

Docket Item #2  
BAR CASE #2003-0318

BAR Meeting  
January 28, 2004

**ISSUE:** Alterations to previously approved plans

**APPLICANT:** Charles R. Hooff III

**LOCATION:** 408 North Payne Street

**ZONE:** RB/Residential

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**\*\*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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

### STAFF RECOMMENDATION:

Staff recommends that the application be approved with the following conditions:

- 1) That the front roof be replaced in-kind with pressed metal shingles;
- 2) That a more appropriate door and window trim be used and the revised trim design be approved by Staff; and,
- 3) That the front windows be true divided light.

### DISCUSSION:

#### Applicant's Description of the Undertaking:

“Renovation to stay within existing footprint of the house. Remove and replace wood siding with new wood siding. Remove and replace existing front door and windows. Add additional windows. New shed at rear and fence around side of rear yard.”

#### Update:

On June 25, 2003, the Board approved demolition/capsulation, additions and alterations at 408 North Payne Street (BAR Case #s 2003-0095 & 0096, 6/25/2003). The applicant is now proposing a smaller project which eliminates the additions to the side and rear, but retains many of the elements of the previous proposal. (Staff determined that the current project will not require a new permit to demolish as most of the demolition now proposed was previously approved and the new demolition/capsulation would not amount to 25 square feet, the threshold for requiring a permit to demolish.)

#### Issue:

The applicant is requesting a certificate of appropriateness for alterations to the existing two story frame house at 408 North Payne Street and the construction of a back yard shed. The proposed work is described below:

#### Front (east) elevation:

The applicant proposes to add a transom above the front door on the east facade. The door will be a four panel mahogany door. The wood trim at the front cornice will be repaired to match the existing as necessary. The existing wood six-over-six windows will be replaced with new wood two-over-two double hung, simulated divided light windows. The existing door and window trim will be replaced with new SM-3 “Grady Casing.” A copy of the specification sheet for the trim is included in the Board packets. The existing wood German siding will be replaced in-kind. The existing metal shingle roof will be replaced with a new flat shingled copper roof. The applicant should note that code will require an exterior light at each exterior door. A traditionally styled lamp with brass, copper or black finish would be appropriate here.

The proposed treatment of the front elevation is the same as that previously approved except that the applicant now proposes to replace the existing six-over-six windows with new two-over-two windows.

North side elevation:

Four new window openings will be added on the first and second stories toward the front of the main block. Currently there are only two windows on this wall, on the first and second stories toward the rear of the main block. In addition, an existing window opening on the second story of the rear ell will be infilled and a new window will be installed in a location several feet to the east. All windows on the facade will be new wood two-over-two double hung, simulated divided light windows, replacing the existing six-over-six windows where they occur. The window trim will be SM-3 "Grady Casing." The existing wood German siding will be replaced in-kind.

The proposed treatment of this elevation is considerably different from that previously approved. The previously approved plans included a substantial addition off the north wall of the rear ell and more significant alteration of the main block. The present application does include the same four new window openings at the front of the main block that were previously approved. However, all windows are now to be two-over two, whereas in the previous application those on the main block were to be salvaged six-over-six windows.

Rear (west) elevation:

A new window opening is proposed in the rear elevation, centered in the wall of the one story section.

All windows on this elevation will be new wood two-over-two double hung, simulated divided light windows. The window trim will be SM-3 "Grady Casing." The existing wood German siding will be replaced in-kind. The flat roof, which is not visible, will have a new membrane roof. The one story section will have a new asphalt shingle roof.

The previously approved plans capsulated the entire rear elevation.

Site:

The existing chain link fence in the front yard will apparently be removed. The yard will be enclosed on all sides by a board-on-board wood fence set on 5" x 5" wood posts with finials. On the east (front) side, the fence will be even with the front face of the house and will have a gate giving access to the side yard. It will be 5' high with the top two feet being 1" x 1" open cedar trellis. On the rear (west) side, the 6' high fence will be topped with a 1' high section of 1" x 1" open cedar trellis and will have a gate leading to the rear parking pad. On the north and south sides the 6' high fence will not have the trellis but will have a flat board cap. The concrete front walk and front stoop will be replaced with a brick walk and stoop. The applicant should note that these features are within the city right-of-way. Therefore, a separate permit will be required from Transportation & Environmental Services and the applicant will be responsible for repairs to the adjacent city right-of-way if damaged during construction activity.

The existing concrete parking pad will remain beyond the new rear fence, but will be cut back slightly to extend the yard at the rear.

The proposed fences and site work have not changed from the prior approval.

Shed:

A 6.6' wide by 13' long shed will be located in the back southwest corner of the yard. It will have a hipped roof and cupola, measuring 12.4' at the peak of the cupola. The roof will be standing seam copper and the siding will be board and batten siding, presumably wood. The shed will be aligned with the rear fence and its 13' long rear wall will actually serve as a portion of the fence.

The shed has not changed from the prior approval.

The north side of the house is highly visible due to the wide side yard. The rear of the house is visible from the public alley behind the property.

#### History and Analysis:

The two story, three-bay frame house with half mansard at 408 North Payne Street was constructed as a pair with 406 North Payne Street. The date of construction is not certain, but is probably in the first decade of the 20<sup>th</sup> century. The rear ell appears to have been constructed contemporaneously with the main block. The one story section and inset porch at the back of the ell appear to date to after 1941. While the footprint and massing of the house remains much as built, it has been subject to a variety of alterations over the years, including the installation of six-over-six windows along with new window trim, probably replacing the original two-over-two or one-over-one windows, the removal of the front door trim and installation of a flush wood door. In addition, the existing wood siding appears to be modern replacement siding.

As previously noted, the Board recently approved demolition, alterations and additions at 408 North Payne Street (BAR Case #2003-0095 & 0096, 6/25/2003). There is no record of Board review for this property prior to 2003. Last month, the Board approved after-the-fact alterations at 412 North Payne Street (BAR Case #2003-0297, 12/17/2003). The Board approved replacement siding and window repairs at 404 North Payne Street in 2000 (BAR Case #2000-0067, 4/12/2000).

Section 7-202(A)(1) of the zoning ordinance permits in a front yard open fences not exceeding 3.5' in height. Section 7-200 (C) of the zoning ordinance permits the BAR to modify or waive the fence requirements if the Board finds that a proposed fence will be architecturally appropriate and consistent with the character of the neighborhood. Assuming that the Board waives the fence requirement for the proposed 5' front fence, the proposed additions/alterations, fence and shed comply with the zoning ordinance requirements.

Staff is pleased that the house will be now be renovated within the existing footprint, with no capsulation and relatively little demolition. In general, the proposed alterations are sympathetic to the period and character of the house and will upgrade both the condition and historic authenticity of the house. As mentioned above, the current proposal includes four new window openings that were previously approved, two new window openings that were not included in the earlier application and one infill of an existing opening. While this could be considered a fairly substantial reworking of the historic building, it is substantially less than the prior application. In addition the new openings are appropriate in size and placement. Staff is not concerned that the applicant proposes to replace all the windows, window and door trim and siding as these elements appear to be modern replacements. Staff believes the proposed shed and fences are

acceptable and they are all as previously approved. While the front fence is higher than the 3.5' permitted by zoning, it will be relatively open at the top and thus Staff recommends again that the Board waive the zoning requirement. The Board previously had concerns about the solid 6' high fence along the north side of the property. However, it did approve the fence at that height in the prior review and the owners of the adjacent property, 412 North Payne Street, have not expressed any concerns with the plans. Lastly, while Staff would prefer a standing seam metal roof on the one story rear section, this section appears to be a mid-20th century addition and therefore asphalt is an acceptable material.

On the other hand, Staff does have the following concerns with the proposed alterations:

1. Windows - The Design Guidelines state that true divided light windows are preferred, whereas simulated divided light windows may be acceptable “for the rear elevation of a structure which has minimal visibility from a public way.” (Windows - Page 2) The applicant proposes simulated divided light windows for all elevations. Staff believes the side and rear are sufficiently removed from the public way to justify the use of simulated divided light, but that the front windows should be true divided light.
2. Window and door trim - Staff believes the proposed trim is inappropriate for this early 20<sup>th</sup> century vernacular Italianate building. A simple flat molding would be more appropriate. This type of trim remains intact on the sides and rear of 412 North Payne Street. A flat trim could be embellished on the front with a simple hood over the door and windows, as existed over the front windows at 412 North Payne Street until very recently and is found on other houses throughout the immediate neighborhood.
3. Front roof - Although the flat copper shingle front roof was approved in the prior application, Staff continues to believe that pressed metal shingles, like those currently on the roof, are more appropriate. The proposed flat copper roof would not have the same scale and decorative interest that the pressed metal shingles have. Historically appropriate metal shingles are readily available through suppliers such as W.F. Norman Corporation and Berridge Manufacturing Company and, Staff believes, are not particularly expensive.

In conclusion, Staff recommends that the application be approved with the following conditions:

- 1) That the front roof be replaced in-kind with pressed metal shingles;
- 2) That a more appropriate door and window trim be used and the revised trim design be approved by Staff; and,
- 3) That the front windows be true divided light.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 All exterior walls within 3 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.
- 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 current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- 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 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.

### Office of Historic Alexandria:

“Is there any way the shed could be smaller, less of a visual statement, even removing the cupola?”

### Transportation and Environmental Services

- C-1 Change in point of attachment or removal of existing overhead utility services will

require undergrounding or a variance. (Sec. 5-3-3)

C-2 Any work within the right-of-way requires a separate permit from T&ES.(Sec. 5-3-61)

R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity.

R-2 City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. 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.