

Docket Item # 2
BAR CASE # 2009-0139

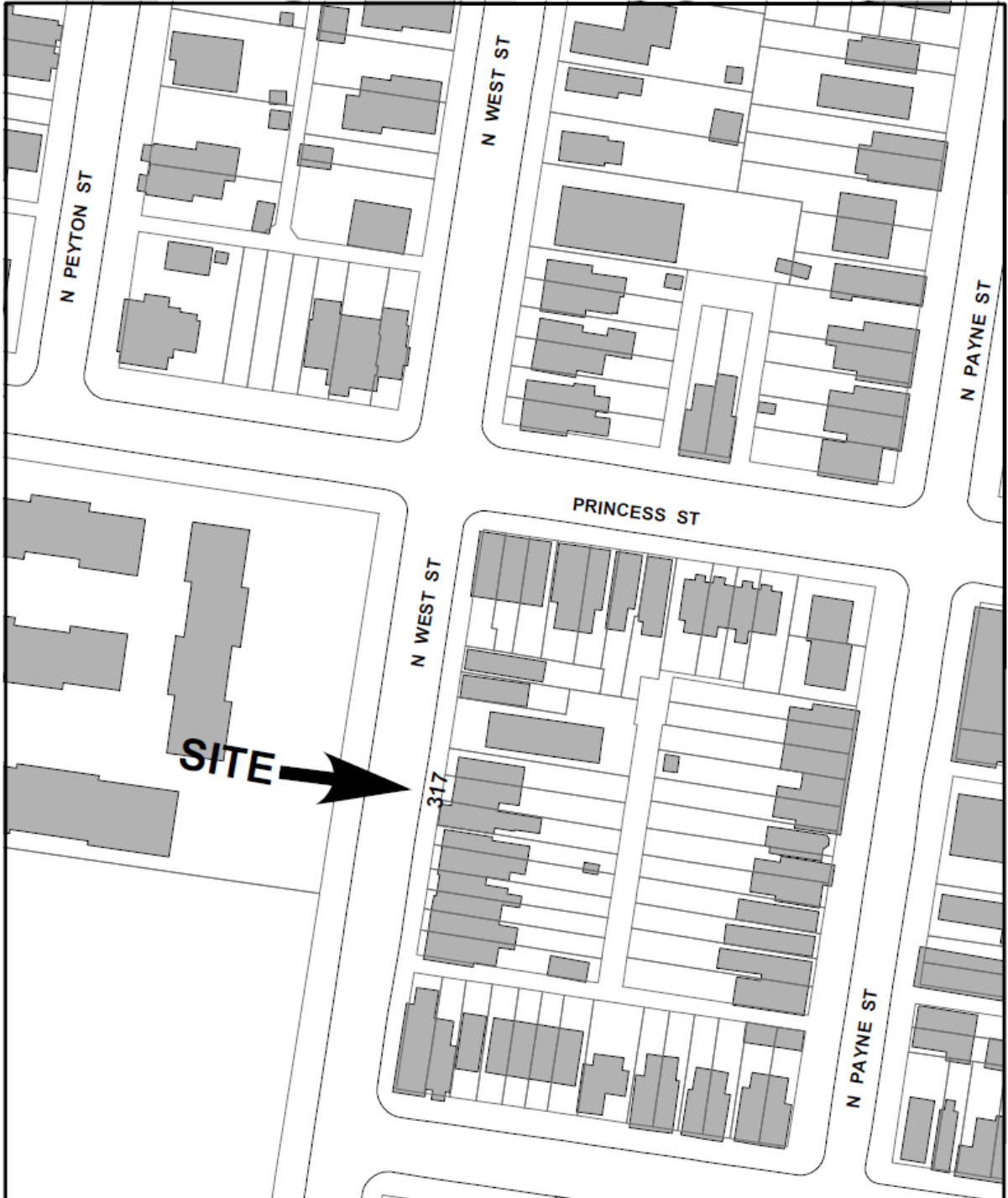
BAR Meeting
July 22, 2009

ISSUE: Alterations
APPLICANT: GJJV Partnership by Jeff Cain
LOCATION: 317 N West St
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that the top rail of the banister be a milled wood hand rail rather than a machine cut two by four.

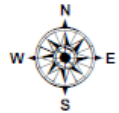
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2009-0139

7/22/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new one story front porch at 317 North West Street. The proposed porch is a replacement of the existing porch which was removed by the applicant in the last month with Staff approval in order to properly re-side the front façade due to disrepair. The proposed porch will be constructed on the existing concrete foundation and will measure nine feet wide by ten feet to the peak of the porch roof. While the existing porch was constructed of wrought iron railings and an aluminum roof, the proposed porch will be constructed of pressure treated lumber and a slate roof. The wood railing will measure thirty six inches tall.

II. HISTORY:

317 North West Street is a two story frame home that was constructed near the turn of the century. The home first appears on the Sanborn Fire Insurance Maps in 1902 in the same footprint as the existing building including the front porch. During the current renovations Staff has worked with the applicant in the removal of aluminum siding which revealed historic wood siding in a condition beyond repair at which point Staff administratively approved the installation of new German lap wood siding. Staff also administratively approved the replacement of non historic incompatible wood windows with new wood windows in a one over one lite pattern to more appropriately reflect the time period of construction.

There are no previous Board cases for this property.

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements.

According to the Design Guidelines, porches are an important architectural element and should be appropriate to the historic style of the structure. Considering that the porch proposed for 317 is a replacement and reconstruction of a historic element of the building, Staff feels that it would not only be appropriate but an improvement upon the existing building to reconstruct the front porch with historically appropriate materials. In addition, due to the fact that the four similar homes along the three hundred block of North West Street have retained almost identical porches, Staff feels that all materials proposed are accurate replacements. Therefore, Staff recommends approval of the application with the condition that the top rail of the banister be a milled wood hand rail rather than a machine cut two by four.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that the top rail of the banister be a milled wood hand rail rather than a machine cut two by four.

V. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration:

- 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 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 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-6 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:

No comments received.

VI. IMAGES



Figure 1. Photograph depicting the porch at 317 N West St prior to removal.



Figure 2. Streetscape of 300 block of North West Street.

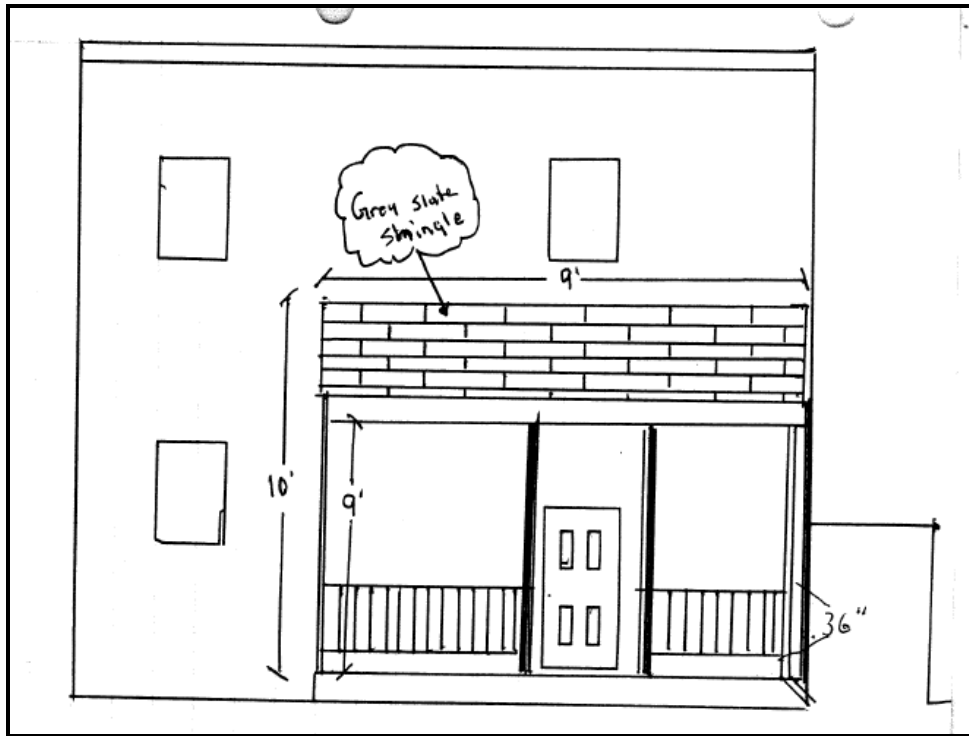


Figure 3. Drawing of proposed porch.

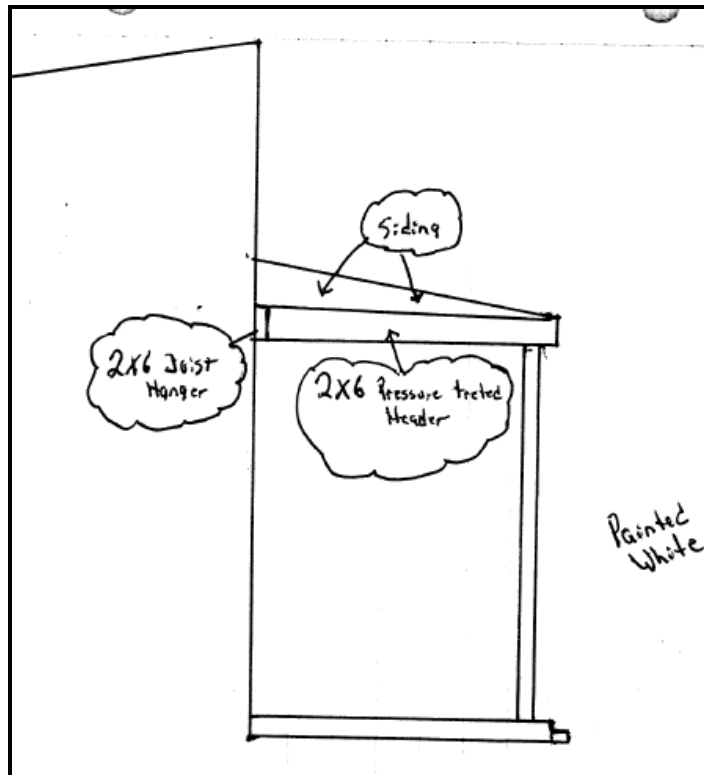


Figure 4. Drawing of proposed porch illustrating roofing materials.

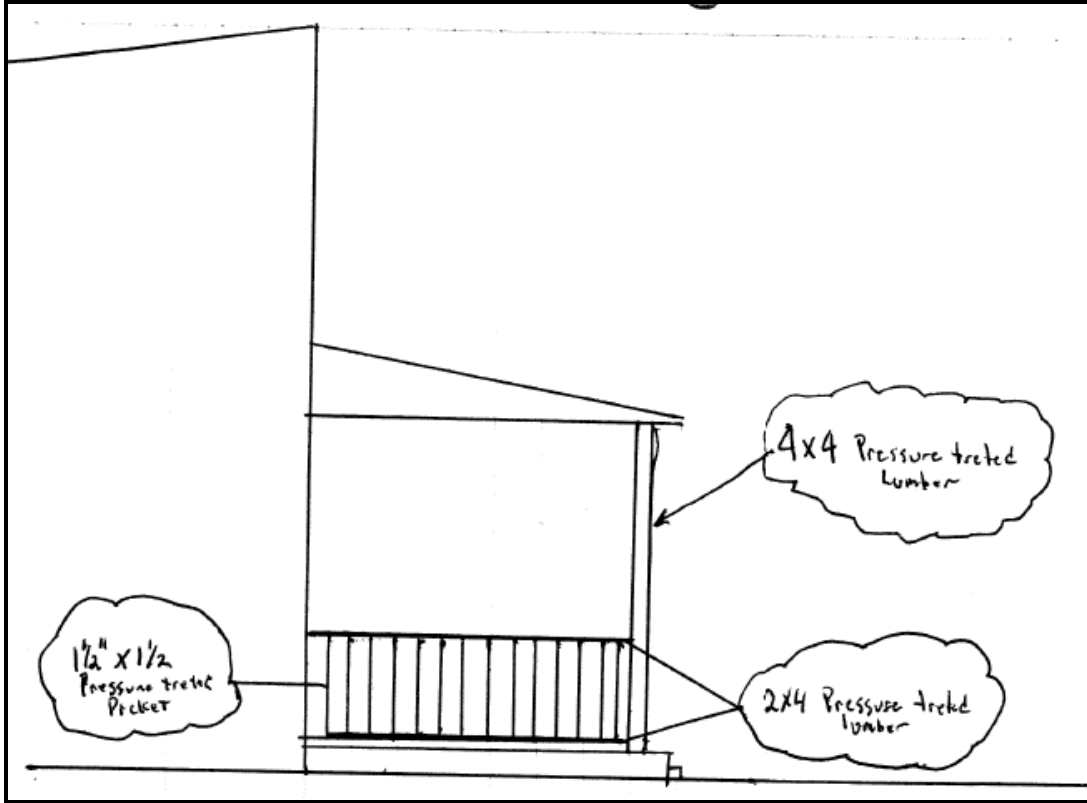


Figure 5. Drawing of proposed porch illustrating railing materials.

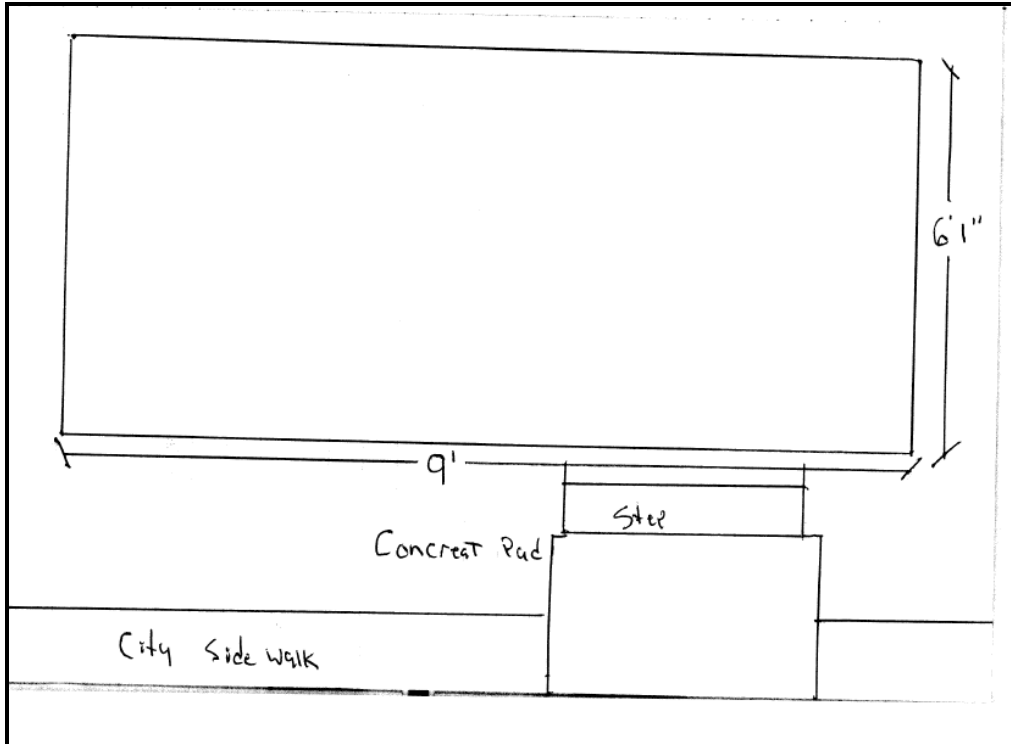


Figure 6. Drawing of existing concrete porch foundation.