

Docket Item # 6 and #7
BAR CASE #2005-0234
BAR CASE #2005-0235

BAR Meeting
November 2, 2005

ISSUE: Addition, New Garage, and Alterations & Waiver of
Rooftop HVAC Screening Requirement

APPLICANT: James E. Henson, Sr.

LOCATION: 607 South Pitt Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval with the understanding that wood, double-hung, single glazed, true divided light windows are used as replacement windows on the front facade and 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 #5 must be approved before these docket items can be considered.

I. ISSUE:

The applicant is seeking approval to add a two-story, rear addition, construct a new one-bay garage, and replace windows on the front facade and add operable shutters.

II. HISTORY

According to the original building permit 607 South Pitt Street was constructed in 1959 (Permit #7152, 11/4/59). The property is a simple brick, vernacular style residential structure with Colonial Revival design influences. The front facade has two paired double hung window with eight-over-eight lights on the first floor, while the second floor has two separate windows with six-over-six lights. All windows have brick lintels and sills. The front door has a simple wood door frame without pediment.

There does not appear to have been any earlier requests for exterior alterations to this property before the BAR.

III. ANALYSIS

The proposed addition and new constructions complies with zoning ordinance requirements.

Front Facade:

The petitioner is proposing adding new operable, wood shutters on the second floor windows. Two of the five properties within the row have added fixed shutters to the second floor windows. The petitioner will replace the existing front door frame with wood to match the existing dimensions and style of the door frame.

The current windows will be replaced on the front facade. The existing windows do not appear to be original and appear to be replacement windows. The drawings submitted by the Petitioner state that the new windows will be wood, double-glazed, simulated divided light with spacer bar, 7/8" muntin profile, eight-over-eight light configuration on the first floor, and six-over-six light configuration on the second floor, with the windows manufactured

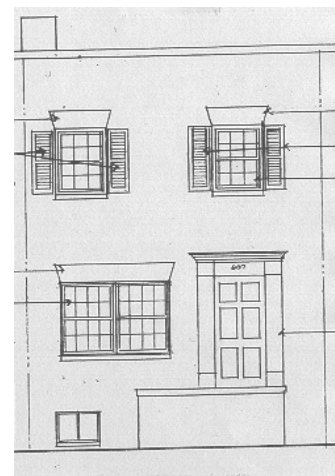


Figure 1 Proposed east elevation

by Kolbe and Kolbe. However, Staff expressed concern to the Petitioner and to the Petitioner's architect over the use of double-glazed and simulated divided light instead of single-glazed and true divided light. The Petitioner has verbally agreed to use for the front facade replacement windows, wood, double-hung, single glazed, true divided light windows, with the appropriate light configuration, manufactured by Kolbe and Kolbe. The Petitioner will also use wood trim around the front door to replace the deteriorated wood door surround.

Rear Addition:

A two-story, rear addition is proposed for this property, with a depth of 20'6" and a width of 18'. The rear addition has a foot print of 369 square feet. The existing house has a footprint of 581.4 square feet. The proposed addition will result in the demolition of the existing rear wall. The new addition will be clad in smooth Hardi-plank with a 6" reveal and painted grey. All trim will be white. The side walls will be 8" CMU walls with cement parge to provide necessary firewalls. Three windows on the second floor of the addition will be wood, double-hung, simulated divided light with a 7/8" muntin profile, with a six-over-six light configuration, and manufactured by Kolbe and Kolbe. On the first floor, three swing-in, French-style doors, with transoms will provide access to the rear courtyard area. The doors are also manufactured by Kolbe and Kolbe. The addition will have through the wall aluminum scuppers, with downspouts attached to the exterior corner trim. A gabled skylight will be located on the roof of the new addition, largely screened from public view by the parapet of the roof. A fiberglass pergola will be attached to the new addition, supported by 10" round Doric columns.

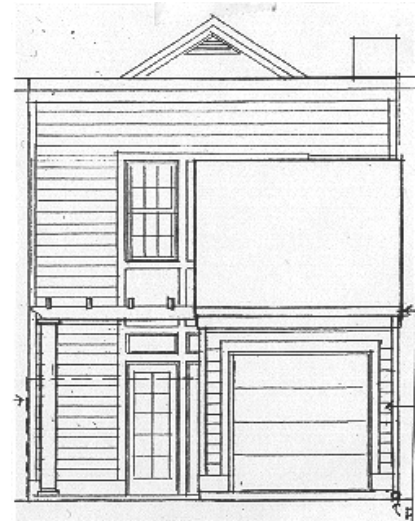


Figure 2 Proposed rear elevation

New Garage:

A new one car garage will be constructed within the existing rear courtyard area. The proposed garage will be 205 square feet. Originally, the Petitioner had proposed a two-bay garage, with a large dormer window on both the alley and courtyard elevations. The open-space requirements would not allow the two-bay garage as proposed. The Petitioner revised the proposed garage, reducing the size to one-bay and eliminated the dormer facing the alley, while keeping the dormer facing the main house, to provide light and access to storage within the garage. The dormer will not be largely visible from the public-right-of-way of the alley. The dormer's window will be a six-over-six, double-hung, window by Kolbe and Kolbe. The proposed garage will be sided with smooth Hardi-plank siding with a 6" reveal and the gable roof will have shingles. White aluminum gutters will be installed at the fascia, above the garage door openings. The Petitioner is proposing either two windows on the north wall, facing the open space, to match windows on the front facade or one window and one six-panel wood door. Staff would support either option. Wood, overhead garage doors are

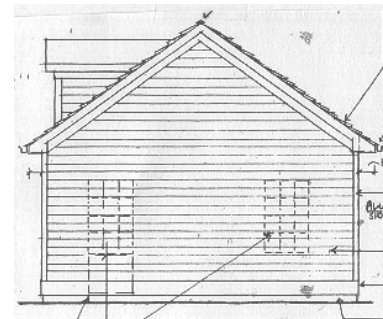


Figure 3 North elevation of garage

proposed, for both the west and east elevations of the new garage.

New Fence:

A new 6' tall wood fence to match the existing adjacent fence will enclose the Petitioner's side and rear property.

HVAC Equipment:

Staff has no objection to the Waiver of the HVAC Screening Requirement. The rooftop HVAC will be screened by the parapet of the roof of the new addition.

IV. STAFF RECOMMENDATION

Staff recommends approval with the understanding that wood, double-hung, single-glazed, true divided light windows are used as replacement windows on the front facade and 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:

- 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.

Alexandria Archaeology:

- F-1 This property is located on the site of the Seaton School for Boys, later known as the Snowden School. The school was constructed by George Seaton, an African American master carpenter, who played a leadership role in literally building up the City's African

American neighborhoods. The Seaton School opened in 1867 and continued in use until a fire forced its closing in 1915. The property to be developed therefore has the potential to yield archaeological resources that could provide insight into educational opportunities for African Americans after the Civil War.

- R-1 To insure that important information about the City's past is not lost as a result of construction, it is recommended that Alexandria Archaeology conduct an archaeological investigation on this lot prior to any ground-disturbing activities. The landowner should coordinate with City archaeologists with regard to the construction schedule to insure that the necessary work can be done before construction begins.
- R-2 In addition to the archaeological excavation, City archaeologists will provide on-site inspections/monitoring to record any significant finds discovered during construction. The applicant should contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property to schedule the monitoring.
- R-4 The applicant should 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 the development when archaeologists are not present. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-5 The above statements in R-3 and R-4 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.

Historic Alexandria:

No comments.