

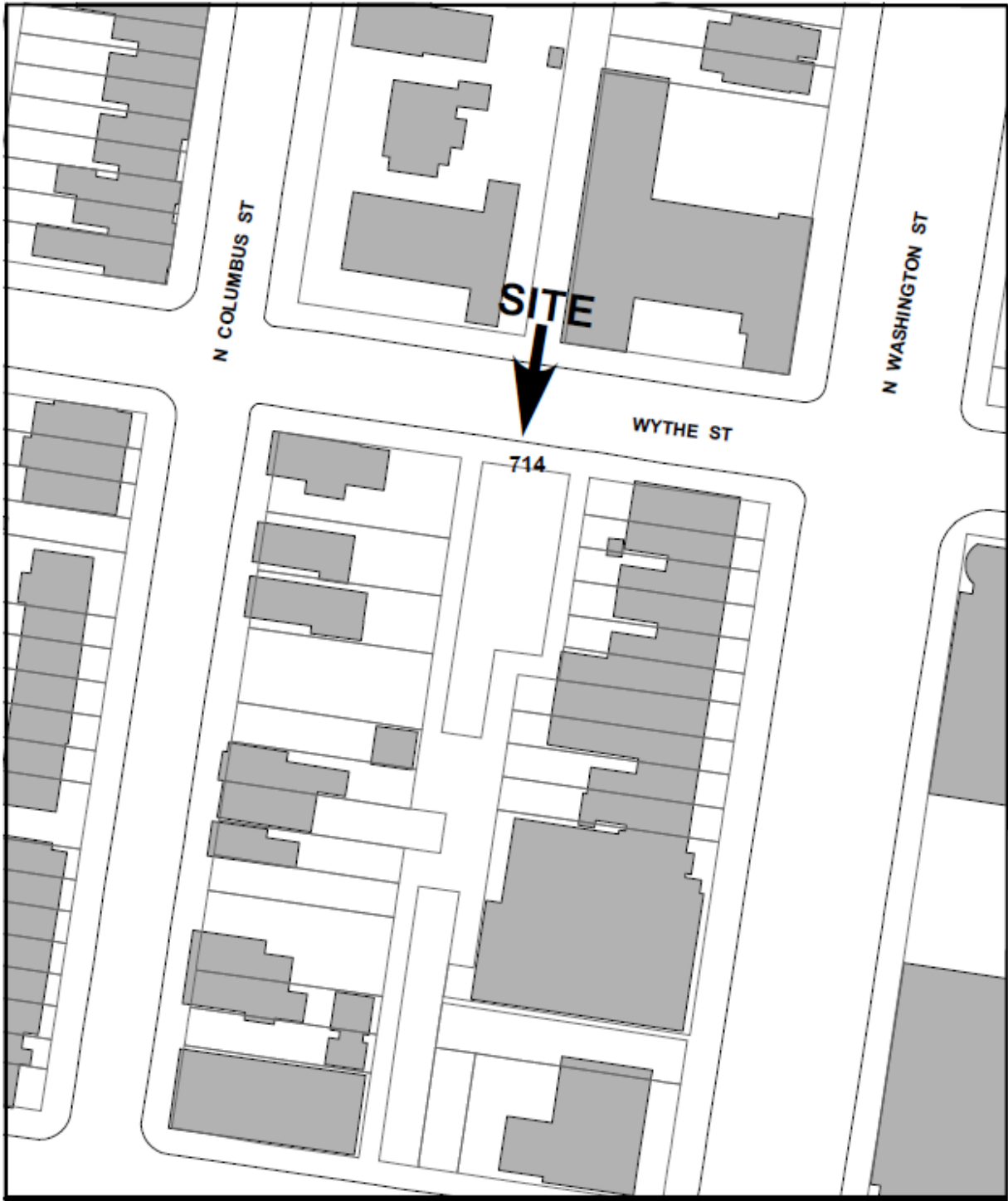
Docket Item # 16
BAR CASE # 2008-0193

BAR Meeting
November 5, 2008

ISSUE: New Construction
APPLICANT: Sophie Development LLC
LOCATION: 714 Wythe Street
ZONE: OC/Office Commercial

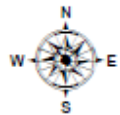
STAFF RECOMMENDATION: Staff recommends deferral for further study with the following considerations to be addressed:

1. That the applicant revise the design of the front dormer to make it more compatible with the proposed bay rhythm on the front elevation and to reduce its prominence.
2. That the applicant refine the front elevation to articulate that the building is a pair of townhouses rather than a single residence.
3. That the applicant work with Staff for final approval of a wood front door appropriate to the period and style emulated in the building design.
4. That the applicant revise the fenestration of the side elevations and lower the overall height of the frame portion to create a more cohesive relationship with the front elevation.
5. That the vent in the side elevation be painted a color similar to the brick color so that it recedes from the brick wall.
6. That the applicant consider an alternative protective screen for the side elevations other than bollards, such as a vegetative screen. If bollards are to be used, they should be made of metal rather than synthetic material.
7. That the nails not show in the installation of the fiber cement siding and that smooth (non-simulated wood grain) siding be installed.
8. That the fence be painted or stained and be no taller than 6' in height.



BAR CASE #2008-0193

11/5/2008



I. ISSUE:

The applicant is requesting approval construction of two semi-detached, townhouses located at 714 Wythe Street.

The applicant is proposing a three-story masonry and frame building that will contain two semi-detached townhouses fronting on Wythe Street on a currently paved vacant lot. The building footprint will measure 37.5' by 52'. The highest point of the roof, a low-rise penthouse with roof access, will measure 40' in height. Each townhouse will be a mirror image of the other. The applicant has designed the townhouses to have several "green" features.

Front (North) Elevation

The front (north) elevation is two stories plus an attic story with shed dormers. This elevation is symmetrical with a six bay pattern, three bays for each townhouse. The front features a central double entryway with recessed flagstone stairs leading to side-by-side entrance doors. The foundation will be of dark gray ashlar blocks. The main block of the building will be faced with red brick laid in a running bond pattern. The brick is identified as Tuscan Series Red Cliff Modular red brick. Between the first and second stories will be an area laid in a Flemish bond pattern with accent headers in charcoal-colored brick. The gable roof is proposed to be a dark gray synthetic slate and have red brick chimneys on either end. The front door will be a four-panel oak door in a Craftsman style. The wood windows will all be one-over-one, double-hung, double-glazed with dark gray stone sills. The first floor windows will have a low decorative railing. The second story windows will be slightly smaller in size but otherwise the same. At the roof, there will be two shed dormers, each with a series of four one-over-one, double-hung, double-glazed windows. The cornice will be pronounced and is proposed to be constructed of Fypon.

Side (East and West) Elevations

The side (east and west) elevations continue the form and materials found on the front elevation for approximately 20'. This front third of the side elevations features end wall chimneys. The basement level will have two single-light windows and window wells with metal grates. The first story will have two one-over-one, double-hung, double-glazed wood windows with brick sills and lintels. The second and third stories will have paired one-over-one, double-hung, double-glazed wood windows with brick sills and lintels. These will be centered under the chimney. Between the windows on the first story of the brick portion will be a vent for a gas fireplace that the applicant proposes to paint the same color as the trim. The rear portion of the building will be of frame construction with Hardiplank siding. This area measures approximately 32' in depth and has a more contemporary style and fenestration. The foundation will be concrete with a stamped brick pattern and a wood water table. Basement windows will be awning windows grouped in sets of three and two. The fenestration of the side elevations includes several square awning windows grouped in pairs of two and three on each story. Near the rear of this elevation, each story has paired one-over-one, double-hung, double-insulated wood windows. The rear of the building has a small central projection that is visible on the side elevations. The side elevations of this projection will also be Hardiplank and will have single square awning windows on each story. Adjacent to the projection, at the rear, will be a wood deck with simple picket railing. The roofline of this projecting element will be higher than the majority of the side elevation and will slope upward toward the center of the side elevation to

accommodate a low-rise penthouse with daylitter skylight roof hatch. Mechanical equipment will be located on the roof but will not be visible due to a parapet enclosing a roof deck.

On a strip of ground running along the side elevations, adjacent to the alleys, the applicant has proposed porous grass pavers to replace the existing hard surface. The applicant proposes to install fifteen bollards along each elevation.

Rear (South) Elevation

The rear elevation will be three stories and will be symmetrical with a three-story projecting element at the center. On the first story each side will have three contiguous full-length, single-light openings (one door and two fixed windows) with a single transom running across all three. The first story door will be a single-light wood door. The second and third stories will each have a set of three contiguous one-over-one, double-hung, wood windows. The roof of the center projecting element will be visible and will be synthetic slate. The rear elevation will also have metal downspouts painted to match the trim.

Materials

The siding is proposed to be Hardiplank in a dark brown color. The Hardiplank siding will be Woodstock Brown 7.25 Cedarmill Select horizontal plank siding. The windows, trim, door surrounds, and deck are proposed to be wood and painted a beige color (Duron Sandy Lane). The cornice is proposed to be made of Fypon, a synthetic material.

The windows and doors are proposed to be wood. The windows are either one-over-one, double-hung with a tilt sash or awning windows. The proposed windows are the Jefferson 100 Double hung wood series by MW.

Wall lanterns are proposed at the front and rear entrances (not depicted in plan but communicated by applicant). The propose fixtures will be hand-wrought iron with a round bulb. The fixture will measure W11" x H19" x L13"

The proposed bollards are low-density thermoplastic polyethylene bollards that will be approximately 52" in height and 6" in diameter.

The fence is proposed to be of wood, in a shadowbox style and measuring 6' in height, according to communication with the applicant.

II. HISTORY:

By 1896, Sanborn Fire Insurance Maps depict a two-story house with projecting bay set back from the street at this location. By 1902, an enlarged house and an outbuilding at the rear property line were located on the site. By 1958, the Sanborn Fire Insurance Maps depict the site as an almost empty lot with two small outbuildings located at the rear of the property. The site is currently a paved surface parking area with a total lot area of 4,902 square feet and is surrounded by a ten foot public alley.

The applicant has been investigating with staff the various options for developing this property for a number of years. The development options have included an office building, a multi-unit

condominium development and the current proposal of two semi-detached, single-family residences. Staff encouraged the applicant to choose a development that would make the best use of the subject property with the least negative impact on the community. Planning Department BAR and Development Staff have met with the applicant over the past two years to review and revise the proposal.

In September 2008, the Planning Commission voted to approve a request to subdivide the subject property (SUB #2008-0002). The property was subdivided into two lots, each with two parking spaces, to accommodate the proposed development.

III. ANALYSIS:

The proposed project is in compliance with zoning ordinance regulations. If the HVAC or mechanical equipment on the roof is visible from a public right-of-way, it must be screened or a Waiver of Rooftop Screening Requirement must be obtained from the Board.

Staff notes that since the subject property does not front onto Washington Street the Washington Street Standards and Guidelines do not apply to this project. However, due to the proximity of the project to Washington Street, Staff has taken into consideration the project's compatibility with the memorial character of the George Washington Memorial Parkway.

In considering the application of the *Design Guidelines* to this project, Staff has considered *Chapter 6: New Construction-Residential* as well as guidelines for specific architectural elements. The proposed building will be two townhouses but will appear as a single, larger building.

Staff finds that the proposed building generally meets the *Design Guidelines* set forth for new construction for residential buildings. The *Guidelines* note that "designs should complement and reflect the architectural heritage of the City." The proposed building is reflective of architectural styles found in the city, most notably a Colonial Revival style. The *Guidelines* also note that "new and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines." This location has a unique design problem in that it is surrounded by a public alley on three sides, requiring special consideration.

In addition, the *Guidelines* advise that "the Boards favor contextual background buildings." At this location, on Wythe Street between Washington and North Columbus streets, the architectural character of the surrounding buildings is varied. Across the street, fronting on Washington Street, is a 1960s motel, and across the street fronting on North Columbus Street, is historic St. Joseph's Catholic Church. To the east, fronting on Washington Street, are a series of early twentieth-century rowhouses that have been converted to commercial use. To the west, fronting on North Columbus Street, are nineteenth-century two-story rowhouses, generally still residential in nature. Thus, the adjacent properties reflect a range of architectural styles, forms and uses, allowing for a broad interpretation of what would be considered an appropriate contextual background building at this location.

In general, Staff finds that the proposed building satisfies the *Design Guidelines* for new residential construction as it relates to: style, massing, width, siting, roof, spacing between buildings, building orientation, architectural detailing, directional expression, materials, utilities, and color. The proposed building has many architectural elements and features that contribute to its compatibility with the historic buildings found in the district. Staff finds that the proposed building is responsive to the needs and tastes of the current time while also maintaining compatibility with the district. Staff notes that this building illustrates how certain “green” building measures can successfully be incorporated into a design for a building in a historic district.

The areas of concern for Staff are the proposed fenestration and height on the side and rear elevations and the dormers on the front elevation. What follows is a discussion and analysis of each elevation.

Front (North) Elevation

Staff finds that the style, massing, height and fenestration of the front elevation are appropriate. The three-story building reads as a two-story-plus-attic building and reflects the general architectural patterns found throughout the historic district. The first story windows are larger than the second story windows, reflecting traditional fenestration patterns. However, Staff notes that the proposed shed dormer with four single-light windows has no clear precedent in the historic district. The *Design Guidelines* note the following about dormers: “dormer sashes should be operable and should be the same type as the other window sashes on the structure,” “shed dormers are strongly discouraged,” and “dormers should match the existing proportions of the building and the windows.” Staff finds that the proposed dormers do not successfully meet the guidelines on dormers. While a dormer is a very appropriate choice, Staff recommends that the applicant refine the design of the dormer to make it less prominent on this elevation and more compatible with the bay rhythm on this elevation.

Staff also notes that a more historically appropriate approach to this type of building (two townhouses as one building), is to slightly delineate the two dwellings through the application of a small amount of ornament or detailing. Staff does not object to the central entrance but finds that a differentiation of the two townhouses will provide a more accurate reading of the building from the street. The delineation could be accomplished in many historically appropriate ways including, but not limited to, projecting decorative metal coping at the center dividing line on the roof, or refining the entryway to reflect the two entrances through alterations to the stoop or the door surround.

Staff finds that the proposed front door, a four-panel oak door in a Craftsman style, is not appropriate for the architectural style of this building. Staff recommends that the applicant work with Staff for final approval of a wood front door appropriate to the period and style of the building.

Side (East and West) Elevations

The side elevations are both bounded by public alleys, making the side elevations highly visible. Staff finds that the transition on the side elevations from the brick portion to the frame portion is appropriate. As houses evolve and change over time, the introduction of a new building

material, such as siding on a rear addition to a main block of brick, often occurs. However, what generally makes such different materials and forms successful is that the rear portion is lower than the main block. Staff finds that a slight reduction in the height of the frame portion will provide a more appropriate visual transition from the front of the property to the rear. Staff has concerns that the proposed windows on the frame portion create a side elevation disjointed from the front elevation. While modern uses and needs result in an internal program driving window placement, Staff recommends that the window type and placement be reconsidered. Specifically, the *Design Guidelines* discourage awning windows. Although discouraged, Staff notes that they may be acceptable in a less visible location on this building.

The *Design Guidelines* advise that the adverse effect of meters and vents in visible locations can be “reduced by painting the meter a neutral background color or a color to match the predominant façade color. Staff recommends that the vents on the side elevations be painted a color similar to the brick color so that it recedes from view into the brick wall.

Staff has no objection to the use of porous grass pavers running along the side elevations. Staff is concerned about the use of bollards on this elevation. While Staff recognizes the practical need for installing bollards along the alleys, Staff finds that a vegetative or other type of buffer, would be more appropriate. However, if bollards are to be installed they should be of metal rather than plastic and reduced in number where possible, or concealed as possible.

Rear (South) Elevation

The rear elevation will be visible from the alleys and from Pendleton Street. The rear yard will also have a 6’ high wood fence, making the first story less visible. While the rear elevation has groups of three windows of the same size, typically not a traditional window pattern, Staff finds that on this elevation this pattern is acceptable. The reduced ornamentation on this elevation compared to the front is appropriate and reinforces the hierarchy of elevations.

Materials

The applicant has proposed several materials that the Board has approved on new construction in the historic district. Non-traditional materials proposed include HardiPlank, Fypon, and EcoStar synthetic slate. Staff finds no objection to these proposed materials. Regarding the HardiPlank, Staff notes that, in conformance with the Fiber Cement Policy, that the nails not show in the installation of the siding and that smooth (non-simulated wood grain) siding be installed. Staff has no objection to the proposed wall lanterns. Staff objects to the use of plastic for the bollards.

IV. STAFF RECOMMENDATION:

Staff recommends deferral for further study with the following considerations to be addressed:

1. That the applicant revise the design of the front dormer to make it more compatible with the proposed bay rhythm on the front elevation and to reduce its prominence.
2. That the applicant refine the front elevation to articulate that the building is a pair of townhouses rather than a single residence.
3. That the applicant work with Staff for final approval of a wood front door appropriate to the period and style emulated in the building design.

4. That the applicant revise the fenestration of the side elevations and lower the overall height of the frame portion to create a more cohesive relationship with the front elevation.
5. That the vent in the side elevation be painted a color similar to the brick color so that it recedes from the brick wall.
6. That the applicant consider an alternative protective screen for the side elevations other than bollards, such as a vegetative screen. If bollards are to be used, they should be made of metal rather than synthetic material.
7. That the nails not show in the installation of the siding and that smooth (non-simulated wood grain) siding be installed.
8. That the fence be painted or stained and be no taller than 6' in height.

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 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.
- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Alexandria Archaeology:

Archaeology Findings:

F-1 Tax records indicate that a small house owned by Captain James Campbell stood on 1/4-acre of this city block facing Columbus Street in 1810. The property was valued at \$250.00 at that time. The exact address of the house is not known, and the structure appears to have been gone by 1830. Subsequent historical documents indicate that the current development property is located on the site of the stables of the Washington Street Corral built by the Union Army during the Civil War. By 1896, a house was present on this lot. Construction and demolition of

the 1890's house would have caused some disturbance to the previous resources, which were fairly ephemeral. Given the scale of this project and the post-Civil War disturbance, the property has limited potential to yield archaeological resources that could provide insight into residential life in 19th-century Alexandria, and into military activities during the Civil War. The applicant must fulfill the requirements below to insure that significant information about the past is not lost as a result of this development.

Recommendations:

- *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 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.
- *3. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- 4. The statements in archaeology conditions above (marked with an asterisk) 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, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Transportation and Environmental Services:

FINDINGS:

- 1. Provide turning movements for design vehicles to enter and exit proposed parking spaces at Grading Plan submission. (T&ES) (SUB2008-0002)

RECOMMENDATIONS

- 1. A GRADING PLAN is required showing all improvements and alterations to the site which must be approved by T&ES prior to issuance of a building permit. (T&ES) (SUB2008-0002)
- 2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES) (SUB2008-0002)
- 3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES) (SUB2008-0002)
- 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. (T&ES) (SUB2008-0002)

5. Close the existing curb cut that will be located in front of the proposed buildings. (T&ES) (SUB2008-0002)

CODE REQUIREMENTS

- C-1 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22) (SUB2008-0002)
- C-2 All utilities serving this site shall be placed underground. (Sec. 5-3-3) (SUB2008-0002)
- C-3 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25.1) (SUB2008-0002)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61) (SUB2008-0002)

Historic Alexandria:

Recommendation:

Defer pending redesign of side window fenestration (triple and double fixed sash).
Substitute wood building materials for Fypon and HardiPlank.

VI. IMAGES



Figure 1. Existing site conditions at 714 Wythe Street.



Figure 2. Looking southeast toward site from North Columbus Street, with St. Joseph's Church on left.

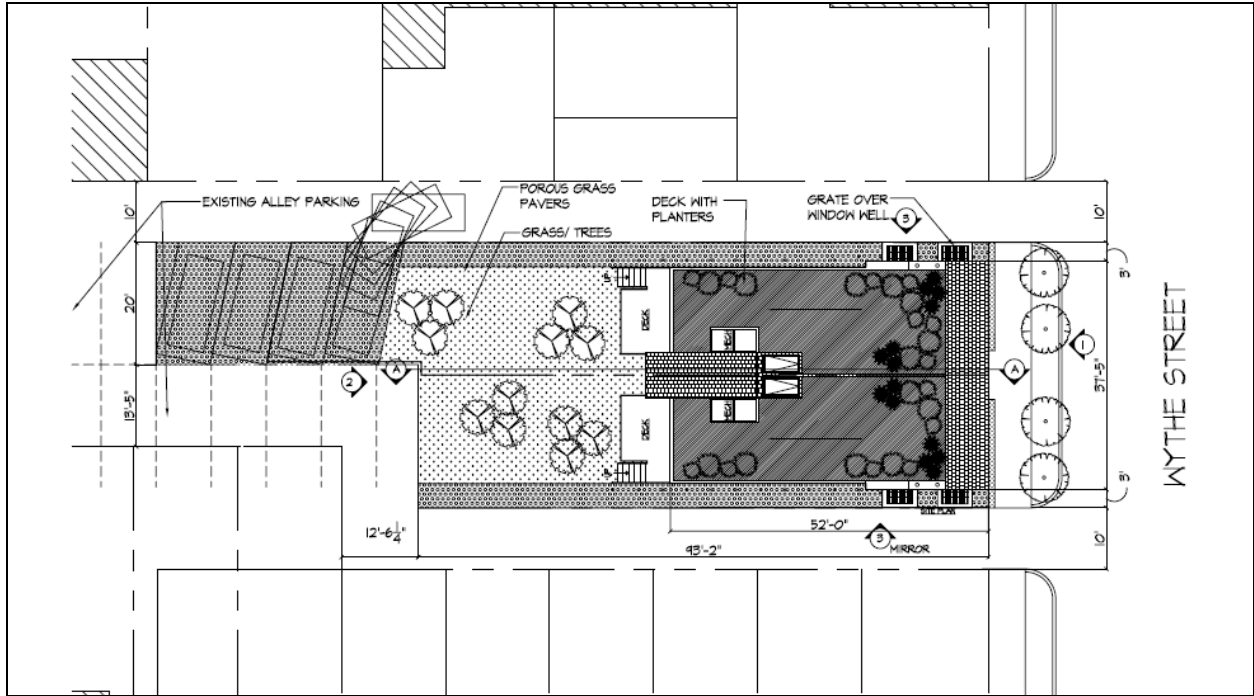


Figure 4. Proposed site plan.



Figure 5. Proposed building in context.



Figure 6. Propose building in context, color rendering.

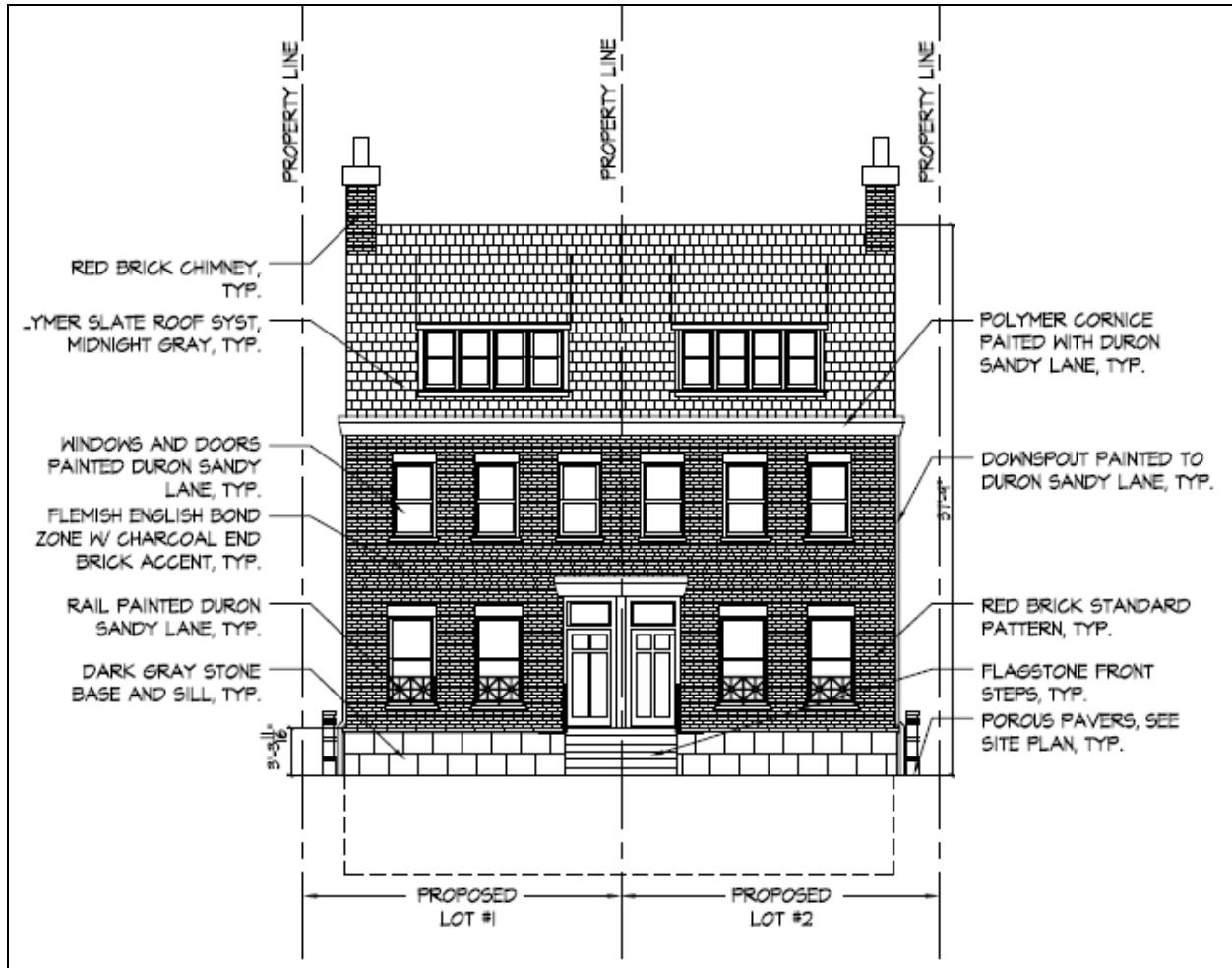


Figure 7. Proposed front (north) elevation.

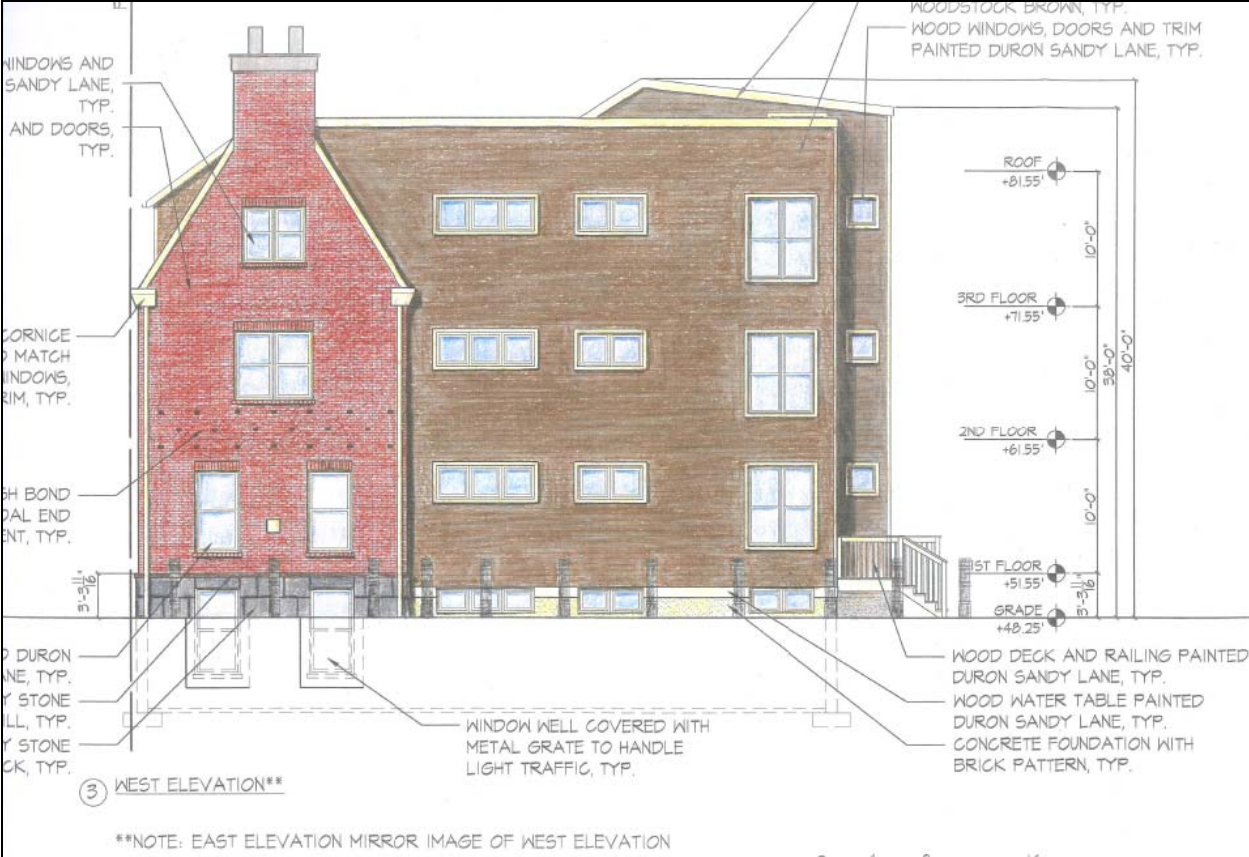


Figure 8. Proposed side (east and west) elevations.



Figure 9. Proposed rear (south) elevation.

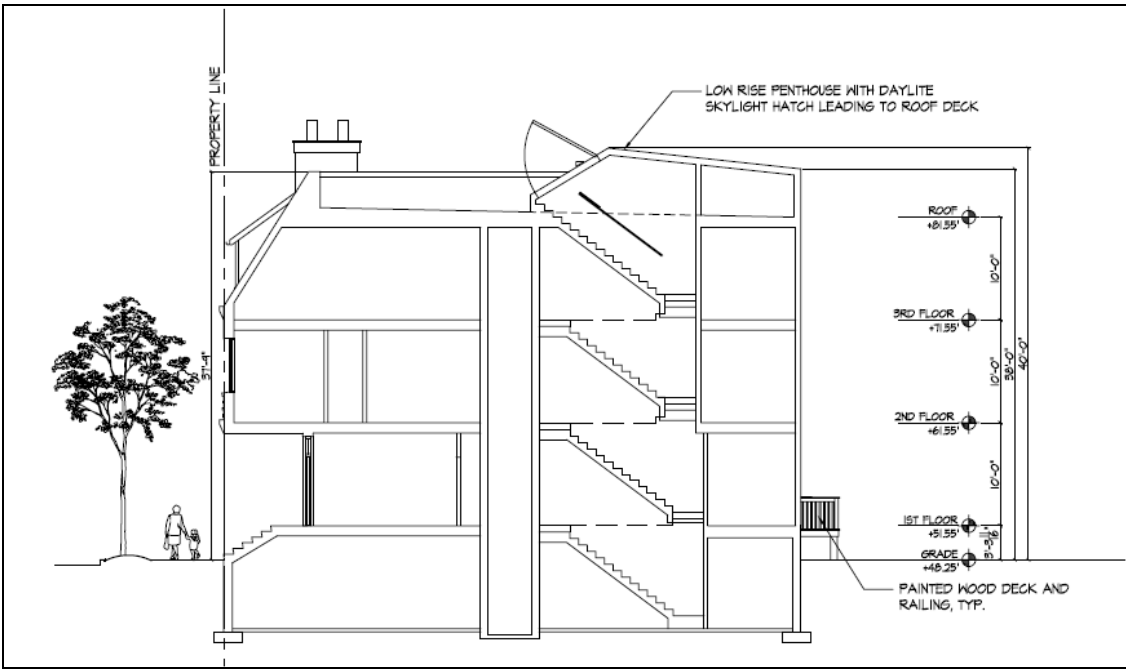


Figure 10. Section of proposed building.

Never Paint Again!
METRO BOLLARD
Patented and Patent: Pending

SPECIFICATIONS:
METRO BOLLARD

MATERIALS:
Low-Density Thermoplastic Polyethylene (LDPE)
W/ Ultra-Violet And Anti-Static Additives
.250 Nominal Wall Thickness

**STOCK UNIT SIZES TO SHIELD
THE FOLLOWING PIPE DIAMETERS:**
6" (custom sizes available)

OTHER OPTIONS:
Custom heights and designs available

STANDARD COLORS:
Black, Forest Green, Grey, and Red

PREMIUM COLORS:
Dark Granite, Light Granite, and White Granite

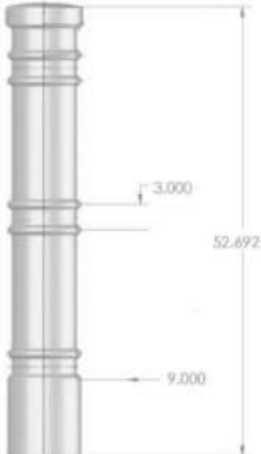



Figure 11. Specifications for proposed bollards.

70270CML - Hunter / Kenroy Vidalia Small Wall Lantern



[Click to View Larger Image](#)

Manufacturer: Hunter Kenroy
Code:HR-70270CML

Price: \$178.20
Cost: ~~\$222.75~~

Basket Total: \$178.20
Quantity in Basket: None

Delivery Time: 2-3 weeks

[Bookmark Page](#)
[Print Page](#)

Quantity: 1
[+ Add to Basket](#)

Description	Specifications	Related Items
<p>70270CML - Hunter / Kenroy Vidalia Small Wall Lantern</p> <p>The image above represents the shape of the fixture. The actual finish of the fixture may be different. Please, look at description or call 1-800-807-1826 for more details.</p> <p>Fixture Type: Small Wall Lantern Family: Vidalia Material: Hand-Forged Wrought Iron Finish: Camel</p> <p>Glass: Light Amber Linen Glass</p> <p>Dimensions: W 11" x H 19" x L 13"</p> <p>Number of Lights: 1 Lamping: 1-75W (M) Bulb</p> <p>Manufacturer Name: Hunter Kenroy Manufacturer Code: 70270CML Finish: Camel Glass: Light Amber Linen Glass Dimensions: W 11" x H 19" x L 13" Lamp Type: 1-75W (M) Bulb Wattage: 75W Bulb Type: Medium Base Fixture Type: Small Wall Lantern</p>		

Figure 4. Specifications for proposed wall lantern.



#1-20133 102 Avenue, Langley, BC V1M 4B4
 Tel: 604-513-8018 ~ Fax: 604-513-8019

www.dayliter.com

Specifications - Dayliter Model RDD (Roof Door)


Curb mounted thermally broken Roof Doors shall be Dayliter model # RDD _____ as manufactured by Dayliter Industries Ltd. in Langley, BC, Canada. The roof door shall be a factory assembled unit consisting of an extruded vinyl base frame with all corners fusion welded to ensure a watertight frame. Internal welded one piece aluminum frame with handle bar and lift mounts. All fabricated metal parts including hinges are white epoxy powder coated. All fasteners and internal latches are stainless steel. All units are equipped with triple hollow white frost free frames.

The retaining cap shall consist of a T8063 extruded aluminum frame in (black) (white) (brown) (clear anodized) finish. The skylight shall be fastened together with stainless steel screws penetrating the side of the roof door.

Glazing materials shall be double (clear) (bronze) acrylic dome with a uniform air space between the domes and a perimeter moisture flange (no-leak guarantee) stretch formed into the top acrylic layer to eliminate water penetration.

The roof door assembly shall be airtight with no air paths to connect interior building to exterior elements. The condensation gutter with weep holes in all four corners shall be an integral part of the unit. A gasket shall be provided between all points of contact between acrylic surface and aluminum.

Model Number	Inside Curb Rough Opening
3676	30.5 X 70.5
36100	30.5 X 94.5
4280	36.5 X 74.5



Dayliter VCM Clear acrylic Roof Door




Figure 5. Specifications for proposed dayliter roof door.