

Docket Item #16  
BAR CASE #2004-0114

BAR Meeting  
June 16, 2004

**ISSUE:** Addition and alterations

**APPLICANT:** Stew Clark

**LOCATION:** 921 South Alfred Street

**ZONE:** RM/Residential

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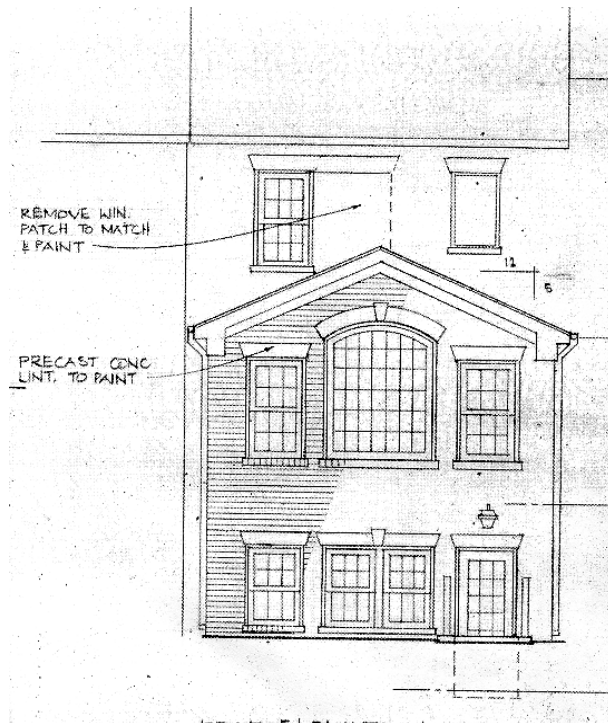
**STAFF RECOMMENDATION:**

Staff recommends approval of the application with the condition that the windows on the addition be simulated divided light windows with fixed exterior grilles.

Note: Docket item #15 must be approved before this docket item can be considered.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for an addition on the basement and first story levels at the rear of the existing two story rowhouse at 921 South Alfred Street. The addition will extend be 13' long and 15'9" wide. The existing house is 28.4' long and 17.2' wide. The addition will be clad in brick and painted to match the existing exterior walls. It will have a gable roof aligned perpendicular to that of the existing house. The rear (west) elevation will be several feet below grade on the basement level. This level will have a wood door with multiple lights on the left and a double hung, six over three window on the right. There will be paired, double hung, six over three windows in the center. There will be a carriage lamp type exterior light fixture above the door. The second level (first floor) will have a large fixed arched window in the center flanked by a double hung, six over six window on each side. The windows and doors will be Kolbe & Kolbe wood, insulated glass with fixed interior grilles. The lintels will be precast concrete. All trim, doors and windows will be painted white to match the existing. The roof will be clad in asphalt shingles to match the existing roof. The fascia boards will be wood and painted white. The gutters and downspouts will be white aluminum.



**Figure 1 - Rear (west) elevation**



**IV. STAFF RECOMMENDATION:**

Therefore, Staff recommends approval of the application with the condition that the windows on the addition be simulated divided light windows with fixed exterior grilles.

## 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.

### Alexandria Archaeology

“There is a low potential for this project to disturb significant archaeological resources. No archeological action is required.”

### Historic Alexandria:

No comment.