

Docket Item #4
BAR CASE #2006-0231

BAR Meeting
November 29, 2006

ISSUE: Addition and alterations

APPLICANT: Terence J. Hill

LOCATION: 310 North Fayette Street

ZONE: RB/Residential

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

1. That wood siding is used to replace the aluminum siding on the front elevation;
2. That Hardi-plank may be used on the side elevations and the new addition, with the Hardi-plank to be a smooth finish and that the nails not show in the installation;
3. That the new wood siding and the new Hardi-plank match in configuration;
4. That the new replacement fencing not be a mass produced wood stockade variety and be approved by staff;
5. That screening for the new HVAC unit be approved by staff; and
6. 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; and,
7. 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.

BOARD ACTION, OCTOBER 25, 2006: On a motion by Mr. Lloyd, seconded by Mr. Meick, the Board voted to defer the application for restudy. The vote was 5-0.

REASON: The Board agreed with the staff analysis that there were too many unresolved design issues and discrepancies with the submitted application materials to issue an approval for the new addition and alterations. The Board requested the applicant agree to a deferral in order for further refinement of the project details. Among the issues of concern by the Board were the proposed replacement windows, including the light configuration; the condition of the aluminum siding and what material is found under the aluminum; the use of Hardiplank, which could be acceptable for the new addition but problematic as a replacement siding

on the original house; the type and style of the front door; location and screening of the HVAC equipment; and the treatment of the existing cornice.

SPEAKER: Terence J. Hill, project manager, spoke in support

STAFF RECOMMENDATION, OCTOBER 25, 2006: Staff recommends deferral of the application for further refinement of the project details.

However, if the Board determines to approve the application Staff recommends 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; and,
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 #3 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an addition and alterations to the freestanding house at 310 North Fayette Street. Since the October 25th Board meeting, when the application was deferred for restudy, the applicant has made revisions to the application, following the recommendation of staff and the Board.

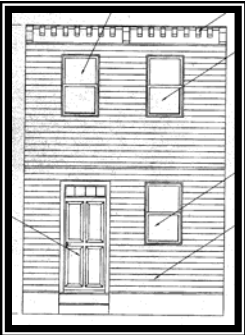


Figure 1 - East elevation

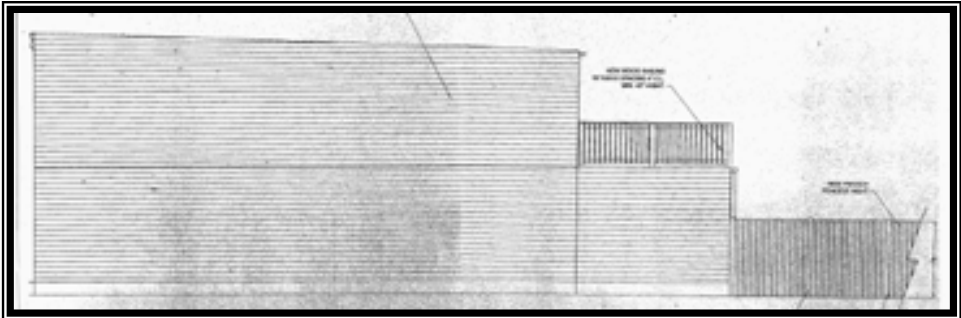


Figure 2 - North elevation

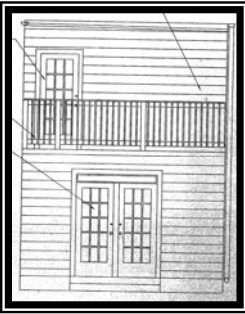


Figure 3 - West elevation



Figure 4 - South elevation

On the north elevation, the applicant has deleted any new windows, which were a concern of staff in respect to fire code issues.

Alterations

The new front door will be a four panel wood door. The applicant has revised the proposed replacement windows to one-over-one, double-hung wood windows by Pella.

The existing cornice will be retained and repaired.

A new HVAC unit will be located at the ground level near the new addition and will be screened according to the Guidelines.

The applicant has removed several sections of the existing aluminum siding—a section on the front and a section on the rear. The unpainted wood beneath the aluminum does not match any historic siding configuration associated with buildings of this era. It appears to be wood used as a sub-layer on which the aluminum siding was affixed. Staff visited the site and looked at the wood and the applicant has provided photographs. The applicant has proposed removing all the aluminum and replacing with new Hardi-plank.

Addition

A one story addition is proposed at the rear. The majority of the addition will be approximately 14.3' wide and 12' in length although a small 2' wide one story section will be added at the south end of the existing house so that the rear section of the house will be the same width as the front. The addition will have a flat roof with a deck on top. The deck will be surrounded by a 3 ½' high wood picket balustrade. The addition is –proposed to have a pair of multi-light French doors on the first level and one one-over-one wood window on the south elevation. A single multi-light door on the second level of the existing house will provide access to the new roof deck.

The addition is proposed to be clad in Hardi-plank.

Fencing

The existing chain link fencing will be replaced with a new 6' tall wood privacy fence on the rear and side yards.

II. HISTORY:

As noted in docket item #3, 310 North Fayette Street is a vernacular Italianate house that was constructed in the late 19th century. Staff could not locate any prior BAR review for this house.

III. ANALYSIS:

The proposed addition and alterations comply with the zoning ordinance.

Generally, staff is supportive of the general intent of the proposed addition and alterations. However, staff is concerned about the proposed use of Hardi-plank for the replacement material for the entire project. The Board has adopted a fiber cement policy which states:

1. That fiber cement siding not be installed on an historic structure;
2. That historic materials should not be removed to install fiber cement siding;
3. That fiber cement siding replace other artificial or composite siding;
4. That the nails not show in the installation of the siding; and
5. That smooth (non-simulated wood grain) siding be installed; and
6. That BAR staff may administratively approve the installation of fiber cement siding on non-historic buildings (those constructed in 1975 or later).

While no historic siding appears to remain underneath the existing aluminum siding, staff is concerned about the use of Hardi-plank on all elevations of this building. In previous cases, the

Board has allowed the use of Hardi-plank as a replacement material on secondary elevations. The use of Hardi-plank on the new addition is not problematic. In keeping with the Board's policy, staff would recommend that wood be used on the front elevation and that the Board consider the approval of using Hardi-plank on the sides and the new addition.

It is unclear if the fence meets the Design Guidelines. Staff reminds the applicant that modern mass-produced wood stockade fencing is not appropriate in the historic districts.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That wood siding is used to replace the aluminum siding on the front elevation;
2. That Hardi-plank may be used on the side elevations and the new addition, with the Hardi-plank to be a smooth finish and that the nails not show in the installation;
3. That the new wood siding and the new Hardi-plank match in configuration;
4. That the new replacement fencing not be a mass produced wood stockade variety and be approved by staff;
5. That screening for the new HVAC unit be approved by staff; and
6. 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; and,
7. 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 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.

Historic Alexandria:

No comments were received.

Alexandria Archaeology:

- F-1 The development property was situated within an African American neighborhood during the late 19th and early 20th centuries. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities, perhaps related to African Americans.

- 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.