

Docket Item # 11
BAR CASE # 2008-0218

BAR Meeting
December 3, 2008

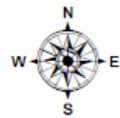
ISSUE: Addition and Alterations
APPLICANT: Rust Orling Architecture
LOCATION: 617/619 South Lee Street
ZONE: RM/Residential

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

1. That the applicant provide detailed design plans for the proposed access gate to the both the Virginia Department of Historic Resources and BAR Staff for review and approval.
2. The statements in the archaeology conditions listed 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 (703/838-4399) two weeks before the starting date of any ground disturbance so that an inspection schedule for city archaeologists can be arranged.
 - b. 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.
 - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.



BAR CASE #2008-0215, 0218 12/3/2008



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 a one story mudroom addition at 617/619 South Lee Street, as well as the construction of a new vehicular entrance gate.

Mudroom Addition

The 335 square foot mudroom addition will be constructed along side a portion of the north elevation of the house, approximately 66' back from the front building wall. The 10' by 33' one story brick addition will abut a 15' portion of the main house and encapsulate the majority of the north wall (18') of the 1950s addition. The addition will have a flounder roof which will meet the peak of the 1950s flounder roofed addition forming a western facing gable roof. The addition will have two six-over-six double hung windows on the north elevation and a single six-over-six window on the west elevation, as well as a full light French door on the east elevation. The mudroom door will be set back within the addition in order to create a covered entrance to the mudroom. The proposed aluminum clad windows will be manufactured by Marvin (Ultimate Double Hung Series), with fixed muntins and an interior spacer bar. The full light door will also be manufactured by Marvin. The addition will have a synthetic wood rake board, a projecting brick cornice, standing seam copper roof, copper gutters and downspouts and cast stone lintels.

Gate

The applicant also proposes a new 9' long sliding gate in the garden wall to the north of the house. The gate will be constructed of dark green painted wood with a herringbone pattern.

II. HISTORY:

As explained in docket item #10, the late Federal style townhouse, including the main block and a detached two story dependency to the rear, was constructed c. 1798. It has been home to several figures of importance in local and national history. The main block appears substantially as built. According to Board of Architectural Review records, the Board has previously approved alterations and additions at the property in 1970, 1974, 1975 and 1981.

More recently, on September 19, 2007, the previous property owner obtained BAR approval for a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for two additions and a breezeway, as well as other alterations to the house and grounds (BAR Case #2007-0157 & 158). That project was never undertaken and the property has since been sold to the current owners.

III. ANALYSIS:

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

The Virginia Department of Historic Resources holds an easement on the property and has approved the proposed project, per a letter dated October 28, 2008, provided that the applicant provide detailed design plans for the proposed access gate for VDHR review.

In the opinion of Staff, the proposed mudroom addition is appropriate and compatible with the late 18th century Federal style Justice Black house. The one story addition will be set back 66'

from the front building line and will be minimally visible; only the top portion of the flounder addition will be visible from the public right-of-way. The design of the addition is compatible in style, massing and fenestration to the historic house and conforms to the *Design Guidelines* for residential additions. In keeping with the recommendations contained in the *Guidelines*, the addition was designed as a background building "...which allow historic structures to maintain the primary visual importance." While the addition introduces a new mass into the side yard, it retains the integrity of the historic portion of the house because of its significant setback from the front property line and its limited visibility. Staff also does not object to the proposed use of the clad windows and door, or the use of synthetic wood rakeboard, because of the significant setback of the addition and because it will help distinguish the new addition from the historic house.

While Staff believes that the proposed 9' wood gate meets the recommendations contained in the *Design Guidelines* for Fences, Garden Walls & Gates, VDHR has requested detailed design drawings of the proposed gate. The applicant should also submit detailed gate plans for Staff review.

Staff notes the comments of the Alexandria Archaeology and recommends that they be included as conditions of the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted with the following conditions:

1. That the applicant provide detailed design plans for the proposed access gate to the both the Virginia Department of Historic Resources and BAR Staff for review and approval.
2. The statements in the archaeology conditions listed 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 (703/838-4399) two weeks before the starting date of any ground disturbance so that an inspection schedule for city archaeologists can be arranged.
 - b. 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.
 - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 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:

R-1 Approve, subject to VDHR letter of October 29, 2008 requesting submission of detailed design plans for proposed access gate for review.

Alexandria Archaeology:

F-1 According to *Historic Alexandria, Virginia, Street by Street* by Ethelyn Cox, the house on this lot was constructed around 1800 by Thomas Vowell, Jr., a prominent merchant. When it was advertised for sale in 1817, the lot included a covered way, pantry, large kitchen, smoke house, brick stable and carriage house. Edgar Snowden, editor and owner of the *Alexandria Gazette*, purchased the property in 1842. In the 20th century, it served as the residence of Hugo Black, Justice of the U.S. Supreme Court. The property has the potential to yield archaeological resources into residential life in Alexandria during the late 18th and 19th centuries.

R-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.

R-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.

R-3 The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

R-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 Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

VI. IMAGES

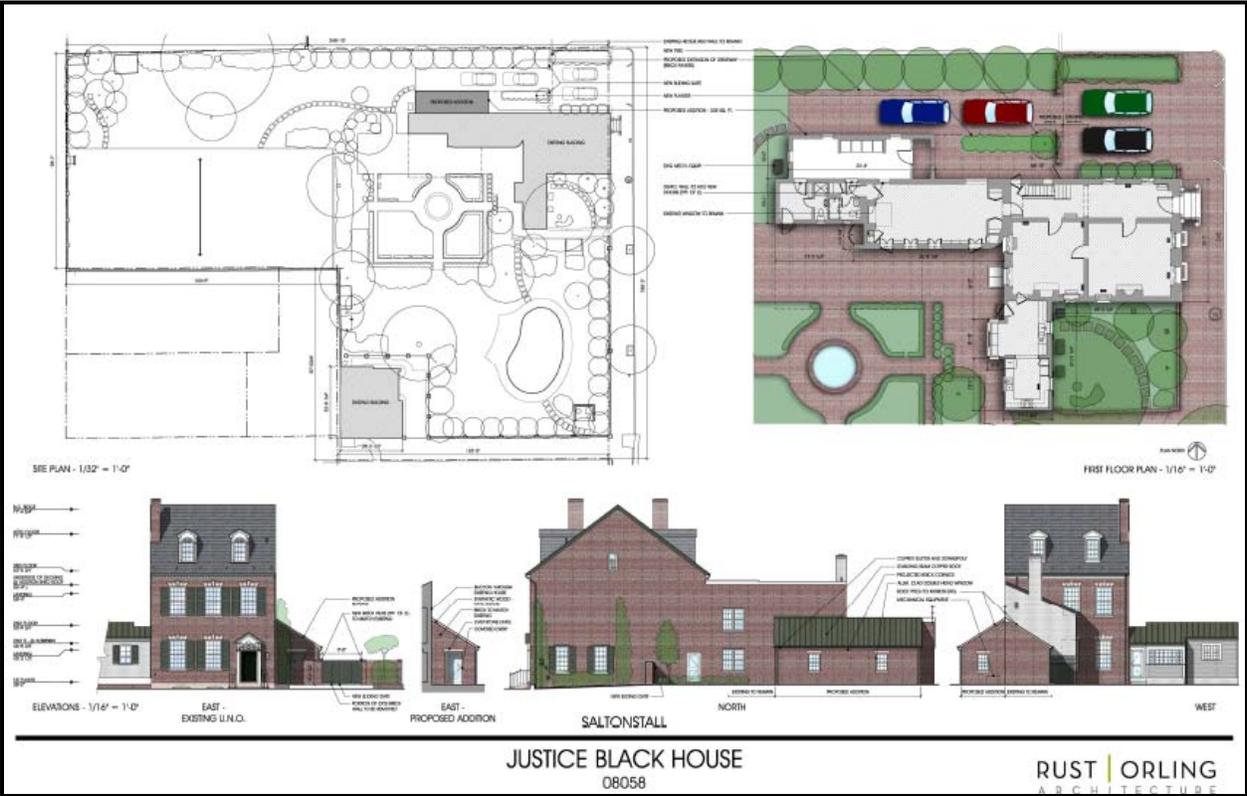


Figure 1: Site Plan and Addition Elevations



Figure 2: Site Photos

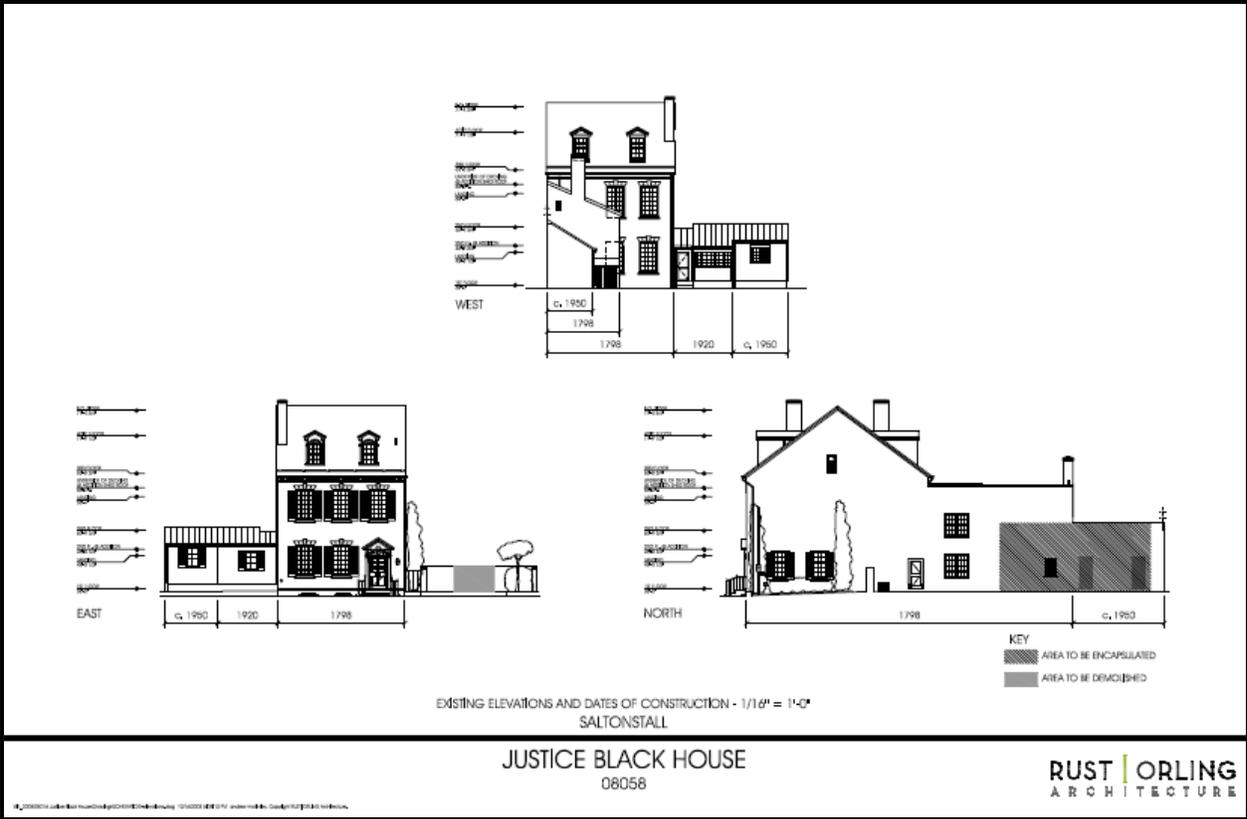


Figure 3: Existing Elevations and Proposed Demolition/Encapsulation

Swinging Doors
Ultimate Swinging French Door

Home > Swinging Doors > Ultimate Swinging French Door



Ultimate Swinging French Door

- Marvin's Inswing or Outswing French Doors offer unmatched fit and finish and remarkable design flexibility.
- Most Ultimate French Doors have a DP40 rating for commercial-grade performance.
- Now available with the beautiful, traditional shadow lines of a raised panel or the crisp, clean look of a flat panel.

Standard Features

- Tempered, one-lite insulating glass
- Satin Taupe handle with multi-point locking system on the active panel and a matching dummy handle on the inactive panel
- Head and foot bolts on inactive panel
- Satin Taupe adjustable hinges
- Oak liner on Ultrex® sill ([What's this?](#))
- All wood Brick Mould Casing (wood units)
- 4 3/16" (116 mm) Jamb
- Bare wood interior
- Vinyl Drip Cap and nailing fin (clad units)

© [This product is CE certified.](#)

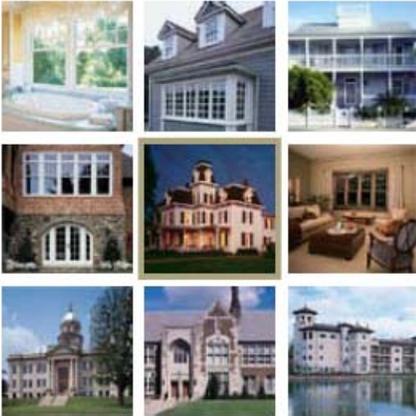
About Marvin | Our Brands |    Europe | Careers | Media | Contact Marvin | Privacy | Terms of Use | Warranty

©2008 Marvin Windows and Doors

Figure 4: Door Details

Double Hung
Ultimate Double Hung

Home > Double Hung > Ultimate Double Hung



Ultimate Double Hung Windows

- Marvin's Ultimate Double Hung combines state-of-the-art window design with the classic style of the past.
- Both sash tilt in or can be removed for easy cleaning.
- Choose from Double Hung windows with rectangular sash or [Ultimate Double Hung Round Top](#) window variations.

Standard Features

- 4 9/16" (116 mm) jambs
- All-wood Brick Mould Casing (wood units)
- 8° sill bevel
- Bare wood interior
- Satin Taupe sash lock
- Clear, one-lite insulating glass
- Extruded aluminum clad exterior (clad only)
- Full screen
- Vinyl nailing fin (clad units)
- One-handed tilt-in operation for easy cleaning

CE This product is CE certified.

Figure 5: Window Details