

Docket Item #11
BAR CASE #2006-0065

BAR Meeting
May 17, 2006

ISSUE: Rear addition

APPLICANT: Robert and Rita Burnham

LOCATION: 412 Jefferson Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

BOARD ACTION, APRIL 19, 2006: The Board combined the discussion of docket item #'s 7 & 8. On a motion by Mr. Wheeler, seconded by Mr. Smeallie, the Board voted to defer the application for restudy.

REASON: The Board found the proposed use of vinyl on the new addition inappropriate as a building material in the Old and Historic District. The Board requested the applicant to explore other compatible materials for the addition.

SPEAKERS: Mike Schwartz, representing the applicants, spoke in support

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(Insert sketch here)

Update: Since the public hearing of April 19, 2006 the materials of the proposed sunroom addition have been revised from vinyl to aluminum in response to the comments of the Board at the public hearing.

NOTE: Docket item #10 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new rear one story sunroom to replace the existing one story rear frame porch. The new sunroom will also be one story and will occupy the same footprint as the existing porch approximately 9' in length and 10' in width. The existing siding and double hung aluminum windows will be replaced with new single pane aluminum slider windows in a configuration of two pair above two pair of fixed horizontal windows. The frame of the new sunroom is now proposed to be white aluminum. The lattice work used as a skirt at the foundation level of the addition is now proposed to be wood.

II. HISTORY:

As noted in the discussion section for docket item #10, 412 Jefferson Street is in Yates Gardens and was constructed ca. 1941.

III. ANALYSIS:

Proposed alterations to exiting rear one story addition and alterations comply with zoning ordinance requirements.

The proposed new sunroom is essentially a re-design of the exterior of the shell of the existing frame porch. In addition, the view of the sunroom from the public right-of-way is quite narrow, being limited to essentially the roof elements of the new sunroom. Finally, sunrooms were becoming a commonplace feature of many subdivision developments at the time Yates Garden was being built. Thus, Staff does not consider a sunroom on the rear of this Yates Garden townhouse inappropriate. Further, Staff has no objection to the materials proposed because of the distance the structure is removed from the public right-of-way. Staff does not believe that the building material proposed to be used in the addition will be discernible from South Pitt Street, the only view of the addition from a public right-of-way. Therefore, Staff continues to recommend approval of the application as submitted.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 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-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Construction permits are required for this project.

Historic Alexandria:

Although not much of this addition can be seen from public view, it would be more appropriate to use painted wood for the structure and lattice, not vinyl.