

Docket Item #28
BAR CASE #2004-0054

BAR Meeting
March 17, 2004

ISSUE: Rear addition

APPLICANT: Stephanie Dimond

LOCATION: 322 North Columbus Street

ZONE: RB/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following condition:

The statement below 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 #27 must be approved before this docket item may be considered.

DISCUSSION:

Applicant's Description of the Undertaking:

"Applicant requests permission/approval to remove an existing one story rear addition and to build a new two story addition."

Issue:

The applicant is seeking approval of a certificate of appropriateness for a two story addition at the rear of the house. The addition will replace the existing one story frame addition, which is 8'6" long and 16'2" wide. The new two story addition will be 18' long and 18'6" wide with a square bay on the south side of the new addition adding an additional 2' to the width. The proposed addition will increase the square footage of the house on the first and second stories by 566 square feet or approximately 25%. It will also include 623.25 of new space in the basement which will not be visible. The addition will be clad in brick to match the existing. It will have a flat roof extending the line of the existing roof. The windows will be wood one-over-one windows to match the existing.

The rear (west) elevation of the addition will have a pair of wood french doors with transom above on the left side of the first story. The doors will have a brick stoop and decorative Victorian style wood screen doors. To the right of the doorway will be a matching opening with french doors and transom above. The doors will open in and will have a fixed decorative screen on the exterior. This opening will be fronted by a shallow brick planter topped with hoop and spear metal fencing. Both openings will have a brick jack arch at the top. The second story will have a normal size, one-over-one window in the center with narrow one-over-one windows on either side. These window openings will also have brick jack arches.

The north side elevation is on the property line and will be blind. The existing north side brick wall will be extended 18' to the west at a full two story height, replacing the 8'6" long one story frame addition.

A brick interior chimney will rise from the center of the north side of the addition. It will have a corbeled cap.

The south side elevation will be dominated by the two story square bay. The bay will project 2' from the south side wall and will be approximately 13' wide. On the first level it will have two pairs of wood french doors, each with a segmental arch transom above. The doors will have Victorian style screen doors on the exterior and will be accessed by a broad set of stone steps. Centered above the doors in the second story will be two sets of paired windows. These one-over-one windows will have segmental arch heads. The window frame for each pair will include Eastlake style carved centerposts and tympanums. Raised panel wood trim will surround the doors and windows of the square bay. The wood trim will be painted. The bay will terminate in a molded cornice, assumed to be of wood.

The addition will require a new HVAC unit which will be located on the ground adjacent to the garage.

The proposed new addition will be visible from the rear alley and in a limited view through the south side yard.

History and Analysis:

As discussed in docket item #27, the semidetached, two story, red brick house at 322 North Columbus Street was constructed c. 1907. The one story frame addition at the rear was added between 1907 and 1912. Constructed in the Queen Anne style, the house retains a high level of integrity and exhibits many features typical of the style.

The proposed addition meets the zoning ordinance requirements.

Staff believes the proposed addition complies with the *Design Guidelines*. The addition is reasonable in size. It replaces an unattractive frame addition and adds only 566 square feet to the 2266 square foot house (excluding basement area). With its projecting bay, the proposed addition is 4'6" wider than the existing rear ell. However, the existing bay on the historic house extends 3'6" further than the proposed addition at its widest point. The addition will be no higher than the existing rear ell and approximately 3' lower than existing house at the front. The addition is respectful of the Queen Anne styling of the historic building and uses many of its architectural details. In fact, if Staff has any objection to the proposed project, it is that it is overly historicizing. However, Staff is not particularly concerned as the addition is skillfully and sympathetically designed and will have very limited visibility.

Therefore, Staff recommends approval of the Certificate of Appropriateness for the two story rear addition as submitted. Staff notes the comments of Alexandria Archaeology and recommends that they be included as a condition to 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 an 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 comments.”

Alexandria Archaeology:

- F-1 This property is situated on the site of the Alexandria Courthouse, constructed in 1839 and demolished near the turn of the century. The lot therefore has the potential to yield archaeological resources related to this civic structure.

- 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 must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.