

Docket Item #21
BAR CASE #2005-0072

BAR Meeting
April 20, 2005

ISSUE: Rear addition

APPLICANT: David and Brenda Beck

LOCATION: 920 S. St. Asaph Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: Docket item #20 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new one story addition at the rear of the existing end unit residential rowhouse at 920 South St. Asaph Street. In overall length the addition is 21' and 20'8" in width. The rear will have six simulated divided light aluminum clad multi-light windows and French doors set above a brick plinth. These windows will be surmounted by wood panels. The roof of the addition will be flat and have a wood railing surrounding the roof which will serve as an unscreened second story porch. This section will be able to be accessed from the rear via a new spiral metal stair and from inside the house through an existing door on the second floor. The north elevation will have three ganged two-over-two casement windows with transoms above. The siding for this section is proposed to be HardiPlank. One small single light casement window will be installed at the connector with the main block of the house. The brick plinth will continue around on this section of the addition.

II. HISTORY:

As noted in docket item #20, 920 S. St. Asaph Street is a residential rowhouse dating from 1940.

During the last several years the Board has approved numerous additions at the rear of the houses on this blockface. For example, these have included additions at 914 in 1998 (BAR Case #98-0071, 6/17/98) and 922 also in 1998 (BAR Case #98-0130, 8/19/98) and at 930 in 2000 (BAR Case #2000-039, 4/19/00).

III. ANALYSIS:

The proposed rear addition complies with zoning ordinance requirements.

Staff is supportive of the massing and design of the addition. The addition is slightly more than half as large as the existing house. In the opinion of Staff, the design of the addition is compatible with the existing house and the overall architectural character of the George Washington Gardens subdivision and makes use of architectural elements found on the existing house. The use of HardiPlank siding for the new addition complies with the Board's policy on the use of HardiPlank.

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:

- 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.

Historic Alexandria:

No comment.

Alexandria Archaeology:

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.