

Docket Item # 15
BAR CASE # 2008-0101

BAR Meeting
July 9, 2008

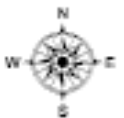
ISSUE: Addition
APPLICANT: Stephanie Dimond
LOCATION: 212 Wilkes Street
ZONE: RM/Residential

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.



BAR CASE #2008-0100/0101 7/09/2008



Note: Docket Item # 14 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an addition at 212 Wilkes Street.

The one-story screened porch addition is proposed to be constructed at the southeast corner of the house and will measure 10'5" by 16' 10". A small addition measuring approximately 4' by 7' will be constructed along the east wall into the screened porch area. The small addition will incorporate a door to the screened porch and a door to the rear yard.

The east elevation of the addition is proposed to be constructed with wood columns, vertical screen panels, including a screen door, and a wood picket railing. The south elevation will have vertical screen panels and a wood picket railing. The addition will have a standing seam metal roof with three vented skylights.

An existing shed in the rear yard will be removed as part of the proposed project and the two existing air conditioning units will be located within the existing open space.

II. HISTORY:

212 Wilkes Street is a 2 ½ story brick townhouse constructed in 1972 in the Federal Revival Style (it was approved by the Board on July 21, 1971). The Board subsequently approved material samples and details for the three unit townhouse project (212, 214 and 216 Wilkes Street) on August 18, 1971. Since the construction of the house in 1972, the Board has approved a number of small alterations to the townhouse, including:

- Dormer windows, approved by the Board in 1975 (Staff could not locate the BAR case number).
- A wood screening fence for two HVAC units in the side yard on May 20, 1992 (BAR Case #1992-0070).
- A new window in an original bricked opening on February 5, 2003 (BAR Case #2003-0008).

III. ANALYSIS:

The proposed addition complies with the zoning ordinance requirements.

In the opinion of Staff, the proposed scale, mass and design of the screened porch addition is acceptable and in compliance with the recommendations set forth in the *Design Guidelines* for residential additions. The addition is small in size and is compatible with the design of the 1970s townhouse. The addition will be minimally, if at all, visible.

Therefore, Staff recommends approval and notes the conditions from Alexandria Archaeology.

IV. 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.

V. 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 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-8 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-9 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-10 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

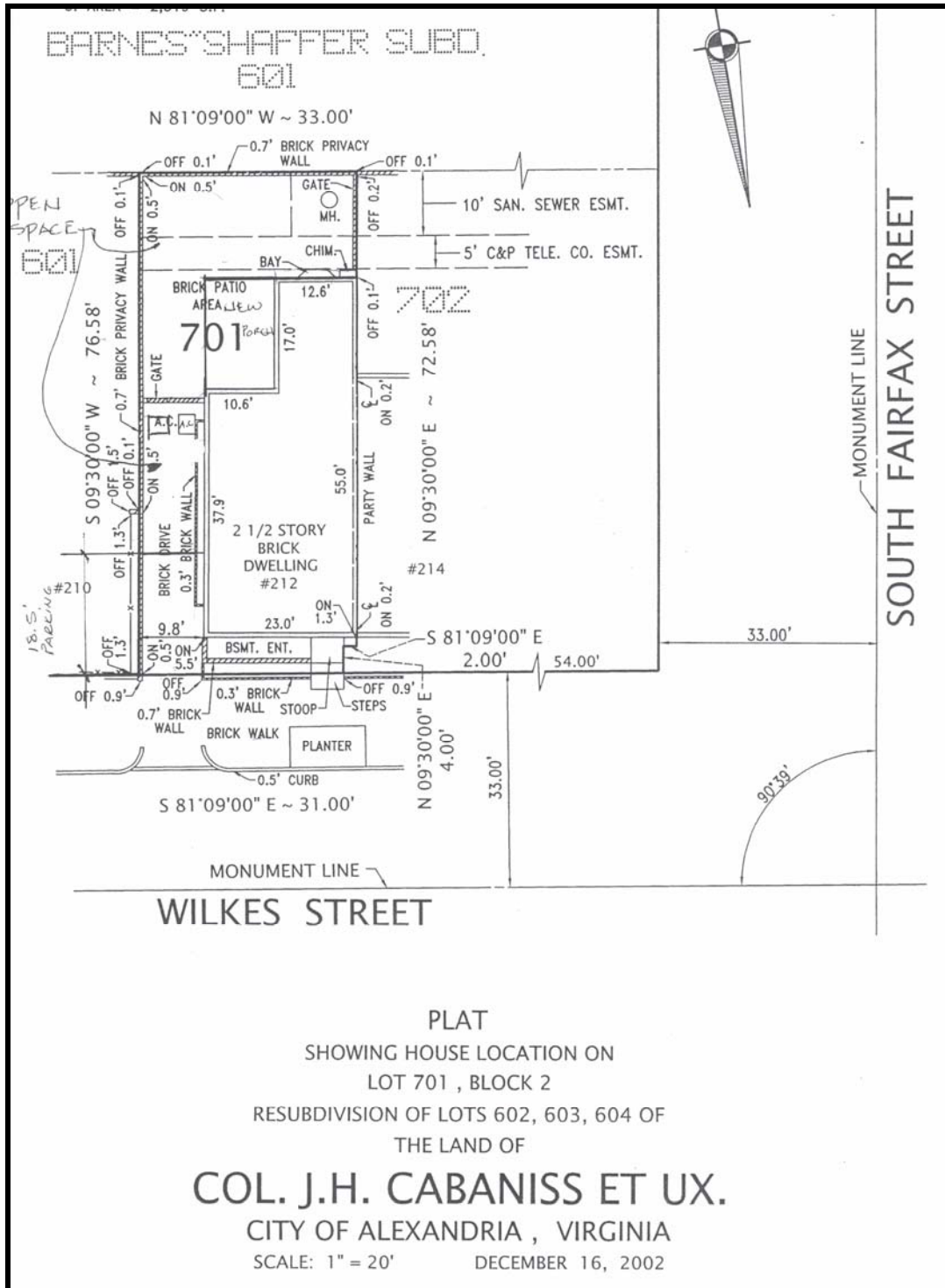


Figure 1: Plat



Figure 2: Photo of existing front and side elevations

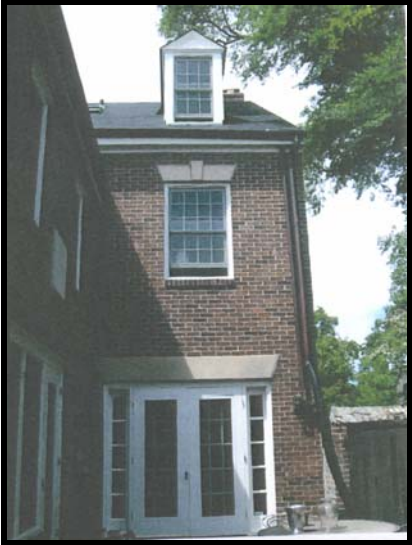


Figure 3: Photo of rear elevation

