

Docket Item # 9
BAR CASE # 2009-0145

BAR Meeting
July 29, 2009

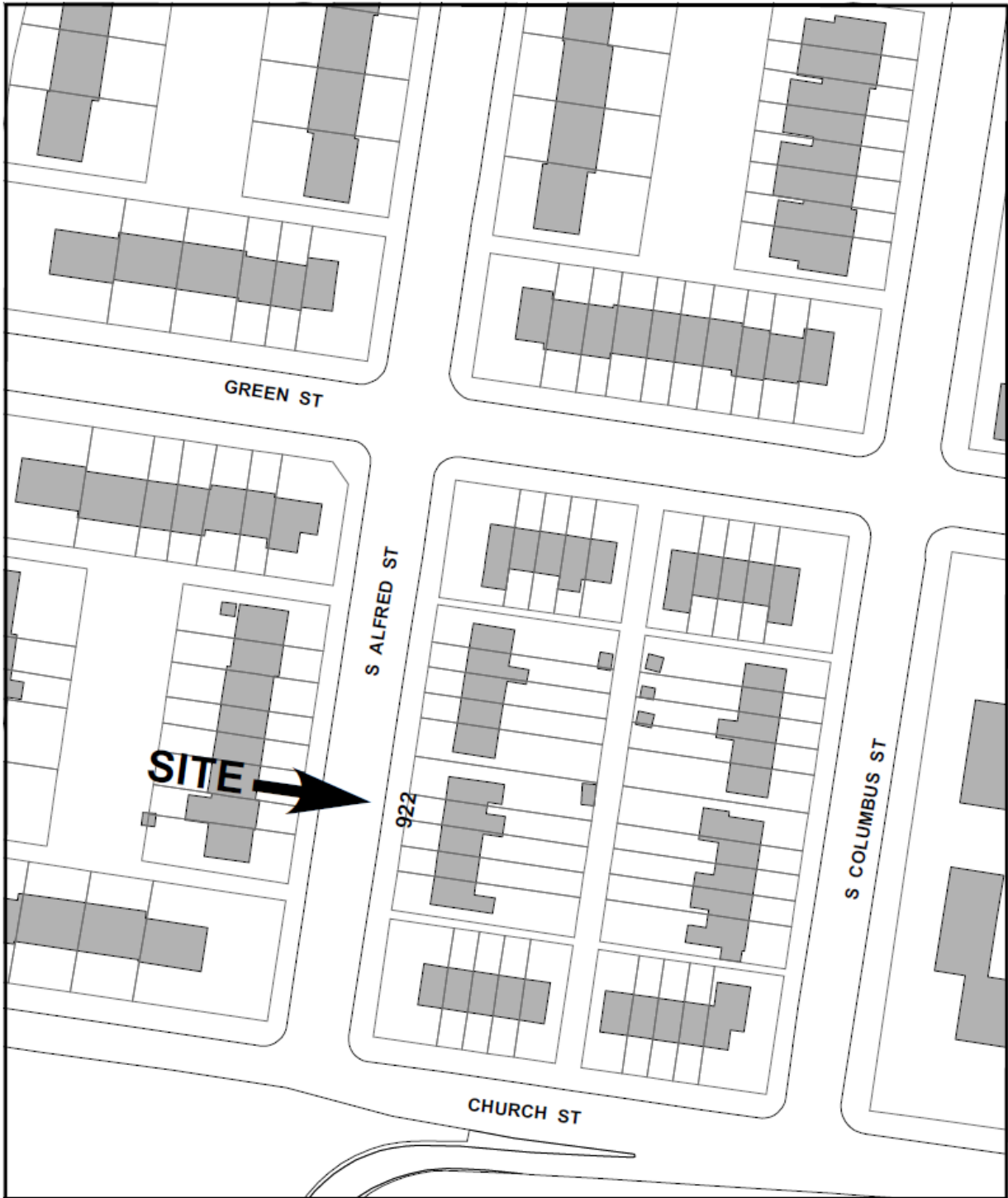
ISSUE: Addition and Alterations
APPLICANT: Victoria Sackett by Robert Shaw
LOCATION: 922 South Alfred Street
ZONE: RM/Residential

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

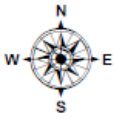
1. That if cementitious siding is used on the south elevation that the nails not show in the installation of the siding and that smooth (non-simulated wood grain) siding be installed.
2. That the lattice portion of the proposed fence have a rectangular rather than diagonal pattern and that the fence be painted or stained.
3. *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.
4. *The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
5. 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 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.

****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 #2009-0144 & 0145 7/29/2009



Note: The Permit to Demolish/Encapsulate, BAR Case #2009-0144, must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a one-story screened rear porch and alterations at 922 South Alfred Street. The proposed addition will measure approximately 10.5 feet in width (same width as the existing rear addition) by 12 feet in depth.

Addition

The proposed porch will be painted wood with charcoal fiberglass screens at all openings. The roof will have a cross gable form and will have fiberglass shingles. The framing of the gable roof form will be visible through the screens.

East (rear) Elevation

The east (rear) elevation of the enclosed porch will have a pair of double screen doors flanked by two simple light fixtures. The light fixtures are simple rectangular, metal-framed wall lanterns. A new metal gutter and downspout will be installed to match the existing.

North (side) elevation

The north (side) elevation will have screens framed within wood trim and posts.

South (side) elevation

The south (side) elevation will be on the south property line and will be clad in wood or cementitious siding with a 4.5 inch exposure.

Alterations

The current shingle roof on the existing rear addition is proposed to be replaced with fiberglass shingles to match the roof on the screened porch. The existing AC unit will be relocated beyond the proposed screened porch along the north property line. A new fence is proposed to replace the existing mismatched fencing. The proposed fence will be a six foot wood fence with the top portion of lattice in a diagonal pattern.

II. HISTORY:

The two-bay, two-story brick rowhouse at 922 South Alfred Street has a one-story, brick rear addition. The rowhouse was constructed as part of a series between 1941 and 1958, according to the Sanborn Fire Insurance Maps.

In 1974 the Board approved a rear addition for 922 South Alfred Street (3/20/74).

III. ANALYSIS:

The proposed addition, relocated HVAC unit, and fence replacement comply with zoning regulations.

Screened Porch

In the opinion of Staff, the proposed porch addition is appropriate and compatible with the two-story rowhouse at 922 South Alfred Street and conforms to the *Design Guidelines* for porches.

The *Design Guidelines* advise that “porches should be appropriate to the historical style of the structure,” and “porches should not hide, obscure or cause the removal of important historic architectural details.” Furthermore, “porches should be made of materials which are sympathetic to the building materials generally found in the historic districts...painted wood is an appropriate material.” The proposed screened porch will have no direct impact on the historic main block of the townhouse as it will be attached to the 1974 rear addition. The scale, mass, and architectural style of the porch is appropriate and consistent with screened or enclosed porches on the rear of similar rowhouses from this period.

The proposed materials are appropriate. Painted wood trim and posts are appropriate for a screened porch. The *Guidelines* note that many types of roofing materials were developed in the 20th century, including fiberglass shingles, and that their appropriateness is determined on a case-by-case basis. The use of fiberglass shingles on the screened porch and 1974 rear addition are acceptable in this circumstance. Wood or cementitious siding are both acceptable choices for the siding on the south elevation. If the applicant elects to use cementitious siding then Staff advises that the standard requirements of the adopted Fiber Cement Policy be incorporated as conditions.

Fence

The *Design Guidelines* notes that “fences...should be appropriate in materials, design and scale to the period and character of the structure they surround.” Further, the *Guidelines* note that “wood lattice should have a rectangular pattern rather than a diamond pattern” and that “wood fences must be painted or stained.” The proposed board on board fence with a lattice topper is generally appropriate if the lattice pattern is changed to a rectangular pattern rather than the proposed diamond pattern.

Staff recommends approval of the application with the conditions outlined below.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted with the following conditions:

1. That if cementitious siding is used on the south elevation that the nails not show in the installation of the siding and that smooth (non-simulated wood grain) siding be installed.
2. That the lattice portion of the proposed fence have a rectangular rather than diagonal pattern and that the fence be painted or stained.
3. *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.
4. *The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
5. 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 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.

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-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Transportation and Environmental Services:

FINDINGS

F1. No Floodplain or RPA tags on property. (T&ES)

RECOMMENDATIONS

- R1. The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R6. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

FINDINGS

- F1. An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time. In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
- the construction of a new home;
 - construction of an addition to an existing home where either
 - the addition exceeds the area of the existing building footprint by 100% or more;
 - or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
 - changes to existing grade elevation of 1-foot or greater;
 - changes to existing drainage patterns;
 - land disturbance of 2,500 square feet or greater.
- Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 838-4318. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.
<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

Historic Alexandria:

No comments received.

Alexandria Archaeology:

Archaeology Finding

1. A Civil War period map indicates that there was a small gully present in this area, presumably filled during the late 19th or early 20th century. It is possible that the fill material could contain artifacts that would provide insight into activities during these historical periods.

Archaeology Recommendations

*1. 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.

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VI. IMAGES

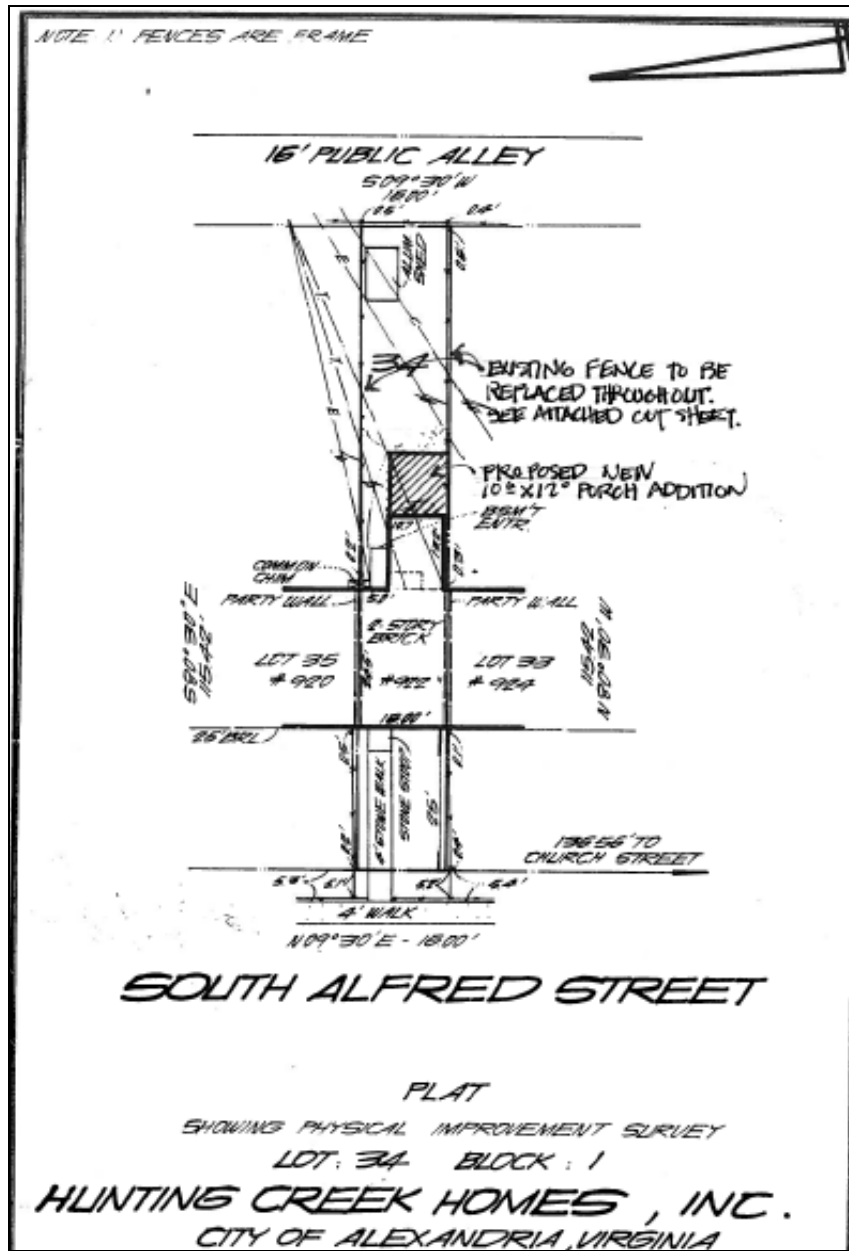


Figure 1. Plat, 922 South Alfred Street.

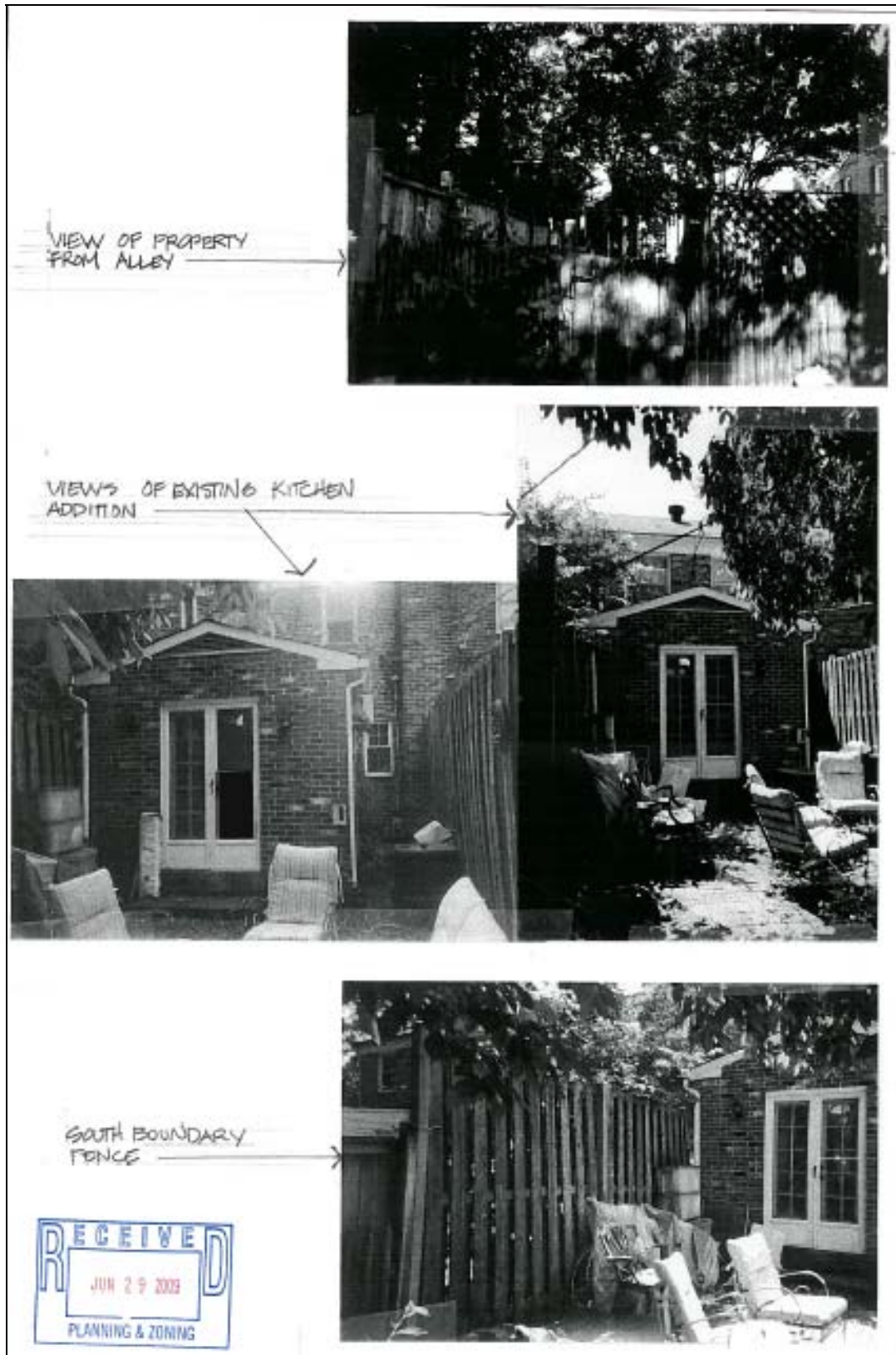


Figure 2. Images of rear (east) elevation. Rear wall of rear addition proposed to be encapsulated.

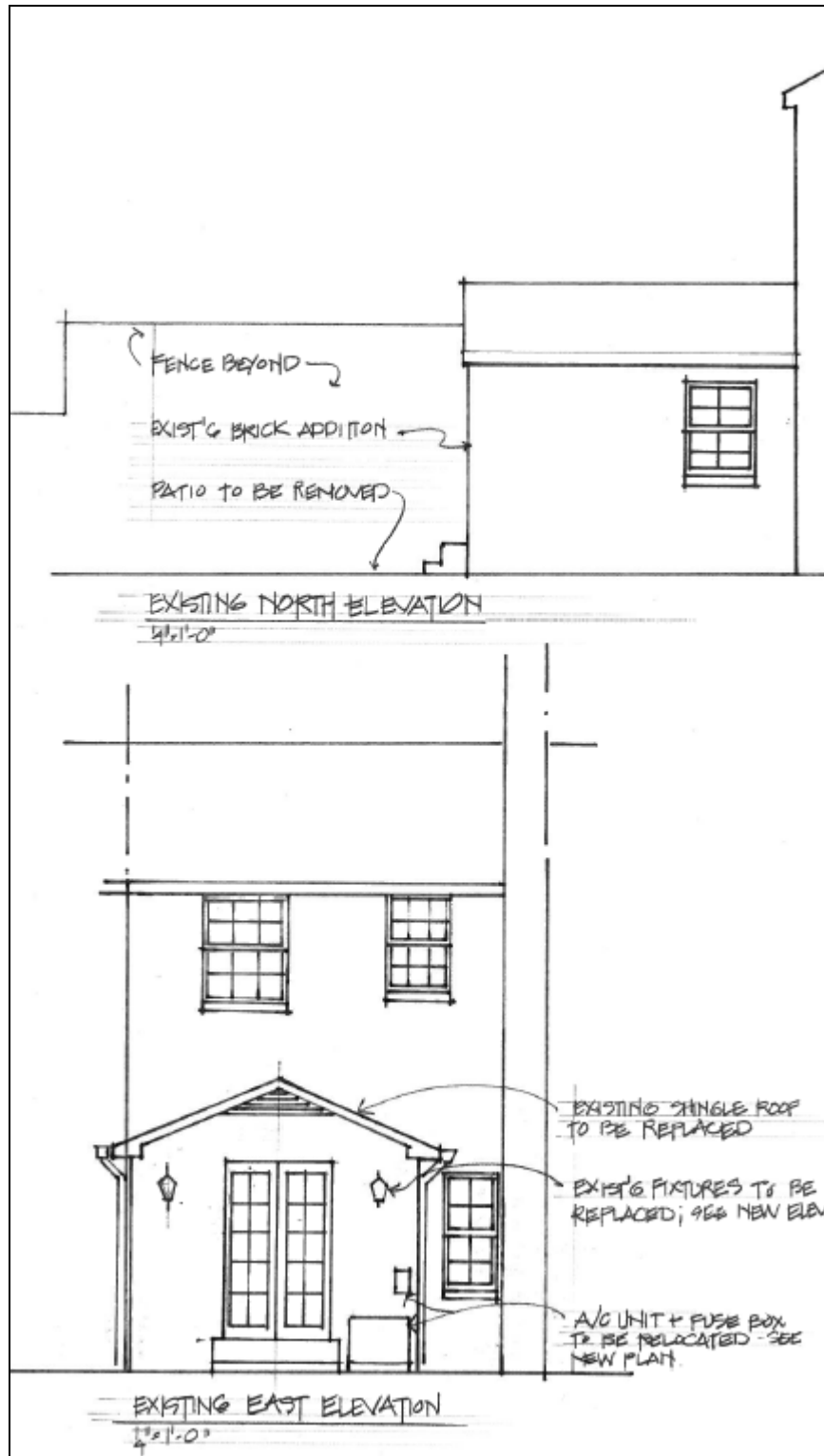


Figure 3. Existing conditions at rear of 922 South Alfred Street.

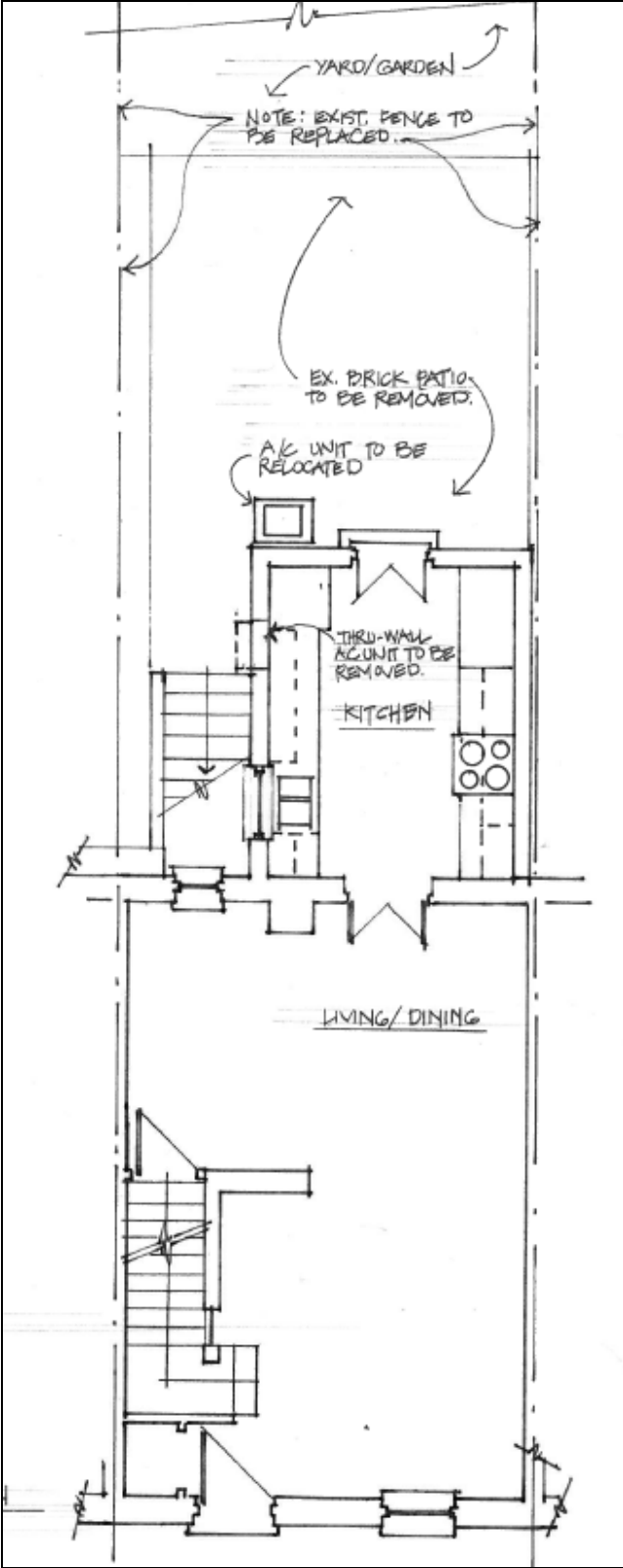


Figure 4. Existing floorplan.

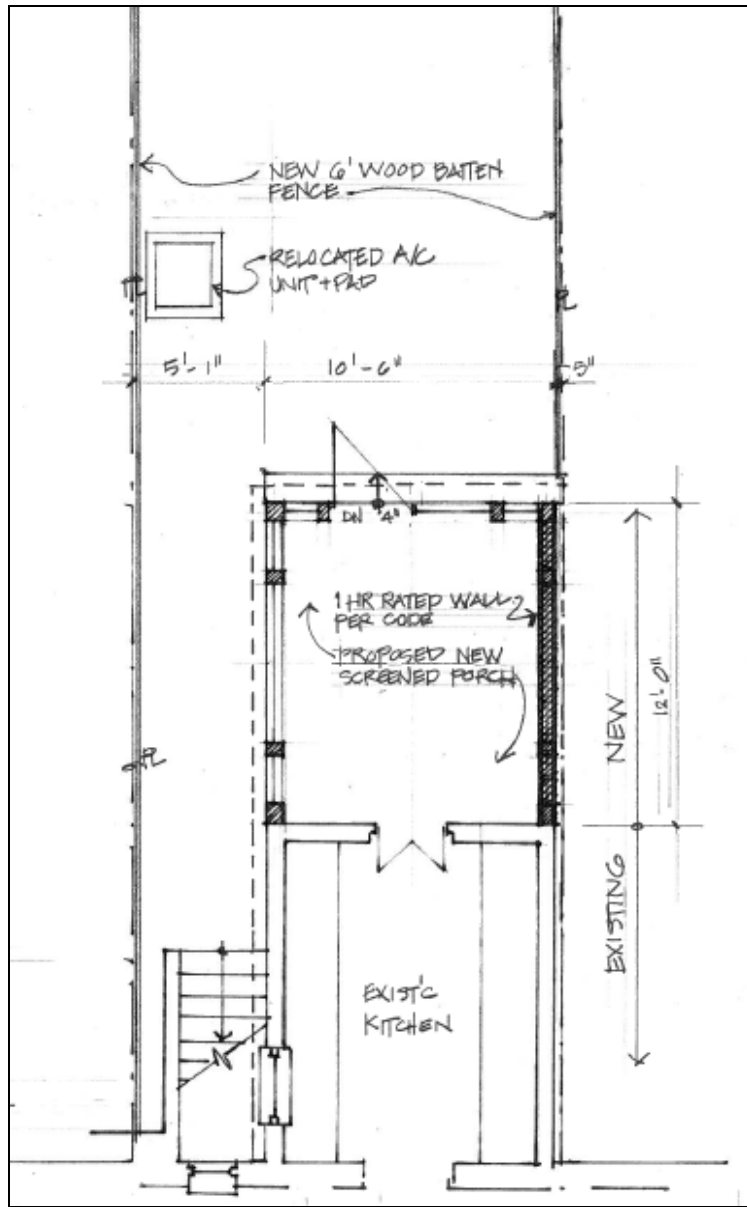


Figure 5. Proposed floorplan and site plan.

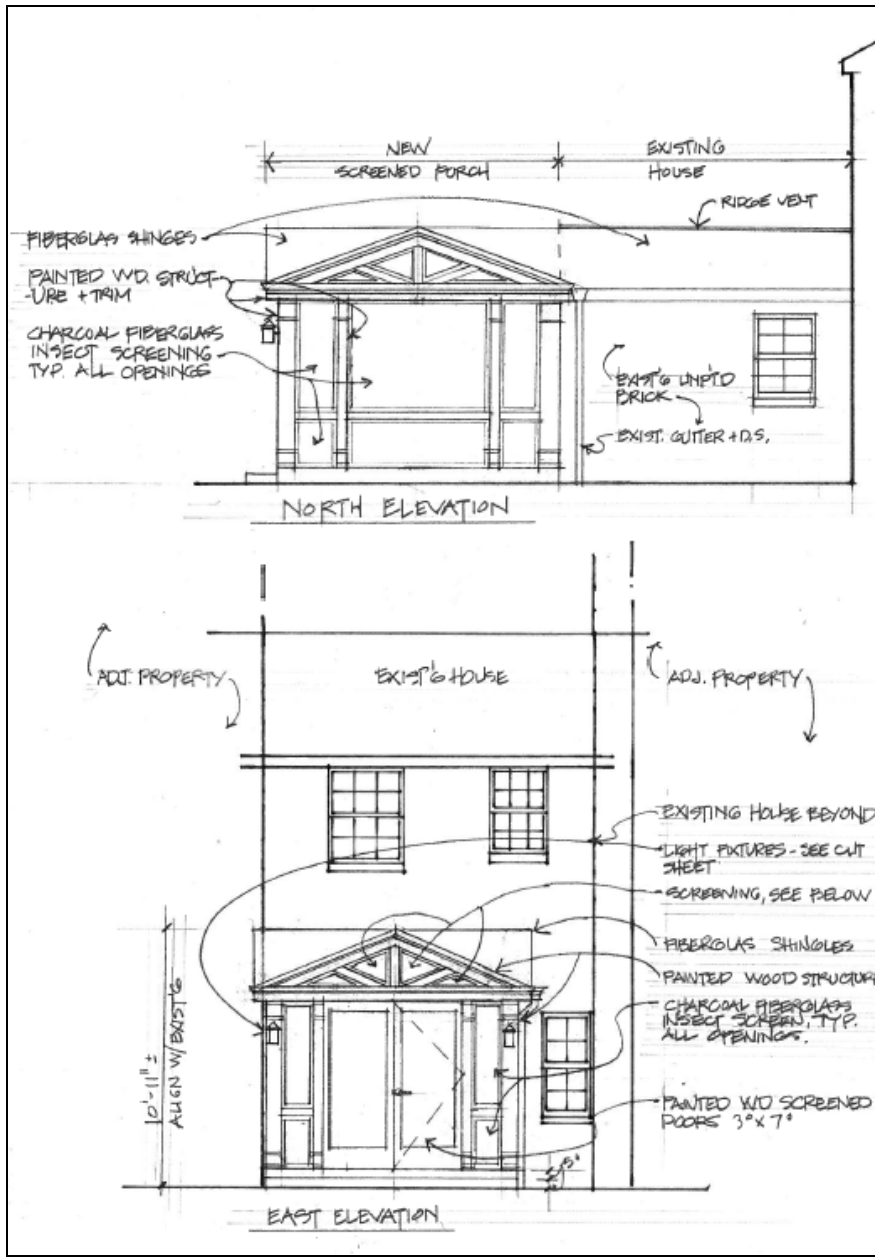


Figure 6. Proposed north and east elevations.

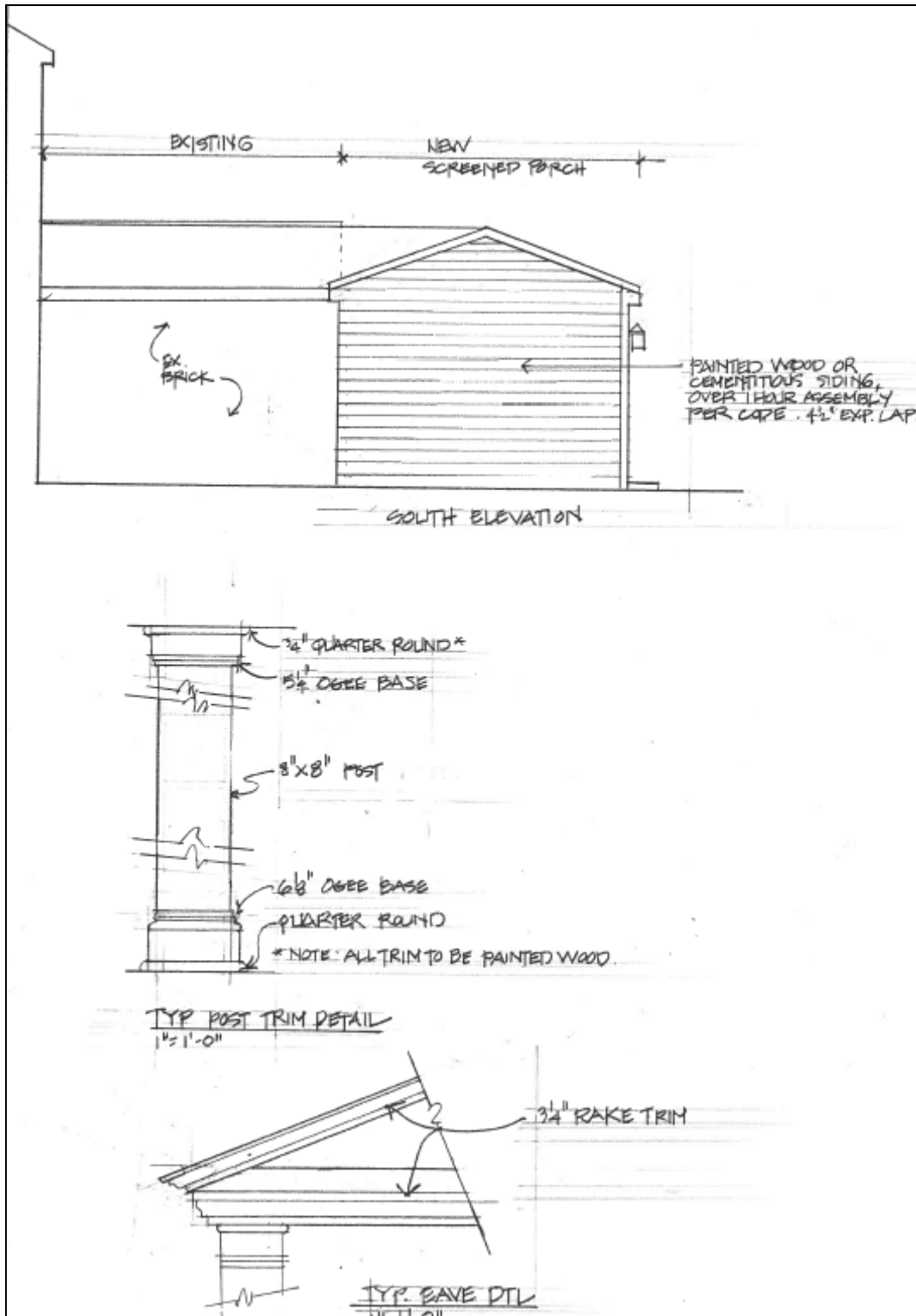


Figure 7. Proposed south elevation and trim/post details.

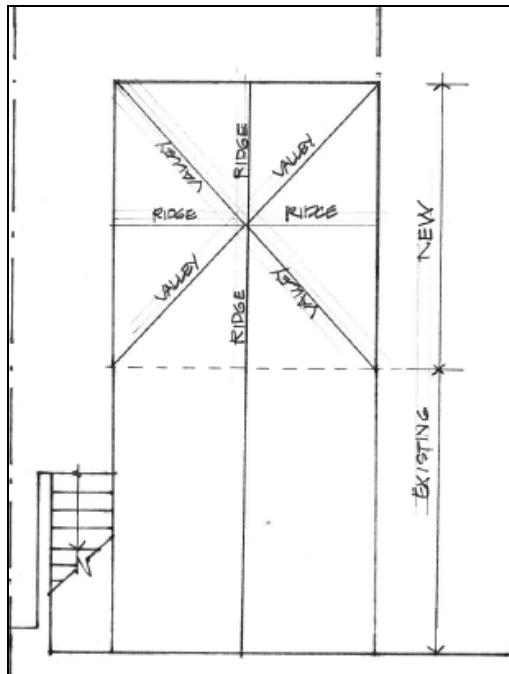



Figure 8. Proposed roof plan.



Available Finishes:
Tannery Bronze, Black (Painted)

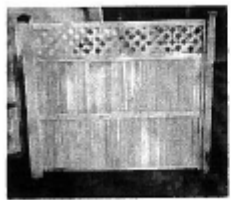
New Street Series 08 Outdoor - Outdoor bracket 1 Lt. Incandescent
9794BK
Outdoor Bracket 1 Lt. Incandescent

Dia./Width: 5.0 IN
Body Height: 8.5 IN

With its timeless profile, this 1-light wall lantern is perfect for those looking to embellish classic sophistication outdoors. Because it is made from cast aluminum and comes in this beautiful Black finish, this wall lantern can go with any home décor while being able to withstand the elements. It features clear beveled glass panels, uses a 100-watt (max.) bulb, measures 5" wide by 8 1/2" high, and is U.L. listed for wet location.

Technical Information			
Type	Outdoor 1 light	Extra Lead	2.7 IN
Style	Transitional	Backplate Dimensions	4.75 DIA IN
Finish Group	Black	Built Included	IN
Room	Outdoor	Primary Bulb Count	1
Weight	1.6 LBS	Primary Max Watt	100W
Body Height	8.5 IN	Primary Lamp Type	A19
Width	5 IN	Primary Bulb Base	P
Extension	5.8 IN	UL CSA Listed	Y
Height from Junction Box	2.7 IN		

Figure 9. Specifications for exterior wall lanterns.



Wood Fencing
6' Lexington Fence Panel Lattice

Item #: 134015 Model: 860.3170

Figure 10. Specifications for proposed fence.