

Docket Item # 5
BAR CASE # 2007-0131

BAR Meeting
July 25, 2007

ISSUE: Alterations
APPLICANT: Mary Matalas
LOCATION: 816 North Columbus Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends deferral for restudy of the proposed siding and approval of the other proposed alterations.

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 a number of alterations to the residential rowhouse at 816 North Columbus Street. The proposed alterations all of which are proposed at the rear of the house include:

- enlarged windows with true divided light double hung wood windows
- Window flower box below first floor window
- New vinyl siding to match existing vinyl siding
- New rear entrance door; and,
- New wood railing at rear steps

II. HISTORY:

816 North Columbus Street is one of a row of four two story brick Queen Anne style rowhouses with projecting bays that were built in the late 19th century. 816 has a one story rear frame addition that is proposed to be altered as part of this application. Staff has no information on the date of this rear one story addition.

III. ANALYSIS:

Proposed alterations comply with zoning ordinance requirements.

In general, the alterations proposed are appropriate to the rear elevation and meet the recommendations of the *Design Guidelines*. However, staff is concerned about the perpetuation of vinyl siding on the house. In the opinion of staff, the siding of the house should be historically appropriate. Staff therefore recommends that the type of siding to be used at the rear be restudied for an historically appropriate type of siding.

IV. STAFF RECOMMENDATION:

Staff recommends deferral for restudy of the proposed siding and approval of the other proposed alterations.

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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-4 Construction permits are required for this project.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments were received.