

Docket Item # 22
BAR CASE# 2006-0027

BAR Meeting
February 15, 2006

ISSUE: Addition
APPLICANT: Tim McLaren
LOCATION: 1219 Duke Street
ZONE: CL/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application with 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.
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.

NOTE: Docket item # 21 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an addition at the side (west) of the first story of the existing house. The addition is one story in height and will infill the rear ell. The addition will be approximately 4' in width, 10' in length and will be sheathed in brick veneer and have a standing seam metal roof. The roof will extend beyond the proposed addition, over an alcove area. A new six panel wood door will provide access to the addition. The addition will have no fenestration.

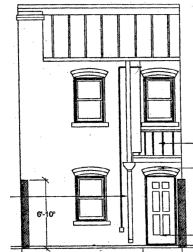


Figure 1
Proposed rear elevation

II. HISTORY:

1219 Duke Street is a one of a group of two story Victorian era brick rowhouses dating from ca. 1900.

III. ANALYSIS:

The proposed addition complies with zoning ordinance requirements.

The proposed addition is quite modest and will infill the ell at the rear of the house. The overall visual perception of the house will not change once the addition is constructed largely because it is only one story in height. The proposed building materials are compatible with those of the main historic block. Based upon this, Staff recommends approval of the proposed addition.

Staff notes the comments of Alexandria Archaeology and has included them as a condition.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

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CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The proposed addition encloses window openings for a bathroom and another, unidentified space within the dwelling. The loss of use of these exterior windows shall not impact the habitable space requirements pertaining to light and ventilation for the effected spaces. Should habitable space requirements be impacted by this construction, this proposal shall not be permitted without suitable alternative measures permitted by the USBC. At the time of building permit application, window opening issues shall be resolved in accordance with the requirements of the USBC.
- 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 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 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:

It is unclear from the photos submitted how much of the rear of this building would be seen from the public view. Although it would probably be minimally visible, the proposed addition with seam roof would alter the appearance of the structure and remove original elements such as a window and wall materials.

Alexandria Archaeology:

- F-1 The G.M. Hopkins insurance atlas indicates that a house was present on this lot by 1877. The property therefore has the potential to yield archaeological resources that could provide insight into domestic 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.