

Docket Item # 2  
BAR CASE# 2005-0275

BAR Meeting  
December 14, 2005

**ISSUE:** New Residential Building

**APPLICANT:** Sarah Allen

**LOCATION:** 219 North West 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 approval of the Certificate of Appropriateness for new construction with the following conditions:

1. The proposed use of a Dutch-type door on the front facade on the first level be eliminated and replaced with two windows with six-over-six, double-hung windows by the same manufacturer as the other windows on the projects.
2. Delete the use of shingles on the side elevations within the gabled area and continue the use of Hardi-plank.
3. The applicant needs to clarify which windows will be double-hung and operational, as opposed to fixed.
4. The applicant needs to clarify all color choices for the siding, trim, roofing, and shingles.
5. The applicant needs to clarify location of HVAC units and any fencing.
6. The following statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement:

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.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for the new construction of a single-family dwelling on a vacant lot at 219 North West Street.

The subject property, an outlot, facing a public alley along its east property line has 18.50 feet of frontage facing a public alley, a depth of 50.00 feet and a lot area totaling 930 square feet.

As indicated on the submitted plat, the proposed two-story carriage house is located 8.00 feet from east property line facing a public alley, on the north and south property lines and 20.00 feet from the west property line. A parallel parking pad measuring 8.00 feet by 18.50 feet is located between the new building and the public alley. An open lawn on the west side of the building measures 20.00 feet by 18.50 feet and totals 362 square feet of required open space. The building height is approximately 16.00 feet from grade to the eave line facing the public alley and 20.00 feet from the ground to the eave line of the roof.

As proposed, the new structure would be two-stories in height, with a steep pitched, side gable roof. The roof will have 5V crimp standing seam metal roof. The gabled-ends of the roof will

have Hardi-shingles with staggered edges. The soffits will be Hardi-soffits. The exterior of the structure will have Hardiplank lap siding, in a smooth finish, with a 7" face.

The front elevation will have a front door, a small six-lite window and a double-dutch-type door, which attempts to mimic a carriage door. Behind the Dutch door will be a window. It is unclear what the depth of the Dutch door will be and how it will operate. On the second level of the front facade, one 12-lite window with an operable shutter will be located asymmetrically above the front door. Two lite fixtures will be located on the front facade: one next to the front door and one above the Dutch door. The rear elevation will have two pairs of six-over-six windows with operable shutters, a rear door, a six-lite window over the rear door, and a dormer within the roof line, consisting of three windows of two-over-two windows.

The windows will be wood, manufactured by MW's Jefferson model and will be true-divided lite, double-glazed, with 1 1/4 " muntin bars, and tilt-in-sashes. It is unclear from the submitted materials which windows will be operable and which ones will be fixed. The applicant needs to clarify this issue.

## II. HISTORY:

The G.M. Hopkins Insurance Atlas indicates that a house was present in this lot in 1877.

The 1921 Sanborn maps show a two-story structure with additions and a one story detached out building at 219 North West Street. The one story structure may have been a stable. The two-story structure was located at the front of the lot, facing West Street.

Beginning in 1942, the City recognized and taxed the property as two lots, one at the front and one at the rear. The City tax assessment records note no structures on the front lot and a small two-story, two room dwelling on the rear lot. It is believed that this building may be the rear ell that remained from the original house facing West Street or the 1912 stable. By 1959 the dwelling on the rear lot was demolished.

The 1941 Sanborn map corrected to 1959 shows 219 North West Street as vacant, as also shown on later maps in 1965 and 1985.

The applicant owns only the rear portion of this lot.

On September 20, 2005, the City Council granted Special Use Permit #2004-00105 to the applicant to construct a detached single-family dwelling with a reduction in off-street parking from two standard parking spaces to one smaller parallel parking space.

On November 10, 2005, the Board of Zoning Appeals granted a variance, BZA CASE #2005-0062, to reduce the required open space from 800 square feet to 362 square feet and pave the required front yard to accommodate required off-street parking for a new single-family dwelling on an outlot approved by special use permit.

### **III. ANALYSIS:**

Staff has discussed with the applicant the concern of the use of the Dutch-type door on the front facade to conceal a window. As stated above, it is unclear how this feature will function, how many windows will be concealed behind the door, and whether it will be flushed on the facade or not. The applicant had submitted an alternative design for the front facade which eliminated the Dutch-door and replaced it with two, six-over-six windows. Staff has included this alternate design in the packet and would recommend this approach for the front facade. However, the applicant would prefer the use of the Dutch door. The issues of the Dutch door, including how it would function, need to be addressed by the applicant if that is the desired design approach.

Staff is also concerned about the use of shingles on the side elevations, in the gabled area. While the use of shingles on the sides of the dormer window may be appropriate, the use on the side elevations introduces another material to the exterior, and appears awkward in that the front and rear elevations have two different heights to the eave lines. Staff would recommend deleting the use of the shingle siding on the side elevations and continue the Hardi-plank in the gabled areas.

No information was provided indicating the location of HVAC units. The applicant needs to provide this information.

No information was provided regarding any fencing.

The applicant needs to clarify color choices for the exterior siding, the trim around the windows, the metal roof, and the shingles.

The applicant also needs to clarify which windows will be operable and which will be fixed on both the front and rear facades.

### **IV. STAFF RECOMMENDATION:**

Therefore, Staff recommends approval of the Certificate of Appropriateness for new construction with the following conditions:

1. The proposed use of a Dutch-type door on the front facade on the first level be eliminated and replaced with two windows with six-over-six, double-hung windows by the same manufacturer as the other windows on the projects.
2. Delete the use of shingles on the side elevations within the gabled area and continue the use of Hardi-plank.
3. The applicant needs to clarify which windows will be double-hung and operational, as opposed to fixed.
4. The applicant needs to clarify all color choices for the siding, trim, roofing, and shingles.
5. The applicant needs to clarify location of HVAC units and any fencing.

6. The following statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement:

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.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 A building permit is required for the proposed work and new construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 All work must be performed by licensed contractors. Persons who obtain permits in their name must notify the Code Enforcement office when a contractor is hired to actually perform the work.
- C-3 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-4 The stairs must comply with USBC for riser and tread dimensions and handrail configuration.
- R-1 Indicate the width of the alley on the site plan and provide a context plan indicating the size, shape and surface material of the alley connecting to the public streets in order to evaluate Fire Dept. vehicle access.

### Alexandria Archaeology:

- F-1 The G.M. Hopkins Insurance Atlas indicates that a house was present on this lot in 1877. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19<sup>th</sup>-century Alexandria.
- R-1 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 above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

### Historic Alexandria:

No comments received.