

Docket Item #9
BAR CASE# 2004-0193

BAR Meeting
September 23, 2004

ISSUE: Alterations to previously approved plans

APPLICANT: Michael Margiotta

LOCATION: 217 North Saint Asaph Street

ZONE: RM Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an alteration to the previously approved plans for an addition at 217 North Saint Asaph Street. The alteration involves moving the south wall of the addition 8" further to the south, thereby widening the addition from 17'8" to 18'4". The change is necessitated by the applicant's desire to construct a basement under the existing rear ell and the new addition which in turn requires widening the stairway on the north wall of the addition to allow for the insertion of stairs to the basement. The addition of a basement will not itself result in any alteration to the exterior.

The south facade of the addition will look exactly as previously approved. The depth of the pergola between the south facade of the addition and the south side fence will be reduced by approximately 8". The west facade of the addition is mostly obscured by the end wall of the existing ell which will remain. The short section on the south end of west facade of the addition that is visible beyond the ell will be extended by 8". This section is without any openings or ornamentation. The rear (east) facade of the addition, will also be 8" wider. This facade is largely obscured by the projecting two story sunroom, which will not be altered in size, but will shift 8" further to the south. Thus, the additional width of the addition on the east facade will occur at the north end of the wall. Lastly, the deck off the back of the sunroom will be reconfigured somewhat.

The south side and rear (east) of the house at 217 North Saint Asaph Street are visible due to the open parking lot which extends from the south property line to Cameron Street. However, the fence on the south and east side of the property and the garage at the rear of the property block views in to the lower portion of the house.

II. HISTORY:

The two story, gable roofed, frame house with rear ell appears on the 1877 Hopkins Atlas and probably dates to the early or mid-19th century. The front door surround suggests that it was constructed in the period of Greek Revival popularity in Alexandria, circa 1820 to 1860. The existing configuration with the gable roofed main block, followed by a two story ell, terminating in a small, one-and-a-half story shed roof addition appears to date at least to 1885, based on the footprint depicted in the Sanborn Fire Insurance Map of that year. Over the years, the house has been subject to a number of alterations. On November 5, 2003, the Board approved the demolition/capsulation of the rearmost section and alterations and an addition at 217 North Saint Asaph Street (BAR Case #s 2003-00238 & 2003-00239).

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements. The subject property is a lot of record as of February 10, 1953. Section 3-1108(C)(3) of the zoning ordinance states no side yards required for a lot of record less than 25 feet wide.

In the opinion of Staff, the proposed alterations will not change the appearance of the proposed

addition and associated site improvements in any significant way. The 8" increase in width is inconsequential in relation to the overall width of the addition. Moreover, the affected areas will be obscured from view in a variety of ways.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The proposed excavated basement does not show a proposed use provisions for window openings. A plot plan has not been provided to determine relationship of this project to existing lot lines. Consequently, this review is preliminary and there may be additional requirements based upon information provided at the time of building permit application.

- C-1 The back stairs shall exit directly to the exterior of the structure in accordance with the USBC (R-310.1)

- C-2 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.

- C-3 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-4 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

- C-5 A soils report must be submitted with the building permit application.

- C-6 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-7 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-8 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-9 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-10 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Office of Historic Alexandria:

“No comment.”