

Docket Item # 3  
BAR CASE #2007-0042

BAR Meeting  
March 28, 2007

**ISSUE:** Alterations to previously approved plans

**APPLICANT:** Nancy Jenkins

**LOCATION:** 232 North Payne Street

**ZONE:** RB/Residential

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**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)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to previously approved plans for a two-story rear addition to the freestanding rowhouse at 232 North Payne Street. The proposed alterations are: an increase in the height of the addition to permit the installation of windows and sheathing the addition in HardiPlank.

Height Increase

The steeply pitched roof of the previously approved rear addition will be raised approximately 18" to permit the installation of a new east facing ribbon window. The raised section, in general, resembles a clerestory.

HardiPlank Siding

The alterations also include cladding the new addition in smooth HardiPlank fiber cement siding in place of the previously approved 6" Dutch wood siding.

**II. HISTORY:**

The two-story wood frame detached house at 232 North Payne Street appears dates from the third quarter of the 19<sup>th</sup> century.

The original design of the addition was approved by the Board last year (BAR Case #2006-0203, 9/27/2006). There have been no other Board actions with respect to this house.

**III. ANALYSIS:**

Proposed alteration comply with zoning ordinance requirements.

Given the Board's previous approval of the steeply raked rear addition, staff has no objection to increasing the height of the roof parapet. While the original design is somewhat outside the norm for addition designs approved by the Board for late 19<sup>th</sup> century residential structures, staff does not believe that the increase in height will materially alter the design parti.

Staff also has no objection to the installation of smooth fiber cement siding on the addition. The proposed use of such siding in this instance is well within the guidelines established by the Board for the use of such siding.

Accordingly, staff recommends approval of the application as submitted.

**IV. 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 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-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- 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:

Requests seems appropriate.