

BAR Meeting
January 27, 2010

ISSUE: Addition and Alterations

APPLICANT: Alabama Avenue LC by Stephen Kulinski, JLB Architects

LOCATION: 314 North Fayette Street

ZONE: RB/Residential

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

1. That the tool shed located within the required side yard on the south be deleted;
2. That fiber cement siding be used only on the addition, including the north elevation of the addition, and that it be smooth and the nails should not show in the installation;
3. That a vertical trim board be added between the historic portion of the house and the new addition on the north elevation;
4. That the simulated divided light wood windows on the addition be either two-over-two or one-over-one, not six-over-six as shown on the plans;
5. That the front chimney be retained;
6. That the front awning over the front door be retained;
7. That the fence and gate be either painted or stained; and,
8. 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 or artifact collection 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.



Note: The Permit to Demolish/Encapsulate, BAR Case #2009-0312, 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 314 North Fayette Street.

Addition

The proposed addition will be located at the rear of the house after the existing two story ell and one story porch are demolished. The addition will measure approximately 32 feet long by 14 feet 9 inches wide and will be setback from the south side of the main block of the historic house by 1.5 feet. The south elevation of the addition will have a pair of windows and two single windows on the first floor and three windows on the second floor. A 6 foot by 1 foot 8 inch projecting tool shed will be constructed along this elevation. The rear (west) elevation will have French doors on the first floor and a pair of windows on the second floor centered above the doors below. The north elevation of the addition will incorporate the north wall of the existing two story ell, and extend an additional 14 feet 5 inches into the rear yard. The north elevation will be devoid of any openings because it is located on the north property line.

The applicant proposes to raise the roof of the historic portion of the house, creating a shallower slope. The roof will have a rubber membrane. The applicant proposes to clad the south and east elevations of the addition with beveled fiber cement siding (Hardi plank) with a 5 inch exposure. The north elevation of the addition will be clad with recycled aluminum siding from the demolition of the ell. All of the trim on the addition will be Hardi-trim in the same profile and width as the wood trim on the main block of the house. The gutters and downspouts will be metal to match the existing gutters and downspouts. The wood windows on the addition will be double-hung, double-insulated, simulated divided lights manufactured by Kolbe & Kolbe (Heritage Series/Traditional Double hung). The multi-light French doors on the rear elevation will also be manufactured by Kolbe & Kolbe. The lantern style lights flanking the French doors will have a bronze finish.

A new flush board wood gate with a horizontal cap will be added to the south of the house to enclose the side yard, and a new fence of the same design will be added in the rear yard. One parking space will be created at the rear of the property, accessed from the rear alley.

Alterations

A number of alterations are proposed to the front façade of the historic house. The aluminum siding will be removed, and, if the historic siding below is in good condition it will be repaired and retained. If the siding is in poor condition, new wood siding will be installed. The applicant has indicated that once the aluminum siding is removed BAR Staff will be called to evaluate the condition of the siding before any additional work is undertaken on the front facade. The existing front door and aluminum storm door will also be replaced with a historically appropriate four panel wood door and a new lantern

style light will be installed. The historic cornice will be repaired and new dentils will be added where they are currently missing. The applicant also proposes to construct a new awning over the front door, reusing the existing brackets of the pagoda-style awning. The applicant does not propose to replace the windows on the existing house at the present time. The asphalt shingles on the mansard roof will also be replaced with a standing seam metal roof. Both chimneys on the historic house will be demolished as part of the renovation project.

II. HISTORY:

The two-story, three bay Queen Anne style freestanding house at 314 North Fayette Street was constructed prior to 1902, the first year that the 300 block of North Fayette Street was mapped by the Sanborn Fire Insurance Company. The house retains its original footprint, with the exception of the one story porch which was constructed sometime between 1907 and 1912 according to the Sanborn maps.

Staff could find no record of any BAR approvals for the subject property.

III. ANALYSIS:

The proposed two story addition, fence and covered entry comply with the Zoning Ordinance. The proposed first floor storage area is located within the required south side yard must either be deleted or relocated.

Generally, Staff supports the proposed addition and alterations. The house at 314 North Fayette Street is in need of repair 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, and there will be oblique views from North Fayette Street on either side of the house. In the opinion of Staff, the design of the addition is compatible with the Queen Anne style house at 314 North Fayette Street, as recommended in the *Design Guidelines* for residential additions. However, Staff does have a number of small concerns about the addition and alterations.

Aluminum siding on the north elevation of the addition

Although Staff supports the use of recycled aluminum on the upper north elevation of the historic house where the roof is being raised, Staff would prefer to see fiber cement siding also used on the north elevation of the addition, with a vertical trim board added to differentiate between the historic house and the addition. Should the Board approve the use of recycled siding on the north elevation of the addition, Staff still recommends that a vertical trim board be added between the existing and proposed construction.

Staff also recommends that the typical fiber cement condition be added – that the siding is smooth and that the nails not show in its installation.

Fence

In accordance with the *Design Guidelines*, Staff recommends that the proposed gate and fence be painted or stained.

Front awning

It appears that the front awning over the front entrance to the house is historic, although it is unclear if it dates to the construction of the house. The applicant believes that the framing of the awning is historic, but that the pagoda-style roof was added at a later date. Staff would encourage the applicant to retain the entire awning and repair/replace where necessary. In the opinion of Staff, this is a unique feature and it gives the relatively modest home some unusual character in the Parker-Gray historic district.

Chimneys

The *Design Guidelines* strongly encourage the retention of historic chimneys because they are such a character defining features in the historic district. Staff does not object to the demolition of the chimney located toward the rear of the house, but would prefer to see the chimney at the front of the house retained. Staff understands that the new interior layout of the house makes this difficult; however, Staff strongly encourages the applicant look at ways to preserve the chimney in situ.

Windows

Historically, houses dating from the late 19th and early 20th century would have had one-over-one or two-over-two wood windows. Although the applicant does not propose to replace the windows on the historic house at the present time, Staff believes that the appropriate window light pattern should be installed on the addition – either one-over-one or two-over-two. Staff would encourage the applicant to consider installing historically appropriate windows on the historic house, and the front façade in particular.

Mansard roof material

Staff is not aware of any historic precedent for standing seam metal on front mansard roofs in the historic districts. Instead, a common turn-of-the-20th century mansard roof material would have been stamped metal shingles. Staff recommends the use of stamped metal shingles instead of standing seam metal on the front roof.

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 tool shed located within the required side yard on the south be deleted;
2. That fiber cement siding be used only on the addition, including the north elevation of the addition, and that it be smooth and the nails should not show in the installation;
3. That a vertical trim board be added between the historic portion of the house and the new addition on the north elevation;
4. That the simulated divided light wood windows on the addition be either two-over-two or one-over-one, not six-over-six as shown on the plans;
5. That the front chimney be retained;
6. That the front awning over the front door be retained;
7. That the fence and gate be either painted or stained; and,
8. 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:

- c. 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.
- d. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

STAFF:

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, City Architect, Historic Preservation Section

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

- 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.

- C-10 The applicant must obtain a Certificate of Occupancy prior to occupancy (use) of the structure (USBC 116.1).

Historic Alexandria:

No comments received.

Alexandria Archaeology:

- F-1 Historic maps indicate that there were structures on this street face at least by the late 19th century. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in 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 or artifact collection 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.

Transportation and Environmental Services:

- 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)

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>

VI. IMAGES

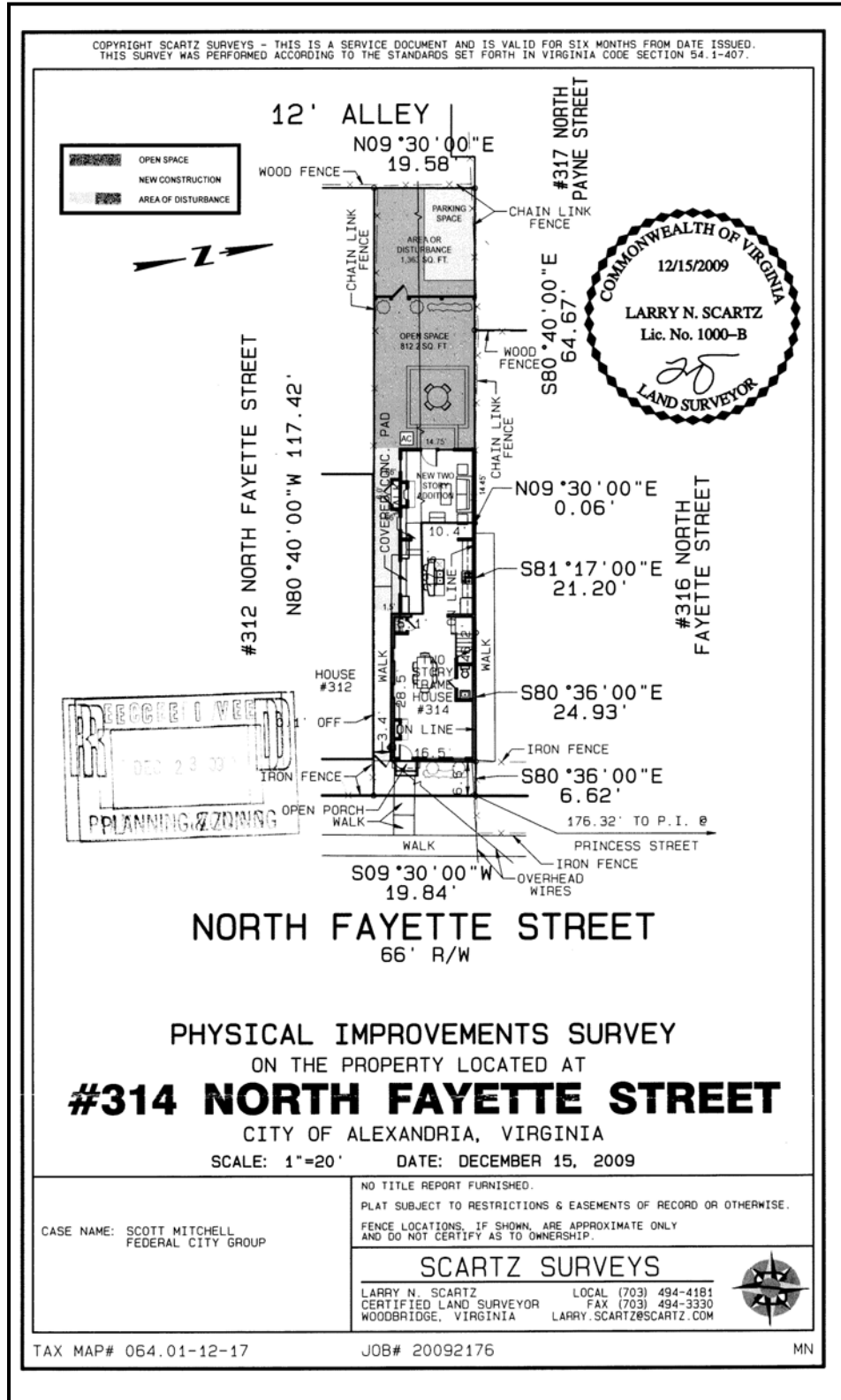


Figure 1: Plat illustrating proposed addition.

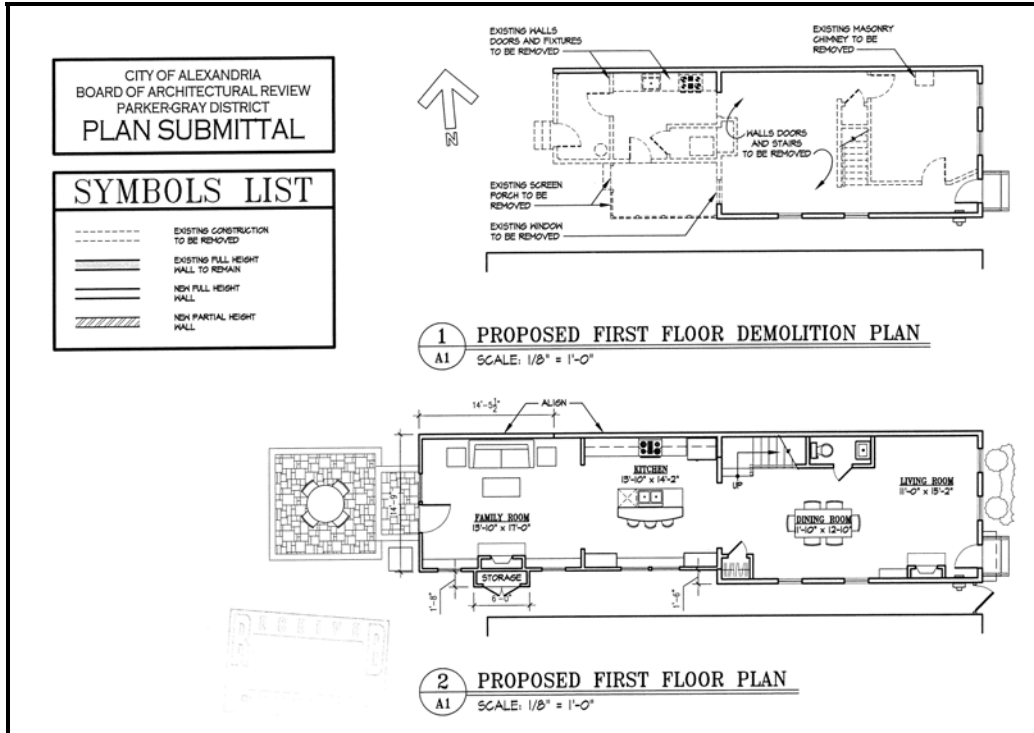


Figure 2: Proposed first demo and addition plan.

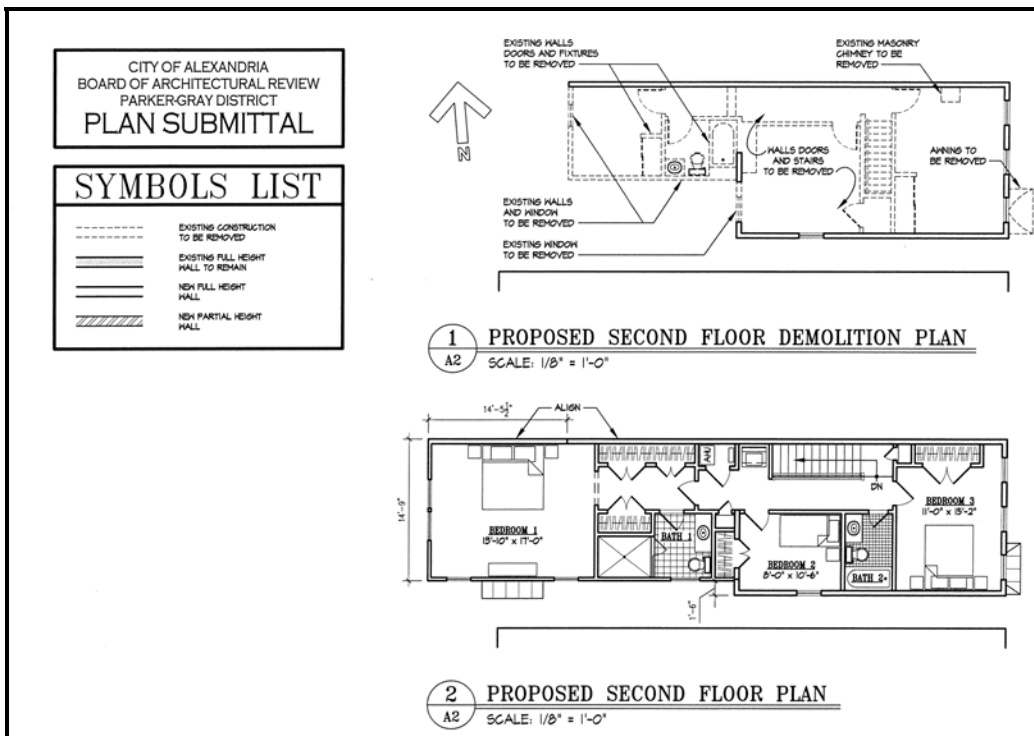


Figure 3: Proposed second floor demo and addition plan.

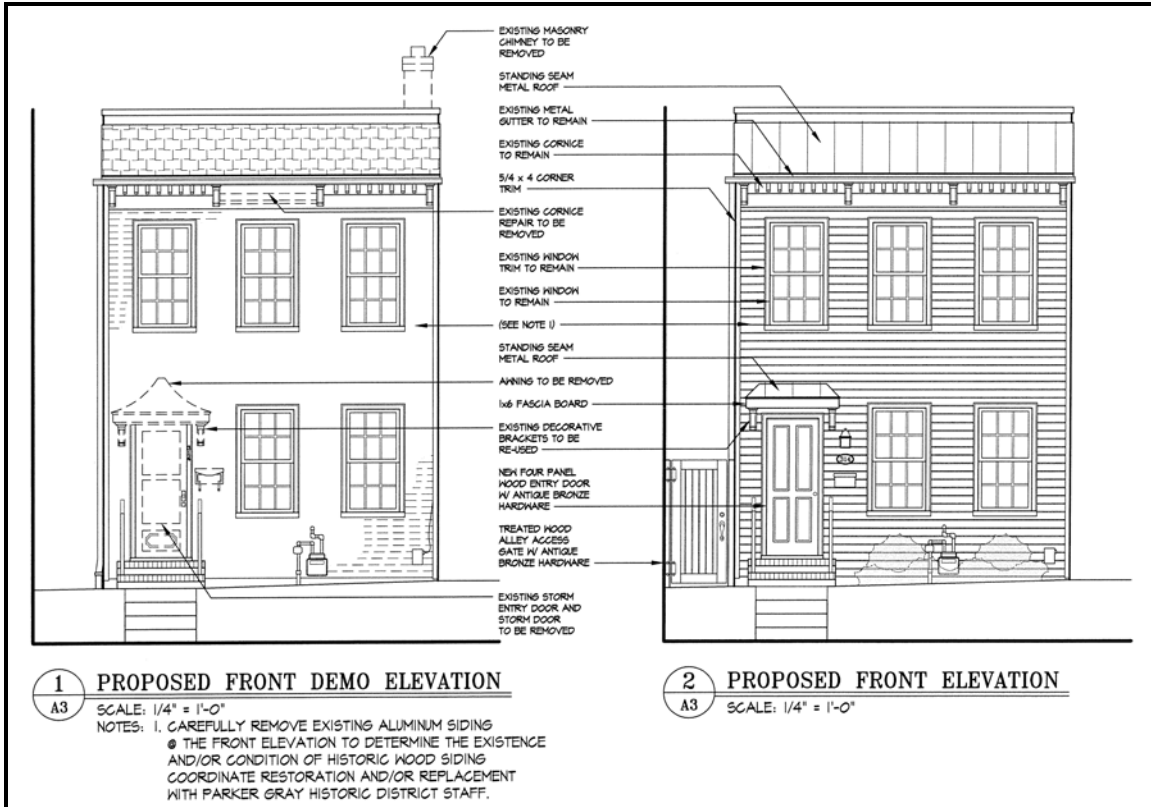


Figure 4: Proposed demo and alterations front elevation.

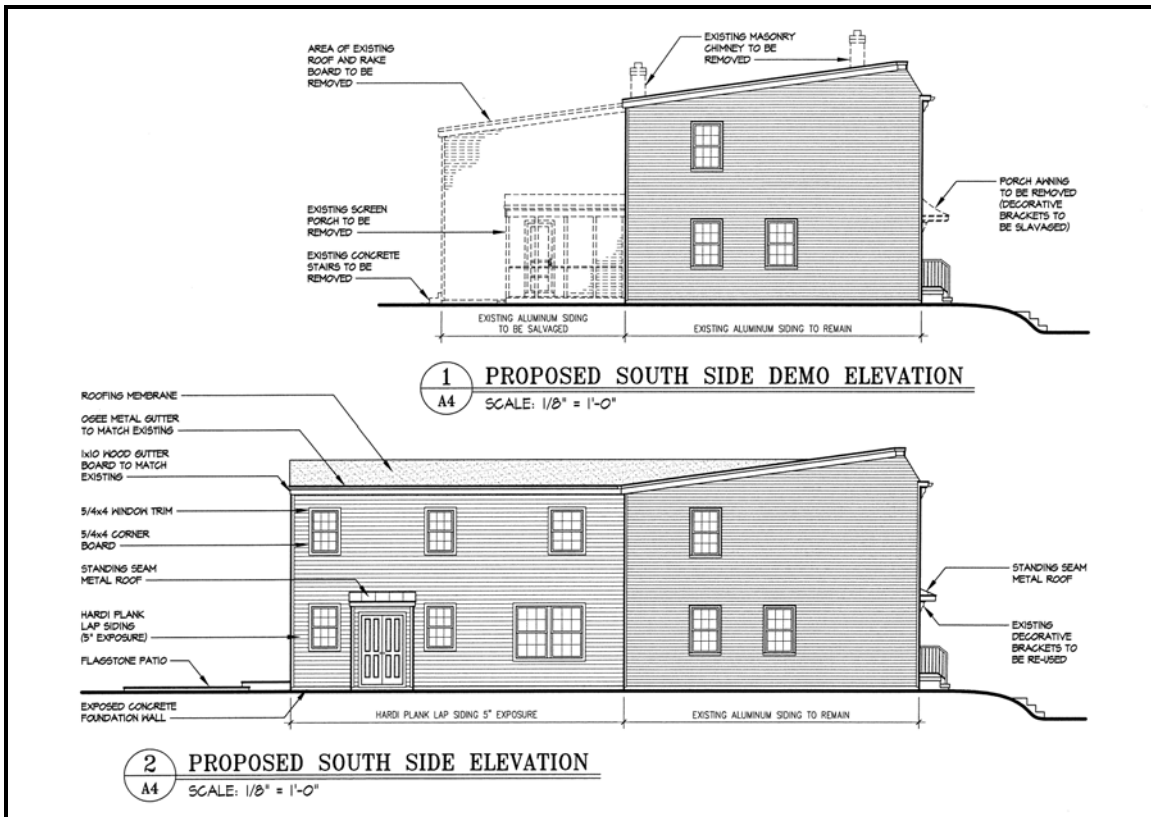


Figure 5: Proposed demo and alterations south elevation.

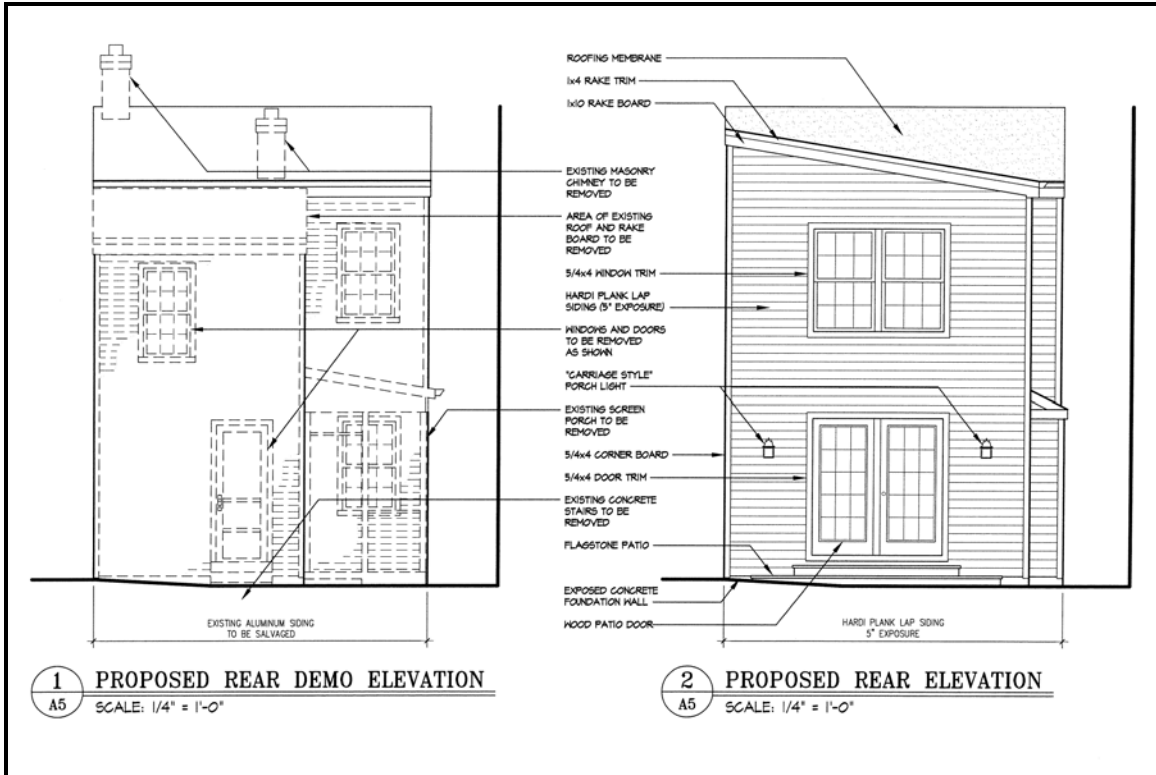


Figure 6: Proposed demo and addition rear elevation.

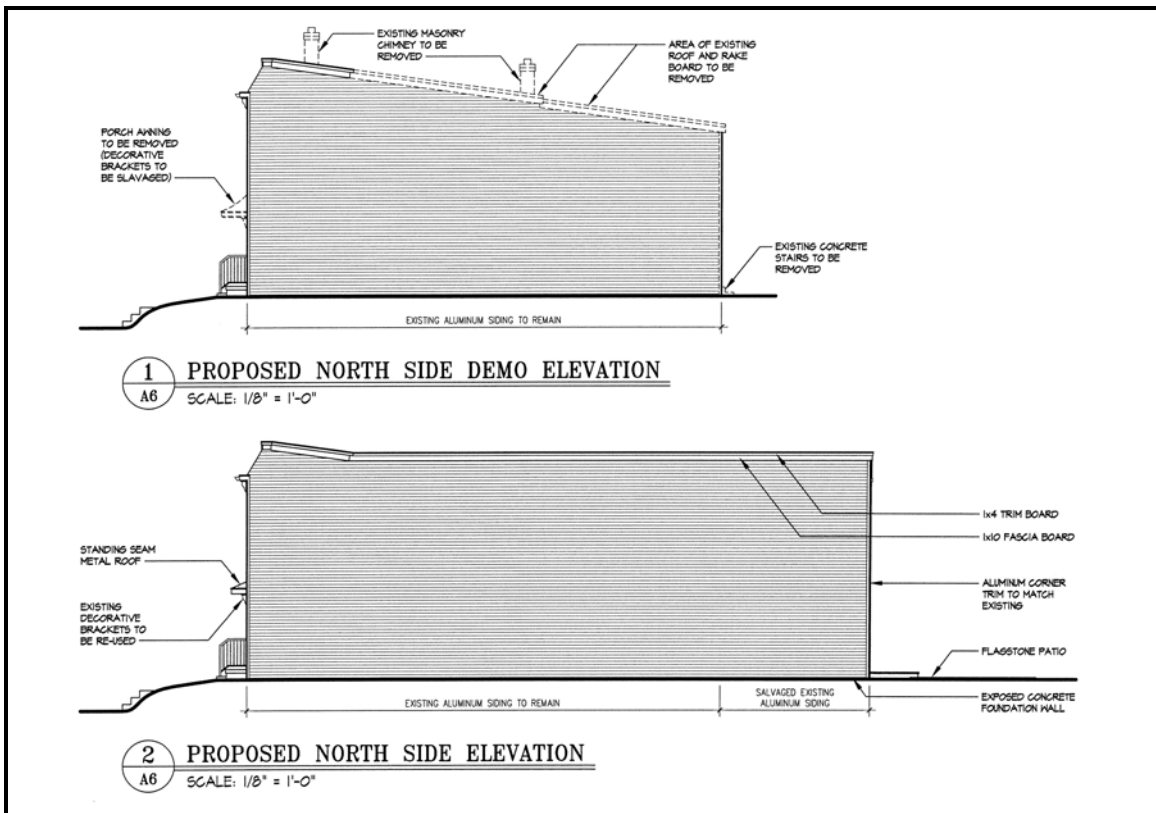


Figure 7: Proposed demo and addition north elevation.

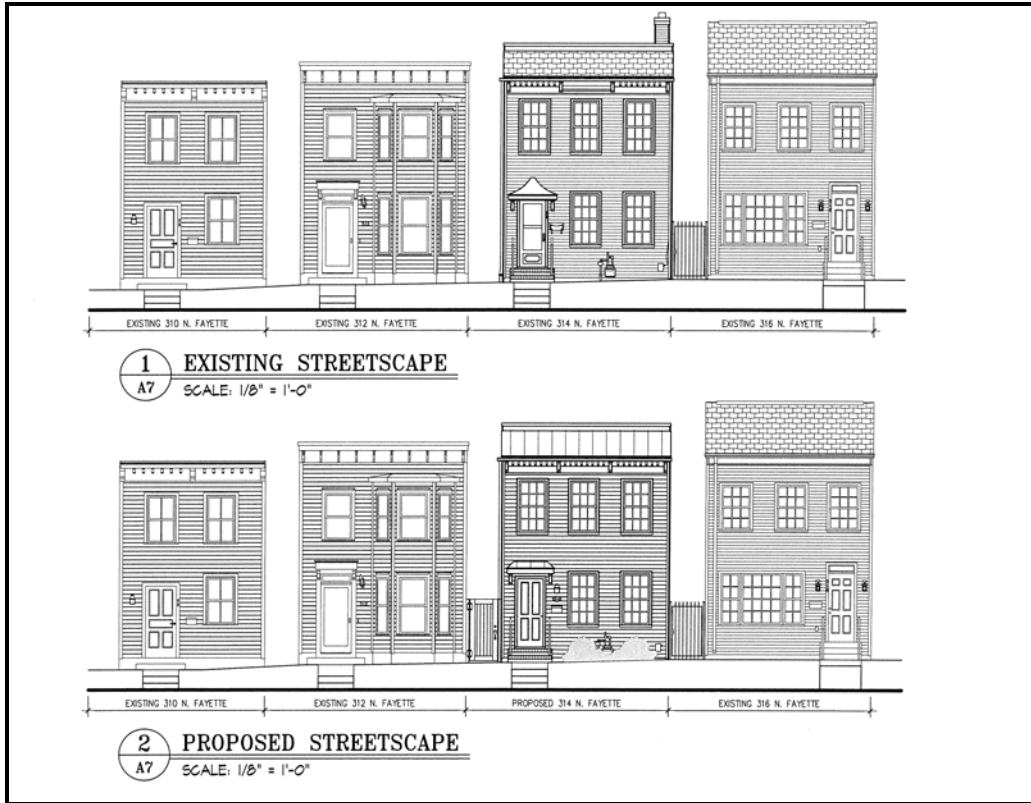


Figure 8: Existing and proposed streetscape.



Figure 9: Existing photographs.

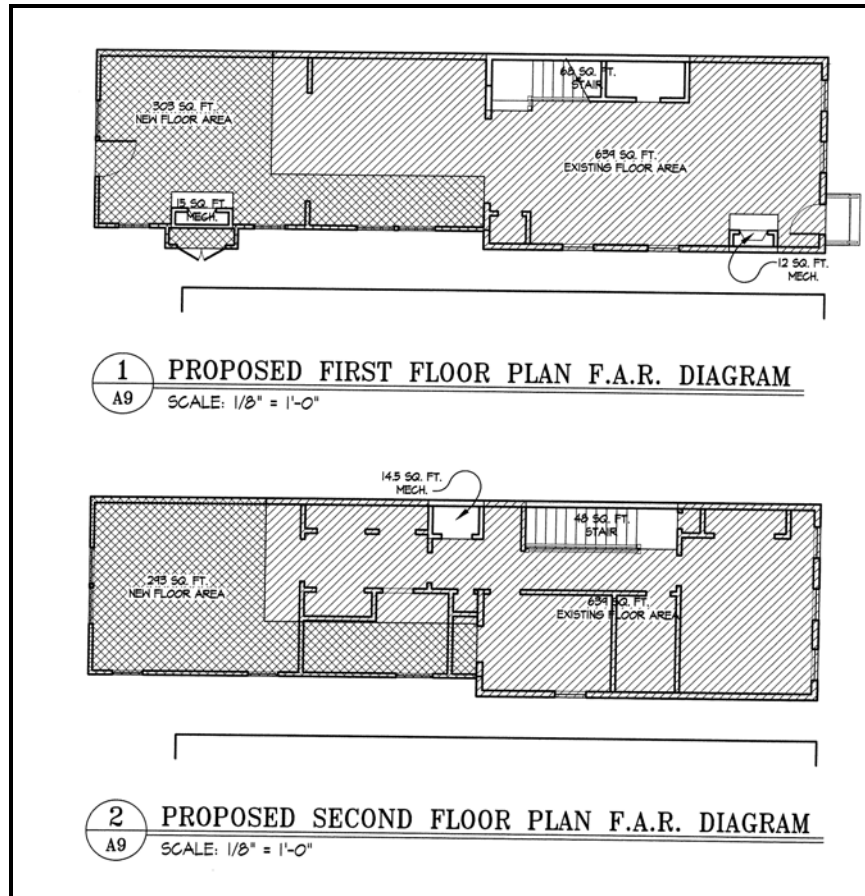


Figure 10: Proposed FAR Diagram.