

Docket Item # 5
BAR CASE# 2005-0278

BAR Meeting
December 14, 2005

ISSUE: Addition and alterations

APPLICANT: Grey & Amina Zane

LOCATION: 314 North Henry Street

ZONE: CL/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 of the application with the following condition:

The statement below must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.:

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.

NOTE: Docket item #4 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the construction of a two story addition at the rear and a balcony on the south side of the existing two story house.

Addition

The proposed two story addition will be 18' long and 14.1' wide, covering the entire rear wall of the 1950 concrete block addition. It will be clad in wood bevel siding with a 5" exposure and will rest on a CMU foundation which will be parged and will have a brick rowlock cap. The addition will have a gable roof clad in fiberglass shingles to match the existing roof on the main block. The addition will be approximately 18' above grade at the peak of the gable. The corner boards, fascia and window trim will be wood. The windows will be one-over-one wood windows by MW Manufacturers. The addition will have a pair of windows on the first and second stories in the east end of the south elevation. The north elevation will be without openings. There will be a pair of windows centered in the rear (west) elevation in the first and second stories.

Alterations

The shed or flounder roof over the existing rear ell will be removed and replaced with a gable roof continuous with that of the new addition. The new gable roof will intersect the existing gable roof over the main block.

A new second story balcony will be constructed in the angle formed by the intersection of the main block and rear ell. The painted wood balcony will be 9.5' long and 3.8' wide. It will be supported on a square (6x6) post. The railing at the second level will consist of 6x6 posts and 1x1 balusters. An existing second story window in the rear wall of the main block will be removed and a new fully glazed wood door will be installed in its place to access the balcony. The HVAC condenser unit for the house is currently located on the ground in the angle formed by the intersection of the main block and rear ell. According to the architect, no additional unit will be required and the existing unit will remain in this location after the construction of the second story balcony.

There will be no other alterations to the existing main block and rear ell other than those

described above. The CMU section of the existing rear ell will remain as CMU.

The proposed addition and alterations will be somewhat visible from north on Henry Street and down the small side yard on the south side of the house. The rear of the house is not readily visible from the public right-of-way as the north-south alley directly behind the house is private.

II. HISTORY:

As discussed in docket item #4, the gable roofed main block of the detached two story frame house appears to date to before 1877. The current form of the building dates to 1950 when the second of the two, two story rear additions was added. There is no record of BAR review for this property.

III. ANALYSIS:

The proposed addition and alterations comply with the zoning ordinance requirements. On October 13, 2005, the Board of Zoning Appeals approved a variance to build in the required side yards.

Staff believes the proposed addition and alterations are acceptable and in conformance with the *Design Guidelines*. The addition is reasonable in size and will not be readily visible from the public right-of-way. The design and materials are compatible with the historic building and neighboring structures. The alterations to the historic main block are limited.

Staff notes the comments of Alexandria Archeology and recommends that they be included as a condition to the approval.

IV. STAFF RECOMMENDATION:

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

The statement below must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.:

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.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

- F-1 One window on the South Elevation is located two feet from the interior lot line clearance and is in violation of C-1 below. The applicant shall provide documentation as to when the window was installed in order to determine compliance with the applicable code requirements.
- F-2 No windows details were provided along the North elevation within 3 feet from the interior lot line. Specific details relating to any proposed windows, the distance from the interior lot line and applicability of C-1 below will be determined at time of building permit plan review.
- 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 comments received.

Alexandria Archaeology:

- F-1 According to the G.M. Hopkins Insurance Atlas, a house present on this property by 1877. The lot therefore has the potential to yield archaeological resources that could provide insight into residential life in 19th-century Alexandria.
- R-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.
- R-2 The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.