

Docket Item # 15
BAR CASE #2005-0224

BAR Meeting
December 7, 2005

ISSUE: Addition and Alterations
APPLICANT: Fabrice & Victoria Vasques
LOCATION: 520 ½ South Pitt Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of this application with the following condition:

1. The statement below must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements:
 - a. 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 #14 must be approved before this docket item can be considered.

I. ISSUE:

The applicants are requesting approval of a Certificate of Appropriateness for exterior alterations and to add a third-floor rear addition to 520 ½ South Pitt Street. The applicants have decided to not pursue approval of a new garage shown on the submitted drawings.

New Third-floor Rear Addition:

The applicants propose to construct a modest third floor addition that will align with the south building wall of the house now located on the south side property line. The addition measures 20.50 feet by 25.50 feet by 30.75 feet in overall height to the top of the roof facing the south side property line. The proposed third floor addition will accommodate two bedrooms, laundry room, and bathroom.

Exterior alterations:

The existing structure will have substantial alterations to the exterior as a component of this project. The existing standing seam metal roof will be replaced with charcoal colored slate. Shake siding will be located in the gable. New cornice brackets will be installed and the cornice will be altered to have ship lap "V" vertical siding. The second floor will have wood siding with a 2 ½" exposure with an eased leading edge, and 5/4 x 3 corner boards with a sill cap and a 5/4 x 6 fascia board and dentil molding separating it from the ground floor. The siding on the ground floor will be wood bevel siding with a 5" exposure. All windows will be replaced with two-over-one wood double-hung windows, with simulated divided lites and new trim. All trim will be solid wood. New exterior door on the side will be a four-panel solid core wood door. A new elliptical window will be located in the front gable. A new bay window will be located on the north elevation as well as a new entry with built-in benches at the main door. A new brick chimney will be located on the rear elevation.

II. HISTORY:

The house at 520 ½ S. Pitt Street was approved by the Board in 1993 (BAR Case #93-26, 5/6/93).

According to the G.M. Hopkins Insurance Atlas, structures were present on this street face by 1877.

III. ANALYSIS:

On November 11, 2005, the Board of Zoning Appeals granted a special exception to construct a third-story addition on the south side property line with the condition that the proposed changes be approved by the Old and Historic Alexandria Board of Architectural Review.

Staff believes that the rear third-story addition is appropriate for this 1993 structure. The addition will not be readily visible from the front public right-of-way. In addition, the alterations proposed give more stylistic and architectural interest to this property, without appearing to too closely mimic a true historic structure.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of this application with the following condition:

1. The statement below must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements:
 - a. 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.

Alexandria Archaeology:

- F-1 According to the G.M. Hopkins Insurance Atlas, structures were present on this street face by 1877. The lot therefore has the potential to yield archaeological resources that could provide insight into residential life 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.

Historic Alexandria:

“No comment.”