

Docket Item #'s 11 & 12
BAR CASE# 2005-0035
& 2005-0056

BAR Meeting
March 16, 2005

ISSUE: Alterations and addition and waiver of rooftop screening requirement

APPLICANT: Craig Brightup

LOCATION: 215 North Pitt Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

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 and an addition as well as a waiver of the rooftop screening requirement for the rowhouse at 215 North Pitt Street.

ALTERATIONS

A new basement level door will be installed on the Pitt Street elevation.

ADDITION

The new addition will be within the footprint of the existing addition, but will be extended to two stories in height and a new one story wood deck with a wood railing will be constructed. The addition will have two single light French doors on the first level with matching sidelights. On the second level there will be two six-over-six double hung wood windows. The roof of the addition will be flat. On the north side a new double hung window is proposed to be installed in the historic main block. The addition is proposed to be sheathed in wood siding to match the existing.

WAIVER OF THE ROOFTOP SCREENING REQUIREMENT

New rooftop HVAC units are proposed to be installed on the rear slope of the existing gable roof. The condensers are approximately 30" high and will be mounted to a new 4' by 7' pressure treated wood platform. The applicant is requesting approval of a waiver of the rooftop screening requirement.

The existing rear of the rowhouse is visible from Pitt Mews and the side of the house can be seen from North Pitt Street..

II. HISTORY:

The three story frame residential rowhouse at 215 North Pitt Street was constructed in 1854 by William Gregory according to Ethelyn Cox in *Alexandria Street by Street* (p.105). The rear addition and sunroom date from the 1970s according to the applicant.

III. ANALYSIS:

The proposed addition and alterations comply with the zoning ordinance requirements.

Staff has no objections to the proposed addition. It is minimally visible from the public right-of-way and is clearly differentiated from the historic main block while utilizing a traditional building material palette. In the opinion of Staff the new addition meets the recommendations of the *Design Guidelines*. Staff also has no objection to the proposed deck for the same reasons. Staff notes that a new window is proposed on the north elevation. It is not likely that this window can be constructed because it is within 5' of an interior lot line.

Staff also has no objection to approval of the waiver of the rooftop screening requirement. In the opinion of Staff, rooftop screening often adds additional bulk to a roof which is more obtrusive than the actual mechanical units themselves.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- 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 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.

Office of Historic Alexandria:

This is a very nice looking project, well presented. However, there is no detail on type of window/door replacement.