

Docket Item # 5
BAR CASE # 2007-0279

BAR Meeting
January 23, 2008

ISSUE: Addition and alterations

APPLICANT: Mark Stadskev

LOCATION: 432 North West Street

ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. The existing window sills are to be retained;
2. The applicant/developer shall 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.
3. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
4. The statements shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

****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 #4 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for additions and alterations to the residence at 432 North West Street. These will consist of:

Additions

Rear and Side Porch:

Extend the screened-in porch area at the northwest corner.

Enclose existing open porch area on the west (rear) side of the house with new wood siding with new wood columns to match existing and a new two-over-two wood Marvin brand windows and new wood screen doors.

Porch decking will be a synthetic wood product, Tendura.

New porch area will have new wood steps and railing to rear yard.

Install new standing seam metal roof over existing and new porch.

Alterations

House:

Install architectural metal stairs on south side – 4 steps on first level and 6 steps on second level.

Replace all existing windows with Marvin brand wood windows in a one-over-one configuration

Install new stone (or brick) window sills at each window on both level of south side.

New ogee copper gutters and downspouts.

Install new wood front door with exterior light. Proposed door is four panel with divided light arch.

Basement Access:

Create new basement areaway at south side with metal fence to match existing.

Create new light well with window to be created at south side.

Grounds:

Relocate exterior a/c unit to rear of house.

Build new brick screen wall along south property line; on south side running north to south at terminus of new basement areaway with arched gate opening with wood gate and at rear along line of east wall of garage also with arched gate opening with wood gate.

Install new brick column with gas lantern at southeast corner of property.

Garage:

Install new steel overhead garage door.

New gas light fixture.

Install new six panel pedestrian door to garage.

Replace existing window.

The applicant has provided specifications for proposed materials which are included with the members packets.

II. HISTORY:

The two story, two bay brick duplex house at 432 North West Street was constructed ca. 1910 in an eclectic, Queen Anne style.

There has been no previous Board review of this property.

III. ANALYSIS:

The alterations and additions comply with zoning ordinance requirements.

In general, staff is very supportive of the proposal which will rejuvenate this visually prominent residence on North West Street and contribute to this section of the historic district. Staff commends the applicant for the time and thoughtfulness of the application and the proposed work.

For this application staff supports the use of a synthetic wood product for the porch decking because it is not in a visually prominent location and because it has an appearance similar to wood.

Staff, however, is not supportive of the proposal to changeout the window sills. The wood window sills help to visually tie this house together with the other half of the duplex to the south at 430. Staff believes that either concrete or brick sills have the potential to create a significant visual distinction between these twin houses. Therefore, it is the strong preference of staff that the existing window sills be rehabilitated.

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

With these two comments, staff recommends approval

IV. STAFF RECOMMENDATION:

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3. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
4. The statements shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

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 A soils report must be submitted with the building permit application.
- C-3 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC 110.3).
- C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- 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 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- 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 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-10 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:
Approve.

Alexandria Archaeology:

Historical maps indicate the presence of an early 19th-century ropewalk in the center of this block on the Samuel Arell estate. During the Civil War, this part of the block was used as a cattle yard. There is the possibility that some remains of archaeological resources may be present that could provide insight into residential life and manufacturing activities on the outskirts of town in early Alexandria.

Recommendations

1. The applicant/developer shall 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.
2. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements in Conditions 1 and 2 above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.