

Docket Item # 17
BAR CASE #2006-0015

BAR Meeting
February 15, 2006

ISSUE: Porch
APPLICANT: Ivy Whitlatch
LOCATION: 700 Chetworth Place
ZONE: RB/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that Staff approve the additional columns required by Code Enforcement to meet the building code.

I. ISSUE:

The applicant is requesting approval of a certificate of appropriateness for a new open rear porch where a previous concrete slab patio with metal awning had been located. The proposed new porch will be 11' deep by 13'7" wide. (The previous porch was 10' deep by 13'7" wide.) The new porch will rest on a new concrete slab faced with brick and stone. The porch will have a hip roof. The peak of the roof will be approximately 13'6" above grade. According to the applicant, the roof will be clad in slate or metal shingles to match those on the house. The porch will be supported by two sets of paired wood posts resting on brick piers. The posts will support wood crossbeams with shaped ends. There will be a wood railing with 2 x 2 pickets on the right side of the porch, adjacent to the stairway to the basement. According to the applicant, the porch will be painted to match the trim on the house.

The porch is similar to the porch approved on April 6, 2005, but differs somewhat from that design which had a gable end roof rather than a hip roof, single rather than paired posts and no crossbeams.

The end unit house located at the corner of Chetworth Place and Michigan Avenue is highly visible but the porch will be partially obscured by the fence that surrounds the rear yard.

II. HISTORY:

700 Chetworth Place is a two story brick residential rowhouse that was constructed ca. 1939 as part of Fagelson's Addition.

The new rear porch was originally approved on Consent Calendar in 1996 (BAR Case #96-0279, 12/18/96) along with a wood fence and garden shed. While the fence and garden shed have been constructed, the replacement porch was not and the validity of the Certificate of Appropriateness has expired. The Board re-approved the rear porch in 2000, 2001 and 2005 (BAR Case #2000-0121, 6/21/00 and BAR Case #2001-0106, 5/16/2001 and BAR Case #2005-0058, 4/6/2005).

III. ANALYSIS:

Proposed porch complies with zoning ordinance requirements and comments indicated in zoning staff's previous comments.

Staff has no objections to the re-approval of the porch with revised design and again recommends approval of the application.

Although not shown on the elevation drawings, it is the understanding of Staff that since the porch roof cannot tie into the existing chimney, a post will be required to meet building code requirements. The location of this post in front of the chimney as well as one at the eastern corner of the porch are shown on the submitted roof framing plan. Staff recommends that the design of these posts be submitted to Staff for approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that Staff approve the additional columns required by Code Enforcement to meet the requirements of the building code.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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.

Historic Alexandria:

“No comment.”