

Docket Item #8
BAR CASE #2005-0252

BAR Meeting
November 16, 2005

ISSUE: Addition
APPLICANT: Carl & Beverley Patton
LOCATION: 227 South Pitt Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the addition with the following condition:

The statement below 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:

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 #7 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a two story addition at the rear of the three story brick house. The addition will wrap the existing two story rear ell, extending back to the west an additional 6'- 4 ½" and infilling the 5'-6" wide dogleg on the south side to use the full width of the lot.

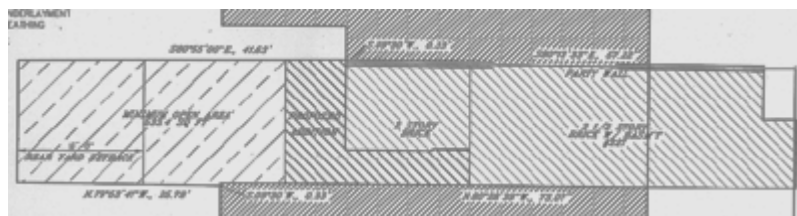


Figure 1 Proposed site plan

The addition will have a flounder form with the roof sloping down toward the south. A cricket will direct rain to a leader and downspout located on the south side of the rear facade. The addition will be clad in brick and will have wood trim and wood windows and doors by Marvin. The north side wall will be exposed for a length of 6'- 4 ½" and will be blind. The south side wall will be flush with the north wall of the house at 229 South Pitt Street. The rear (west) elevation will have three sets of paired full-light french doors with arched transoms. The doors will be enframed with wood pilasters supporting brick arches. There will be a brick soldier course between the first and second stories. The second story will have a one-over-one window with brick jack arch on either side of a pair of full-light french doors. This second story door opening will have a brick jack arch above it and a 3' high metal railing across the lower portion.



Figure 2: Proposed west elevation

The rear of the house is partially visible from the 200 block of South St. Asaph Street, in a view down the private alley running perpendicular to the lot at 227 South Pitt Street. In addition, the upper portion of the rear of the house is visible in a through-the-block view from the 500 block of Duke Street.

II. HISTORY:

As discussed in docket item #7, the three story brick Victorian rowhouse at 227 South Pitt Street is the southernmost unit in a row of six houses (217-227 South Pitt Street) constructed between 1896 and 1902. The houses were constructed with two story brick ells at the rear. Two of the houses in the row (217 & 225 South Pitt Street) already have two story rear additions and 221 South Pitt Street has a single-story rear addition.

III. ANALYSIS:

The proposed addition meets the zoning ordinance requirements. The subject property is zoned RM, residential and is a lot of record as of February 10, 1953. Section 3-1108(C)(3) of the zoning ordinance states that no side yards are required on a lot of record less than 25 feet wide. Staff does note with concern that the proposed addition leaves exactly the required amount of open space. Even the smallest of errors in construction could result in a reduction of the required open space, an action which requires the approval of the Board of Zoning appeals.

In the opinion of Staff, the proposed addition is acceptable and compatible with the *Design Guidelines* for residential additions. The proposed addition is modest in size. Adding only 386 square feet of gross area, it extends back an additional 6'- 4 ½", ending well short of the adjacent houses. While the first story with its colonnaded row of arched doorways is perhaps overly elaborate for the rear facade of a relatively modest turn-of-the 20th century house, this level will be almost entirely screened by the rear fence. The second story, with its simpler fenestration and flounder roofline is more in keeping with the traditionally vernacular character of rear elevations and with surroundings.

Staff notes the comments of Alexandria Archaeology and recommends that they be included as a condition to the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the addition with the following condition:

The statement below 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:

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 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.

Office of Historic Alexandria:

“No comment.”

Alexandria Archaeology:

- F-1 Fire insurance records note that houses were present on this street face during the 18th century. The G.M. Hopkins insurance map of 1877 depicts a structure on this lot. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in late 18th- and 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.