

Docket Item # 8
BAR CASE # 2008-0130

BAR Meeting
September 3, 2008

ISSUE: Addition and Alterations
APPLICANT: Robert C. and Rebecca L. Fields
LOCATION: 313 South Pitt Street
ZONE: RM/Residential

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

1. That replacement windows installed on the original portion of the house (double-insulated, simulated divided light with an interior spacer bar and 3/4" muntins) be wood;
2. That the following statements appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. 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.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.



Note: Docket Item # 7 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 313 South Pitt Street.

Addition

The applicant proposes to construct a rear addition measuring approximately 22' by 22'.

Along the south elevation of the addition - where it meets the existing house - there will be a secondary entrance bay setback from the main plane of the house and the addition with a single, full light French door with a porch overhang. The main block of the addition on the same south elevation will have two six-over-six windows on the first and second floors. On the first floor of the west, rear elevation of the addition there will be a fireplace projection with a standing seam metal roof flanked by double, full light French doors. The second floor of the west elevation is proposed to have the same bay spacing, but with three six-over-six windows. The north elevation of the addition will have no openings due to its location just off the property line.

The addition is proposed to be clad with Hardi-plank siding and the windows and doors will be manufactured by Anderson, 400 Series. The windows are proposed to be double-insulated, simulated divided lights with an interior spacer bar and ¾" muntins. Since submitting the BAR materials the applicant has requested a change from wood to aluminum clad windows and doors. Brass lanterns with a rusticated finish are proposed adjacent to each entrance. The addition will have a standing seam metal roof.

Alterations

The existing asphalt shingle roof on the house will be replaced with a standing seam metal roof to match the roof on the new addition. A skylight is also proposed to be installed on the rear slope of the existing house. The applicant proposes to replace the existing windows in the house with the same aluminum clad Anderson windows proposed for the addition.

II. HISTORY:

The two-story, end unit brick townhouse at 313 South Pitt Street is one of three townhouses (309 through 313 South Pitt Street) built c. 1961, 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 Zoning Ordinance requirements.

In the opinion of Staff, the proposed addition is appropriate and compatible with the two story townhouse at 313 South Lee 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 does not overwhelm the existing house. In fact, the proposed addition is much smaller than the adjacent addition at 311 South Pitt Street (Staff has been unable to locate the BAR approval for this addition, which was likely constructed in the late 1980s).

Views of the new addition from public rights-of-way will be limited to the space between the houses at 313 and 315 South Pitt Street (the east-west alley adjacent to 309 South Pitt Street and the alley behind the subject property are both private).

Staff commends the applicant for upgrading the roof from asphalt shingles to standing seam metal. In keeping with the “colonialized” design of the house and the applicant’s proposal to install a metal roof, Staff recommends that the windows on the original house be wood. However, Staff does not object to the replacement of the original true divided light windows with *double-insulated*, simulated divided lights with an interior spacer bar and ¾” fixed muntins. Staff would prefer to see wood windows also installed on the addition, but does not object to the use of aluminum clad windows on the addition due to its limited visibility.

Staff also notes the conditions from Alexandria Archaeology.

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

1. That replacement windows installed on the original portion of the house (double-insulated, simulated divided light with an interior spacer bar and ¾” muntins) be wood;
2. That the following statements appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. 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.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

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-7 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-8 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-9 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-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 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:

No comments received.

Alexandria Archaeology:

- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
- a. 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.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- F-1 Historical maps indicate the presence of a house on this property by 1877. The lot therefore has the potential to yield archaeological resources that could provide insight into life in 19th-century Alexandria.

VI. IMAGES

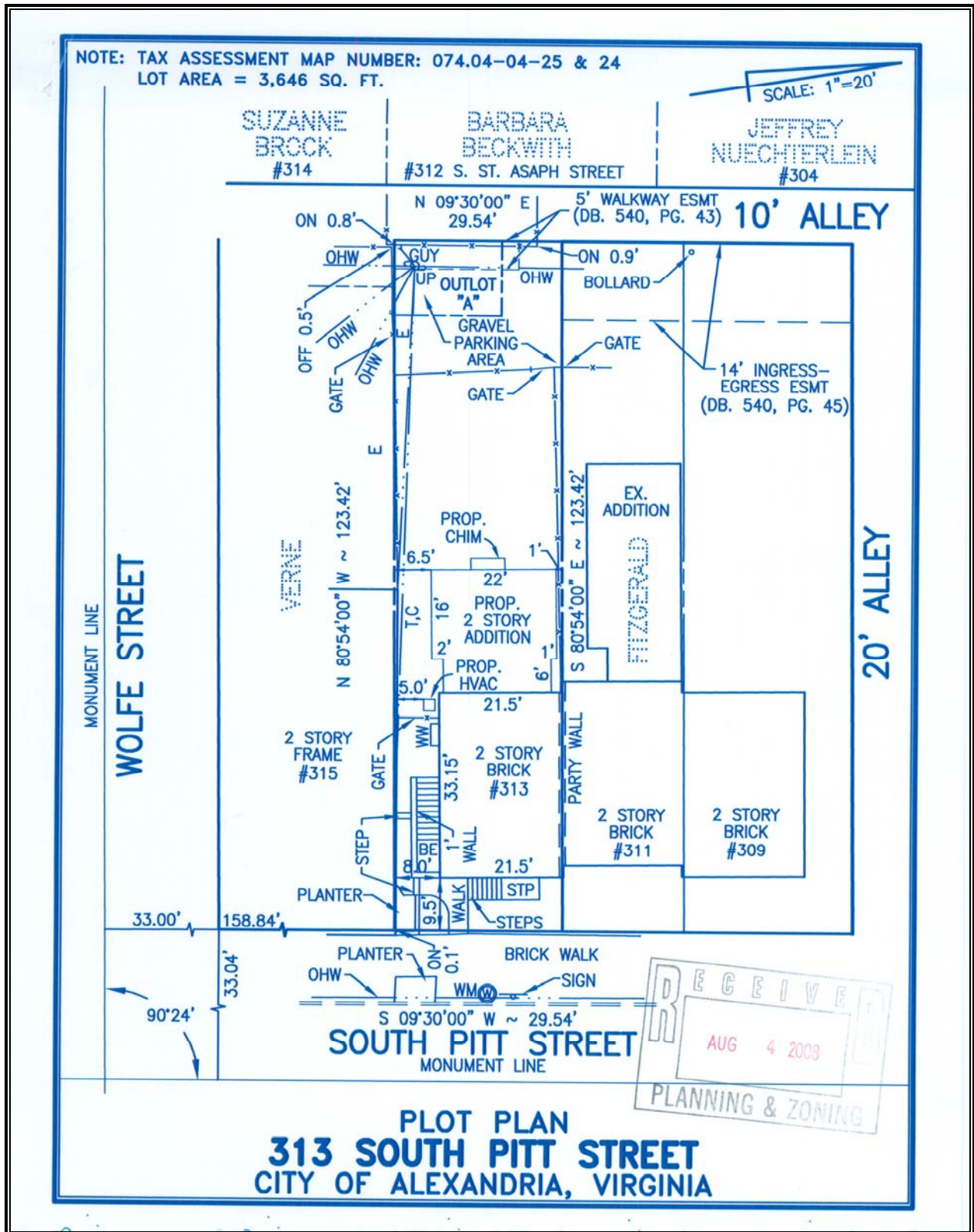


Figure 1: Plot Plan



Figure 2: Rear Elevation



Figure 3: Front of 313 S. Pitt

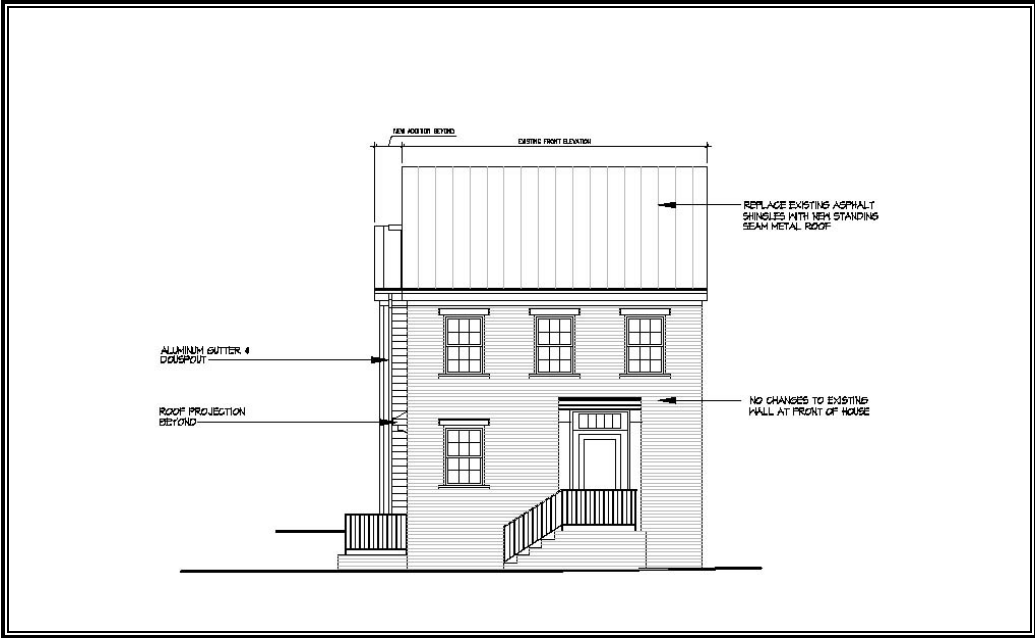


Figure 4: Front (east) elevation – street view

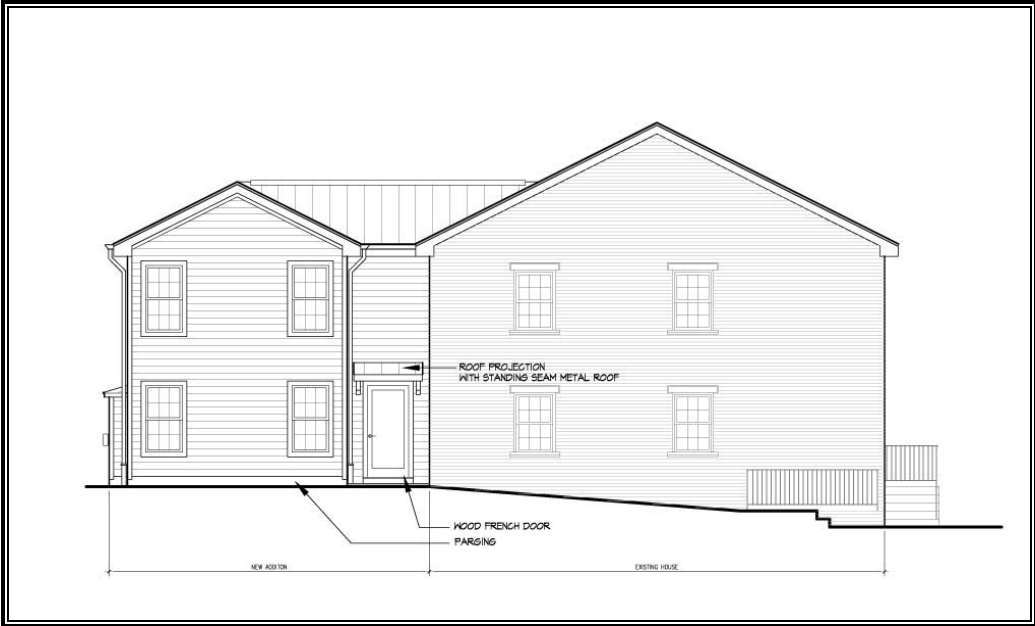


Figure 5: Left (south) elevation - side yard view

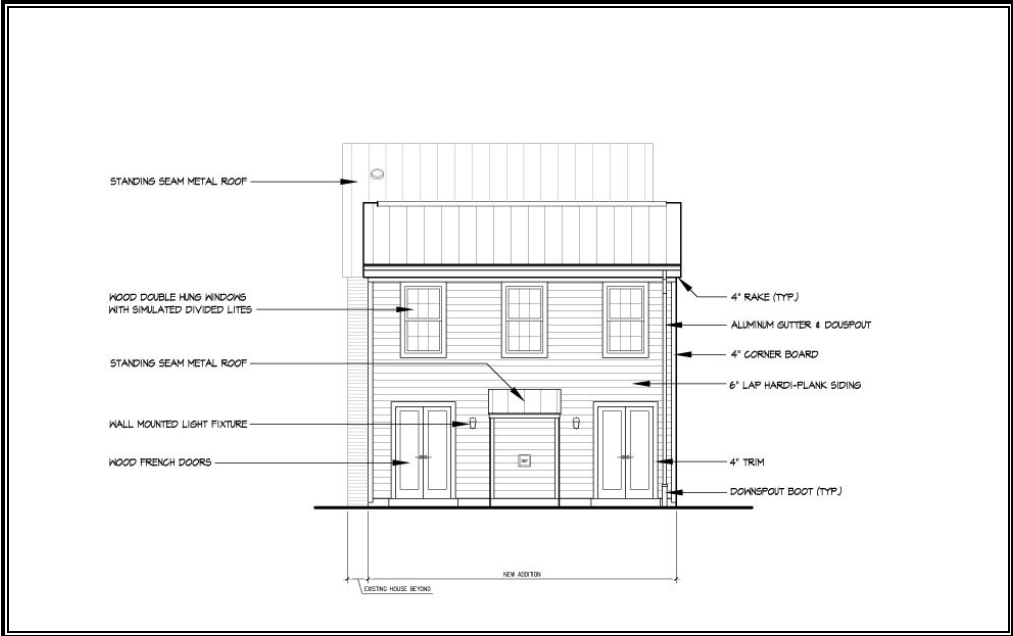


Figure 6: Rear (west) elevation

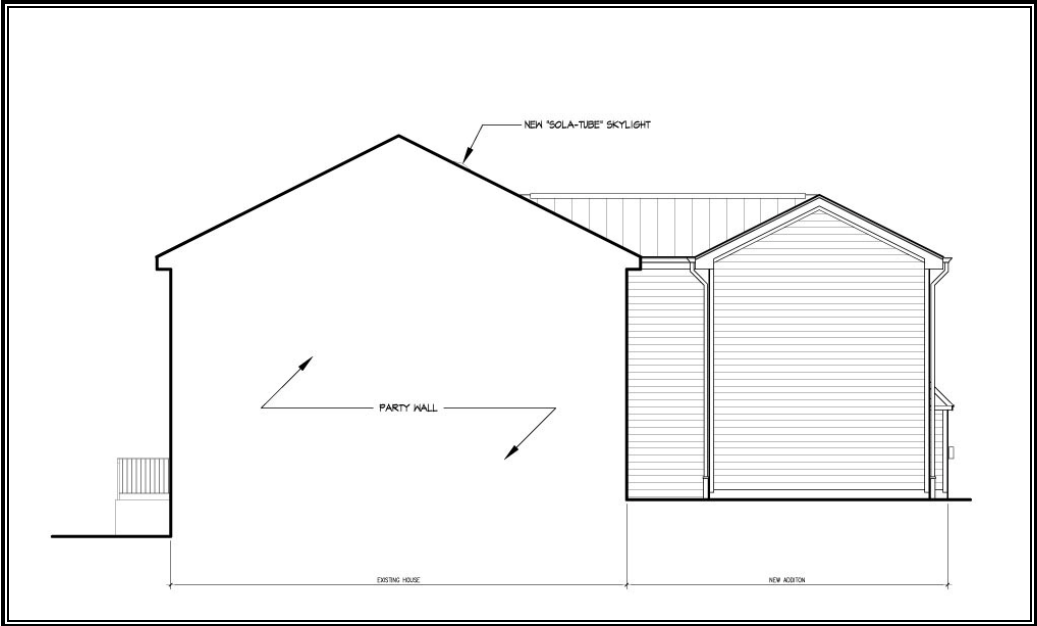


Figure 7: Right (north) elevation

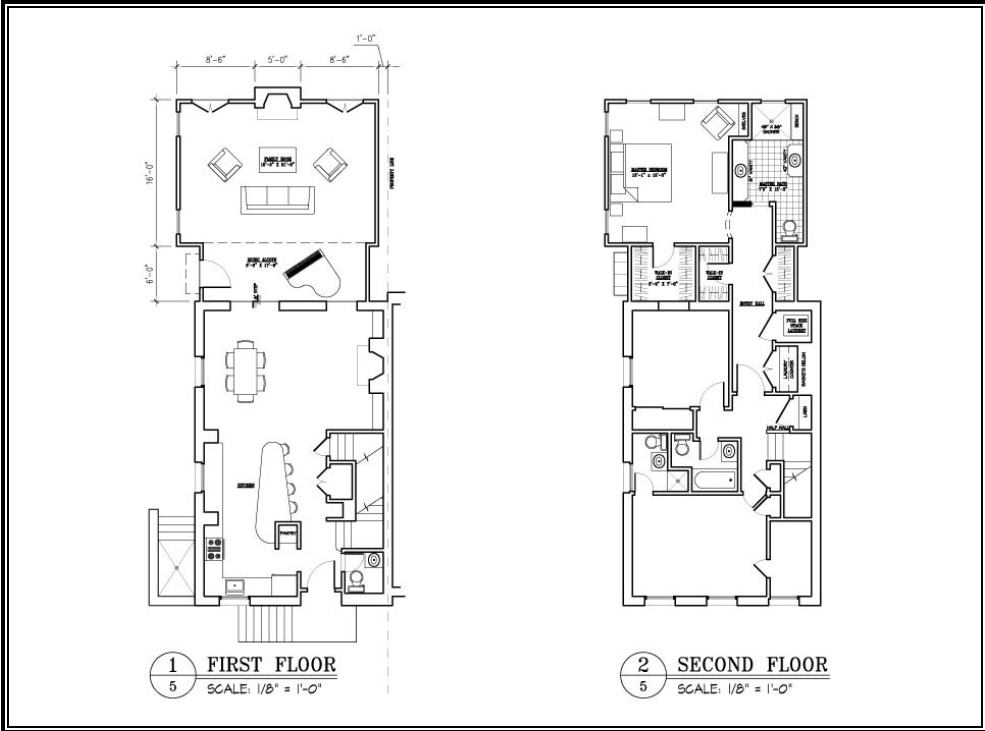


Figure 8: Plans

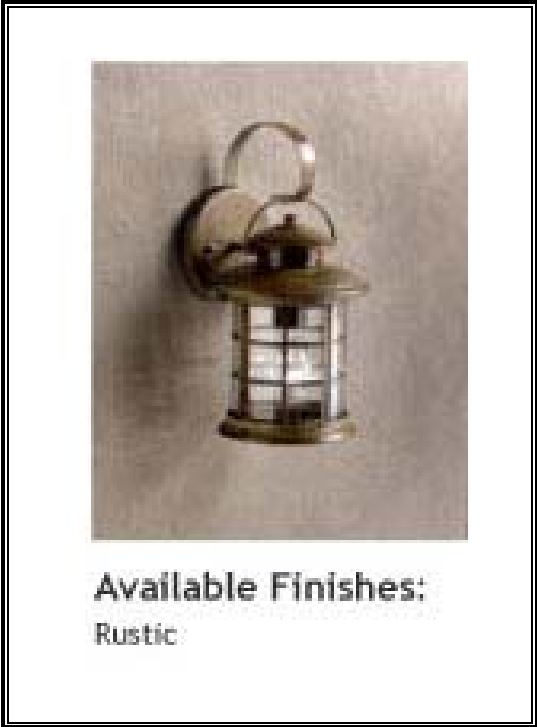


Figure 9: Kichler exterior light