

Docket Item # 9
BAR CASE # 2009-0105

BAR Meeting
June 17, 2009

ISSUE: New Construction (Garage)

APPLICANT: Matthew Newton

LOCATION: 1221 Prince Street

ZONE: CL/Commercial

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

1. That the windows on the garage be constructed of wood and not aluminum clad wood;
2. That the nails not show in the installation of the smooth fiber cement material; and,
3. 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.

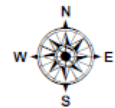
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 #2009-0105

6/17/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new one story garage at 1221 Prince Street.

The gable roof garage will measure 16 feet wide by 20 feet deep and will be located approximately 1.3 feet off the rear (south) property line. The garage will be set back approximately 0.5 feet from the west property line and 3.5 feet from of the east property line. The garage will contain 320 square feet and will measure over 15 feet tall to the ridge line.

The south elevation of the garage fronting the alley will have a stained wood overhead garage door in a carriage house style. The 9 foot wide door will have paneling at the bottom and glazing at the top, and will be flanked by two dark bronze lights. The east elevation of the garage will be devoid of openings. The elevation facing the rear of the house (south) will have two Jeld Wen one-over-one aluminum clad wood windows. On the west elevation there will be a single fixed window on the gable end and a paneled door. A third light will be installed next to the stained wood door on this elevation.

The entire garage will be clad with Hardieplank siding, and Harditrim will be used for the corner boards and trim. Individual Hardishingles will be installed on the east and west gable ends above the siding. All of the siding, trim and shingles will have a smooth finish. The roof material will be architectural asphalt shingles in a slate color. With the exception of the white trim and windows, the body of the garage will be painted a sea foam color to match the existing house. The half-round gutters on the garage will also be prefinished in white. The wood door on the west elevation and the garage door will be stained.

The applicant proposes a simple metal picket gate six feet in height to enclose the area between the new garage and the property line.

II. HISTORY:

The two bay, two story frame house at 1221 Prince Street was likely built prior to 1885, when it first appears on the Sanborn Fire Insurance Map. The house was not present on the 1877 G.M. Hopkins City Atlas of Alexandria.

On June 21, 2006, the Board approved a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for a one story rear addition at 1221 Prince Street (BAR Case #2006-0086 & 0087). The rear addition was constructed on the footprint of an enclosed rear porch, which was approved in 1963 (Building Permit # 20183). Staff also administratively approved the installation of replacement windows for the house on July 11, 2006.

As early as 1885, the Sanborn Fire Insurance Map shows a one story accessory structure at the rear of the property. Sometime between 1941 and 1958 the structure was removed. Currently there is a parking pad at the rear of the property.

There are three existing garages or accessory structures with frontage on the rear alley (1211, 1217 and 1223 Prince Street). Two of the garages have clearly been there for some time; however, the two car garage at 1211 Prince Street was approved by the BAR in 2004 (BAR Case #2003-0317, March 17, 2004).

The alley behind the house where the garage will be located is a 12 foot public alley accessed from South Payne Street.

III. ANALYSIS:

On March 12, 2009, the applicant was granted a variance to reduce the required east and west side yards, as well as the rear yard (BZA Case #2009-0003). The proposed garage complies with zoning requirements and limitations.

In the opinion of Staff, the proposed garage is a well designed vernacular structure which is compatible with the existing historic house at 1221 Prince Street, as well as the other utilitarian garages fronting the rear alley. The garage meets the *Design Guidelines* recommendation that “free-standing accessory structures should complement, not compete with, the architecture of the main building.”

The *Guidelines* also recommend that the materials used for accessory structures should follow “historic usage of materials,” which generally means simpler and less expensive materials used on secondary structures. The applicant is proposing to use Hardieplank siding, Harditrim and Hardishingle - all fiber cement products - on the addition. Staff believes that this is consistent with the *Guidelines* and the Board’s practice for additions and new construction. The Board has adopted the following policy with respect to the fiber cement siding, which Staff also believes should be applied to the proposed fiber cement trim and shingles proposed by the applicant:

1. That fiber cement siding not be installed on an historic structure;
2. That historic materials should not be removed to install fiber cement siding;
3. That fiber cement siding replace other artificial or composite siding;
4. That the nails not show in the installation of the siding; and,
5. That smooth siding be installed.
6. That BAR Staff may administratively approve the installation of fiber cement siding on *non-historic* buildings (those constructed in 1975 or later).

The applicant has indicated that smooth fiber cement materials will be installed. Provided that the nails not show in the installation of the fiber cement material, Staff recommends approval. This is also consistent with the Board’s 2006 approval of fiber cement siding on the rear addition.

While fiber cement products, when painted, closely resemble traditional wood, Staff does not believe that aluminum clad windows provide the same level of quality. While the Board often recommends approval of double-insulated, simulated divided light windows on additions and new construction, the *Design Guidelines* strongly discourage metal clad

windows. In 2006, the Board conditioned their approval of the addition on the installation of wood windows instead of the aluminum clad windows requested by the applicant. Staff recommends that the proposed windows be wood and not aluminum clad.

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:

1. The windows on the garage be constructed of wood and not aluminum clad wood;
2. The nails not show in the installation of the smooth fiber cement material; and,
3. 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-6 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-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.

Historic Alexandria:

No comments received.

Alexandria Archaeology:

- F-1 Tax records indicate that there were structures on this street face as early as 1810. The Sanborn map shows a house on this lot by 1885. The property therefore has the potential to yield archaeological resources that could provide insight into

domestic activities in 19th-century Alexandria.

- 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 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 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>

VI. IMAGES

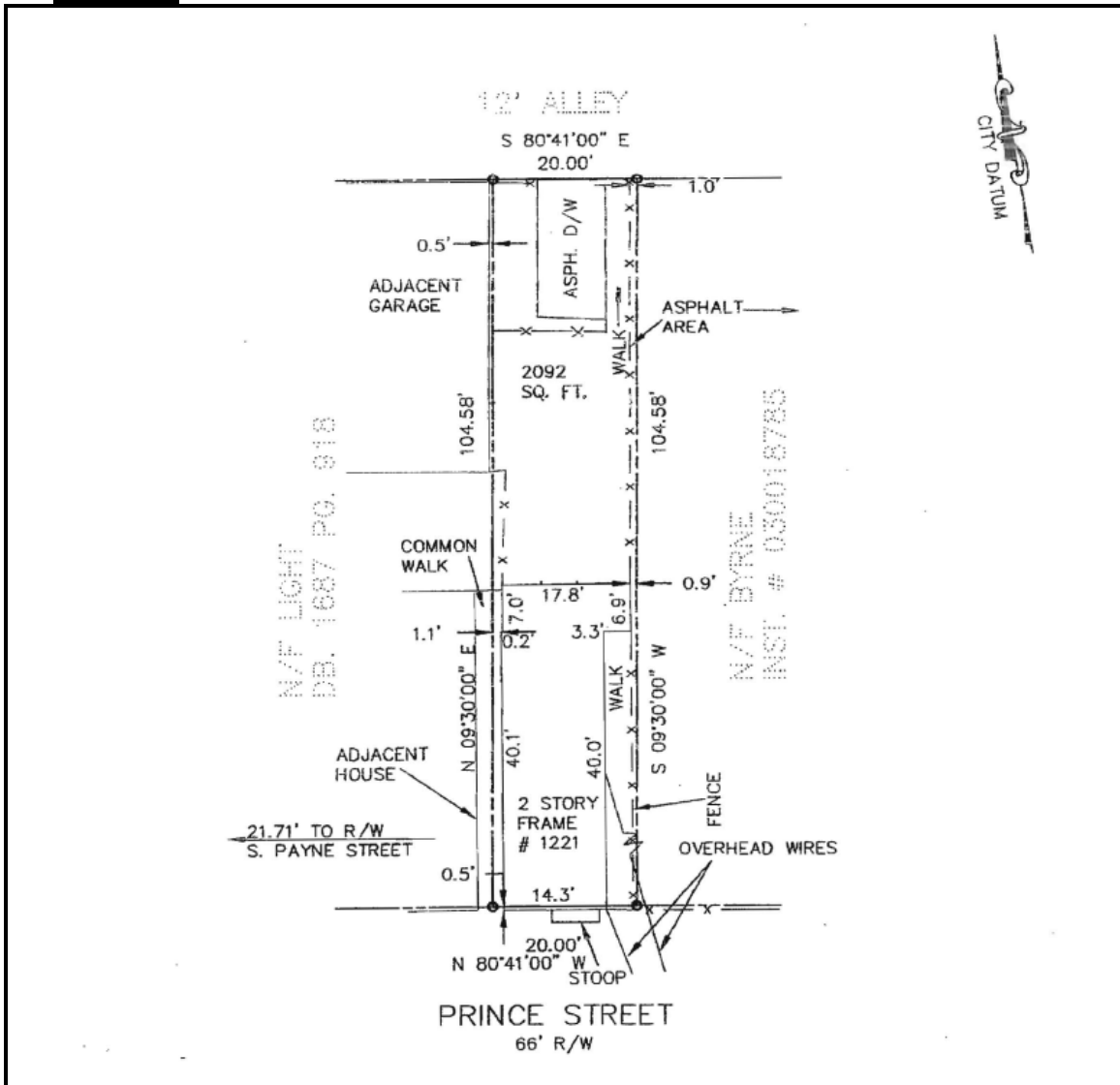


Figure 1. Existing plat.

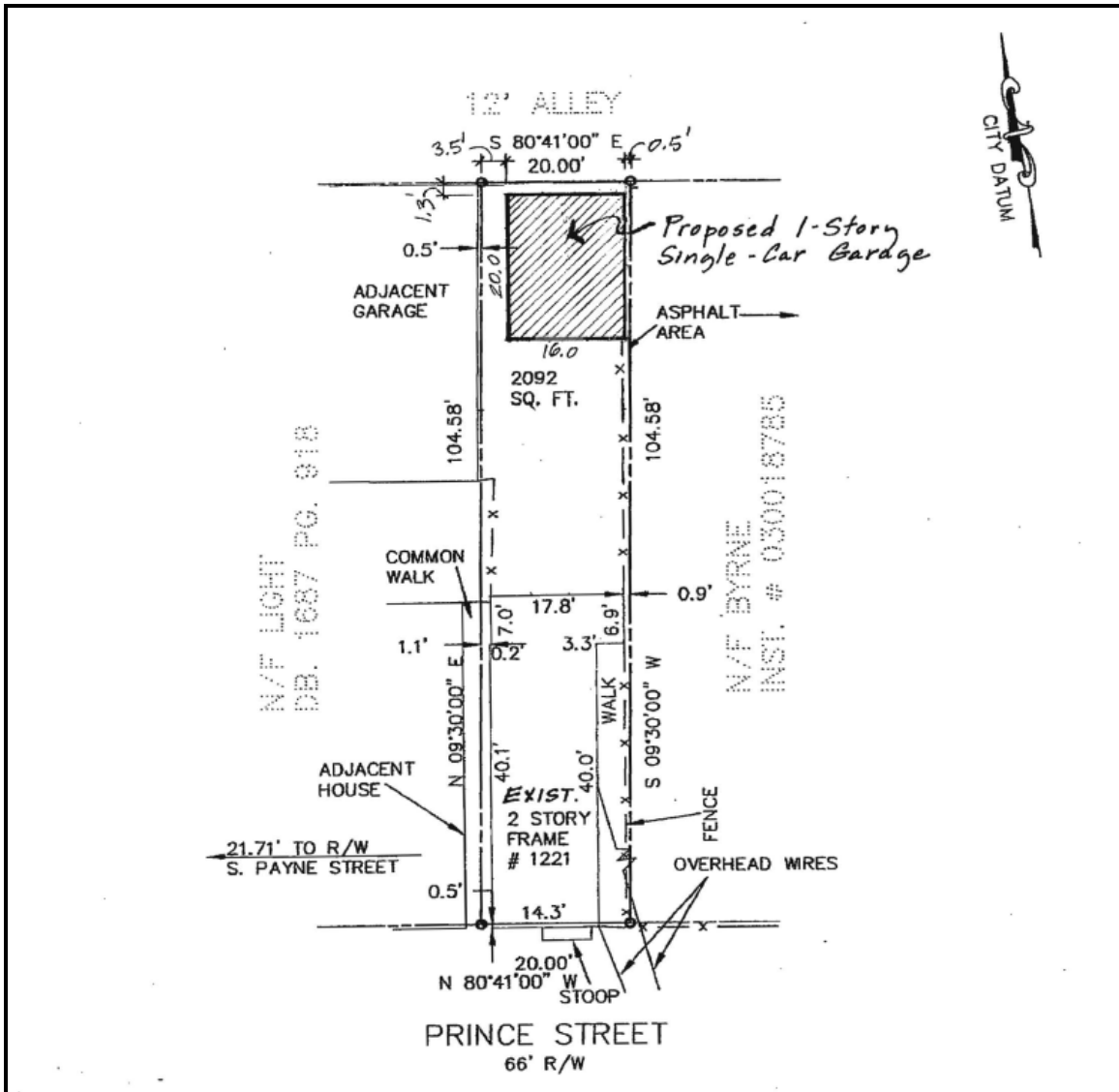
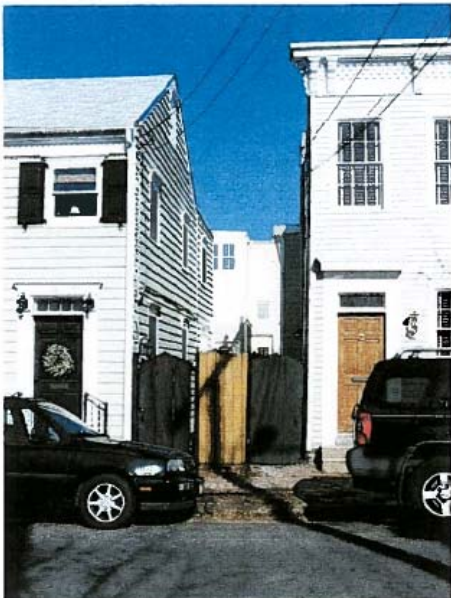
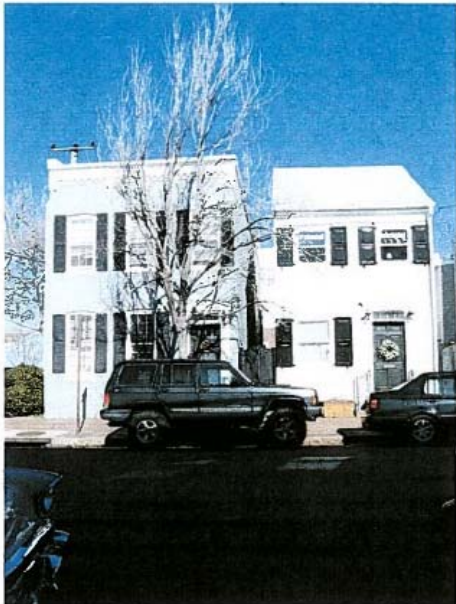


Figure 2. Plat showing proposed garage footprint.



Open walkway between 1221 & 1219 Prince



South facades of 1221 & 1223 Prince



Front (South) facade of 1221 Prince St.

Figure 3. Existing photos of Prince Street.



Rear (North) facade of 1221 Prince



View of existing rear yard
taken from alley



View of rear yard taken from rear of house (facing North)

Figure 4. Photos of rear yard of 1221 Prince Street.



View of rear alley from Payne St.



View of 1217 Prince St. garage
taken from rear alley



View of 1221 parking pad and
fence between 1221 & 1219



East facade of 1223 Prince garage
abutting rear yard of 1221

Figure 5. Photos of alley.

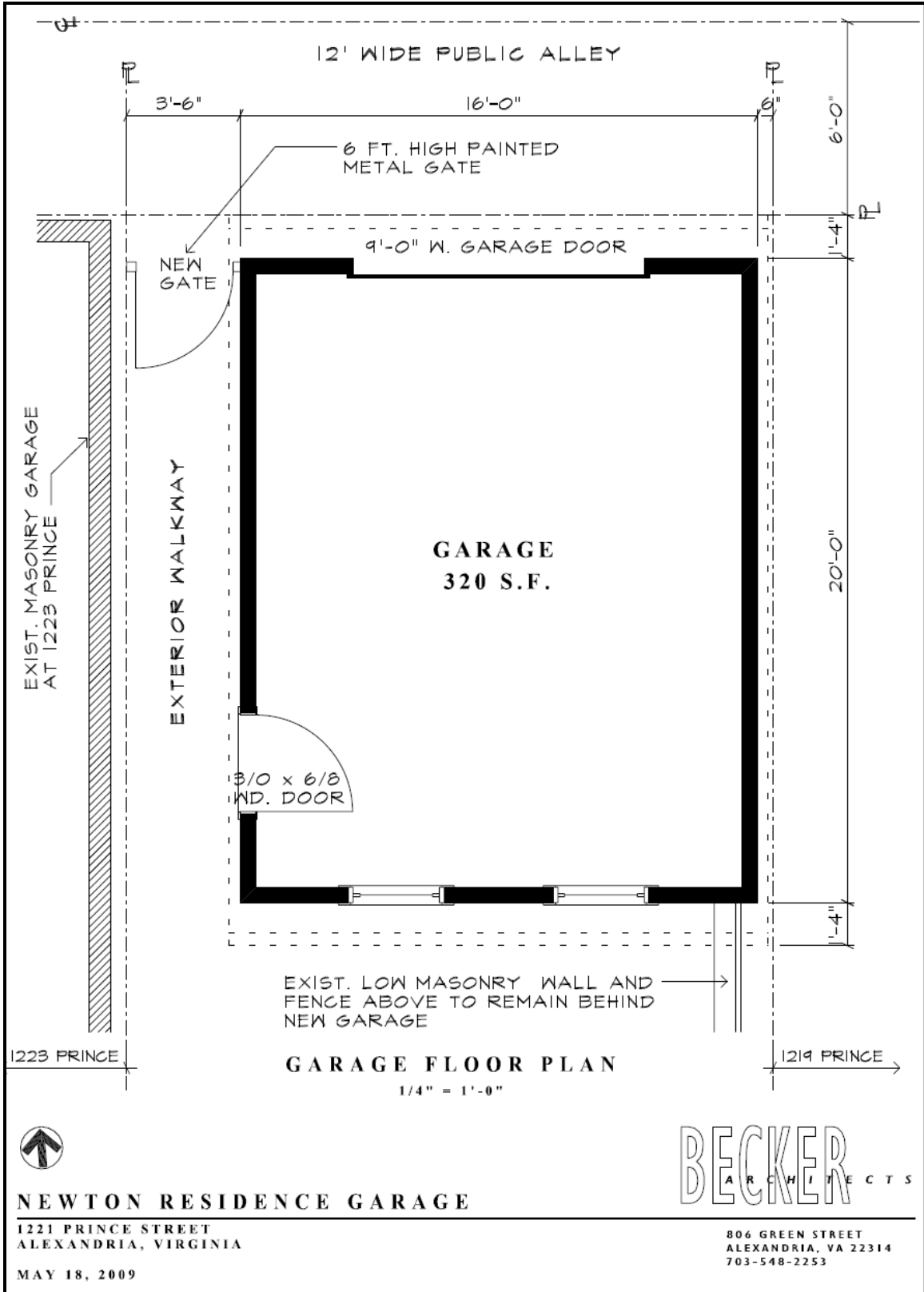


Figure 6. Proposed plan.

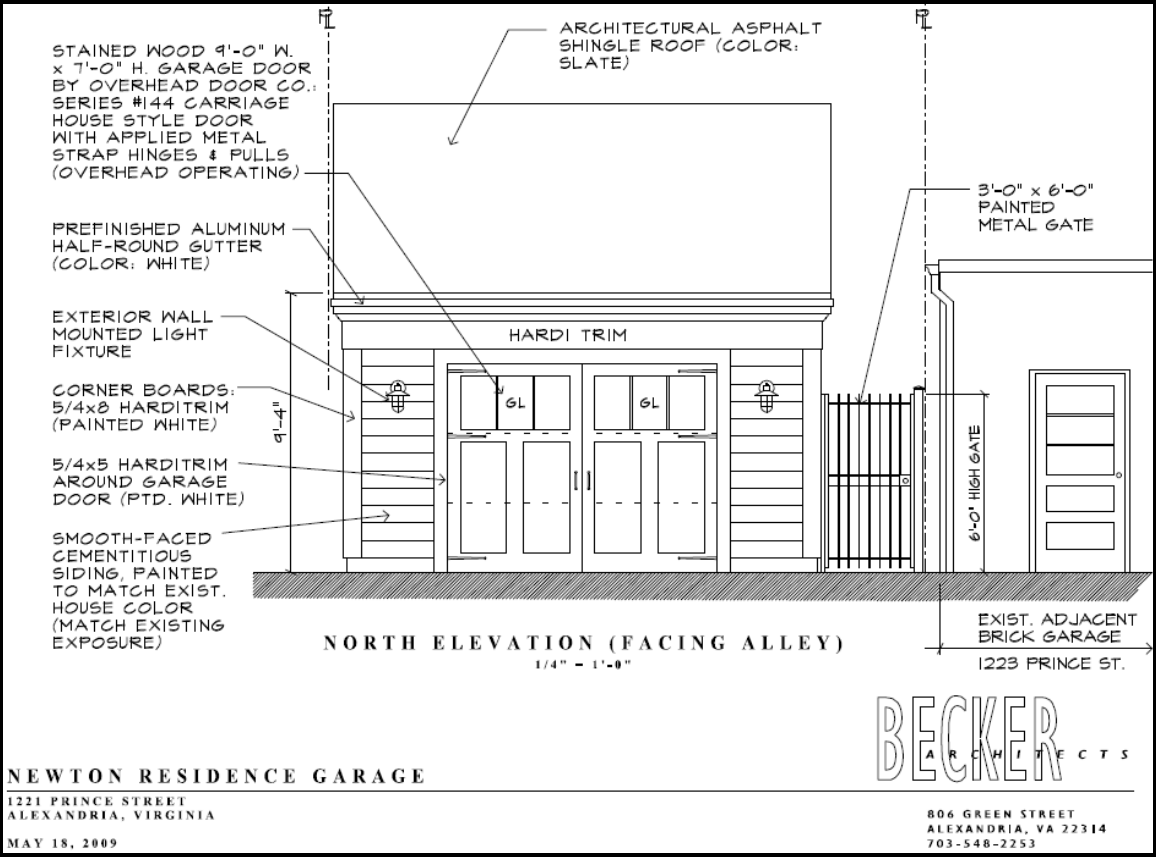


Figure 7. Proposed north elevation.



Figure 8. Proposed south elevation.

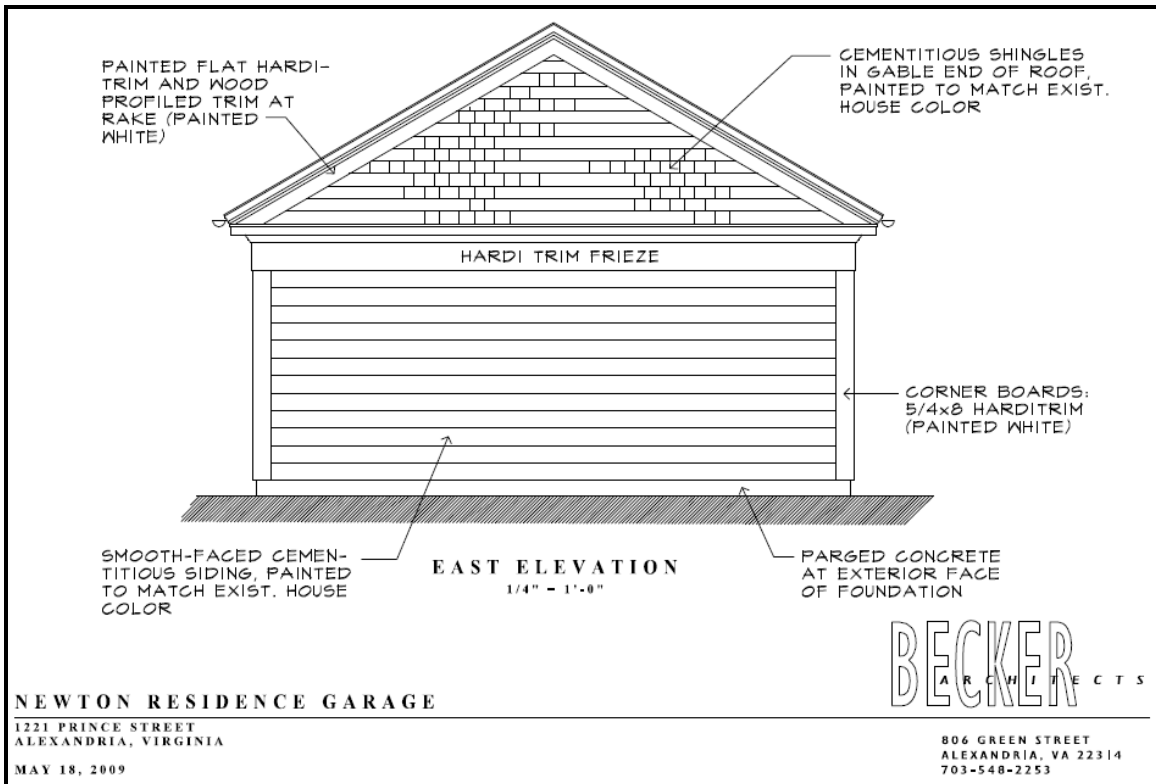


Figure 9. Proposed east elevation.

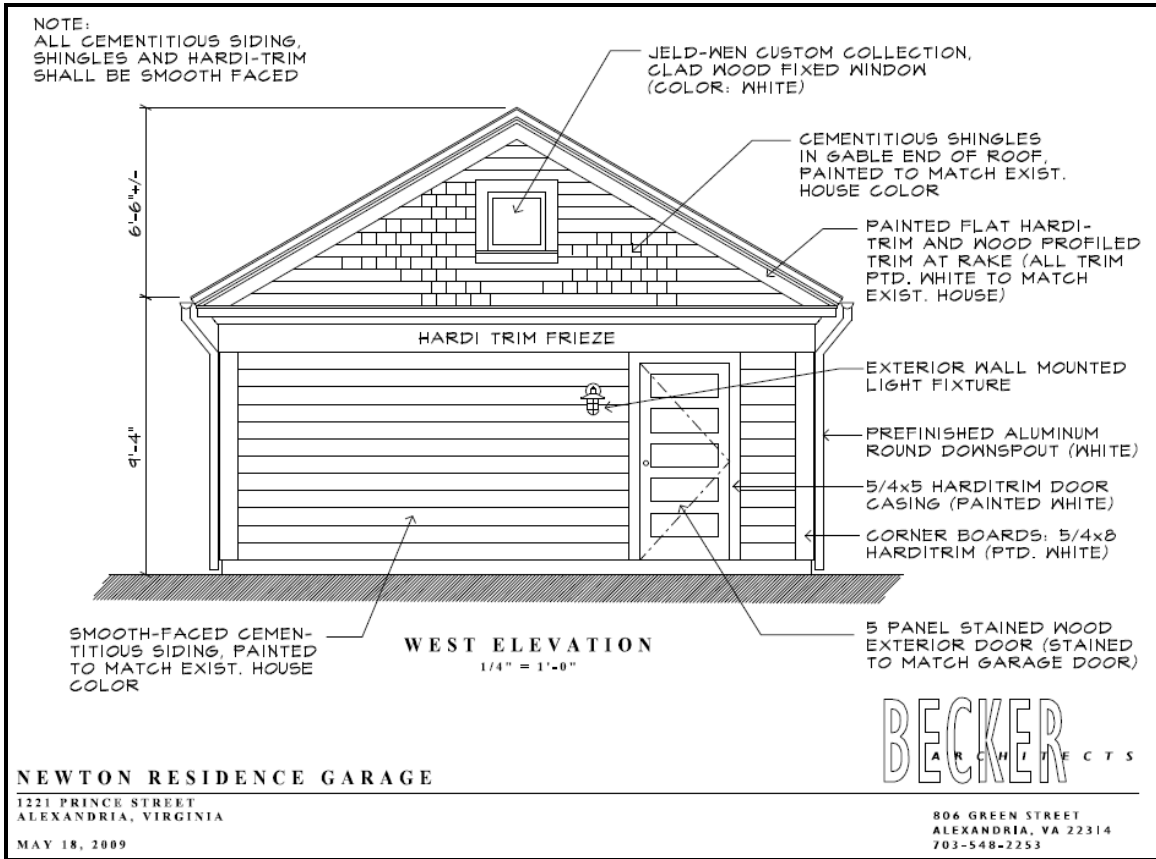


Figure 10. Proposed west elevation.

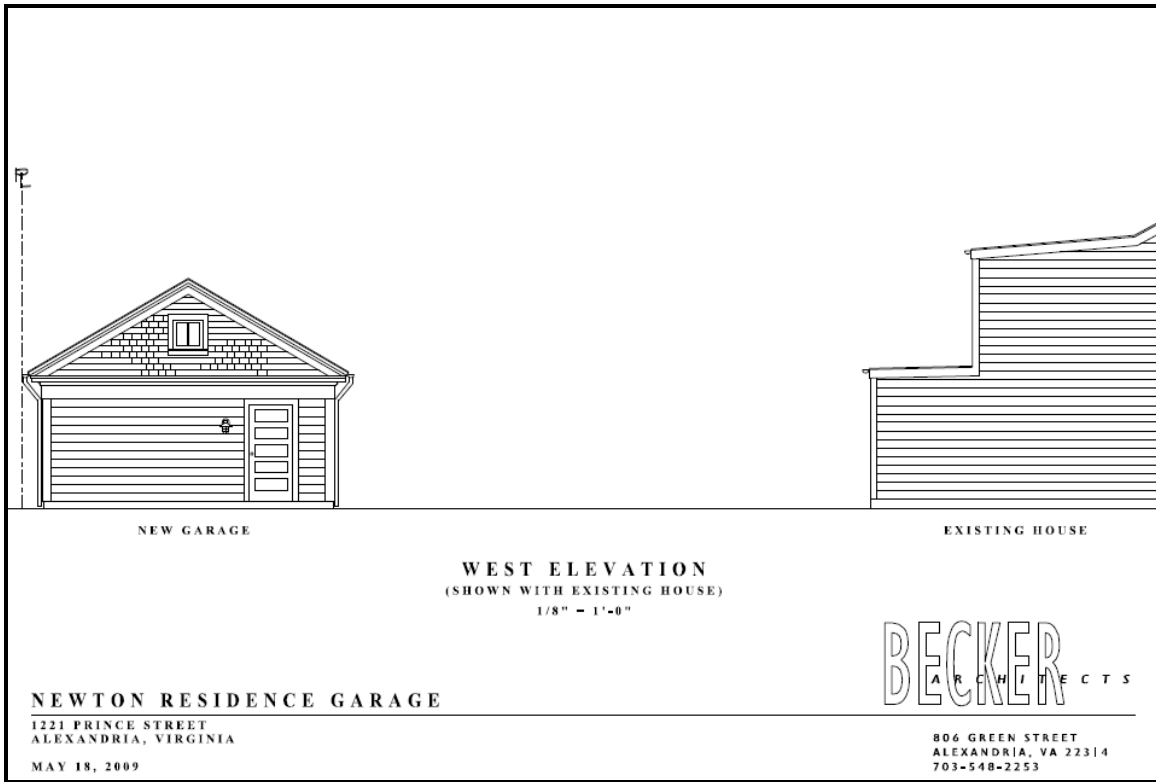



Figure 11. Proposed west elevation of garage in relationship to existing house.

Harbor Sconce **EXTERIOR WALL MTD. LIGHT** <http://www.restorationhardware.com/rh/catalog/product/product.jsp?productId=prod156100..>

HARBOR SCONCE
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- Made of steel and aluminum
- Built with the same quality as the wharf lights that inspired it
- Squall-proof, bronze-finished metal surrounds a clear glass shade
- Turn the mounting plate 90 degrees to use as a flushmount
- Small uses one 60W max. candelabra bulb
- Large uses one 60W max. bulb
- Wet-UL-listed
- Small Sconce/Flushmount: 8-1/2" diam., 10" H, extends 10-5/4" from wall, 13 1/2" as flushmount
- Large Sconce/Flushmount: 11" diam., 12-1/4" H, extends 12-3/4" from wall, 16" as flushmount
- Catalog and Web only



Larger View Zoom View

Harbor Sconce/Flushmount \$99 - \$129

Size	Qty	Price
Choose Your Size	<input type="text"/>	

Have a question? Contact customer service at 1-800-816-0969



ADD TO CART

Figure 12. Proposed light fixture.

GARAGE DOOR
The Genuine. The Original.

OVERHEAD DOOR

Ranch House® Doors



Ranch House® Portfolio

The natural beauty of wood and expert craftsmanship come together in the Ranch House® Doors, Overhead Door's line of exquisite custom wood garage doors.

- Eighteen classic designs available in custom or semi-custom styles
- Choice of superior woods (Cedar, Select tight-knot cedar, A grade Redwood, Hemlock, Poplar)
- Long-lasting beauty and reliable performance
- Optional decorative hardware to compliment your architectural style

Door Styles

- Full Custom Door (Series 148)
Create a design of your own built to match the architectural style of your home or choose from the existing designs below.

1 of 3 5/15/2009 5:00 PM

Figure 13. Garage door details.

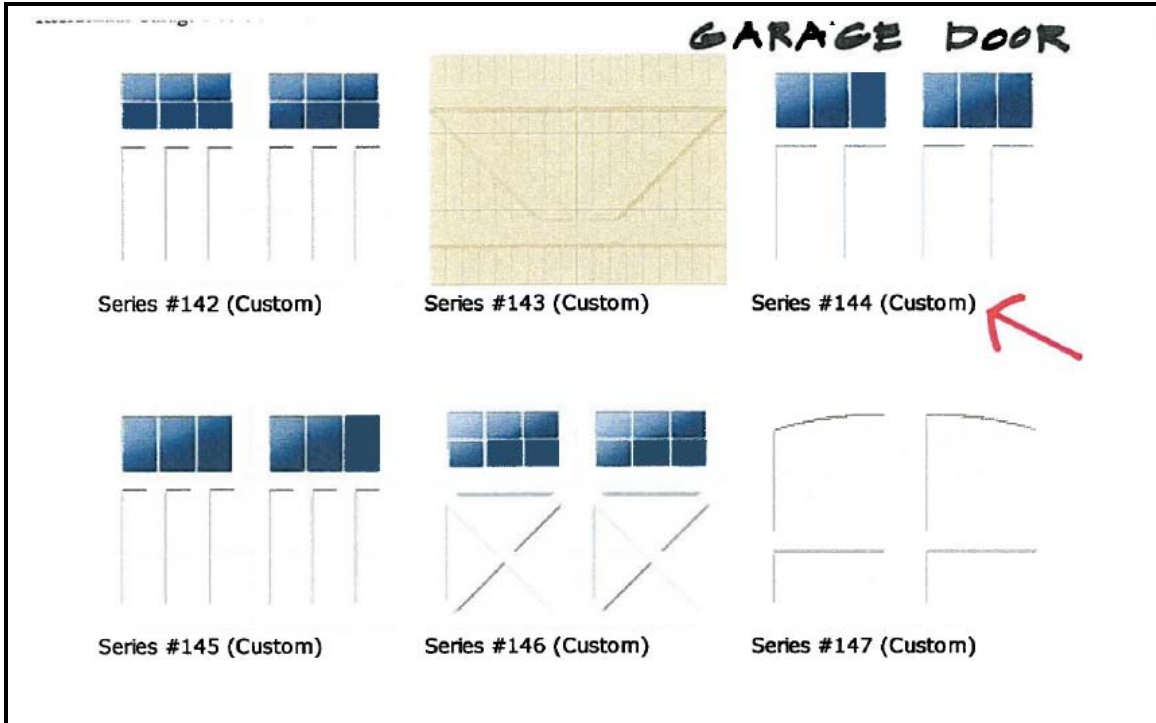


Figure 14. Proposed garage door.

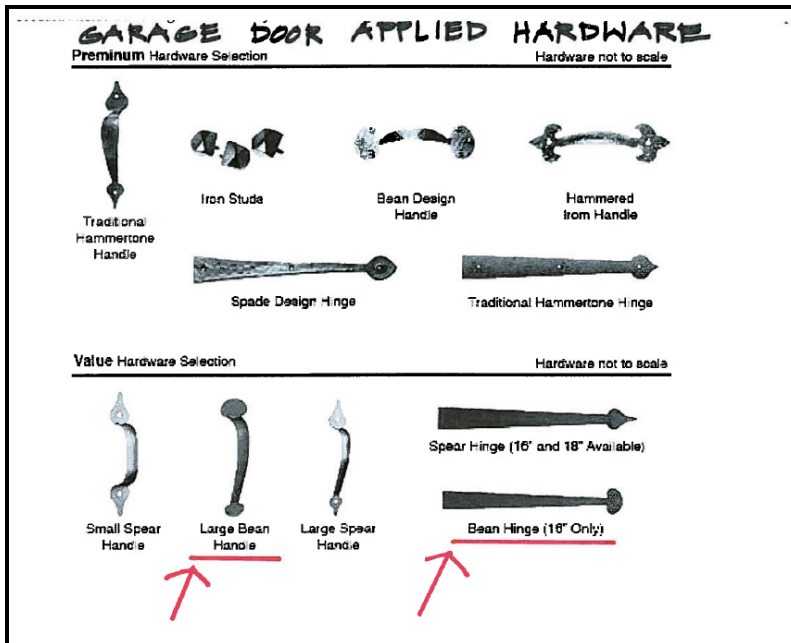



Figure 15. Door hardware.

CLAD WOOD WINDOWS: JELD-WEN


CUSTOM WOOD
Double-Hung Windows

EXTERIOR COMPONENTS

[\[Clad-Wood Exteriors\]](#) [\[Primed Wood Exteriors\]](#)

 **Clad-Wood Exteriors**

For steadfast protection from the elements, select our clad-wood windows and patio doors. They feature durable metal cladding, so they're appropriate for almost every climate and require minimal maintenance. In addition to delivering enhanced performance, clad-wood exteriors offer plenty of design flexibility. They're available in a range of clad colors to complement any home. These frames are now made with an integral nailing fin for installations that are faster, easier and more secure. As an integral part of the frame, it also offers increased strength and stability.



[Back To Top](#)

Primed Wood Exteriors

With wood exteriors, you gain greater design freedom, because they can be painted any color you desire. They come with factory-applied primer that helps paint adhere to the wood. What's more, [AuraLast®](#) wood significantly reduces the amount the wood swells and contracts, so less maintenance is required. Optional natural (unprimed) wood exteriors are also available in fir, mahogany or solid pine AuraLast wood.




Figure 16. Jeld-wen window details.

CLAD WOOD WINDOWS: JELD-WEN

CUSTOM WOOD
Double-Hung Windows

STANDARD FEATURES

- Solid pine AuraLast® wood protects against wood decay, water saturation and termites
- Mortise-and-tenon joints for maximum strength and durability
- Integral nailing fin for increased strength and easy installation
- Natural wood interiors are ready for staining or painting
- Sash is 1-7/16" thick
- Concealed jamb liner is recessed into side jambs and adds visual appeal
- Factory-applied jamb extensions available in a variety of widths
- Noncompression jamb liners are equipped with spring-assisted block and tackle mechanisms for smooth operation
- Both top and bottom sash tilt in for easy cleaning and removal
- High-performance argon-filled LoE³-366 insulating glass for greater energy efficiency
- Preserve® protective film
- Full weatherstrip system for added energy efficiency and comfort
- Hardware in Chestnut Bronze, White or Desert Sand
- BetterVue™ insect screens let in more light and keep more insects out*

→ **Additional feature for clad-wood exteriors**

- 41 exterior clad colors with commercial-grade 70% Kynar 500® resin system
- Optional copper cladding in Bright Copper, Speckled Patina Copper or Hand-Rubbed Patina Copper
- Extruded aluminum sill nosing and sill extenders are available to match cladding
- Optional exterior trim: brickmould, 3-1/2" flat casing, Adams casing or Manchester casing
- Optional interior wood species: mahogany, alder or vertical-grain Douglas fir

Additional feature for wood exteriors

- Exterior is factory-primed and ready for painting
- Optional natural (no prime) pine, vertical-grain Douglas fir or mahogany exterior
- Optional clear wood sill and sill nosing with clear exteriors
- Optional factory-applied exterior trim: brickmould, backband, 3-1/2", 4-1/2", and 5-1/2" flat casing or Adams casing
- Historic sill nosing
- Optional precise simulated divided lites

* Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens and other security devices, contact your local building supply retailer.

Figure 177. Jeld-wen window details.

James Hardie Siding Products

The Dealers Lumber Company sells products that solve building issues. **James Hardie** Siding and Trim Products are durable, long lasting and backed by one of the best warranties in the Building Materials Industry. **James Hardie** siding cuts, handles and nails like wood. It installs just as quickly and has the same beauty as wood but is much stronger and stiffer. So please come in today and see why **James Hardie** is part of *'The Dealers Difference!'*



James Hardie Lap Siding offers enormous advantages over conventional lap siding, combining strength and durability with beauty and charm of wood. James Hardie's Lap Siding is covered by a 50-year limited transferable warranty. James Hardie Lap Siding comes pre-primed with James Hardie's proprietary PrimPlus sealer and primer.





Lap Siding Options

Smooth Lap	Cedarmill Lap	Cedar Bead	R.Sawn Lap
5/16 Thick 2.3lbs/sq.ft. 12'planks 5- 1/4" (4"expos) 6- 1/4" (5"expos) 7- 1/4" (6"expos) 8- 1/4" (7"expos) 9- 1/4" (8"expos) 12"(10-3/4"exp)	5/16 Thick 2.3lbs/sq.ft. 12'planks 5- 1/4" (4"expos) 6- 1/4" (5"expos) 7- 1/4" (6"expos) 8- 1/4" (7"expos) 9- 1/4" (8"expos) 12"(10-3/4"exp)	5/16 Thick 2.3lbs/sq.ft. 12'planks 8- 1/4" (7"expos)	5/16 Thick 2.3lbs/sq.ft. 12'planks 8" (6-3/4 expos)

James Hardie produces an excellent line of Vertical Siding Products, all backed by a 50-Year Express Limited Transferable Product Warranty. All styles of James Hardie's Hardipanel vertical siding products are pre-primed with James Hardie's proprietary PrimePlus sealer and primer.

Figure 188. Hardiplank details.

Hardishingle Siding - Heritage Shingle Panel

			
Individual Shingles	Straight Edge Notched Panel	Half Round Notched Panel	Staggered Edge Notch Panel
1/4 Thick 1.9lbs/sq.ft Sizes Available: 6"x 18" 8"x 18" 12"x 18" all 8" expos.	1/4 Thick 1.9lbs/sq.ft Sizes Available: 48"x 16" 7" Expos.	1/4 Thick 1.9lbs/sq.ft Sizes Available: 48"x 16" 8" Expos.	1/4 Thick 1.9lbs/sq.ft Sizes Available: 48"x 19" 7" Expos.




James Hardie's Harditrim products add the finishing touch to a beautiful,

Figure 199. Hardishingle details.

James Hardie Siding **CEMENTITIOUS TRIM BOARDS** Page 3 of 5

long lasting **James Hardie** home. They provide unmatched durability in corners, columns, windows, rakes and frieze. **James Hardie's** Harditrim comes pre-primed with the PrimePlus sealer and primer.

Harditrim Planks

		
7/16 Cedarmill Trim	XLD Smooth Trim	HLD Rustic Trim
7/16 Thick 3.0lbs/sq.ft. 12' planks Widths Available: 4" (3-1/2") 6" (5-1/2") 8" (7-1/2") 12"(11-1/2")	5/4 Thick (1" actual) 4.45lbs/sq.ft. 10' planks Widths Available: 4" (3-1/2") 6" (5-1/2") 8" (7-1/4") 12"(11-1/4")	4/4 Thick (3/4" actual) 3.8lbs/sq.ft. 12' planks Widths Available: 4" (3-1/2") 6" (5-1/2") 8" (7-1/4") 12"(11-1/4")

James Hardie's pre-cut soffit products eliminate the need for separate box or strip vents and minimizes the need for cutting. Hardisoffitt panels are available vented or non-vented, in a range of pre-cut sizes. All styles of **James Hardie** Hardisoffitt panels are pre-primed with the PrimePlus sealer and primer.

Figure 20. Harditrim details.