

Docket Item # 4
BAR CASE# 2007-0127

BAR Meeting
September 19, 2007

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

STAFF RECOMMENDATION, SEPTEMBER 19, 2007: Staff recommends approval of the application with the following conditions:

1. The applicant/developer shall 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.
2. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, Landscaping, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

BOARD ACTION, JULY 18, 2007: On a motion by Mr. Smeallie, seconded by Ms. Neihardt, the Board voted to defer the application for restudy, on a vote of 4-0.

REASON: The Board expressed concerns about the proposed two-story height of the new garage and the impact of the height to the adjacent properties.

SPEAKER: Mike Margiotta, applicant, spoke in support
Nancy Macklin, 512 Queen Street, spoke in opposition

STAFF RECOMMENDATION, JULY 18, 2007: 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.

(Insert sketch here)

Update: Since the public hearing of July 18th the applicant has revised the design of the garage in response to the comments of the Board and the public testimony.

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.



Figure 1 - Previously proposed east elevation



Figure 2 - Previously proposed west elevation

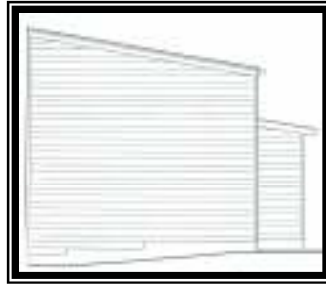


Figure 3 - Previously proposed north elevation



Figure 4 - Previously proposed south elevation



Figure 5 - Currently proposed east elevation



Figure 6 - Currently proposed west elevation



Figure 7 - Currently proposed north elevation



Figure 8 - Currently proposed south elevation

The garage will be two stories in height and approximately 21' square with an asymmetrical gable roof. The east elevation on the alley will have a pair of garage doors. On the second level there will be a shed dormer with two pair of two-over-two wood windows.

The rear (west) elevation will have an entry door on the first level and one multi-light window. The entry door will be wood and glass. On the second level there will be a shed dormer to match that on the east elevation with a pair of two-over-two wood windows. There will be a small entry vestibule on this elevation with a wood and glass entry door with a light above.

There will also be a glass and wood entry door with a light above on the south elevation. There is no other fenestration proposed for this elevation.

There will be no fenestration on the north elevation.

The windows are proposed to be wood.

The garage will have a brick foundation and be clad in smooth 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 with access from 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 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 20th century.

The applicant has supplied information concerning a garage approved by the Board in 2005 for the residence at 329 North Washington Street, including photographs of the completed project.

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 applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, Landscaping, and Sheeting and Shoring) so that on-site contractors area aware of the requirements.

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.”

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 19th 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 19th-century Alexandria.

- R-1 The applicant/developer shall 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 applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in Conditions R-1 and R-2 above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, Landscaping, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.