

Docket Item #4
BAR CASE # 2010-0130

BAR Meeting
June 23, 2010

ISSUE: New Construction
APPLICANT: King Street Properties, LLLP
LOCATION: 426 North Alfred Street
ZONE: RB/ Residential Zone

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness, as submitted with the conditions that:

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

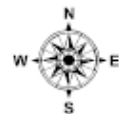
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2010-0130

6/23/2010



I. ISSUE

The Applicant is requesting approval of a Certificate of Appropriateness at 426 North Alfred Street to construct a new, detached garage on the subject property.

The new garage proposes to be sited in the rear yard, along the south (side) and west (rear) property lines. This frame 11'6" x 25', cross gable garage is clad in horizontal smooth grain cement-fiber siding and sheathed in a painted standing seam metal roof. The west elevation is detailed with an end gable and overhead, painted wood "carriage house" doors. The east elevation of the garage will face the rear yard. It is detailed with a projecting gable supported by square wood columns to create an entry porch. This elevation is ornamented with a six panel, wood pedestrian door flanked by wood 2/2 windows.

All trim proposed is painted wood and the gutters are metal ½ round with round downspouts.

II. HISTORY

The G.M. Hopkins *City Atlas of Alexandria* from 1877 illustrates a building on this property. The building is one of a pair located on the lot, the second being directly south of the subject building. The existing main block with gable roof possibly dates from this time. On the Sanborn Fire Insurance Maps, this block and this building appear by 1891, though with a different shape for the rear section from the 1877 Hopkins map. In 1891, the rear section was a traditional two-story rear ell. By 1921, a two-story rear ell had been replaced by a one-story rear ell, according to Sanborn Fire Insurance Maps. The 1958 Sanborn Fire Insurance Map depicts a two-story rear ell with a one-story porch.

Prior Approvals:

In 1997, the Board approved an application for a replacement roof of fiberglass shingles, citing economic hardship (BAR Case # 1997- 0172, 8/27/97).

In March of 2009, the Board approved the applications for a Permit to Demolish/Encapsulate and Certificate of Appropriateness, as amended, for the construction of a rear addition and alterations with conditions (BAR #2009-0012 & 13).

III. ANALYSIS

The proposed construction of this outbuilding complies with zoning ordinance requirements for the RB zone.

All proposed new construction within the historic district is reviewed in terms of its impact on the established streetscape, and its associated historic resource. The subject proposal is modest in massing, scale and design and is complementary to, without competing with, the architectural style of the existing historic house at 426 North Alfred Street, as recommended in the *Design*

Guidelines for Accessory Structures and Outbuildings. The cross gable roof form provides for a side gable facing the alley and a gable end facing the rear yard. This design complements the other neighboring garages (shed roofs, gable end roofs) and the architecture of the resources recently constructed rear addition (gable end roof) (see photos page 8). The new building's detailing is reminiscent of a historic carriage house or "kit" garage and the proposed overhead door which faces the alley alludes to the presence of carriage doors. The *Design Guidelines* also specify that the materials of accessory structures should not detract from the materials of the main building. The horizontal cement fiber lap siding, the painted, wood columns, standing seam metal roof, 2/2 painted wood windows, a painted wood door, and ½ round gutters and round downspouts give this modest 287.5 sq. ft outbuilding an elegant level of materials to complement the architectural details on the main dwelling.

The proposed new garage is compatible to the size, scale and massing of the adjacent buildings and therefore will not negatively impact the integrity of the surrounding streetscape of the historic district. The footprint of the new garage (287.5 sq. ft) will still retain the rhythm and spacing along the streetscape, as it is being proposed to be sited along the rear and side property lines facing the alley. Secondly, the proposed open space (812.4 sq. ft) will still be higher than the required open space within the district (800 sq. ft.). Finally, the proposed design incorporates a modern interpretation of a historic carriage house or garage in its massing, details and features, while utilizing the use of contemporary building materials. This attention to detail assists in the garage's compatibility with the existing streetscape by being sensitive to the district's existing architectural character. Staff recommends approval of the project as submitted with the recommended conditions from Alexandria Archaeology.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. 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 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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-8 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 (T&ES):

RECOMMENDATIONS

- R-1 An approved GRADING PLAN must be attached to the building permit application. 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) 746-4064. 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-2 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-3 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-5 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 grading plan. (T&ES)
- R-6 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
- R-7 If construction of the residential unit(s) results in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (T&ES)

CODE REQUIREMENTS

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11,

Chapter 5, which sets the maximum permissible noise level as measured at the property line.

- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-5 Payment of the sanitary sewer tap fee must be received prior to release of the Grading Plan. (Sec. 5-6-25)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

Alexandria Archaeology:

Archaeology Finding

Tax records indicate that there was a residence on John Thompson's property, occupied by Robert Wilkes, near the corner of Oronoco and Alfred streets in 1850. During the Civil War, the block bounded by Oronoco, Alfred, Patrick and Princess probably served as a large wood yard; a Union Army Quartermaster's map shows the office for the woodyard and a mess house in the center of the northwestern quadrant of the block. The 1877 Hopkins insurance atlas indicates the presence of a portion of a frame structure in the rear of the lot at 426 N. Alfred; this building is gone later in the 19th century. The proposed development property therefore has the potential to yield archaeological resources that could provide insight into domestic and military activities in 19th-century Alexandria.

Archaeology Recommendations

- *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.
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V. IMAGES

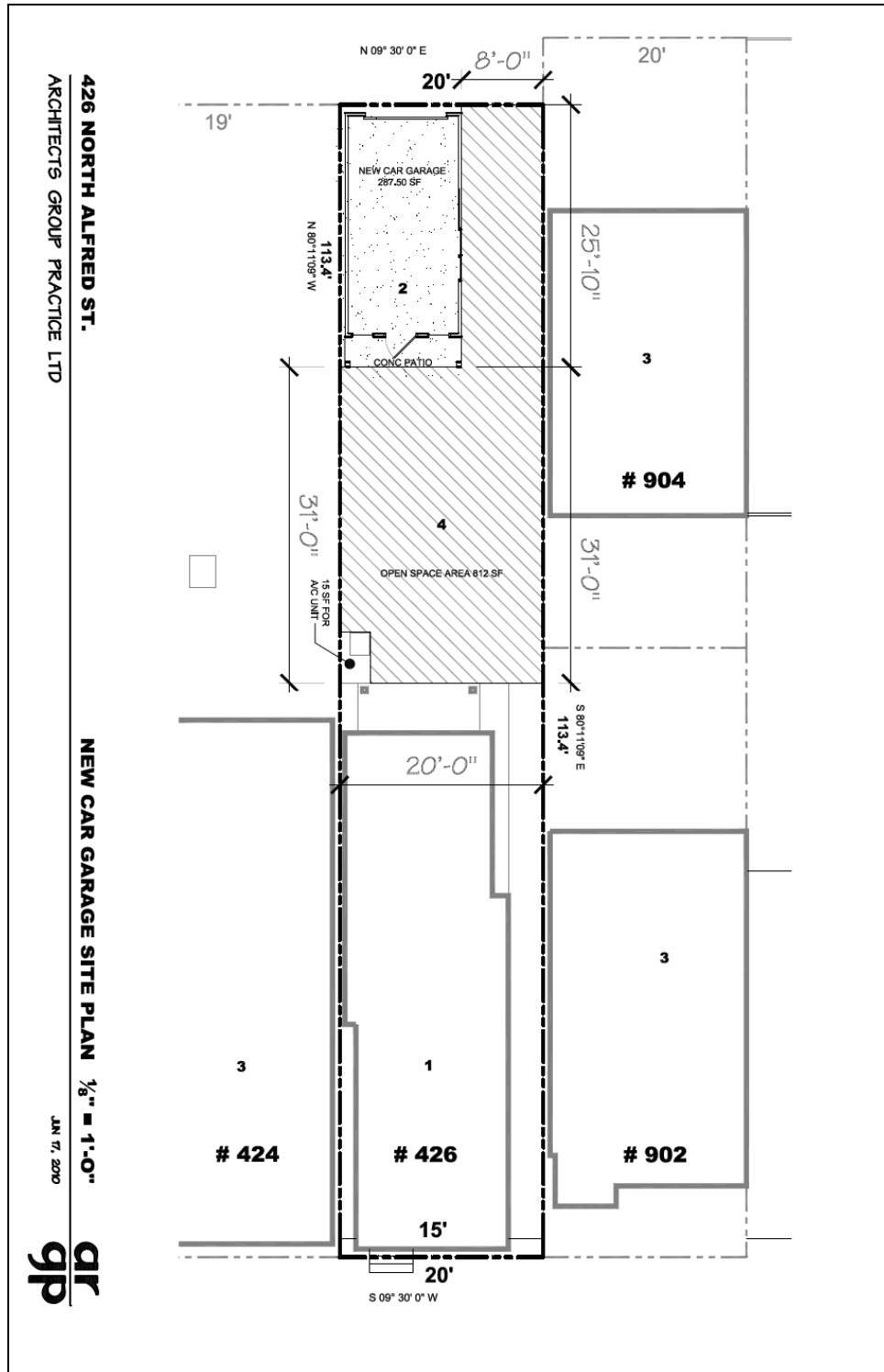


Figure 1. Plat

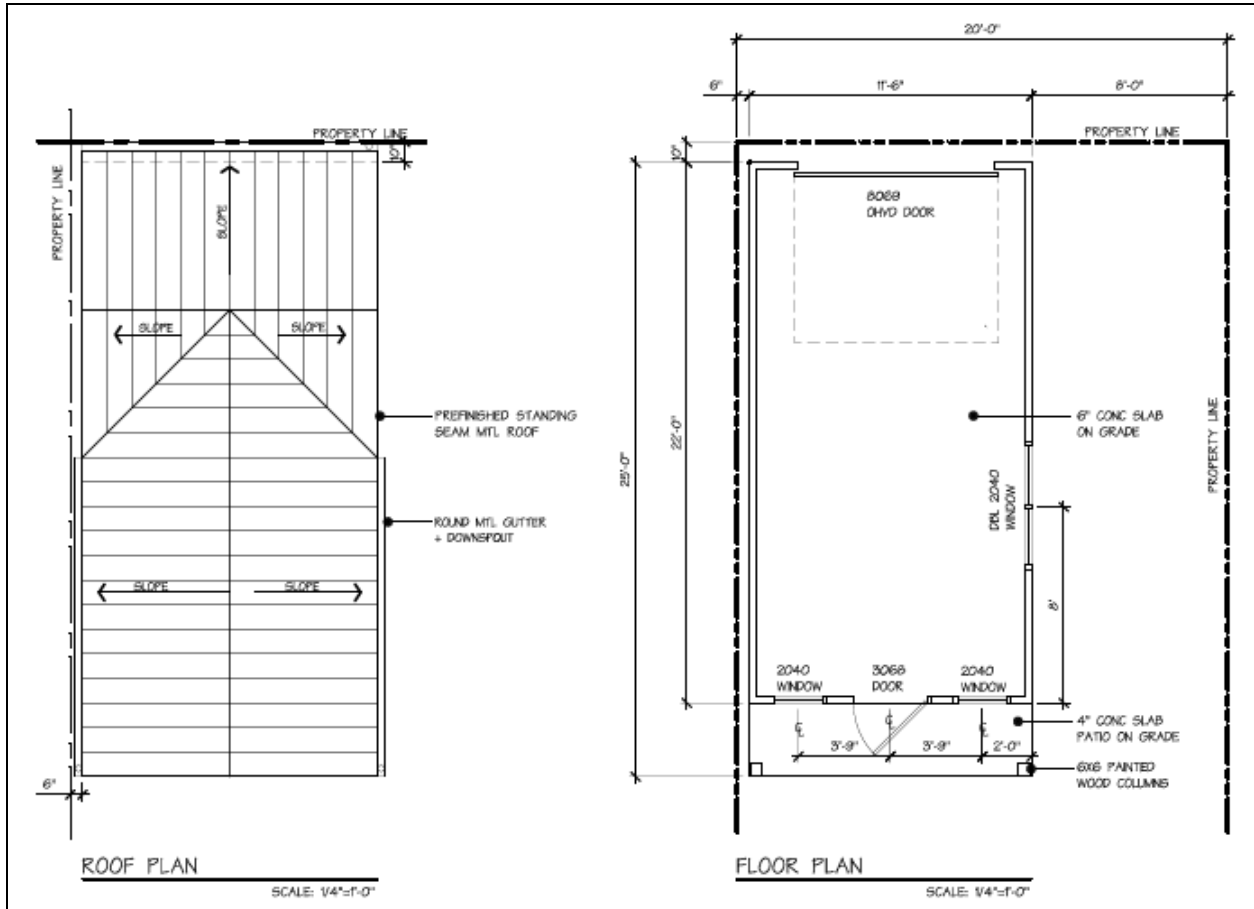


Figure 2. Roof and Floor Plans

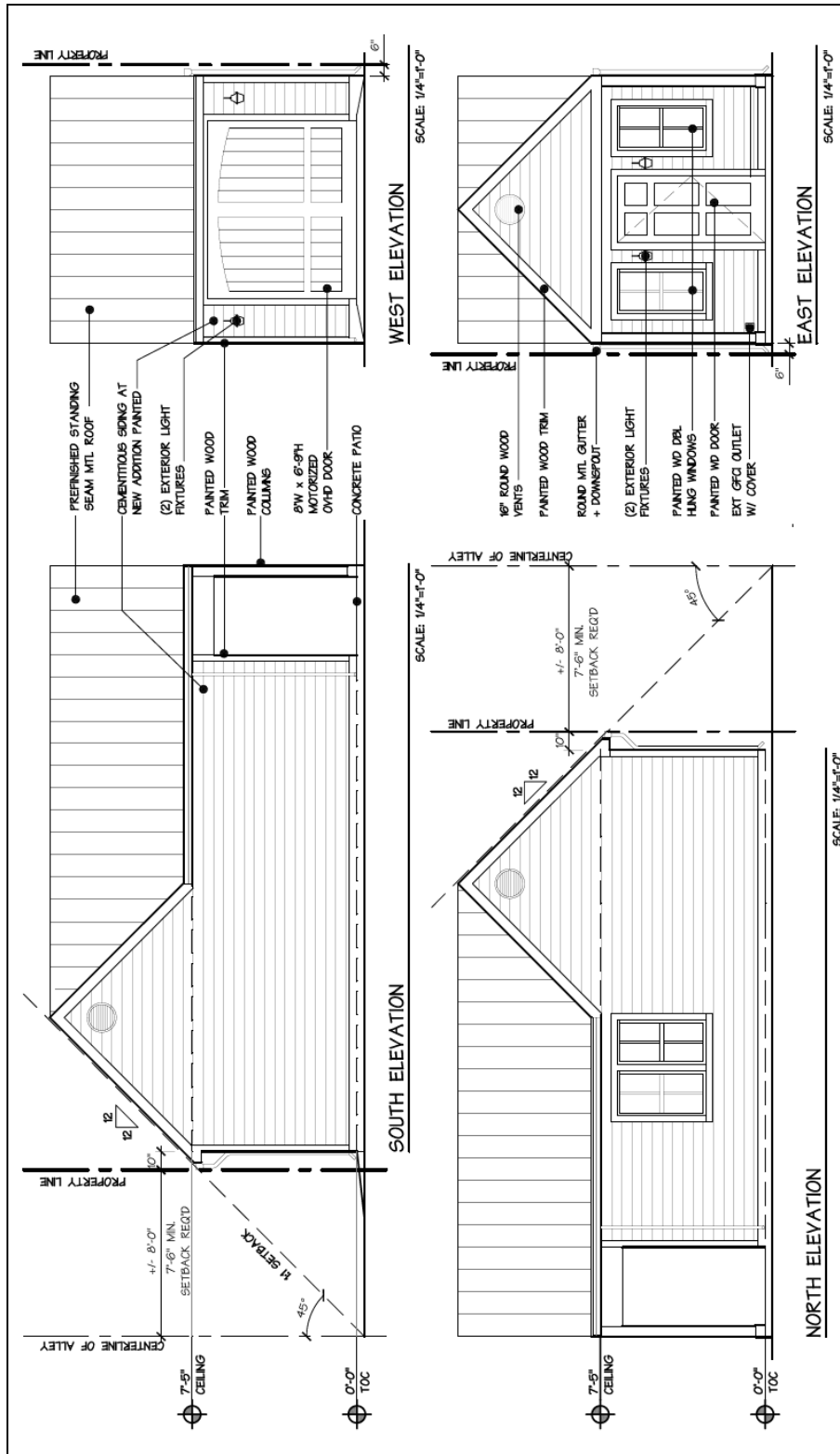


Figure 3. Proposal



Figure 4. Photos of Neighboring Garages on Alley



Figure 5. Newly Constructed Rear Addition at 426 N. Alfred



Figure 6. Perspective from House



Figure 7. Perspective from Alley

The Genuine. The Original.



Ranch House®



Ranch House® Portfolio

The natural beauty of wood and expert craftsmanship come together in the Ranch House® Doors, Overhead Door's line of exquisite custom wood garage doors.

- Eighteen classic designs available in custom or semi-custom styles
- Choice of superior woods
(Cedar, Select tight-knot cedar, A grade Redwood, Hemlock, Poplar)
- Long-lasting beauty and reliable performance
- Optional decorative hardware to compliment your architectural style
- Full Custom Door (Series 148)

Door Styles



Series #147 (Custom)

Figure 8. Proposed overhead Door

Home

Technical Info.

Gable Vents

Round

Half Round

Octagon

Tombstone

Square/Rectangle

Triangle

Right Triangle

Foundation Vents

Shutters

Access Door

Yard & Patio

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SHOPPING

Kimball Design

Custom Manufacturing

Quality Manufacturing for Home & Business
If you can draw it... We can build it

The "stated size" is the "Rough Opening."
Net Free Area: approx. 51"

The "louver box" measures 15 1/2" wide.

The overall outside of trim measurement with 3/4" x 2 3/4" SE "square edge": 19 1/2" with 1 1/8" x 2" BM "brick molding": 18"

Standard louver box depth: 3"

16" Round

Pictured: Primer Painted with Brick Molding Trim.

GVR16 \$71.46

Wood: Western Cedar

Surface: Sanded Smooth

Face Trim: 3/4 x 2 3/4 Square Edge

Louver Style: Standard Jamb

Figure 9. Proposed Louvered Gable Vent

METAL ROOF PANEL

SERIES A1000 METAL ROOFING PANEL

1 1/2" SNAP-LOCK PANEL

The A1000 profile, a cost-effective architectural metal roofing panel system with concealed clips and fasteners, requires no mechanical seaming or separate seam cap. The narrow standing seam can be notched and bent to provide a smooth transition from roof to fascia or mansard. Knee caps are applied over the notched seams to create visual continuity.

Structural	No
Architectural detail capability	Yes
Tight radius curving capability	No
Shallow slope (less than 2" / 12")	No
Narrow seams	Yes
Wide seams	No
Flush seam	No
Snap-lock seam	Yes
Mechanical seam	No
Good transition between roof and mansard or fascia	Yes
UL-90 tested	Yes
Florida Building Code Compliant	Yes
ASTM water & air infiltration tested	No
Basic Corrosion tested	No
ASTM E-1592 tested	No
Weather/tightness warranties	Yes
FM Tested	No

SEAM 12" O.C.
COPPER ROOF

Colors

Seamers

Roll Forming Machines

Features & Benefits

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- Plywood
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Figure 10. Proposed Standing Seam Metal Roof

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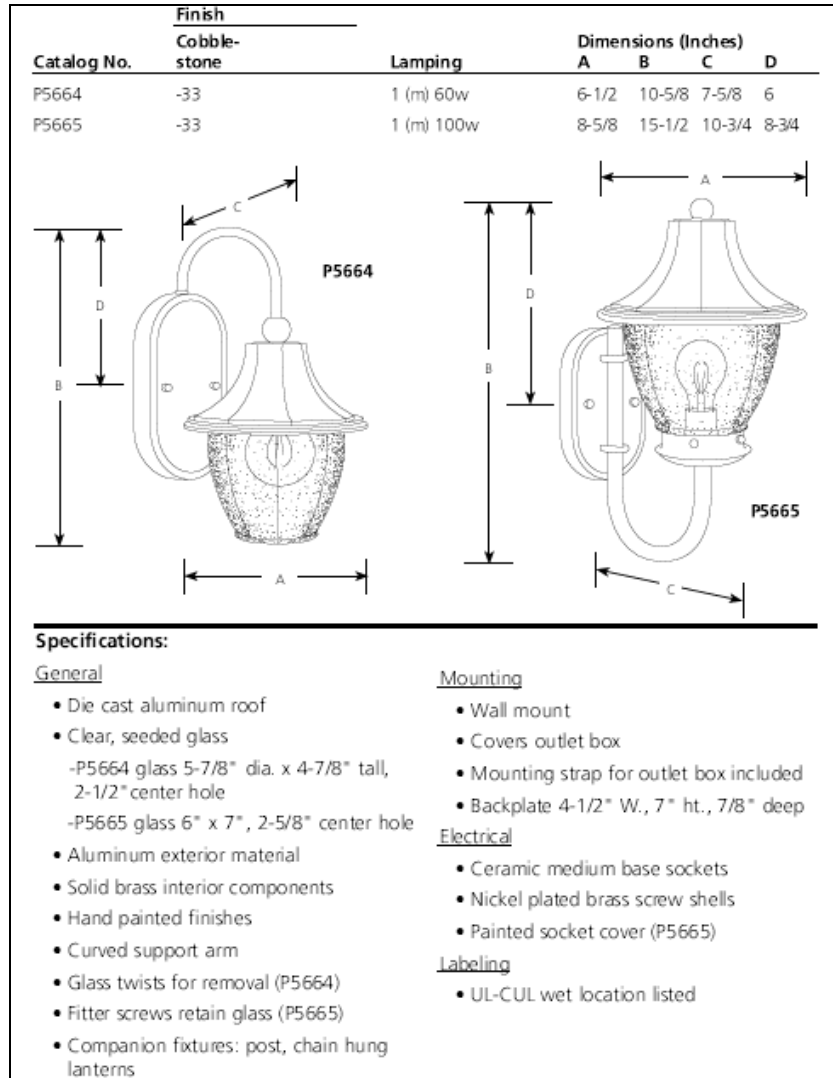


Figure 11. Proposed Lighting

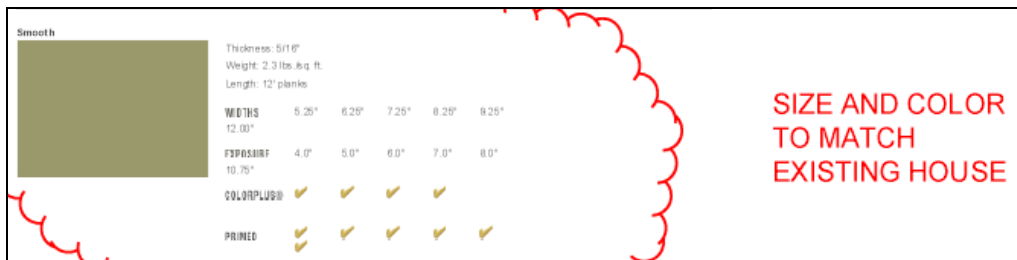


Figure 12. Proposed Smooth Surface Cement Fiber Cladding Material

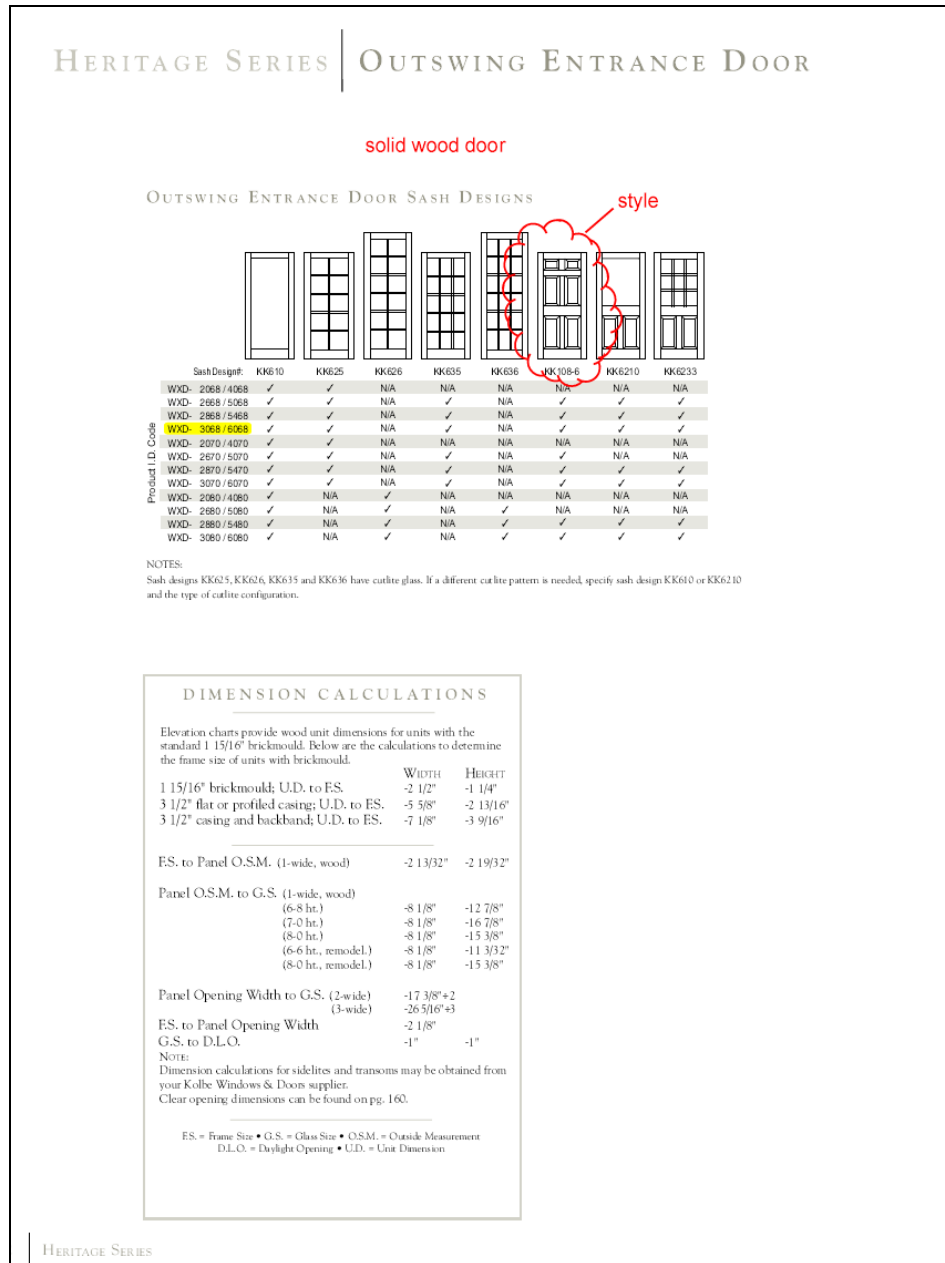


Figure 13. Proposed Painted Wood Door

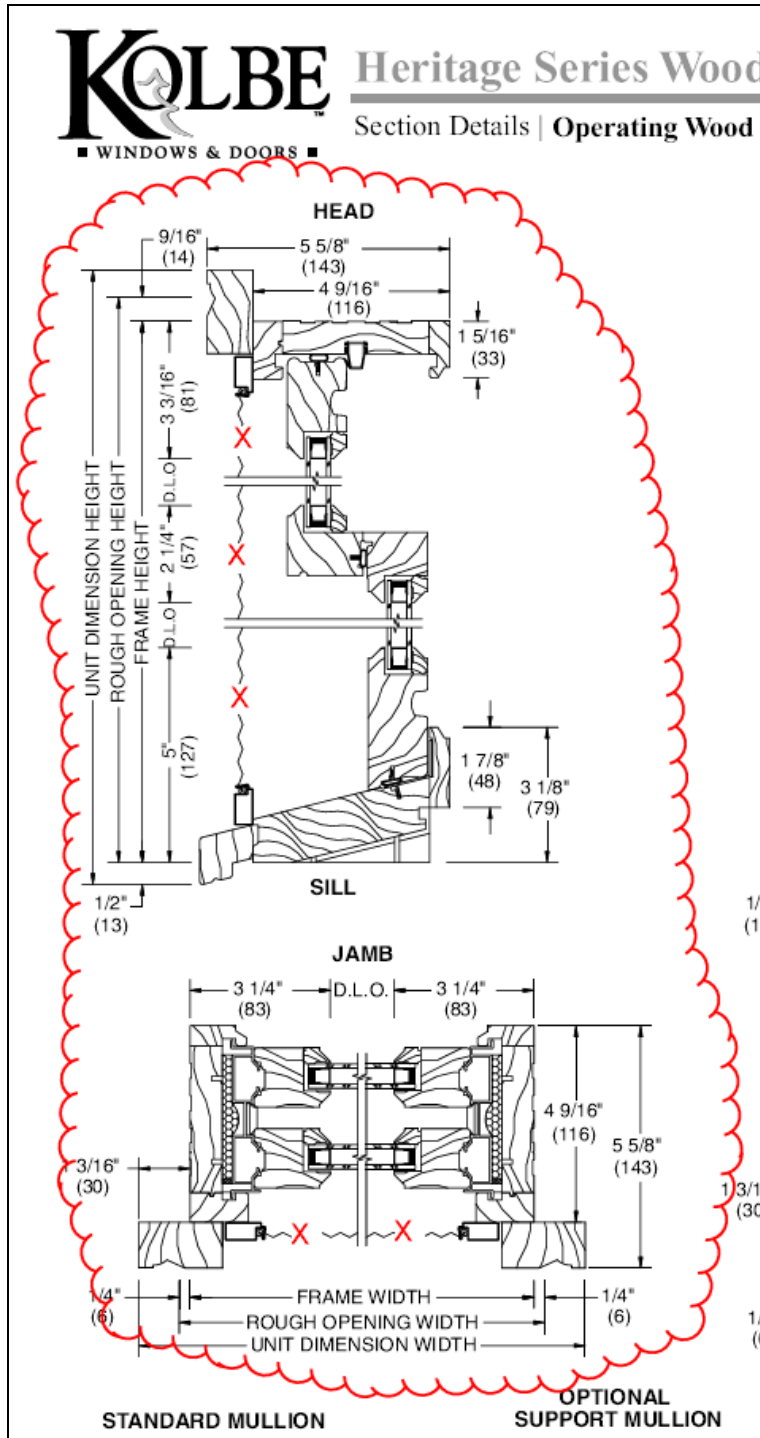


Figure 14. Proposed 2/2 Painted Wood Windows