

Docket Item # 10
BAR CASE # 2008-0095

BAR Meeting
July 9, 2008

ISSUE: Addition and Alterations
APPLICANT: Stephanie Dimond
LOCATION: 725 South Columbus Street
ZONE: RM/Residential

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.
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.
3. Should the existing stockade fence in the side yard be damaged during construction of the addition, or if the applicant chooses to install a new fence, the design and style of the fence should be approved by Staff prior to its installation.



Note: Docket Item # 9 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 725 South Columbus Street.

Addition

The applicant proposes to construct a rear addition measuring approximately 19.6' by 20.75'. The addition will project approximately 3.5' beyond the north elevation of the original house.

On the east elevation of the new addition there will be a raised entrance with a single door centered on the first floor flanked by single casement windows. The stoop will have a decorative metal railing and a corrugated metal awning which is hung from metal ties. The second floor of the east elevation will contain three wood awning windows. As a result of the addition a new below grade cellar entrance will be created with a new decorative metal railing at ground level.

On the first floor of the west elevation there will be a pair of French doors and a pair of casement windows with operable awning windows above. The second floor will have the same window and door configuration, although there will be a decorative metal railing in front of the French doors on the second floor.

The south elevation will have no openings due to its location on the south property line.

The addition will be constructed of brick to match the original townhouse and the windows and doors will be manufactured by Kolbe and Kolbe, with double-insulated, simulated divided lights with an interior spacer bar and 7/8" fixed muntins. The windows and doors on the addition will be stained in order to differentiate the addition from the historic townhouse. The decorative metal railings will be painted black.

Alterations

The existing double hung vinyl windows on the front and side elevations of the townhouse will be replaced with wood casement windows. The existing vinyl awning windows on the north elevation will also be replaced with new wood awning windows. The new wood windows will be painted and the existing vinyl shutters on the front of the house will be removed.

II. HISTORY:

The two-story, end unit brick townhouse at 725 South Columbus Street was constructed in c. 1941 as part of the Patrick Henry Homes subdivision, according to the City's real estate records. Staff could find no previous Board approvals for this house.

III. ANALYSIS:

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

In the opinion of Staff, the proposed addition is appropriate and compatible with the two story townhouse at 725 South Columbus Street and conforms to the *Design Guidelines* for residential

additions. The design of the addition is compatible in scale, mass and design with the brick townhouse and it does not overwhelm the existing house. While none of the other townhouses in the Patrick Henry Homes subdivision have two story additions, the visibility of this addition will be limited from South Columbus Street and most noticeable from the rear yards of the houses on South Alfred Street and from the rear alley. However, the rear alley is very narrow and utilitarian in nature with vegetation and 6' fences throughout, some located on raised brick walls.

Staff commends the applicant for making appropriate alterations to the original part of the townhouse, namely the removal of the vinyl shutters and the replacement of the double hung vinyl windows with historically appropriate casement style windows.

The *Design Guidelines* do not recommend the installation of stockade fencing, a portion of which the applicant is proposing to relocate in the side yard closer to the front of the house after the construction of the addition. Should the stockade fence be damaged, or if the applicant chooses to install a new fence, the design and style of the fence should be approved by Staff prior to its installation.

Staff also notes the conditions from Alexandria Archaeology.

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.
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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:

- F-1 No comment.

Alexandria Archaeology:

- 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.

VI. IMAGES

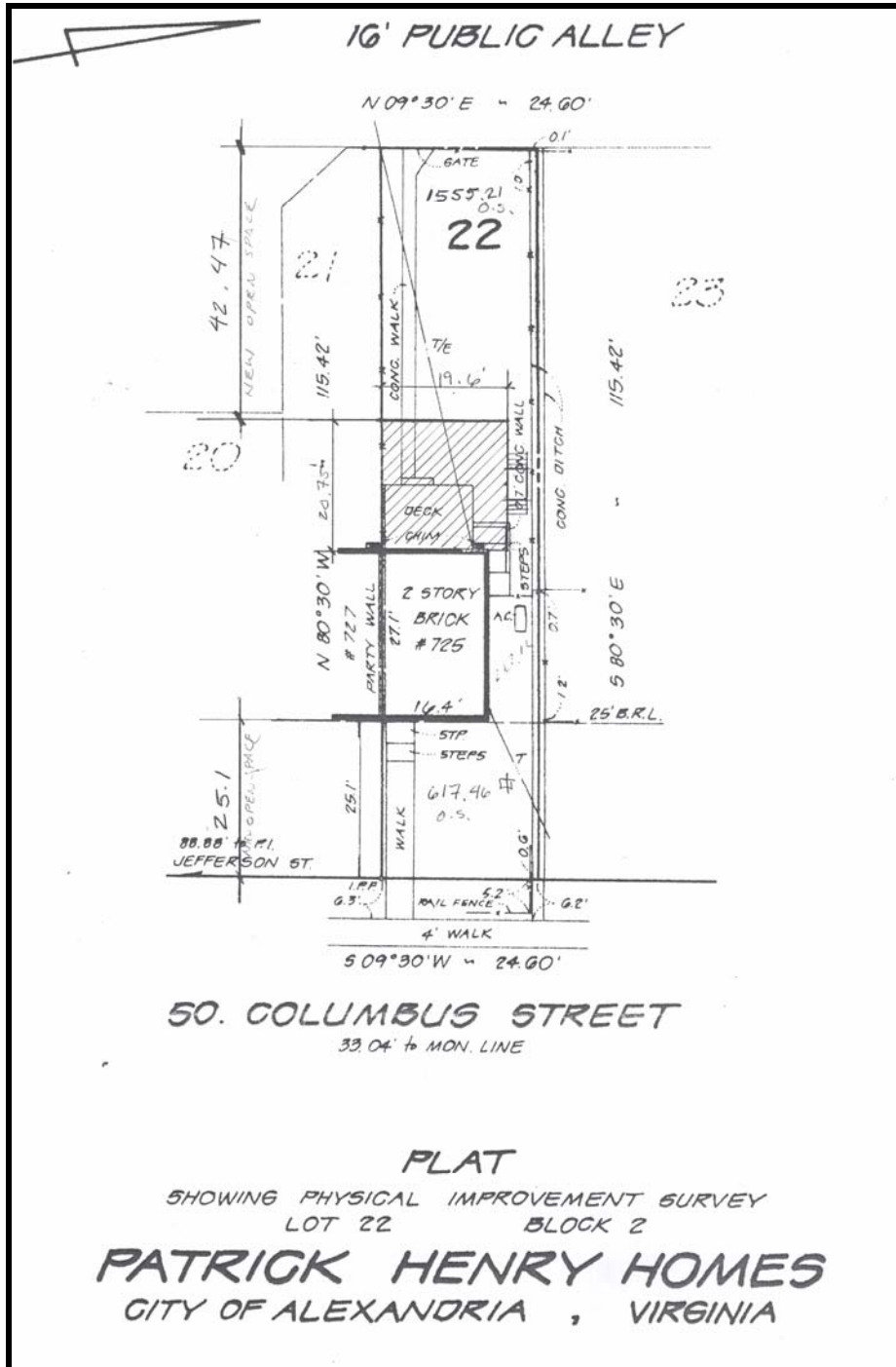


Figure 1: Plat showing area of demolition/addition



Figure 2: Existing front elevation



Figure 3: Existing side elevation



Figure 4: Existing rear elevation

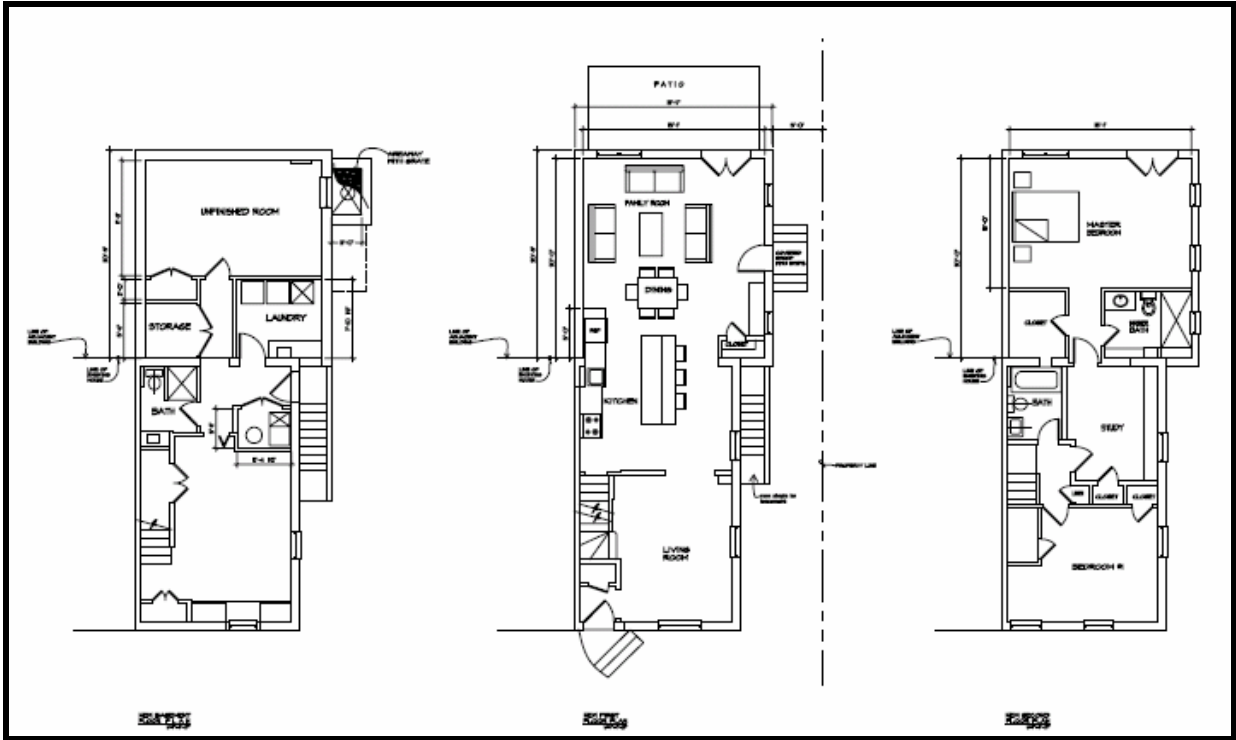


Figure 5: Proposed floorplan

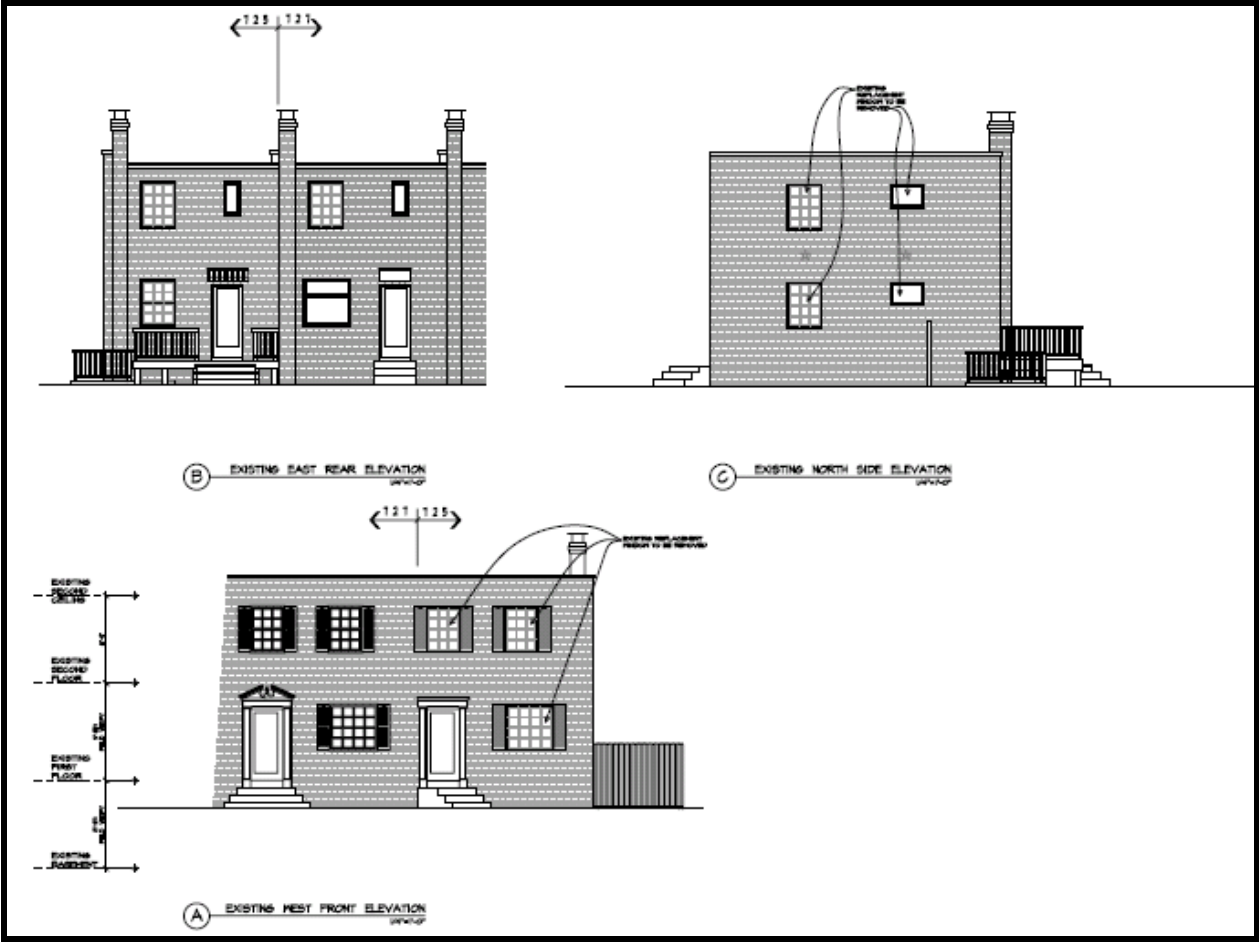


Figure 6: Existing elevations

