

Docket Item #5
BAR CASE # 2007-0237

BAR Meeting
November 28, 2007

ISSUE: Addition and alterations

APPLICANT: Jon Krzos

LOCATION: 1616 Boyle Street

ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends deferral of the application for restudy.

****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 can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an addition and alterations to the lower section of a rear addition at the residential rowhouse at 1616 Boyle Street. The existing open areaway under the existing second story addition will be enclosed. It will be sheathed in vinyl siding to match the existing siding on the second level and have one one-over-one vinyl Pella window and a multi-light wood door on the south (rear) elevation; no fenestration is proposed on the west elevation and the east elevation will have two new one over-one vinyl Pella windows.

New wood stairs will be installed at a 90 degree angle to the existing stairs in order to allow egress to the new door to the lower addition.

II. HISTORY:

As noted in Docket Item #6, 1616 Boyle Street is an end unit two story, cinder block brick faced rowhouse that was constructed ca. 1944 and designed by the well-known Washington architect, George Santmyers.

There are no records of previous BAR review of alterations to this house.

III. ANALYSIS:

Staff has no objection to the design of the enclosure of the lower level of the rear addition. It is strictly utilitarian and matches that existing. Given the severely plain palette of the existing house, the overall configuration of the rear addition is appropriate.

However, staff has serious reservations regarding the material selections for the enclosure of the addition and the windows. The *Design Guidelines* state that the use of vinyl windows and siding is strongly discouraged within the historic districts (Windows - Page 2; Siding – Page 2). While staff is aware that vinyl windows have been previously installed as well as that vinyl siding currently exists on the second story rear addition, staff cannot condone its continued use in the historic district. Staff is of the opinion that materials appropriate to the historic district should be installed on the new construction with the expectation that at some point in the future the currently existing vinyl windows and siding will be removed and replaced with more appropriate materials. Therefore, staff would recommend that the new section of the rear addition be clad in either wood siding or fiber-cement siding and that the new windows be wood or aluminum clad. Because of the wide range of products in these categories, staff recommends that the applicant return to the Board with the proposed final selections for appropriate exterior materials.

Having said that, staff notes for the Board's consideration that the new vinyl windows and vinyl siding will be located on the rear elevation, at least 50' removed from the nearest public right-of-way. To require the use of wood or other appropriate material for the rear addition which is not readily accessible while the other windows as well as the existing addition siding remain vinyl will create a visually disjunctive situation, at least in the short term. Staff is also cognizant that

the Board approved new vinyl windows for the alterations to the adjacent rowhouse at 1618 Boyle Street in 2003 (BAR 2003-00167, 7/23/2003) for precisely these reasons.

IV. STAFF RECOMMENDATION:

Staff recommends deferral of the application for restudy.

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 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. (USBC 704.5)
- 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 details 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.

Historic Alexandria:

Approve subject to wood siding, door and windows.