

Docket Item # 9
BAR CASE # 2006-0232

BAR Meeting
November 1, 2006

ISSUE: Alterations to previously approved plans

APPLICANT: John Sheridan by Stephanie Dimond

LOCATION: 634 South Pitt Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the applicant work with the City to have the front sidewalk installed; and,
2. The statement below 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.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a number of alterations to the previously approved plans for a new two story, L-shaped, gable roofed house to be located at 634 South Pitt Street. The one alteration that applies to the entire project is that all windows except for a few casement windows were previously shown as true divided lights. All windows are now proposed to be simulated divided light wood windows by Loewen. A sample of the window will be available at the hearing. The other proposed alterations are as follows:

Front (west) elevation – The porch foundation previously consisted of brick piers with lattice panels between the piers. The foundation is now proposed to be a solid brick wall.

South side elevation - The steps to the door were previously shown as wood and are now shown as brick with stone treads. The two shed dormers on this elevation previously had paired windows. As a condition of the previous approval, the Board requested that the applicant reduce the size of the dormers, perhaps by eliminating a window in each pair. In the current plans, each dormer has been reduced in width by 1.5' and includes only one window.

Rear (east) elevation – The doors on the rear elevation have been altered from the previously approved plans. The doors, located on either side of the exposed chimney on the first floor were to be single French doors and are now paired French doors. The transoms above the doors have been expanded from two-light to four-light transoms. The exterior fireplace opening previously had a straight top and now has an arched top.

North side elevation – Two windows that had been shown as casement (the gable window in the third floor and the easternmost window in the second floor) are now double hung windows of the same size and configuration. A small window which lit the stairway in the second story has been deleted.

Site – The current plans show the front fence that had previously only been depicted in plan. The 3.5' high wood picket fence will be located across the front of the property (see sheet A-3 C). There will be gates at the north and south ends of the fence. According to a previously submitted site plan, the fence will be located on the property line, three feet in front of the porch. Three HVAC units are now shown on the south side of the property in front of the chimney (see sheet A-1 A).

In addition to these alterations, the plans include more detail than the previously approved plans. The previous approval requested that revised drawings show the gutters and down spouts. These are now shown. The previous approval requested that cut sheets or materials samples be provided for the windows, doors, roofing, siding and bricks with Staff to approve the bricks. As mentioned above, the window sample will be available at the hearing. The doors will also be wood and simulated divided light by Loewen, the same manufacturer as for the windows. A sample of the brick and roof material will be available at the hearing as well. Please note that the roof will have a black finish rather than the green that is on the sample. The Board previously approved the light fixtures; cylindrical craftsman-like lantern fixtures in an antique copper finish by Arroyo Craftsman. The current plans show where the fixtures will be located: two beside the main entrance door on the south elevation, one beside each door on the first story of the rear

(east) elevation, two on the wall above the areaway to the basement on the north side of the house and two on either side of the below-grade doors to the basement on the north side of the house.

The front and sides of the house will be visible from Pitt Street. The rear elevation will be partially visible from Franklin Street and the public alley to the rear.

II. HISTORY:

The proposed new house was approved by the Board on January 18, 2006 (BAR Case #2005-0213). The Board had previously approved the demolition of a small frame circa 1891 house located on the property (BAR Case #2005-0024, 9/21/2005). The house was recently demolished.

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements.

Staff believes the proposed alterations are acceptable and consistent with the *Design Guidelines* for new residential construction. Staff believes the reduction in the size of the dormers on the south elevation improves the design. While *Design Guidelines* state that true divided lights are the preferred window type (Windows- page 3), the Board has been willing to approve high quality simulated divided light windows for new construction. The proposed Loewen windows appear to be exceptionally well made. Staff has no objection to the change from true divided light to simulated divided light windows in this case. Staff believes the materials samples provided are appropriate for this new building in the historic district. Staff believes the proposed wood picket fence is appropriate for the proposed frame house, as long as it is located on the subject property. The previous approval contained a requirement that the applicant work with the City to have the front sidewalk installed. As this remains to be done, Staff recommends it be included again as a condition of the present approval. Lastly, Staff recommends that the Archeology condition from the prior approval be again included as a condition of this approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the applicant work with the City to have the front sidewalk installed; and,
2. The statement below 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:

- 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 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-7 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-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-9 Basement and third floor windows shall comply with emergency escape provisions of the USBC.

Historic Alexandria:

The request seems appropriate.