

Docket Item # 10
BAR CASE # 2007-0198

BAR Meeting
November 14, 2007

ISSUE: Addition and alterations
APPLICANT: James & Judith Blaha
LOCATION: 722 S. Royal Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the Hardiplank siding be installed so that the nails do not show; and,
2. That the following statements 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, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology:

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.

The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

BOARD ACTION, OCTOBER 3, 2007: The Board combined the discussion of docket item #'s 16 & 17. On a motion by Mr. Keleher, seconded by Mr. Spencer the Board deferred the application for restudy. The vote on the motion was 6-0.

REASON: The Board believed that additional design attention was needed for the roof of the addition and that flat skylights and wood windows were more appropriate than what was proposed.

SPEAKER: James Blaha, applicant, spoke in support

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(Insert sketch here)

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

Update: Since the public hearing of October 3, 2007 where the application was deferred for restudy, the applicant has not made any revisions to the application. Therefore, staff's recommendation remains the same.

I. ISSUE:

The applicant is requesting approval of a certificate of appropriateness for the construction of a one story addition at the rear (east side) of the two story brick house and the construction of a storage shed in the northeast corner of the property. The proposed work is described below:

Addition

The existing house is 17.3' wide by 32.8' long. The single story rear addition will measure 16.5' wide and 12' long. It will extend across the entire width of the rear (east) wall, except that it will be held off the south property line by .5'. The addition will have a shed roof sloping down toward the rear of the property. It will be 12' at its highest point, beginning just below the second story window sills on the rear wall. The addition will have a 4' wide porch wrapping around the rear (east) and north sides. On the rear, the porch roof will continue the slope of the addition roof. However, on the north side, the porch roof will be a low pitched gable. The addition will be clad in Hardiplank lap siding. The siding will have a 7" exposure and will be smooth, painted an off white (Valspar-Ivory Dust). The roof of the addition and porch will be clad in Owens Corning Pro 30 fiberglass asphalt shingles in an Onyx Black color. The trim will be Harditrim. All trim will be painted white. Although the drawings are unclear on the windows to be used, the applicant has confirmed that the doors and windows will be Andersen wood windows and doors with vinyl cladding and simulated divided lights. The rear wall of the addition will have a pair of multi-light French doors within an arched opening flanked by a full length multi-light double hung window on either side. The intent is to reuse the existing doors in the rear wall. The windows will be new Andersen windows. There will be two domed skylights manufactured by Bristolite in the roof of the addition. According to the applicant, the drawings showing the north side of the addition are incorrect. The south side of the addition, which is only .5' from the property line, will be blind and will be block clad in brick veneer. The north side of the addition will have a multi-light door with multi-light sidelights, rather than the fully glazed ones shown. The porch will have a pair of columns on either end of the east and north sides. The columns will be fiberglass with a Tuscan column and base.

Shed

The shed will be 6' wide and 8' long with a door and window in the long side, facing south into the yard. It will have a gable roof running parallel to the long side and with the gable facing the street. The shed will be 7' high at the peak of the gable. The shed will be clad in Hardiplank lap siding. The siding will be smooth and will have a 4" exposure. The roof will be clad with Owens Corning Pro 30 fiberglass asphalt shingles in an Onyx Black color. The door will be wood and will be hand constructed. The window will be wood with simulated divided lights. The siding will be a dark putty color (Valspar-Sandstone), while the window and trim will be off white (Valspar-Ivory Dust) and the door a rusty red (Valspar – Rare Sienna).

Much of the addition will not be visible from the public right-of-way as the mid-block house is landlocked. However, it is an end unit and the north wall of the existing house is visible from the street through the narrow side yards of the both 722 and 720 South Royal Street. The north side wall of the addition may be visible in a distant and oblique view. The north side porch, which projects 4' out from the north wall plane, is expected to be visible, although at some distance from the public right-of-way. The shed, located in the rear corner, may be minimally visible at a great distance.

II. HISTORY:

As discussed in case BAR 2007-0197, the two story brick townhouse at 722 South Royal was built in the Colonial Revival style in the 1950s as part of the Yate's Gardens subdivision and has had two rear additions, a one story addition approved in 1988 and a second story addition approved in 1992. A number of houses in the blockface have had rear additions and alterations over the years. The most recent approval was for a three story addition to the north side wall of 700 South Royal Street (BAR Case #2005-0141, 0142 & 0143, 9/21/2005).

III. ANALYSIS:

The proposed addition, shed and alterations comply with the Zoning Ordinance requirements.

Staff has no major objections to the proposed addition and believes that it complies with the *Design Guidelines* for residential additions. It is modest in size and will not be readily visible from the public right-of-way. A number of features of the addition, such as the domed skylights, vinyl clad windows and door and fiberglass columns would not be acceptable if they were in a more visually prominent location. The skylights are not expected to be visible from the public right-of-way. As discussed above, the north side of the addition will be minimally visible. The addition is set back at least 45' from the public-right-of-way. For this reason and because they are part of a new construction project, Staff is willing to accept the vinyl clad windows and door and fiber glass columns on this elevation, although wood is preferable. With respect to the use of fiber cement siding, the Board has adopted the following policy:

1. That fiber cement siding not be installed on an historic structure;
2. That historic materials should not be removed to install fiber cement siding;
3. That fiber cement siding replace other artificial or composite siding;
4. That the nails not show in the installation of the siding; and,
5. That smooth siding be installed.
6. That BAR Staff may administratively approve the installation of fiber cement siding on *non-historic* buildings (those constructed in 1975 or later).

The use of fiber cement siding is appropriate in this case as it is to be used on a new addition. The applicant has specified that the siding will have a smooth finish. Staff notes that, in accordance with the policy, item #4, the nails must not show in the installation of the siding.

Staff believes the proposed shed is acceptable and complies with the Design Guidelines for accessory structures. Staff also notes the comments of Alexandria Archeology and recommends that they be included as a condition of the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the certificate of appropriateness with the following conditions:

1. That the Hardiplank siding be installed so that the nails do not show; and,
2. That the following statements 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, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology:

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.

The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

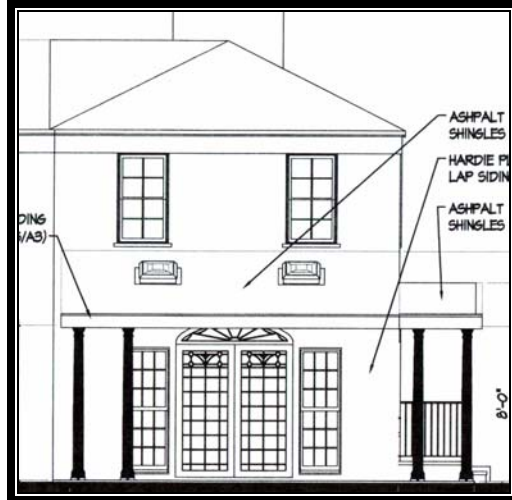


Figure 1: proposed east elevation



Figure 2: proposed north elevation

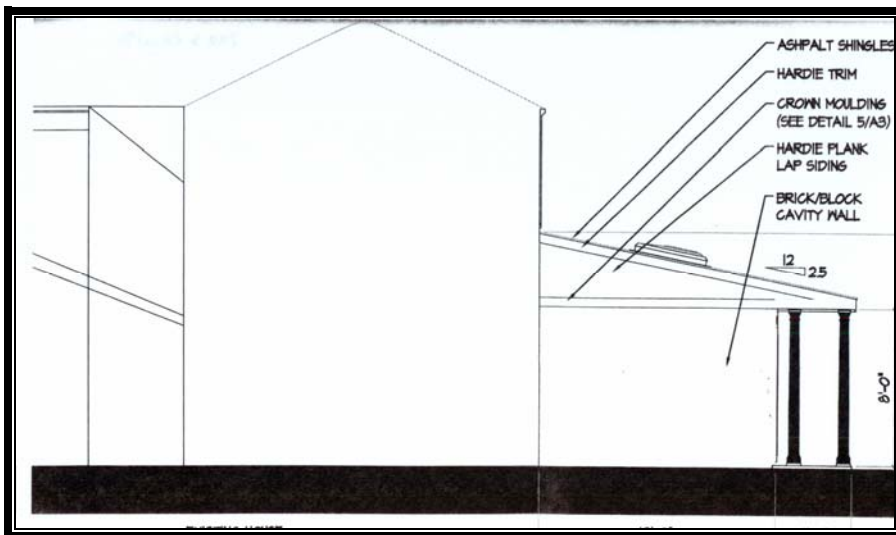


Figure 3: proposed south elevation

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:

Approve as submitted, specifying wood, full divided light windows, doors and wood siding.

Alexandria Archaeology:

- F-1 Historical maps indicate that this property was part of the Daingerfield Estate in the nineteenth century. There is the potential for archaeological resources to be present that could provide insight into residential life in nineteenth-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 1 and 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, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

Transportation & Environmental Services

- R-1 The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-4 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R-5 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R-6 Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)