

Docket Item # 7
BAR CASE #2006-0203

BAR Meeting
September 27, 2006

ISSUE: Addition and alterations

APPLICANT: Nancy Jenkins

LOCATION: 232 North Payne Street

ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

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.
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.

****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.

(Insert sketch here)

NOTE:

Docket item #6 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to construct a two-story rear addition and replace existing non-historic metal windows at 232 North Payne Street.



Figure 1 - Proposed west elevation

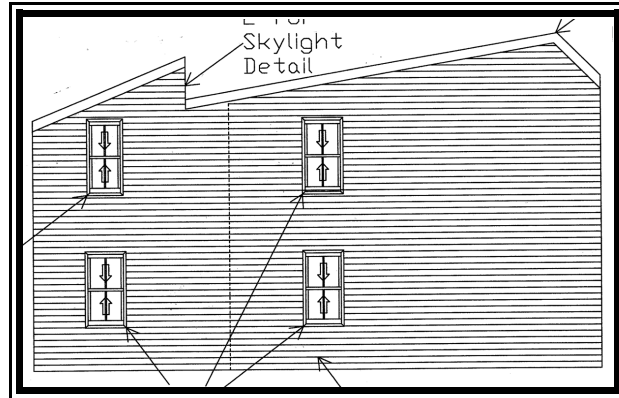


Figure 2 - Proposed south elevation

The addition will enclose an existing ell that was created by a later addition to the two-story wood frame wood sided detached house. The new addition will measure 7.9' wide and 13.5' deep and will replace an existing wood deck. The rear of the house is visible from the public alley behind the house and a portion from North Payne Street. The house has a street frontage of 20.2'. A wood stockade fence encloses the lot on all sides. The construction of the addition will result in the two rear windows and two side windows and doors being encapsulated by the addition.

The proposed addition will be sided using 6" Dutch wood siding to match the existing wood siding. The roof of the new addition will be a flat, shed roof but will have a higher pitch where it joins the existing roof to allow for a skylight. All the new windows will be manufactured by Jeld-Wen and will be two-over-two, double-hung, double-glazed wood windows. The windows will be used on the new addition and replacement windows on the existing rear elevation, and the side/ south elevation of the house.

An existing window on the rear elevation of the existing addition will be replaced with a new French-style door. A steel railing will be added to the second floor new French-style doors. The same door will be used on the addition to allow access to the rear yard. The applicant provided cut sheets and manufacturer information on the windows and doors.

II. HISTORY:

The two-story wood frame detached house at 232 North Payne Street appears on the 1902 Sanborn Fire Insurance Map. According to tax records, a house was present along this block of Payne Street as early as 1830, but the exact address is not known. The G.M. Hopkins Insurance atlas indicates that structures were present on this lot by 1877. The property therefore has the potential to yield archaeological resources that could provide insight in domestic activities in 19th-century Alexandria.

Staff could not locate any prior approvals by the Board. The building permits staff found were from the 1950's and involved replacement of windows, roof repair, and stoop repair.

III. ANALYSIS:

Proposed addition/alteration comply with zoning ordinance requirements.

In staff's opinion, the addition is very modest in size and appropriate, and meets the design guidelines. The use of a steeper pitch roof allows for the addition to read as new and not historic. The design of the addition compliments the existing historic building. The windows on the side and rear to be replaced are not-historic and appear to be metal windows of a recent vintage. The proposed replacement windows and the windows and doors for the addition and rear elevation are appropriate. Therefore, staff recommends approval, noting the conditions of Alexandria Archaeology.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

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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.

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 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure 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 detail 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.

Office of Historic Alexandria:

Requests seems appropriate.

Alexandria Archaeology:

- F-1 Tax records indicate that a house was present along this block of Payne Street as early as 1830, but the exact address is not known. The G.M. Hopkins Insurance atlas indicates that structures were present on this lot by 1877. The property therefore has the potential

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- 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.