

Docket Item # 15  
BAR CASE# 2007-0127

BAR Meeting  
July 18, 2007

**ISSUE:** New garage  
**APPLICANT:** Mike Margiotta  
**LOCATION:** 217 North St. Asaph Street  
**ZONE:** RM/Residential

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**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)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for the construction of a garage behind the freestanding house at 217 North St. Asaph Street.

The garage will be two stories in height and approximately 21' square. The east elevation on the alley will have a double metal garage door with lights above. There will be three multi-light windows on the second level. The rear (west) elevation will have an entry vestibule with an entry door on the first level and one multi-light window on the second level. The entry door will be metal with wood and glass. All of the windows are proposed to be wood (with or without aluminum cladding) with simulated divided lights

There is no fenestration on either the north or south elevations.

The garage will have a brick foundation and clad in fiber cement siding painted to match the colors of the house. It will have a standing seam metal roof.

Access to the garage will be from an alley off of North Pitt Street.

**II. HISTORY:**

The location of the proposed garage is currently vacant land.

The Board approved the demolition of the garage that previously stood at this location in 2006 (BAR Case #2006-0007, 2/15/06).

The Board originally had previously approved substantial renovation and a new addition to the existing house in 2003. This was subsequently re-approved by the Board in 2006 (BAR Case #2006-008, 2/15/06)

**III. ANALYSIS:**

Proposed garage complies with zoning ordinance requirements.

The new garage will be visible across the surface parking lot at the corner of Cameron and North St. Asaph Street.

Staff has no objection to the design of the proposed garage. Garages are secondary, utilitarian structures that serve to accommodate the car and ancillary activities. The proposed design is well within this idiom and reflects the type of garages that have been built in the historic district in the last quarter of the 20<sup>th</sup> century.

Staff notes the comments of Alexandria Archaeology and has included them as a condition.

**IV. STAFF RECOMMENDATION:**

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2. City archaeologist comes to the site and records the finds; and  
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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.

Office of Historic Alexandria:

No comments were received.

Alexandria Archaeology:

- F-1 According to Ethelyn Cox's *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings*, a structure was built on this lot during the 19<sup>th</sup> century. The

property is also adjacent to the McVeigh Hospital lot, which was utilized by the Union Army during the Civil War. The property therefore has the potential to yield archaeological resources which could provide insight into domestic and military activities in 19<sup>th</sup>-century Alexandria.

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- 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.