

Docket Item # 2
BAR CASE # 2008-0253

BAR Meeting
January 28, 2009

ISSUE: Alterations
APPLICANT: Scott Keplinger
LOCATION: 322 North Payne Street
ZONE: RB/residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

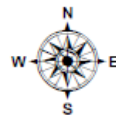
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 #2008-0253

1/28/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for both the construction of a new wood shed in the rear yard of 322 North Payne Street and the demolition of an existing shed. The shed to be demolished is a dilapidated, corrugated sheet metal shed with no foundation or historic materials that currently sits at the rear of the property near the alley. According to the Design Guidelines, "Structures which are non-historic and not compatible with the historic and architectural character of the historic districts do not require a separate application for a permit to demolish." Staff believes the existing shed fits this category and supports its demolition.

The proposed shed to be constructed will measure 6' x 6' and have an 8' peak. The shed comes in a building kit with a galvanized metal roof, cedar doors, and a small circular window in the roof gable above the door. The applicant has indicated that the shed will be painted to match the house. The proposed new shed will be located inside the existing rear fence a different location than the existing shed in the rear yard of 322 North Payne which is enclosed by a 6' tall wooden fence. The new shed will be only partially visible from the public alley that runs east-west through the southern portion of the block between Payne and West Streets. The north-south alley directly behind 322 North Payne Street is private.

II. HISTORY:

322 North Payne Street is a two-story frame row house constructed between the end of the 19th-century and early 20th century. 322 North Payne Street is within a row of five houses (320-328 North Payne Street) that appear to have been constructed together. Historic mapping shows that they were constructed with party walls and identical footprints consisting of a full-wide main block and narrower rear ell. The row is first seen on the 1902 Sanborn map. However, the 300 block of North Payne was not included in the earlier Sanborn maps and the houses may pre-date 1902 by a decade or more. The houses have been subject to a variety of alterations over the years.

There are no previous BAR cases for 322 North Payne Street. The Board has heard cases for neighboring properties. In 1994, the Board approved alterations to 328 North Payne Street that repaired and restored the exterior siding and trim (BAR Case #94-22PG, 8/24, 1994). More recently, the Board approved after-the-fact alterations at 326 North Payne Street with conditions requiring that the inappropriate alterations be reversed (BAR Case #2006-0300, 4/25/2007).

III. ANALYSIS:

The proposed shed construction complies with the zoning ordinance requirements.

According to the City of Alexandria *Design Guidelines*, "Free-standing accessory structures should complement, not compete with, the architecture of the main building," and that "materials of accessory structures should follow the historic usage of materials." In Staff's opinion, both the design and materials of the proposed shed are compatible with the historic integrity of the home and neighborhood. Additionally, Staff finds that the existing metal shed is a non-historic structure and finds that the demolition of the shed will be an improvement to the property; therefore, staff recommends approval of the application as submitted.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments received.

Historic Alexandria:

R – Approve.

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 *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 above marked with an asterisk "*" 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.

VI. IMAGES

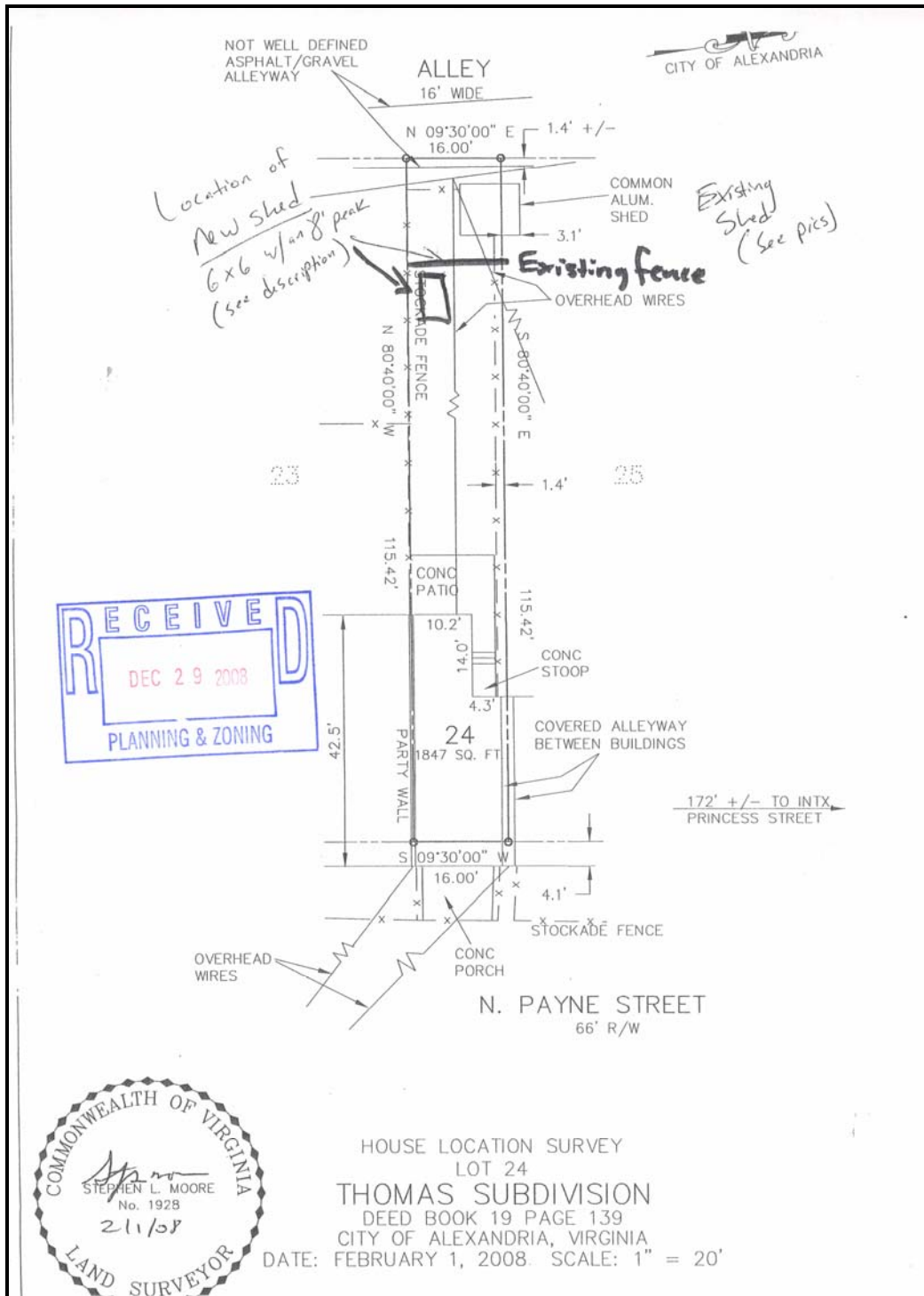


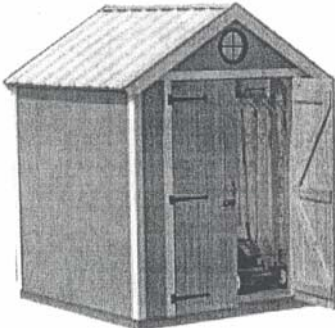
Figure 1: Plat of 322 North Payne Street



Figure 2: Photograph of yard with existing shed



Figure 3: Photograph of yard with outline of proposed shed.



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Model 19405-4
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Description

Style meets function with this multi-purpose building...the Savannah includes a wood floor and FREE gable window! This 6 Ft. wide gable-style building features 6 Ft. high sidewalls and a 25-year galvanized metal roof. 4 Ft. wide x 6 Ft. high double cedar doors with decorative strap hinges make for easy access to your lawn and garden tools while the locking swivel hasp secures your building contents. Select and purchase paint to match your home. Check with your local code authority before placing your order. Curbside delivery only.

- Includes sturdy wood floor with treated joists and sob decking
- Everything is pre-cut, nothing to saw
- No special tools or carpentry skills needed
- Will not rust, dent or sag
- All nails, screws, hardware and simple, illustrated instructions are included
- Sturdy 2 x4 construction meets demanding snow and wind loads
- Pre-primed siding resists fungal decay and insect
- Includes Locking Swivel Hasp
- Pre-assembled cedar doors
- 6' high side walls; 8' high peak
- Paint to suit your decorative taste (paint sold separately)
- Includes free gable window
- Features 25-year galvanized metal roof
- Your order will ship in 5-7 days. Curbside delivery only

Figure 4: Specification sheet of proposed shed.