

BAR Meeting
March 4, 2009

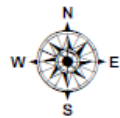
ISSUE: Addition/Alterations
APPLICANT: Karl and Lydia Svoboda
LOCATION: 113 Princess Street
ZONE: RM/Residential

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

1. That the applicant install nightshades on the glass roof of the rear addition to control light spillage;
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 be all wood and not aluminum clad; 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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BAR CASE #2008-0158, 0159 3/4/2009



Note: BAR Case # 2008-0158, for a Permit to Demolish/Capsulate, must be approved before this item may be considered.

UPDATE: At the public hearing on November 5, 2008, the Board voted to defer the application. Since that deferral, the applicant's architect, Christine Leonard, has met with Staff to review the Board's comments. In addition, Staff coordinated a meeting on December 18, 2008 between the applicant's architect and attorney and the neighbors who have expressed concern during this process. The applicant shared a revised scheme with the neighbors and requested additional feedback or comments from the neighbors. The current scheme represents revised plans to accommodate concerns expressed by both the Board and the neighbors.

Previously, the Board deferred the application for restudy at the October 1, 2008 hearing. After the first deferral, the applicant's architect, Christine Leonard, met with BAR Staff twice to review and address comments made by the Board and the neighbors. The revisions at this time included alterations to the front dormer, a reduction in size and changes to the proposed rear addition, and relocation of the elevator shaft. In addition, the applicant hosted an open house on October 30, 2008.

I. ISSUE:

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

Front Alterations and Addition

In the revised scheme, the applicant no longer proposes any alterations to the front elevation with the exception of window replacement. 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 two-story with basement addition measuring approximately 14' by 18' at the first story and 6' by 18' at the second story on the rear (north) elevation of the existing house. The existing house currently measures approximately 37' by 18'. Originally, the depth of the addition was proposed to be 16.5' but was reduced to 12' in the second revision. Also, the two previous proposals featured a one-story addition with an elevator shaft at the second story. The addition will be a sun room and will have double multi-light doors flanked by pairs of twelve-over-twelve, 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 on the first floor addition. The glass roof will have commercial grade structural aluminum with low-E insulated panel glass. The side elevations (east and west) will be all brick to match the existing house. The second-story of the addition is proposed to be smaller, extending 6' from the existing rear wall. The second story will have a pair of eight-over-eight, simulated divided light, double-hung wood windows. The exterior will be clad in a brick veneer to match the existing.

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 three eight-over-eight, 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 simulated divided light wood windows, to match the existing light patterns, with the exception of the windows on the addition which are proposed to be aluminum clad rather than all wood.

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. ANALYSIS:

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 on front elevations as well as rear additions and alterations. 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 finds the proposed revised addition alterations are appropriate and compatible. 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 rear addition is compatible with the architectural style, scale, mass and form 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. To mitigate light spillage from the glass roof, Staff recommends that nightshades be installed. The second-story portion of the addition will be visible but Staff finds that the choice of material, brick to match the existing, contributes to its compatibility. Staff finds the proposed shed dormer on the rear elevation to be compatible with the character of the historic district.

Staff notes that, in previous submissions, the applicant proposed removing the existing chimney. The applicant has revised the application to retain the chimney.

The *Design Guidelines* recommend that: “...replacement windows should be appropriate to the historic period of the architectural style of the building.” 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 all wood.

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

1. That the applicant install nightshades on the glass roof of the rear addition to control light spillage;
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 be all wood and not aluminum clad; 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.
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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:

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.

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.

Transportation and Environmental Services:

FINDINGS

- F1. An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time.

In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:

- the construction of a new home;
- construction of an addition to an existing home where either
 - the addition exceeds the area of the existing building footprint by 100% or more; or
 - the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
- changes to existing grade elevation of 1-foot or greater;
- changes to existing drainage patterns;
- land disturbance of 2,500 square feet or greater.

Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 838-4318. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.

<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

RECOMMENDATIONS

- R1. The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)
- R5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R5. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)



Figure 2. Front (south) elevation.



Figure 3. Rear (north) elevation.

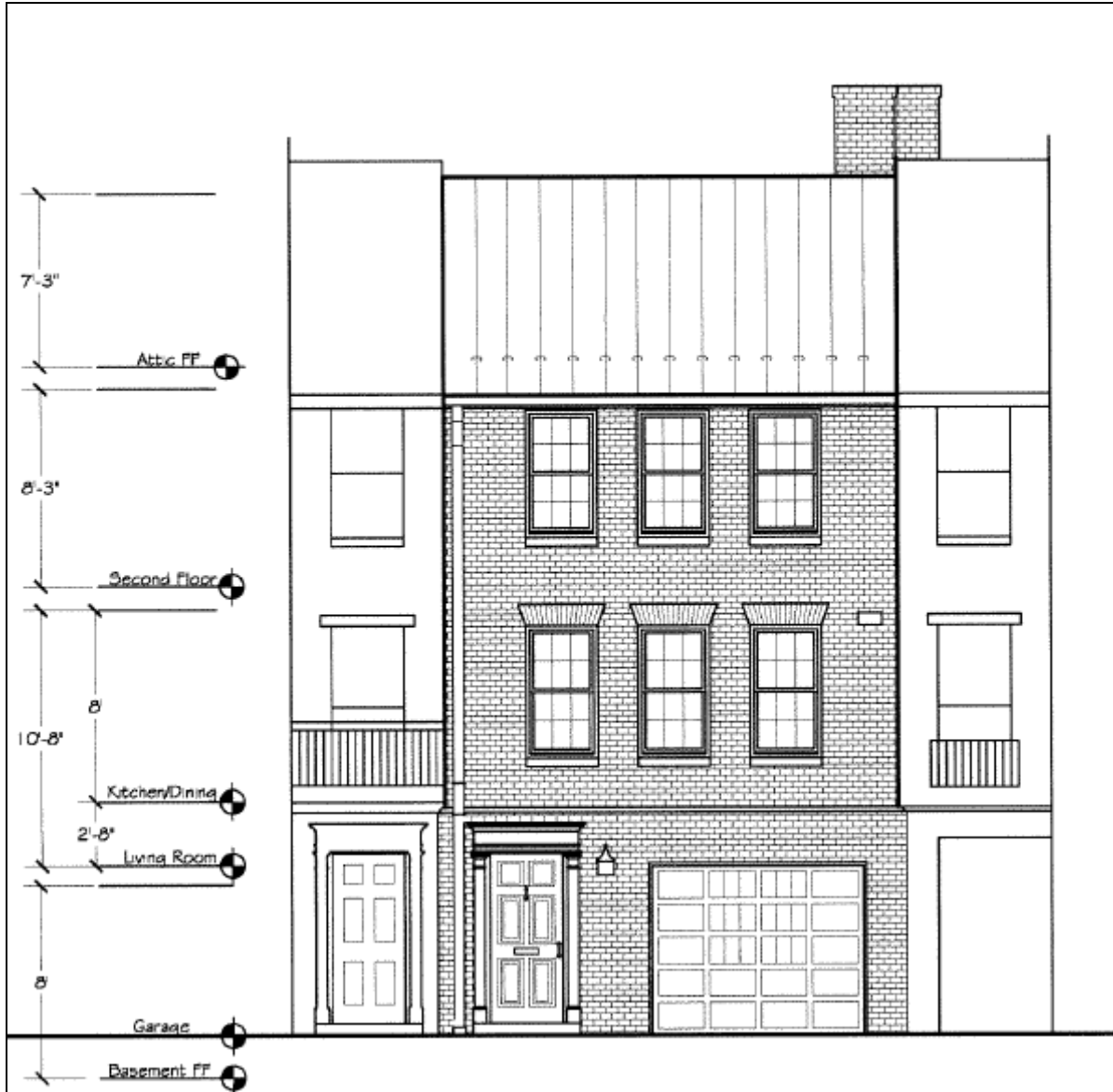


Figure 4. Proposed front (south) elevation no alterations.

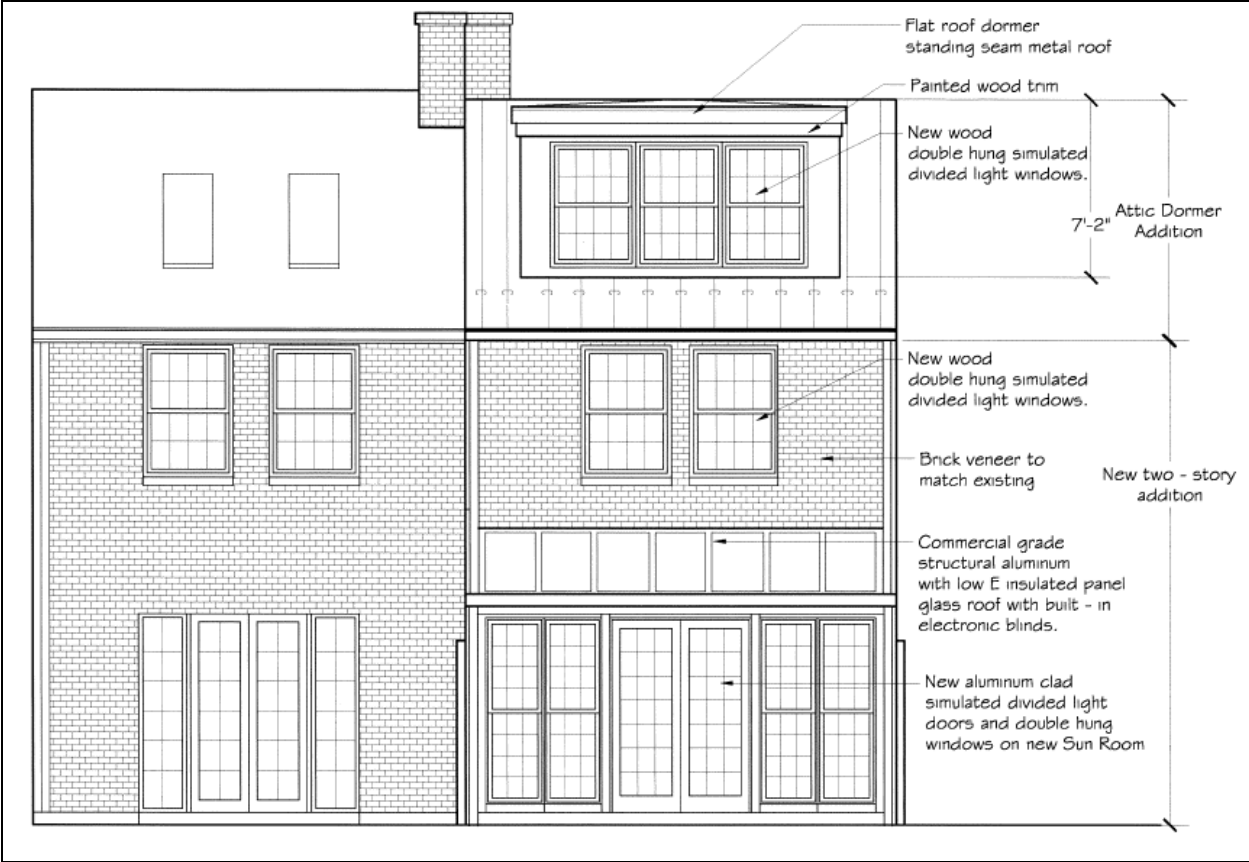


Figure 5. Proposed rear (north) elevation.

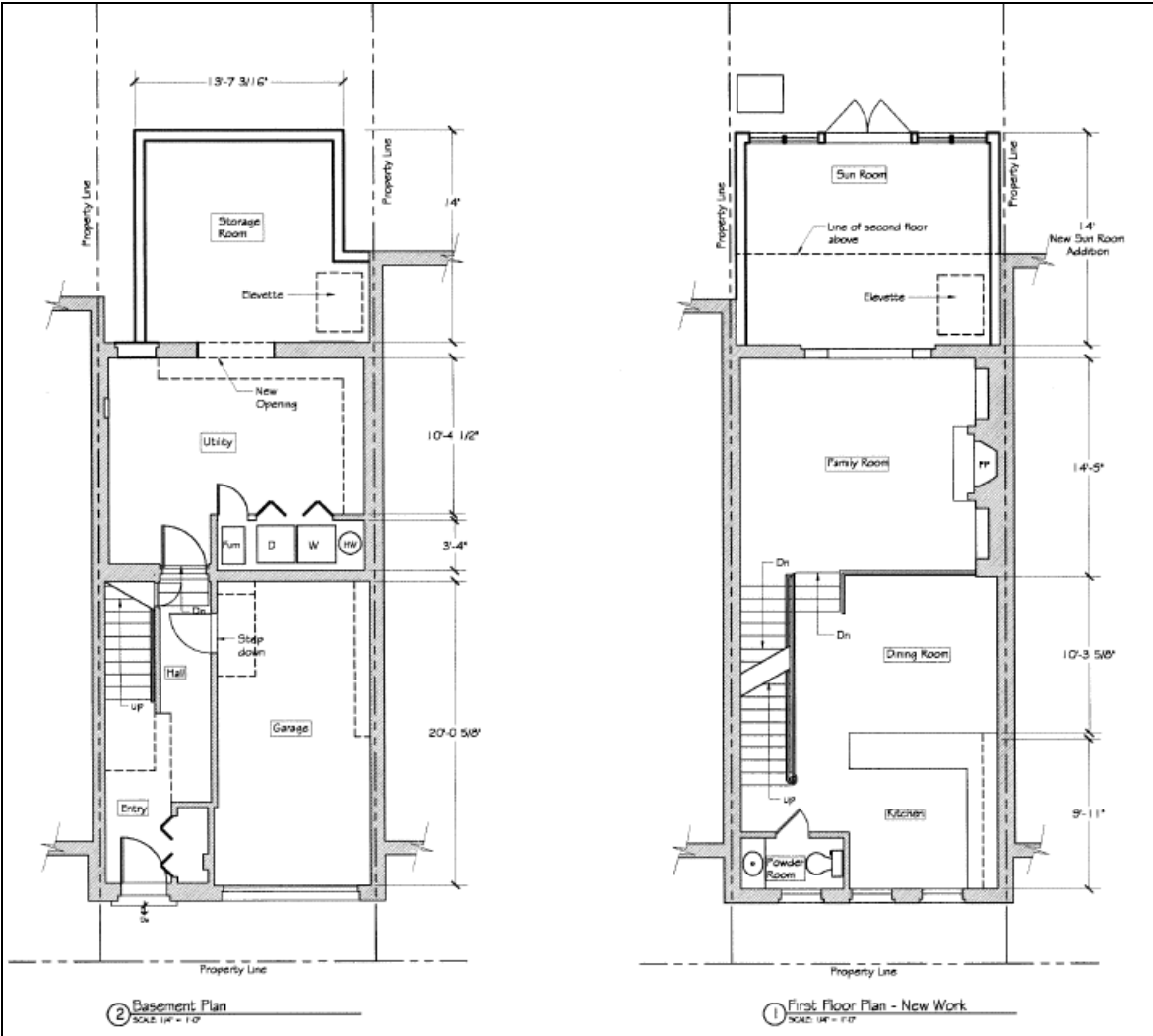


Figure 6. Proposed floor plans at basement and first floor.

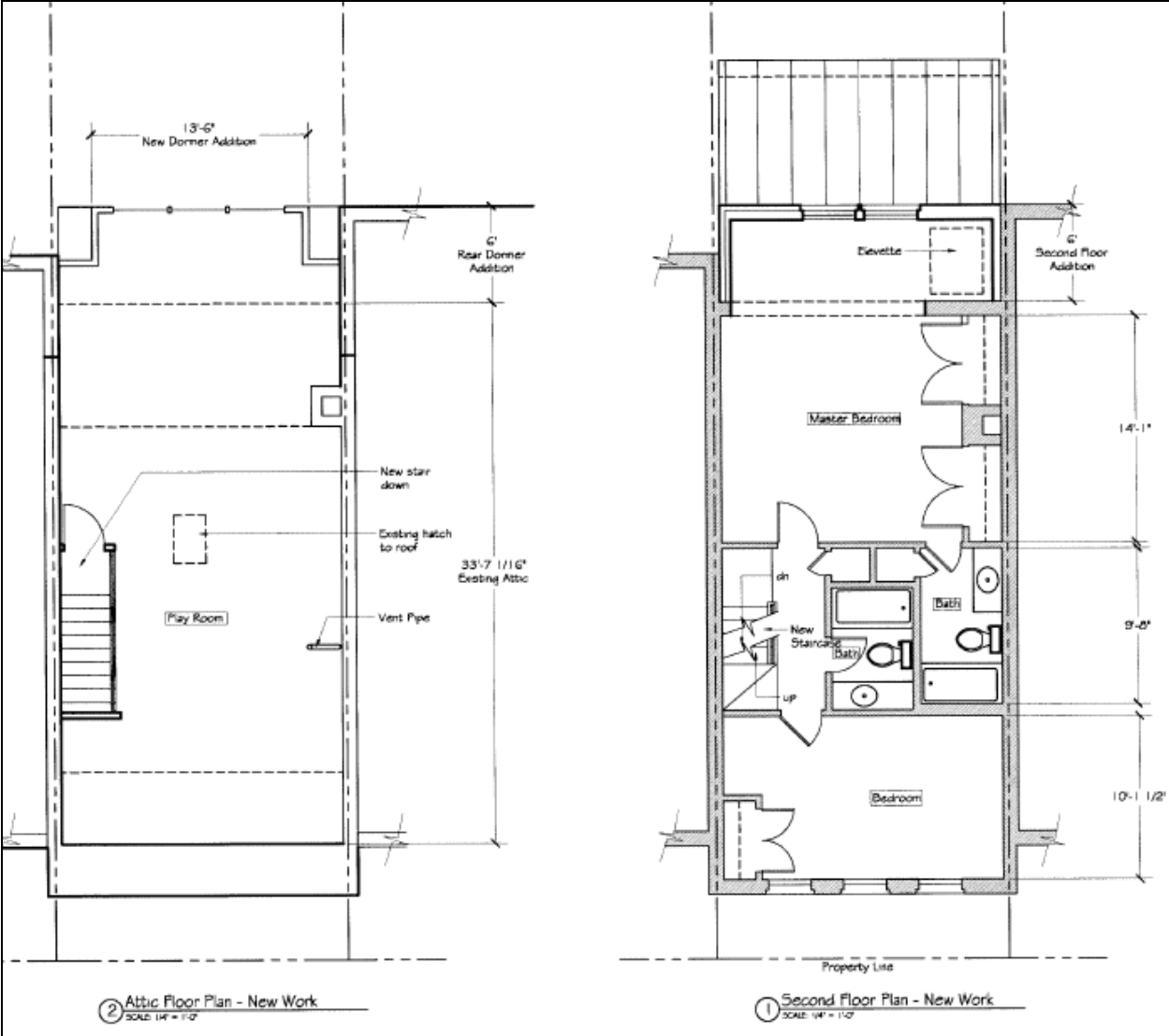


Figure 7. Proposed floor plans at second floor and attic.

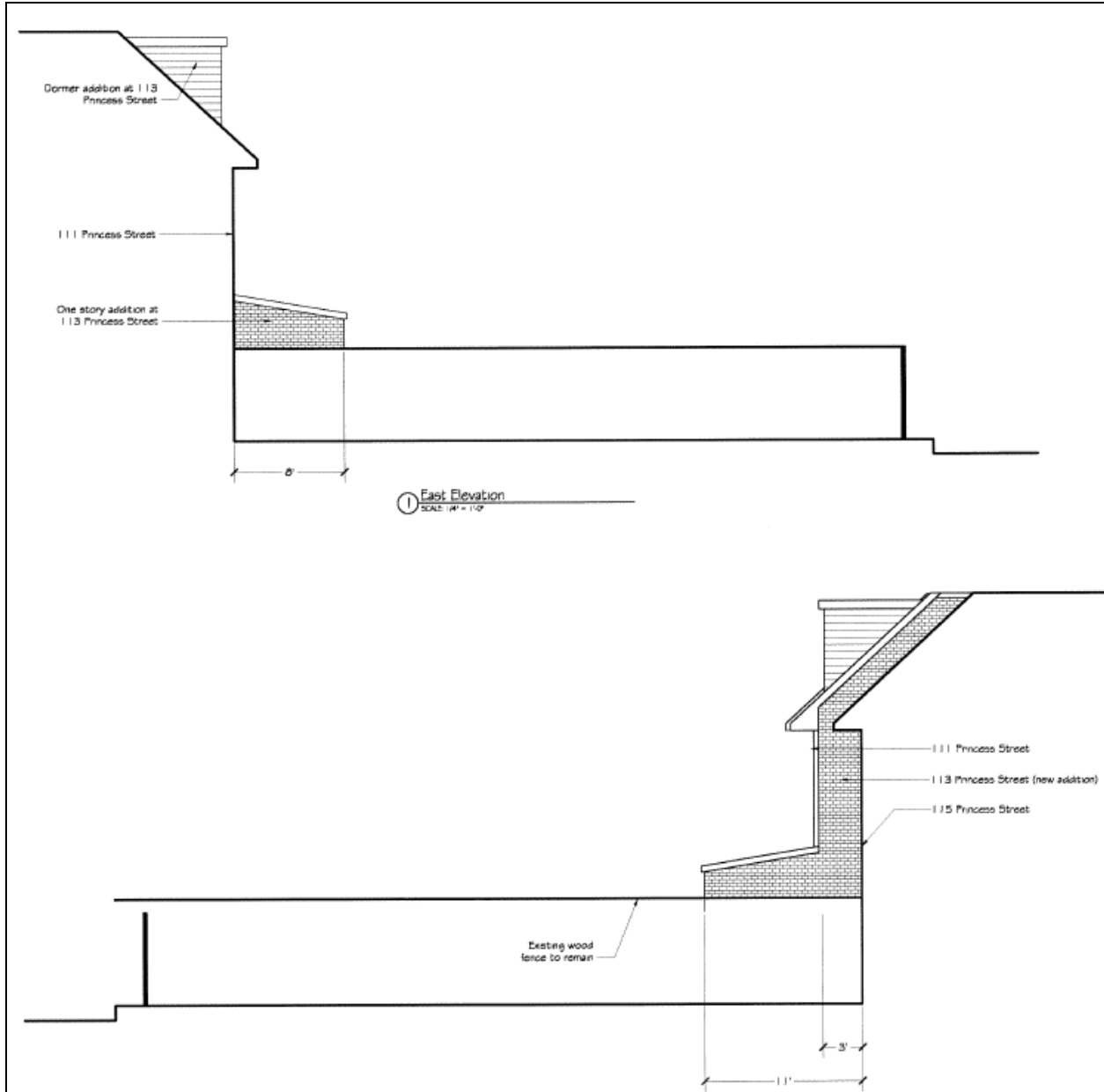


Figure 8. Proposed side (east and west) elevations.

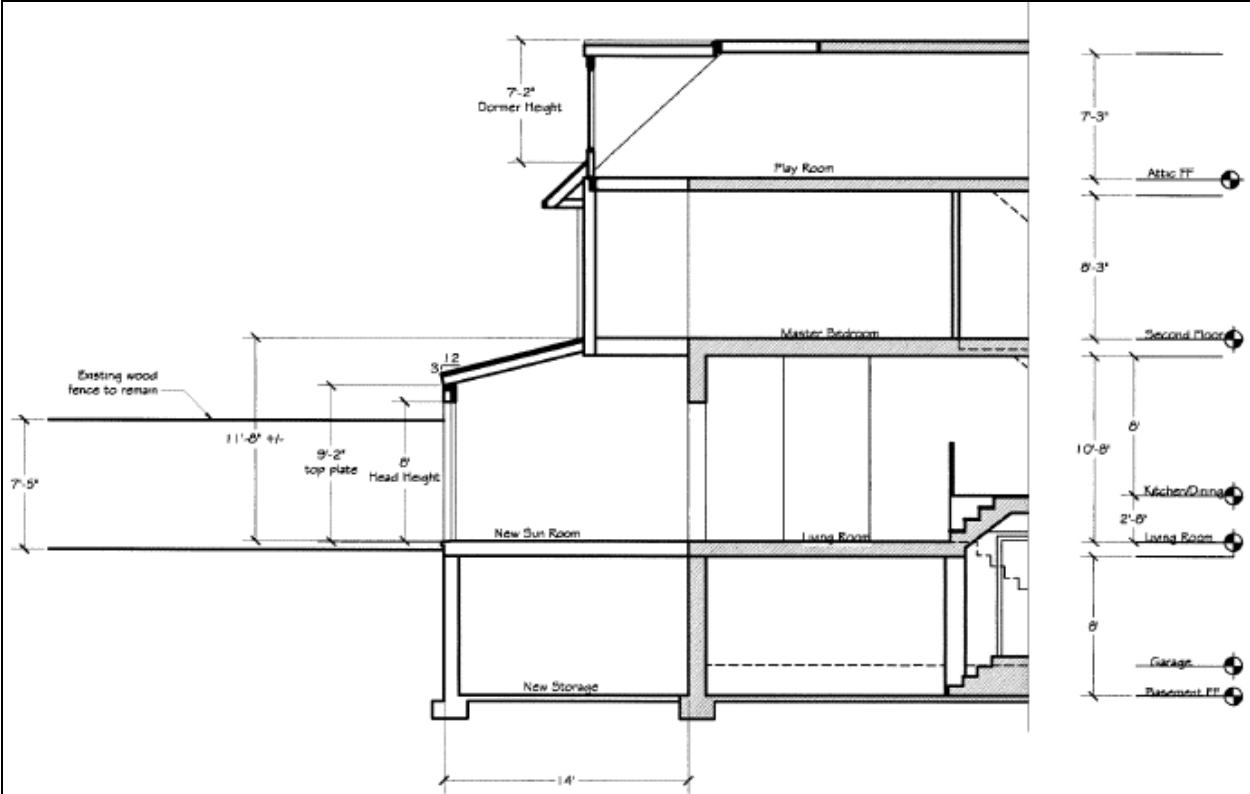


Figure 9. Section with proposed alterations.

1600 S.G. (Sloped Glazing)

PICTORIAL VIEW / GENERAL INFORMATION

JUNE, 2007

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.

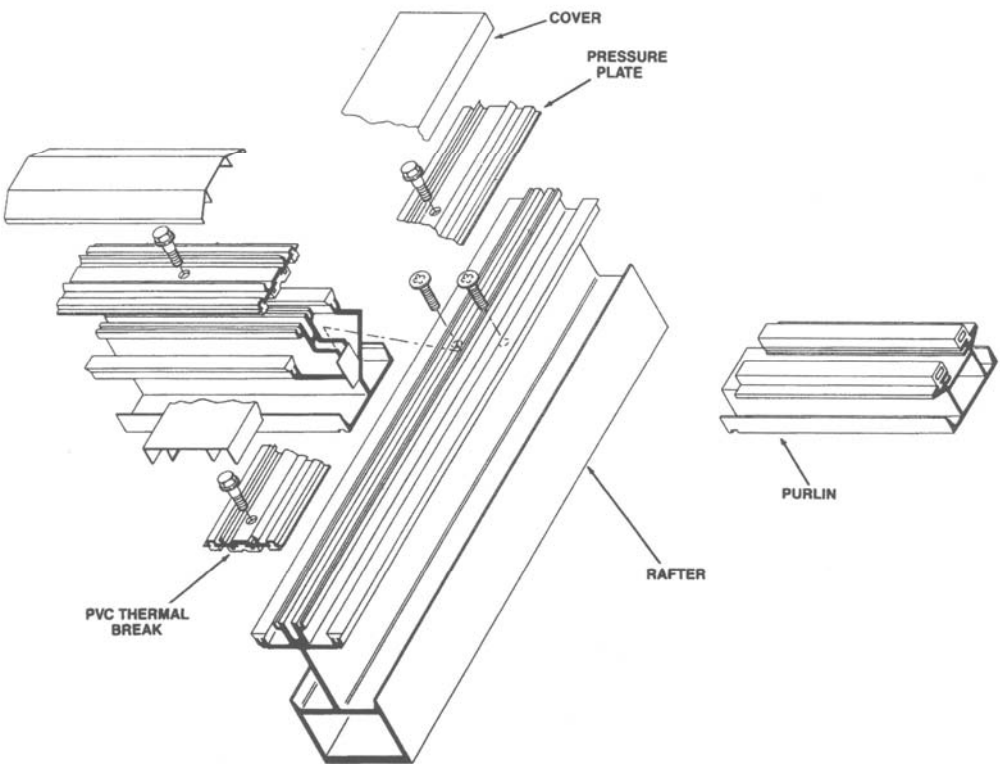
Standard members are shown in this section. Their use will result in the most economic application of the system. Deviations from the standard are possible but should be reviewed with your Kawneer representative.

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 structures, low and curtain wall products vary widely. Kawneer does not control the application of products, operating procedures, or glazing materials.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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Figure 10. Specification for proposed glass roof.