

Docket Item # 13
BAR CASE # 2009-0300

BAR Meeting
January 6, 2010

ISSUE: Addition and Alterations

APPLICANT: Joseph Clancy and Nancy Cefalo, Applicants
Gaver Nichols, Agent

LOCATION: 804 Wolfe Street

ZONE: RB/ Townhouse Zone

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application with the condition that the skylights' final design, size, and location are reviewed and approved by Staff prior to the issuance of construction permits.

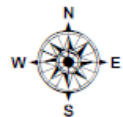
*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of BAR approval if the work is not commenced and diligently and substantially pursued by the end of that 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 #2009-0299, 0300

1/6/2010



Note: The Permit to Demolish/Encapsulate, BAR Case#2009-0299, must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a second-story, porch enclosure at 804 Wolfe Street. The proposed addition will measure approximately 14.5 feet in width by 9 feet in depth, thus retaining approximately 7.5 feet by 9 feet of the western most portion of the existing open porch.

The proposed porch will be fabricated by relocating of the existing rear, exterior French doors to the edge of the existing open deck; and installing Fypon and Azek synthetic trim; a painted, standing seam metal roof with copper gutter and downspouts; Vellux skylights and wrought iron railings designed to match existing.

II. HISTORY:

The three-bay, 2-1/2 story brick rowhouse at 804 Wolfe Street has a two-story brick side extension and a two-story brick rear addition. The rowhouse was constructed in 1986 according to the City's assessment records.

Staff did not find any previous BAR cases.

III. ANALYSIS:

The proposed addition complies with zoning regulations.

In the opinion of Staff, the proposed porch addition is appropriate and compatible with the non-historic building at 804 Wolfe Street and conforms to the *Design Guidelines* for porches. The *Design Guidelines* advise that "porches should be appropriate to the style of the structure," and the porch form should "express the prevailing shape of the residential building." Furthermore, the fenestration pattern should "be compatible with the fenestration pattern on the existing structure."

The proposed enclosed porch will have no direct impact on the adjacent townhouse and has been designed to retain approximately 68 square feet of the existing open porch abutting the adjacent residence.

The scale, materials, and architectural style of the proposed porch enclosure is appropriate and consistent with the existing non-historic building. The design relocates the existing exterior, French doors which currently access the second floor open porch, utilizes synthetic pilasters and cornice, a standing seam metal shed roof, and a wrought iron railing to match the existing railing on the building. Staff believes that the use of synthetic trim on the new porch enclosure is acceptable in this circumstance, as the proposed porch will be barely visible from the right-of-way and is being attached to a non-historic resource.

Because the skylights were submitted after the application deadline and Staff was not able to review the specifications in detail, it is recommended that their final design, size, and location are reviewed by Staff and determined to be in compliance with the *Design Guidelines, including that they* be flat and incorporate night shades, with final approval by Staff prior to the issuance of construction permits.

Staff recommends approval of the application with the above condition.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Certificate of Appropriateness application with the condition that the skylights' final design, size, and location are reviewed and approved by Staff prior to the issuance of construction permits.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Stephen Milone, Division Chief, Zoning and Land Use Services

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.

C-10 The applicant must obtain a Certificate of Occupancy prior to occupancy (use) of the structure (USBC 116.1).

VI. IMAGES



Figure 1. Image of Front (north) elevation.



Figure 2. Image of west elevation



Figure 3. Portion of porch to be enclosed

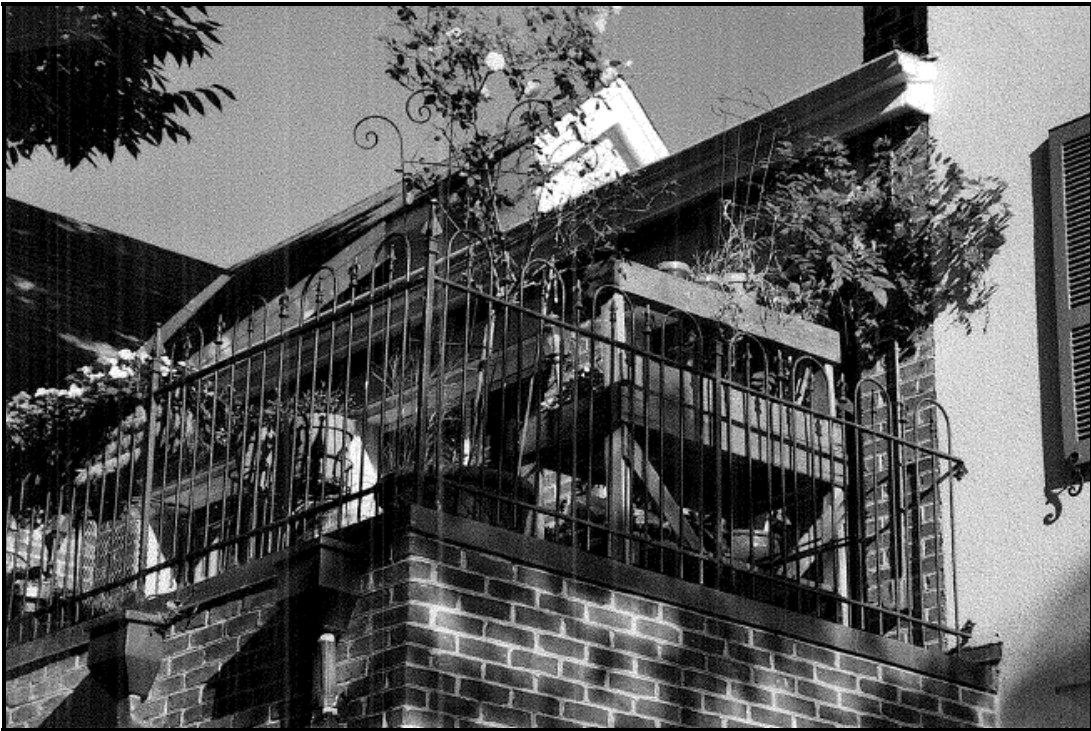


Figure 4. Views of porch to be enclosed



Figure 5. Existing Conditions Photos

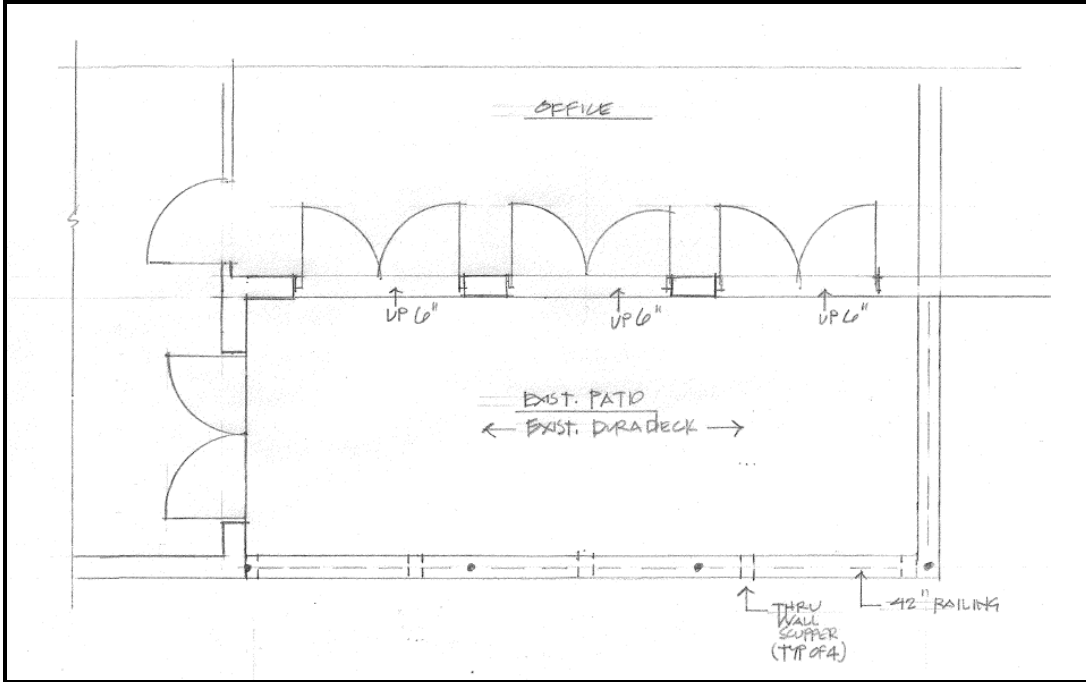


Figure 6. Existing Partial Floor Plan of Addition

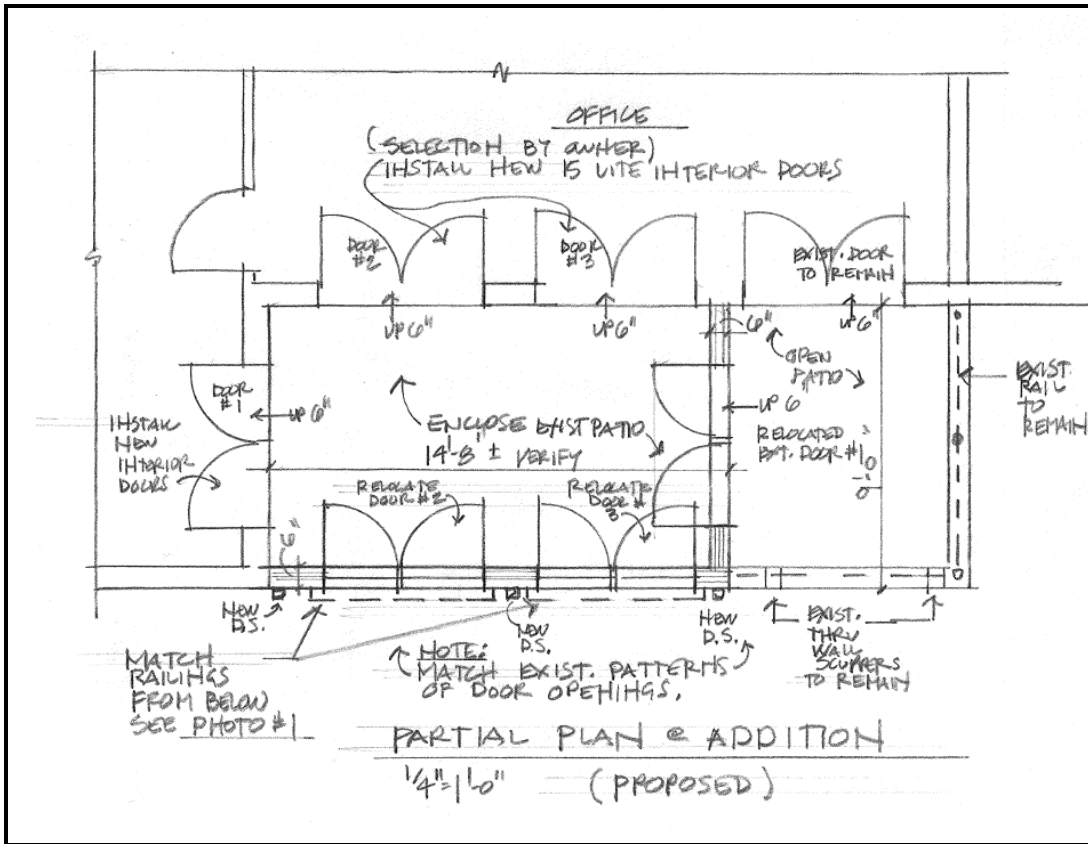


Figure 7. Proposed Partial Floor Plan of Addition



Figure 8. Existing South Elevation

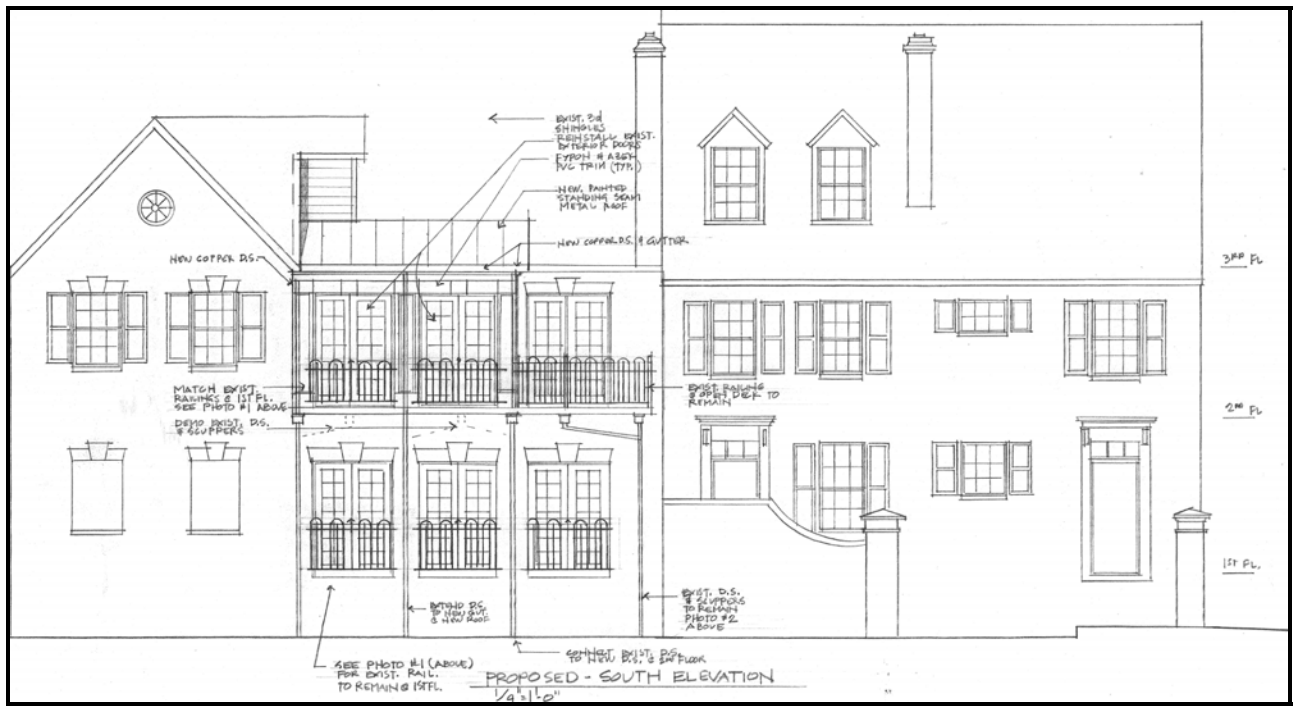


Figure 9. Proposed South Elevation

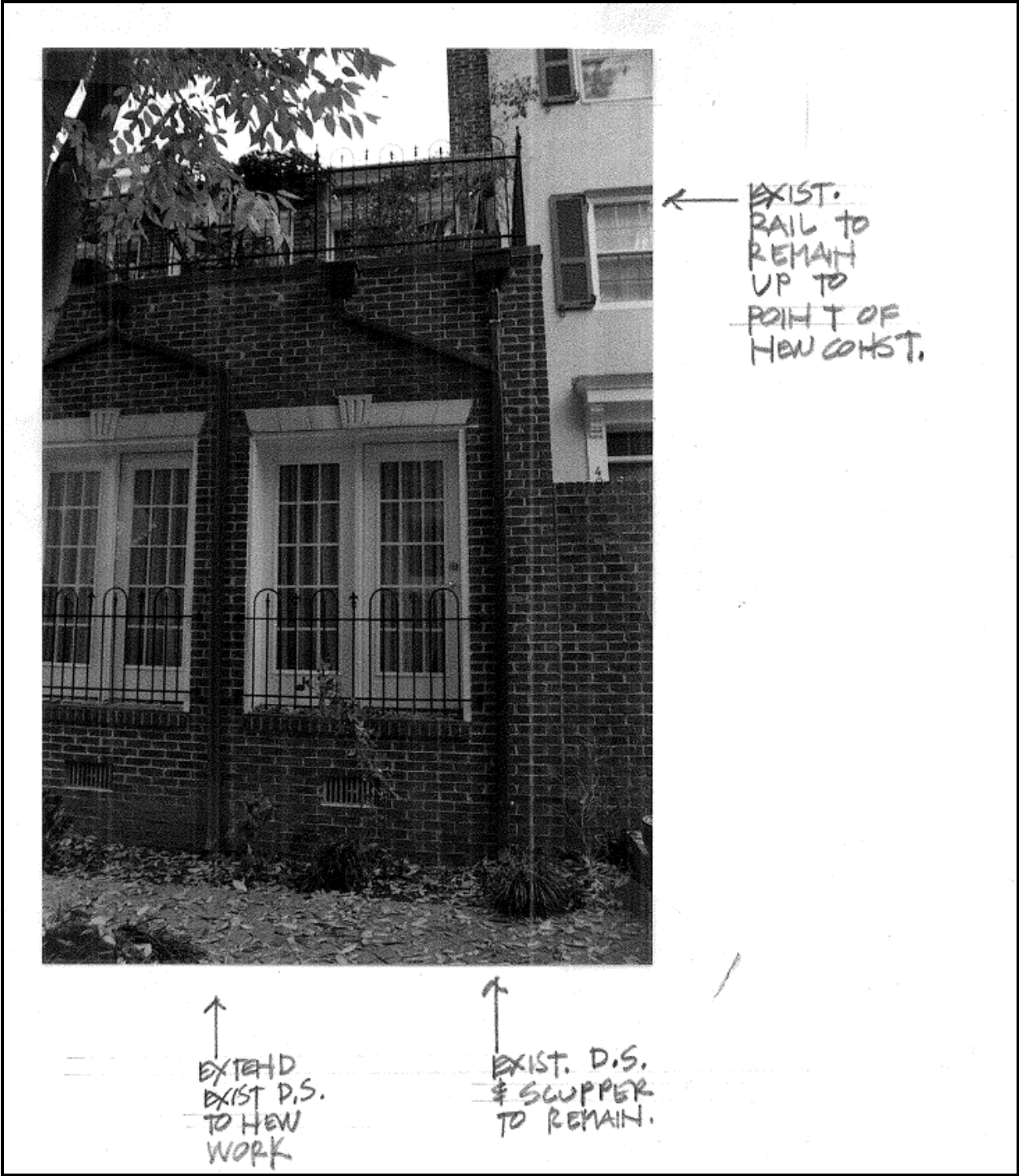


Figure 12. Detail of Downspouts



Figure 13. Detail for proposed Railings