

Docket Item # 10
BAR CASE # 2009-0065

BAR Meeting
May 6, 2009

ISSUE: Alterations
APPLICANT: Jane Slatter
LOCATION: 811 Prince Street
ZONE: RM/Residential

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

1. That the garage door be constructed of wood and not metal;
2. That the following archaeological conditions 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 artifact collection or metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

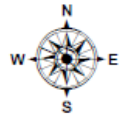
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2009-0065

5/6/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for site improvements at 811 Prince Street. The historic house has recently undergone a significant restoration and has been before Board on two previous occasions, in 2005 and 2006. The majority of the work has been completed and the applicant is before the Board again to request approval of additional site improvements, as well as reapproval of some elements not completed within the 12 month BAR approval time frame.

An architectural and open space easement on 811 Prince Street is jointly held by Virginia Department of Historic Resources Board (VDHR) and Historic Alexandria Foundation (HAF). The property is visible from Prince Street and in views from South Columbus Street looking down the private alley that runs east-west from South Columbus Street to South Alfred Street. Both VDHR and HAF have indicated their approval of the proposed improvements.

The following site improvements are proposed:

New cast stone garden steps

The applicant proposes to construct pre-cast concrete steps at the front garden entrance to the property. This feature was previously approved by the BAR. The steps (2 risers) will match the material and style of the main steps and will project no more than 2 feet beyond the existing gate and garden wall.

Rear garden wall

The existing brick wall to the south of the gravel parking area was partially demolished during construction in order to allow access to the rear yard. The bricks were retained and the wall will be reconstructed using the historic (1920s) brick. A new flush board wood gate will be incorporated into the brick wall to allow access from the parking area to the rear yard. The gate will be constructed of cedar and will be stained.

Rear fence and gate at the parking area

A new 5 foot wood fence with a pair of metal gates measuring 5 foot by 12 foot will be installed at the rear of the property between the garage and the east property line in order to enclose the existing surface parking area. The fence will be constructed of flush cedar boards. The gates will be constructed of simple square black steel pickets with a horizontal brace. The fence will be stained.

Rear fence and gate

The temporary wood fence located to the west of the garage along the alley will be replaced with a flush board 8 foot cedar fence with a 7 foot gate. The fence will have a horizontal wood cap and will be stained. Prior to the installation of the stockade construction fence the area was enclosed by a 9 foot brick wall dating from the mid-20th century.

New garage door

When the applicant was before the BAR in 2006 they anticipated that they would be returning to the Board after the restoration project was complete to request a Permit to Demolish for the

garage. The applicant has since determined that they would like to retain the garage and now propose to replace the existing metal garage door with a new solid panel metal garage door. The applicant intends to install a dark colored garage door which will be compatible with the color of the main house.

II. HISTORY:

The house at 811 Prince was constructed between 1849 and 1855 by William Bayne. The property was used as the Powell Hospital by Union troops during the Civil War and after the war as a residence and doctor's office. It consists of a three bay wide 3-1/2 story masonry block on the west side of the property which is topped by a strongly bracketed and deeply projecting cornice. The entry is recessed into a deep niche and is characterized by the unique transom which conforms to the segmental arch of the lintel. All window openings have segmental arched lintels as well. The two windows on the first level of the street elevation contain full length jib windows which open onto shallow balconies with iron rails set upon deep brackets.

The east side of the house faces a large garden and consists at the first level of a one story glazed wooden porch or galleria which has been converted to year round use. The octagonal center bay of the porch features round arch window openings which rest upon a paneled dado, while the flanking bays feature elliptical arched windows.

The c. 1852 house is one of the more notable Italianate examples in Alexandria and is distinguished by a very high degree of architectural and historical integrity.

In 2005, the BAR approved the demolition of non-historic fabric and alterations, as well as a waiver of the rooftop screening requirement, for 811 Prince Street (BAR Case #2005-0199, 200 and 201, October 5, 2005). A year later, the BAR saw the proposed project again when modifications were made to the original plan (BAR Case #2006-0256, 257 and 258, December 20, 2006).

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

In general, Staff is supportive of the proposed alterations at 811 Prince Street.

While six feet is the maximum height of a fence in a side or rear yard permitted in the zoning ordinance, the BAR has the authority to waive that requirement if the increased height is architecturally appropriate and consistent with the character of the district. In this case, Staff supports the additional fence height (8 feet) because it provides greater privacy along this very active alley behind the property, which includes the service uses for the adjacent Morrison House hotel. Furthermore, it is a 1 foot reduction in height and mass from the 9 foot brick wall which was in this location prior to the commencement of the restoration project.

The garage was constructed in the 1920s in a simple utilitarian style and clearly does not have the historic integrity of the main historic building. However, the *Design Guidelines* specifically state that "flush or paneled metal or open metal grate garage doors are inappropriate for

residential structures in the historic districts.” Therefore, Staff recommends that the garage door be constructed of wood.

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

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

1. That the garage door be constructed of wood and not metal;
2. That the following archaeological conditions 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 artifact collection or 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 Administration:

- C-1 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-2 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-3 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.

Historic Alexandria:

- R-1 Approve.

Alexandria Archaeology:

- F-1 Tax records from 1810 and 1830 indicate that the home of John Hewes (or Hughes), a ship builder, was situated on this street face, but the exact address is unknown. By 1850, the lime kiln of Thomas & Dyer was operating on the block. The 1877 G.M. Hopkins insurance atlas shows the block owned by J. W. Green, with the lime kiln still in operation. The property therefore has the potential to yield archaeological resources that could provide insight into domestic life in the early 19th century as well as later industrial activities.
- R-1 The following statements in archaeology conditions R-2 & R-3 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.
- R-2 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-3 The applicant/developer shall not allow any artifact collection or metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Transportation and Environmental Services:

F-1 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>**

R-1 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)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

R-3 All work within the public right of way requires separate permitting from the Department of Transportation and Environmental Services. (T&ES)

R-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)

R-5 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)

R-6 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)

VI. IMAGES

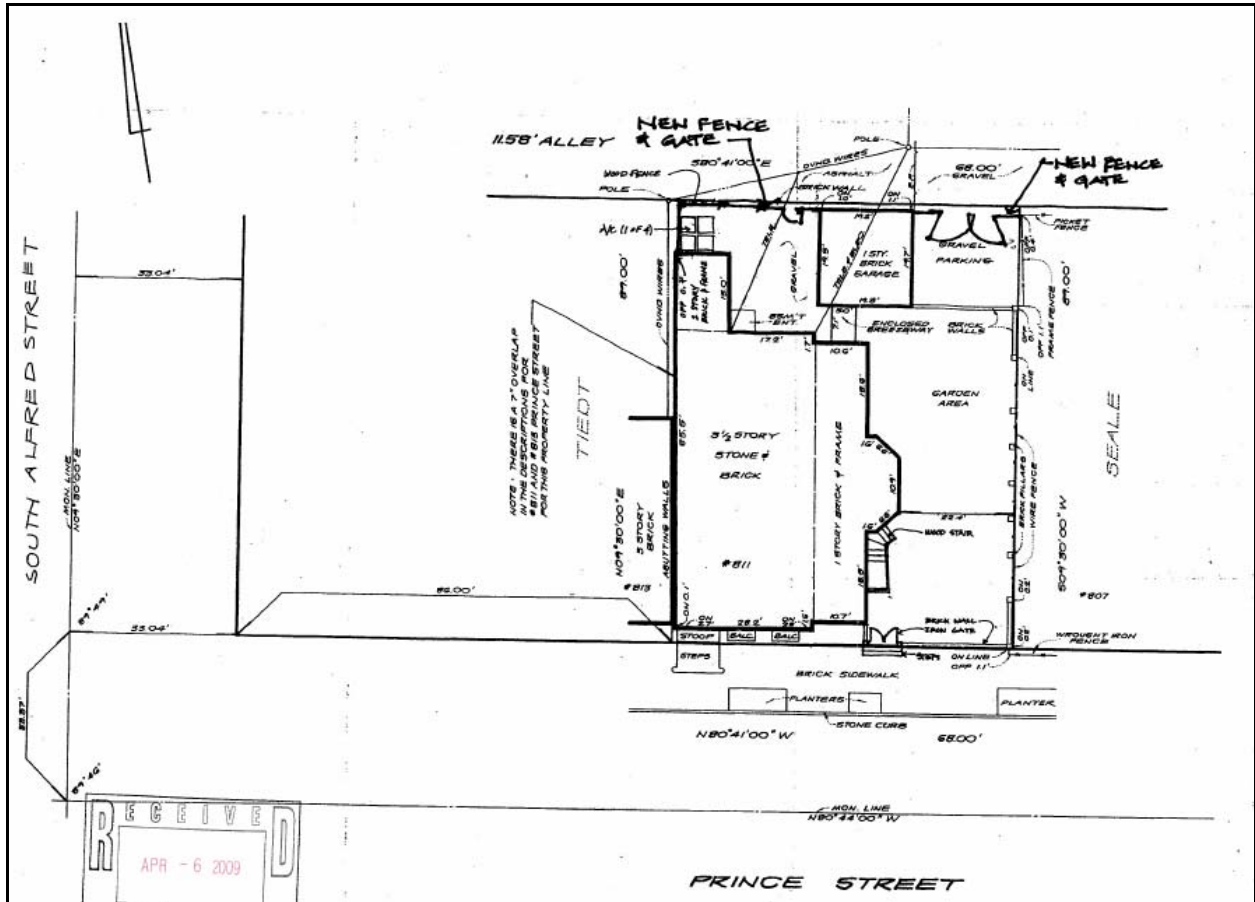


Figure 1. Site plan.

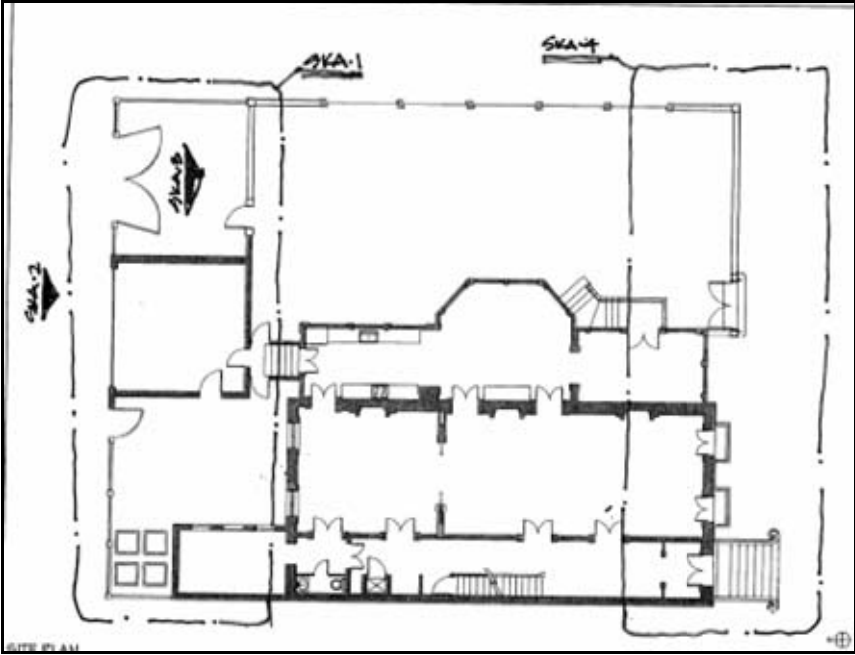


Figure 2. Floor plan/site plan.

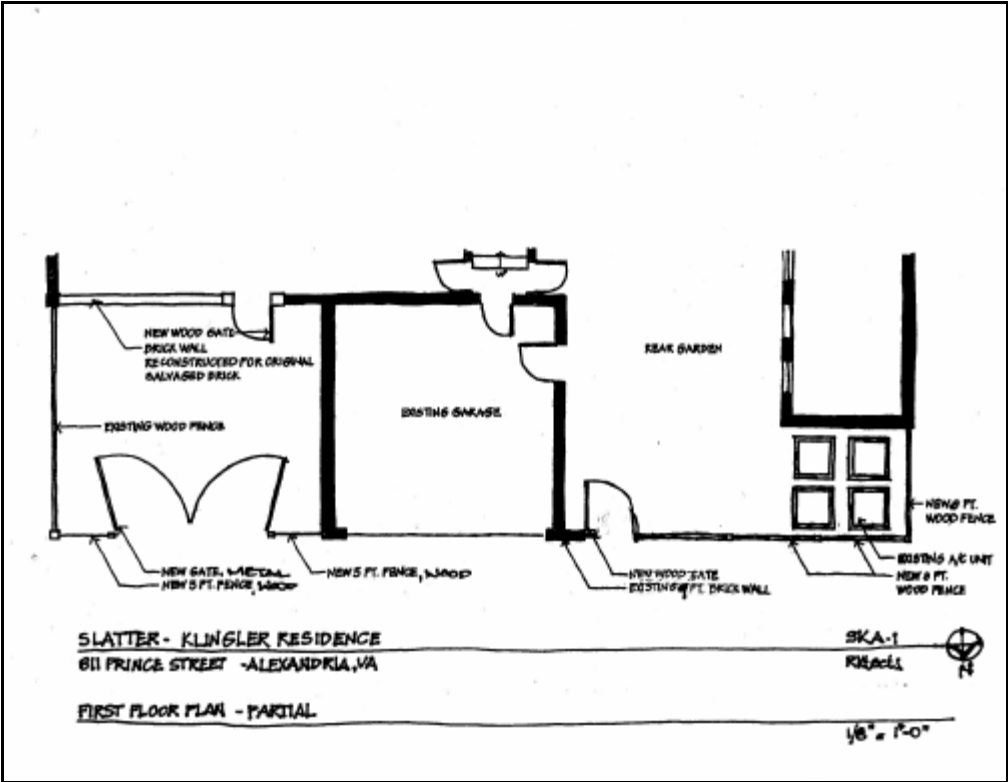


Figure 3. Fence/wall site plan.

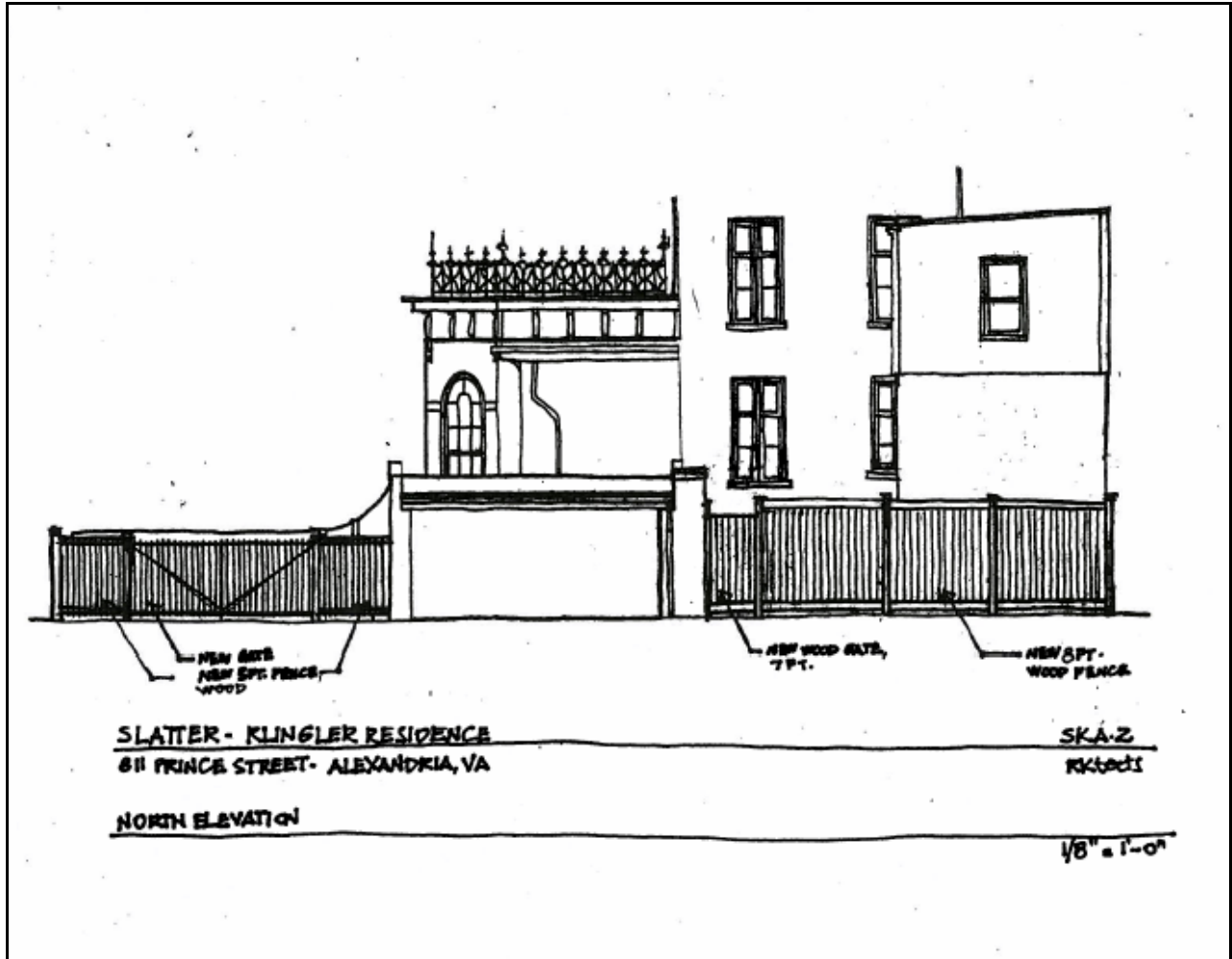


Figure 4. Rear elevation.

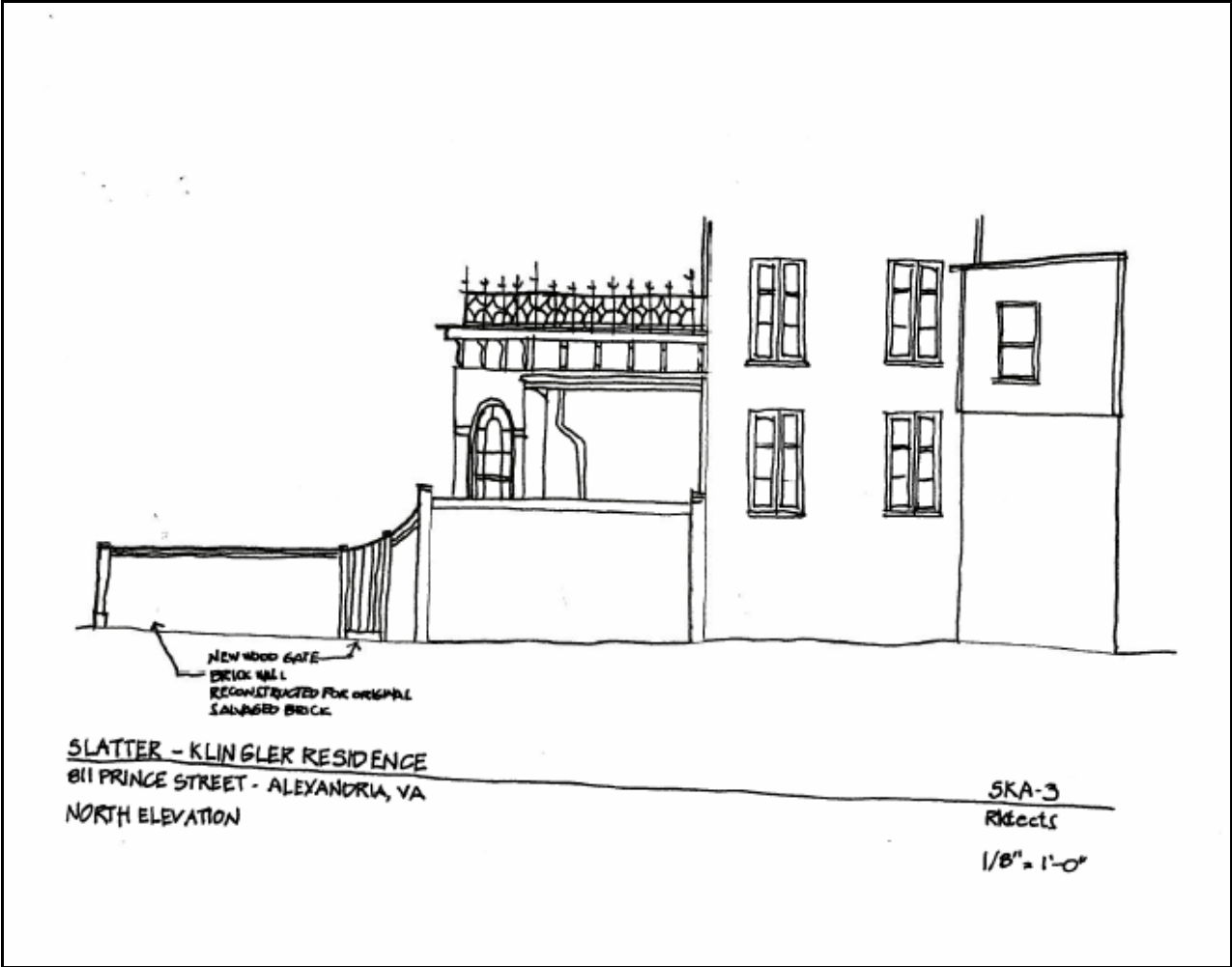


Figure 5. Elevation showing wall with gate.

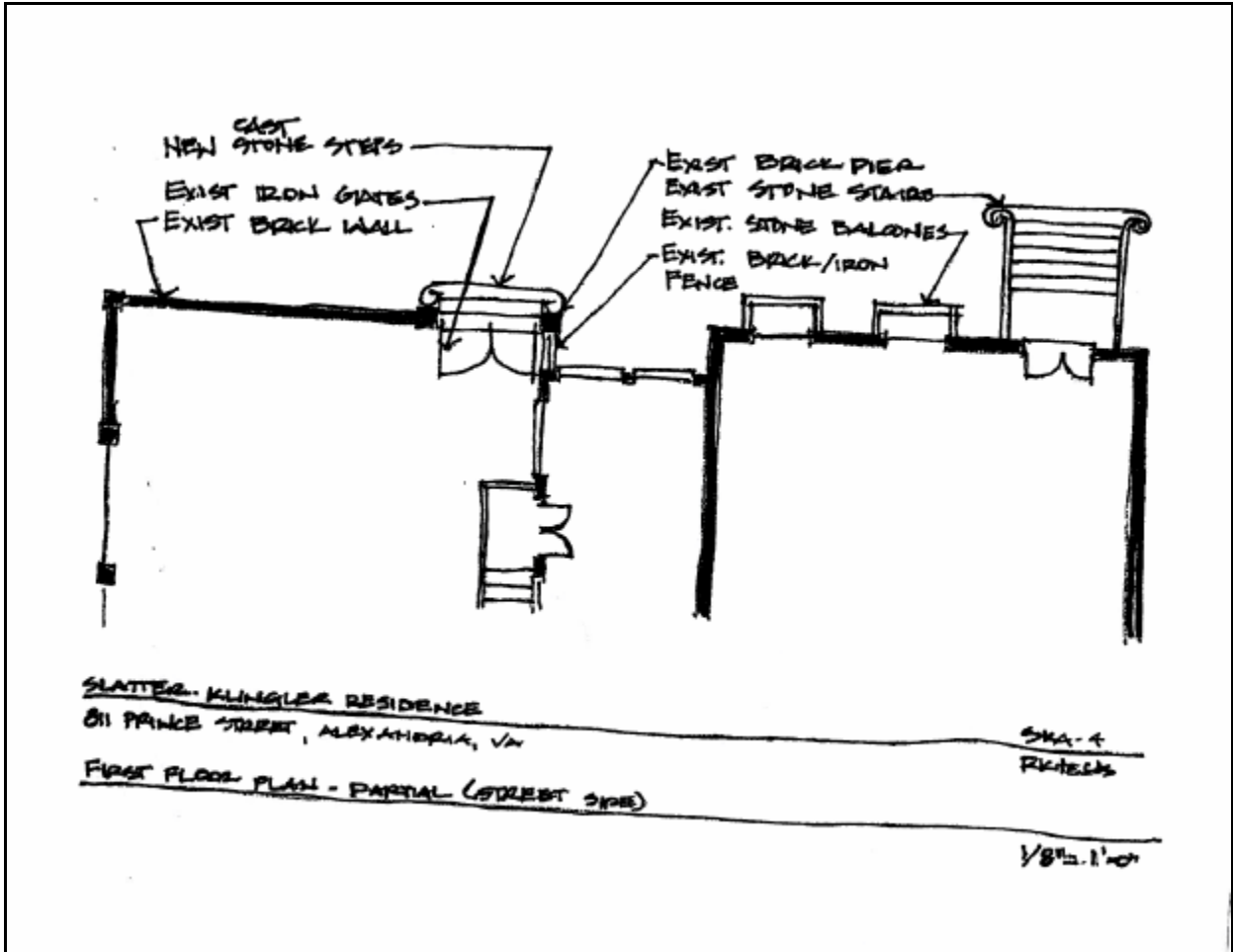


Figure 6. Front stoop detail.

Walpole Woodworkers

8' tall Universal Board Fence Materials Breakdown:

- 33 Linear feet of 8' tall Universal Board Fence
 - End Cleat Installation
 - Routed Backing Rails
- 1- 8' x 4' Universal Board Gate
- Devonshire Ring Latch Gate Hardware
- 6 - 5-1/2" x 5-1/2" x 8' Universal Fence Posts
- 6 - 5-1/2" Westport Post Caps
- Sherwin Williams Latex Stain (Custom Color TBD)
- Installation

Materials, Tax and Labor: \$9,518.78

- * Please allow 8 to 12 weeks for production and installation.
- * Materials made of Northern White Cedar.

Thank you again for your consideration of our proposal. Please feel free to contact me with any questions or additional information that may be needed.

I look forward to working with you.

Best regards,



Daniel Hardy
Walpole Woodworkers
Dan_hardy@walpolewood.net
703-314-5686

Figure 7. Fence details.

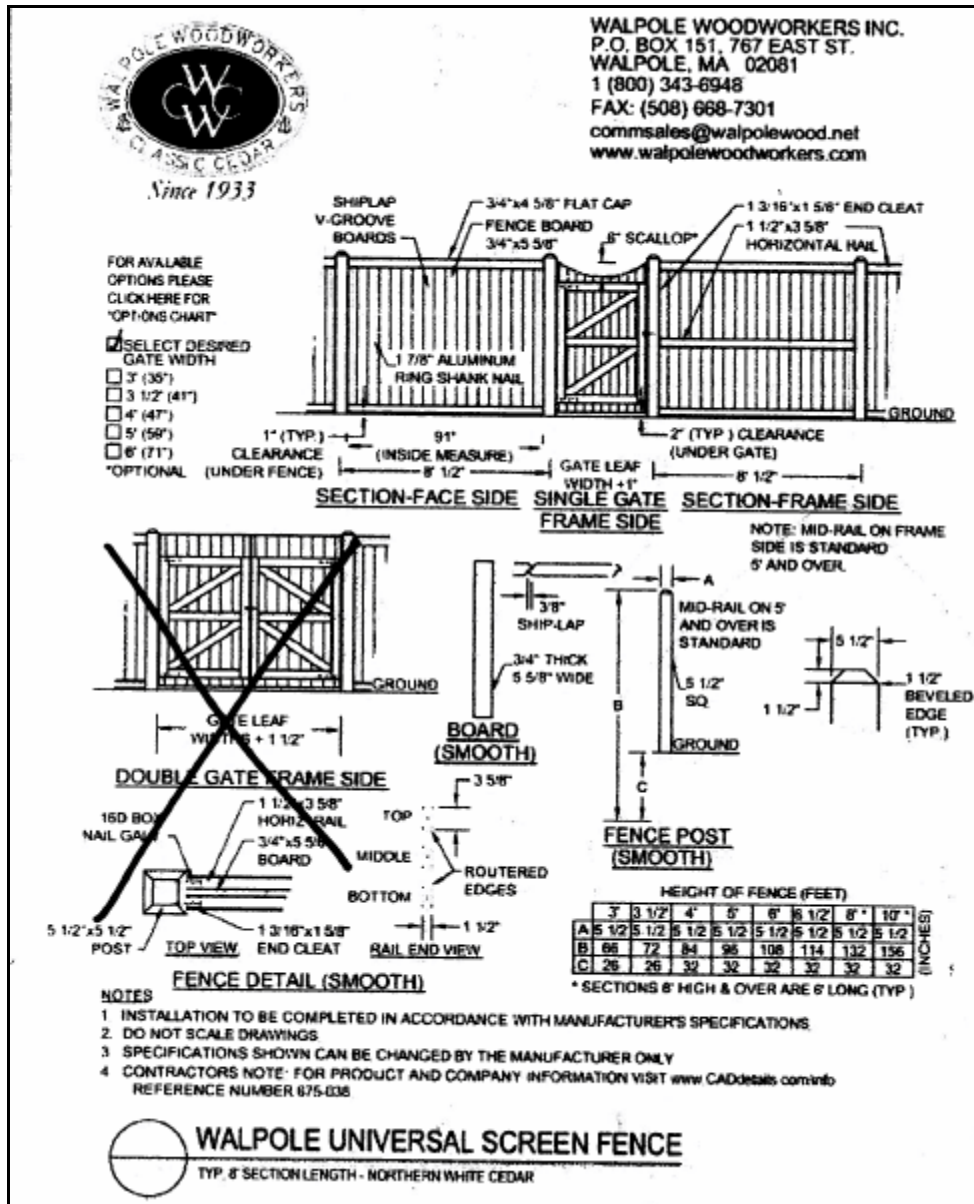


Figure 8. Fence details.



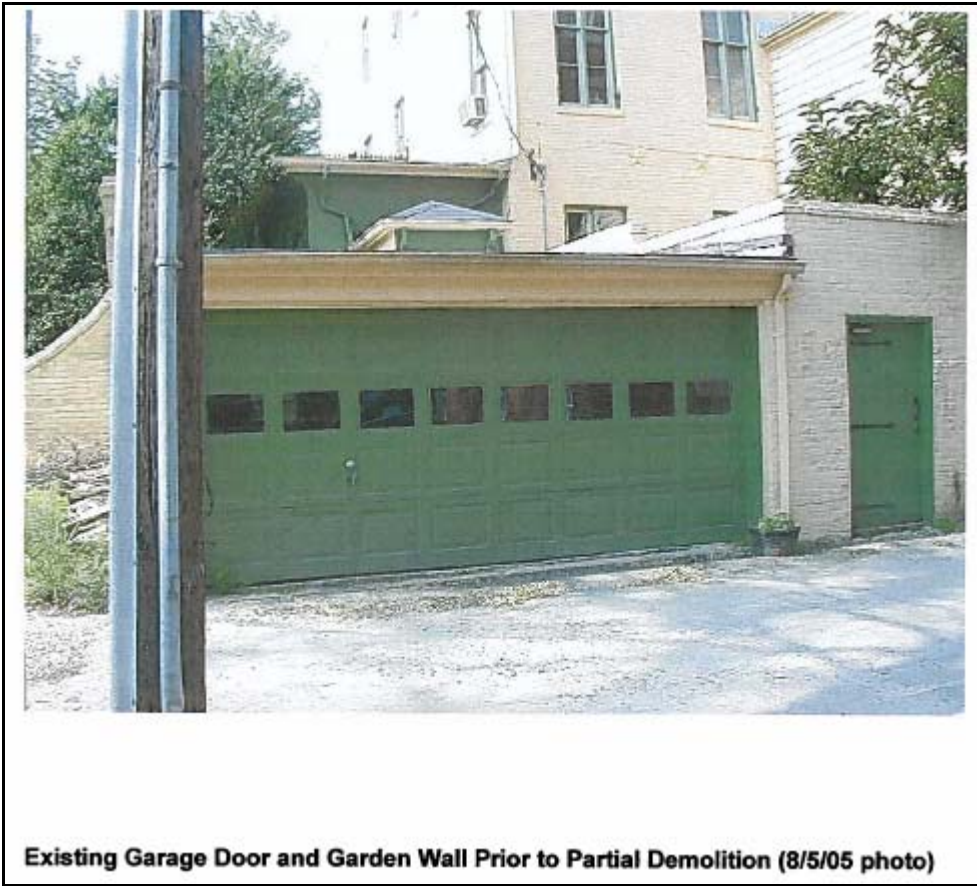
View of Garden Entrance looking West on Prince Street (photo 6/4/09)

Figure 9. Prince Street photo.



View down Private Alley from Columbus Street (photo 6/4/09)

Figure 10. Photo looking down alley.



Existing Garage Door and Garden Wall Prior to Partial Demolition (8/5/05 photo)

Figure 11. Existing garage door.



Existing Garage Door and Parking Space (6/4/09 photo)

Figure 12. Existing parking area/garage.

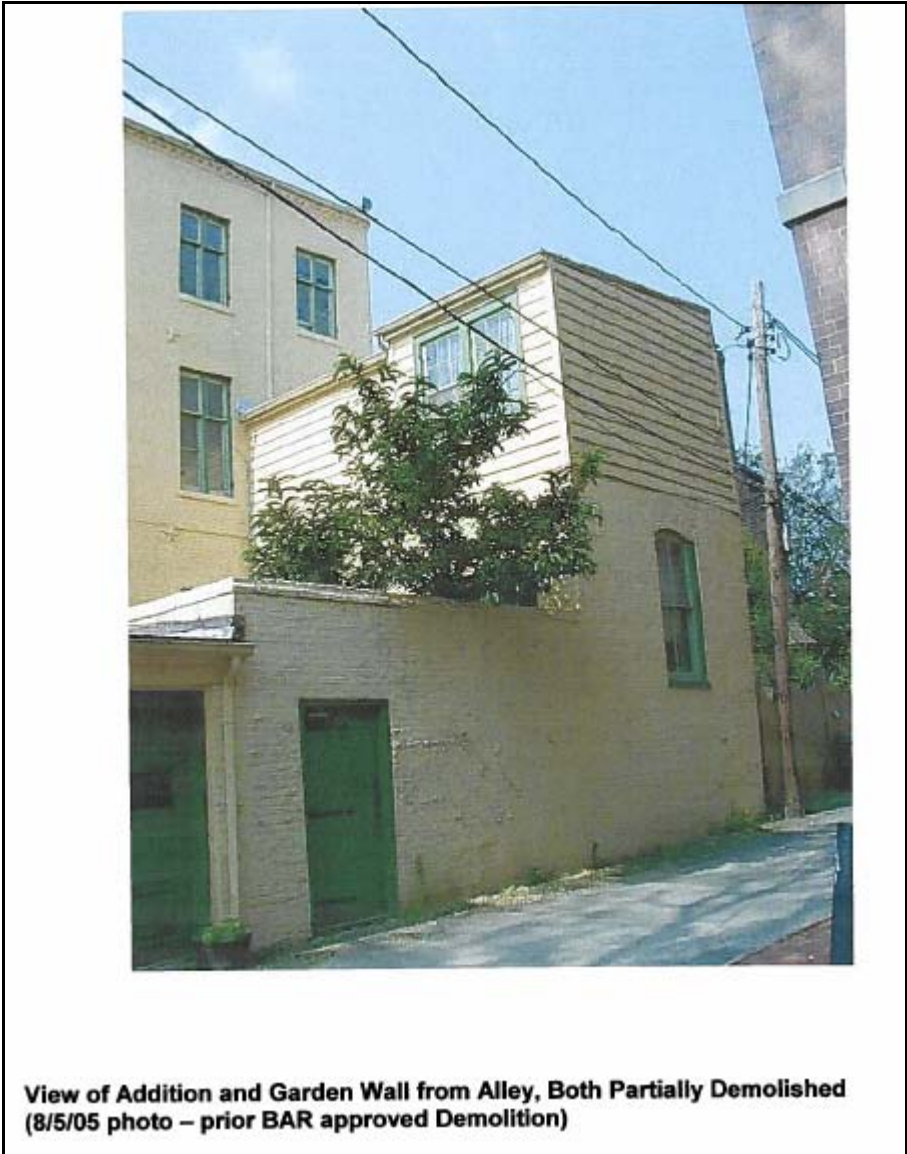


Figure 13. Photo of 9' brick wall prior to demolition.

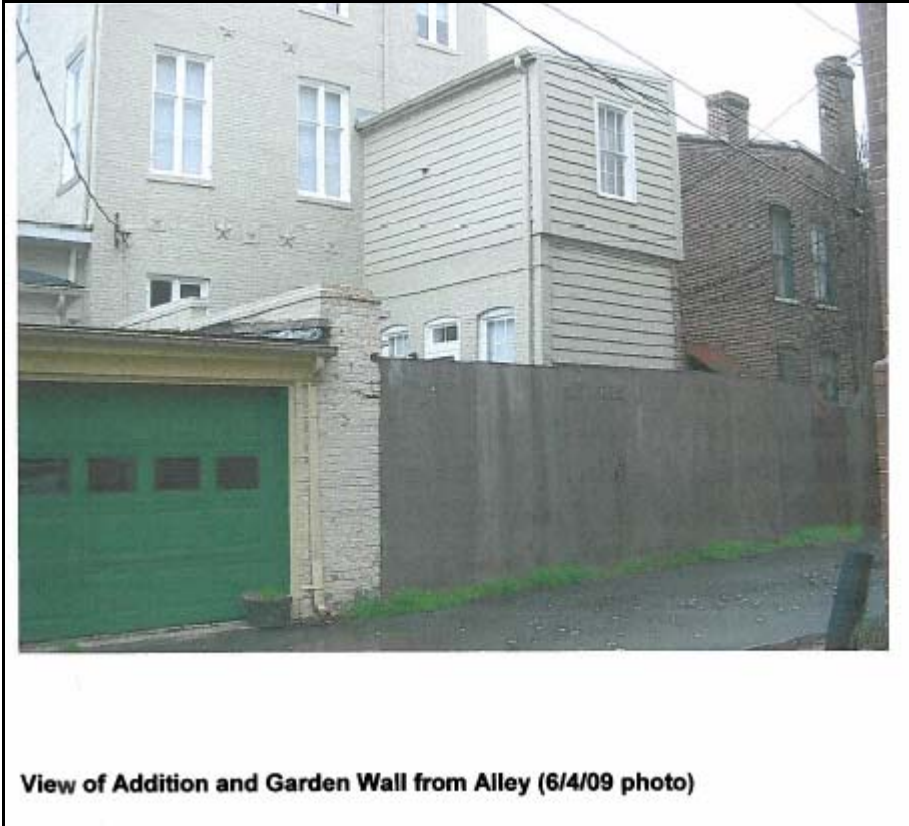


Figure 14. Photo of existing wood fence.



Figure 15. Example of proposed garage door.

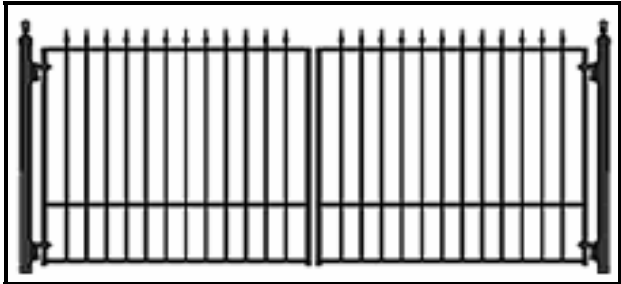


Figure 16. Example of proposed metal gate.