

BAR Meeting
December 10, 2008

ISSUE: Addition and Alterations

APPLICANT: Alabama Avenue LC

LOCATION: 310 North Fayette Street

ZONE: RB/Residential

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

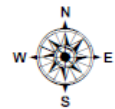
1. That the Hardi-plank siding be used *only* on the addition;
2. That smooth Hardi-plank be used on the addition;
3. That the nails not show in the installation of the Hardi-plank;
4. That the small two-over-two wood windows on the south elevation be replaced with one-over-one wood windows;
5. That the historic five panel front door shown in the photograph be installed rather than the four panel door shown on the plans;
6. 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 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 #2008-0222, 0223 12/10/2008



Note: Docket Item # 3 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a two story addition and alterations at 310 North Fayette Street.

Addition

The proposed addition will be located at the rear of the house after the existing one story addition is demolished. The addition will measure approximately 24' long by 14' wide and will be setback from the south side of the historic portion of the house by approximately 4". The south elevation of the addition is proposed to have six double-hung, two-over-two wood windows. The roof of the addition will be a low slung flounder with asphalt shingles. The west (rear) elevation of the addition will have a pair of full light French doors with a transom on the first floor and a pair of double-hung, two-over-two wood windows on the second floor. The north elevation will have no openings. The applicant proposes to clad the entire addition with 6" Hardi-plank beveled siding. All of the trim on the addition will be wood to match historic trim widths and profiles, and the gutters and downspouts will be aluminum.

The windows on the addition, as well as the replacement windows on the historic portion of the house, will be "cut-lites" manufactured by Kolbe & Kolbe, which are double-insulated, true-divided-light wood windows. The French door on the rear elevation will also be manufactured by Kolbe & Kolbe.

Alterations

The applicant also proposes alterations to the historic portion of the house, including the replacement of the windows and front door and the installation of new siding. The windows will match the Kolbe & Kolbe windows on the addition. The new door will be an historic five panel wood door (see attached photograph), not the four panel wood door shown on the plans. The siding on the front will be beveled wood siding. The front siding will match the profile of the Hardi-plank siding proposed on both the addition and the sides of the historic house.

II. HISTORY:

The two story, two bay freestanding house at 310 North Fayette Street is constructed in a vernacular Italianate style. The house was constructed prior to 1902, the first year that this block was mapped by the Sanborn Fire Insurance Company. The house retains its original footprint but little historic fabric, with the exception of the dentiled cornice on the front elevation. There is a one story cinder block shed in the rear yard.

On November 29, 2006, the BAR approved a Permit to Demolish/Encapsulate in order to demolish the existing one story addition, and a Certificate of Appropriateness to construct a larger one story addition at 310 North Fayette Street (BAR Case #2006-0230 & 231). That project was never undertaken and the Board's approvals have expired.

III. ANALYSIS:

The proposed addition complies with zoning ordinance requirements as they pertain to FAR and open space.

When the applicant first approached Staff about the rehabilitation of this property, the scope of work consisted of a number of historically appropriate alterations: the replacement of the front chain link fence with an iron fence; the replacement of the side and rear chain link fence with a 6' wood fence; new wood siding on the front elevation; the replacement of the front door with a historic five panel wood door; and, the replacement of the front and side windows with double-insulated, two-over-two, true-divided-light wood windows by Kolbe & Kolbe. Staff administratively approved the alterations on October 23, 2008 (BAR Case #2008-0206). Since that time, the applicant has expanded the scope of the project to include the demolition of the existing one story addition, a new two story rear addition and new siding on the sides of the historic house.

Generally, Staff supports the proposed addition and alterations. The house at 310 North Fayette Street has been in disrepair for some time and the rehabilitation of this turn of the century house will enhance the Parker-Gray neighborhood. The addition will be visible from the rear alley, as well as a narrow break between houses on Queen Street. Staff supports the installation of the historic five panel door purchased by the applicant, but would recommend that the two small two-over-two windows on the south side of the addition be changed to one-over-one wood windows. In the opinion of Staff, the proportions of these windows warrant a simpler, one-over-one light configuration.

Staff is concerned about the proposed use of Hardi-plank siding on the sides of the historic house. 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).

Although no historic siding appears to remain underneath the existing aluminum siding, Staff would argue that condition #1 applies. In certain cases, the Board has allowed the use of Hardi-plank as a replacement material on secondary elevations and certainly on new construction and additions. Although the BAR approved the use of Hardi-plank on the side of the historic house in 2006, Staff recommends that the Board adhere to the fiber cement policy and approve Hardi-plank only on the new addition and not on the historic house. Regardless, where installed, the Hardi-plank siding should be smooth and the nails should not show in the installation of the siding.

Staff also recommends that the comments of Alexandria Archaeology be included as a condition of the approval.

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

1. That the Hardi-plank siding be used *only* on the addition;
2. That smooth Hardi-plank be used on the addition;
3. That the nails not show in the installation of the Hardi-plank;
4. That the small two-over-two wood windows on the south elevation be replaced with one-over-one wood windows;
5. That the historic five panel front door shown in the photograph be installed rather than the four panel door shown on the plans;
6. 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 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 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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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-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.
- 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 This development property was situated within an African American neighborhood during the late 19th and early 20th centuries. The lot therefore has the potential to yield archaeological resources that could provide insight into domestic activities, perhaps related to African Americans.
- R-1 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.
- R-2 The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions R-1 and R-2 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.



Figure 2: Photo of front/side of house



Figure 3: Photo showing rear of house

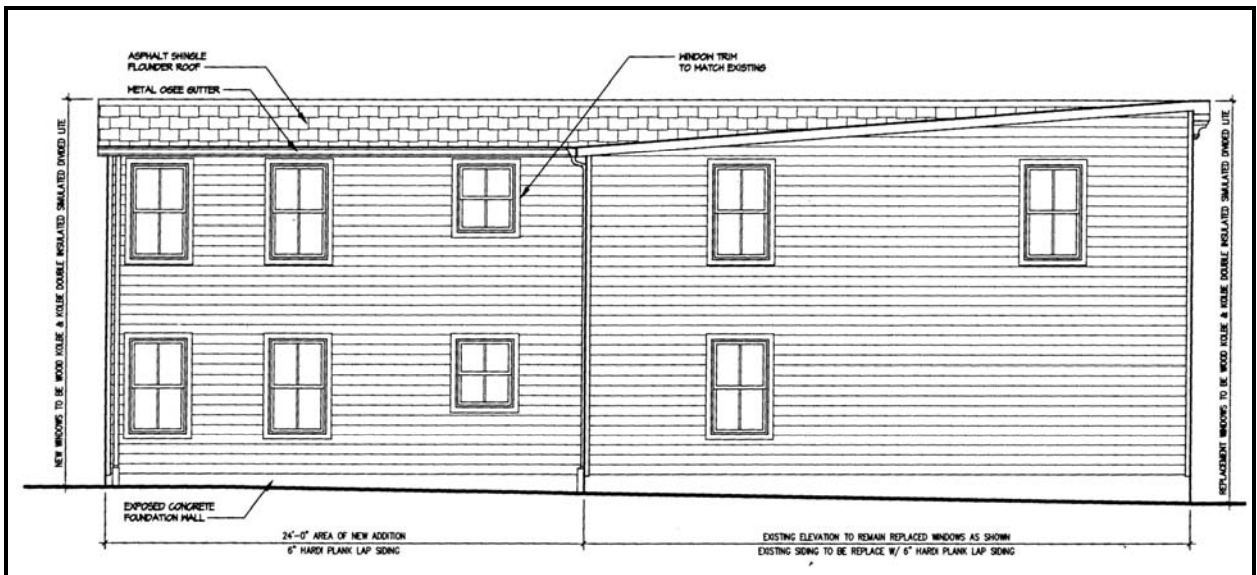


Figure 4: Proposed south elevation

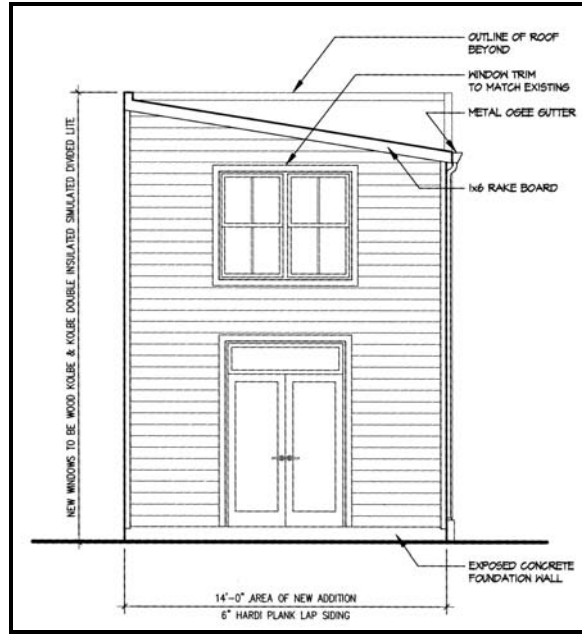


Figure 5: Proposed rear elevation

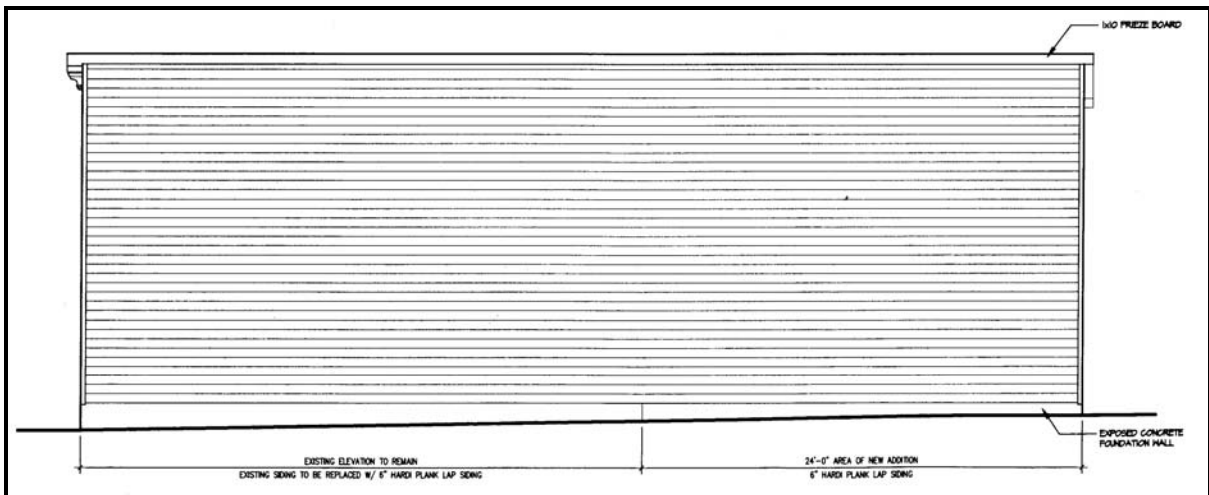


Figure 6: Proposed north elevation

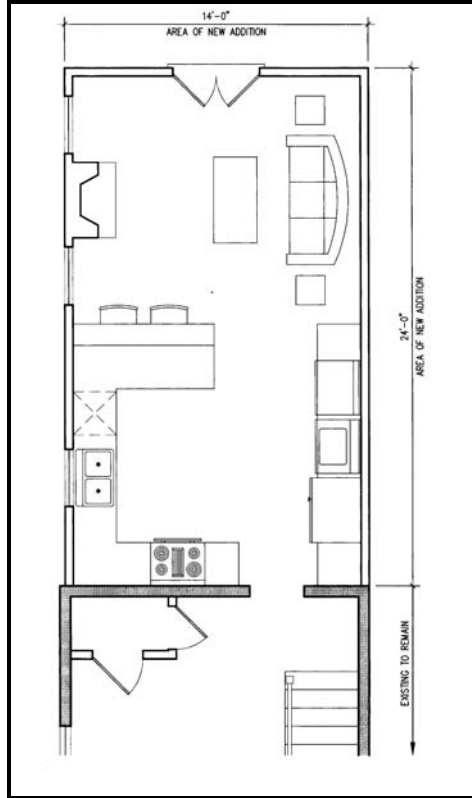


Figure 7: Proposed addition floor plan (first floor)

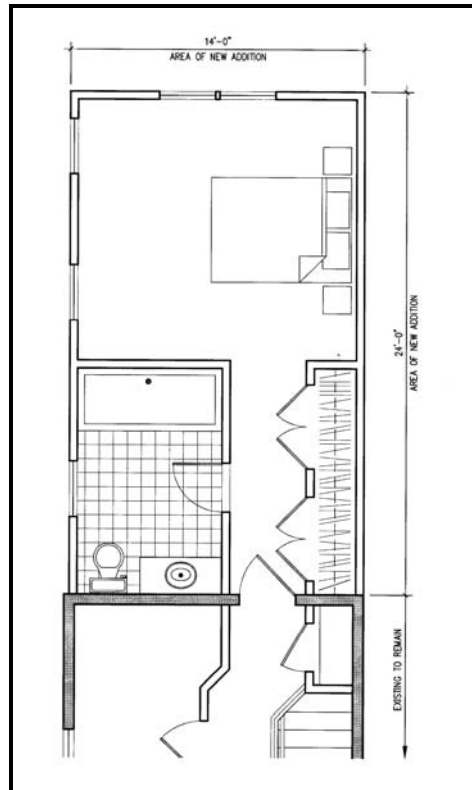


Figure 8: Proposed addition floor plan (second floor)

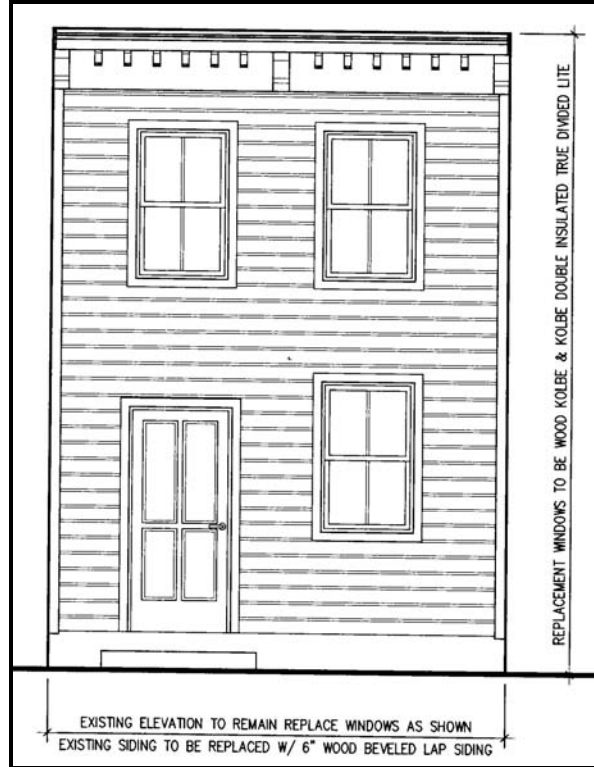


Figure 9: Proposed front elevation

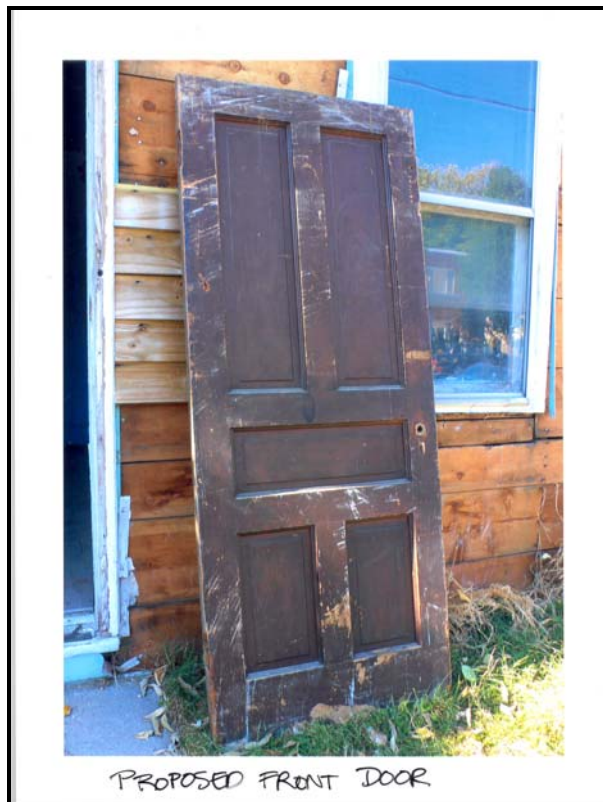


Figure 10: Proposed front door