

Docket Item # 3
BAR CASE # 2008-0107

BAR Meeting
July 23, 2008

ISSUE: Addition/alterations
APPLICANT: Ralph Timmons
LOCATION: 309 North West Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application for a Certificate of Appropriateness with the following conditions:

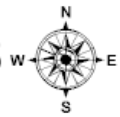
1. That the applicant minimize glare and light spillage on the rear from the exterior lighting fixtures by directing the light of the existing security light downward on the first story and working with Staff to determine a less intense light for the second story.
2. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. 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.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by 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



BAR CASE #2008-0106, 0107 7/23/2008



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

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the dwelling at 309 North West Street to allow construction of a one-story rear addition measuring 10' x 6'. A portion of the existing rear elevation of the property will be encapsulated to accommodate the proposed addition. The proposed addition will adjoin an existing one-story rear addition, attached to the rear ell of the dwelling.

The proposed addition is planned to be constructed of concrete block, painted to match the existing one-story addition. The applicant proposes to salvage and reuse the existing wood door (four panel with four lights at the top), or to replace in-kind. The proposed addition will have one new window that will be a one-over-one, double-hung wood window. The applicant proposes to install a wood deck above the one-story rear addition (above the existing and proposed addition), with a wood railing and access from the second story. The railing for the deck will be painted white. The door to access the deck will be a single-light wood door and will be in the place of an existing window. The applicant proposes to reuse the existing security light/motion detector on the first floor and to install a similar security light/motion detector outside the new second story door.

The rear of the property is located on a north-south private alley, accessed from an east-west public alley. As a result, the rear of the property is minimally, if at all, visible from a public right-of-way.

II. HISTORY:

309 North West Street is an attached, two-story dwelling with brick facing on the front façade. The dwelling first appears on a 1902 Sanborn Fire Insurance Map as one of a series of frame rowhouses on the east side of North West Street. This map also indicates that the dwelling originally had a one-story front porch. A one-story, shed rear addition appears as early as 1921 on the Sanborn Fire Insurance maps.

In 1996, a building permit was obtained for the replacement of two, damaged wood windows.

Staff did not locate any prior approvals from the Board.

III. ANALYSIS:

The proposed addition complies with zoning ordinance requirements.

In general, the proposed addition is compatible with the existing building and is appropriate. Furthermore, Staff believes that little, if any, of the proposed addition will be visible from a public right-of-way. The *Design Guidelines* advise that additions to residential buildings should be respectful of the existing structure and compatible with the architectural character of the surrounding area. The proposed addition references the design vocabulary of the existing building yet is differentiated from the historic building. The scale and massing of the proposed addition is compatible with the existing building as well as the surrounding area.

The *Design Guidelines* do not specifically address the use of concrete block as an exterior material. While concrete block is not typically a historic building material, staff finds its use on this addition acceptable because the existing rear service room is also of concrete block construction and the proposed addition will be only minimally visible from a public right-of-way. Staff finds the proposed wood doors, wood window, and lighting fixtures meet the requirements of the *Design Guidelines*.

Regarding roof decks, the *Guidelines* recommend that they be constructed so as not to interfere with the historic roofline of a building nor detract from the historic architecture of a building. Staff finds that the proposed rear deck, which will be minimally, if at all, visible from a public right-of-way is acceptable.

Therefore, Staff recommends approval of the Certificate of Appropriateness.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application for a Certificate of Appropriateness with the following conditions:

1. That the applicant minimize glare and light spillage on the rear from the exterior lighting fixtures by directing the light of the existing security light downward on the first story and working with Staff to determine a less intense light for the second story.
2. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
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V. 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 A soils report must be submitted with the building permit application.
- C-5 Additions and alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Additions and 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-7 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-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.
- C-10 Guardrail height and openings must comply with USBC 1012.2 and 1012.3.

Historic Alexandria:
Approve.

Alexandria Archaeology:

F-1 This parcel is located on a block that included the Grimshaw-Slade Ropewalk, which began operations around 1810. The property therefore has the potential to provide insight into early nineteenth-century industry.

R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

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b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

VI. IMAGES



Ralph Timmons
309 N. West St.

Rear of 309 N. West
Serv Rm will be
expanded across
the back. Doors cut
center 1st & 2nd floor.
Deck built over
Serv Rm.



Door will move to
back center.
Motion detector
lights similar to
picture to be
installed in upper
right of doors on
1st and 2nd floors.



Rear of 313 N
West is a deck
similar to this
proposal.

Figure 1: Existing conditions at 309 North West Street (top two) and example of proposed deck (bottom).

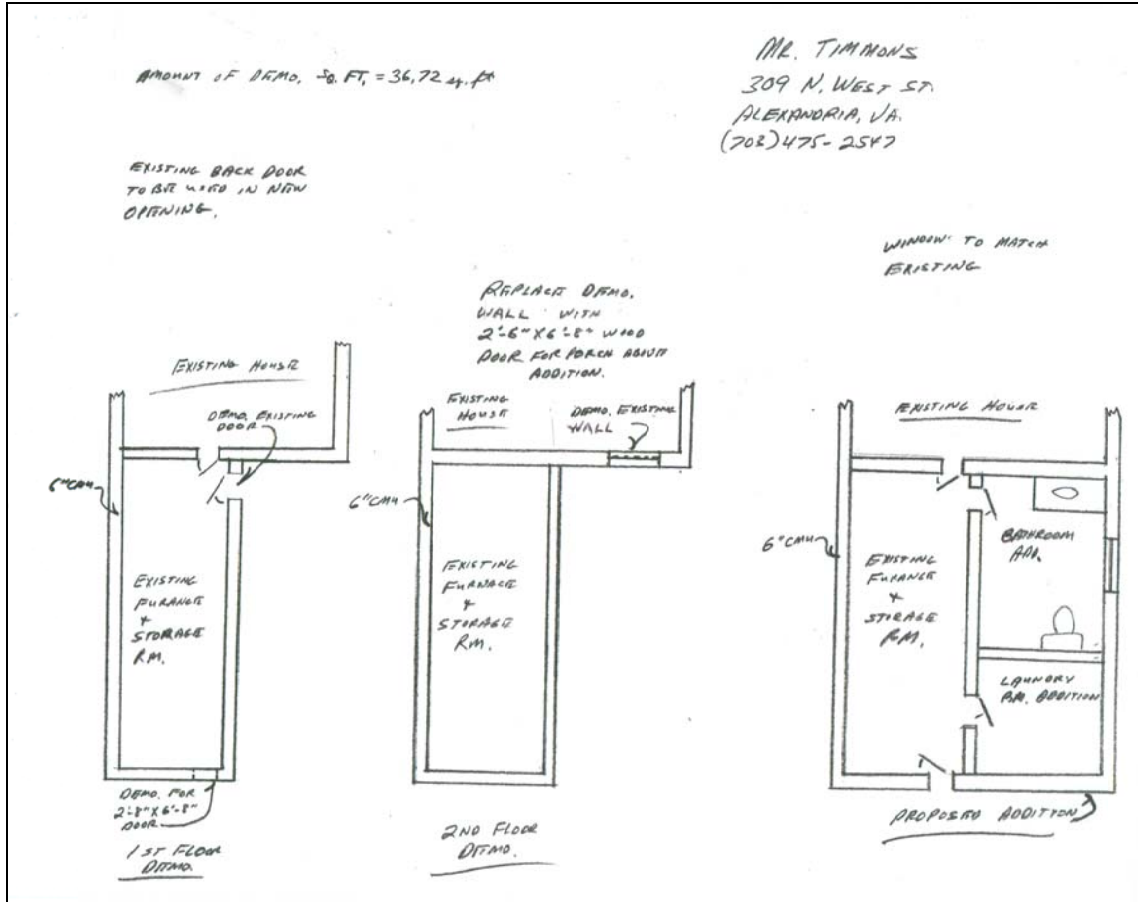


Figure 3: Floor plans of existing addition and proposed addition.

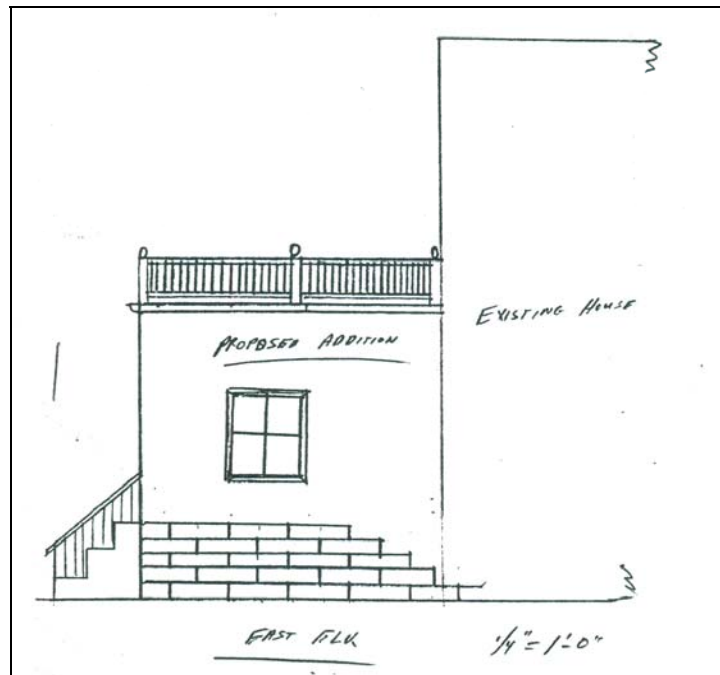


Figure 4: Proposed north elevation.

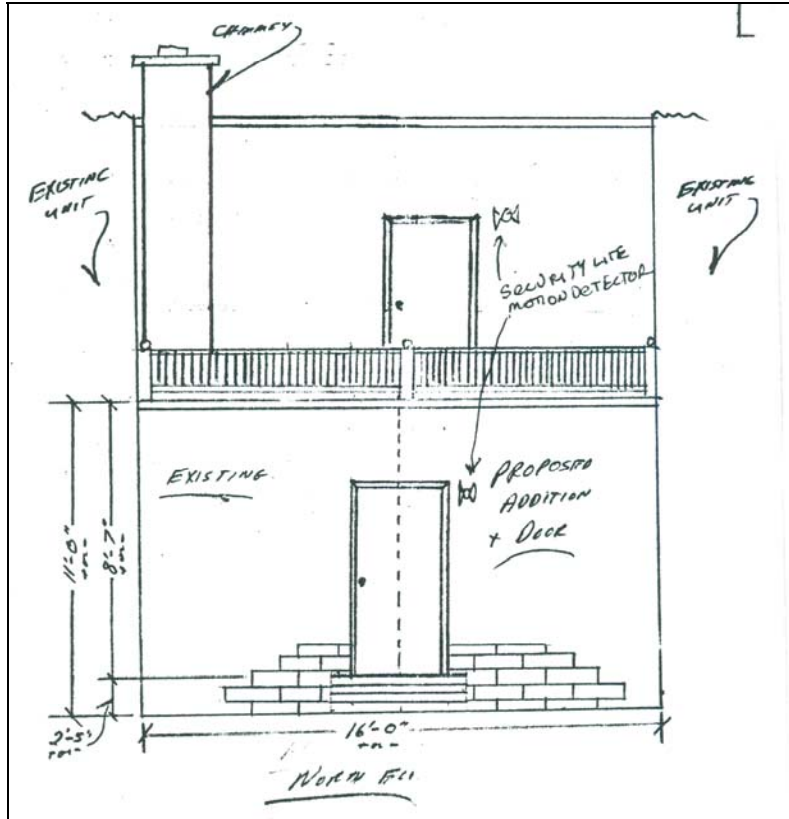


Figure 5: Proposed east elevation.

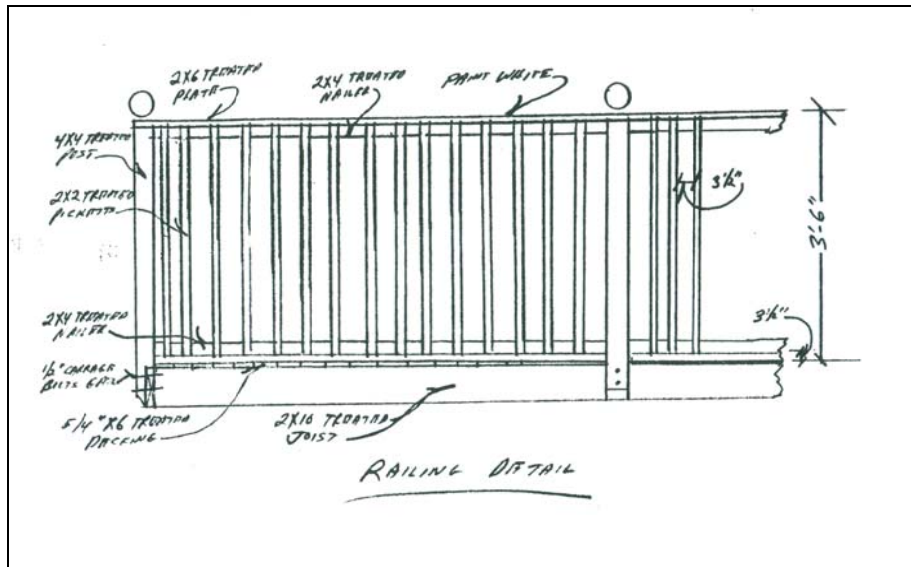


Figure 6: Proposed railing detail.

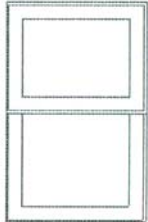
<p>0001 Exact Size = 25 3/8" W x 41" H Rough Opening = 26 1/2" W x 41 5/8" H</p> 	<p>Manufacturer: MW Windows</p> <p>Division : Millwork Product : Windows Type : Double Hungs Material : Wood - Wood Exterior Casing Frame : 4-9/16" Unit Style : Natural Wood Interior / Wood Sash Product Line : New Construction Fin Type : Brick Mould Configuration : Single Unit Sash Configuration : Standard Performance Rating : Standard DP Performance Exterior Color : Primed for Painting Opening Type : Exact Exact Width : 25 3/8" Exact Height : 41" Rough Opening Width : 26 1/2" Rough Opening Height : 41 5/8" Glass Type : Dual Glazed Tempered Glass : No Low E Glass : Low E Tint : No Glass Option - Top Sash : Obscure Glass Option - Bottom Sash : Obscure Gas Filled : None Grid Type : None Wall Depth : 5 1/4" Sill Stops Applied : No Apply Jamb Extension to Sill : 3 Sides Brick Mould (Exterior Casing) : MW Brick Mould Sill Nose Type : Standard Sill Nose & Horn Options : Standard - No Extension Base Sill Material : Wood</p>
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Figure 7: Specification for proposed window.

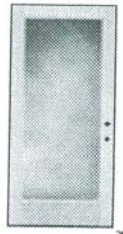
Line Item	Product Code
Frame Size	Description
<p>0001 RO Size = 38 1/2" W x 82 1/2" H Handing = Left In-Swing (A)</p> 	<p>Manufacturer: JELD-WEN Premium Wood Doors</p> <p>Product Design: Doors Product: Stile & Rail Product Configuration: Single Door Unit Handing and Swing: Left In-Swing (A) Door Width: 36" Rough Opening Width: 38 1/2" Door Height: 80" Rough Opening Height: 82 1/2" Door Panel Layout: 1-Lite Exterior Finish: AuraLast Door Bore: Double Bore Bore Back Set: 2 3/8" Weather-Strip Type: Compression Bronze Hinge Size: 4" x 4" Hinge Finish: Brass Jamb Width: 4 9/16" Jamb Species: AuraLast Sill Type: High Dam Adjustable **Unit drawn as seen from the exterior.** **M2O Version:1,2,3**</p>

Figure 8: Proposed door for second story (onto deck).