

Docket Item # 6  
BAR CASE # 2009-0048

BAR Meeting  
April 15, 2009

**ISSUE:** Alterations to previously approved plans

**APPLICANT:** Stephanie Dimond

**LOCATION:** 725 South Columbus Street

**ZONE:** RM/Residential

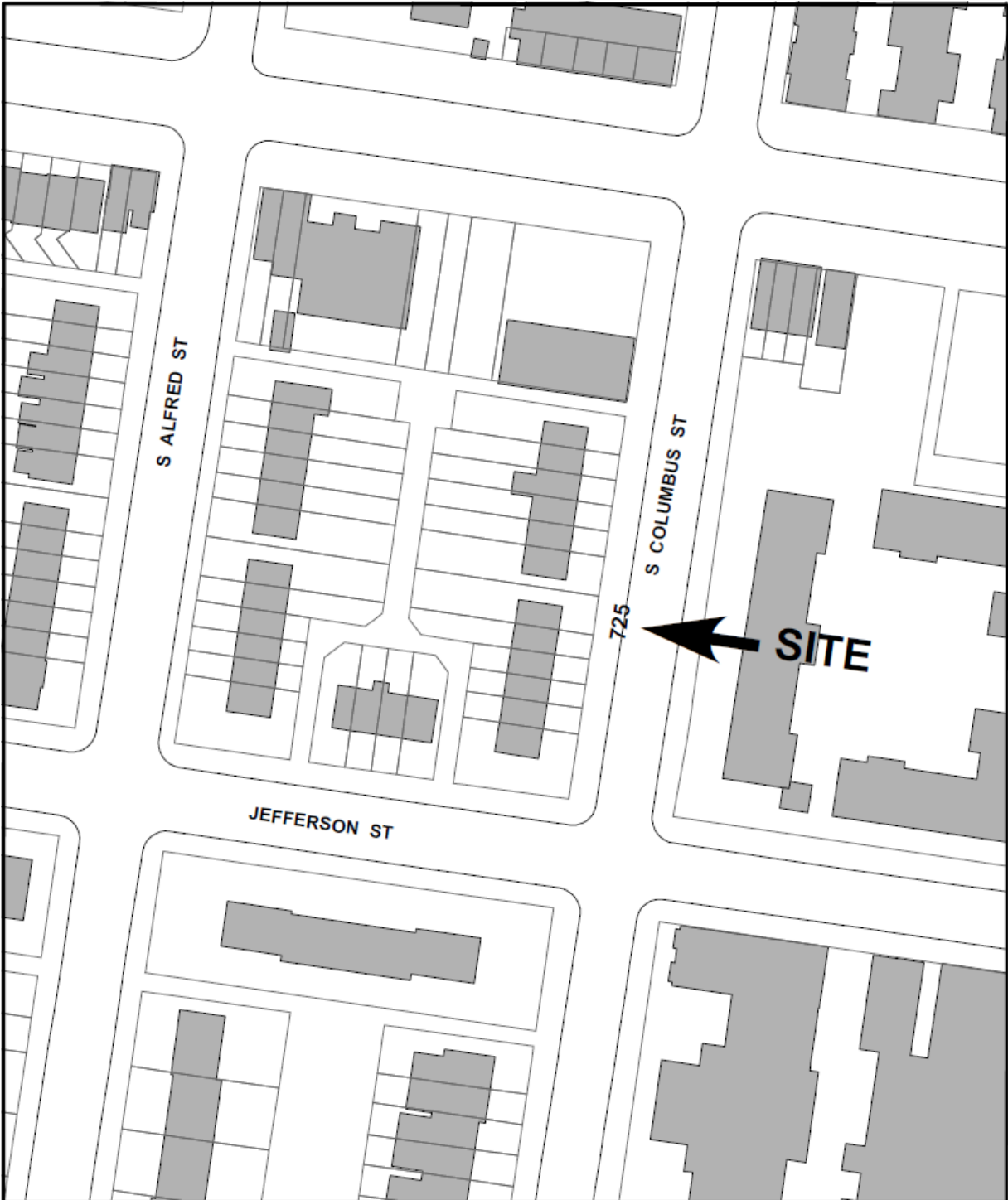
---

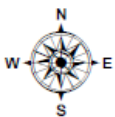
**STAFF RECOMMENDATION:** Staff recommends approval of the application with the following conditions:

1. That smooth fiber cement siding be used; and,
2. That the nails not show in the installation of the siding.

**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**\*\*BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



**BAR CASE #2009-0048** **4/15/2009** 

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to previously approved plans at 725 South Columbus Street. The applicant is returning to the Board to request a material change to the south elevation of the rear addition and approval of an at-grade window and areaway on the north elevation of the addition.

South elevation

Instead of brick, the proposed south elevation will now be clad with Hardieplank siding with approximately 1 ½ feet of horizontal lattice at the base. The Hardieplank will be factory finished in a taupe color and the lattice will be painted to match. The wall will be constructed on the applicant's property and lifted into place.

North elevation

At the basement level the applicant proposes to construct an egress window with an areaway. Only approximately 1 ½ feet of the multi-light casement window will be visible above grade. The areaway will be covered with an at-grade metal grate.

**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.

On September 17, 2009, the BAR approved a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for alterations and a rear addition at 725 South Columbus Street with the following conditions (BAR Case #2008-0094 & 0095):

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.
4. That the applicant remove the faux windows on the south elevation.

**III. ANALYSIS:**

The proposed alterations to the previously approved plans comply with the zoning ordinance requirements.

Since the Board approved the project in September 2008, the applicant has attempted to make arrangements with the adjoining neighbor at 727 South Columbus Street for access to the neighbor's property during construction of the rear addition. Unfortunately, the applicant will not allow access to the property during construction. As a result, the applicant has requested approval of a material change from brick to Hardieplank siding on the south elevation. While

unfortunate, Staff finds this material change acceptable. The wall will be minimally, if at all, visible from the public right-of-way. However, Staff recommends that smooth fiber cement siding be used and that the nail holes not show in the installation of the siding.

Staff also supports the basement level window and areaway on the north elevation of the addition, which will not be visible from the public right-of-way.

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

1. That smooth fiber cement siding be used; and,
2. That the nails not show in the installation of the siding.

## **V. CITY DEPARTMENT COMMENTS**

Legend: C - code requirement R - recommendation S - suggestion F- finding

### Code Administration:

- 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 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 Additions and 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-10 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

### Transportation & Environmental Services:

- F-1 No comment.

Historic Alexandria:

No comments received.

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

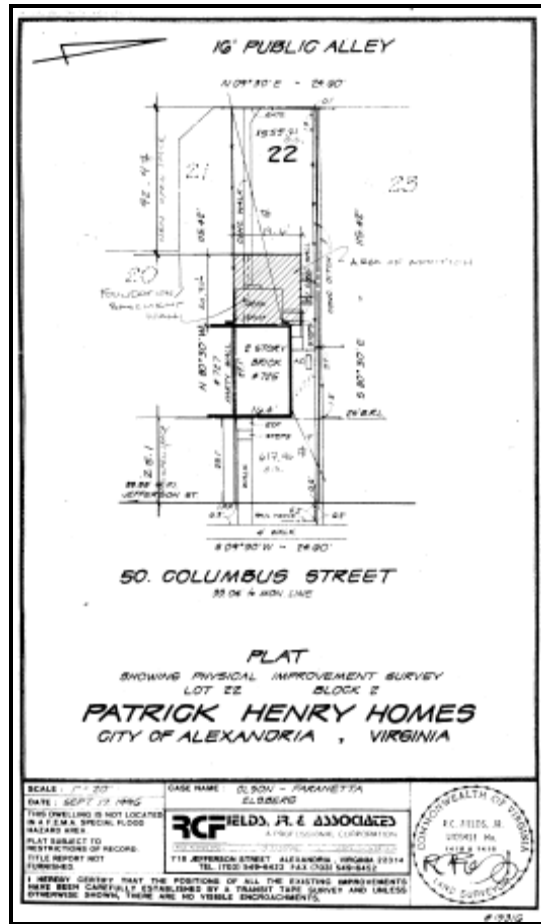


Figure 1. Site plan

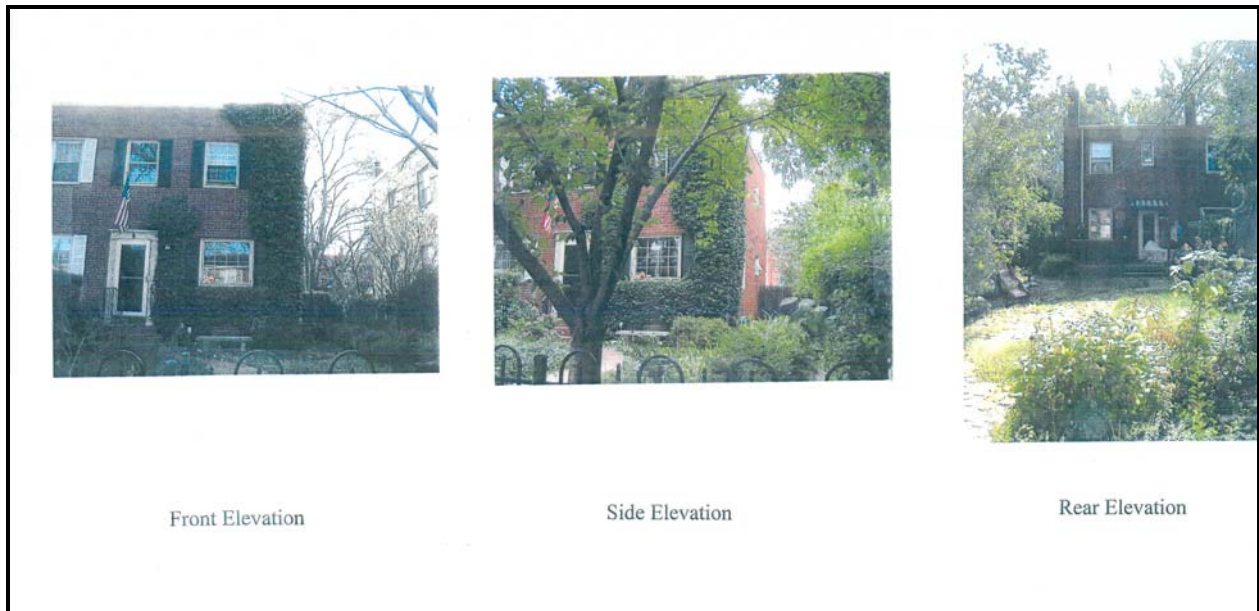
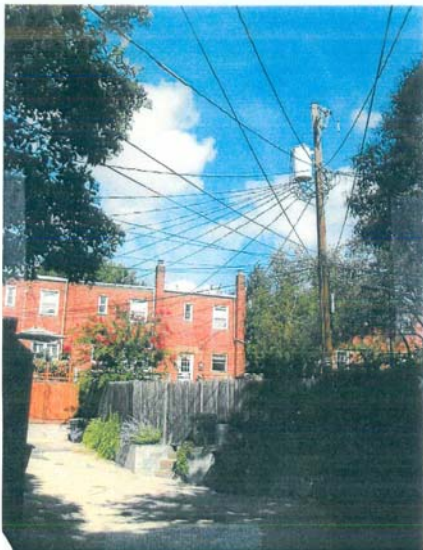


Figure 2. Site photos



Rear and Side Alley behind  
725 S. Columbus Street



Janine Rubitski standing at end  
of proposed addition

**Figure 3. Site photos**





Figure 4. Photo from Jefferson Street looking toward site



Figure 5. Close up photo from Jefferson Street looking toward site

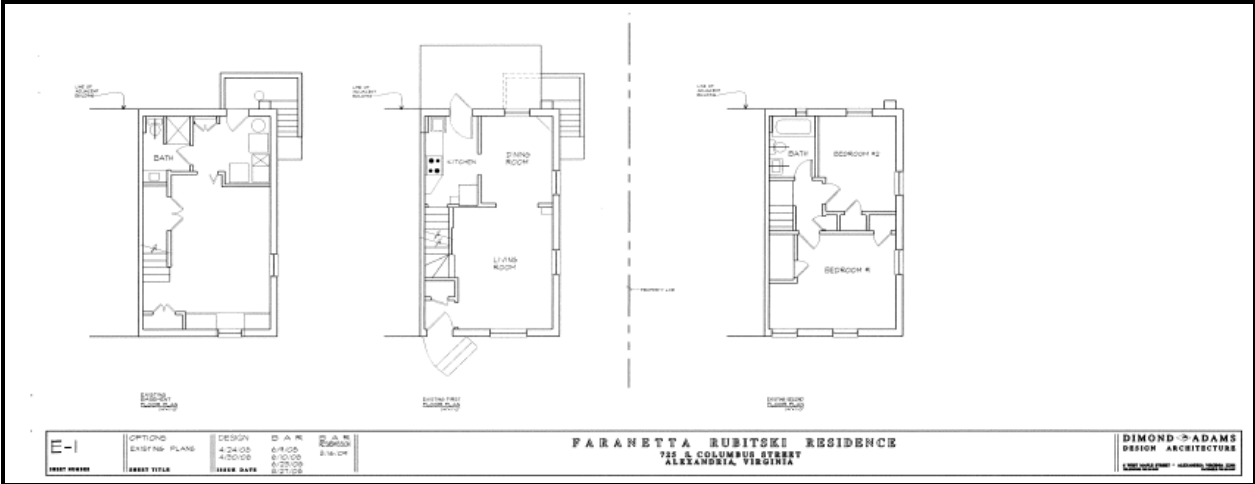


Figure 6. Existing floor plan



Figure 7. Existing elevations

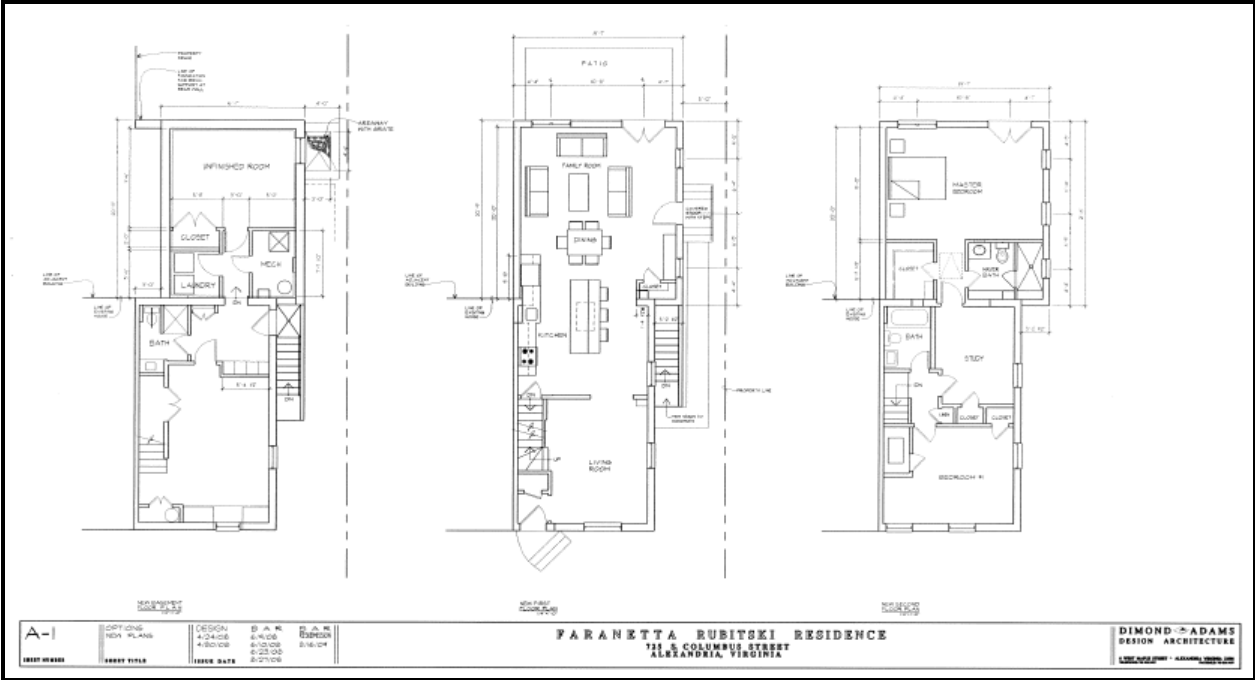


Figure 8. Proposed floor plans

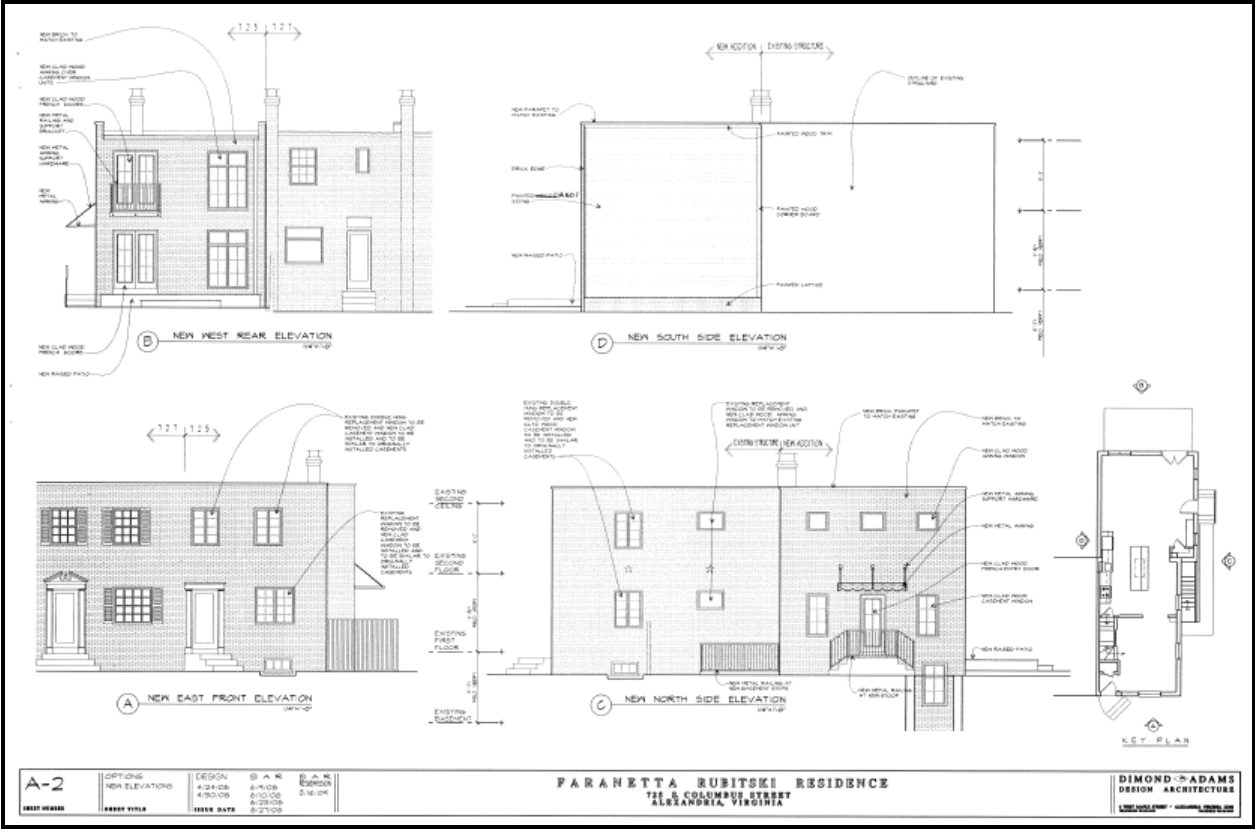


Figure 9. Proposed elevations