

Docket Item # 10  
BAR CASE # 2008-0081

BAR Meeting  
May 28, 2008

**ISSUE:** Alterations to previously approved plans

**APPLICANT:** Brendan M. Owens

**LOCATION:** 227 North West Street

**ZONE:** RB/Residential

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

1. That there be no parking space on the property;
2. That the applicant work with Staff to determine if any historic wood siding exists beneath the brick tec on the south elevation;
3. That if historic siding exists and is in good condition, this should be repaired and retained. If the condition of the siding is poor, the applicant should install the same type of wood siding that was originally on the house;
4. That the fiber cement be used only on the addition;
5. That the nails not show in the installation of the siding;
6. That smooth fiber cement siding be used;
7. That a mock up of the photo-voltaic panels be approved by staff;
8. That the following statement appear in the General Notes of all site plans 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)

**I. ISSUE:**

The applicant has requested approval of a Certificate of Appropriateness for alterations to previously approved plans for a two story rear addition and alterations to the historic townhouse at 227 North West Street. Since the Board approved the project in June 2007, the applicant has resolved a 1' discrepancy between the subject property and the adjacent neighbor at 225 North West Street which now allows the applicant to increase the width of the addition by 1 ½'. The applicant has also changed the fenestration pattern on the rear façade of the addition.

Rear Addition - A two story, flat roofed addition is proposed for the rear of the townhouse. The addition will be 15'9" long by 11'8" wide. The addition will abut the neighboring property to the south. On the north, the addition will be set back 6" so that it can be constructed without accessing the adjacent property. The addition will not extend beyond the rear wall of the houses on either side. At 20'8" at its highest point, the addition will be slightly lower than the 22' 6" historic main block.

Both the north and south sides of the addition will be blind. The rear elevation will have a pair of French doors with a metal railing centered in the second story. The first floor will have a single multi-light door and paired double-hung windows. A metal, slightly above grade, cellar entry will also be constructed. According to the specification sheets provided by the applicant, the wood windows and door will be double-insulated with "cutlites" manufactured by Kolbe & Kolbe. "Cutlites" are Kolbe & Kolbe's version of true divided light, double paned windows. The exterior light fixture adjacent to the first story door will be the "Classic Wall Lantern" by Westinghouse.

The addition will be clad in fiber cement siding. The house will be painted an olive green similar to the color of the house at the northeast corner of Queen and Pitt streets. The roof of the addition will be a single ply membrane and will not be visible. There will be a parapet around three sides of the roof of the addition, which will measure 1' at its highest point at the rear of the house. The parapet will screen the following rooftop appurtenances on the new addition: solar tubes (10" high), rainwater collector (8.5" high) and a skylight (approximately 3" high). A rooftop HVAC condenser will be installed well forward on the roof of the addition and will be surrounded by a 2' wood board-on-board screen.

Alterations to existing house

The existing, modern six panel front door will be replaced with a historically appropriate four panel wood door. The existing modern one-over-one windows will also be replaced with two-over-two "cutlites" wood windows also by Kolbe & Kolbe. The light fixture beside the front door will be the "Classic Wall Lantern" by Westinghouse, as proposed for the rear. The electric meter currently on the front of the house to the right of the door will be moved around the corner to the side.

In addition, the applicant is proposing to install six photo-voltaic (PV) panels on the roof. The panels will be in two rows on the north side of the roof and will be set back from the front of the house. These panels measure 3' by 3' and will be angled so that they will be 2' at their highest point. They will be mounted on 6" high brackets for a total height of 2'6".

## **II. HISTORY:**

The two bay wide, two story frame house at 227 North West Street was constructed between 1891 and 1896 as an end unit in a row of five modest townhouses (227-235 North West Street). When constructed, the houses each had a one story rear ell. Over the years, they have been subjected to a number of exterior alterations and several now have second story additions at the rear. At some point after 1985, the rear ell was removed from 227 North West Street. The house is clad in wood siding on the front and retains its original fenestration pattern and Italianate cornice at the front. The windows and front door are modern replacements.

In 2005, the Board approved a very similar two story rear addition for 227 North West Street entailing an almost identical area and extent of capsulation (BAR Case #s 2005- 0077 & 0078, 7/27/2005). That project was never undertaken. The Board approved the current proposal for an addition and alterations, along with the demolition of the rear façade of the townhouse, on June 27, 2007 (BAR Case #'s 2007-0040 & 0041) with the following conditions:

1. That there be no parking space on the property;
2. That the fiber cement be used only on the addition and not on the existing house;
3. That the nails not show in the installation of the siding;
4. That smooth fiber cement siding be used;
5. That a mock up of the photo-voltaic panels be approved by staff;
6. That the French doors have performance divided lights or cut lights;
7. If the existing wood siding on the front of the house is deemed to be in poor condition and in need of replacement that staff be contacted to review the condition prior to removal of the siding; and,
8. That the following statement appear in the General Notes of all site plans 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.

## **III. ANALYSIS:**

In the opinion of Staff, the increase in width of the addition and the change in the rear fenestration pattern are acceptable. The addition is of a reasonable size and it does not overwhelm the existing house or adjacent properties. The design of the addition and materials used are compatible with the simple vernacular design of the 1890s house and comply with the *Design Guidelines* for residential additions. In addition, Staff believes the proposed alterations to the existing historic house are appropriate. The replacement windows and door and the relocation of the electric meter will return the house closer to its historic appearance.

The 2007 analysis, with some modification, is provided below:

The proposed addition and alterations comply with the zoning ordinance requirements. The proposed addition will leave only 800 square feet of open space, the minimum required in this zone. Therefore, the rear yard cannot be used for parking.

While the *Guidelines* express a strong preference for true divided light windows, Staff believes the use of simulated divided lights in the doors and windows at the rear of the addition is acceptable as they will be well removed from public view, being approximately 60' back from the rear alley (Windows - Page 2). The applicant has confirmed that the rear French doors will also have "cutlites" as conditioned by the Board in their 2007 approval. Furthermore, the Board also approved Kolbe & Kolbe "cutlites" two-over-two wood windows on the front elevation in 2007 approval.

The applicant is proposing to use fiber cement siding on the addition. The Board has adopted the following policy with respect to the fiber cement siding:

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 siding be installed.
6. That BAR Staff may administratively approve the installation of fiber cement siding on *non-historic* buildings (those constructed in 1975 or later).

Thus, the use of fiber cement on the new addition is in conformance with the Board's policy.

The drawings note that the front of the house will have wood siding. Staff assumes that the existing wood siding which appears generally in good condition will remain. The exposed south side of the house is clad in brick tec siding but the drawings do not indicate the treatment of this facade. It is assumed that the brick tec covers wood siding. It is not clear from the plans what the intent is, but the applicant has confirmed to Staff that the south side of the existing house will be clad in wood siding. If original siding exists and is in good condition, staff would recommend that this be repaired and retained. If the condition of the siding is poor, staff recommends that the applicant install the same type of wood siding that is on the front of the house. The applicant should work closely with staff to determine the most appropriate course of action once the brick tec siding is removed.

Staff does have concerns about the visibility of the photo-voltaic panels on the roof of the historic house. The applicant believes that the panels will not be visible. The applicant has stated that a mock up of the panels will be done for staff review prior to their installation.

In addition, 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 there be no parking space on the property;
2. That the applicant work with Staff to determine if any historic wood siding exists beneath the brick tec on the south elevation;

3. That if historic siding exists and is in good condition, this should be repaired and retained. If the condition of the siding is poor, the applicant should install the same type of wood siding that was originally on the house;
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8. That the following statement appear in the General Notes of all site plans 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.

**V. CITY DEPARTMENT COMMENTS:**  
*From the June 27, 2007 BAR report*

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

- F-1 The proposed project impacts on existing window openings for the adjacent property on the north 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 were received.

Alexandria Archaeology:

- F-1 This block was part of the African American neighborhood known as Uptown in the late 19<sup>th</sup> century. Tax records indicate the presence of a free African American household on the property in 1850. The lot therefore has the potential to yield archaeological resources that could provide insight into domestic activities of African Americans in 19<sup>th</sup>-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 the site plan so that on-site contractors are aware of the requirement.

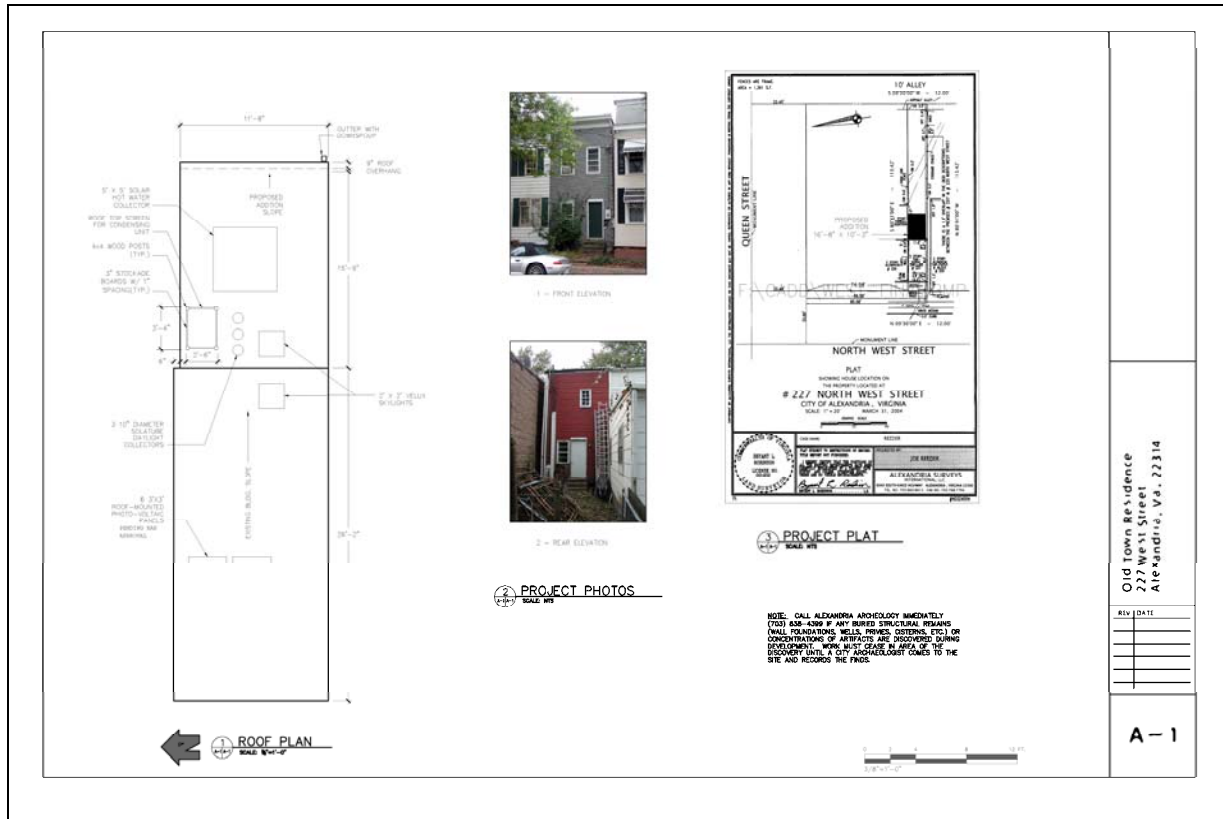
Transportation and Environmental Services:

- R1. At the time of application for a building permit the applicant shall provide, to the Department of Transportation and Environmental Services, the information described below on a copy of the house location plat:
- In order to determine the area of disturbance in the absence of a grading plan, the disturbed area will be determined by adding 10' to the perimeter of the building (or addition) footprint and calculating the area within the increased perimeter. In addition a 10' wide access path from the edge of the disturbed area to the street or driveway must be included in the disturbed area calculation. Dumpsters, soil stockpiles and material storage areas must all be within the limits of disturbance as well.
- The annotated house location plat must meet the following criteria:
- No reduced, enlarged or faxed copies will be accepted.
  - The footprint area of the proposed improvements must be drawn to scale.
  - The additional 10' perimeter, construction access and other areas as described above must be shown to scale.
  - The overall dimensions of the proposed improvements must be shown.
  - The actual square footage of the disturbed area must be shown.
- R2. The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R3. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

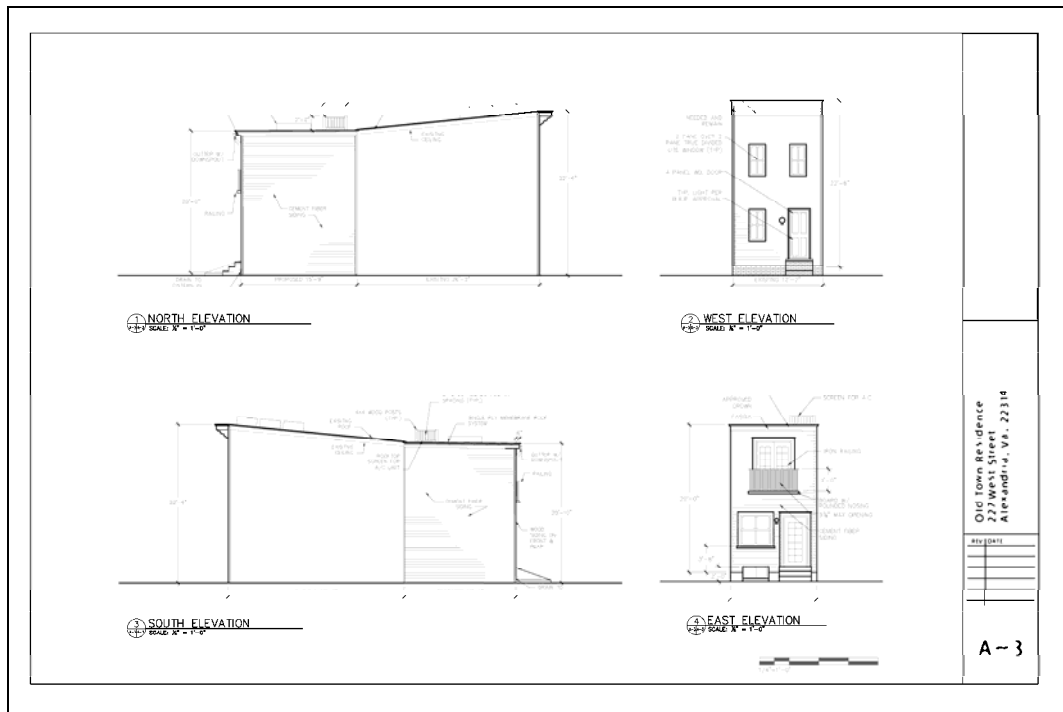


- R4. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. (T&ES)
- R6. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

**VI. IMAGES:**



**Figure 1. Existing conditions and project plat.**



**Figure 2. Elevations.**



**Figure 3. Proposed color scheme.**

Kolbe Windows and Doors <http://www.kolbe-kolbe.com/homeOwner/index.cfm?page=products&...>

Doors proposed for 227 N. West Street Addition



**HERITAGE SERIES  
 INSWING ENTRANCE DOORS** [SIZE CHARTS](#)  
 (register as [architect](#) for specs & drawings)

**CONSTRUCTION**

- > 1- & 2-wide rectangular and segment head units & sidelites with various glass-lite and raised panel designs; rectangular transoms (standard)
- > 1-3/4" thick door sash panel prehung in the 1-5/16" thick frame
- > Basic jamb: 4-9/16" wide (standard, wider jambs optional)
- > Stiles & top rail: 4-5/8" wide; bottom rail: 7-9/16"
- > LVL locking stiles
- > Glazed to the interior with beveled glazing beads (standard; ovolo glazing beads optional)
- > Galvanized steel installation clips (optional, factory-applied or shipped loose)
- NOTE: Operation is viewed from the exterior.

**HANDLES & LOCKS**

**OPERATING HARDWARE**

**GLASS**

LoE<sup>+</sup>-270 Argon Gas

- > Tempered H<sup>+</sup>K, 7/8" dual-insulating glass units with LoE<sup>+</sup>-270 coating, argon gas & Thermo-Edge spacers (standard)
- Options:
  - > Tempered LoE<sup>+</sup>-366 for optimal energy efficiency
  - > Tempered H<sup>+</sup>K, LoE<sup>+</sup>-240 for solar control
  - > Tempered laminated glass
  - > Tempered impact glass
  - > Tempered decorative, patterned or obscure glass

NOTES: Doors with raised panels will have 5/16" glass units  
 Argon may not be included in units shipped to high altitude areas

[Learn More](#) about Glass Features & Options

**GRILLE OPTIONS**

- 1- Performance Divided Lites are energy efficient while simulating the historic look of true divided lites
- 2- Interior Removable Grilles for versatility
- 3- Grilles-in-the-Airspace for easy cleaning & style:
  - Flat, aluminum bars in several colors
  - Contoured, aluminum bars in several colors
  - Pencil-shaped, brass bars
  - Flat, brass bars
- 4- **Cubites (true divided lites) when historic authenticity is essential**

[Learn More](#) about Grille/Divided Lite Options

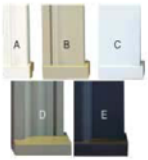
**EXTERIOR FINISH**

**INTERIOR FINISH**

**EXTERIOR TRIM OPTIONS**

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Kolbe Windows and Doors <http://www.kolbe-kolbe.com/homeOwner/index.cfm?page=products&...>



**Wood Trim Options**

- A - 1-15/16" Brickmould (standard)
- Options:
  - B - 3-1/2" Profiled Brickmould
  - C - 3-1/2" Flat Casing
  - D - 3-1/2" Profiled Brickmould with Backband**
  - E - 3-1/2" Flat Casing with a Backband

[Learn More](#) about Exterior Trim

**SILL**

Product specifications & pricing are subject to change without notice.  
 The customer is responsible for verifying information before placing orders.

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Figure 4. Proposed door specifications.

Kolbe Windows and Doors <http://www.kolbe-kolbe.com/homeOwner/index.cfm?page=products&...>

Windows proposed for 227 N. West Street Addition [Photos](#)




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**HERITAGE SERIES**  
**STERLING DOUBLE HUNGS** [SIZE CHARTS](#)  
(register as [architect](#) for specs & drawings)

**HANDLES**

**LOCKS**

**SCREEN/STORM OPTIONS**

**OPERATING HARDWARE**



- > Concealed jambliners for a more beautiful window
- > Spring-loaded block & tackle mechanical balances for nearly effortless operation
- > No visible bit latches, for a streamlined appearance

**GLASS**



- > H<sup>+</sup>K, 7/8" dual-insulating glass units with LoE<sup>+</sup>-270 coating, argon gas & Thermo-Edge spacers (standard)
- Options:
- > LoE<sup>+</sup>-388 for optimal energy efficiency
- > H<sup>+</sup>K, LoE<sup>+</sup>-240 for solar control
- > Tempered glass
- > Laminated glass
- > Impact glass
- > Decorative, patterned or obscure glass

NOTES: Argon may not be included in units shipped to high altitude areas

[Learn More](#) about Glass Features & Options

**GRILLE OPTIONS**



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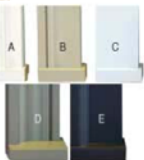
[Learn More](#) about Grille/Divided Lite Options

**EXTERIOR FINISH**

Kolbe Windows and Doors <http://www.kolbe-kolbe.com/homeOwner/index.cfm?page=products&...>

**INTERIOR FINISH**

**EXTERIOR TRIM OPTIONS**



**Wood Trim Options:**

- A - 1-15/16" Brickmould (standard)
- Options:
- B - 3-1/2" Profiled Brickmould
- C - 3-1/2" Flat Casing
- D - 3-1/2" Profiled Brickmould with Backband
- E - 3-1/2" Flat Casing with a Backband

[Learn More](#) about Exterior Trim

**BAY FEATURES**

- > Pine-Veneered Head & Seat Boards applied at the factory (standard, oak optional)
- > Cable Support System (standard)
- > Insulated Platforms & Support Brackets (option)

Product specifications & pricing are subject to change without notice.  
 The customer is responsible for verifying information before placing orders.

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Figure 5. Proposed window specifications.



Figure 6. Proposed fence.

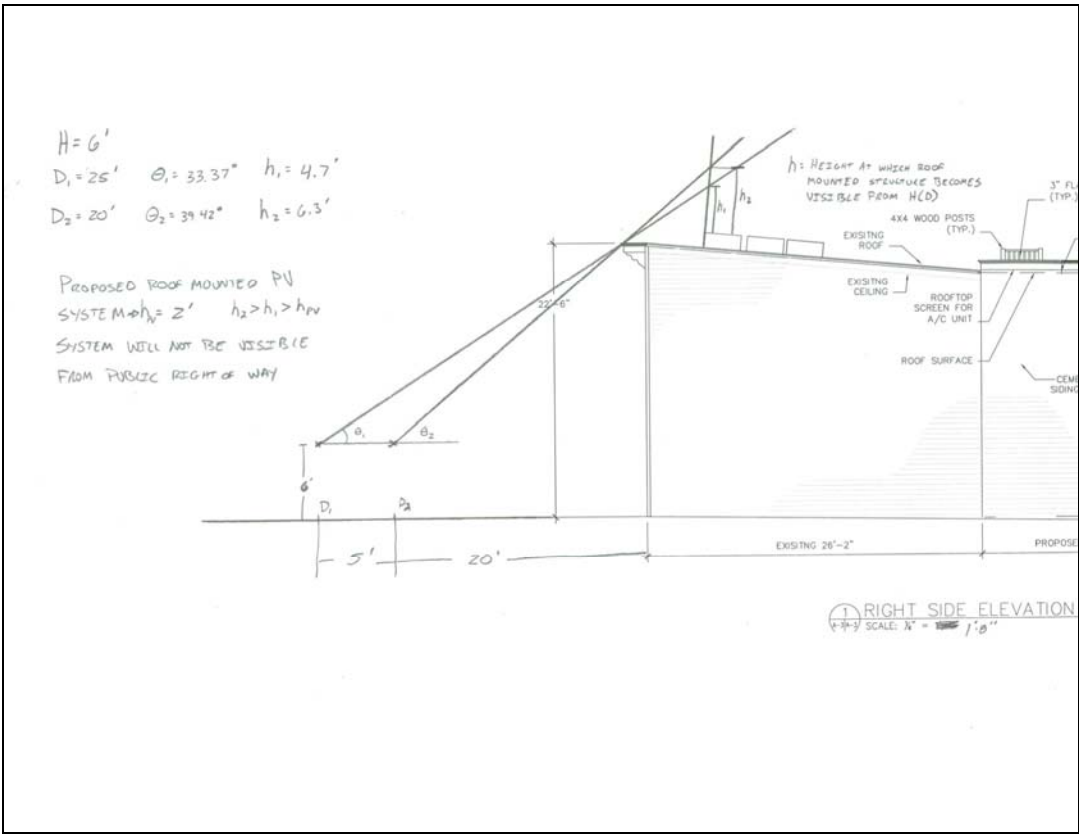


Figure 7. Visibility diagram.