

Docket Item #7
BAR CASE # 2008-0179

BAR Meeting
October 22, 2008

ISSUE: Alterations

APPLICANT: Patrick Camus for Peter Finn Erickson

LOCATION: 1124 Princess Street

ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application for a Certificate of Appropriateness with the following conditions:

1. That the applicant eliminate the proposed bracketed canopy at the front door;
2. That the chimney be retained *in situ*;
3. That the applicant work with Staff for final approval of the proposed window and doors; and,
4. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall 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.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

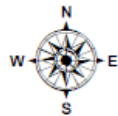
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the

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



BAR CASE #2008-0178, 0179 10/22/2008



NOTE: Docket item #6 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the dwelling at 1124 Princess Street.

The proposed alterations include the following:

Front (North) Elevation:

- New light fixtures
- New bracketed wood pediment/canopy for front door (brackets to match existing at cornice) to be painted and have metal flashing

Rear (South) Elevation:

- First floor: Remove existing door and windows and install wood French doors with a center fixed window in area proposed for demolition
- Patch/repair siding as necessary
- New light fixtures
- Relocate AC to edge of patio
- Wood pergola (80% open and measuring 8'6" in height) to be located at rear of property

Side (West) Elevation:

- Remove door
- Install new one-over-one, double-hung, double-insulated wood window in place of door, and patch siding as necessary below window

II. HISTORY:

1124 Princess Street is the westernmost of a series of four two-story, two-bay frame rowhouses at the corner of Princess and Fayette streets. The earliest map on which these rowhouses appear is the 1891 Sanborn Fire Insurance Map which describes the four dwellings as "negro tenements." The 1891 map also shows the presence of one-story frame rear additions on all four dwellings. An architectural cohesion among the rowhouses is formed by the ornamentation of a common cornice with brackets across all four dwellings. The cornice and brackets represent the only ornamentation on these buildings, which have minimal decoration on door and window surrounds. The current form of the house appears by the 1941 Sanborn Fire Insurance Map.

Staff did not locate any prior approvals from the Board.

III. ANALYSIS:

The proposed façade alterations, HVAC unit relocation and pergola comply with RB zoning requirements.

In general, the proposed alterations are compatible with the existing building and meet the *Design Guidelines*.

Front (North) Elevation:

On the front (north) elevation, Staff has concerns regarding the proposed bracketed canopy over the front door. Staff notes that this rowhouse is one of a series of four rowhouses constructed circa 1890. As constructed, the four rowhouses had minimal ornamentation, with the only ornamentation being the cornice with brackets that still remain on all four units. While Staff acknowledges that this rowhouse, as well as the others in the series, have undergone alterations over time, all remain without a pediment or canopy at the front entrance. Staff finds that the proposed bracketed canopy disrupts the architectural style and rhythm of this series of rowhouses as it results in a higher style appearance than what is historically appropriate..

Rear (South) Elevation:

On the rear (south) elevation, Staff notes that the proposed demolition and alterations on the first floor will be partially visible from Fayette Street. Staff notes that this portion of the house is not original to the building and that the existing window and door configuration is likely not historic. Staff finds that the proposed wood French doors with a strong cornice are appropriate in this less visible location.

The *Design Guidelines* note that “existing chimneys should be maintained *in situ* and not removed without a compelling reason and substantial justification.” In speaking with the applicant, the reason for the removal is to accommodate internal changes. Staff does not find a compelling reason for removal of the exterior chimney at a highly visible location.

The *Design Guidelines* advise that “free-standing accessory structures should complement, not compete with, the architecture of the main building” and that “the materials of accessory structures should follow the historic usage of materials.” Staff finds that proposed painted wood pergola and location are appropriate.

Side (West) Elevation:

Staff finds that the removal of the non-historic door is acceptable. Although a side elevation generally has an entrance to the street, Staff finds that the replacement of the door with a window is acceptable. The applicant notes that the new window will be a one-over-one, double-hung, double-insulated wood window, and will match the existing windows. This alteration will require the installation of siding under the window, to match the existing siding. Staff finds this alteration to be compatible with the *Design Guidelines*.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application for a Certificate of Appropriateness for alterations with the following conditions:

1. That the applicant eliminate the proposed bracketed canopy at the front door;
2. That the chimney be retained *in situ*;
3. That the applicant work with Staff for final approval of the proposed window and doors; and,
4. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are

aware of the requirements:

- a. The applicant/developer shall 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.
- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. 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 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-5 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-6 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-7 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:

Approve.

Alexandria Archaeology:

Finding

The Sanborn Insurance map indicates that a house was present on this lot by 1907. It is possible that this structure was built in the 19th century. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19th-century Alexandria.

Recommendations

1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including

Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

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b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

VI. IMAGES



Figure 1. Existing front (north) elevation.



Figure 2. Existing side (west) elevation.



Figure 3. Existing rear (south) elevation.

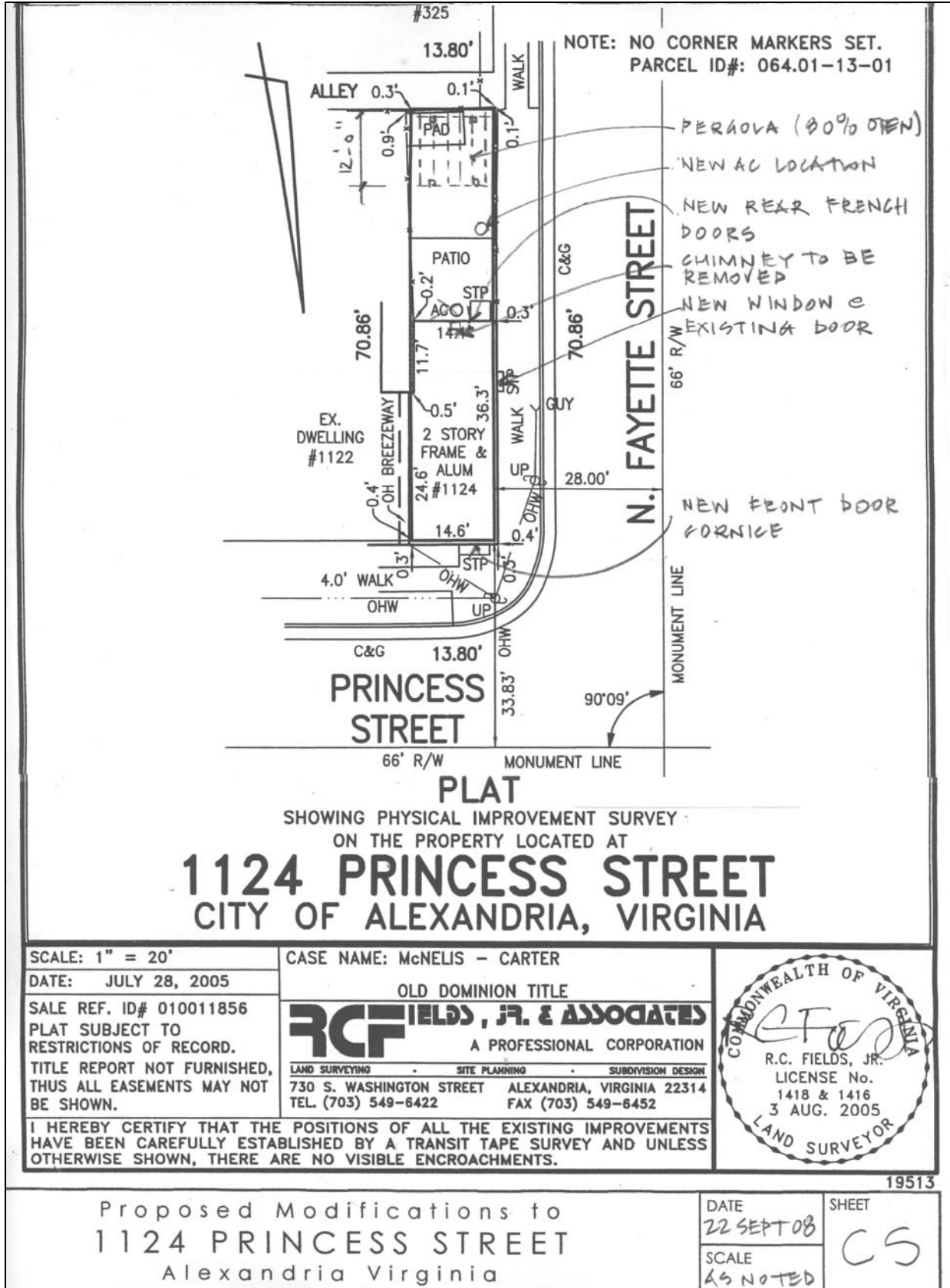


Figure 4. Plat of 1124 Princess Street.

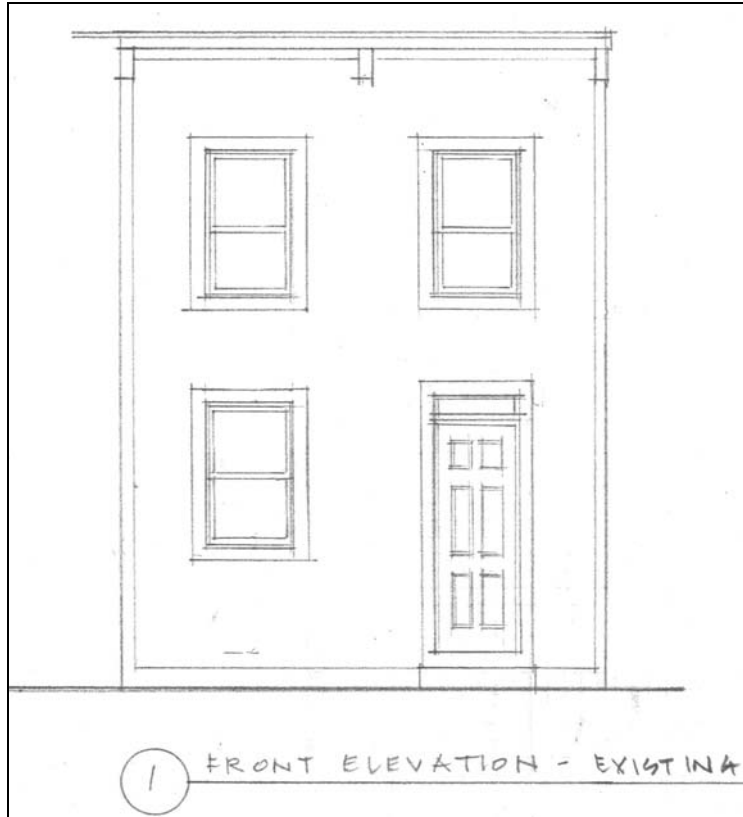


Figure 5. Existing front (north) elevation.

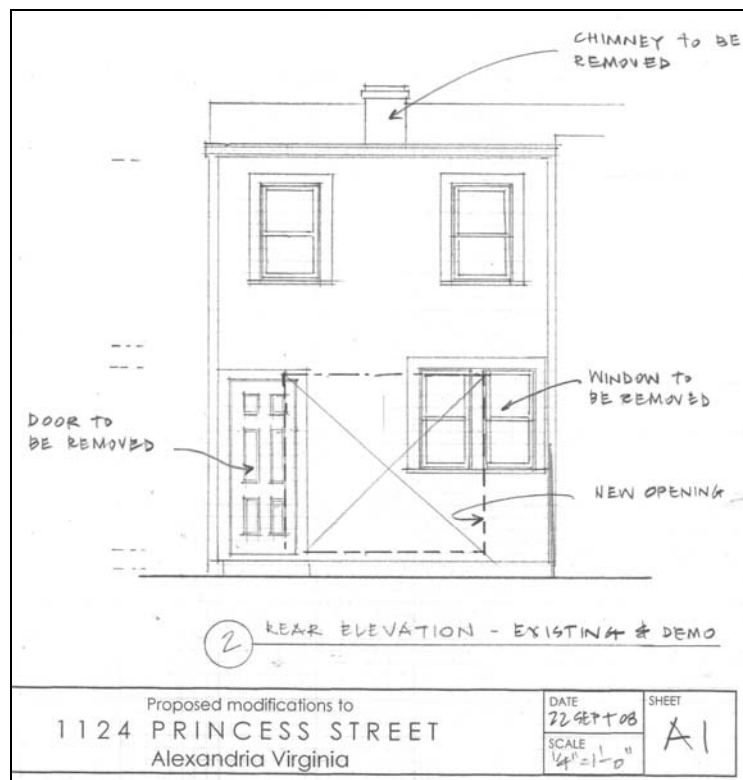


Figure 6. Existing rear (south) addition and proposed demolition.

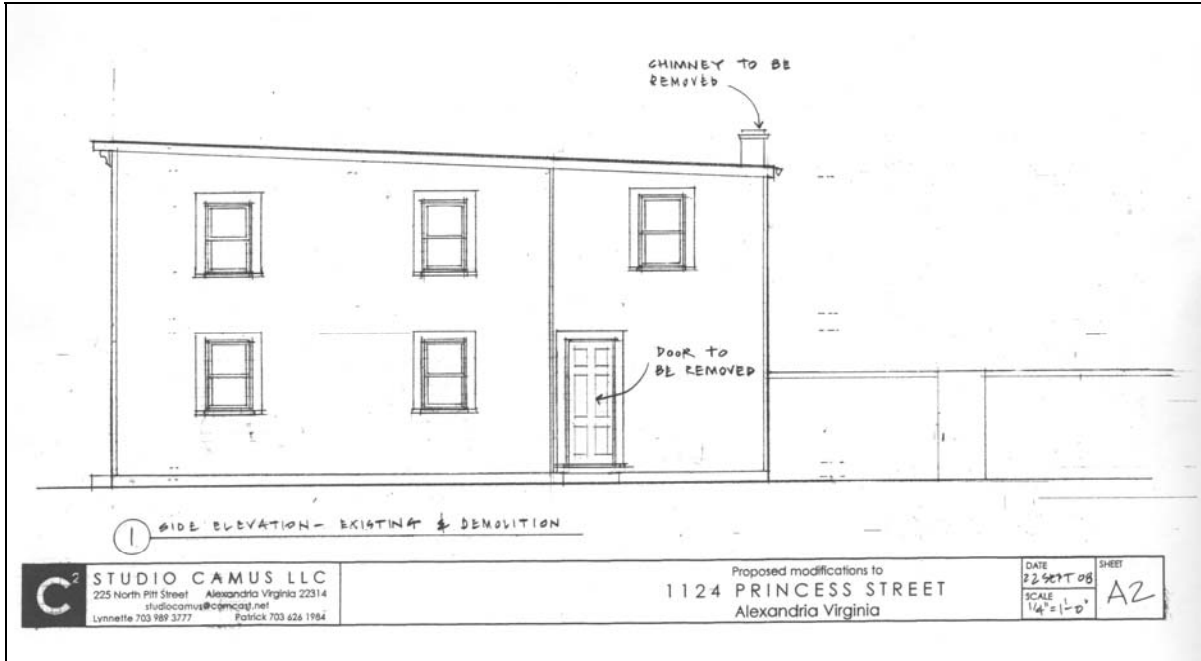


Figure 7. Existing side (west) elevation.



Figure 8. Proposed front (north) elevation.



Figure 9. Proposed rear (south) elevation.

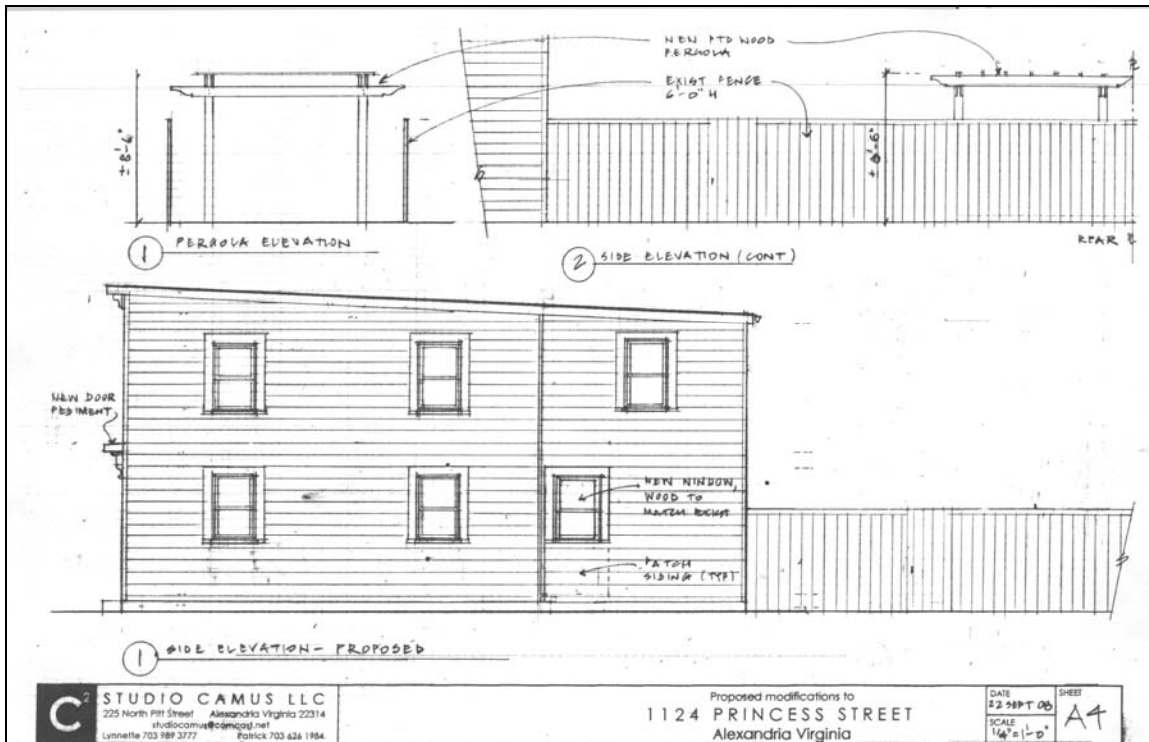


Figure 10. Proposed side (west) elevation and pergola details.