

Docket Item # 10
BAR CASE # 2010-0048

BAR Meeting
April 21, 2010

ISSUE: Addition/Alterations
APPLICANT: Alexander St Clair & Julie Egy
LOCATION: 404 Jefferson Street
ZONE: RM/Residential

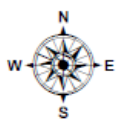
STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

****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 #2010-0047, 0048 4/21/2010



Note: BAR Case # 2010-0047 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an addition to the rear of 404 Jefferson Street. The proposed addition will consist of an 11 foot ten inch extension of the entire 17 foot 2 inch width of the basement and first stories of the home. The proposed total gross floor area expansion is 408 square feet. The proposed expansion will be constructed of brick veneer to match the existing with a sloped standing seam metal roof painted to match the existing roof. On each the basement and first story there will be three 10 light, 7/8 inch muntin, SLD French doors. Above all six French doors will be a brick jack arch. In front of all three French Doors on the first story will be black wrought iron, Arts and Crafts style railings. Mounted on either side of the new center French doors on the basement level the applicant is proposing the installation of new Artcraft Lighting, arts and crafts style porch lights in a black finish. Along the rear roofline of the addition a new copper metal gutter and downspout will be installed to match the existing.

II. HISTORY:

404 Jefferson Street is a two-story brick interior rowhouse that was constructed in 1941 as part of the Yates Garden subdivision in a Colonial Revival design vocabulary. Yates Garden was developed by Edward Carr beginning in 1939. However, complete build out of the subdivision was not completed until the early 1960s.

The Board approved replacement windows on the front façade of 404 Jefferson Street on June 3rd 2009. (BAR2009-0096)

III. ANALYSIS:

The proposed addition complies with zoning ordinance requirements.

It is the opinion of Staff that the design of the addition is compatible in style and massing to the house, and conforms to the *Design Guidelines* for residential additions. In keeping with the recommendations contained in the *Guidelines*, the addition was designed to be, “compatible with both the existing house and the immediate neighborhood.” The addition is relatively small in size and does not overwhelm the existing house or adjacent properties. Indeed, it is well proportioned and a substantial improvement to the architectural character of the rear elevation of this home.

While single-glazed, true-divided-light wood windows are preferable, the *Design Guidelines* and the Board generally allow for double-insulated, simulated divided light wood windows and doors on new construction or in areas with limited visibility, both of which apply in this case.

404 Jefferson Street is the third from the end in a row of five adjoining rowhouses on Jefferson Street to the west of Royal Street; the proposed addition is only minimally visible from S Royal Street. In Staff’s opinion, due to the compatibility in design of the proposed addition and its minimum visibility from the public right-of-way, Staff recommends approval of the application.

Staff notes the comments of the Alexandria Archaeology and recommends that they be included as conditions of the approval.

IV. 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 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-5 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-6 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-7 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-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-9 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.
- C-10 A soils report must be submitted with the building permit application.

Historic Alexandria:
No Comments.

Alexandria Archaeology:

F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Transportation & Environmental Services

- 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)
- 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

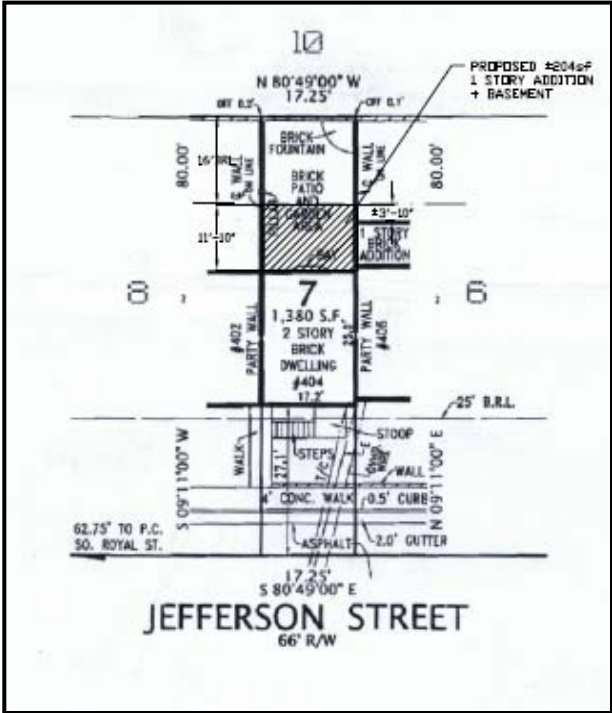


Figure 1. Plat.



Figure 2. Front facade of 404 Jefferson St.



Figure 3. Rear elevation.

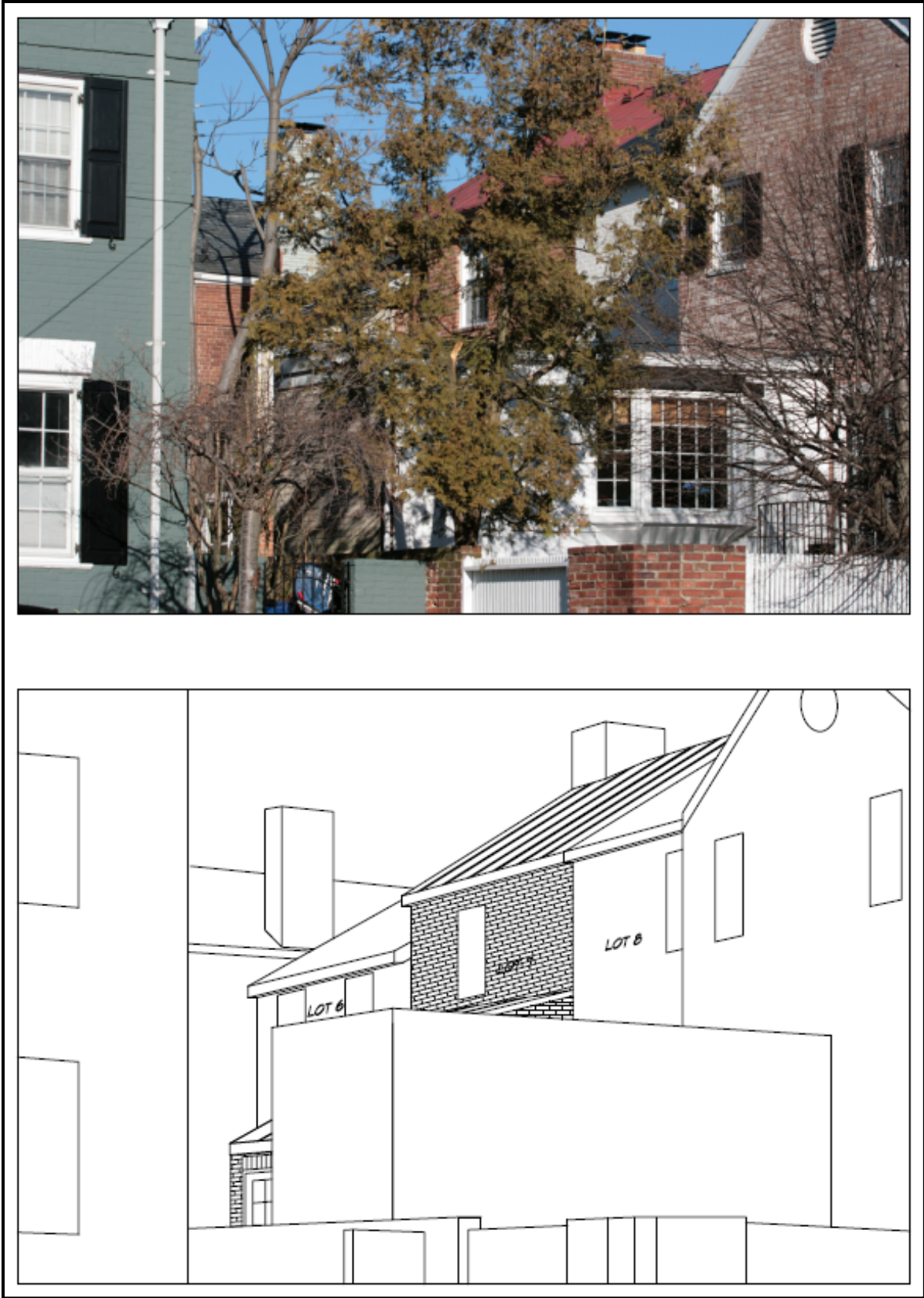


Figure 4. Photograph of existing and drawing of proposed to illustrate massing.

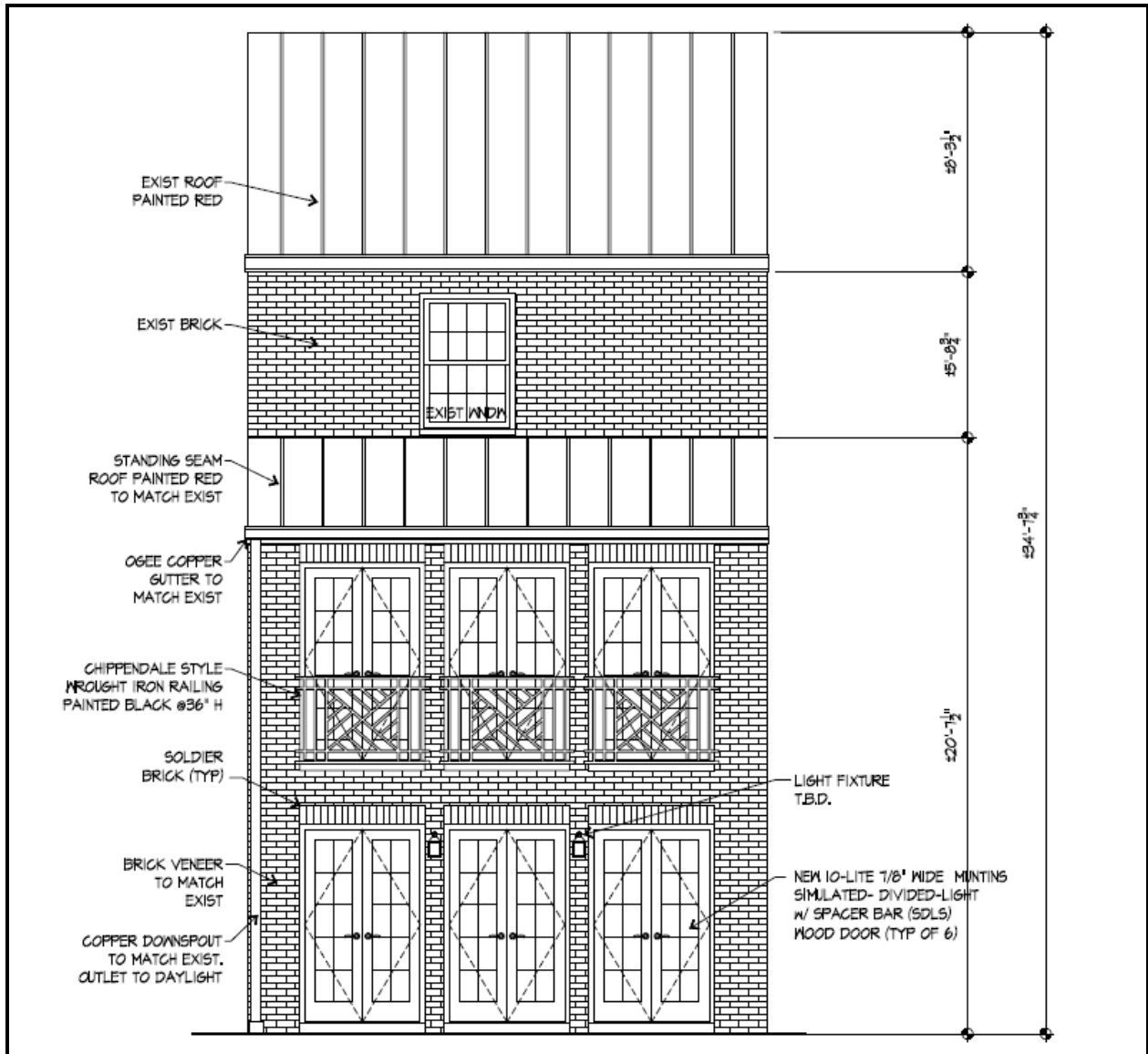


Figure 5. Elevation of proposed addition.