

Docket Item #11  
BAR CASE #2005-0230

BAR Meeting  
October 19, 2005

**ISSUE:** Addition and alterations

**APPLICANT:** Kathleen & William Phelps by R.B. Adams & Assoc.

**LOCATION:** 514 Prince 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 working drawings 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 seeking approval of a Certificate of Appropriateness for construction of a two story rear addition at 514 Prince Street. The addition is 12' in length and the full width of the existing house, approximately 14'6". The addition will be clad in brick veneer and will have a flat rubber roof and a simple wood cornice.

The south (rear) elevation of the addition will have two pair of wood and single light glass French doors on the first level. The doors include a semi-circular transom above, both surmounted by a semi-circular architrave with keystone. The second story will consist of tripartite double hung one-over-one wood windows.

The east elevation has a single double hung wood window on the first and second stories. The west elevation does not include any fenestration. All of the new proposed windows and doors are by Marvin.

The rear of the property is visible from South St Asaph Street.

### **II. HISTORY:**

514 Prince Street is a three bay side hall Second Empire style brick residential rowhouse with a mansard roof and large shed dormer. The house was constructed in 1913 (Building Permit #148, 6/16/1913).

The Board approved a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for a rear addition on April 19, 2000 (BAR Case #2000-0047/48), but the validity of the approvals expired and the Board re-approved the application on 6/6/01 (BAR Case #2001-0113/114). The approved addition was never constructed and the approvals again expired.

### **III. ANALYSIS:**

The proposed addition complies with zoning ordinance requirements.

The proposed addition has been modified from the two previous approvals. The length of the addition has been increased by 2' and the overall design simplified with the elimination of a second story screened porch as well as an applied full story Egyptian style masonry column running the full height of the first story.

The rear of the house is a prominent visual feature of the interior of this block when viewed from South St. Asaph Street. Traditionally, Alexandria houses are like a stage set and the front of the house reflects high style design while the sides and rear are normally plain and clearly subservient to the main street facing facade. Staff believes that the currently proposed addition is modest in scale and has been appropriately simplified.

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

**IV. STAFF RECOMMENDATION:**

Therefore, 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 working drawings 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 Windows and greenhouse are located along interior lot lines on East and West sides of the dwelling. The applicant shall provide documentation to show when windows and greenhouse were installed in order to determine compliance with applicable code at the time of construction.
  
- F-2 New windows or enlargement / alteration of existing openings shall comply with C-1 below.
  
- 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:

“How old is the wall to be removed?”

Alexandria Archaeology:

F-1 According to the G.M. Hopkins Insurance Map, a house was present on the lot at 514 Prince Street by 1877. This property therefore has the potential to yield archaeological resources which could provide insight into life in Alexandria during the nineteenth century.

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 statement in the paragraph above (R-1) must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.