

Docket Item # 8
BAR CASE # 2007-0260

BAR Meeting
December 19, 2007

ISSUE: Alterations and addition
APPLICANT: Robert Bentley Adams & Assoc.
LOCATION: 308 North Pitt Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(Insert sketch here)

NOTE: Docket item #?? must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the residential rowhouse at 318 North Pitt Street. These alterations include:

Facade

Front door – the existing front door will be replaced with a new four panel painted wood door with transom lights and a new surround installed with pilasters and an entablature.

New wood panel shutters will be installed on all the windows.

A new brick a/c enclosure with lattice pattern brick will be installed at the front along with a new wood gate to access the mechanical unit. This enclosure is approximately 10' in length and 5' in height.

Rear Elevation

Second story deck. A new metal balcony/deck with 36" high decorative railings is proposed to be installed at the second level and span the full length of the house. The deck will extend from the rear face 5' (this is a change from the drawings which indicate 4'). The deck will be supported by metal columns with decorative brackets at the corners. The existing pair of French doors will be replaced with new French doors with matching door-width sidelights and new light fixtures installed on either side.

New panel shutters will be installed at the third floor windows.

All the existing windows are proposed to be replaced with new Jeld-Wen simulated divided light wood windows.

The existing siding on the dormers on both the front and rear elevations will be replaced with new smooth faced cementitious siding.

II. HISTORY:

308 North Pitt Street is a three story, three bay brick faced residential rowhouse constructed in ca. 1966.

There are no recent Board actions with respect to this property.

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements.

Staff has no objections to the proposed alterations which are consistent with the recommendations in the *Design Guidelines*. In addition, because this is a late 20th century house, staff has no objection to the installation of new simulated divided light wood windows or to new cementitious siding. Therefore, staff recommends approval as submitted.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

- C-1 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC 110.3).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-7 The new handrails must comply with USBC for a minimum/maximum height of 30 to 34 inches. The ends must extend 12" beyond the top and bottom risers. The handgrip position must not be more than 2-1/4" in cross-sectional dimension, or the shape must provide an equivalent gripping surface. The handgrip portion must have a smooth surface with no sharp corners. The space between the wall and handrail must not be less than 1-1/2".
- C-8 Guardrail height and openings must comply with USBC 1012.2 and 1012.3.
- C-9 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-10 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-11 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-12 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-13 A soils report must be submitted with the building permit application.
- C-14 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:
Comments Pending