

Docket Item # 5
BAR CASE # 2007-0034

BAR Meeting
May 2, 2007

ISSUE: Addition
APPLICANT: Eat Good Food, LLC
LOCATION: 110 South Pitt Street
ZONE: CD/Commercial

STAFF RECOMMENDATION, MAY 2, 2007: Staff recommends approval of the application with the following conditions:

1. That the doors and windows have fixed exterior muntins; and
2. That the following statement 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:

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.

BOARD ACTION, MARCH 7, 2007: The Board combined the discussion of docket item #'s 7 & 8. On a motion by Mr. Smeallie, seconded by Mr. Wheeler the Board deferred the application for restudy. The vote on the motion was 6-0 (Mr. Hulfish recused himself from the discussion).

REASON: The Board agreed with the staff recommendation that changes to the design should be made. The Board also believed that the changes were significant enough that they should come back to the Board.

SPEAKERS: Cathal Armstrong, applicant, spoke in support.

STAFF RECOMMENDATION, MARCH 7, 2007: Staff recommends approval of the application with the following conditions:

1. That an alternative door and sidelight design is reviewed and approved by Staff prior to issuance of the building permit;

2. That, any exterior light fixtures be reviewed and approved by Staff prior to issuance of the building permit;
3. That the skylights have integral shades; and
4. That the following statement 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:

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)

NOTE: Docket item #4 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is requesting approval of a certificate of appropriateness for a new one story addition at the rear of the building. The addition will be on the footprint of an existing brick patio used for outdoor dining. It will measure 29'4" wide by 10' deep and will be 11 ½' high at the highest point and 10' high at the lowest. The shed roof will be clad in charcoal gray asphalt shingles and the walls will be cream colored stucco to match the exterior materials currently at the back of the building. There will be three skylights in the roof, each measuring 4' by 4' with a 5" high curb. The applicant has provided information showing that the skylights, manufactured by Velux, will have integral shades. There will be three openings in the east (main) elevation: a window grouping on the south end, another in the center and a door on the north end. The windows will be paired four-over-four double hung windows. The 15-light door will have a 10-light transom on the left side. The windows and door will be fire rated steel manufactured by Optimum Windows. There will be three exterior light fixtures evenly placed along the east elevation of the addition at the height of the window heads. The lights, manufactured by Progress Lighting, are coach lamp type fixtures 8" wide and 8 ¼" long with a white finish.

According to the applicant, there will be no changes to the second story above the proposed addition.

The area of the addition is partially visible in through the block views between 121 and 123 South Royal Street and between 411 and 415 Prince Street.

II. HISTORY:

As discussed in docket item #4, the two story red brick Federal style structure at 110 South Pitt Street was constructed as a warehouse between 1813 and 1827. The present rear section of the building may incorporate the original brick two story rear ell, but also appears to include a succession of mid- to late-20th century additions. There is no record of Board approvals for these additions. In 2003, the Board approved a decorative metal and glass gate for the alleyway entrance and a hanging sign (BAR Case #2003-0207, 9/3/2003). These alterations, requested by the present applicant, Restaurant Eve, were for the front of the building only.

In 2006, the Planning Commission and City Council approved the expansion of the restaurant and modification of the zone transition setback requirements to allow for the addition currently before the Board (SUP2006-0037, 6/17/2006). On March 7, 2007, the Board heard the case for the permit to demolish and certification of appropriateness, deferring the applications for restudy (BAR Case #2007-0026 & #2007-0034). The Board concurred with Staff that the design of the addition should be more compatible with the existing building and wanted an opportunity to review and approve the changes to the plans.

III. ANALYSIS:

The proposed addition complies with the zoning ordinance requirements and the approved SUP#2006-0037. According to the architect, the plans will require building code modifications

to allow openings in such close proximity to the property line. However, the architect maintains these issues have been fully discussed with Code Enforcement and that the modifications will be approved.

Staff believes the revisions to the proposed rear addition at 110 South Pitt Street have improved the project, ensuring that the new construction will be compatible with the existing building and its surrounding neighbors. The existing rear façade of 110 South Pitt Street is characterized by half-timbering and multi-light, double hung windows, while the front is brick with Federal style detailing and multi-light double hung windows. The adjacent buildings date from the early 19th century through the late 20th century, Staff believes more effort is required to improve the compatibility of the design.

Based on the drawing of the proposed rear elevation, the multi-light windows and door appear to relate well to the multi-light windows in the second story. Wood windows and doors would be preferable, but building code requires that these openings be 1-hour rated. Although not clear from the materials provided by the architect, the window and door manufacturer (Optimum) does offer exterior muntins. Staff has no objection to the proposed skylights. They are located on the rear of the building, are not anticipated to be prominent features on the roof due to their low profile and, according to additional information provided by the architect, will have integral shades to reduce seepage of light, in conformance with the *Design Guidelines* (Skylights – Page 2).

Therefore, Staff believes the revised design for the proposed addition is acceptable, conditioned upon the windows and door having fixed exterior muntins. However, Staff notes the comments of Alexandria Archaeology and recommends that they be included as a condition of the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the doors and windows have fixed exterior muntins; and,
2. That the following statement 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:

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 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:

The request seems appropriate.

Alexandria Archaeology:

- F-1 Tax records indicate the presence of free African American households on this street face in the early 19th century, but the exact addresses are unknown. According to *Historic Alexandria, Virginia, Street by Street* by Ethelyn Cox, this property contained a warehouse when it was sold in 1827. It was purchased in 1830 by James Van Sant, who is listed in the 1834 Directory of Alexandria as a saddler with his business on King Street near Pitt. Van Sant lived in the house until his death around 1867. The property therefore has the potential to yield archaeological resources that could provide insight into commercial/industrial as well as 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.