

Docket Item # 11
BAR CASE # 2008-0078

BAR Meeting
June 18, 2008

ISSUE: Addition and Alterations

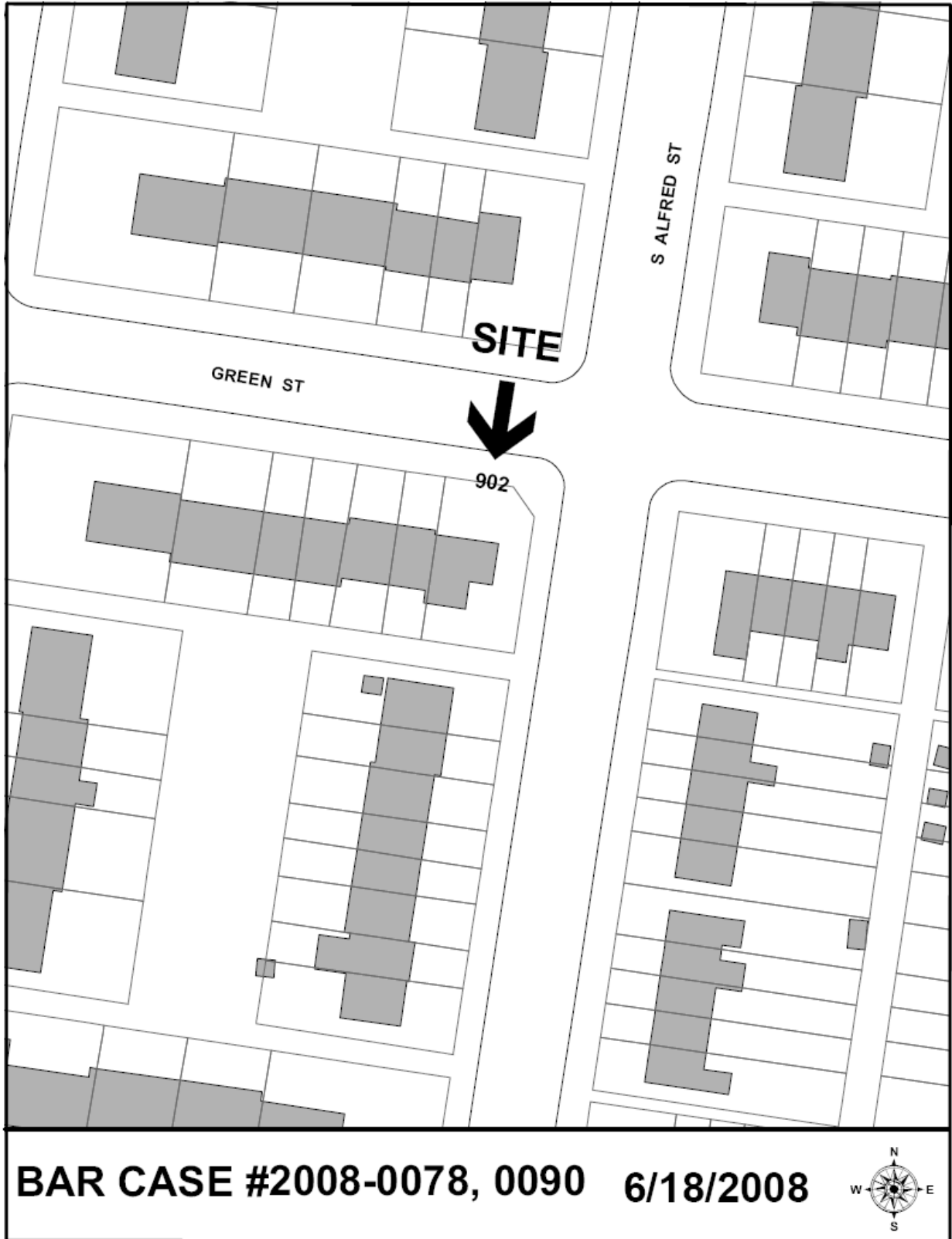
APPLICANT: Joseph Guzzo

LOCATION: 902 Green Street

ZONE: RM/Residential

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

1. That the existing and proposed one story additions be clad with either wood siding or fiber cement siding;
2. That the siding have a smooth finish;
3. If fiber cement siding is used, the nails should not show in the installation of the siding;
4. That a brick or stone foundation may be used on the addition, but it should not exceed a height of 2'.



Note: Docket Item #10 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an addition and alterations at 902 Green Street.

Addition

The addition will measure 7' by 7' and will be constructed off of the south elevation of the existing one story addition and will encapsulate 7' of the existing brick townhouse. The corner of the addition will be angled to provide continued access to the brick patio. On the east elevation the addition will include a wood, multi-paned French door by Anderson with permanently affixed muntins and interior spacer bars. The small four-over-four wood window on the south elevation will be relocated from the east elevation of the house. The addition is proposed to be clad in a stone veneer and will have a black standing seam metal roof. A copper gooseneck light will be installed adjacent to the new door.

Alterations

The existing vinyl-clad one story addition is proposed to be clad with stone veneer to match the new addition.

II. HISTORY:

The two-and-a-half story end unit brick townhouse at 902 Green Street was constructed in 1978, according to the City's real estate records.

There have been a number of Board approvals for 902 Green Street, including:

- A picket fence, with the condition that it be painted white (BAR Case #1987-112, July 15, 1987).
- A one story wood addition (BAR Case #1988-45, April 6, 1988).
- After-the-fact approval of a shed (BAR Case #2003-0076, May 7, 2003).

III. ANALYSIS:

The proposed addition and alterations comply with the zoning ordinance requirements.

In the opinion of Staff, the proposed scale, mass and design of the addition are acceptable. The addition is small in size and does not overwhelm the existing house, and is compatible with the simple design of the 1970s townhouse. In those respects, the addition complies with the *Design Guidelines* for residential additions.

Staff does not, however, believe that the stone cladding is appropriate. Historically, rough cut stone was used primarily as a foundation material in the historic districts and not as a siding material. Staff believes that more appropriate material for this structure would be wood siding or, given the age of the house, fiber cement siding. After discussions with Staff, the applicant has agreed to change the cladding material to either wood or fiber cement siding, but would prefer to

retain either a stone or brick base. Staff does not object to the use of either stone or brick for the foundation of the addition, provided it does not exceed a height of 2'.

Staff could not determine when or why vinyl siding was installed on the one story addition when the Board specifically approved the use of wood when they approved the project in 1988. Staff commends the applicant for installing a more appropriate siding.

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

1. That the existing and proposed one story additions be clad with either wood siding or fiber cement siding;
2. That the siding have a smooth finish;
3. If fiber cement siding is used, the nails should not show in the installation of the siding;
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V. 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 taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- 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 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-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:

- R-1 Approve.

VI. IMAGES

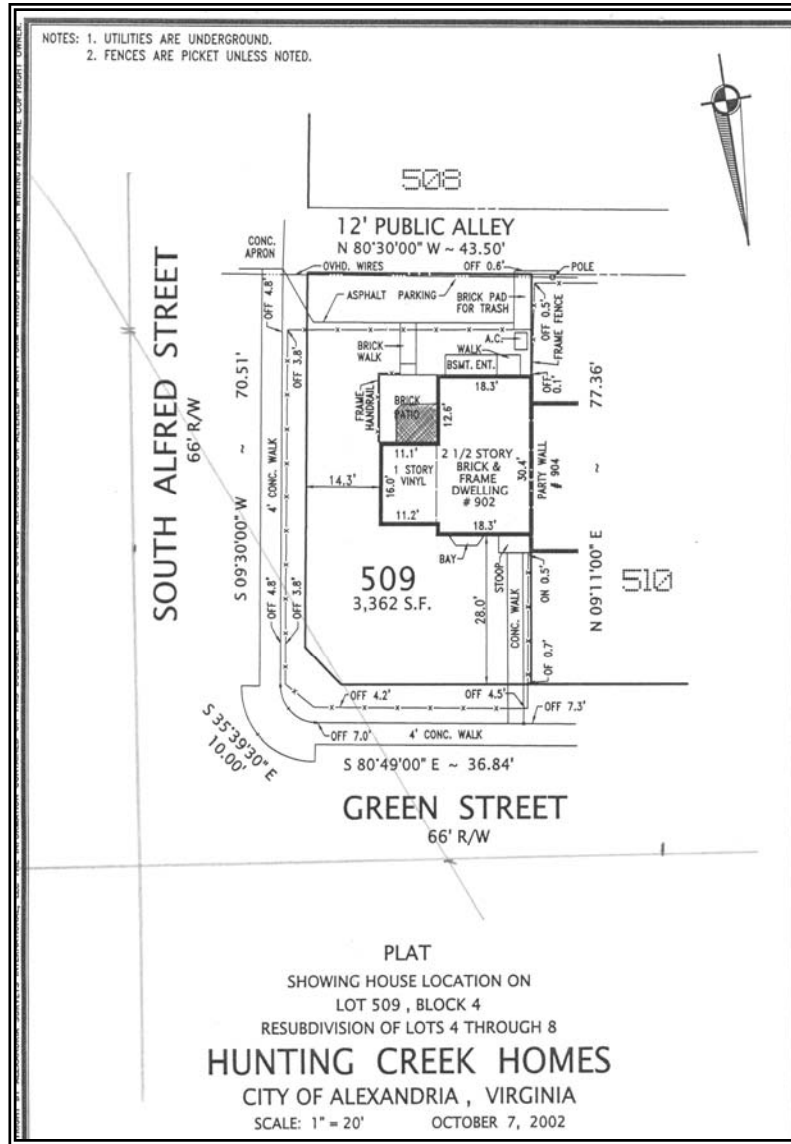


Figure 1: Site plan

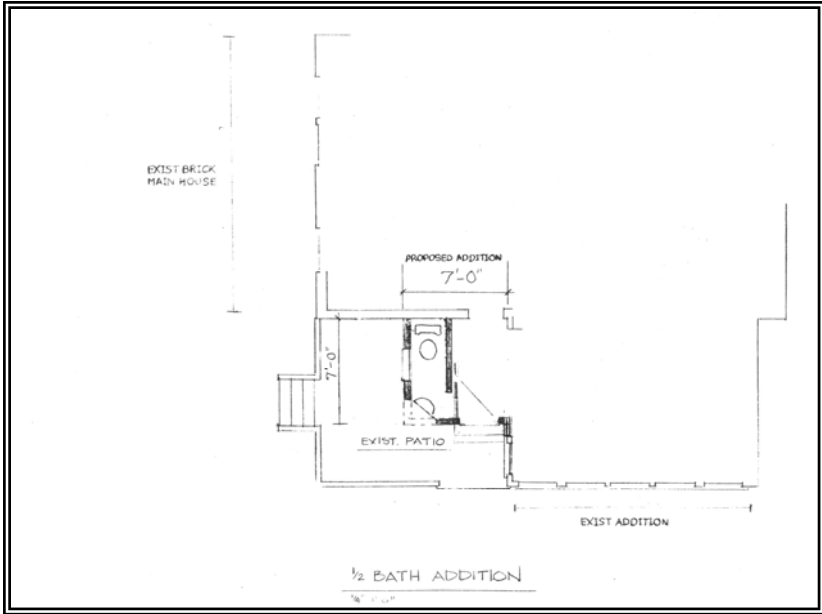


Figure 2: Plan view

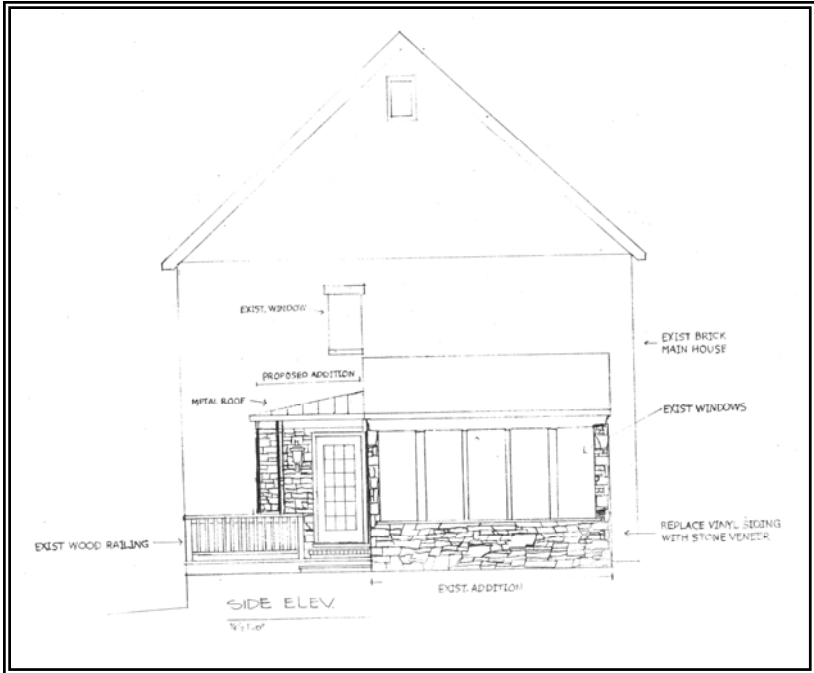


Figure 3: East elevation

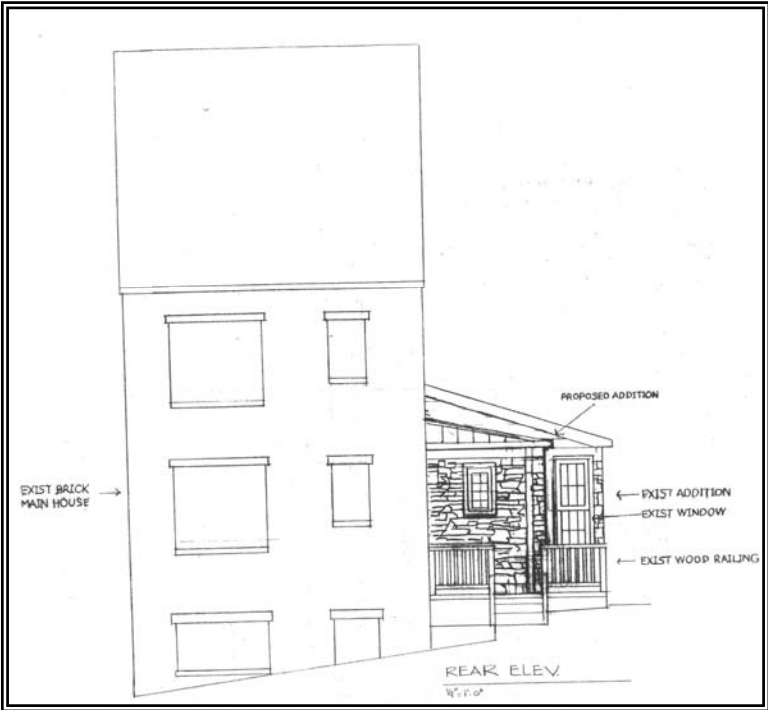


Figure 4: South elevation

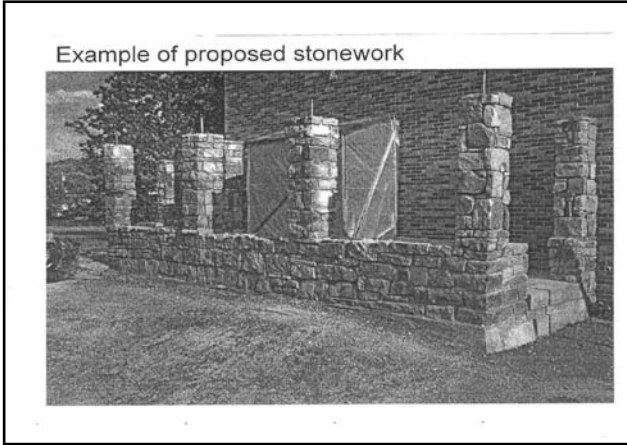


Figure 6: Example of stonework

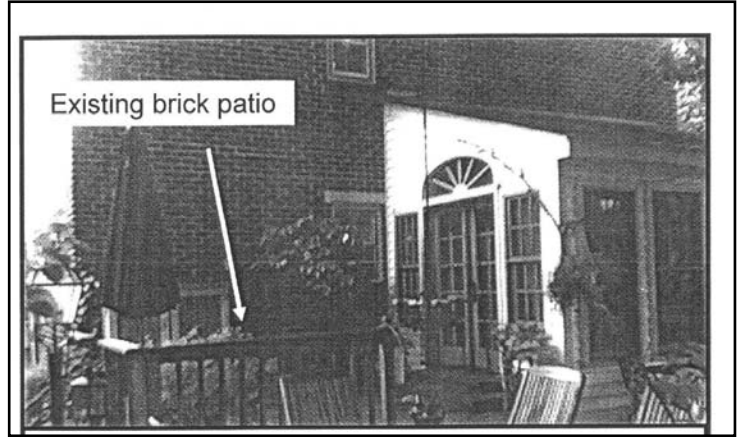


Figure 5: Location of proposed addition



Existing Brick Patio



Existing Rear Elev.

Figure 7: Location of proposed addition



Reuse this window in new addition

902 Green street 1/2 bath addition

Figure 9: Window which will be reused



Figure 8: Proposed lighting fixture