

Docket Item #8
BAR CASE# 2005-00109

BAR Meeting
May 25, 2005

ISSUE: Alterations and addition
APPLICANT: Chris & Jennifer Patton
LOCATION: 414 North Fayette Street
ZONE: RB/Residential

****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 approval of the application as submitted.

NOTE: Docket item #7 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations at the front and a second story addition at the rear of the two story brick house at 414 North Fayette Street.

On the front, the applicant proposes to add a painted wood cornice at the top of the second story. The cornice will be approximately 9" high, will project approximately 6" beyond the face of the building and will wrap the corners. The existing 5' deep by 20' wide front deck will be expanded and extended to become a 7' deep covered porch. The expanded base will be brick faced with a concrete floor, like the current porch. There will be decorative metal grilles on the front and sides of the base. Brick steps will lead to the porch on the north end of the porch. The porch will have three round wood columns at the front, half columns against the front wall and a wood picket railing. The porch will have a hip roof clad in standing seam metal. There will be a wood picket handrail on either side of the front steps.



Figure 1 East (front) elevation

The existing one story enclosed frame porch has a sloping roof, vinyl siding on the north side elevation and a sliding glass door with metal railing on the rear (west) elevation. The existing frame porch will be extended upward to two stories and will have a flat roof. The current first story and new second story will be clad in exterior grade plywood panels. Wood trim pieces will define the two floors and separate the elevations into bays. The north side elevation will have three bays. The lower third of each bay will have an "X" pattern in trim.

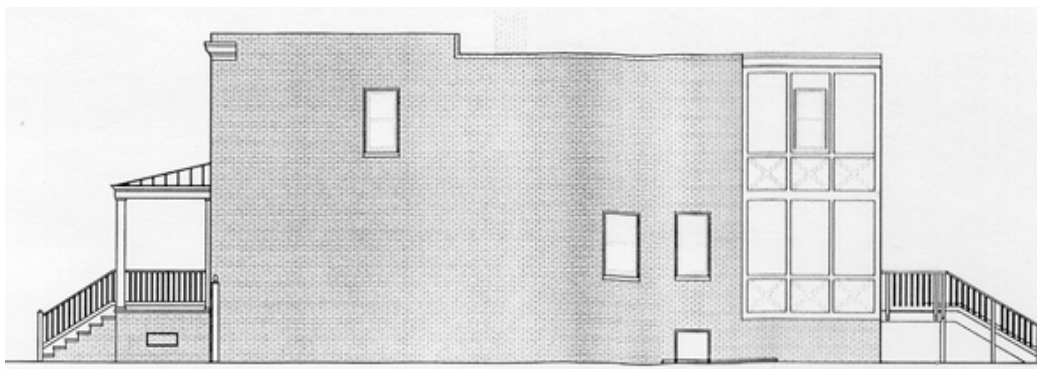


Figure 2 Proposed north elevation

The rear (west) elevation will have a single bay on first and second story with an “X” pattern. The north elevation will have a single one-over-one window in the center bay of the second story. The rear elevation will have a one-over-one window in the first and second stories. The existing kitchen door will be changed from one fully glazed door to a set of double doors. The existing rear wood deck will remain. All doors and windows will be wood. All wood panels, trim, windows and doors will be painted.

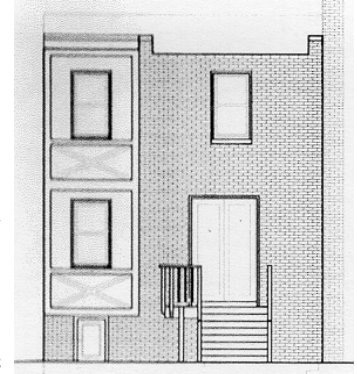


Figure 3 West elevation

The house is visible from Fayette Street and from the T-shaped public alley on the interior of the block.

II. HISTORY:

According to city real estate records, 414 North Fayette Street was constructed in 1948. The simple red brick detached house is similar to others on the block. These houses have little in the way of architectural detailing but are representative of the strides made by Alexandria’s African American community toward home ownership and improved housing conditions in the mid-20th century.

There is no record of prior Board review for this property. However, the Board recently approved a much larger addition and alterations, including a new front porch, at 421 North Fayette Street (BAR Case #2005-00054 & 55, 4/27/2005) and several years ago approved alterations, including a front and side porch, at 417 North Fayette Street (BAR Case #2001-00145 & 188, 6/27/2001).

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance regulations.

In the opinion of Staff, the proposed addition and alterations are appropriate and comply with the *Design Guidelines*. The alterations to the front elevation improve the appearance of the house in a way that is respectful of its simple character and of the architectural traditions of the Parker-Gray District. Similarly, the modest addition is compatible with the scale and character of the house and neighboring properties. The architect has explained that the architectural treatment of the addition is intended to suggest an enclosed porch. The motif of bays and crosspieces on the exterior of the addition provides a nice acknowledgment of a common vernacular building tradition. The clearly expressed use of frame construction in the addition serves to reinforce the distinction between the additions from the brick house. Lastly, the use of traditional materials, including brick, wood and standing seam metal, helps to ensure that the new work is compatible with the historic district.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 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-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-4 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-5 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-6 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 comment.