

Docket Item #'s 8 & 9
BAR CASE #'s 2004-0079 & 2004-
0080

BAR Meeting
May 19, 2004

ISSUE: New garage, arbor and waiver of rooftop HVAC screening requirement

APPLICANT: James Warbasse

LOCATION: 1213 Duke Street

ZONE: CL/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the applications with the following conditions:

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; and,
2. The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement..

I. Issue:

The applicant is requesting approval of a Certificate of Appropriateness for the construction of a new one car garage, arbor and the waiver of the rooftop HVAC screening requirement.

Garage

The proposed detached one car garage measures 12' by 20' and totaling 240 square feet in area. The overall height of the garage is 8'6" feet to the top of the flat roof. The garage will be placed on the west side property line and rear property line 9' feet from the east side property line. The garage will be clad in HardiPlank. The east side of the garage will be flanked by a 6' high wood double gate. No colors have been specified.

Arbor

In conjunction with the new garage an open pergola will be built along the east side of the garage wall. Six foot high gates placed along the rear property line will screen the open patio and pergola.

Waiver of rooftop HVAC screening requirement

The applicant is also proposing to place HVAC equipment on the roof of the new addition and requests a waiver of the screening requirement.

II. History

1213 Duke Street is a two story, brick rowhouse and dates from approximately the mid-19th century according to Ethelyn Cox in *Alexandria Street by Street* (p.33).

III. Analysis

Last year, the Board approved an addition to the existing house (BAR Case #2003-0085, 5/21/03).

BZA approved a variance request on May 13, 2004 to allow the construction of the garage.

IV. Staff Recommendation

In the opinion of Staff, the garage proposed is similar to other garages that have been built along this alley on the south side of the 1200 block of Duke Street. The garage meets the recommendations for Accessory Structures contained in the *Design Guidelines*. Staff has no objection to the new wood gates and the pergola.

Likewise, Staff has no objection to waiving the rooftop screening requirement. As Staff has noted in the past, placing screening around rooftop HVAC equipment increases the overall bulk of such equipment adding mass to a rooftop.

Staff notes the comments of Alexandria Archaeology and has included them as a condition.

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 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-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.
- C-9 Structural calculations are required to verify the ability of the existing roof to support the additional weight of the A/C unit.

Historic Alexandria:

No comment.

Alexandria Archeology:

- F-1 Ethelyn Cox suggests in *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings*, that the house on this lot dates to the mid-1800s. The property therefore has the potential to yield archaeological resources which could provide insight into residential/domestic activities in 19th-century Alexandria.

- 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.