

Docket Item # 13
BAR CASE #2006-0114

BAR Meeting
June 21, 2006

ISSUE: Addition
APPLICANT: Matthew Newton
LOCATION: 1221 Prince Street
ZONE: CL/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the nails not show in the installation of the siding;
2. That smooth, (non-simulated wood grain) siding be installed; and
3. 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.
4. 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

(Insert sketch here)

NOTE: Docket item # 12 must be approved before this item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a one-story rear addition, to replace an existing one-story rear addition at 1221 Prince Street. The existing rear addition was a rear porch that was enclosed in 1963.

The existing rear addition is minimally visible from Prince Street due to an existing wood fence surrounding the property.

The new addition will also be one-story in height and will be constructed on the same footprint as the existing 1960's addition, with no increase in square footage. The new addition will have the same dimensions of approximately 7' wide x 16' long, and will be 9'6" tall. The addition will have a low slope flat roof. Smooth finish fiber cement siding will be used to clad the addition. On the north elevation of the addition, which opens to the rear yard area, the addition will have a set of two double casement windows, with the dimensions of 2'10" x 4'5", and one awning window that is 2'8"x2'4". A set of french-style doors will open onto the rear patio. All windows and doors will be aluminum clad wood. There will be no windows or doors located on the sides of the addition.

There will be one entry door into the new addition facing toward Prince Street in the walkway between the houses which is aluminum clad wood. This doors is set back 40' from the sidewalk behind the fence gate.

II. HISTORY:

The 1221 Prince Street appears on the 1885 Sanborn map but not the 1877 map, which indicates it was built between 1877 and 1885.

Staff could not locate any recent Board approvals for this address.

Building permits indicate that a rear porch was enclosed in 1963 (Building Permit # 20183).

III. ANALYSIS:

The proposed new addition complies with zoning ordinance requirements.

Because the proposed addition will occupy the same footprint of the existing addition and will have the same dimensions, staff does not have any issues with the new addition. Also, the addition is only minimally visible from Prince Street, since it is located in the rear of the property.

While the applicant has indicated the fiber cement siding to be used to clad the addition will have

a smooth finish, staff would also remind the applicant that the nails not show in the installation of the siding.

Staff recommends that the application be approved as submitted, noting Alexandria Archaeology standard conditions.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the nails not show in the installation of the siding; and
2. That smooth, (non-simulated wood grain) siding be installed; and
3. 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.
4. 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.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 There is insufficient information provided in the application to determine the full extent of this project. Therefore, all or most of the following comments are applicable subject to more information at the time of building permit application.

- 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 Tax records indicate that there were structures on this street face as early as 1810. The Sanborn map shows a house on this lot by 1885. 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.

Historic Alexandria:

Recommend revising the proposed windows and doors to create a more harmonious and spacious design. According to the measurements provided, the doors and windows should be crammed into the relatively narrow width of the addition.