

Docket Item # 15
BAR CASE # 2009-0124

BAR Meeting
July 8, 2009

ISSUE: Alterations

APPLICANT: Constance M. Locke and David Kiernan by Stephanie Dimond

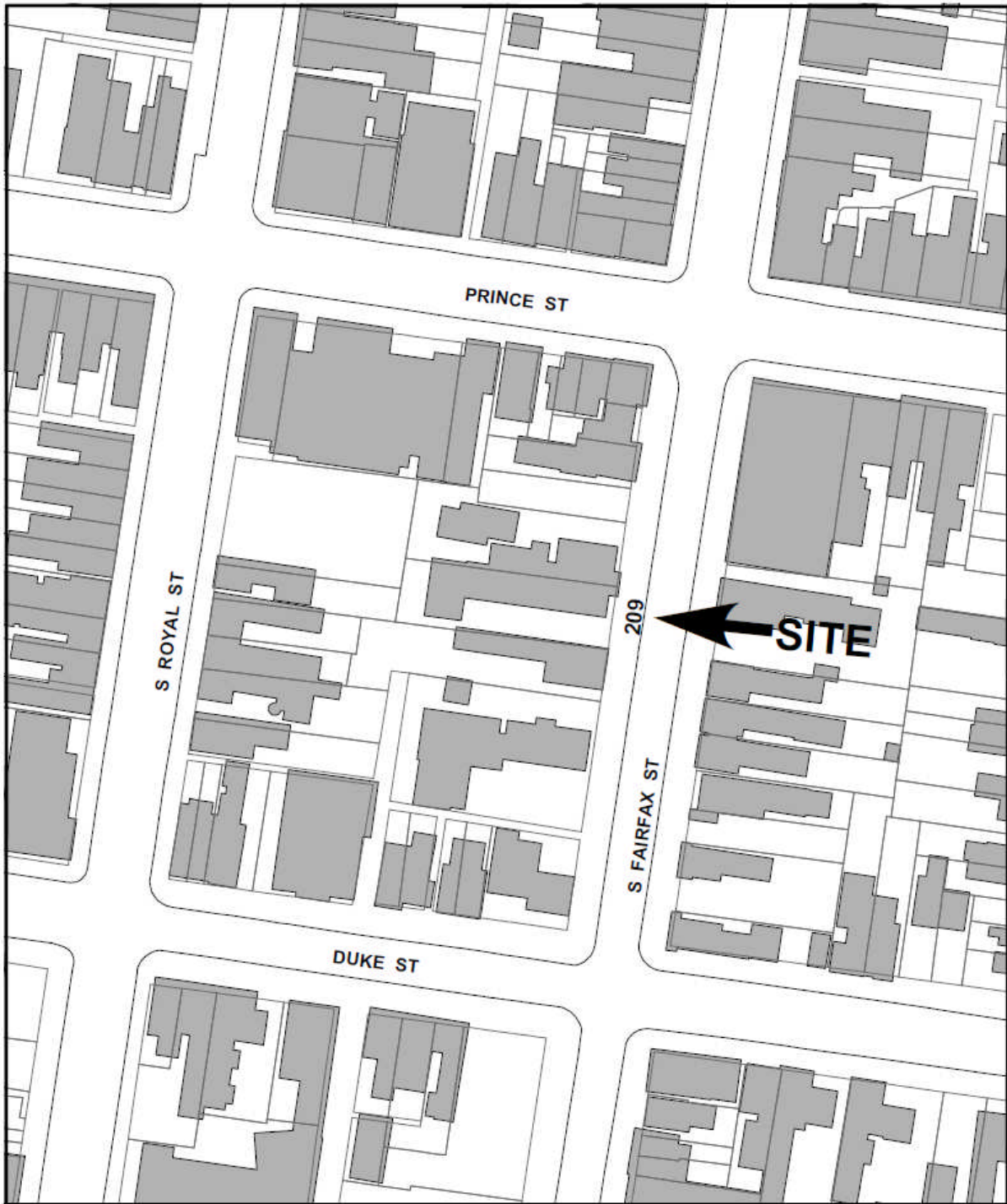
LOCATION: 209 South Fairfax Street

ZONE: RM/Residential

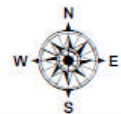
STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that the front garden wall be rebuilt using the original bricks following the completion of the construction project.

****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 #2009-0123 & 0124 7/8/2009



Note: BAR Case #2009-0123 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new south elevation on the one story enclosed porch at 209 South Fairfax Street. In February of this year the BAR approved a second story rear addition. During the initial phases of construction, which includes interior modifications as well, the applicant learned of the structural deficiencies of the south wall of the one story enclosed porch necessitating the reconstruction of that elevation. To date, the doors and some of the windows, as well as a portion of the brick wall have been removed.

The existing south wall of the enclosed porch has a three foot brick base with nine, six-over-six wood windows with exterior storms flanked by multi-light double doors with transoms at either end of the porch. Immediately south of the enclosed porch, on either side of the two entrance stoops and railings, is a low brick border with evergreen shrubs. The roof, as well as the dentiled cornice, will be retained.

The new south elevation will be located on the same footprint of the existing wall. Instead of two entrances, the proposed new elevation will contain a single door flanked by fixed door panels, with a brick stoop and iron railing. On either side of the centered entrance there will be five, double-hung, six-over-six wood windows. The materials used – wood trim and brick – will match those used on the existing porch.

The proposed windows and doors on the new south elevation will be manufactured by Loewen. The double-hung wood windows will be double glazed, with simulated divided lights, an interior spacer bar and wood screens. The muntin bars will measure ¾ inch wide. The operable multi-light door as well as the fixed doors on either side will also have simulated divided lights with ¾ inch muntin bars.

A portion of the brick garden wall at the front of the property has also been dismantled to facilitate access to the site for construction equipment and materials. The bricks were retained and will be used to rebuild the wall after the project is complete.

II. HISTORY:

According to Ethelyn Cox in Historic Alexandria, Street by Street, the house at 209 South Fairfax Street was in existence as of 1787 when John Kempff occupied the house. In May 1866, the single house was converted into two residences (207 and 209 South Fairfax Street). According to the Sanborn Fire Insurance maps, between 1885 and 1902 the rear ell of the semi-detached house was extended and two one-story porches were added, as well as a one story addition at the rear. Between 1941 and 1958, the existing one-story addition was added and the rear ell was extended once again, this time to two stories in height. The one story porch along the south elevation of the ell where the demolition will occur was also added at this time. The applicant believes that the brick garden wall at the front of the property dates from this period as well. More specifically, Staff believes that the addition and alterations described above occurred in 1955 and 1956.

On February 7, 2009, the BAR approved a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for a second story rear addition and alterations at 209 South Fairfax Street (BAR Case #2008-0251 & 0252).

There is a scenic, exterior open space and exterior architectural façade easement on the subject property held by the Alexandria Historical Restoration and Preservation Commission.

III. ANALYSIS:

The proposed addition complies with zoning ordinance requirements.

In the opinion of Staff, the proposed new south wall of the existing enclosed porch is appropriate. Although the elevation will be reconfigured to accommodate a central entrance, the intent and character of the enclosed porch is maintained.

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. Given the age of the enclosed porch (1955-1956) and the limited visibility once the brick wall at the front of the property is restored, Staff finds that the proposed windows and doors are appropriate. The same Loewen windows were approved by the Board on February 7, 2009 for the second story addition at the rear of the house.

Because there is an open space and façade easement on the property, Staff and the applicant and homeowner consulted with the Alexandria Historical Restoration and Preservation Commission on the proposed alteration. The Commission is familiar with the property as they recently (February 11, 2009) determined that the proposed second story addition did not infringe on the terms of the easement. On June 30, 2009, the Commission determined that the proposed new south elevation also does not affect the open space and is therefore consistent with the easement.

The Commission's memorandum recommends that the partially demolished east garden wall be restored. The front garden wall was partially dismantled to allow construction equipment and material into the site (this is the only accessible frontage for the property and there is no rear access). The applicant consulted with Staff prior to the removal of the approximately 5 foot section of wall, and the bricks were retained and will be used to rebuild the wall. The wall will then be repainted to match the remaining wall and the existing house. Staff recommends approval of the application with the condition that the wall be rebuilt using the original bricks following the completion of the construction project.

Another issue raised by the Commission is the ground disturbance created by the construction project and the need to return the open space to its prior condition. The applicant's architect concurs with this recommendation.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the front garden wall be rebuilt using the original bricks following the completion of the construction project.

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 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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-8 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-9 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 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

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. (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)

VI. IMAGES

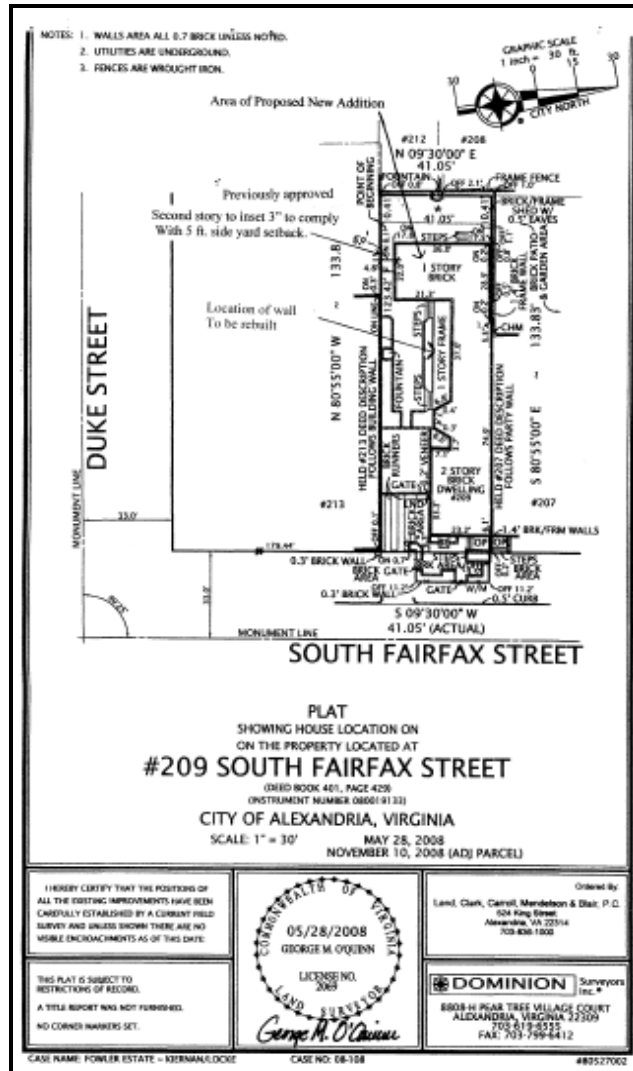


Figure 1: Plat.



Figure 2: Existing front/east facade.



Figure 3: South and east elevations of house prior to start of construction.



Figure 4: Photo of south elevation of porch prior to construction.



Figure 5: Photos of porch during construction.

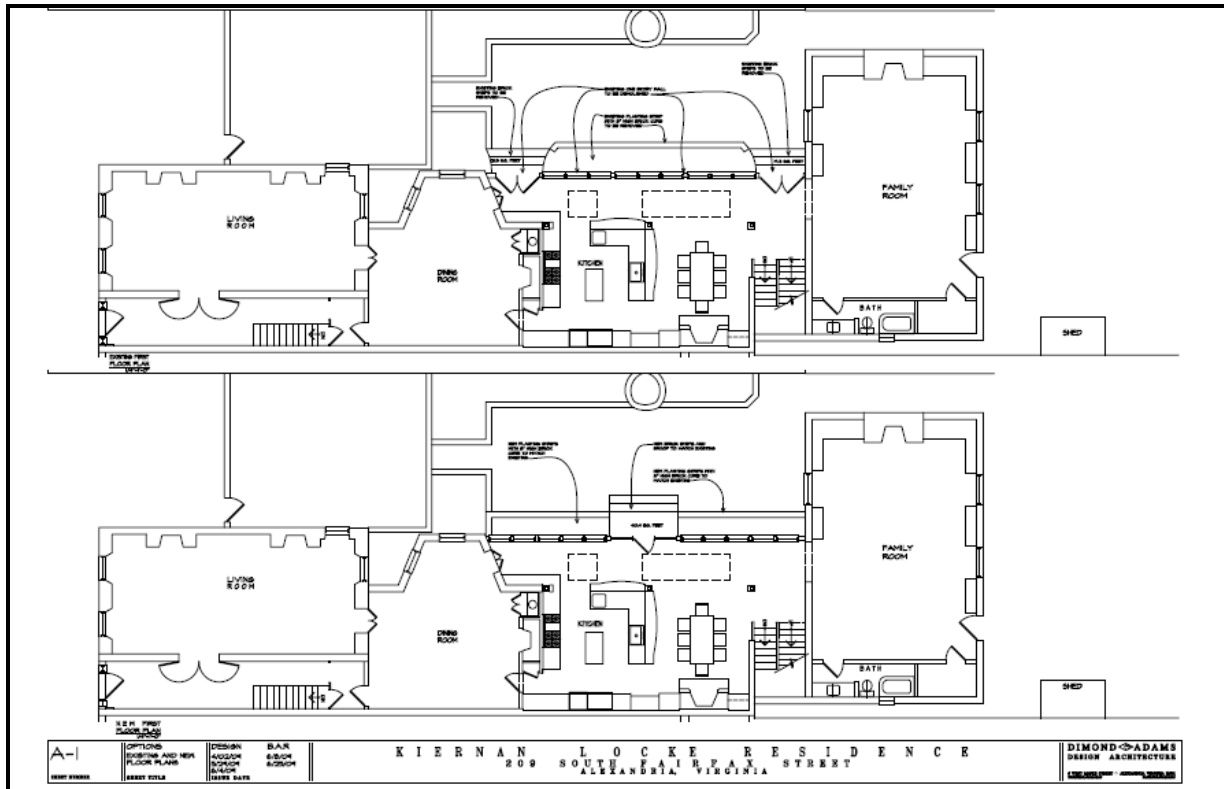


Figure 3: Existing and proposed floor plan.

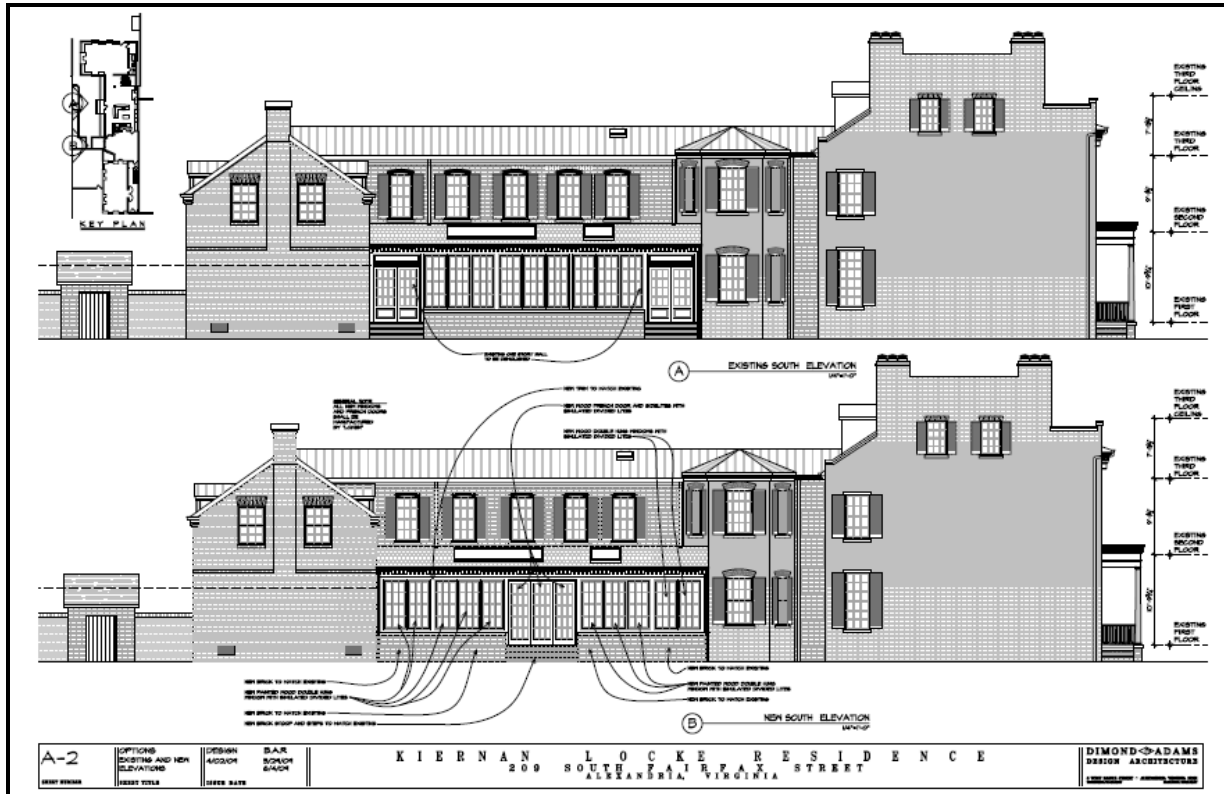


Figure 4: Existing and proposed elevations.

Loewen Double Hung Windows Page 1 of 1

home < homeowner > rain < windows > double hung

search: go

WINDOWS

- Casement
- Mission
- Push Out
- Double Hung**
- Bow & Bay
- Picture
- Awning
- Access
- Transoms
- Custom
- Cyprus Collection
- Bella Vista Collection

DOUBLE HUNG OPTIONS

- Colors & Cladding
- Hardware
- Glazing
- Grilles & Divided Lites
- Brickmould

TECHNICAL INFORMATION

- CAD Details
- Specifications
- Performance
- Sizing Charts
- Product Details

DOUBLE HUNG

OLD MADE NEW

Opening from both the top and the bottom, Double Hung windows are proof that certain classic looks never go out of style. And we have taken steps to make these timeless beauties perform better than ever.

Thanks to our innovative balance system, Loewen Double Hung windows open and close smoothly. A special tilt latching system also provides inward tilting of the sash for easy cleaning — or complete removal. And for added protection against the elements, our Double Hung windows are complete with a fiberglass exterior sill.

HIGHLIGHTS

- Classic, traditional look
- Dependable manual operation
- Exterior insect screens
- Requires no interior or exterior clearance
- Large sizes available
- Tilt-in for easy cleaning

STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- Frame construction designed for 4 9/16" (118 mm) jamb
- Low E³ insulated glazing with 1/2" (12 mm) airspace
- Extruded aluminum cladding in 9 Standard Palette colors, 27 Architectural Palette colors, primed wood or clear fir exterior
- Insect screens available in bronze, sandstone and white
- Screens also available in colors to match exterior cladding

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http://www.loewen.com/home.nsf/windows/doublehung 3/21/2008

Figure 5: Window specifications.

home » architect main » windows » double & single hung features

WINDOWS DOORS ENVIRONMENT CONTACT US LOEWEN HOME

ARCHITECTURAL SERVICES

ARCHITECTURAL SERVICES
 DOUBLE & SINGLE HUNG

PRODUCTS

- Windows
 - Casement
 - Double Hung
 - Bow & Bay
 - Picture
 - Awning
 - Access
 - Custom & Specialty
- Doors

DOUBLE HUNG OPTIONS

- Product Features
- Sizing Charts
- CAD Details
- Performance Ratings (PDF)
- Light & Ventilation Schedule (Egress) (PDF)
- Product Specifications

STYLES

Double Hung, Single Hung, Radius Top and Cottage options.

DOUBLE HUNG **SINGLE HUNG**

STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- Frame construction designed for 4 9/16" (116 mm) jamb
- Low E2 insulated glazing with 1/2" (12 mm) airspace
- Roto-gear operator and concealed sash locks available in bronze, sandstone, white and black
- Extruded aluminum cladding in nine standard colors, primed wood or clear Fir exterior
- Insect screens available in bronze, sandstone, and white
- Non clad windows are supplied with white, bronze or sandstone screens at no additional charge. Screens may be optionally ordered in any of the 36 metal clad exterior colors.

EXPLODED DIAGRAMS

Download Exploded Diagrams

HARDWARE:

Hardware and hardware finishes are dependent on hardware choices.

GLAZING

Heat-Smart® 1 and optional Sun 140, StormForce DP, IP, MP (SH only).

SIMULATED DIVIDED LITES (SDL) AND GRILLES

SDL 3/4" (19 mm), 1 1/8" (29 mm), 3/4" (19 mm).

BRICKMOULD

2" (50 mm), 3 1/2" (89 mm) and 5 1/2" (140mm) wood, 2" (50 mm) and 3

SERVICES

- Photo Gallery
- CAD Center
- Product Installation, Care and Maintenance
- Product Literature & Samples
- AIA Continuing Education

ARCHITECTURAL BENEFITS:

- Environment
- Douglas Fir
- Mahogany
- Colors & Cladding
- Hardware
- StormForce™ Series
- Glazing
- Grilles & Divided Lites

MORE INFORMATION:

- Product Gallery
- Request Literature
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Figure 6: Window specifications.

Loewen Architectural Services // Double & Single Hung Page 2 of 2

1/2" (89 mm) metal

METAL CLAD COLOR SPECTRUM
 Nine Standard Palette and 27 optional Architectural Palette colors.

LEGEND: ● — STANDARD
 ○ — OPTIONAL

	Double/ Single Hung
FUNCTIONS:	
Sash Lock	●
Sash Lift/Pull	○
FINISHES:	
White	●
Sandstone	●
Bronze	●
Black	●
Oil Rubbed Bronze	○
Antique Brass	○
Bright Brass	○
Brushed Chrome	○
QUALITY:	
Functions:	
Use for Egress	●
Available with Screen	●
Concealed Hardware	○
Durability:	
Low Maintenance	●
Metal Clad Exterior	●
Clear Douglas Fir	●
Exterior Finish	●
Primed Exterior Finish	●
Performance:	
Heat-Smart Plus ¹	●
Heat-Smart Plus ^{2, 3}	○
Tranquility	○
StormForce	○
Appearance:	
SDL	○

1 - Nine standard metal clad colors, 27 optional.
 2 - Exterior
 3 - Some restrictions apply

Specifications and technical information are subject to change without notice. Metric and Imperial measurements are converted accurately, however in some cases industry conversions cause a 1 mm variance. (Example: 34" is shown as 89 mm for all glass measurements as this is the industry standard.)

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Figure 7: Window specifications.