

Docket Item # 10
BAR CASE # 2006-0268

BAR Meeting
December 20, 2006

ISSUE: Addition
APPLICANT: Alicia Spence
LOCATION: 431 North Columbus
ZONE: RM/Residential

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; and,
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.

(Insert sketch here)

NOTE: Docket item# 9 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the construction of a new rear one story addition at the residential rowhouse at 431 North Columbus Street. The proposed addition is one story in height and has an overall length of approximately 15', extending nearly 4' beyond the rear wall of the existing. The new addition will accommodate an in-law suite, reconfigured space for utilities and bathroom on the first floor and an open roof deck. The east (rear) elevation will have a pair of six-over-six wood windows and a multi-light wood door. There will be no fenestration on either north or south elevations and the addition will be clad in wood siding.

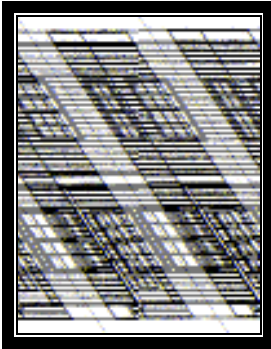


Figure 1 - Proposed East Elevation

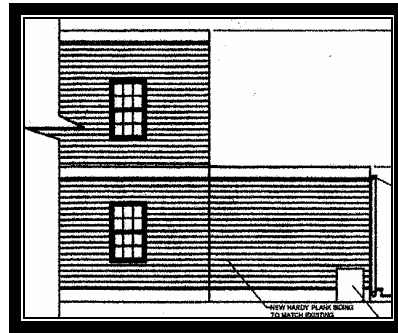


Figure 2 - Proposed South Elevation

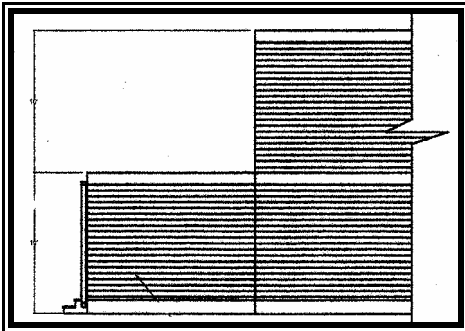


Figure 3 - Proposed North Elevation

II. HISTORY:

431 North Columbus Streets is a two story frame vernacular Italianate style rowhouse dating from the late 19th century. The one story rear addition proposed to be demolished was constructed in the late 20th century.

Staff did not locate any prior BAR reviews for these properties.

The Board of Zoning Appeals approved an open space variance last month to allow construction of a rear addition (Case BZA 2006-0047, 11/11/06).

III. ANALYSIS:

The proposed addition is modest in scale and essentially enlarges the existing one story rear addition. The addition is similar in size and scale to the other additions to the rowhouses on this alley. Staff believes that the addition is appropriate.

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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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.

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 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.

Historic Alexandria:

No comments were received.

Alexandria Archaeology:

- F-1 This property was located within a free African American neighborhood in the early 19th century. It is possible that the lot was on or near the original site of Meade Chapel, an African American church. The Sanborn insurance maps show that a residence was constructed on the lot by 1891. The property therefore has the potential to yield archaeological resources that could provide insight into religious and 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.