

Docket Item # 13
BAR Case #2006-0008

BAR Meeting
February 15, 2006

ISSUE: Re-approval of addition and alterations

APPLICANT: Mike Margiotta

LOCATION: 217 North Saint Asaph Street

ZONE: RM/Residential

BOARD ACTION, FEBRUARY 1, 2006: Deferred at the request of the applicant.

STAFF RECOMMENDATION:

Staff recommends re-approval of the application for addition and alterations with the following condition:

1. That the following statement must appear in the General Notes of the site plan 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 #12 must be approved before this docket item can be considered.

I. ISSUE:

The current application for re-approval of addition and alterations is nearly identical with the project approved by the Board on November 5, 2003, 2004 (BAR Case #2003-00239) and the alterations to those plans which were approved by the Board on September 23, 2004 (BAR Case #2004-0193) with the exception of the following changes:

1. The skylight has been eliminated from the roof of the ell;
2. The roof on the existing main block and ell will now be *either* painted standing seam metal *or copper*; and,
3. Instead of repairing and retaining the stucco on the north wall, the stucco will be removed and new wood siding will be installed to match the original German siding.

The applicant is requesting approval of a Certificate of Appropriateness for a new rear addition and alterations to the existing house as described below:

Addition

The proposed two story rear addition will take the place of the existing rear one-and-a-half story addition. The existing addition has a footprint of 180 square feet. The proposed new addition will add 447 gross square feet on the first floor and 440 gross square feet on the second floor. The new addition will have a gable roof similar in pitch to the existing main block and, like it, oriented with the ridgeline parallel to the street. The gable of the new addition will be 4 ½' lower than the gable of the existing main block at its highest point. A gable roofed, two story sunroom section will extend from the rear of the addition and a one story rear porch will extend from the sunroom addition. The addition will rest on a brick foundation, be clad in painted wood siding and will have a black asphalt shingle roof. All the windows will be wood, simulated divided light windows.

The south side elevation of the addition will have a pair of nine-light casement windows centered in the first story and three evenly spaced six-over-six double hung windows in the second story. There will be a small four-light window in the attic story. At the east end of the addition will be the two story sunroom section, projecting six feet beyond the end of the addition. The sunroom

will be composed of wood windows with wood trimmed MDO panels below. The south side of the sunroom will have a pair of eight-light casement windows on each story. The sunroom section will cover the southernmost two thirds of the rear (east) elevation of the addition. The northern bay of the new addition will have a small four-light casement in the first story and a narrow four-over-four double hung window in the second story. The sunroom section will have multi-light doors on either end with a pair of nine-light casement windows between them and wood panel below. The second story of the sunroom section will have four casement windows ganged together. The outer two will be six-light will the center two will be nine-light. The north elevation of the addition will be clad in wood siding and will be blind. The sunroom section will have a pair of eight-light casement windows in the first story and a pair of six-light casement windows in the second story. A shed roof porch, the same width as the sunroom section will project from the rear wall of the addition and extend 2'4" beyond the sunroom. It will be supported on wood columns and will rest on a 1 1/2' high wood deck which will extend well beyond the porch into the back yard.

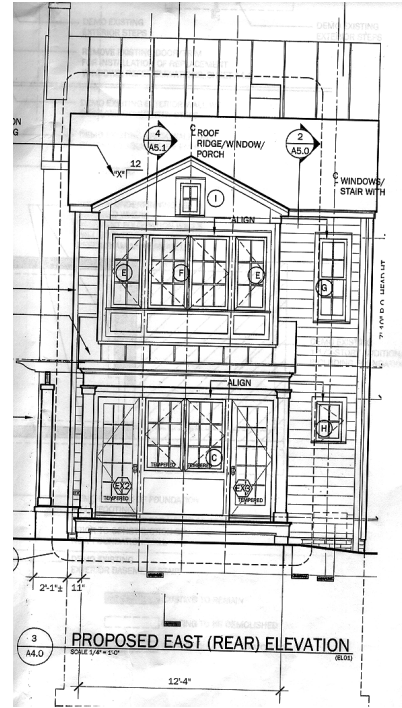


Figure 1 - Rear (east) elevation

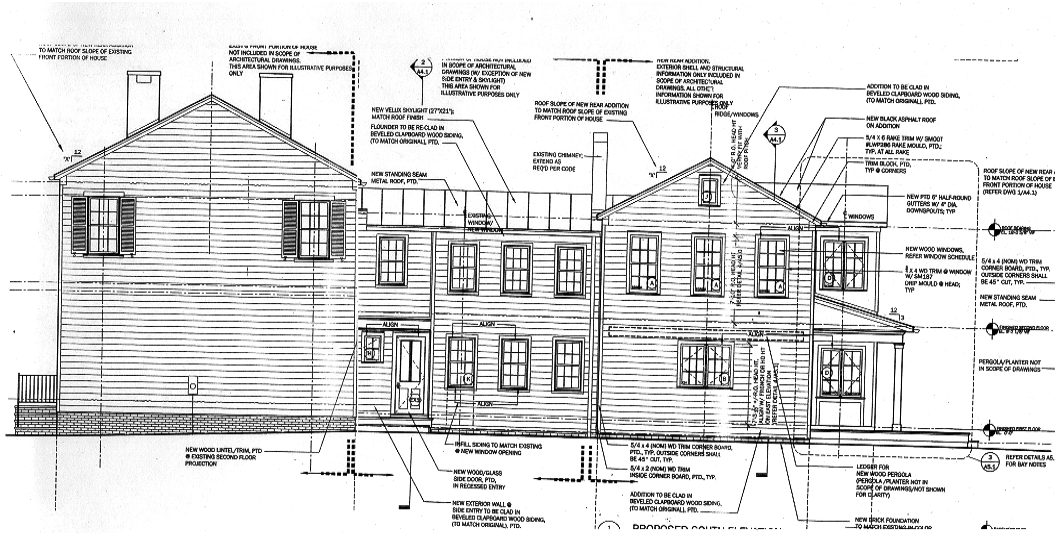


Figure 2 - South side elevation

Alterations to Existing House

The faux-stone stucco finish will be removed from the exterior on all sides of the house. Existing wood siding will be salvaged and reinstalled on the front facade of the house. Elsewhere, new painted wood siding will be installed to match the original. The stucco will be removed from the original brick foundation and it will be repointed and painted. The existing c. 1938 front stoop will be replaced with a new, slightly deeper, brick stoop with a simple metal handrail with lambs tongue return. The brick stoop is to be painted to match the foundation. The chimneys will also have the stucco removed and will be repointed and painted. The chimney at the east end of the rear ell will be extended as necessary to meet code. It is assumed that the addition to the chimney will match the brickwork of the existing. The existing asphalt roof is to be removed and replaced with a painted standing seam metal roof or copper roof. New half round metal or copper gutters will be installed as needed. All existing windows in the house, which are modern vinyl windows with sandwich muntins, are proposed to be replaced with single-glazed, true-divided-light double hung wood windows with interior storm panels. Nearly all the windows will be six-over-six. The window trim, which is currently wrapped in vinyl, will be replaced with new wood trim and sills.



Figure 3 - Front (west) elevation

The existing side entrance in the inset portion of the rear ell on the first story will be removed and the wall will be brought forward to within 1' of the rest of the south wall of the ell. There will be a paneled wood door with two lights in the east side of the new wall section and a small four-light wood window at the west side. There will be a flat stoop with step between the entry and the side yard. An existing side door at the west end of the ell will be replaced with a six-over-six wood window.

Site

New HVAC units will be located on the north side of the new sunroom section, where they will not be visible from the public right-of-way. As explained above, a low wooden deck will extend into the rear yard. A brick planter and wooden trellis will extend along the south wall of the addition. It will have wooden columns and will be 10' high. The existing 6' high fence along the south property line adjoining the parking lot and the arched wooden gate at the front will remain.

The front and south side of the house are visible from Saint Asaph Street and the south side and rear (east) of the house at 217 North Saint Asaph Street are also visible from Cameron Street due to the open parking lot which extends from the south property line to Cameron Street. The rear of the house is also visible from Pitt Street through a short east-west alley at the end of the property.

II. HISTORY:

As discussed in docket item #12, the Greek Revival influenced, two story, gable roofed, frame house with flounder form rear ell is thought to date to the early to mid-19th century. It has had little change to its basic form through the years. However, it has been subject to a number of superficial alterations in the 20th century, including the application of stucco siding, replacement of the metal roof with asphalt and replacement of the wood windows with vinyl.

There is no record of Board review of alterations to the property prior to the recent approvals. The proposed addition and alterations were approved by the Board on November 5, 2003 (BAR Case #2003-00239) and alterations to the approved plans were subsequently approved on September 23, 2004 (BAR Case #2004-00193).

III. ANALYSIS:

The proposed addition and alterations comply with the zoning ordinance requirements.

As discussed above, the addition and alterations were approved two cases in 2003 and 2004. The current project conforms to these approvals. Staff believes the proposed addition conforms to the *Design Guidelines* and is acceptable. It is respectful of the historic building in its size, massing and materials. Staff also commends the proposed renovation project, which will enhance the historic character of the existing house. The proposed plans incorporate a number of the Board's comments from previous hearings.

Staff notes the comments of Alexandria Archeology and recommends that they be included in the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following condition:

1. That the following statement must appear in the General Notes of the site plan 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:

- F-1 The proposed excavated basement does not show a proposed use. If the basement area is intended for use as habitable space, the basement area shall conform to the USBC requirements for Emergency Escape and Window Openings (R-310.1). This review is preliminary and there may be additional requirements based upon information provided at the time of building permit application. The applicant shall clearly identify the intended use of the basement area on the building permit plans at time of submission.

- 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:

F-1 Consult Archaeology as needed. No comment on addition design.

Alexandria Archaeology:

F-1 According to Ethelyn Cox's *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings*, a structure was built on this lot during the 19th century. The property is also adjacent to the McVeigh Hospital lot, which was utilized by the Union Army during the Civil War. The property therefore has the potential to yield archaeological resources which could provide insight into domestic and military activities 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.