

BAR Meeting
June 17, 2009

ISSUE: Addition and Alterations
APPLICANT: Dominion Design Associates, LLC by Dennis Powell
LOCATION: 513 Duke Street
ZONE: RM/Residential

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

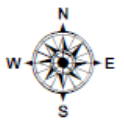
1. That the muntins on the double-glazed, simulated divided light wood windows on the addition and the replacement window on the second floor rear elevation be constructed of wood and not aluminum;
2. That the following conditions shall appear in the General Notes of all site plans and on all site plan 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 or artifact collection 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 #2009-0084, 0085 6/17/2009



Note: BAR Case #2009-0084 must be approved prior to the discussion of this case.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a third story rear addition and alterations at 513 Duke Street.

The hipped roof addition will measure roughly 12.5 feet by 15 feet and will be constructed on the rooftop deck, which measures 186 square feet. The addition is designed in a “sleeping porch” style and will be inset slightly from the second story below. The east elevation of the addition will contain a single eight-over-twelve wood window and two faux window openings with closed louvered wood shutters. On the north elevation the addition will have four double hung eight-over-twelve windows that span the width of the addition. The west elevation, because it is located within 5 feet of the property line, will have no openings. This elevation will have three pairs of fixed/closed wood shutters to emulate openings. The unglazed portions of the addition will be clad with wood siding. The louvered shutters will be painted black to match the shutters on the front facade of the house. The Kolbe & Kolbe “performance divided lites” wood windows on the addition will be double-glazed, with simulated divided lights, 5/8” muntins (wood muntins on the interior and aluminum muntins on the exterior) and an interior spacer bar. The trim, as well as the gutters and downspouts on the addition will match those on the existing house.

The applicant also proposes to replace the existing multi-light casement window on the second floor of the rear (north) elevation with another Kolbe & Kolbe “performance divided lite” twelve-over-twelve wood window with operable wood shutters.

Another Kolbe & Kolbe, six-over-six, single-glazed, true-divided-light wood window is proposed for the east elevation on the third floor of the main house.

II. HISTORY:

According to Ethelyn Cox in Historic Alexandria, Street by Street, the house at 513 Duke Street, although “enlarged and restyled,” probably dates from 1797 when it was noted in a deed. The house was built by Gurdin Chaplin, who served as cashier of the Bank of Alexandria from 1800 until his death in 1811. Although originally two stories in height, the frame house is now three stories and three bays wide. Behind the main block is a two story addition with a roof deck (likely constructed between 1921 and 1941, according to the Sanborn Fire Insurance maps), as well as a one story addition approved by the BAR on June 4, 1992 (BAR Case #1992-2003 & 2004). At the June 1992 meeting, the BAR also approved replacement doors and siding, as well as the Chippendale style roof deck railing which will be removed as part of the proposed project.

III. ANALYSIS:

The proposed addition and alterations comply with the RM requirements of the Zoning Ordinance.

In the opinion of Staff, the proposed addition at 513 Duke Street - designed to look like a sleeping porch – mimics a historic feature found in the historic district, yet is still clearly distinguishable from the historic main structure, as recommended in the *Design Guidelines* for residential additions. The roof of the addition is well scaled, rising only 2 ft to the proposed new roof peak, which is less than half the height of the existing main roof.

While single-glazed, true-divided-light wood windows are preferable, the *Design Guidelines* and the Board generally allow for double-insulated, simulated-divided-light wood windows and doors on new construction or in areas with limited visibility. Staff supports their use in this particular case because the windows will be visible only from approximately 230 feet away on South St. Asaph Street, too far, in Staff’s opinion, to determine that the windows are double-glazed. However, Staff does not support the use of Kolbe & Kolbe “performance divided lites” because they have aluminum muntins on the exterior, which Staff believes may weather inconsistently over time. Staff recommends that the windows installed by the applicant have wood, and not aluminum, muntins.

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 condition that if the windows proposed along the north elevation are not permitted by Code Administration that the applicant revise the design to provide recessed brick panels to simulate closed window openings in place of the proposed windows.

1. That the muntins on the double-glazed, simulated divided light wood windows on the addition and the replacement window on the second floor rear elevation be constructed of wood and not aluminum;
2. That the following conditions 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 or artifact collection 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 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 2006 edition of the Uniform Statewide Building Code (USBC).
- C-7 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-8 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-9 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-10 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-11 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:

No comments received.

Alexandria Archaeology:

- F-1 The current structure at 513 Duke Street may represent an enlargement and restyling of a house originally built by Gurdin Chapin in the late 18th century. Chapin, a cashier of the Bank of Alexandria from 1800 until his death in 1811, insured the property for \$3000 in 1796. At that time, the lot, occupied by Philip Magruder, contained a two story frame dwelling measuring 20 by 30 feet with an attached one story kitchen, 24 by 14 feet, and a detached one story stable in the rear, 20 by 12 feet. By 1800, the Chapin's resided on Fairfax Street and leased their property on Duke to Boaz Bell, a sea captain, who lived there with five other whites and three enslaved African Americans. After Gurdin's death, his widow, Margaret, apparently moved into the house at 513 Duke Street; insurance records list her as the owner and occupant in 1815 and 1823.

Archaeological resources relating to the late 18th and early 19th-century occupation of the property may remain buried in the yard. Ground disturbance associated with this project appears to be minimal, but in the event that ground disturbing activities do occur, the following recommendations ensure that significant information about the past will not be lost as a result of this development.

- 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 not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The archaeology conditions above (R-1 and R-2) 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.

Transportation and Environmental Services:

- 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. (T&ES)
- R-3 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (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)
- 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>



Figure 2. Front of house.



Figure 3. Rear of house.



Figure 4. Rear of house as seen from St. Asaph Street.



Figure 5. Existing rear elevation and one story addition.



Figure 6. Existing 12 over 12 window on main portion of the house.

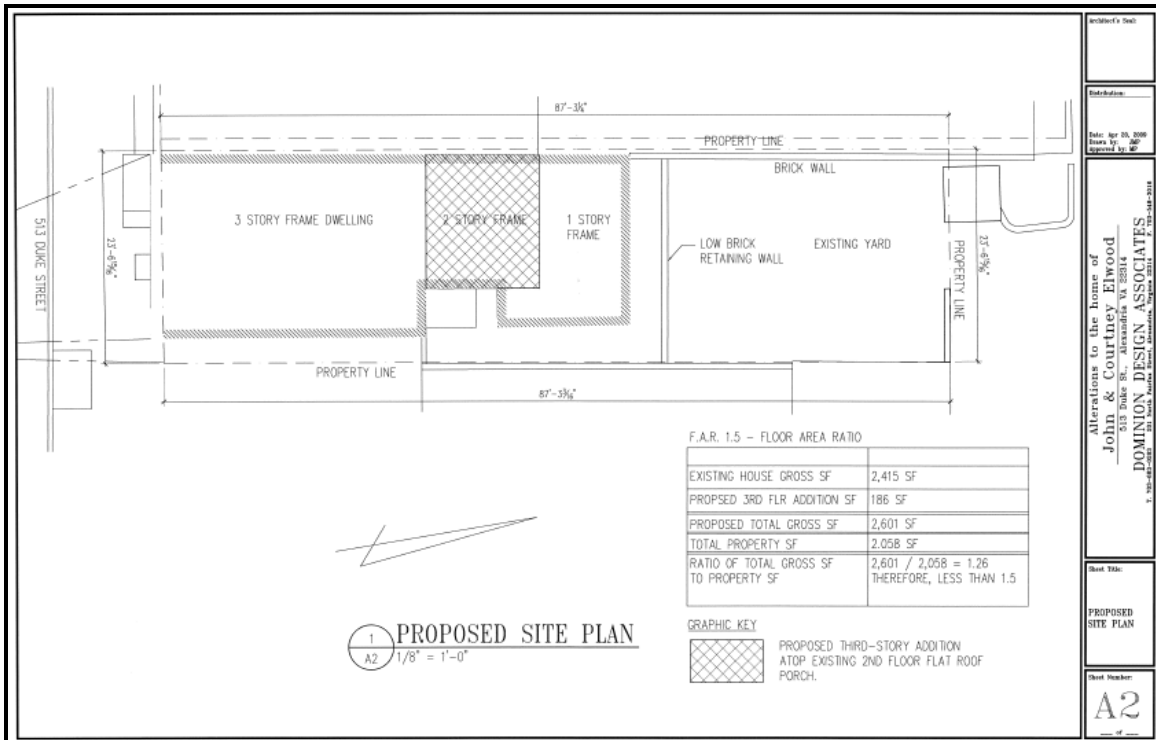


Figure 7. Proposed site plan.



Figure 8. Existing elevations with dashed lines showing areas of demolition/encapsulation.

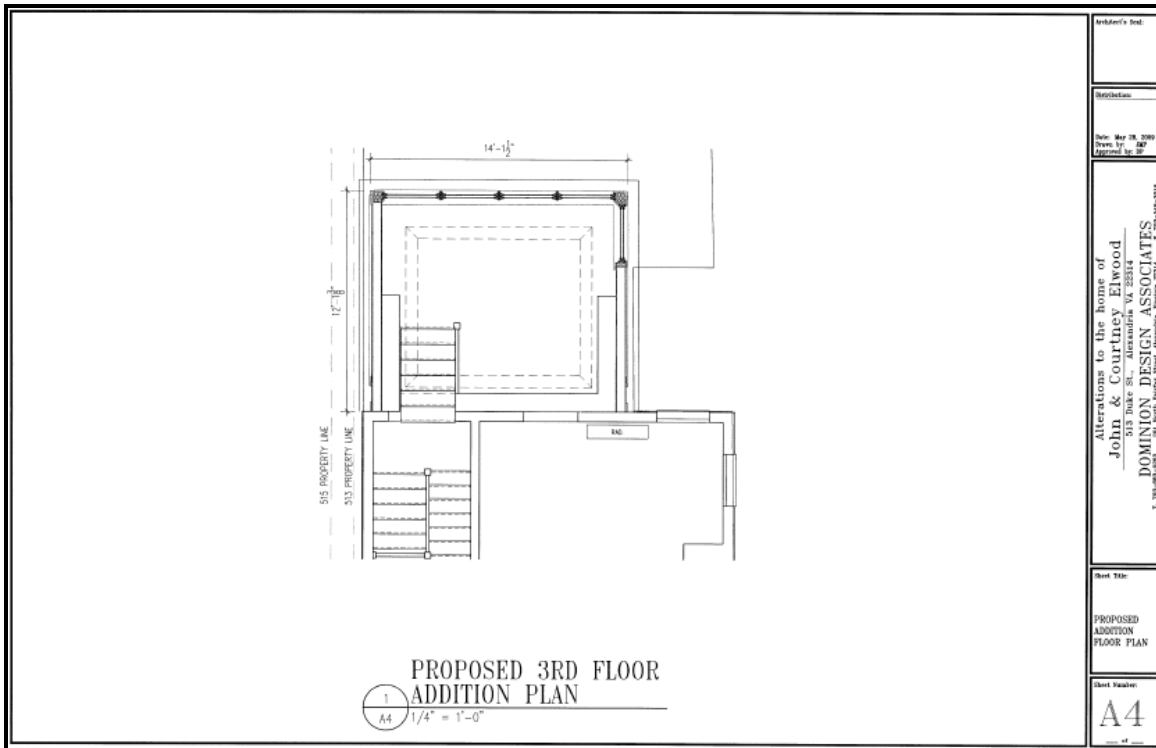


Figure 9. Addition floor plan.

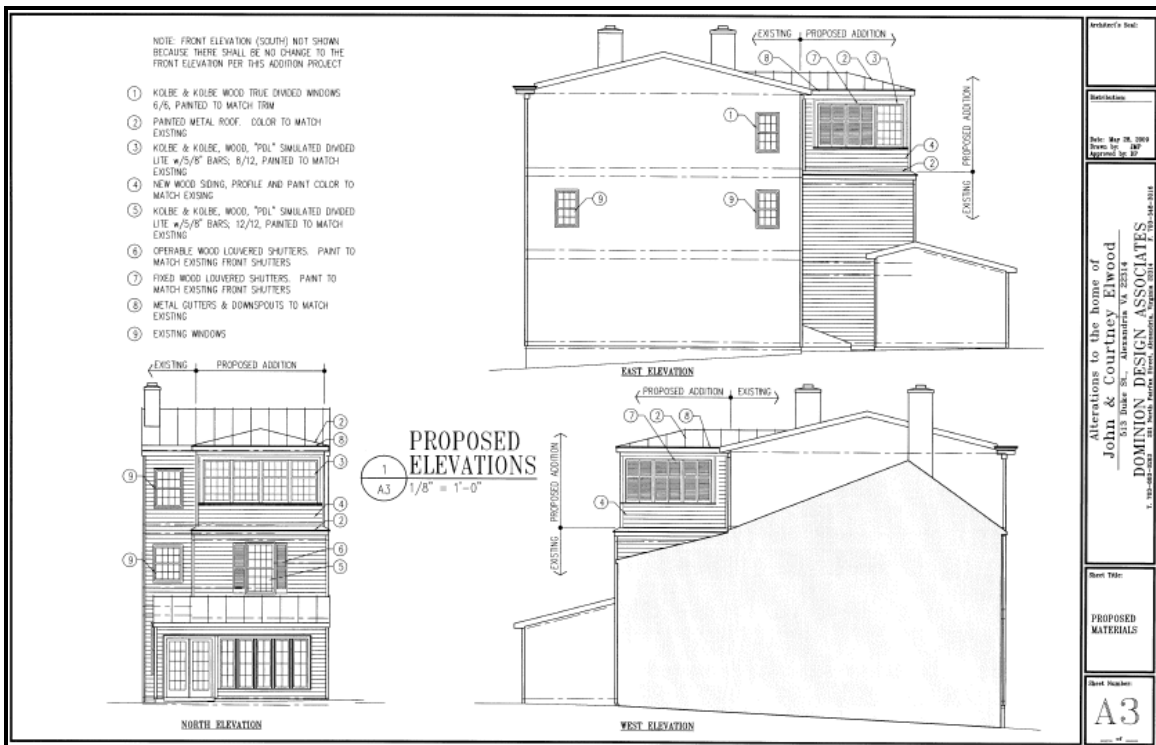


Figure 10. Proposed elevations and material details.

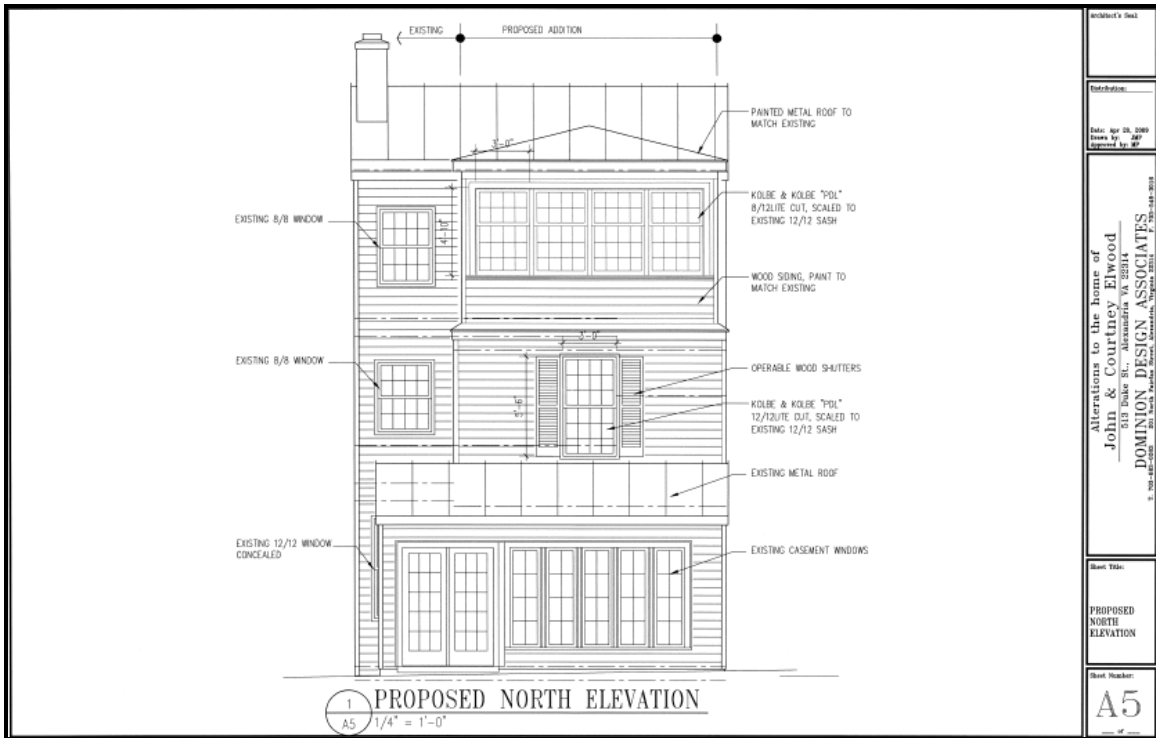


Figure 11. Proposed north elevation.

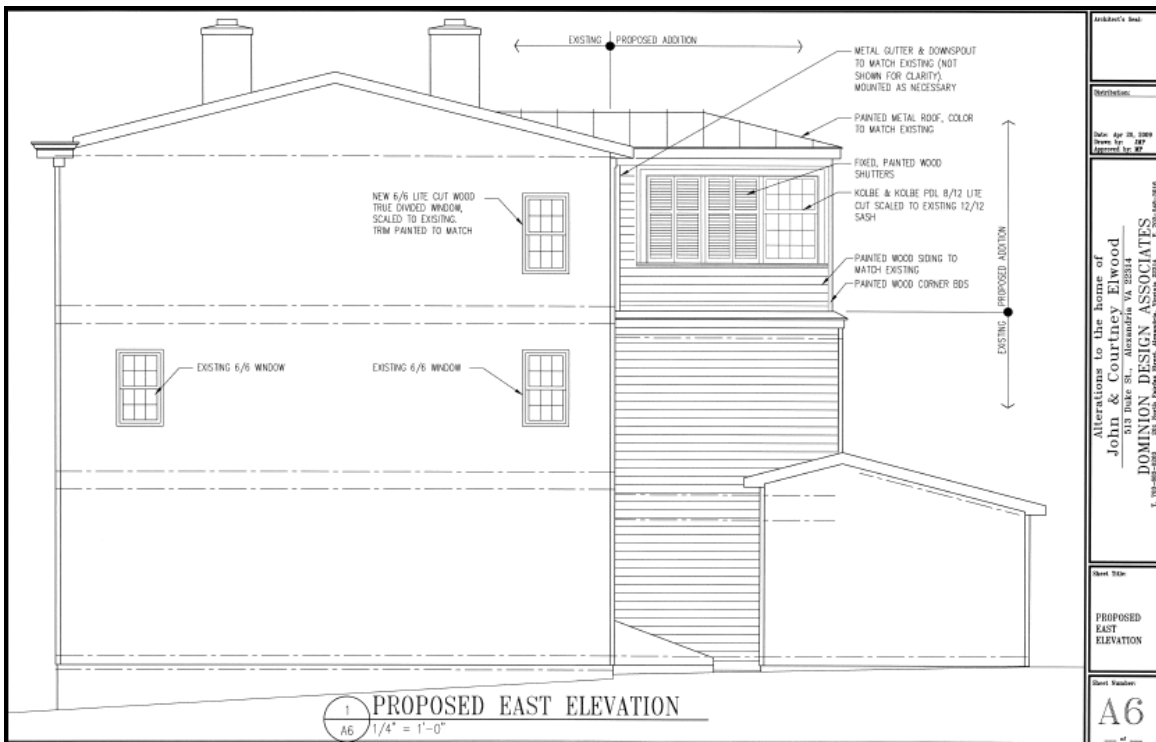


Figure 12. Proposed east elevation.

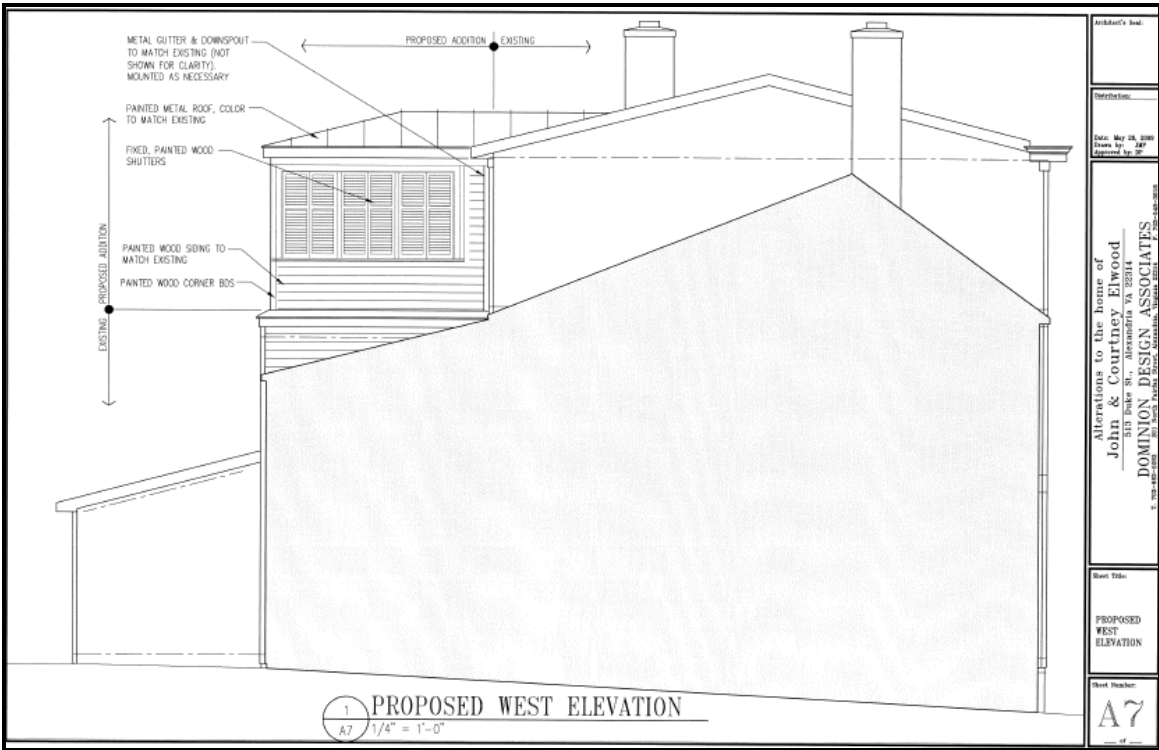


Figure 13. Proposed west elevation.

AUTHENTIC DETAIL

Detail continues to make the difference with Kolbe Windows & Doors. The introduction of 5/8" Performance Divided Lites (PDL), gives you the authentic historic look and feel that will make your project stand out above the rest. Kolbe's 5/8" PDL bars were designed to simulate the traditional, putty-glazed windows & doors from the 1900's, using today's technology to provide strength and energy efficiency. Interior wood bars and exterior extruded aluminum bars are adhered to a single piece of insulating glass with spacer bars between the glass. 5/8" PDL bars are available on most Kolbe windows & doors in a variety of styles.




Figure 14. Kolbe & Kolbe performance divided lite window description.



PERFORMANCE DIVIDED LITES

Kolbe's performance divided lite (PDL) glazing system gives the appearance of true divided lites without sacrificing energy efficiency. A single, H²K insulating glass unit is used. Spacer bars in an aluminum, mill-finish color are installed within the insulating glass unit. Extruded aluminum bars are adhered to the exterior of the glass and unfinished pine bars are adhered to the interior of the glass. Together, these bars create the illusion of true divided lites. PDL bars are available in 5/8", 7/8", 1-1/8", 1-3/4" or 2-1/4" bar widths. The exterior finish of the aluminum bars will match the exterior finish on the unit. Variations on the PDL option may include custom grille patterns and bar widths, no spacer bars or champagne-colored spacers between the glass.



CUTLITE

Cutlite (true divided lites) gives each unit the traditional look often found in historical projects. Units with cutlite are comprised of 1-1/8" wide wood muntin bars in between individual 5/8" LoE² insulating glass.* Single glazed units are available with 7/8" or 1-1/8" wide cutlite bars. The horizontal and vertical, colonial-style wood cutlite bars interlock with half-lap joints for strength and security. Profile shadow lines enhance the warm, richness of the wood on both the interior and exterior. The exterior finish on the bars will match the exterior finish of the unit. Cutlite options include custom patterns and bar widths, other wood species and interior stain or paint finishes.

* Units with a traditional sash utilize 1/2" LoE² insulating glass.

Figure 15. Kolbe & Kolbe performance divided lite details.