

Docket Item # 4
BAR CASE # 2009-0002

BAR Meeting
January 28, 2009

ISSUE: Addition and Alterations
APPLICANT: Rust Orling Architecture
LOCATION: 324 North Payne Street
ZONE: RB/Residential

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

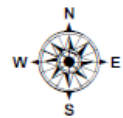
1. That a vertical trim board be added on the south elevation between the historic townhouse and the new addition to differentiate the two;
2. That Staff be afforded an opportunity to review and approve the siding repair/replacement procedures and the selected replacement siding prior to commencement of this phase of the project;
3. That the new front door be a four panel wood door or other historically appropriate wood door to be approved by Staff, rather than the six panel door proposed by the applicant; and,
4. That the following statements 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 #2009-0001, 0002 1/28/2009



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 new addition at the rear of the house and for various alterations to the existing historic house.

Addition - The proposed two story addition will be the full width of the rear ell, 10'7" wide, and will extend back 14', approximately 5.5' beyond the existing one story addition which will be demolished. The addition will provide 297 square feet of additional living space. The rear wall of the addition will be set back the same distance as the rear wall of the addition of the house to the north, 326 North Payne Street. The rear additions at 324 and 326 North Payne Street will also share a party wall. The house to the south, 322 North Payne Street, maintains its original ell. The roof of the addition will continue the slope of the "flat" roof of the rear ell and will not be visible from the public right-of-way. The walls will be clad in 3" lap siding to match the original siding that has been revealed at the front of the house. The south elevation will have no openings and the rear elevation will have a pair of six-over-six, double-hung wood windows centered on both the first and second floors. The double-glazed windows will be manufactured by Jeld Wen with simulated divided lights, 7/8" muntins and a light bronze shadow bar. The addition will have an aluminum gutter and downspout and wood trim throughout. The trim will be painted white to match the trim on the historic portion of the house.

Alterations - The applicant plans to remove the multiple layers of modern siding at the front, rear and side of the historic house to reveal the original wood siding. A small area has been exposed at the front and shows the siding to be a narrow bevel siding with a 3" reveal. The wood siding will be patched and repaired as necessary and will be painted a blue-green color (Benjamin Moore Buxton Blue HC-149). The applicant also proposes to replace the existing vinyl one-over-one windows with new one-over-one double-glazed, double-hung wood windows. The existing aluminum shutters will be removed as will the aluminum awning over the front door. The applicant also proposes to replace the existing two light, paneled wood door with a six panel wood door. The existing cornice will be repaired and restored, if necessary. The existing six-over-six double-hung wood windows on the south side of the house will also be replaced with new double-glazed, six-over-six, wood windows with simulated divided lights to match the windows on the addition. The side door on the existing ell will be replaced with a new wood door with a single light. A new rake board and trim board will be installed along the edge of the roofline on the south elevation to tie the new addition with the existing rear ell.

II. HISTORY:

324 North Payne Street is a two-story frame townhouse with a false mansard roof and an Italianate influenced cornice, characteristic of much of the historic residential structures found in the Parker-Gray Historic District constructed between the end of the 19th century and early 20th century. The house is in a row of five townhouses (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 main block the full width of the lot and a narrower rear ell. The row is first seen on the 1902 Sanborn Fire Insurance map.

Because the 300 block of North Payne was not included in the earlier Sanborn maps the houses may pre-date 1902 by a decade or more. The one-story cinderblock addition appears to date to the latter half of the 20th century. All five of the townhouses in this row have been subject to a variety of alterations over the years.

In 2007, the Board approved a Permit to Demolish/Encapsulate and Certificate of Appropriateness at 324 North Payne Street for nearly the same proposal that is now being brought to the Board (BAR Case #2007-0065 & 0066, 11/28/2007). The applicant was unable to commence construction in a reasonable timeframe and has therefore returned to the Board for approval of the proposed alterations and two story addition.

The Board has also heard cases for a number of the neighboring properties over the years, including:

- In 1994, the Board approved alterations to repair and restore the exterior siding and trim at 328 North Payne Street (BAR Case #1994-0022, 8/24/1994).
- 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).
- On December 29, 2008, an application for the demolition of a non-historic metal shed and the construction of a new wood shed was made for 322 North Payne Street (BAR Case #2009-0004 & BAR Case #2008-0253). These cases will be heard by the Board in early 2009.

III. ANALYSIS:

The proposed alterations and addition comply with the zoning ordinance requirements.

In the opinion of Staff, the proposed addition and alterations are appropriate. The addition is modest in size and scale, and will not overwhelm the existing historic house or its neighbors, and therefore conforms to the *Design Guidelines* for residential additions. In fact, the visibility of the addition will be limited to the east-west public alley which runs through the southern portion of the block (the alley immediately behind the house is private). The additions simplistic style and traditional materials help to make the addition a background building "...which allow historic structures to maintain the primary visual importance," as recommended in the *Guidelines*. Staff's only objection is that the addition is not differentiated from the historic ell on the south elevation. Staff recommends that a vertical trim board be added on the south elevation at the junction between the addition and existing ell so that the two are clearly distinguished.

Staff commends the applicant for the proposed retention and restoration of the original wood siding, and for the replacement of the inappropriate vinyl windows, and for the removal of the aluminum shutters and door canopy. However, Staff is concerned that as the project progresses, the siding may require more extensive repair and replacement than currently anticipated and requests that the applicant allow Staff an opportunity to review and approve the repair/replacement procedures, as well as the selected replacement siding *prior* to commencement of that phase of the project.

While single-glazed, true-divided-light windows are preferable, the *Design Guidelines* and the Board generally allow for double-pane, simulated-divided-light wood windows and doors on new construction or in areas with limited visibility. Staff does not object to the proposed replacement of the existing wood, single glaze, six-over-six windows on the existing rear ell because they are in very poor physical condition, do not appear to be original to the building, and are located on a secondary elevation that is not readily visible from the public right-of-way. Staff would prefer to see a window light configuration on the rear ell that was more appropriate to the age of the structure, such as a one-over-one or two-over-two window; however, the Board previously approved the six-over-six light configuration replacement windows on this south elevation, and the most visible elevation - on North Payne Street - will have historically appropriate one-over-one wood windows.

Staff also feels strongly that the new front door be historically appropriate, especially since the *Design Guidelines* state that: "Doors and their surrounds are as much a character defining feature of architectural styles as are windows." Given the Late Victorian/Italianate style of the townhouse, Staff recommends that the existing front door be replaced with a four panel wood door, rather than the six panel front door requested by the applicant. Not only are six panel doors more appropriate for Federal and Colonial style architecture, but the Board approved a four panel wood door for the project when the case was originally heard on November 28, 2007.

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 a vertical trim board be added on the south elevation between the historic townhouse and the new addition to differentiate the two;
2. That Staff be afforded an opportunity to review and approve the siding repair/replacement procedures and the selected replacement siding prior to commencement of this phase of the project;
3. That the new front door be a four panel wood door or other historically appropriate wood door to be approved by Staff, rather than the six panel door proposed by the applicant; and,
4. That the following statements 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 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 Additions and 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.

Transportation and Environmental Services:

- F-1 An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time.

In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:

- the construction of a new home;
- construction of an addition to an existing home where either
 - the addition exceeds the area of the existing building footprint by 100% or more; or
 - the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
- changes to existing grade elevation of 1-foot or greater;
- changes to existing drainage patterns;
- land disturbance of 2,500 square feet or greater.

Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 838-4318. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.

<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

- R-1 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)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-4 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)
- R-5 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R-6 Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

Historic Alexandria:

- R-1 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: Site Photos

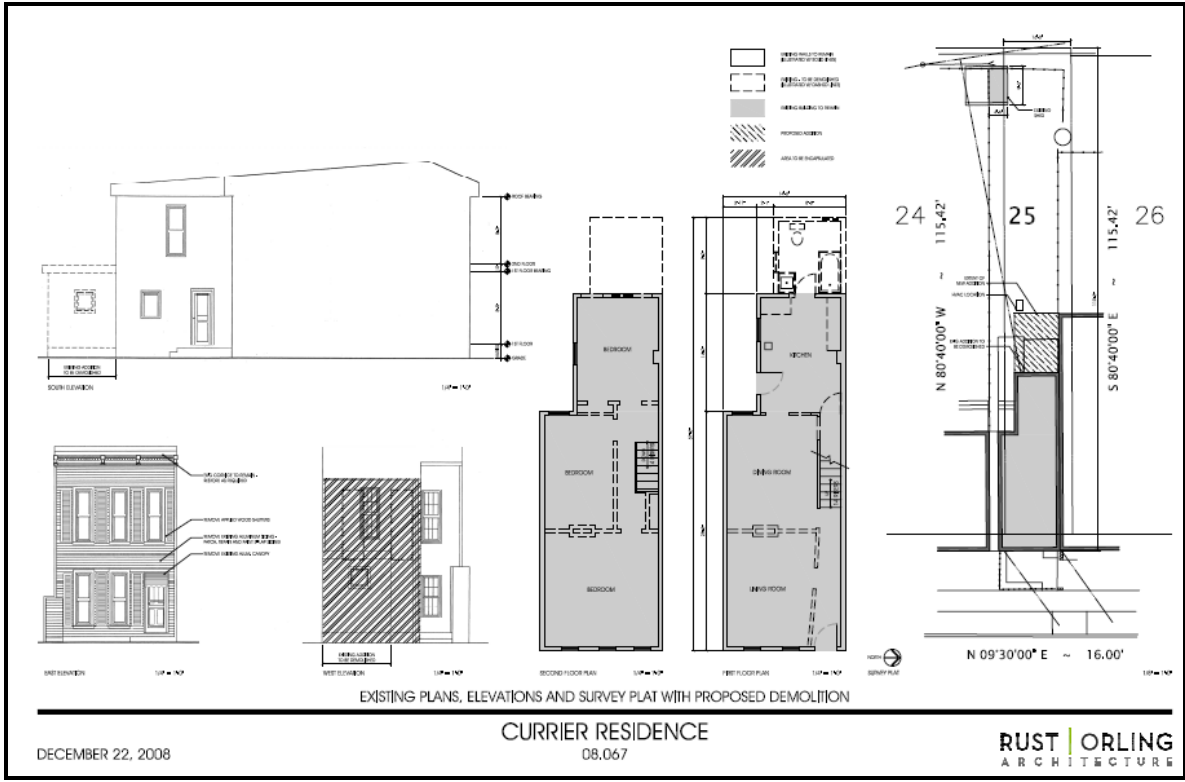


Figure 2: Site Plan and Extent of Demolition/Encapsulation

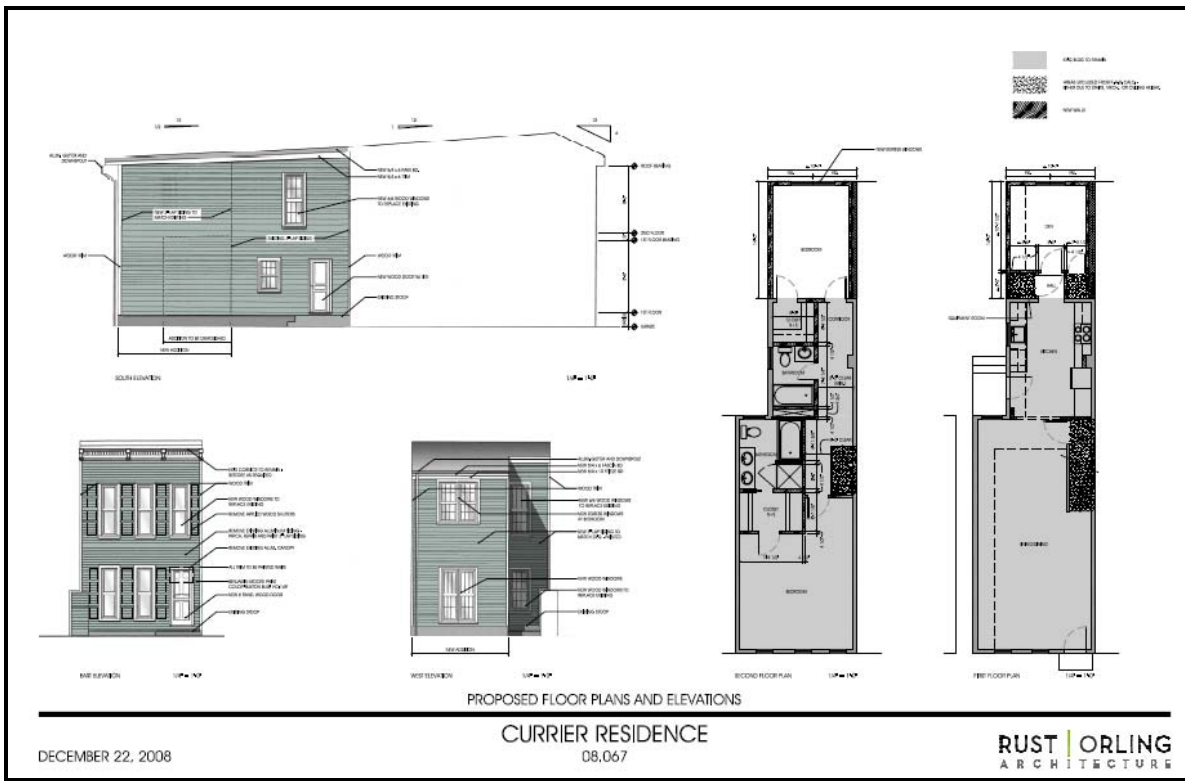


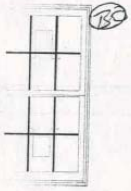

Figure 3: Proposed Elevations and Floor Plans

JELD-WEN
WINDOWS & DOORS

QUOTE BY: Erik Moore
 SOLD TO: -

QUOTE #: JEAM00087
 SHIP TO:

PO#: PROJECT NAME:
 REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-1	Rough Opening: 32 1/8 X 61 1/8 	SPDH-2626-1 Premium Wood Double Hung Vent Unit Frame Size 31 3/8 X 60 3/8 (1 -Wide) Natural-Exterior Natural-Interior *No-Casing/No-Nosing* 4 9/16 Jamb Low-E 7/8-Bead-SDL W/Light-Bronze-Shadow Bar) (3W 2H) Polished-Brass Cam-Lock Ivory-Jambliner Chestnut-Bronze-Screen PEV 2007.3.0.132/POV 5.250 (09/14/07) NQ			
	Viewed from Exterior. Scale: 1/4" = 1'		\$659.70	7	\$4,617.87
Line-2	Rough Opening: 22 1/8 X 69 1/8 	SPDH-1630-1 Premium Wood Double Hung Vent Unit Frame Size 21 3/8 X 68 3/8 (1 -Wide) Natural-Exterior Natural-Interior *No-Casing/No-Nosing* 4 9/16 Jamb Low-E One-Lite Polished-Brass Cam-Lock Ivory-Jambliner Chestnut-Bronze-Screen PEV 2007.3.0.132/POV 5.250 (09/14/07) NQ			
	Viewed from Exterior. Scale: 1/4" = 1'		\$402.47	5	\$2,012.35

QQ-1.15.300 cust-077714
 Quote Date: 11/28/2007

Page 1 of 2 (Prices are subject to change.)
 Drawings are for visual reference only and may not be to exact scale. All orders are subject to review by JELD-WEN

JEAM00087 - 11/28/2007 - 12:27
 Last Modified: 11/28/2007

Figure 4: Window Specifications

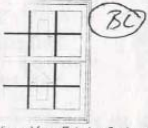
LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-3	Rough Opening: 32 1/8 X 41 1/8 	SPDH-2616-1 Premium Wood Double Hung Vent Unit Frame Size 31 3/8 X 40 3/8 (1 -Wide) Natural-Exterior Natural-Interior *No-Casing/No-Nosing* 4 9/16 Jamb Low-E 7/8-Bead-SDL W/Light-Bronze-Shadow Bar) (3W 2H) Polished-Brass Cam-Lock Ivory-Jambliner Chestnut-Bronze-Screen PEV 2007.3.0.132/POV 5.250 (09/14/07) NQ			
	Viewed from Exterior. Scale: 1/4" = 1'		\$572.13	1	\$572.13

Figure 5: Window Specifications