

Docket Item # 9
BAR CASE #2006-0205

BAR Meeting
September 27, 2006

ISSUE: Addition and Alterations

APPLICANT: Elizabeth Neiner

LOCATION: 908 Princess Street

ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

****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 # 8 must be approved before this item can be considered.

I. ISSUE:

The applicant is requesting a Certificate of Appropriateness to construct a second floor addition and make alterations to an existing cinder-block garage structure located behind 908 Princess Street. The new addition will be used as guest quarters for the private residence at 908 Princess Street.

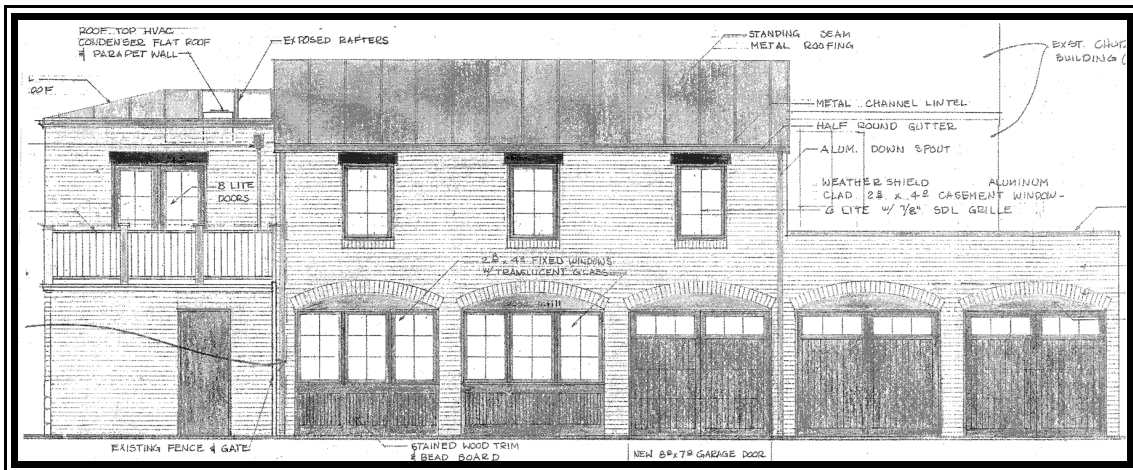


Figure 1 - Proposed west elevation

The existing five bay-parking garage structure is located behind the property of which it is legally attached, 908 Princess Street, and Meade Memorial Episcopal Church. Views of the garage are limited to the wide public alley that is accessed from Princess Street. The properties located on Princess Street, included 908 and 910 Princess, and Meade Memorial Episcopal Church located on North Alfred Street, shield the garage from views from Princess Street and North Alfred Street. The church has a separate one-bay garage located in the alley that shields a portion of the structure from public view. An existing wood fence with gate also screens some views of the garage structure.

The existing footprint of the five bay garage structure is 60'1" long by 18'9" wide. Approximately 41' by 18'8" will be added as the seconded story addition, which contains 693 square feet. With the addition, the building will have a height of 17'6" on the east elevation which is adjacent to rear elevations of Meade Memorial Episcopal Church's education building. On the alley side of the building, the height will be 16'8" to the gutter of the shed roof. The existing roofing and roof structure will be removed and new second floor joists, walls and roof added. The new addition and the existing cinder block will be covered with brick which will be painted to compliment the colors of the existing house.

BAR CASE #2006-0205
September 27, 2006

The primary elevation of the garage is the west elevation, which has the views from the alley. The existing five bays dimensions will be maintained. The existing internal height of the garage will be maintained. The two bays to the north side of the garage will be infilled with three ganged windows each and stained wood trim and bead board below the windows. Wood trim will also be located above the windows, within the arched area. The windows will be fixed with simulated divided lights in a six pane configuration. The three remaining garage bays will have new operable garage doors that have a traditional carriage house door appearance and will be made of wood with a three lite transom. Wood infill will be used above the garage doors in the arch area.

On the new addition's west elevation, three casement windows will be located over three of the garage bays. The simulated divided light aluminum clad wood windows are manufactured by Weathershield and will have a six lite pane configuration. Metal channel lintels will be located over each of the three windows.

As stated earlier, both the new second story addition and the existing cinder-block will be covered with brick, in a running bond pattern. Brick arches will be located over each of the five bays seen from the alley. The main section of the addition will have a flounder-form shed roof, covered with standing seam metal. Half round gutters and aluminum downspouts will be used. A brick parapet with metal coping will be used on the flat roof section of the garage that allows for a balcony use for the addition.

On the northern most section of the addition, the addition will have a hipped roof also of standing seam metal. The new HVAC equipment will be located within a section of the roof that is flat and will not be visible from the public right-of-way. Exposed open rafters will be used above the flat roof/HVAC area to continue the pattern of the metal roof ribs. The applicant provided a section showing the HVAC unit's location. A double French-style door with an eight lite configuration will provide access to a balcony overlooking the applicant's rear courtyard area. The balcony will have a 36" tall handrail of wood posts and top and bottom rails with metal pickets.

The north elevation of the addition is not visible from any public right-of-way. This elevation faces the applicant's rear courtyard. A window matching the windows on the west elevation will be located on the second floor addition. The appearance of the first floor on the north elevation will remain as it exists currently.

The south elevation of the garage opens into a pedestrian alley area. The first floor will have two faux recessed window-openings in stucco with metal channel lintels above. A double French-style door manufactured by Weathershield in aluminum clad wood with a simulated divided light in an eight pane configuration will provide access to the balcony area on the south end of the building. A wood and metal picket handrail will be used on the south end, with brick parapets on the west and east sides of the balcony.

Materials:

All new windows and doors on the addition will be manufactured by Weathershield, and will be aluminum clad wood casement windows, with simulated divided lights. The muntins will be 7/8" thick.

The new garage doors will be overhead wood doors by Vermilion, which have a traditional carriage house door appearance with bead board and a three lite transom.

The roof will be standing seam metal and brick will be used to clad the existing cinder-block and the new addition.

The applicant has provided a color rendering which provides a color scheme. The intention of the applicant is to select colors that will compliment the colors of the main house, 908 Princess Street. The exact shades may change in the course of the project but will be similar to what is used in the rendering.

II. HISTORY:

In researching the garage structure, staff has determined that carriage houses and other subordinate out-building structures were located in this area, once known as Dulaney Court, as early as 1902, as shown on the 1902 Sanborn Fire Insurance Map. The 1896 map does not indicate any structures in this area at that time—908 Princess Street was not built until sometime between 1896 and 1902. Other Sanborn maps, including 1907, 1912, and 1921 show carriage houses located in this vicinity but not on this exact same footprint. The 1965 and 1989 Sanborn map shows a ten-bay, one-story structure on the current footprint. However, approximately half of this structure was demolished since the 1989. In staff's opinion, the current configuration of the garage structure is not historic nor possessing of any historic integrity.

Staff could not locate any building permits for the current five-bay garage structure. The only permits found related to new roofing from 1983.

III. ANALYSIS:

Proposed second floor addition/alterations comply with zoning ordinance requirements conditional upon approval that the guest room is limited to temporary guests and occupants of the main residence, contains no kitchen and is not rented or otherwise used as a separate dwelling.

As proposed, the addition and the alterations to the garage provide the building with a traditional carriage house appearance, with turn-of-the-century industrial aesthetic influences. The use of some of the design elements and materials, including the casement windows, provides subtle clues to the contemporary age of the alterations to the building so as not to give a false sense of history. The use of brick as an exterior building material and the standing seam metal roof provide compatible elements that relate to the adjacent historic buildings. In terms of scale and

massing, the addition remains subordinate to the historic buildings to which it is related, especially 908 Princess Street. The applicant has attempted to locate the second story addition on the most northern portions of the garage to further mitigate the impact on the existing context.

In that the existing one-story cinder-block garage does not appear historic, staff does not feel its appropriate or necessary to make the addition “distinct yet compatible” as is usually the preferred approach when constructing an addition to a historic building. Thus, Staff has no objection to the design of the addition and alterations.

Staff supports the proposed second floor addition and the alterations to the existing garage structure. The garage is a cinder- block structure that lacks any architectural detailing.

The use of the casement windows provides a contemporary expression for the windows which allows for the addition to read a not-historic and not give a false sense of history.

IV. STAFF RECOMMENDATION:

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 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 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.

BAR CASE #2006-0205
September 27, 2006

Office of Historic Alexandria:
Project seems appropriate.