

Docket Item #26
BAR CASE #2004-0052

BAR Meeting
April 7, 2004

ISSUE: Rear alterations

APPLICANT: Stephen & Jasmine Milone

LOCATION: 907 Prince Street

ZONE: CL/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following condition:

The following statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement:

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.

NOTE: Docket item #25 must be approved before this docket item may be considered.

DISCUSSION:

Applicant's Description of the Undertaking:

“Demolish rear two-story frame addition, constructed in phases from approximately 1910-1920. Of poor initial quality is seriously deteriorated due to rot and termite damage. Reconstructed two-story frame addition of same envelope- no change in FAR.”

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for a new two story frame addition the same size and in the same location as the existing two story frame addition at the rear of the three and two story brick house. It will be 17.3' wide, 7.5' deep and approximately 23' high. The addition will have a flat roof clad in standing seam copper and a half round copper gutter on the north side. A round copper downspout is located at the eastern corner of the north elevation. The north elevation of the addition will have three equal bays. In the first story, each bay will have a pair of doors and, in the second story, three sets of paired windows. The first and second stories will be separated by a wood beam. The three bays will be framed by wood posts with chamfered corners. The wood doors will be in pairs with each leaf having a square panel on the lower third and a window above. There will be a two-light operable wood transom above each door. The wood windows will be double hung one-over-one windows ganged in pairs with two square wood panels below each pair. The west elevation will be treated the same as a single bay on the north elevation, but will be slightly wider than the north elevation bays and will have fixed instead of operable doors. The east elevation will have the same treatment as the west elevation except that in place of the glazed doors and transom there will be fixed wood shutters. The shutters will be divided into an upper and lower portion, reflecting the same proportions as the glazed and paneled sections of the doors on the other elevations. All elements of the porch will be painted wood.

The rear of the house at 907 Prince Street is visible from the public alley at the rear and from the Prince Street along the west side of the property.

History and Analysis:

The house at 907 Prince Street was constructed between 1896 and 1902. The two story frame

addition appears at the rear of the two and three story brick house on the 1902 Sanborn map. The rear addition has been altered over time and appears to retain little original fabric.

The proposed rear addition complies with the zoning ordinance requirements.

Staff believes the proposed replacement addition is appropriate. It is no larger than the current rear addition and quite small in relation to the historic brick house. In its architectural character and materials, the proposed addition is compatible with the house and district. In its open feeling, it is probably closer to the original appearance of the c. 1902 rear addition than the present highly altered addition. Therefore, Staff recommends approval of the application as submitted, but notes the comments of Alexandria Archaeology and recommends that they be included as a condition of the approval.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to porches with roofs and skylights within setback distance.
- 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 current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail 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 comment.”

Alexandria Archaeology:

- F-1 Tax records from the early 19th century indicate the presence of free African American households on this street face (1 in 1810; 10—including the residence of Benjamin Cryer, a

signer of the 1831 petition of loyalty—in 1830, and 5 in 1850), but the exact addresses are unknown. The property therefore has the potential to yield archaeological resources that could provide insight into African American life in the early 1800s.

- R-1 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 above statement (in R-1) must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.