

Docket Item # 3
BAR CASE # 2007-0066

BAR Meeting
November 28, 2007

ISSUE: Addition and alterations

APPLICANT: Bryan Currier

LOCATION: 324 North Payne Street

ZONE: RB/residential

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

1. That a trim board be added to mark the junction between the old and new construction on the south elevation;
2. That the south elevation of the addition may be blind if required by Code Enforcement;
3. That Staff be afforded an opportunity to review and approve the siding repair/ replacement procedures and the selected replacement siding prior to commencement of that portion of the project; and,
4. That the following statement 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.

****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 #2 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new addition at the rear of the house and for various alterations to the existing house.

Addition - The proposed two story addition will be the full width of the rear ell, 10-7 ¼” wide, and will extend back 14’. It will add 295 sf to the house, replacing the existing 64 sf, one-story addition. The new addition is 26% the size of the historic house. With the addition, the rear wall of the house will extend approximately 1’ beyond the rear wall of the house to the north and 14’ beyond the wall of the house to the south. The addition will continue the slope of the “flat” roof of the rear ell. The roof will not be visible from the public right-of-way and the material is unknown. The walls will be clad in 3” lap siding to match the original siding that has been revealed at the front of the house. The south elevation will have a window centered in the first and second stories. The addition windows will be six over six wood windows with simulated divided lights. The west (rear) elevation will also have a six over six window centered in the first and second stories. There will be an aluminum gutter at the rear slope of the addition and an aluminum downspout at the northwest corner. There will be 4” trim boards at the corners.

Alterations – The applicant plans to remove the modern siding at the front, rear and side to reveal the original wood siding. An area has been exposed at the front and shows the siding to be a narrow bevel siding with a 3” reveal. The wood siding will be patched and repaired as necessary and will be painted. Although not indicated on the drawings, the architect has informed staff that the applicant will likely replace the existing, non-historic, aluminum windows on the front. These will be replaced with one over one wood windows. The existing, non-historic, aluminum or vinyl shutters will be removed and will not be replaced. The non-historic awning over the door will be removed and the inappropriate two light, paneled wood door will be replaced with a four-panel wood door. As on the front, the modern siding on the rear and side will be removed to reveal the original wood siding, which will be repaired and painted. The existing wood, six over six windows will be replaced with new wood six over six windows with simulated divided lights.

The back of the house will be only partially visible from the public alley that runs east-west through the lower portion of the block between Payne and West Streets. The north-south alley directly behind 424 North Payne Street is private.

II. HISTORY:

As discussed in docket item #2, 324 North Payne Street is one of five houses (320-328 North Payne Street) constructed as a row prior to 1902. The house at 324 North Payne Street has a late 20th century, one story, cinderblock addition at the back of the original two story ell. The house has also been subjected to various alterations including the addition of synthetic siding and alterations to the windows and door at the front.

III. ANALYSIS:

The proposed alterations and addition comply with the zoning ordinance requirements.

In the opinion of staff, the proposed addition and alterations are appropriate. The addition is modest in size and of appropriate architectural character and conforms to the *Design Guidelines* for residential additions. It will not overwhelm the existing historic house or its neighbors with its size or appearance. It is compatible with the simple appearance of the rear of the historic house and uses traditional materials. In fact, Staff would prefer that the addition were a little more clearly differentiated from the existing rear ell and recommends that, at the least, a trim board be added on the south elevation at the junction between the addition and existing ell. Staff notes that the windows proposed for the south elevation do not meet code enforcement requirements which prohibit openings within 3' of a property line. The architect hopes to receive a modification from Code Enforcement to allow for these windows. However, if the windows are not allowed by code, the south elevation of the addition will be blind. While windows would be preferable, Staff would not object to the blind wall should this be necessary. Staff commends the applicant for the proposed restoration of the original wood siding and for the replacement of the inappropriate front windows and door. However, Staff is concerned that as the project progresses, the siding may require more extensive repair and replacement than currently anticipated and requests that the applicant allow Staff an opportunity to review and approve the repair/replacement procedures and the selected replacement siding prior to commencement of that portion of the project. Staff does not object to the proposed replacement of the original wood windows on the rear and side of the historic building. These windows are on a secondary elevation and are not readily visible from the public right-of-way. The proposed simulated divided light wood windows are acceptable in this location on the side and rear elevations in accordance with the *Design Guidelines* (Windows – page 2).

Staff notes the comments of Alexandria Archaeology and recommends that they be included as a condition of the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That a trim board be added to mark the junction between the old and new construction on the south elevation;
2. That the south elevation of the addition may be blind if required by Code Enforcement;
3. That Staff be afforded an opportunity to review and approve the siding repair/replacement procedures and the selected replacement siding prior to commencement of that portion of the project; and,
4. That the following statement 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:

- F-1 The proposed project impacts the adjacent property on the interior lot line. The applicant shall meet with Code Enforcement Engineering section to resolve this conflict.
- F-2 Verification is required from the adjacent property owner affected in F-1 above that the existing windows are not Code requirements for ventilation or emergency egress.
- 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, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance.
- 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 received.

Alexandria Archaeology:

- F-1 Tax records indicate that a free African American household was present on this street face in 1830, but the exact address is not known. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities, perhaps relating to African Americans, in early 19th-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.