

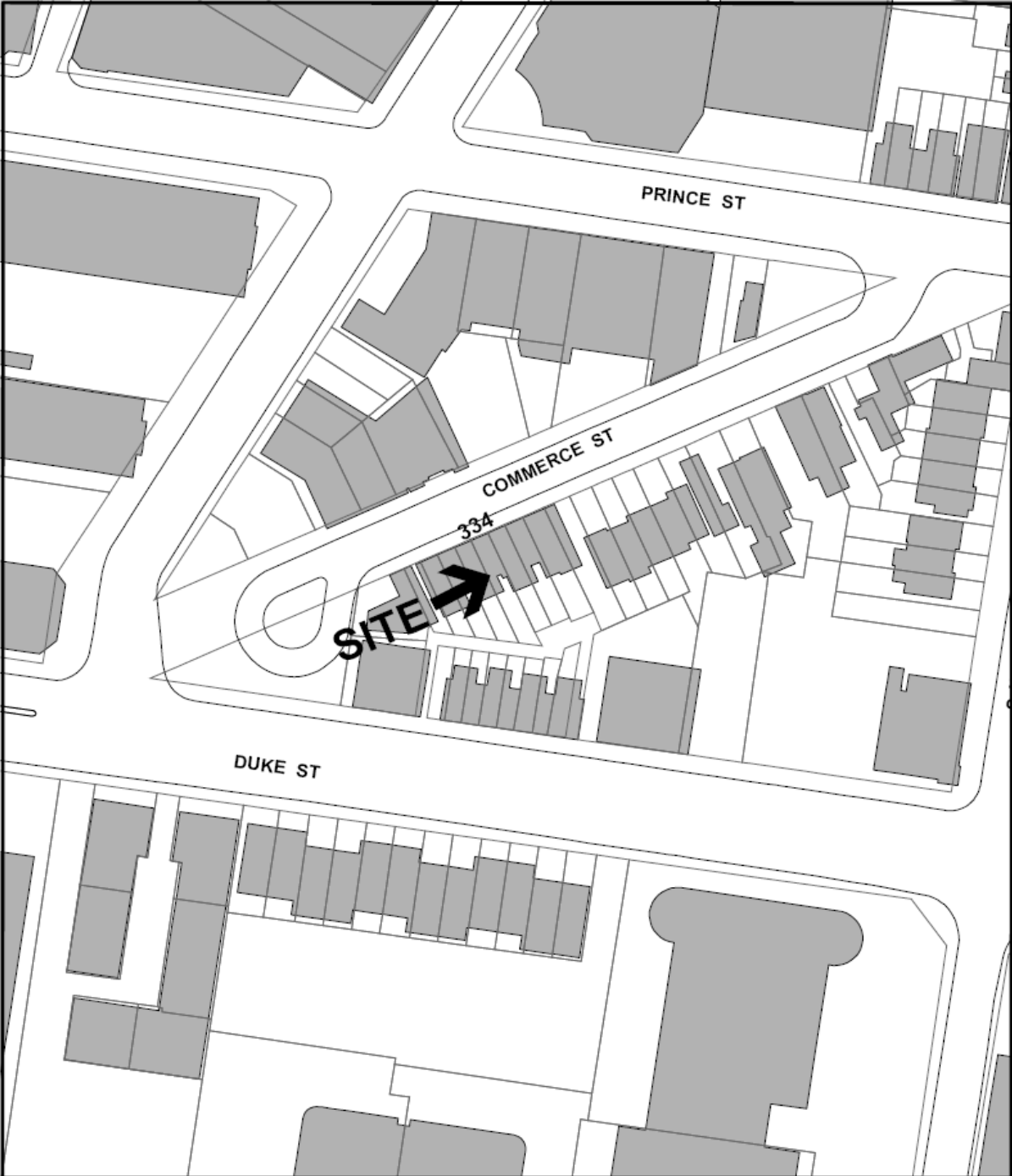
Docket Item # 7
BAR CASE# 2008-0028

BAR Meeting
July 30, 2008

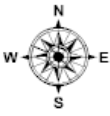
ISSUE: Addition/Alterations
APPLICANT: Neil and Sheila Jurinski
LOCATION: 334 Commerce Street
ZONE: CD/Residential

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

1. That the applicant provide window manufacturer information for Staff review and approval prior to filing for a building permit;
2. That the HardiPlank(fiber cement) siding be smooth finish, and the nails now show in the installation;
3. That any replacement fencing is submitted to Staff for review and administrative approval;
4. *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.
5. *The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
6. The statements in archaeology conditions above marked with an asterisk (*) 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.



BAR CASE #2008-0027, 0028 7/30/2008



Note: Docket item # 6 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to construct a two-story rear addition at 334 Commerce Street. The proposed addition will encapsulate the existing rear addition and fill-in the existing ell form. The addition will have a length of 12' on the east side, 24' on the west side, and 12'6" on the south side.

The addition mimics a simple form, with a set of paired French-style doors on the first floor and a paired four-over-four windows on the second floor. The applicant has indicated the windows and doors will be wood, double-glazed, simulated divided light, with spacer bar, but a manufacturer was not identified. A HardiPlank/cementitious siding will be used to clad the addition. The applicant provides color samples for the siding, which are a light green with white trim. Other features of the addition include a new light fixture beside the doors, aluminum gutters, and decorative brackets.

The views of the rear of 334 Commerce Street are limited to two public alleys from Duke Street. A wood fence encloses the rear of the property along the alleys, which is consistent for all properties in the area. The drawings indicate the possibility of replacing the existing fence with a new one, which may be handled by Staff with an administrative approval.

II. HISTORY:

334 Commerce Street is a two-story attached, flat roof with parapet rowhouse, with a brick front, and stuccoed rear and side elevations. The front elevation is two bays, with two-over-two windows, and a cornice with corbelling. While the Real Estate records indicate the building was constructed in 1946, Sanborn Fire Insurance Map research shows that 334 Commerce Street, and its related stick of attached rowhouses were constructed ca. 1912, since they first appear on the 1912 map. However, visual inspection of the front indicates this property and its neighbors have had significant alterations over the year, including new brick, that is different from the cornice corbelling, and the front door hoods appear to be a more recent alteration. Staff was not able to review building permits to explore when these alterations occurred due to their unavailability.

Staff did not locate any prior approvals by the Board.

III. ANALYSIS:

The proposed addition meets the Zoning Ordinance Requirement. The Board of Zoning Appeals granted a variance to reduce the required open space in order to construct the rear addition (BZA Case # 2008-0013, June 12, 2008).

In the opinion of Staff, the proposed addition is acceptable and in compliance with the recommendations set forth in the *Design Guidelines* for residential additions. Its design is appropriate in expression and massing for this building. Staff would recommend as a condition that the applicant provide window manufacturer details for approval prior to filing the building permit. Also, Staff will include the standard conditions for the use of fiber cement siding or HardiPlank, and the conditions of Alexandria Archaeology.

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

1. That the applicant provide window manufacturer information for Staff review and approval prior to filing for a building permit;
2. That the HardiPlank(fiber cement) siding be smooth finish, and the nails now show in the installation;
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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.

Office of Historic Alexandria:

No comments received.

Alexandria Archaeology:

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VI. IMAGES:



Figure 1: Rear Elevation



Front View of 334 Commerce St.



Rear View of 334 Commerce St.



View of 336 and 334 Commerce St.



View of 334, 332 and 330 Commerce St.

Figure 2: Commerce Street and rear views

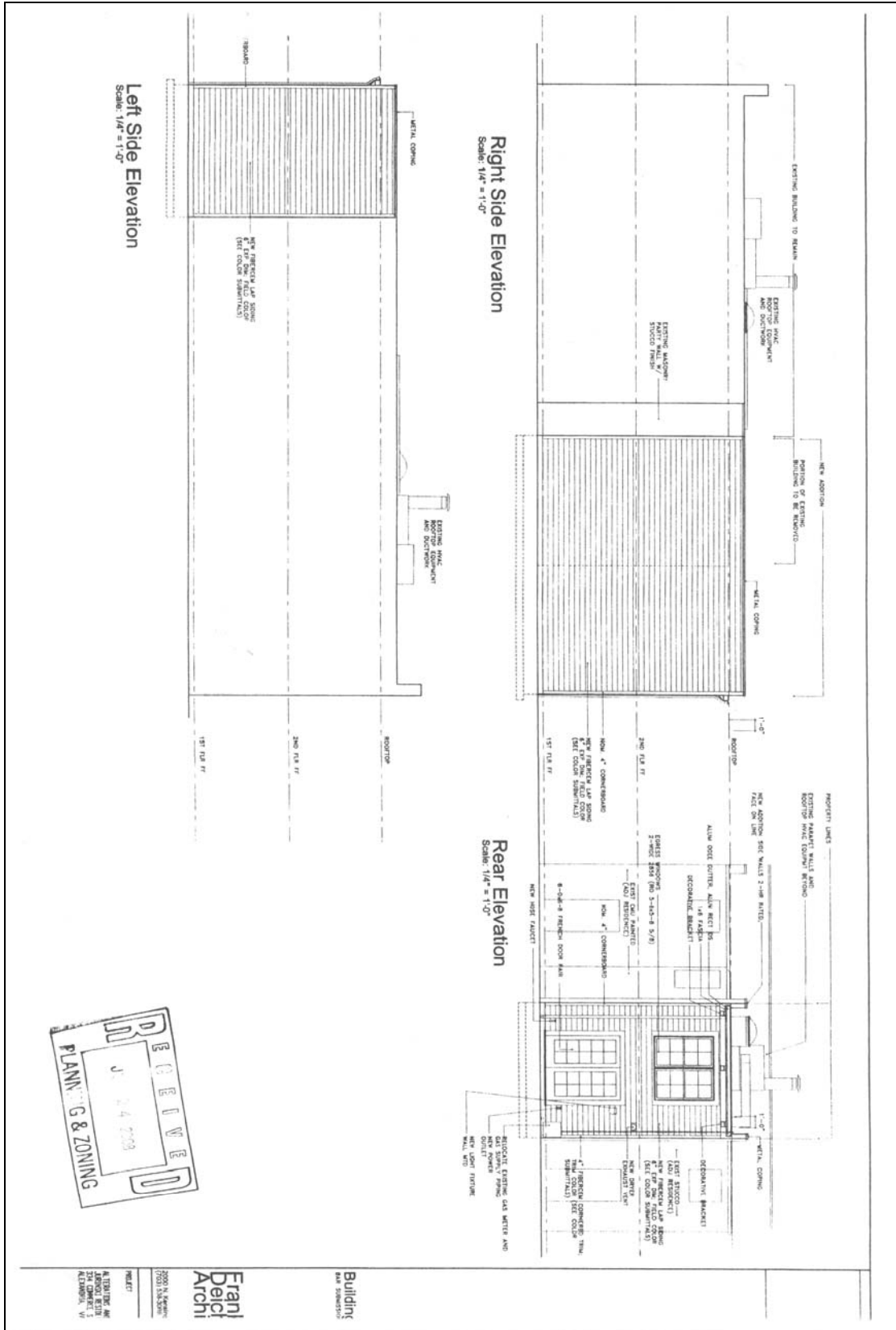


Figure 3: Proposed rear addition elevations

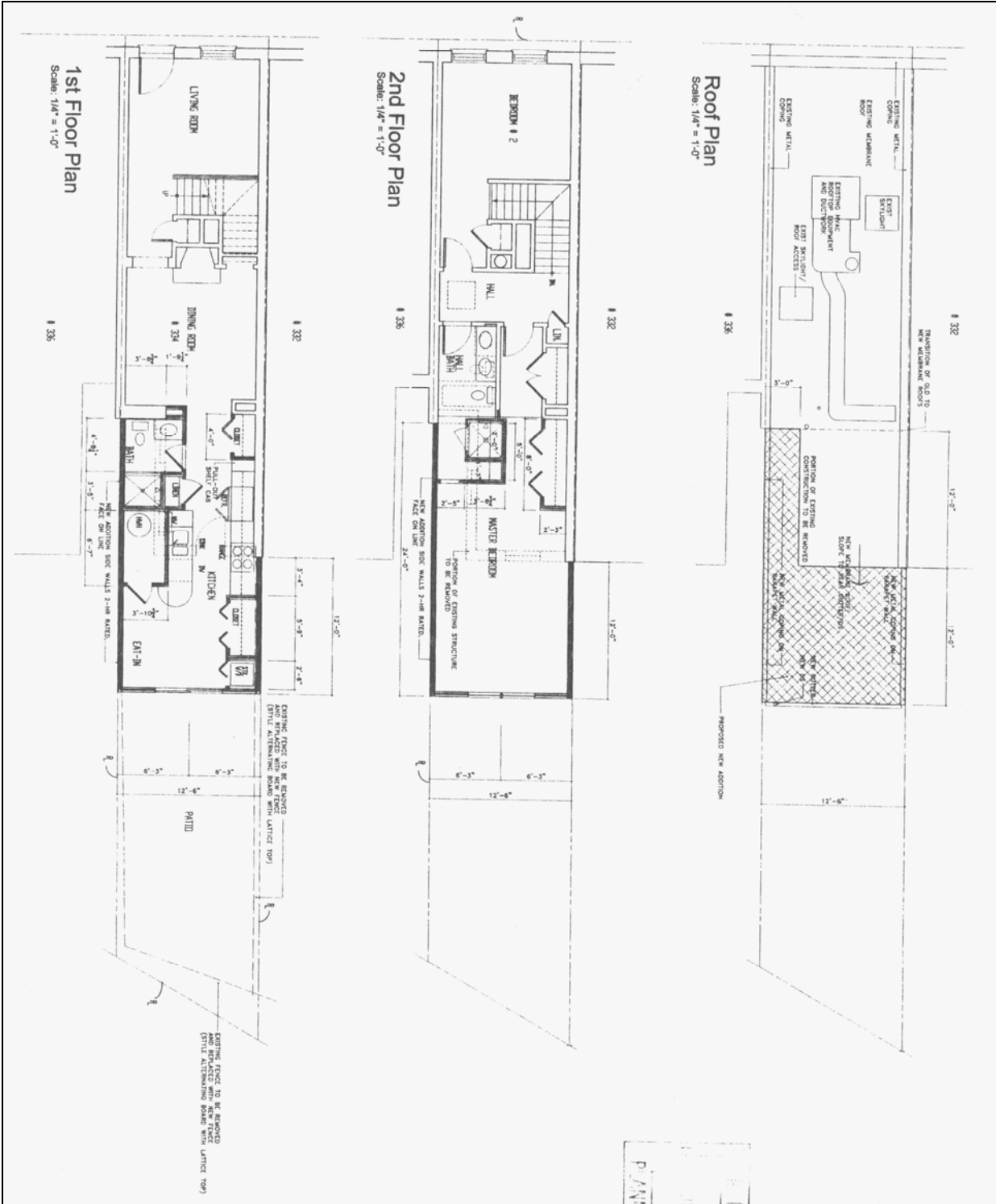


Figure 4: Floor Plans