

Docket Item # 4  
BAR CASE # 2007-0137

BAR Meeting  
August 1, 2007

**ISSUE:** Alterations to previously approved plans

**APPLICANT:** Alicia Spence

**LOCATION:** 431 North Columbus 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 alterations to previously approved plans. On December 20, 2006, the applicant received approval for the construction of a new one story rear addition at the residential rowhouse at 431 North Columbus Street. The addition will replace an existing, but smaller, one story addition. The previously approved new addition had a flat roof. The applicant now requests that the addition have a sloped roof running from west to east with the high point at 12' above grade, just under the second story windows at the rear of the house and the low point at 10' above grade. The roof will be clad in three tab asphalt shingles, according to the contractor. In all other respects, the proposed addition will be the same as that previously approved, with no change in the footprint, elevations or materials. While the drawing of the north elevation erroneously appears to show that this wall will be clad in bricks, the contractor has confirmed that the wall of the main block of the house will remain as is and the new addition will be clad in the same Hardiplank lap siding as the other elevations.

The rear of the house is visible from Oronoco Street.

**II. HISTORY:**

431 North Columbus Streets is a two story frame vernacular Italianate style rowhouse dating from the late 19<sup>th</sup> century. The existing one story rear addition was constructed in the late 20<sup>th</sup> century. On November 9, 2006, the Board of Zoning Appeals approved an open space variance to allow construction of a rear addition (BZA Case #2006-0047). On December 20, 2006, the Board approved the demolition of the existing addition and the construction of a new flat roofed addition (BAR Case #s 2006-00267 and 00268).

**III. ANALYSIS:**

The proposed alteration to the previously approved addition complies with the zoning ordinance requirements.

Staff has no objection to the proposed alteration in the roof type. The roof of the existing addition is sloped in the same manner as that proposed for the new addition and the roof type is not uncommon in the historic district. The roof will be clad in asphalt shingles, an appropriate roofing material for this modern addition.

Staff notes the comments of Alexandria Archaeology and recommends that they be included as conditions of the approval.

**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 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-8 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-9 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-10 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 19<sup>th</sup> 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 19<sup>th</sup>-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.