

Docket Item #11  
BAR CASE# 2005-0017

BAR Meeting  
March 2, 2005

**ISSUE:** Alterations  
**APPLICANT:** James Noel  
**LOCATION:** 632 S. Pitt Street  
**ZONE:** RM/Residential

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### **STAFF RECOMMENDATION:**

Staff recommends approval of the application 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.

NOTE: Docket item #10 must be approved before this docket item can be considered.

### **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the residential townhouse at 632 S. Pitt Street. The alterations include:

#### Front Elevation

Replace an existing single double hung one-over-one wood window with a pair of similar windows on the second level.

#### Rear Elevation

On the second level replace two existing single double hung one-over-one wood windows with a pair of single light wood French doors with a new metal cantilevered railing that is approximately 3' in height and 3'5" in width.

On the first level replace a pair of French doors with three new single light woods with a new lintel to match the existing.

#### Roof

##### Dormer

On the south facing slope of the flounder roof install a new dormer. The dormer is set back 5' from the edge of the roof and is approximately 5' in width, 8' in length, and 6' in height and has a multi-light oculus window. The dormer has an asphalt shingle roof and wood siding.

##### Skylights

Seven new skylights are also proposed to be installed on the south facing slope of the flounder roof.

##### Rear Fence

The wood fencing at the rear of the property is proposed to be replaced with a new solid brick fence that is approximately 6' in height.

##### Alterations to connector wing and rear deck

These alterations are not visible from the public right-of-way and are not before the Board.

### **II. HISTORY:**

632 S. Pitt Street is an attached brick rowhouse that was constructed in 1980. The design of the

house was approved by the Board on 6/20/79.

**III. ANALYSIS:**

Proposed exterior alterations comply with zoning ordinance requirements.

In the opinion of Staff the proposed exterior alterations are relatively minor and do not change the modernistic character of the house. Staff has no objections.

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

**IV. STAFF RECOMMENDATION:**

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

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- F-1 The submitted application does not provide floor plans. The design of this structure requires the submittal of floor plans in order to identify concerns with fire exposure, building height and other concerns of the USBC.
  
- F-2 The proposed plan combines 2 structures with different addresses into one dwelling. The applicant shall provide information as to whether a property line separates 632 ½ from 632 S. Pitt Street and the location of the property line. In addition, the applicant shall identify the use of the two structures as to whether they are jointly occupied by one family or separate families
  
- F-3 The proposed plan creates a fire exposure issue for 630 S. Pitt Street which has windows facing the interior lot line between the two properties. The applicant shall provide more information on how the proposed addition will address fire exposure issues in accordance with the USBC.
  
- F-4 The proposed dormer is not identified as to it's intended use. The applicant shall provide information on whether a 4<sup>th</sup> floor is intended to be added and whether the area added is to be used as a sleeping area.
  
- F-5 The applicant shall provide the above listed information prior to approval of this project.
  
- C-1 All exterior walls within 5 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 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
  
- C-5 Alterations to the existing structure 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.

Office of Historic Alexandria:

Prefer the more open look of the wall/gate on the existing rear elevation.

Alexandria Archaeology:

- F-1 The G.M. Hopkins insurance map indicates that structures were present on this block by 1877. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19<sup>th</sup>-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.