

Docket Item #18
BAR CASE #2005-0099

BAR Meeting
May 18, 2005

ISSUE: Addition
APPLICANT: Nancy Doody
LOCATION: 315 South Columbus Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the south wall be pulled back from the property line several more inches to ensure that the windows will still meet code in the event of construction error in the placement of the north wall; and,
2. That the statement below appear in the General Notes of the site plan so that on-site contractors are aware of the requirement:

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.

NOTE: Docket item #17 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a one story addition to be located at the rear of the house. The frame addition will be just over 11'5" wide and will be 16'4" long. It will be located on the north property line and 3' from the south property line. It will capulate all of the first story of the rear elevation, with the exception of the a narrow section approximately 1" wide at the southern end. The addition will have a flounder form with the roof sloping down from north to south. It will be clad in wood lap siding. The roof will be standing seam metal.

The rear (west) elevation will have a pair of french doors with sidelights and transom. The multi-light doors and windows will be wood with simulated divided lights. The north elevation, which is on the property line, will be 11' high and will have no openings. The south elevation, which is shown at 3' from the property line will approximately 8'9" at the top of the eaves and will have a narrow band with six square awning windows running just under the eaves. An 8" round metal flue will project from the roof near the south edge. A gutter will run along the south elevation and drain to a downspout located at the southwest corner of the addition.

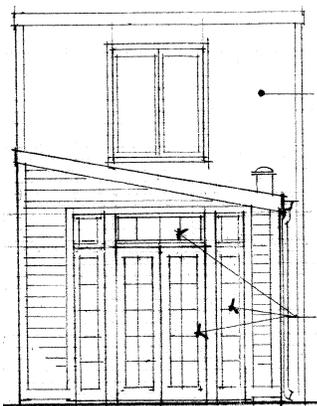


Figure 1 West elevation

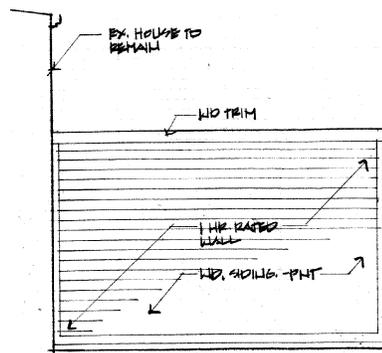


Figure 2 North elevation

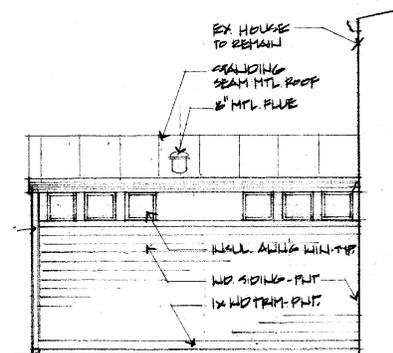


Figure 3 South elevation

There will be no alterations to the existing building other than the demolition and capsulation required for the addition.

The rear of the house is visible from the east-west public alley to the north of the house. A wood fence at the rear of the property obscures views to the lower portion of the house. The large parking area behind the house is owned jointly by the Block 11 owners association.

II. HISTORY:

As discussed in docket item #17, the two story frame house was built as a pair with 317 South Columbus Street between 1877 and 1885, extended to the rear with a two story addition between 1896 and 1902 and extensively renovated between 1982 and 1984.

III. ANALYSIS:

The property is located in the DIP Urban Renewal Area, Block 11. The proposed one story rear addition complies with zoning ordinance requirements.

Staff believes the proposed addition is appropriate for the house and neighborhood. The one story addition is modest in size. Although it will extend approximately 16' beyond the rear elevations of the houses on either side, it will not overwhelm these properties. It is only 11' high at its highest point on the north side and is well removed from the structure to the north, which has a side yard. On the south side, it is only 8'9" high and is held back 3' from the south property line.

The proposed addition is traditional in form and materials. The band of windows on the south elevation is a more modern design element, but one which Staff believes is compatible. With regard to these windows, Building Code prohibits openings in exterior walls within 3' of an interior lot line. The proposed windows are at 3' exactly. Therefore, Staff recommends that the south wall be pulled back from the property line several more inches to ensure that the windows will still meet code in the event of construction error in the placement of the north wall. Staff notes that the *Design Guidelines* recommend the use of true divided light windows, but do allow the use of simulated divided light windows where the windows are not readily accessible to the public. Their use in the proposed addition will meet that criteria. Lastly, Staff notes the comments of Alexandria Archeology and recommends that they be included as a condition of the approval.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application with the following conditions:

1. That the south wall be pulled back from the property line several more inches to ensure that the windows will still meet code in the event of construction error in the placement of the north wall; and,
2. That the statement below appear in the General Notes of the site plan so that on-site contractors are aware of the requirement:

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.

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 of the wall. As an alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3' of an interior lot line.

- 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 Archeology:

- F-1 The house on this property was built between 1877 and 1885. The property has been

registered as an archaeological site (44AX57) with the Virginia Department of Historic Resources. Excavation of one shovel test and three 1 by 1-meter squares was conducted in 1992 as part of the City Survey project. The property was considered to represent an example of a low middle class household in the 19th century. The excavation yielded evidence of previous grading and identified the edge of a possible trash pit.

- 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.