

Docket Item #11
BAR CASE # 2005-0169

BAR Meeting
July 27, 2005

ISSUE: Construction of a one story rear addition and deck

APPLICANT: Thomas Call

LOCATION: 116 North Patrick Street

ZONE: CD/Commercial

****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 with the following conditions:

1. 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; and,
2. The above statement must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement

NOTE: Docket item #10 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is seeking approval of a Certificate of Appropriateness for the construction of a new one story rear addition at the first level of the rear elevation of the house located at 116 North Patrick Street.

The proposed addition is 10'8" in length and will span the width of the house 17'7". The addition will have two pair of simulated divided light wood casement windows on the north side and a single multi-light wood French door on the south side. The addition will have a standing seam metal roof and will be sheathed in stucco.

The deck extends from the rear of the new addition and is 7'3" in length and the same width as the addition. The deck will be constructed of wood with wood railings and steps. The railings on the steps to the garden will be splayed.

II. HISTORY:

As noted in the Discussion for docket item #10, the main historic block of the house was constructed ca. 1830 while the rear dates from the 20th century.

III. ANALYSIS:

In Staff opinion, the proposed one story rear addition and deck are appropriate alterations to this house. The form, materials and details are typical of those found throughout the historic district and meet the recommendations in the *Design Guidelines*.

The structure as designed is nearly invisible from outside the applicant's property, the rear yard of which is bounded by a 6' fence.

Staff also notes the comments of Alexandria Archaeology and has included them as a condition.

IV. STAFF RECOMMENDATION:

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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 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.

Alexandria Archaeology:

- F-1 Tax records indicate the presence of free African American households on this street face in the early 19th century, but the exact addresses are unknown. According to *Historic Alexandria, Virginia, Street by Street* by Ethelyn Cox, the existing house on the lot was probably constructed by Charles Scott after he purchased the property in 1830. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in the early 19th century.
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- R-2 The above statement must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement