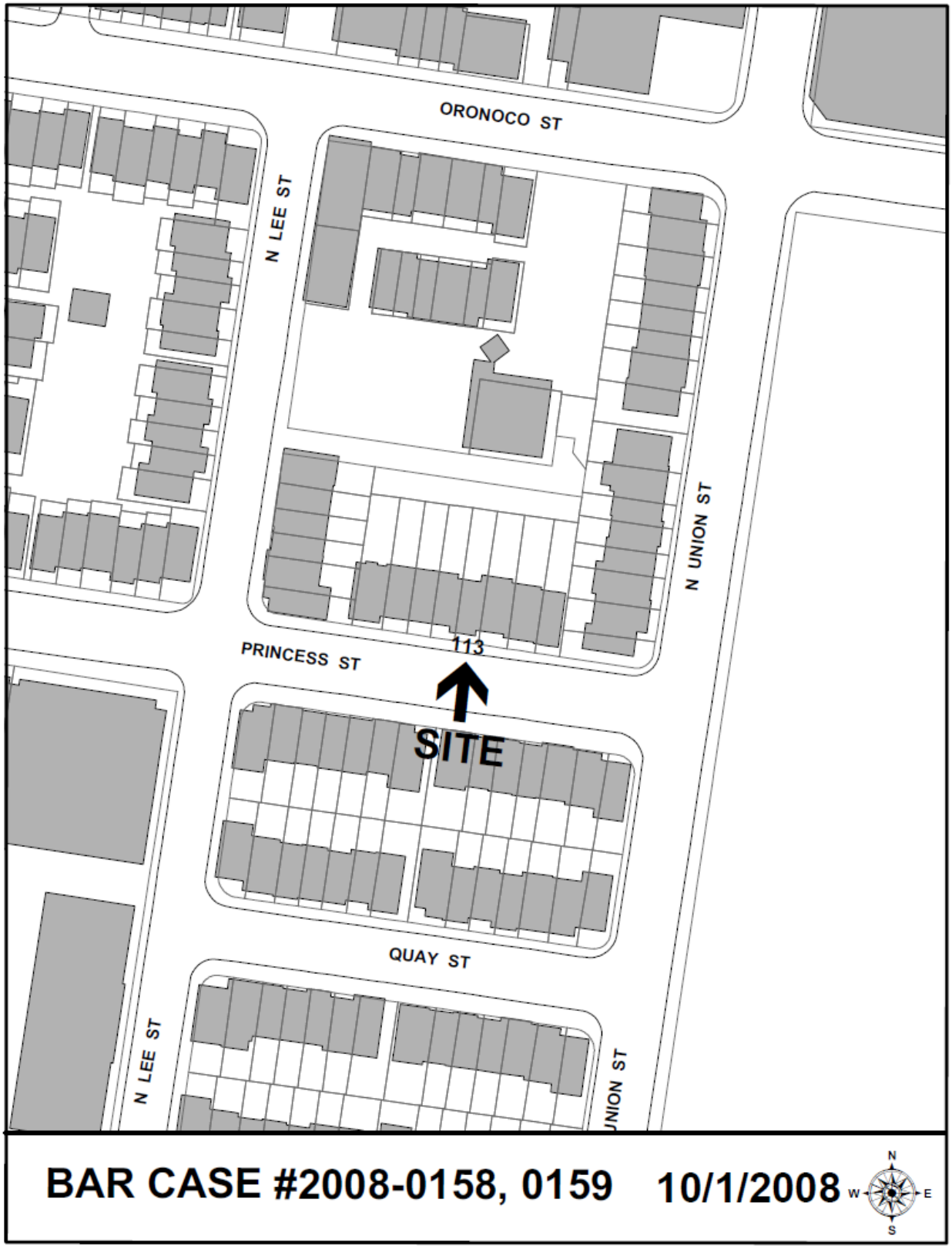
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the applicant reevaluate the design of the front dormer to lower the height below the existing roof ridge height and work with Staff for final approval;
2. That all the proposed simulated divided light windows have exterior-applied muntins with interior spacer bars and match the muntin width of the existing windows;
3. That the windows and doors all be wood; and
4. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

    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.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Note: Docket Item # 10 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an addition and alterations at 113 Princess Street.

Front Addition and Alterations

The applicant proposes to install a bay window on the second story where there are currently two single double-hung windows. The applicant will remove the two single windows and the portion of the brick wall between the window openings. The projecting bay window will be rectangular in plan and feature Colonial Revival detailing. The wood trim will be painted to match the existing trim on the house. The new windows will be six-over-six, simulated divided light, double-hung wood windows.

The applicant is proposing to install a tripartite gable dormer on the roof on the front elevation. The dormer is also Colonial Revival in style and has a front-facing gable over the center window. The wood trim and wood columns will be painted to match the existing trim. There will be three six-over-six, simulated divided light, double-hung wood windows. The center window will have a transom as well. The roof will be standing seam metal and will match the existing roof.

The applicant proposes to replace all the existing windows with six-over-six, simulated divided light, wood windows.

Rear Addition and Alterations

The applicant proposes to construct a one-story with basement addition measuring approximately 16.5' by 18' on the rear (north) elevation of the existing house which currently measures approximately 37' by 18'. The addition will be a sun room and will have double multi-light doors flanked by pairs of eight-over-eight double-hung windows on the north elevation. The doors and windows are proposed to be aluminum clad and simulated divided light. The applicant proposes a glass shed roof. The glass roof will have commercial grade structural aluminum with low-E insulated panel glass. A brick elevator shaft measuring 4.5' by 5.5' will continue to the second story. The brick shaft will feature a blind window with shutters in the closed position.

On the roof of the rear (north) elevation the applicant proposes a shed dormer. The dormer addition will extend approximately 13.5'. The dormer will have four six-over-six, double-hung, simulated divided light, wood windows. The shed dormer will have a standing seam metal roof to match the existing roof. The wood trim will be painted to match the existing trim on the house.

The applicant proposes to replace all the existing windows with six-over-six, simulated divided light wood windows with the exception of the windows on the addition which are proposed to be simulated divided light and aluminum clad.

II. HISTORY:

The residential structure at 113 Princess Street is a three-story, three-bay brick townhouse with a front-loading garage. City records date the townhouse to 1970.

Staff could locate no prior Board approvals for this address.

III. <u>ANALYSIS</u>:
The proposed addition and alterations comply with the zoning ordinance requirements.

During the past several years the Board has reviewed a number of substantial alterations and additions to the properties within this development that include the addition of bay windows at the second story and the addition of dormers at the roof. Staff finds that historic fabric is not lost to accommodate the alterations and that the proposed alterations are generally in keeping with the Colonial Revival style of these townhouses. Staff is concerned about the height and appearance of the proposed dormer on the front elevation. Staff finds that a dormer is acceptable at this location but recommends that the height of the dormer not exceed the existing roof ridge height. Staff finds that this would best be accomplished by reevaluating the proposed gable and height over the center window.

The *Design Guidelines* state that "the design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent buildings….or which echo the design elements of the existing structure." Staff finds that the proposed one-story addition is compatible with the architectural style found of this townhouse and the surrounding area. While the proposed glass roof on the addition is not a traditional roof material in the historic district, Staff finds that it is acceptable in this circumstance as it will not be visible from the public right-of-way due to the 6' fence raised above the alley level at the rear of the property. A portion of the elevator shaft will be visible from the rear, but Staff finds that the choice of material contributes to its compatibility.

The *Design Guidelines* recommend that: "…replacement windows should be appropriate to the historic period of the architectural style of the building." The *Guidelines* also state that single-glazed, true divided light windows with interior storm sash are the preferred replacement window type. The *Guidelines* continue by saying other acceptable window types are "double-glazed true divided light wood windows…Windows with fixed or applied muntins have been approved for the rear elevation of a structure which has minimal visibility from a public right of way." In this particular case, given the age of the townhouse and the fact that the existing six-over-six light configuration and 7/8" muntin profile will be retained, Staff does not object to the installation of double-insulated replacement windows with simulated divided lights and spacer bars. However, Staff recommends that all the replacement windows and doors be wood.

IV. <u>STAFF RECOMMENDATION</u>: Staff recommends approval of the application with the following conditions:

1. That the applicant reevaluate the design of the front dormer to lower the height below the existing roof ridge height and work with Staff for final approval;
2. That all the proposed simulated divided light windows have exterior-applied muntins with interior spacer bars and match the muntin width of the existing windows;
3. That the windows and doors all be wood; and

4. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

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    b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

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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-6 Additions and Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-7 Additions and 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-8 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-9 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-10 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 Recommendations
1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

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b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Archaeology Finding
F-1 Tax records indicate that houses were present on this street face by 1810. The Sanborn Insurance map depicts a cooper's shop, whiskey distillery, and African American residences on or adjacent to the lot by 1885. The property therefore has the potential to yield archaeological resources that could provide insight into residential, commercial, and industrial activities in 19th-century Alexandria. While the construction of the existing house on the lot undoubtedly caused disturbance to evidence of earlier occupation, there is a possibility that remnants of the past activities remain buried on the property.

VI. IMAGES

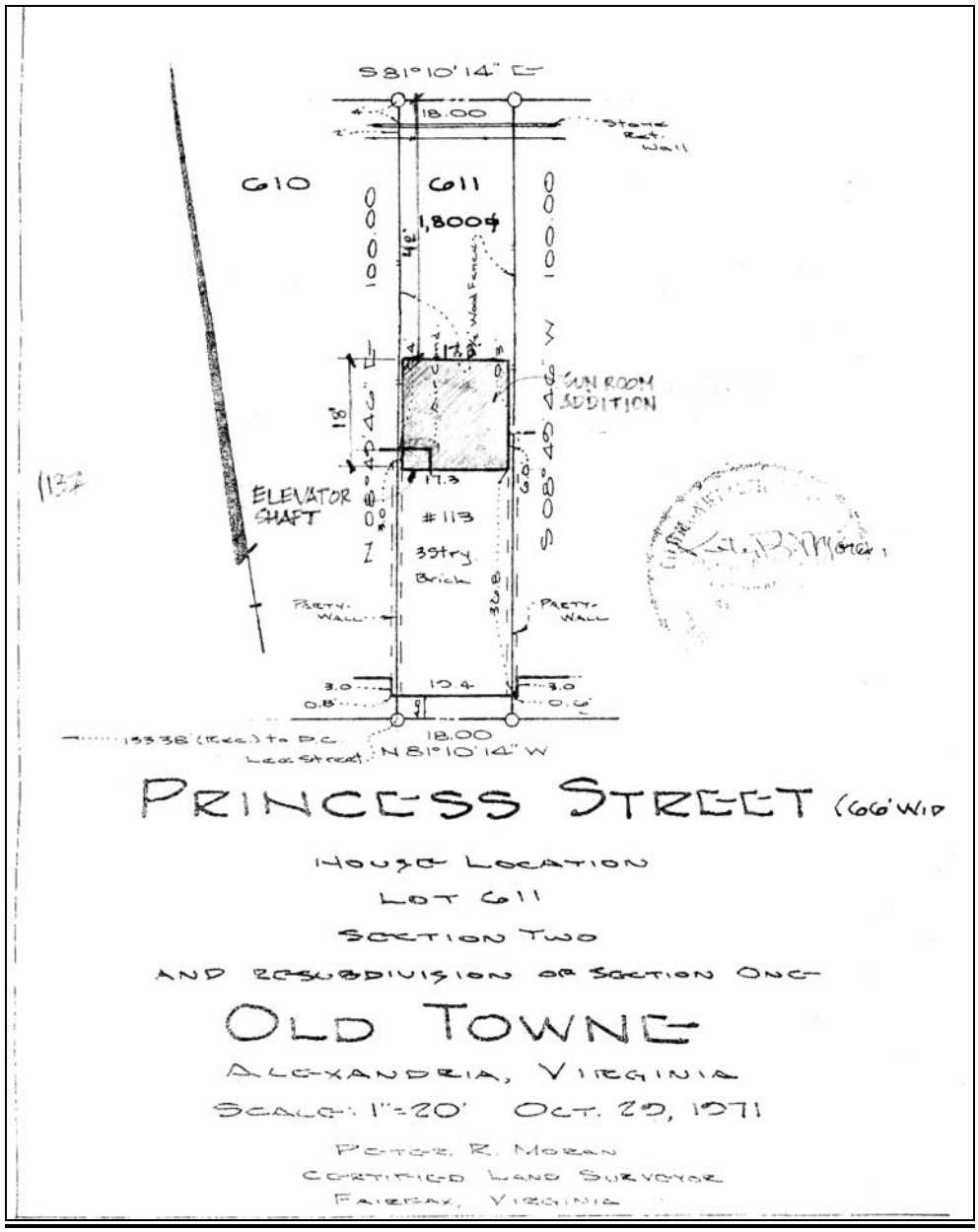


Figure 1. Plat of 113 Princess Street showing location of proposed rear addition.

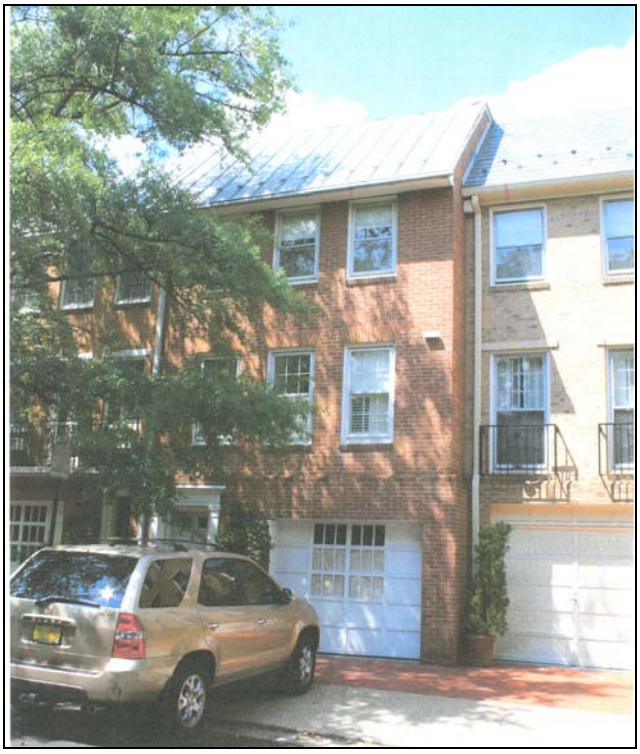


Figure 2. Front (south) elevation.

Figure 3. Rear (north) elevation.

Figure 4. Proposed front (south) elevation with projecting bay window and dormer.

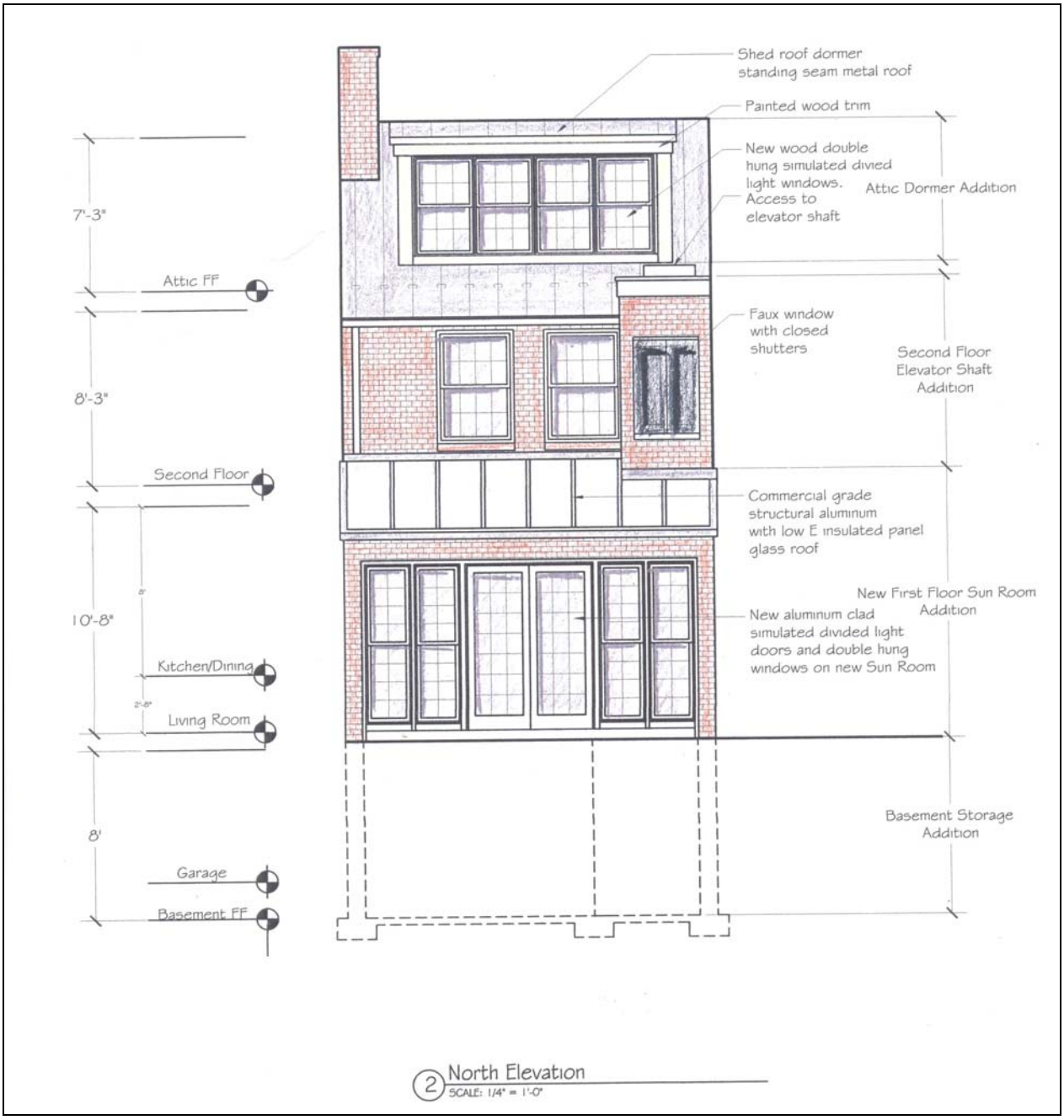


Figure 5. Proposed rear (north) elevation.

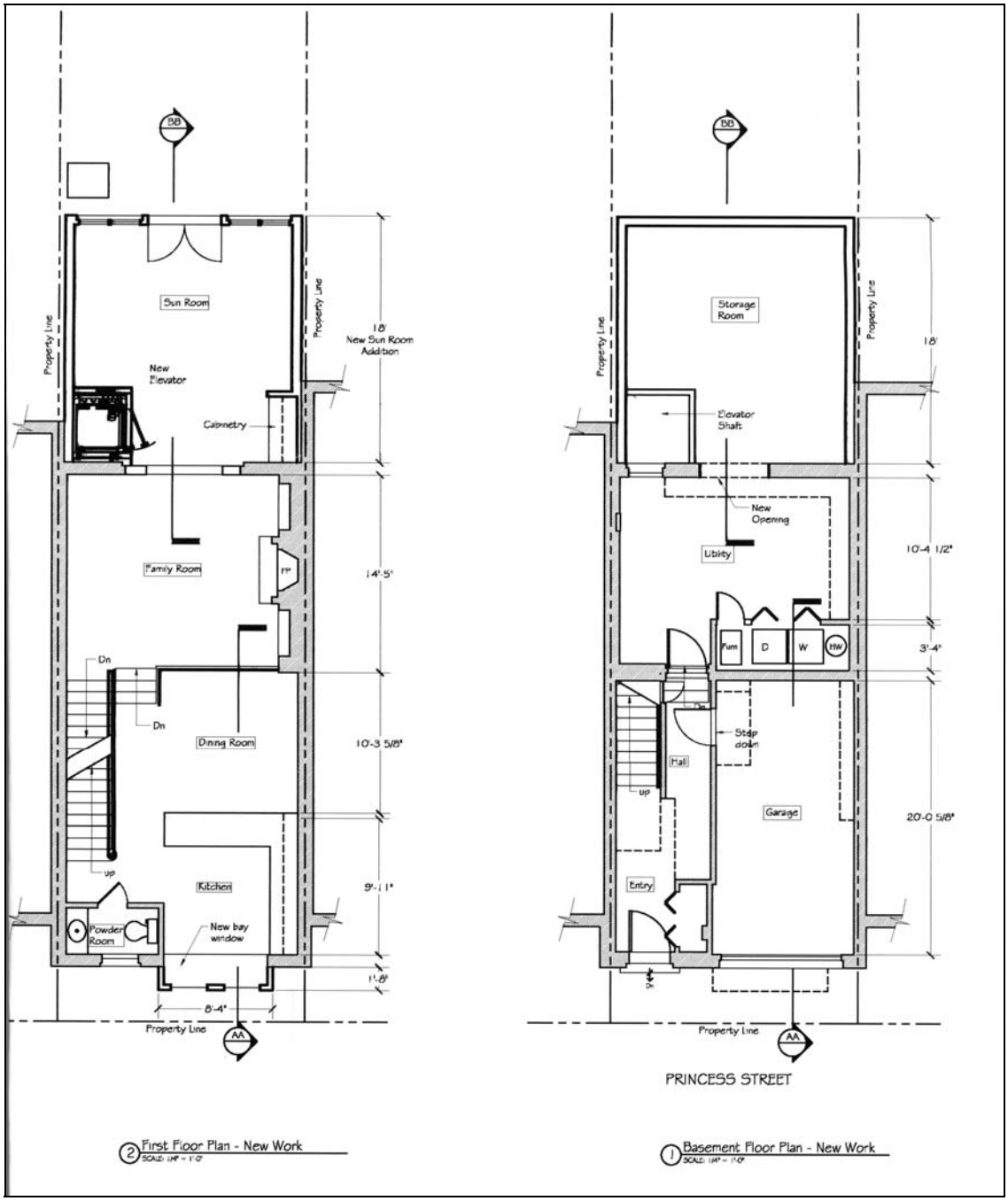


Figure 6. Proposed floor plans at basement and first floor.

1600 S.G. (Sloped Glazing)

JUNE, 2007

PICTORIAL VIEW / GENERAL INFORMATION

EC 97903-09

APPLICATION

1600 S.G. is designed to accommodate three primary configurations. 1) Slopes integrated with vertical 1600 wall. 2) Slopes terminating on a curb or parapet wall, 3) Slopes applied to steel grid or part of a sloped roof. Outside or inside corners may be adapted to the first two configurations.

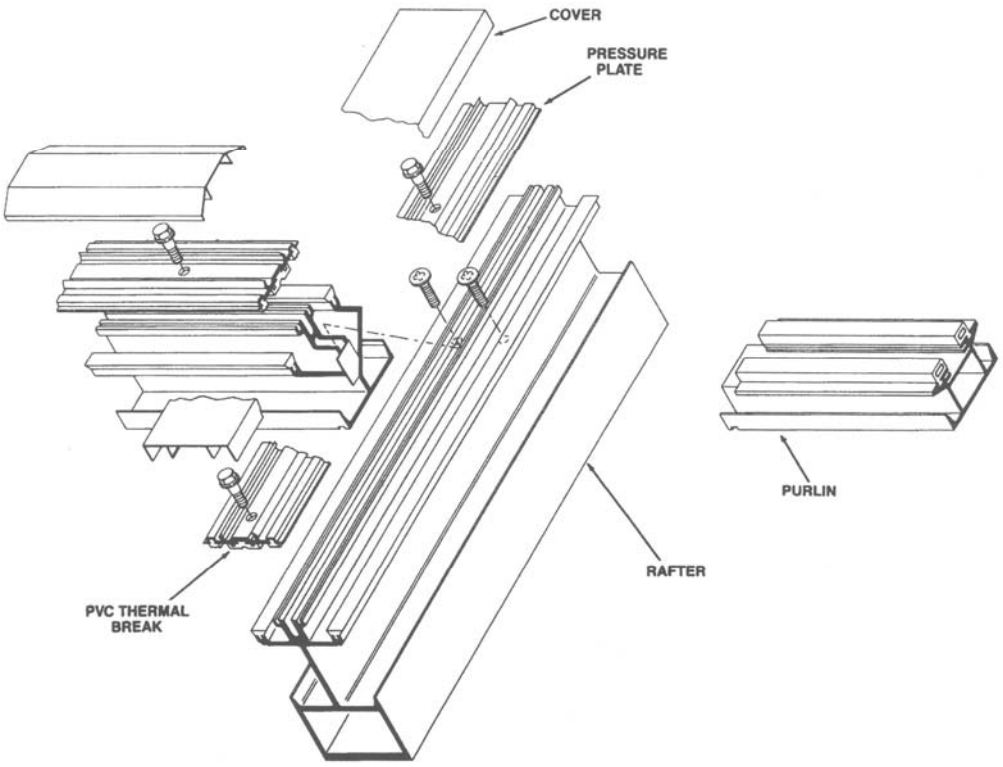
Standard members are shown in this section. Their use will result in the most economic application of the system. Deviations from the standard are possible but should be reviewed with your Kawneer representative.

DEGREE OF SLOPE

Degree of slope is figured from the horizontal plane. Permitted slope angles are 15° to 60° inclusive.

GLAZING

The system is designed to accept infills of 3⁄16" to 1 5⁄16", made of either glass or polycarbonate materials. When plexiglass or lexan type glazing is used, manufacturers guidelines for glazing material, and maximum size must be consulted. Other infill thicknesses are possible but must be reviewed with your Kawneer representative.



Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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Figure 7. Specification for proposed glass roof.