

Docket Item # 8
BAR CASE # 2009-0289

BAR Meeting
January 6, 2010

ISSUE: Addition & Alterations

APPLICANT: Stephanie Dimond for Alston McCall & Timothy Nelson

LOCATION: 210 North Alfred Street

ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. That the applicant work with Staff to determine the condition of the wood siding beneath the asbestos shingles on the north elevation;
2. That if historic siding exists and is in good condition, as determined by Staff, it should be repaired and retained and patched where necessary. If the condition of the siding is poor, the applicant should install the same type of wood siding that was originally on the house, with final approval by Staff;
3. That the following statements 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 find.
 - B. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

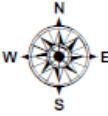
*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of BAR approval if the work is not commenced and diligently and substantially pursued by the end of that 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 #2009-0288 & 0289

1/6/2010



Note: The Permit to Demolish/Encapsulate, BAR Case #2009-0288, must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a two-story rear addition and alterations at 210 North Alfred Street.

The proposed two-story addition will incorporate the existing second story addition and first floor covered porch, and will extend the rear of the house an additional 10 feet into the rear yard. A total of 137 square feet of living space will be added to the house. The two-story addition will have a flat, slightly sloping roof and a width of 13.7 feet. The addition will average 20.5 feet in height to the cornice.

The south elevation of the addition will contain a single, two-over-two, double-hung wood window on the first and second floor. The in-filled portion of the porch will also contain a single, although smaller, two-over-two wood window. On the first floor of the west elevation there will be a pair of French doors flanked by two fixed single doors. On the second floor there will be two, two-over-two wood windows. The north elevation of the addition will have a new double-hung wood window on the second floor and a new window on the first floor in the current location of the open porch.

The alterations to the historic house consist of a new door (re-used from the rear porch) with transom on the north elevation created by enlarging one of the existing windows. On the south elevation, a new double-hung window matching the windows on the addition will also be added. The existing asbestos shingles on the north elevation will be removed and the historic siding below will be retained, if feasible. Any new siding will match the existing wood siding.

The addition will be clad with wood siding to match the existing historic beveled wood siding on the existing house. The vertical trim board between the historic portion of the house and the later addition will be maintained and the existing siding on the existing second floor addition will be replaced with new wood siding to better match the new siding on the addition. In anticipation of construction, a new gate will be added on the south property line fence towards the rear of the property. The new gate will have flush vertical boards with a horizontal cap to match the future fence which will be installed after the addition has been constructed.

The proposed windows on the addition will be wood, double-hung with a two over two configuration and simulated divided lights. The windows, as well as the doors, will be manufactured by Windsor Windows and will have two inch wide muntins similar to the historic window muntins on the house.

II. HISTORY:

The two-story Greek Revival style frame townhouse at 210 North Alfred Street, and its twin at 212 North Alfred Street, predates the 1877 G.M. Hopkins *City Atlas of Alexandria*. City real estate records indicate that the house was constructed in 1830. The majority of the houses on the west side of the 200 block of North Alfred Street date from the 1800s. The unimproved alley to the south of 210 North Alfred Street is private.

Staff could find no previous BAR approvals for the subject property.

III. ANALYSIS:

The proposed addition complies with the RB requirements of the Zoning Ordinance.

In the opinion of Staff, the design of the addition, as well of the use of traditional materials, is compatible with the Greek Revival style townhouse at 210 North Alfred Street, as recommended in the *Design Guidelines* for residential additions. The addition is of a reasonable size and does not overwhelm the existing house or adjacent properties. Staff also believes that the proposed alterations to the existing historic house are appropriate and consistent with the *Design Guidelines*.

The applicant has indicated that the asbestos siding on the north elevation will be removed during the project. Staff recommends that the applicant contact Staff once the asbestos shingles have been removed so that the condition of the historic siding can be evaluated. If original siding exists and is in good condition, as determined by Staff, Staff will recommend that it be repaired and retained, and patched with new wood siding where necessary. If the condition of the siding is poor, Staff will recommend that the same type of wood siding be installed as already exists on the historic house.

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, both of which apply in this case.

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 Certificate of Appropriateness with the following conditions:

1. That the applicant work with Staff to determine the condition of the wood siding beneath the asbestos shingles on the north elevation;
2. That if historic siding exists and is in good condition, as determined by Staff, it should be repaired and retained and patched where necessary. If the condition of the siding is poor, the applicant should install the same type of wood siding that was originally on the house, with final approval by Staff;
3. That the following statements 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 find.

B. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

STAFF:

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Stephen Milone, Division Chief, Land Use Services

V. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration:

- C-1 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-2 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC
- C-3 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided (USBC 704.5).
- C-4 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-5 A soils report must be submitted with the building permit application.
- C-6 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-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.
- 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

Transportation and Environmental Services:

- 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)
- R6. 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)

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>

Historic Alexandria:

No comments received.

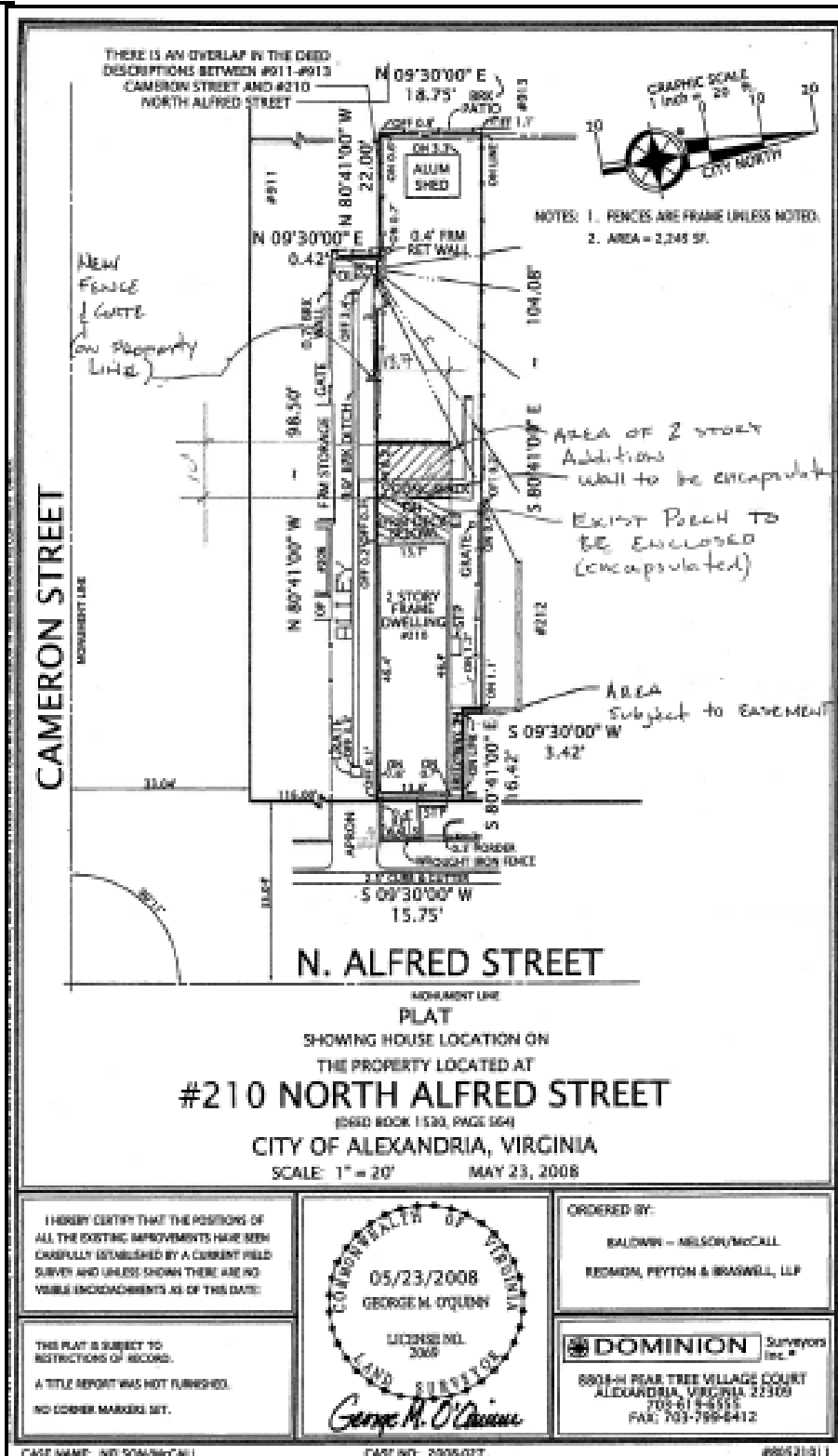
Alexandria Archaeology:

- F-1 The G.M. Hopkins insurance map indicates that structures were present on this block by 1877. 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.

VI. IMAGES



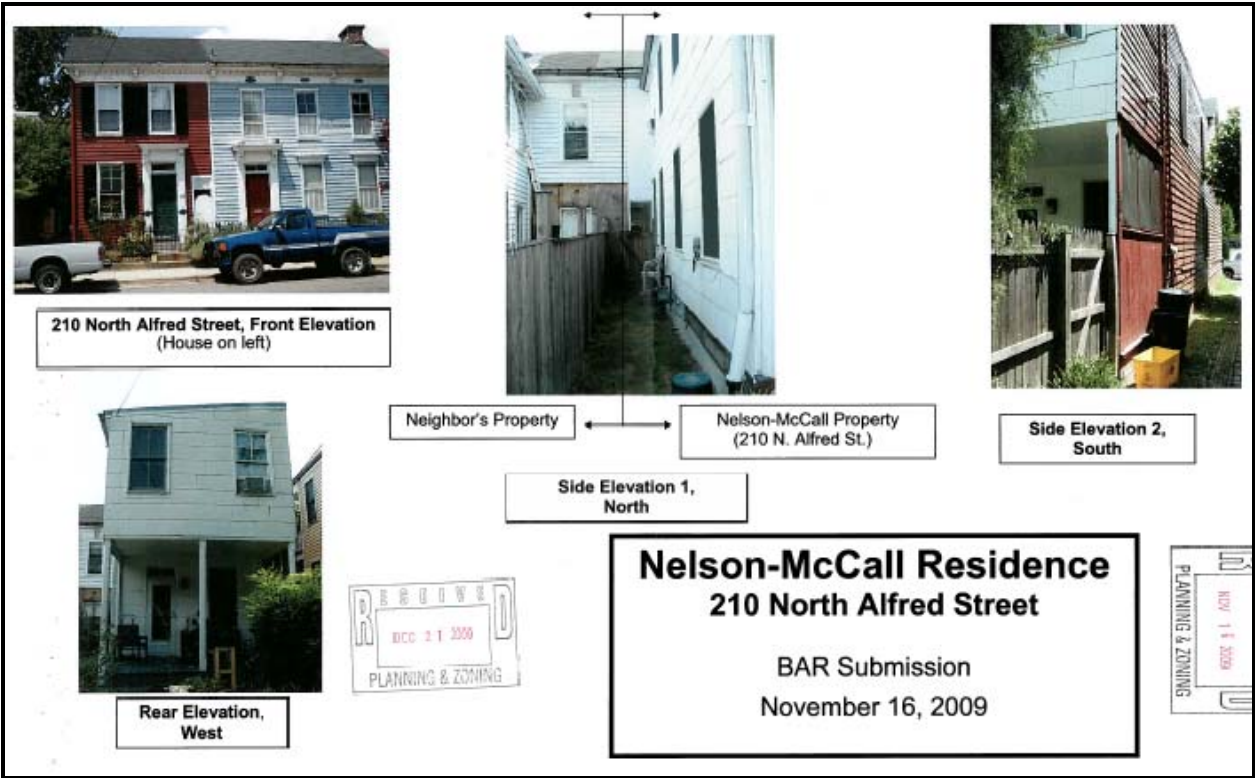


Figure 2: Site photos.

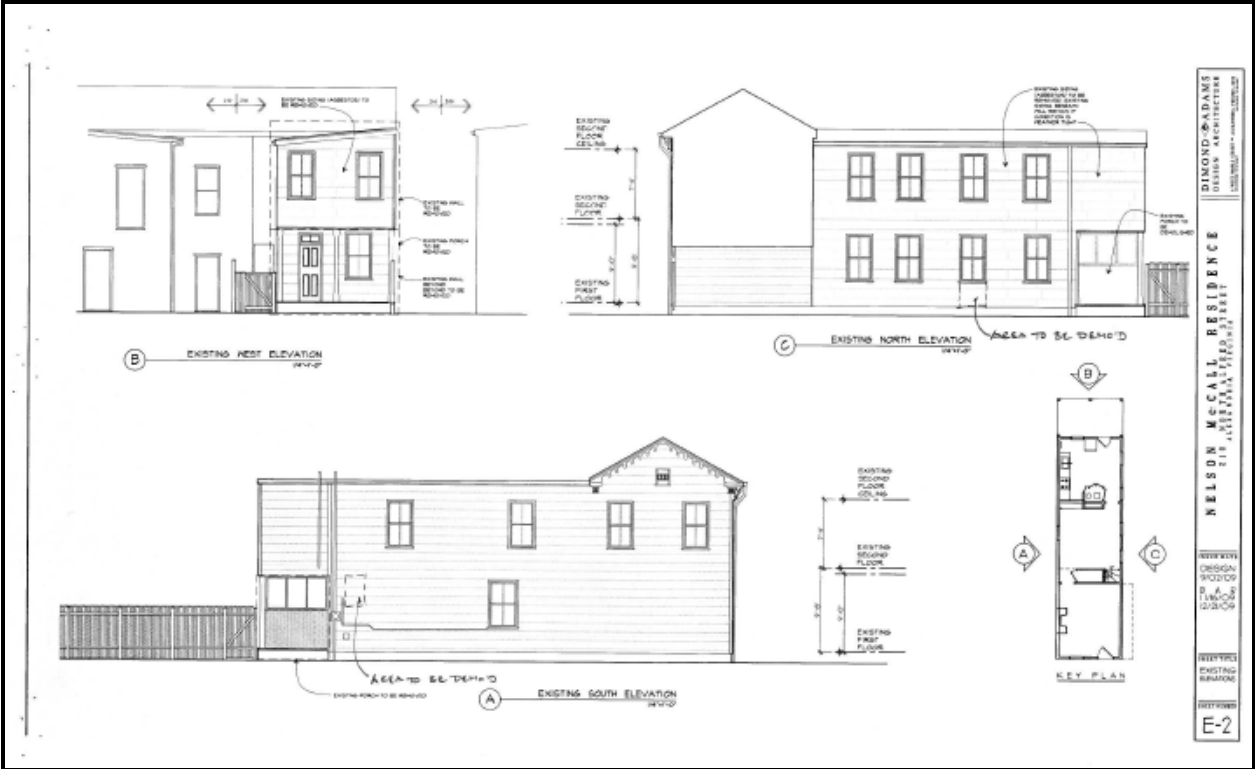


Figure 3: Existing elevations.

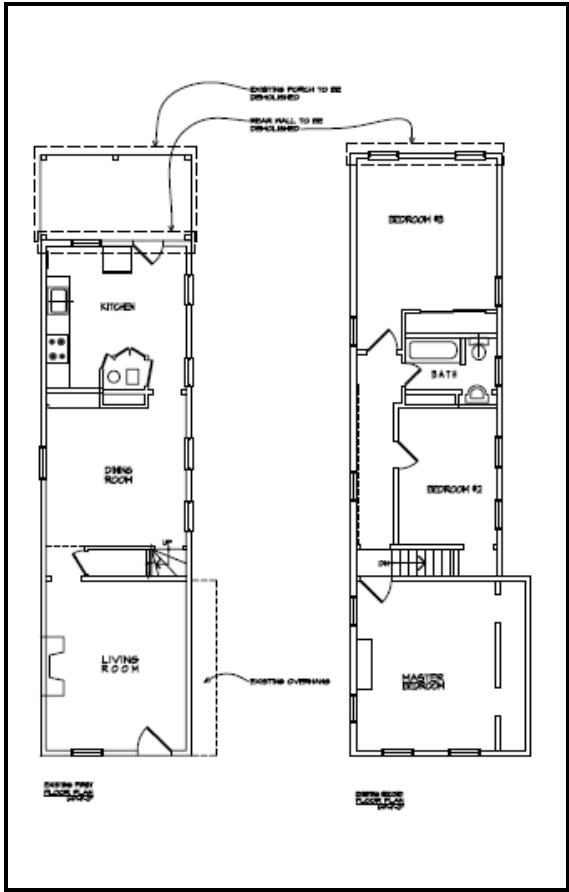


Figure 4: Existing floor plan.



Figure 5: Proposed elevations.

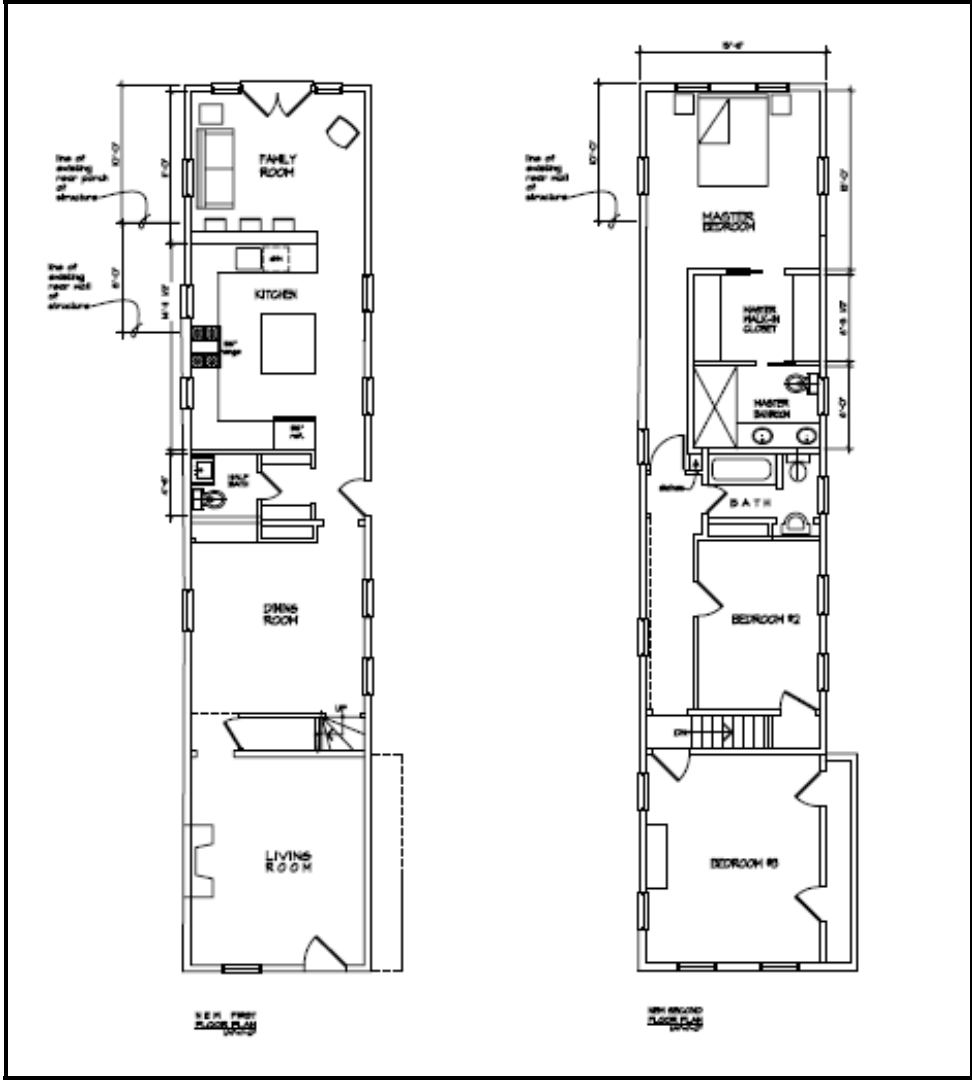
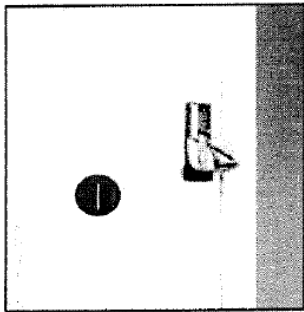


Figure 6: Proposed floor plans.

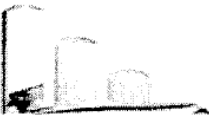
PINNACLE SWINGING PATIO DOOR

FEATURES/BENEFITS

- 1 Multi-point locking system features three-point jamb-engaged tongue system for uncompromised security.
- 2 Inswing door features bumper sill to keep door air- and water-tight.
- 3 Extended panel drip edge sheds water away from panel at the sill for enhanced protection from water.
- 4 Dual seal frame weather strip at panel face and edge improves air and thermal performance.
- 5 Taller sill provides excellent water performance and design pressure ratings.
- 6 Foam-backed glazing bead prevents paint and stain from bleeding.
- 7 Stiles and rails constructed of Ponderosa Pine core and skins provide a rich appearance and increase durability.
- 8 Panel exterior matches Pinnacle product line with consistent depth from glass to face of the panel for a clean, complementary appearance.
- 9 1/2 or 3/4 lite panel available with flat or split panel option



• Available in Pine, Fir and Alder



SIZES

- Available in four standard heights: 6-8', 6-10', 8-0' and 9-0'.
- Custom sizes also available.

GLAZING

- Interior stop glazed with beaded silicone.
- Standard 3/4" tempered double pane LoE² insulating glass.
- Clear, tinted, tempered, laminated and obscure glass types also available.
- Custom glass types available.

GRILLE OPTIONS

- Windsor Divided Lite (WDL) – simulated divided light.
 - Standard Profile in 7/8" or 1 1/4"
 - Putty Profile in 5/8" or 7/8" (exterior only)
- 13/16" flat, 3/4" profile, and 1" profile inner grille.
- Standard and custom grille patterns available.

* 2" flat grille

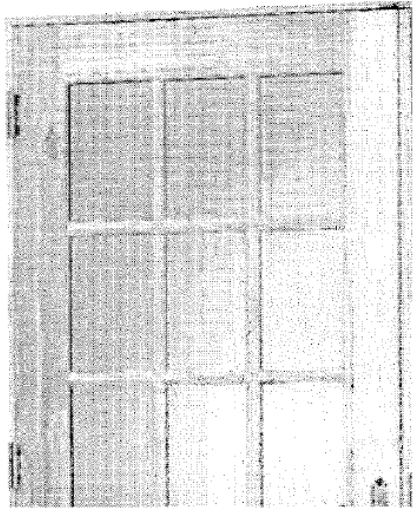


Figure 7: Door specifications.

PINNACLE DOUBLE HUNG

FEATURES / BENEFITS

- 1 The warmth and beauty of Clear Select Pine, Natural Alder or Vertical Grain Fir; can be painted or stained.
- 2 Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance. Prime units offer the traditional appearance of a beaded exterior stop.
- 3 Glass is replaceable in case of damage.
- 4 Glass taped and silicone glazed with interior wood stops for superior strength and seal.
- 5 Easy-Tilt sash with exclusive compression jambliner for easy cleaning and sash removal.
- 6 Recessed lock and keeper for a sleek appearance.
- 7 Block and tackle balance system with locking shoe for easy removal and sash operation.

SIZES

Available in hundreds of standard and custom sizes.

GLAZING

- Glazed with tape and silicone sealant.
- LoE⁺ standard. Clear, tinted, laminated and tempered options available.
- Cardinal insulated glass featuring stainless steel spacers.
- Additional custom and special glass types available.
- Preserve protective film optional.

GRILLE OPTIONS

- Wood perimeter in 7/8" and 1-1/4" with concealed grill fasteners.
- Aluminum inner grille 13/16" flat, 3/4" profile or 1" profile.
- Windsorlite (WDL) – Simulated divided lite in 7/8" or 1-1/4".
- Standard and custom grille patterns available.

*2" Flat grille; grille pattern as per drawings

FINISHES

Interior – Clear Pine, Natural Alder, Vertical Grain Fir or primed.
 Exterior – Clad units feature heavy duty extruded aluminum cladding on sash and frame.

CLAD COLORS

- Standard colors: white, tan, hunter green, ivory, black and
- 30 feature colors and custom available.
- 7 Anodize finishes available.

HARDWARE FINISHES

Standard finishes are champagne brass, satin nickel, bronze, oil rubbed bronze, matte black.

PERFORMANCE RATINGS

For current performance ratings visit our website at www.windsorwind.com

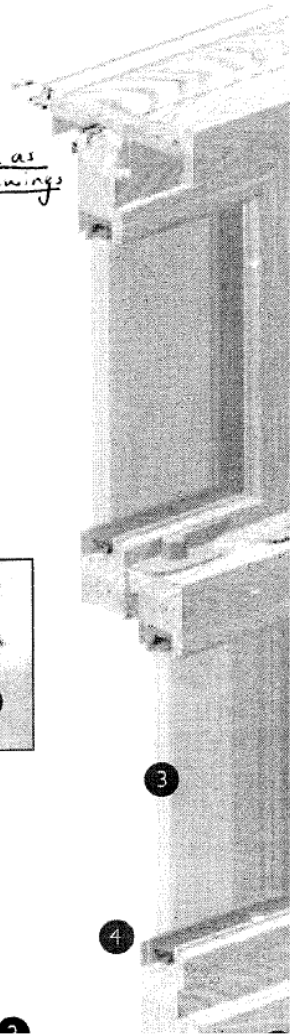
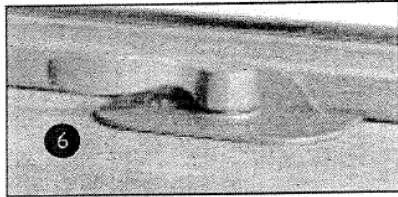
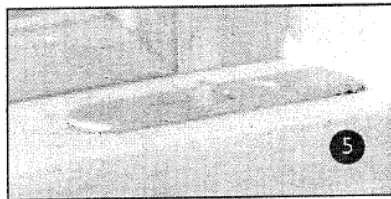
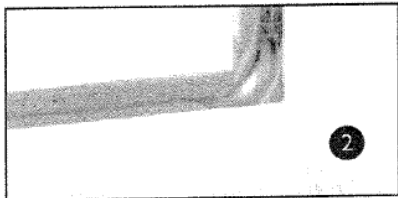


Figure 8: Window specifications.