

Docket Item # 6 & 7
BAR CASE # 2010-0150 & 0151

BAR Meeting
July 7, 2010

ISSUE: Permit to Demolish/Encapsulate & Addition/Alterations

APPLICANT: Paul Denola

LOCATION: 701 Chetworth Place

ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish (BAR CASE #2010-0150) and approval of the Certificate of Appropriateness (BAR CASE #2010-0151) with the conditions that:

*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.

*2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

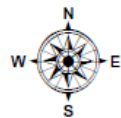
3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, 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, windows, siding and roofing). 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 #2010-0150 & 0151 7/7/2010



Note: Staff coupled the reports for BAR #2010-0150 (Permit to Demolish/Encapsulate) and BAR #2010-0151 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for the construction of a one-story addition at 701 Chetworth Place.

The Permit to Demolish/Encapsulate consists of:

- Encapsulating 13' 6" from the western most corner of the rear wall of the first story. (133 sq. ft.)

The Certificate of Appropriateness consists of:

- Constructing a new one-story, wood frame flat roof addition off the rear of 701 Chetworth Place. The proposed addition will measure 13' 6" wide and extend 10' 6" from the main block. The addition will be finished with 5" reveal clapboard wood siding. The new rear (north) elevation will consist of a new Rogue Valley wood, simulated divided, fifteen light, double insulated, French door and a new MW Windows wood, simulated divided, double insulated, double casement window with eight lights in each window and a 7/8" muntin profile. The applicant is proposing new wood steps and railing that will extend from the rear wall of the new construction and be painted to match the wood trim on the house. On the west elevation of the new addition the applicant is proposing to restore and reuse the metal casement window that is on the existing rear elevation. Details of the addition included a new bronze metal light fixture to be mounted to right of the door and a new aluminum downspout and gutter painted white to match the trim.

II. HISTORY

701 Chetworth Place is a two story stone and brick, end unit rowhouse constructed circa 1939-1940, in the Fagelson's Addition subdivision. The board has previously approved two other one story additions in the 700 block of Chetworth Place. (BAR2003-0147 & BAR2006-0243)

Staff was unable to find any previous BAR cases for this property.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?

- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

Staff has no objection to the proposed encapsulation, and believes that none of the criteria for demolition/encapsulation are met and that the Permit to Demolish/Encapsulate should be granted. Furthermore, Staff would like to commend the applicant for the restoration and reuse of existing historic fabric.

Addition

The proposed addition complies with Zoning Ordinance Requirements.

Staff finds the design of the addition compatible in style and massing to the historic house. In keeping with the recommendations contained in the *Design Guidelines*, the addition was designed as a background building "...which allow historic structures to maintain the primary visual importance," and furthermore, "reflect the building massing along the blockface." The *Design Guidelines* recommend that all windows on historic properties be single glazed (one pane of glass) with true divided lights, although the Board frequently permits the use of double-insulated (two panes of glass) windows on less visible elevations, and on new construction. Staff supports the use of a double insulated window on the new addition due to the fact that it will be located on new construction. Staff supports the use of simulated divided light windows because they are visually indistinguishable from true divided light and the muntins may be the historically appropriate width. In the same vein, Staff does not object to an insulated glass paneled door. Staff finds the proposed light fixture and gutter to be compatible with the style of the house and the historic district. Finally, staff supports the design of the stoop, steps and railing.

For the above reasons, staff recommends approval of the Certificate of Appropriateness with the conditions recommended by Alexandria Archaeology.

STAFF

Meredith Kizer, 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

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

- R-1 An approved GRADING PLAN must be attached to the building permit application. 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) 746-4064. 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>
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-4 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 grading plan. (T&ES)
- R-5 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
- R-6 If construction of the residential unit(s) results in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (T&ES)
- R-7 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

CITY CODE REQUIREMENTS

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

V. IMAGES

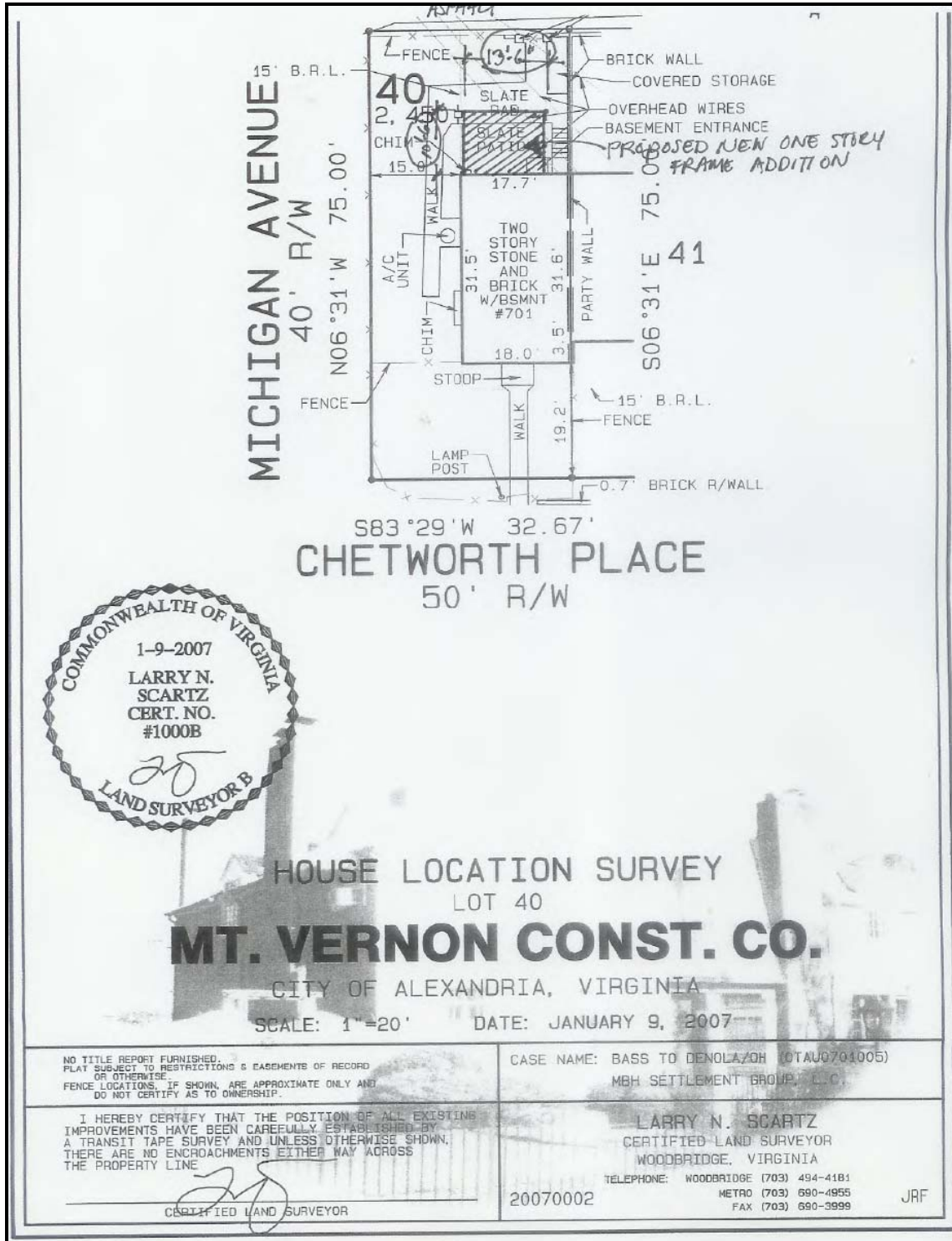


Figure 1. Proposed Plat

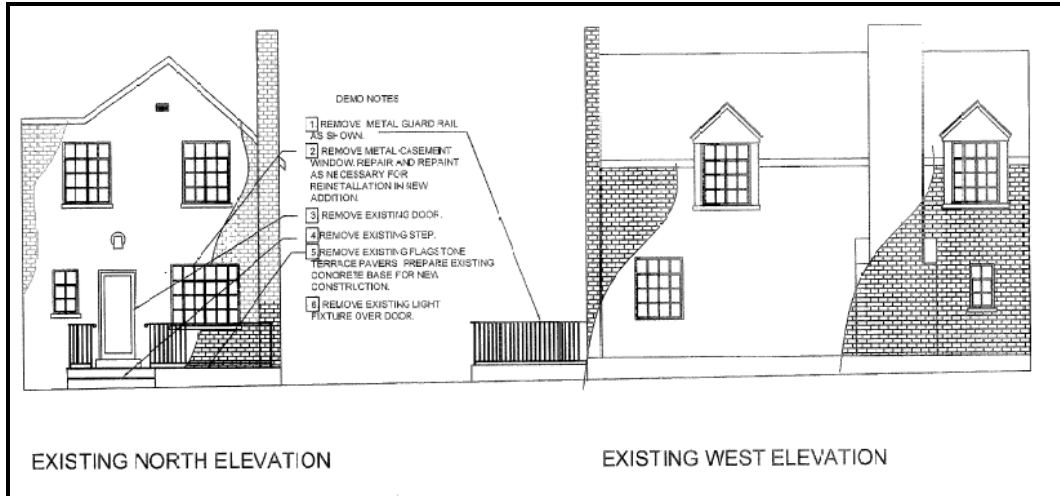


Figure 2. Existing North & West Elevation

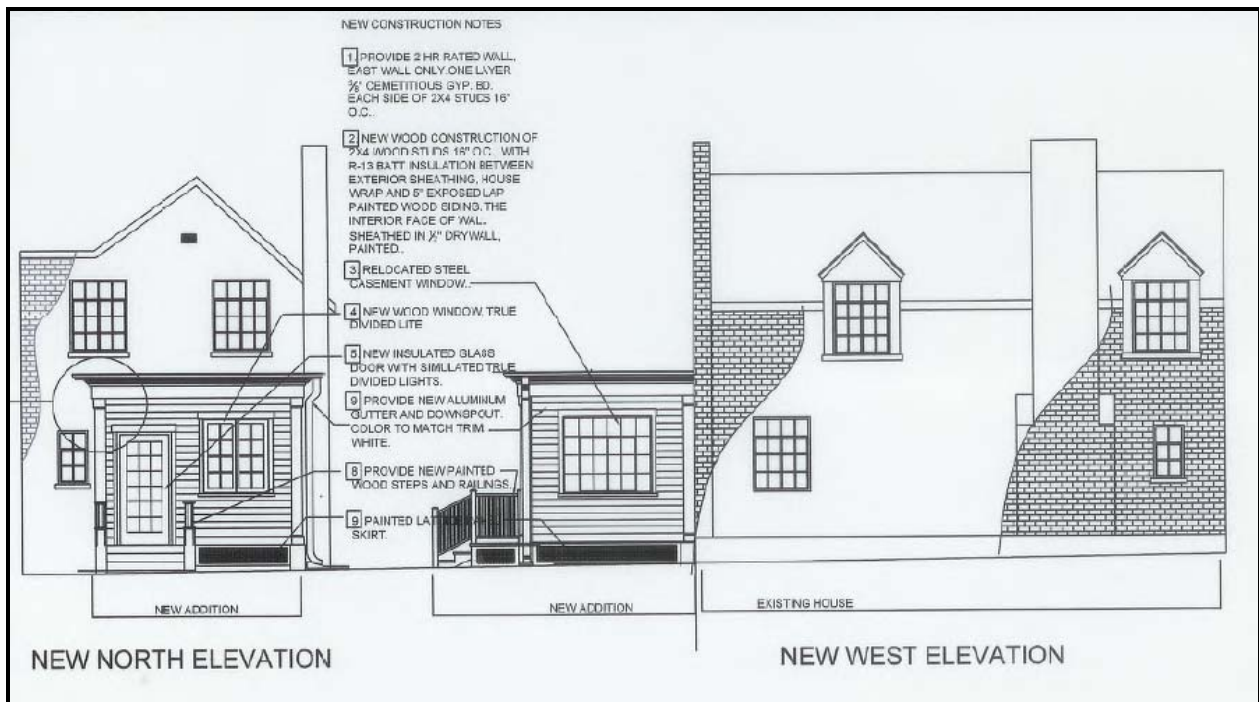


Figure 3. Proposed North & West Elevation

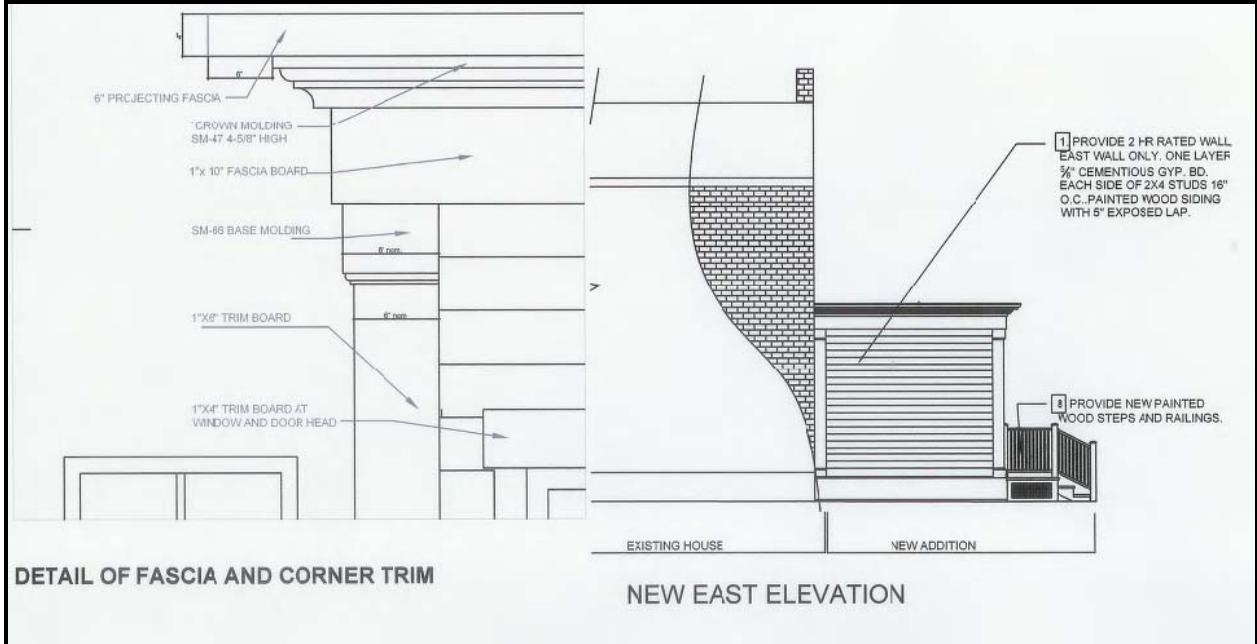


Figure 4. Proposed East Elevation



Figure 5. Front Façade



Figure 6. Rear elevation.



Figure 7. Detail of casement window to be relocated to new addition