

Docket Item #4
BAR CASE# 2004-00240

BAR Meeting
November 10, 2004

ISSUE: Addition
APPLICANT: Janice Horst
LOCATION: 231 North West Street
ZONE: RB/Residential

****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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

STAFF RECOMMENDATION:

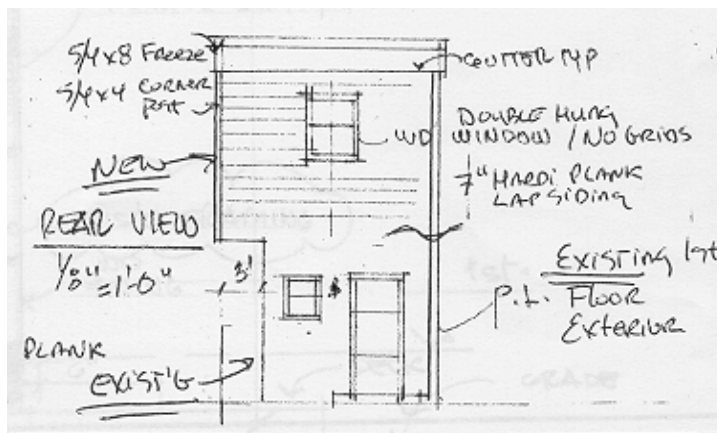
Staff recommends approval of the application with the following condition:

That the fiber cement siding be smooth (not wood grained) and that the nails not show in the installation.

NOTE: Docket item #3 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a second story addition on the existing one story rear ell. The addition will be 12' wide by 12.25' long. It will extend the full width of the house and thus will be cantilever 2.4' over the narrower one story section below. The addition will continue the flat roofline of the main block. It will be clad in 7" Hardiplank lap siding. The corner boards and frieze board will be wood. There will be a one-over-one wood window in the rear at the second story. The first story will remain as it is except that a small square window will be added to the left of the door.



The rear of the house is visible from the public alleys that run north-south through the interior of the block.

Figure 1 - Proposed Rear Elevation

house is visible from the public alleys that run north-south through the interior of the block.

II. HISTORY:

As discussed in docket item #3, the two bay wide, two story frame house at 231 North West Street was constructed between 1891 and 1896 as an interior unit in a row of five modest rowhouses. It has been altered over the years but retains its original massing and Italianate cornice at the front. There is no record of prior BAR review for this property. In 1997, the Board approved a similar second story rear addition at 233 North West Street, just to the north (BAR Case #97-00002, 1/22/1997).

III. ANALYSIS:

The proposed addition complies with the zoning ordinance requirements.

In the opinion of staff, the modest addition complies with the design guidelines and is compatible with the simple frame house and its neighbors. The proposed addition will be very similar to that approved by the Board at 233 North West Street. Staff notes that the applicant proposes to use Hardiplank, a fiber cement siding. The Board has adopted the following policy with respect to the product.

1. That fiber cement siding not be installed on an historic structure;
2. That historic materials should not be removed to install fiber cement siding;
3. That fiber cement siding replace other artificial or composite siding;
4. That the nails not show in the installation of the siding; and,
5. That smooth (not wood grained) siding be installed.
6. That BAR Staff may administratively approve the installation of fiber cement siding on *non-historic* buildings (those constructed in 1975 or later).

The fiber cement siding is proposed for the new construction and thus is acceptable as long as it meets criteria #s 4 and 5.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application with the following condition:

That the fiber cement siding be smooth (not wood grained) and that the nails not show in the installation.

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, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail 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.

Historic Alexandria:

“No comment.”