

Docket Item # 10
BAR CASE # 2010-0268

BAR Meeting
October 20, 2010

ISSUE: New Construction

APPLICANT: Sean & Helen Vermillion by Stephen Kulinski for Kulinski Group Architects, P.C.

LOCATION: 1126-1128 Prince Street

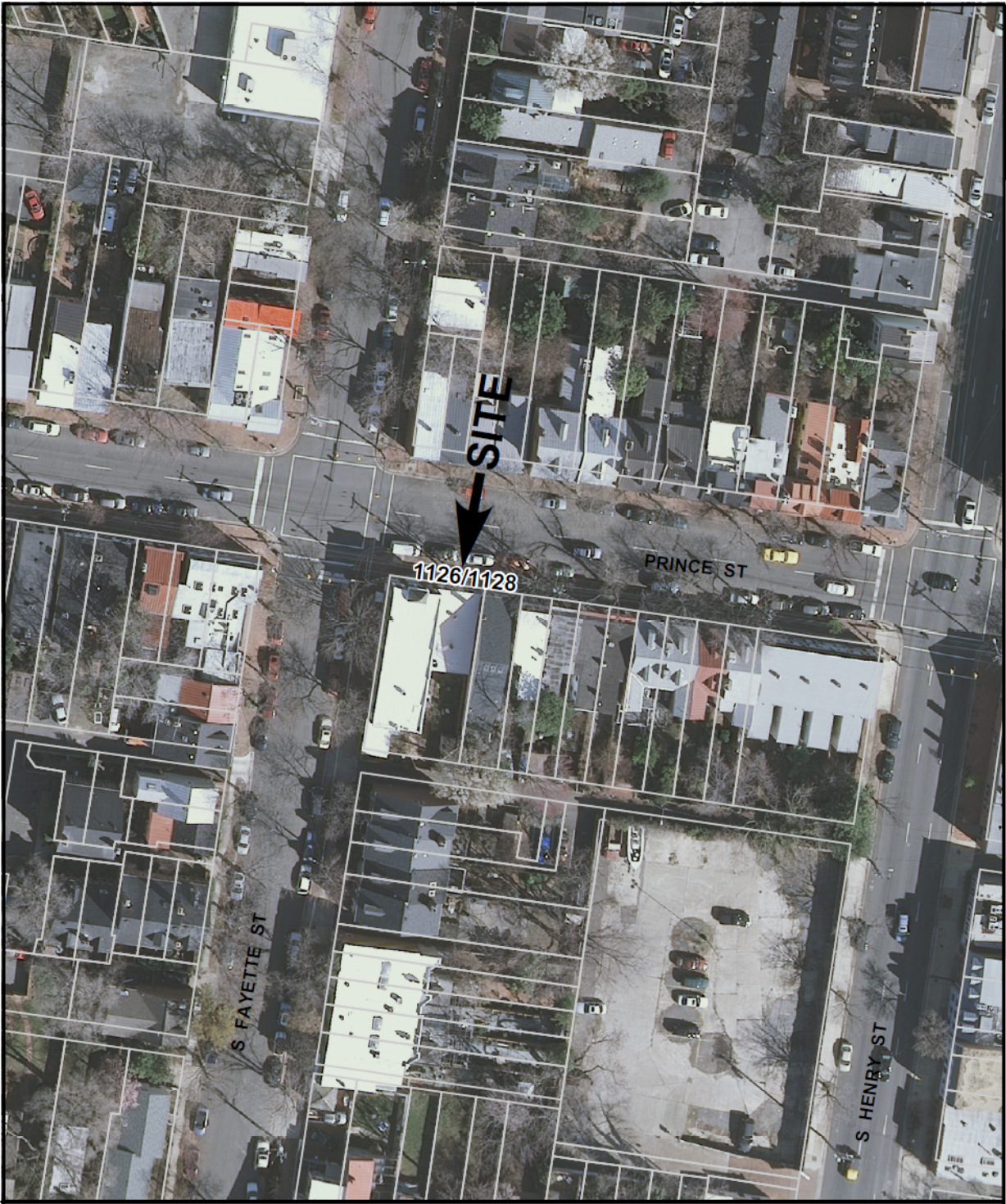
ZONE: RM / Residential

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

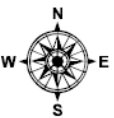
1. That the applicant submit specifications or samples for the brick, slate, a more stylistically appropriate light fixture, overall color palette, and any other materials not included in the submission prior to approval of a building permit.
2. That the applicant locate the AC condenser unit on the subject property.
3. That a soldier course header be added above the doors and windows on the rear elevation.
4. That the following archaeology 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 (703/838-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
 - b. 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.
 - c. 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 #2010-0268



UPDATE:

At the October 6, 2010 hearing, the Board unanimously voted to defer this case for restudy of elements on the front elevation. The Board recommended that the applicant restudy proportions on the front elevation: raising the first floor of the townhouse through the addition of basement windows and raising the sills on the first story windows. The Board also suggested eliminating the transoms on the first story windows. The Board recommended further study of the front dormer.

In response, the applicant resubmitted plans for the front elevation that addressed the Board's concerns. In response to an earlier Staff comment, the applicant further revised the front stoop to make it a more prominent feature and adjusted the slope of the roof to accommodate the increased height of the façade. Metal coping was also added to the roof.

Staff finds the revisions to be an improvement to the original design and has revised the analysis section below to incorporate the restudy.

I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for the construction of a new townhouse at 1126-1128 Prince Street.

The 2½ story brick townhouse will feature a projecting two-story pyramidal hip roof bay and will have late Victorian architectural elements and details. Due to the projecting bay, the front door will be recessed approximately three feet. Stylistically, the townhouse will have Queen Anne references, including the finial atop the pyramidal roof, the use of stone headers and sills, and the strong brick entablature.

The front (north) elevation will have two, one-over-one sash windows in each story of the projecting bay, with a single window above the front door. The door will have a transom. The proposed transoms above the first story windows have been removed. The applicant has added two basement awning windows with brick soldier-course headers. The front stoop will have a landing measuring approximately 7.3 feet by 3 feet and three stairs encroaching three feet into the public right-of-way. The stoop will have a wrought iron railing. At the roof, there will be a small dormer with classical detailing centered above the entry. The west elevation will share a party wall with the existing building at 1130 Prince Street. The brick wall on the east elevation will have no fenestration. The rear (south) elevation will have a projecting portion with French single light doors at the first story and paired windows with transoms above. The recessed area of the rear elevation will have two single windows with transoms, one at each story. A small wooden railing encloses the window well in this area.

The new building will measure approximately 19 feet in width by 51 feet in depth. The building will be inset two feet from the east property line, creating a small walkway between the proposed townhouse and the existing one at 1124 Prince Street. The height to the cornice will now be approximately 26.5 feet (originally it was 24.5 feet) and the height to the ridge of the roof will now be approximately 33.5 feet (originally it was 31.5 feet).

The applicant will retain the existing brick wall and outbuilding at the rear of the property. To the east of the front elevation, the applicant proposes to install a wood fence between the subject property and 1124 Prince Street.

The proposed materials on the townhouse include: face and field brick, double-glazed aluminum-clad windows and transoms, rough cut stone lintels and sills, and a wood fence. The front elevation will have glazed face brick with a butter joint and the side and rear elevations will have field or common brick. The applicant has indicated the brick and mortar will both be dark red. The applicant proposes a carriage light at the front entry.

II. HISTORY

The buildings located at 1126, 1128 and 1132 Prince Street were originally one parcel but were recently subdivided (SUB#2009-0008). The subdivision was approved by the Planning Commission on June 1, 2010.

Small portions of the existing one-story frame building at 1126 and 1128 Prince Street may date to the early 20th century. It appears that initially, the one-story portions were connected internally to the two-story commercial building on the corner, 1130-1132 Prince Street. By 1958, the Sanborn map shows the one-story portion divided into two equal sized dwelling units and removal of the one-story ell at 1126 Prince Street.

The Board unanimously approved a Permit to Demolish for the existing building at 1126 and 1128 Prince Street on March 17, 2010 (BAR Case #2010-0025) with the following conditions:

1. That the interior and exterior of the building is documented prior to the release of the Permit to Demolish. Documentation shall consist of 35 mm black x white, 4 x 6 photographs and negatives deposited at the Barrett Library;
2. That the brick outbuilding which is integrated into the brick wall at the southeast corner of the property is preserved;
3. That, prior to the release of the Permit to Demolish, the applicant shall work with Staff to identify and preserve the cornice and any early 20th century architectural artifacts (doors, etc.) for potential reuse in future construction; and,
4. That the following archaeology 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.

The property is located one building in from the southeast corner of Prince and South Fayette streets with a public alley at the rear.

III. ANALYSIS

The proposed project complies with Zoning Ordinance requirements with the exception of the location of the AC condenser unit which must be relocated onto the subject property. The Director of Planning and Zoning has waived the parking requirement for this property, finding

that the BAR's condition that the existing brick wall and outbuilding be preserved precludes vehicular access from the alley to the property. Any future alterations to the existing brick wall and icehouse may require an encroachment as they are located in the public right-of-way.

Staff supports the proposed new house and the revisions, finding that the townhouse generally conforms to the *Design Guidelines* for new residential construction. The *Guidelines* state that "designs should reflect the architectural heritage of the City...abstraction of historic design elements would be preferred to a building which introduces new design elements." Furthermore, the *Guidelines* note that "the Boards seek to promote compatible development that is, at once, both responsive to [modern] needs and tastes...while being compatible with the historic character of the districts."

Staff notes that this project utilizes an architectural vocabulary found throughout the district. This allows the new construction to not overwhelm any of the surrounding historic fabric and to blend with the existing blockface. The scale and massing of the new building is compatible with the surrounding buildings which range in height, massing and architectural style. The new townhouse will be taller overall than the adjacent building to the west (1130-1132 Prince Street), but the cornice line will match that building's cornice. The window and door heights generally align with this neighboring building as well. Although the new townhouse clearly relates to this prominent corner building, it does not overwhelm it or detract one's attention from the historic fabric. The 3D models illustrate how the new construction will appear in context with the surrounding buildings. It should be noted that the 3D models provide a conceptual perspective of the scale, mass and general character; however, the details on the elevations supersede those on the 3D model.

Previously, Staff found a dormer at the roof to be an appropriate feature but noted that the proposed dormer should be revised. Historically, a single dormer on a late Victorian building would have been a special feature, an item of note. It may have had margin glass or detailed trimwork. While this is new construction and should not be a historic replication, it is an opportunity to add an element of interest or distinctiveness. In the earlier report, Staff advised that the dormer be refined to be more distinctive and stylistically appropriate, and less Colonial Revival in nature. The applicant responded by adding classical detailing to the dormer. The applicant also noted that in a brief survey of the district, no examples of similar dormers were found for this style building. Staff notes that the refined classical detailing is acceptable and is reflective of architectural changes that evolved during the Victorian Free Classic period following the Philadelphia Centennial of 1876. Staff also reminds the Board that the intention of the *Design Guidelines* is not for new construction to replicate historic buildings.

The rear elevation of the townhouse will be visible from South Fayette Street. While the rear elevation does not have many characteristic late Victorian details, it is similar to the rear elevations of countless buildings throughout the district that have been altered or had rear additions. Staff had previously recommended that a soldier course brick header be added over the windows and doors on the rear elevation and the applicant has added this detail. The fire escape stairs that are shown are located on the corner parcel, 1130-1132 Prince Street. The applicant is proposing a shed roof on the rear portion with skylights which will not be visible. Staff recommends that a light-colored roof be used on the rear slope to minimize the urban heat island effect in support of the City's Green Building program.

The proposed materials—brick, slate shingles, rough cut stone lintels and sills, and aluminum-clad wood windows—are generally considered historically appropriate to the Queen Anne style proposed and contribute to the compatibility of the addition with the adjacent house and the overall district. While single-glazed, true divided light wood windows are preferable, the *Design Guidelines* and the Board generally allow for double-glazed windows and doors on new construction. Although the Board generally approves wood windows on new construction and additions, staff finds that aluminum-clad windows are appropriate in this case, noting that the Board has recently approved high-quality, aluminum-clad windows on new construction. The proposed carriage light fixture is stylistically incompatible and staff recommends a cast Victorian lamp for the front entry.

Staff supports many of the site improvements, including the addition of a wood gate at the easternmost section of the front elevation. The existing overhead wires and meters are on the front elevation. The applicant has confirmed that the existing overhead wires will be relocated underground and that the utility meters will be moved to the side elevation. The AC condenser unit must be relocated onto the subject property.

Staff recommends approval of the Certificate of Appropriateness for the construction of a new townhouse with the conditions noted above.

STAFF

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- F-1 No setbacks are required for an RM zoned property less than 25' in width.
- F-2 Staff notes that the existing wall and icehouse are located in the public r-o-w. Any future alterations or repairs may require an encroachment.
- F-3 The Director has waived the required parking for this property.
- C-1 Applicant must comply with all conditions of SUB2009-0008.
- C-2 Proposed stoop encroachment complies per section 5-2-29 of the City Code.
- C-3 Applicant to clarify "alley" depicted on sheet A4 along the east side property line and show proposed fence.

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 Administration 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 current 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.
- C-9 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

Historic Alexandria

No comments received.

Alexandria Archaeology (comments from previous BAR case for this property)

Archaeology Finding

1. The G.M. Hopkins fire insurance atlas depicts structures on these lots by 1877. Tax records indicate that houses were present on the block as early as 1810. The property therefore has the potential to yield archaeological resources that could provide insight in domestic activities in the 19th century.

Archaeology Recommendations

*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.

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

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

FINDINGS

F-1 SUB2009-00008 was approved June 01, 2010. The approval letter and conditions shall be placed on the Grading Plan. (T&ES)

RECOMMENDATIONS

R-1 An approved GRADING PLAN must be attached to the building permit application. 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) 746-4064. 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-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 grading 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 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
- R-6 If construction of the residential unit(s) results in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (T&ES)
- R-7 Since this area is within the Combined Sewer District, no increase in sanitary flows will be allowed without separation or contribution in lieu of constructing separated sewer. (T&ES)

CITY CODE REQUIREMENTS

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

V. IMAGES

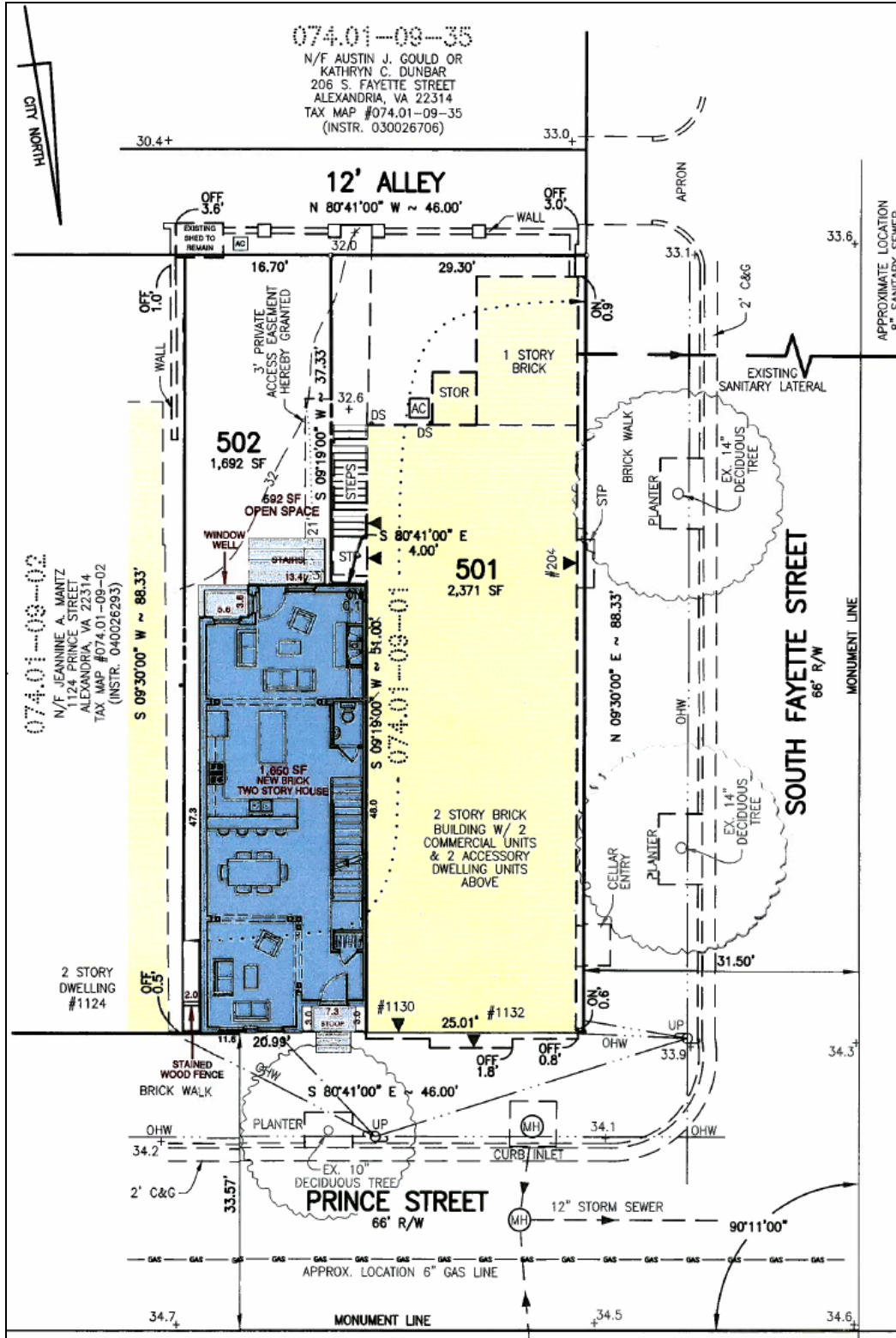


Figure 1. Plat showing proposed building and site improvements.



1 SOUTH EAST ELEVATION
A3 SCALE: N.T.S.



2 SOUTH ELEVATION
A3 SCALE: N.T.S.



3 SOUTH WEST ELEVATION
A3 SCALE: N.T.S.



4 NORTH WEST ELEVATION
A3 SCALE: N.T.S.



5 NORTH ELEVATION
A3 SCALE: N.T.S.



6 NORTH EAST ELEVATION
A3 SCALE: N.T.S.



7 ADJACENT PROPERTY (A)
A3 SCALE: N.T.S.



8 ELEVATION DETAIL
A3 SCALE: N.T.S.



9 ADJACENT PROPERTY (B)
A3 SCALE: N.T.S.

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Figure 2. Photographs of existing building and context.

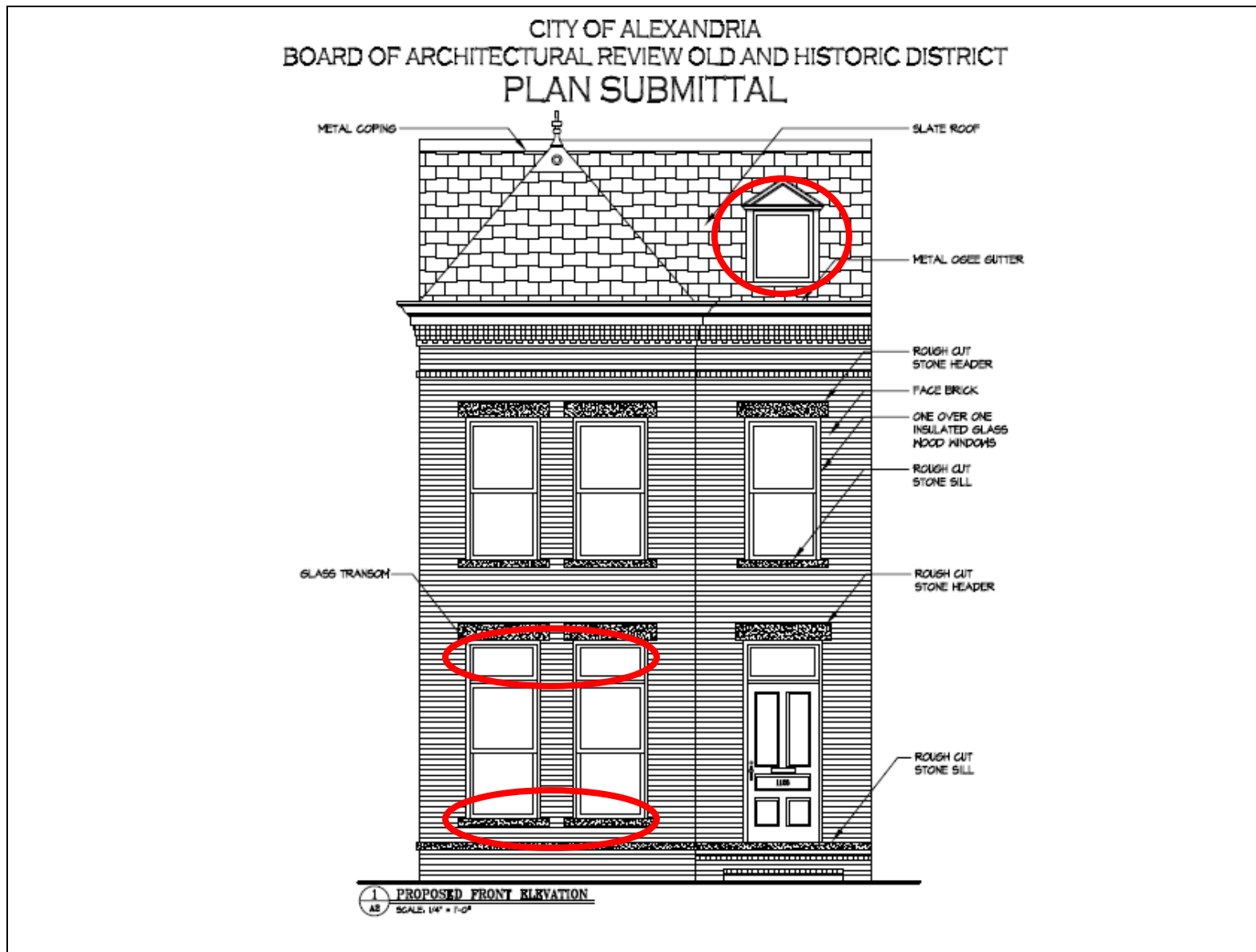


Figure 3. Initial proposed front (north) elevation (10/6/10 BAR Hearing) highlighting areas to be restudied

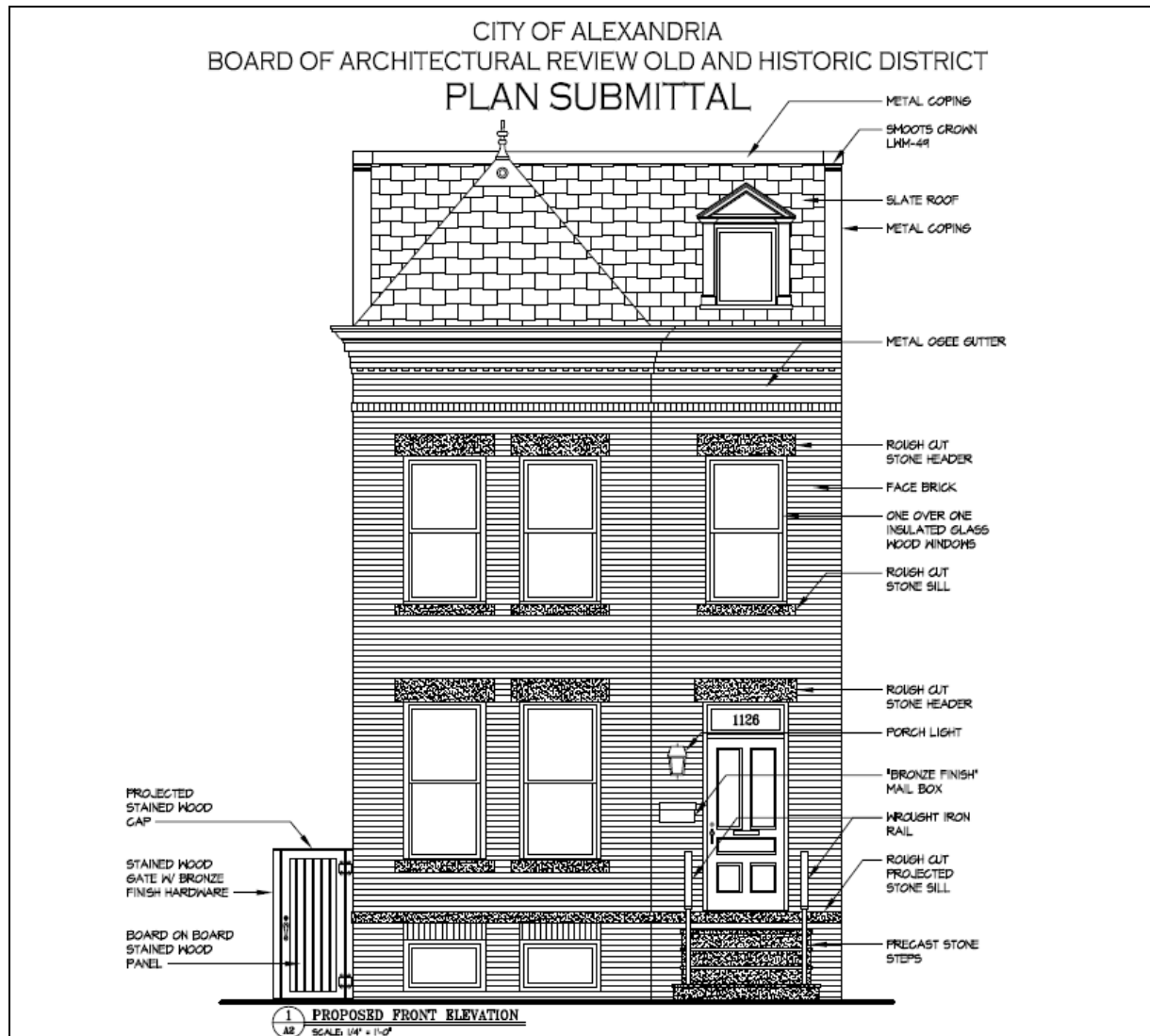


Figure 4. Revised front elevation with incorporated changes.

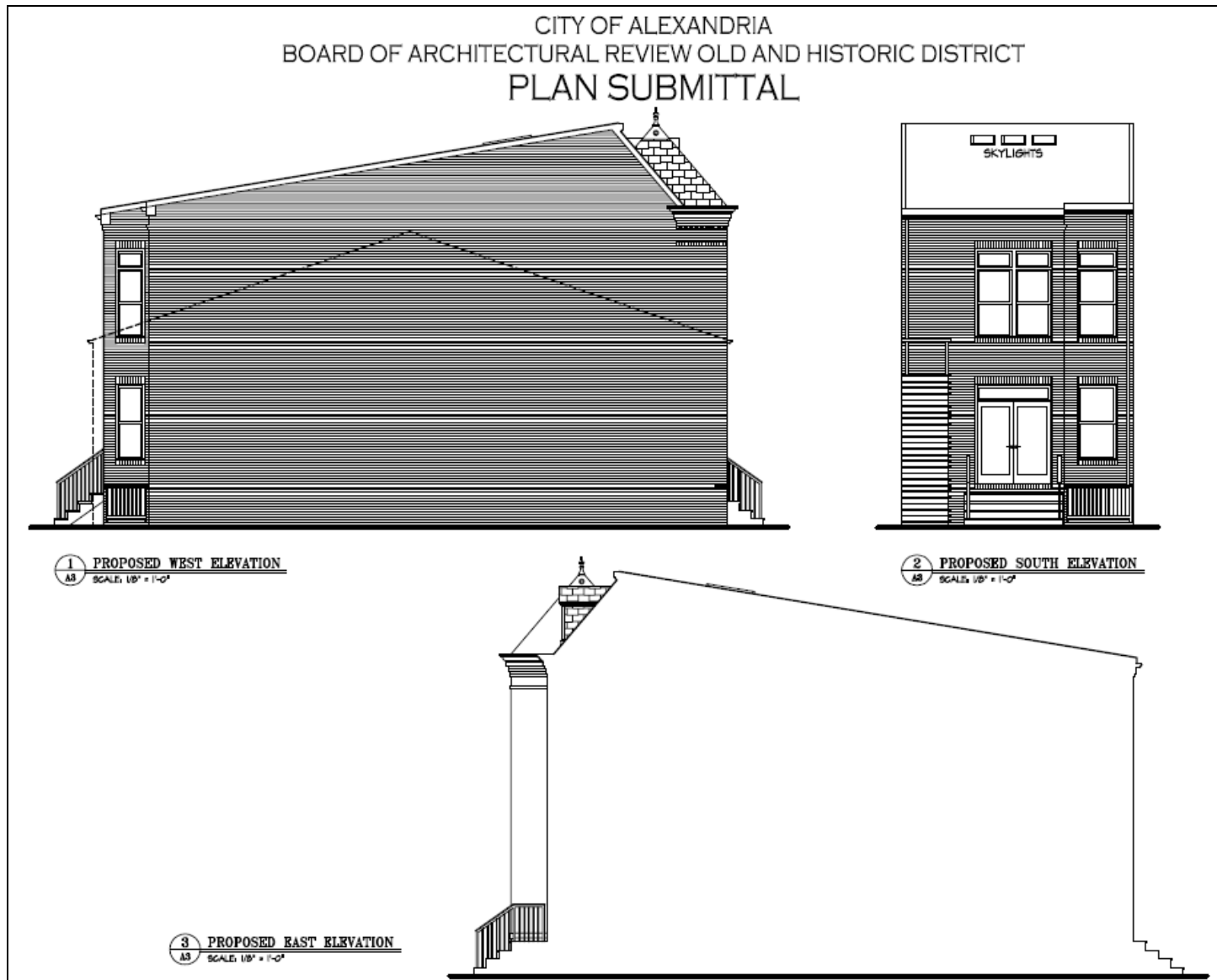


Figure 5. Proposed side (west and east) and rear (south) elevations.

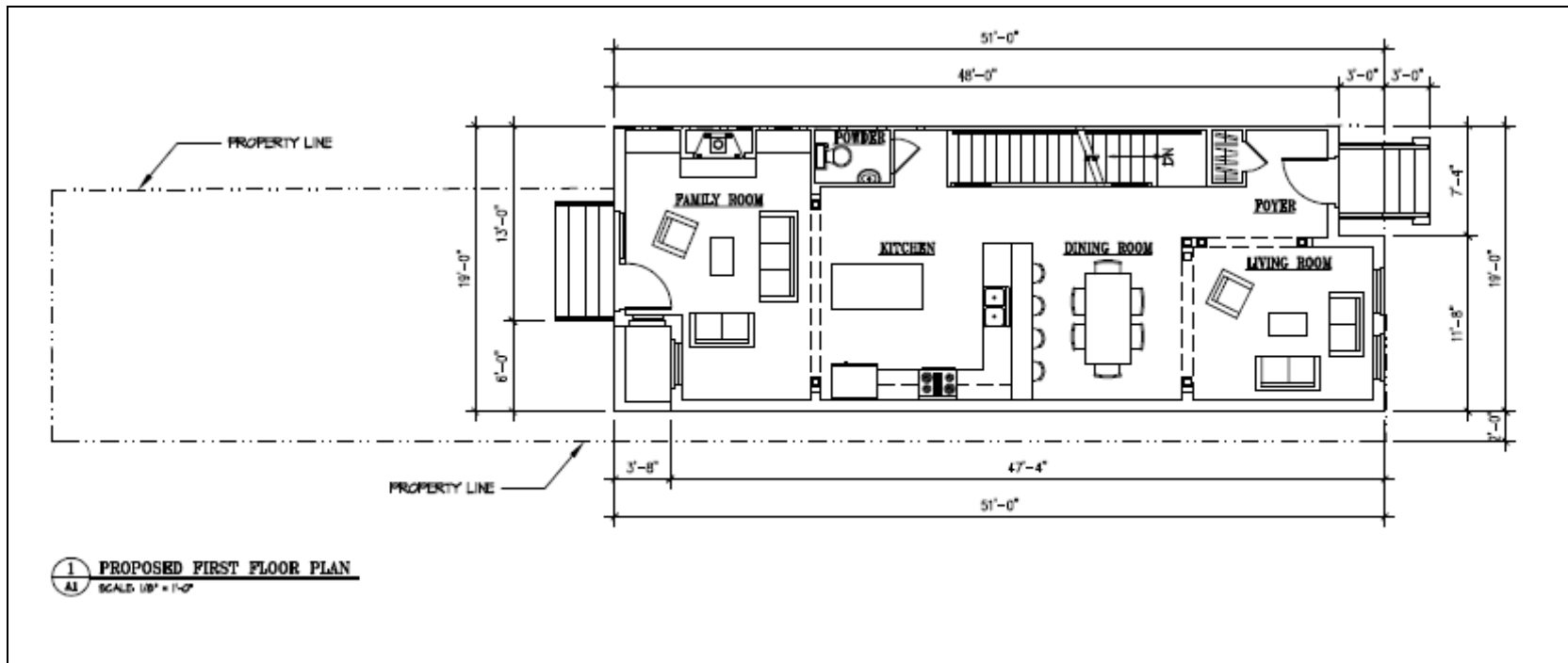


Figure 6. Proposed first floor plan.



Figure 7. Existing and proposed streetscape.



Figure 8. Perspective, looking southeast.



Figure 9. Perspective, looking southwest.

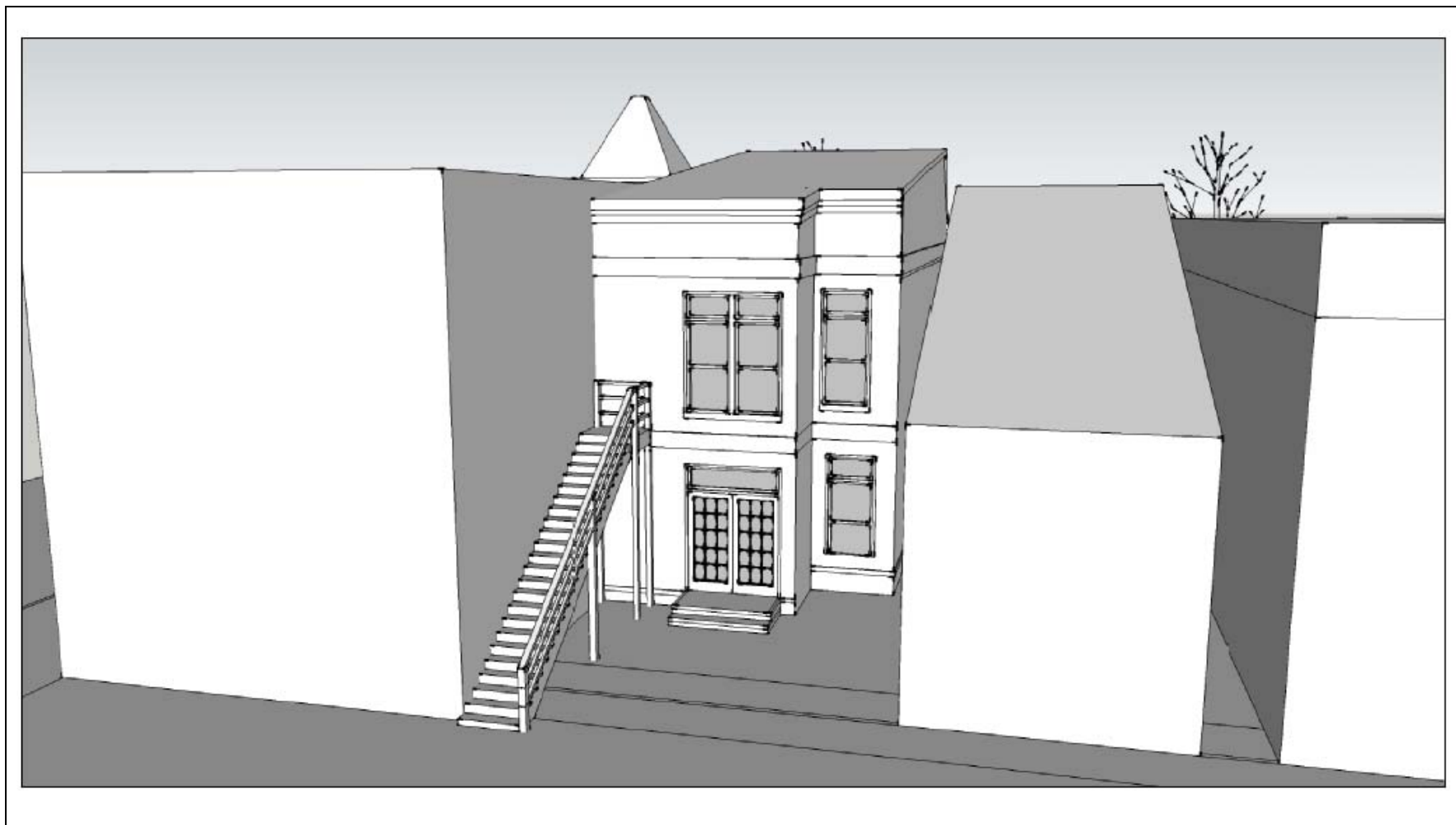


Figure 10. Perspective, looking north. The fire escape is part of adjacent property. (Note that the French doors will not have the muntins shown here.)

City of Alexandria – Board of Architectural Review Old & Historic District
1126 Prince Street Alexandria, VA 22314

Materials Specification List

- 1 Front Entry Door:
 - o Material – Wood
 - o Five panel
- 2 New Rear Patio Door:
 - o Kolbe & Kolbe – Classic Series inswing patio doors
 - o Material – Wood/Aluminum Clad
 - o Lite Pattern – Single Lite
- 3 New Windows:
 - o Kolbe & Kolbe – Classic Series / Traditional Double Hung
 - o Material – Wood/ Aluminum Clad
 - o Lite Pattern – One over One

New Skylights:

 - o Velux –FCM (Fixed Curb Mounted Skylight)
 - o Material – Vinyl
- 4 New Front Entry / Rear Patio Lights:
 - o Kichler – Mount Vernon Outdoor Wall 1 Light Incandescent
 - o Metal (Bronze Finish)

- 6 Trim Boards & Dormer Siding
 - All trim to be Azek
 - Dormer sides to be slate shingle

- 6 Brick Siding
 - Front brick to be glazed with butter joint
 - Side and rear brick to be field brick
 - Color to be selected

Figure 11. Material specifications.



Figure 12. Proposed light fixture.