

Docket Item #16
BAR CASE # 2005-0182

BAR Meeting
September 7, 2005

ISSUE: Construction of a two story frame addition to the rear elevation

APPLICANT: Norman & Judith Lisy

LOCATION: 313 South Columbus Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the addition with the following conditions:

1. That the length of the addition be reduced by 2 feet;
2. That the windows be wood simulated divided lights;
3. That smooth fiber cement siding be used;
4. That the nails not show in the installation of the siding;
5. 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,
6. The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

NOTE: Docket item #15 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is seeking approval of a Certificate of Appropriateness for construction of a two story frame addition to the rear of the house at 313 South Columbus St.

The proposed new construction will abut the west wall of the existing wing and will abut the south wall of the adjacent property. The new structure will have a shed roof which will match the low pitch of the existing roof. The overall profile of the new elevation will be similar to the existing with the exception that it will be 2' wider than the present house. The existing single window at the second floor and existing pair of French doors at the first level will be replaced by a pair of double hung sash and a pair of single light glass doors with sidelights respectively. A shallow canopy over the doors would be supported by wood brackets. Two small square window openings are proposed for the south wall. The walls are to be clad with fiber cement siding and the roof is to be clad with metal to match the existing.

II. HISTORY:

This modest frame dwelling may have been built in the third quarter of the 19th century. It is not distinguished architecturally but it is typical of the vernacular frame houses found throughout the City which originate in this general period.

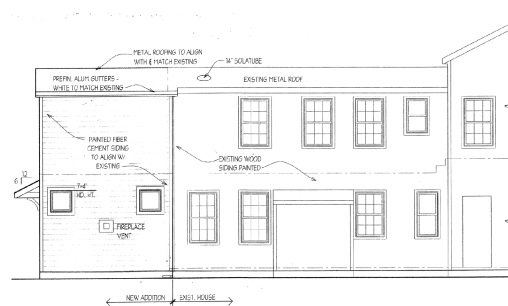


Figure 1 - Proposed side elevation

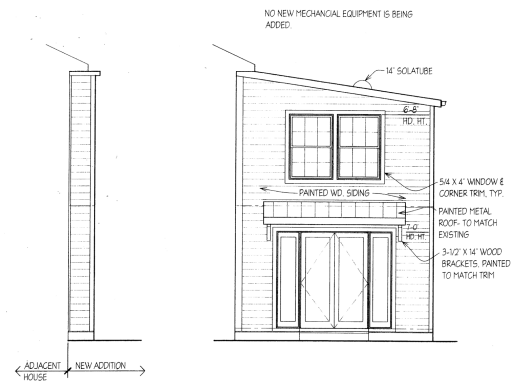


Figure 2 - Proposed rear elevation

The Board approved a number of alterations to the property in 1983, including new rear french doors (1/19/83).

III. ANALYSIS:

The proposed addition will comply with zoning ordinance requirements if reduced by 1.40 feet in depth to satisfy required open space requirements. Staff recommends that the addition actually be reduced by 2 feet so that the addition will still comply with zoning requirements in the event of construction error in the placement of the addition.

The fundamental premise of the proposal is consistent with the *Design Guidelines* for additions in most respects and is differentiated by the window openings and doors which speak to a more contemporary, but still compatible idiom.

The new construction measures 12'-4" by 14'-4" in plan and would add about 177 sf at each level for a total of 354 sf overall.

The Board has reviewed a number of applications for the use of fiber cement siding and has adopted the following policy with respect to the product.

1. That fiber cement siding not be installed on an historic structure;
2. That historic materials should not be removed to install fiber cement siding;
3. That fiber cement siding replace other artificial or composite siding;
4. That the nails not show in the installation of the siding; and,
5. That smooth siding be installed.
6. That BAR Staff may administratively approve the installation of fiber cement siding on *non-historic* buildings (those constructed in 1975 or later).

Staff has no objections to the use of fiber cement siding on the addition which helps to distinguish the new construction from the existing building provided the fiber cement has a smooth finish and the nails do not show through in the installation.

The sash proposed for the project are Andersen simulated divided light, with internal spacers between exterior and interior muntins, vinyl clad. The applicant proposes use of the standard 7/8" muntin profile. The *Design Guidelines* list vinyl clad windows as a discouraged type of window (Windows - Page 2). Staff recommends that the windows be wood to match the existing windows. Staff has no objections to the use of simulated divided lights on the addition.

Lastly, Staff notes the comments of Alexandria Archeology and recommends that they be included as a condition of the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the addition with the following conditions:

1. That the length of the addition be reduced by 2 feet;
2. That the windows be wood simulated divided lights;
3. That smooth fiber cement siding be used;
4. That the nails not show in the installation of the siding;

5. 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,
6. The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) 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 A surveyor plat was not included in the application. As a result, the plan cannot be evaluated in relation to lot lines and fire separation distances. Therefore, lot line conditions are included as part of Staff comments.

- 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 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 feet 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 Archaeology:

- F-1 This property was part of a free 19th-century African American neighborhood known as The Bottoms. Archaeological work conducted in 1979 in this neighborhood included one shovel test on this property. The lot has the potential to provide insight into domestic activities of African Americans in 19th-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 all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.