

Docket Item # 6
BAR CASE # 2010-0060

BAR Meeting
April 21, 2010

ISSUE: Addition (Alterations to Previously Approved Plans)

APPLICANT: John and Courtney Elwood by Patrick Camus

LOCATION: 513 Duke Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

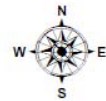
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 #2010-0060

4/21/2010



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a third story screened porch at 513 Duke Street. On June 17, 2009, the Board approved the applicant's request for a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for a third floor addition and a new true-divided-light wood window on the east elevation of the historic house. The previously approved addition was never constructed and the applicant's now propose a screened porch in the same location. The other aspects of the 2009 BAR approval, including demolition and encapsulation, are still valid.

The flat roof screened porch addition will measure roughly 12 feet 9 inches by 15 feet and will be constructed on the existing rooftop deck. The porch will have a traditional design with square wood columns at the corner and a railing of vertical pickets with a horizontal cap. The screened porch will have a simple cornice and a 1.5 foot parapet. The porch will be painted white to match the trim on the house.

II. HISTORY:

According to Ethelyn Cox in Historic Alexandria, Street by Street, the house at 513 Duke Street, although "enlarged and restyled," probably dates from 1797 when it was noted in a deed. The house was built by Gurdin Chaplin, who served as cashier of the Bank of Alexandria from 1800 until his death in 1811. Although originally two stories in height, the frame house is now three stories and three bays wide. Behind the main block is a two story addition with a roof deck (likely constructed between 1921 and 1941, according to the Sanborn Fire Insurance maps), as well as a one story addition approved by the BAR on June 4, 1992 (BAR Case #1992-2003 & 2004). At the June 1992 meeting, the BAR also approved replacement doors and siding, as well as the Chippendale style roof deck railing which will be removed as part of the proposed project.

On June 17, 2009 the BAR approved a Permit to Demolish/Encapsulate and Certificate of Appropriateness for a new third floor addition, as well as alterations to the house at 513 Duke Street (BAR Case #2009-0084 & 0085).

III. ANALYSIS:

The proposed screened porch complies with the RM requirements of the Zoning Ordinance.

In the opinion of Staff, the proposed third floor screened porch addition at 513 Duke Street is historically appropriate for houses of this period and is even more compatible with the historic house than the previously approved enclosed third floor enclosed sleeping porch style addition. The porch meets the *Design Guidelines* recommendation that "Porches should not hide, obscure or cause the removal of important historic architectural details." The porch encapsulates, rather than demolishes, a portion of the third floor of the house, and could be easily reversed in the future.

Staff recommends approval of the application as submitted.

STAFF:

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager

IV. 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 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

Historic Alexandria:

No comments received.

Alexandria Archaeology:

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Transportation and Environmental Services:

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.]. A copy is also attached for the applicant's convenience. (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>

V. IMAGES

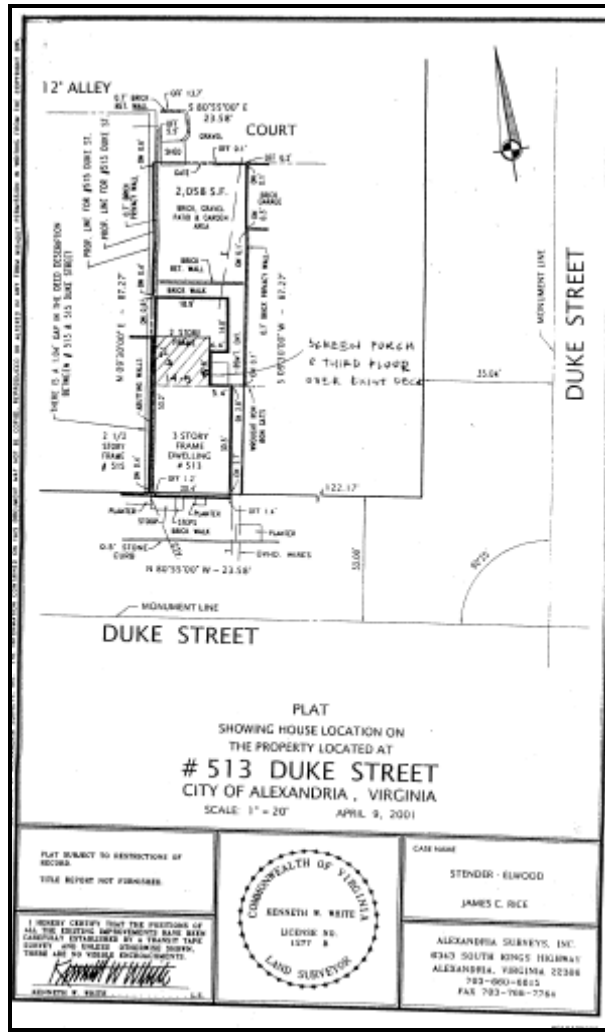


Figure 1. Plat.



Figure 2. Existing site photo (front).



Figure 3. Existing site photo (rear).



Figure 4. Rear of house as seen from St. Asaph Street.

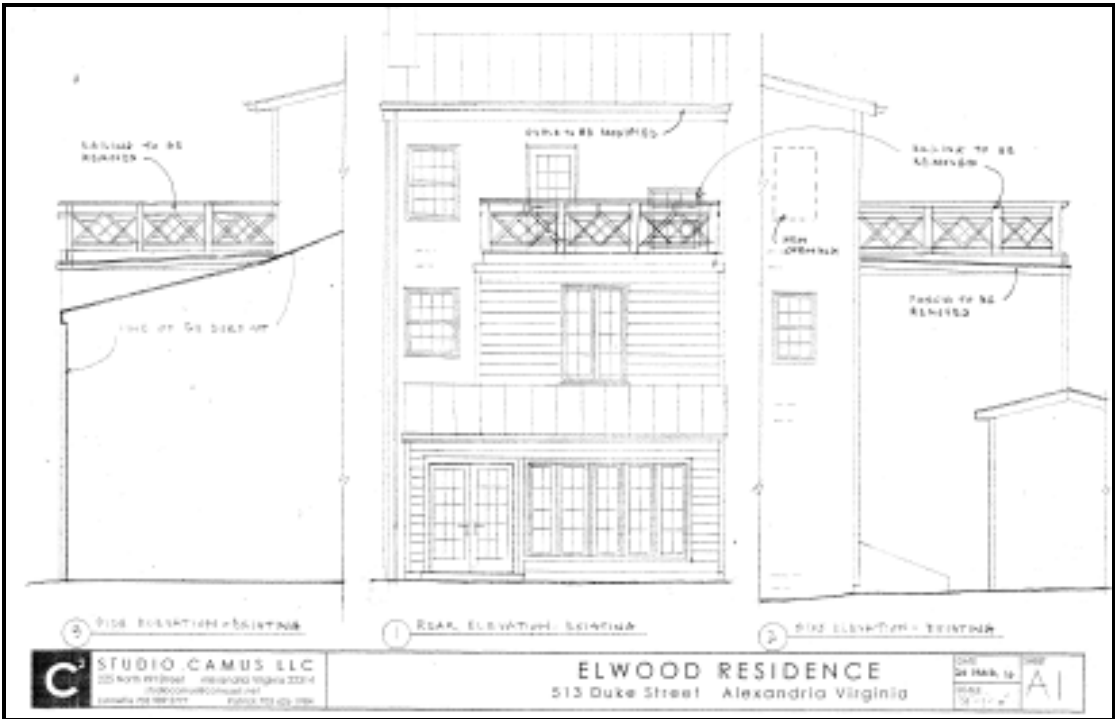


Figure 5. Existing elevations.



Figure 6. Proposed elevations.

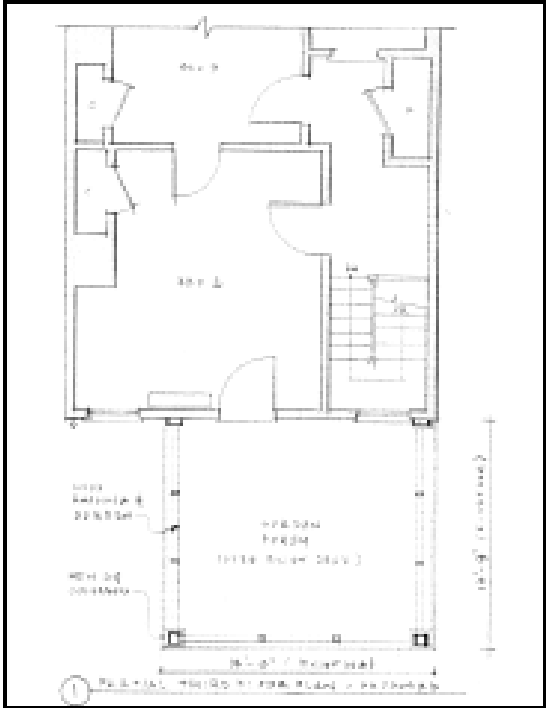


Figure 7. Floor plan.