

Docket Item #3
BAR CASE #2006-0163

BAR Meeting
September 27, 2006

ISSUE: Addition and alterations

APPLICANT: Christopher Paulitz

LOCATION: 1306 Princess Street

ZONE: RB/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 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.

(Insert sketch here)

NOTE:

Docket item #2 must be approved before this docket item may be considered.

ISSUE:

The applicant is requesting a Certificate of Appropriateness to construct a new second story addition over the existing one story addition at the rear of the residential rowhouse at 1306 Princess Street.

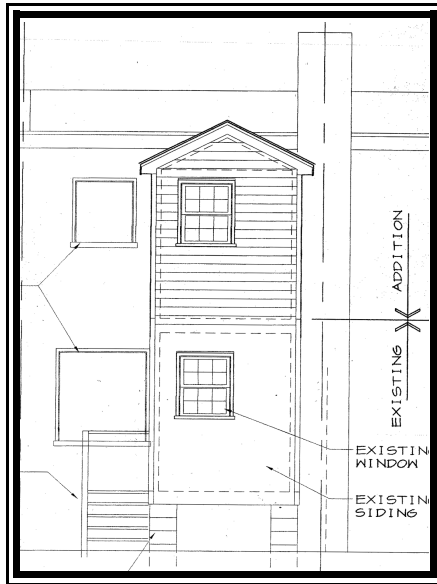


Figure 1 South elevation

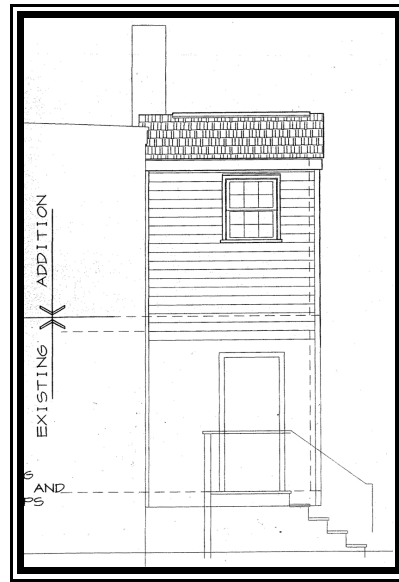


Figure 2 West elevation

The proposed new second story addition will match the existing one story addition and is 8' wide and 9' long. The existing house is 15'6" wide and just over 26' long.

The one story addition will be clad in wood siding on the west and south elevations to match the existing house and cementitious siding on the east elevation. There will be one wood double hung six-over-six window on the west elevation and one on the south. These windows are proposed to match that installed on the first floor of the south elevation. There is no fenestration proposed for the east elevation. The addition will be painted to match the existing. It will have a wood fascia, copper gutter and downspout and a gable roof with asphalt shingles.

The front of the house is visible from Princess Street. The rear of the house is visible from the public alley behind the house,.

HISTORY:

As described in docket item #2, the residences at 1304-1310 Princess Street are a four-unit, Art

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Moderne, brick-faced concrete block row designed by Alexandria architect Paul S. Lubienski in 1941. Despite being divided into four single-family units, this development is a visually unified whole. The rowlock and contrasting brick “streamlining,” the stepped parapet, and the rolled steel casement windows (particularly the corner windows) are characteristic of the Moderne style.

ANALYSIS:

An open space variance to allow the construction of this addition was approved by the Board of Zoning Appeals on September 14, 2006, BZA Case #2006-0038.

Staff believes the rear addition is acceptable, modest in scope and recommends approval. It matches the first floor addition which was approved by the Board in 1993. The east elevation is proposed to be clad in cementitious siding to meet fire code requirements. While staff would not normally recommend approval of both wood siding and cementitious siding on the same addition, in this instance staff has no objection because the addition is removed from the rear ally and the cementitious siding is proposed for one of the side elevations of the addition.

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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-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.

Office of Historic Alexandria:

Project seems appropriate.