

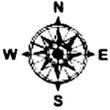
Docket Item # 16  
BAR CASE #2008-0089

BAR Meeting  
June 18, 2008

**ISSUE:** Alterations  
**APPLICANT:** Stephanie Dimond  
**LOCATION:** 623 South Fairfax Street  
**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 623 South Fairfax Street. The alterations consist of:

**Pergola**

A new patio with a pergola will be created off of the double French doors on the south elevation. The patio will measure approximately 16' by 28'. The pergola will cover approximately 2/3<sup>rd</sup>s of the patio area and will incorporate retractable screens and a flat (not visible) roof. The patio will be defined on the west by the existing brick retaining wall with a metal railing. The east side of the patio will be delineated by a new, lower brick wall of the same design. Where the pergola is over the brick wall the support columns will be located on top of the wall; in all other areas the columns will be full height. The patio will extend beyond the pergola and will have wide curved stairs into the yard. The wood pergola will be painted white.

**Fencing/brick wall**

A variety of fencing materials and two brick walls define the side and rear perimeter of the property at 623 South Fairfax Street. The applicant proposes to unify the yard by extending the brick wall in one location and installing a new wood fence in the remaining areas. Along the north elevation the existing stockade fence will be replaced with a new 6' wood board fence with a lattice top. The same fence will be installed along the rear of the property, in one area on top of the existing 18" (or lower) retaining wall. The total height of the fence will be no greater than 6'. Along the southern property line there will be a combination of wood fence and brick wall (the existing brick wall will be extended approximately 26'). The wood fence will be stained.

The applicant also proposes a lattice fence and gate immediately west of the driveway to fully enclose the yard. The outer edges of the 24' long fence will measure 5'6" in height and the fence will curve down to a height of 4'. The HVAC units just beyond the fence will be enclosed by a lattice screen of the same design. The lattice fence and screen will be stained.

**II. HISTORY:**

The freestanding frame house at 623 South Fairfax Street is a two and a half story Greek Revival style house which dates from the mid-19<sup>th</sup> century according to Ethelyn Cox in *Historic Alexandria Street by Street* (p. 51).

In recent years the Board has seen a number of applications by the current property owners of 623 South Fairfax Street as they have worked to rehabilitate and enhance the property, which was in significant disrepair when they purchased the house. The Board approved a Permit to Demolish and a Certificate of Appropriateness in 2005 (BAR Case #2005-0084 and BAR Case #2005-0085) for two additions and alterations. In 2006, the Board approved a new front gate for the property (BAR Case #2006-0225, October 18, 2006).

**III: ANALYSIS**

The proposed alterations comply with the Zoning Ordinance requirements.

Staff has no objection to the proposed pergola. The pergola is being attached to a more recent addition and uses historically appropriate materials which complement the main house, as recommended in the *Design Guidelines* for accessory structures.

The proposed fencing and brick walls also appropriately unify the property at 623 South Fairfax Street, which backs up to nine properties with a variety of fence types. The materials, as well as the design and scale of the proposed fencing and brick wall are appropriate to the freestanding house, as recommended in the *Design Guidelines*.

Staff recommends approval of the application as submitted.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

**V. CITY DEPARTMENT COMMENTS**

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

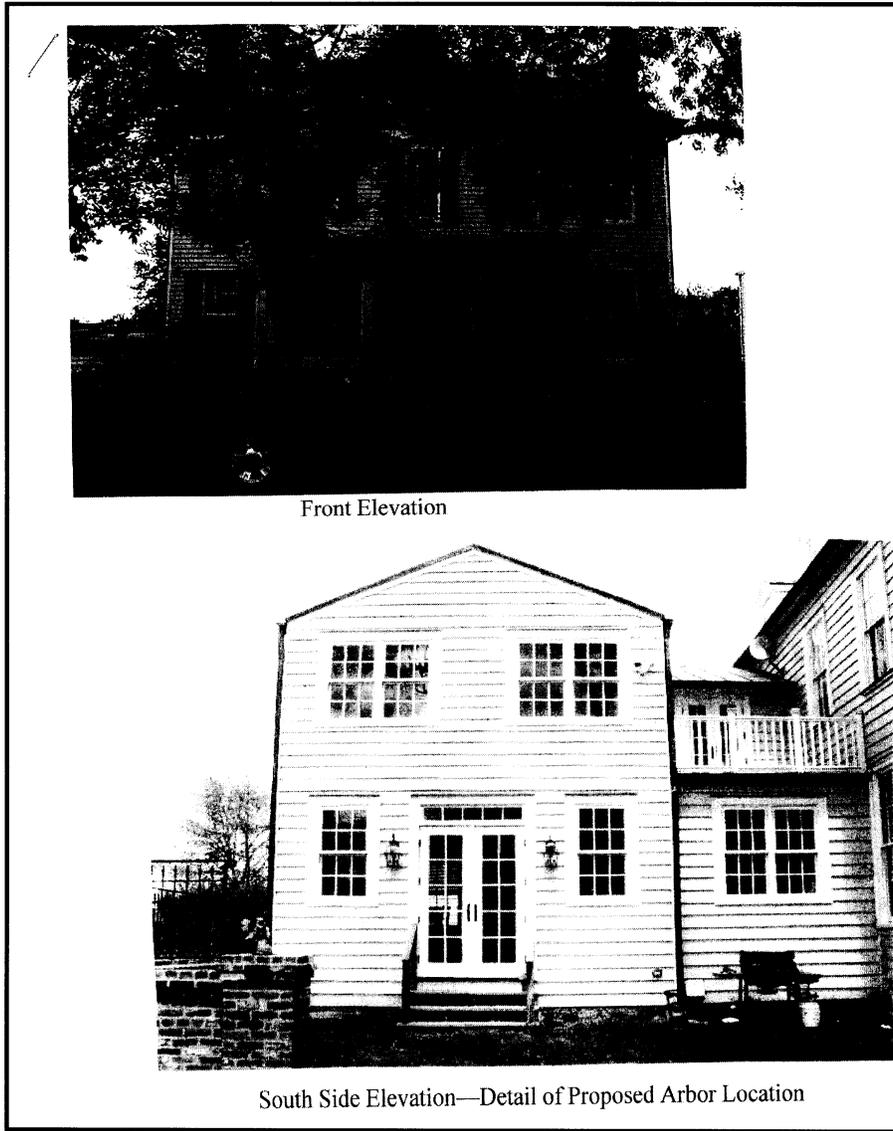
**Code Enforcement:**

- F-1 The applicant is requesting the installation of an Arbor to the rear portion of the existing home. Therefore, the installation of an Arbor does not require a building permit.
- 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 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-3 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-4 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-5 Handrails must comply with USBC 1009.10.
- C-6 Guardrail height and openings must comply with USBC 1012.2 and 1012.3.
- C-7 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

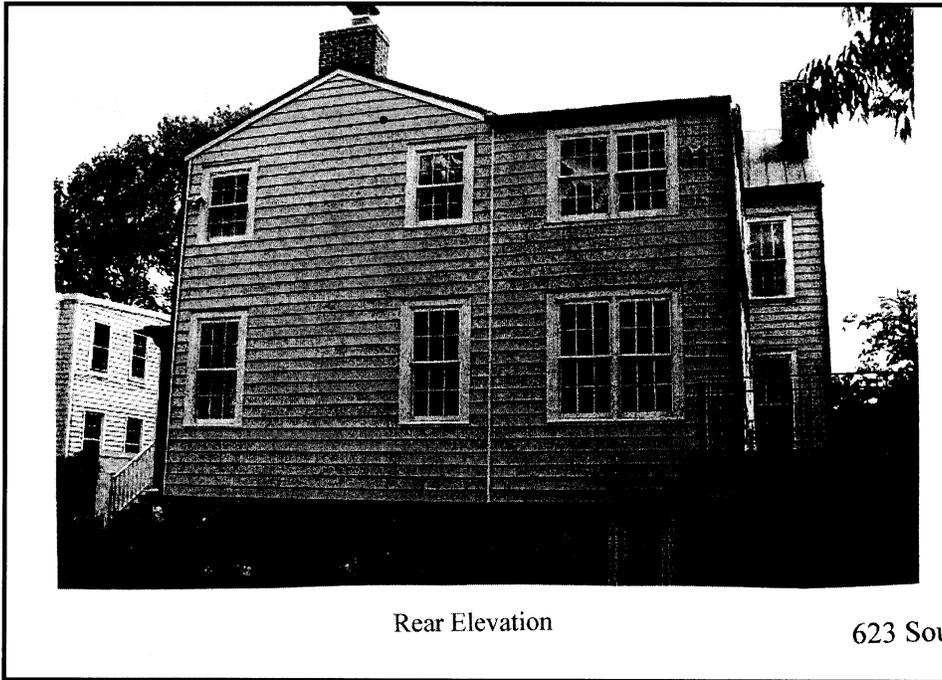
**Office of Historic Alexandria:**

No comments received.

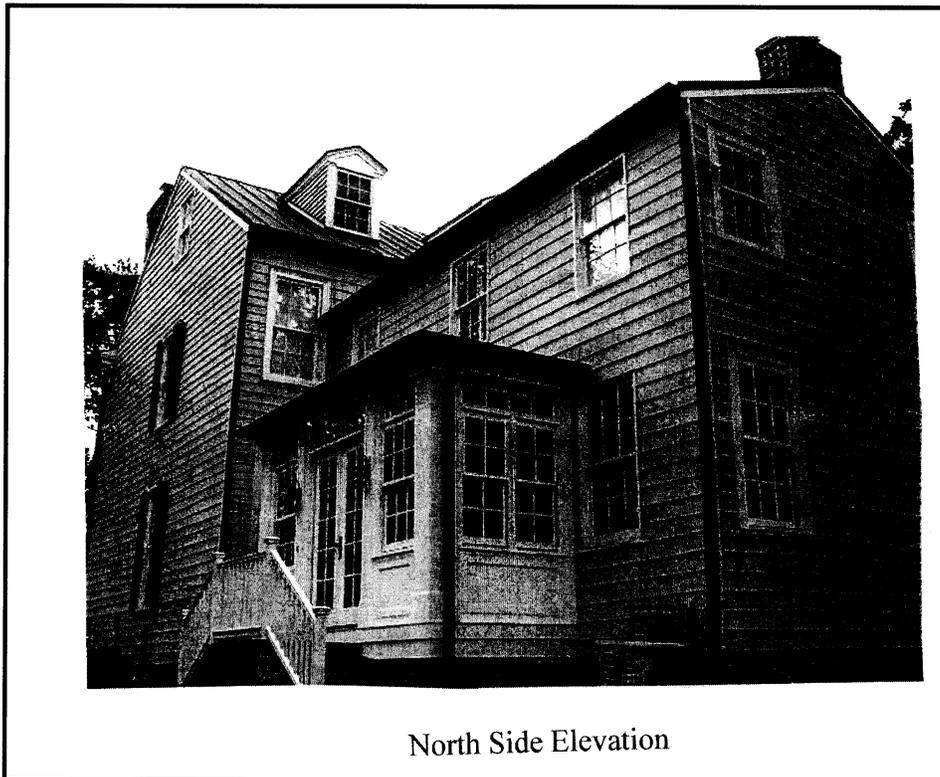
**VI. IMAGES**



**Figure 1. Existing front and side (south) elevations.**



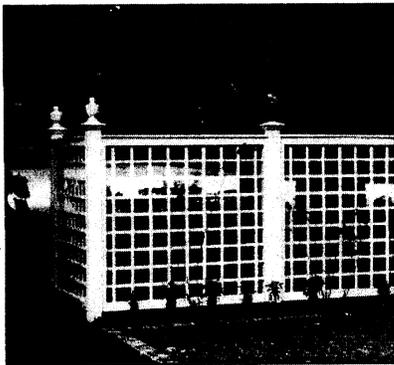
**Figure 2. Existing rear elevation.**



**Figure 3. Existing side (north) elevation.**



EXISTING BRICK WALL TO BE  
EXTENDED

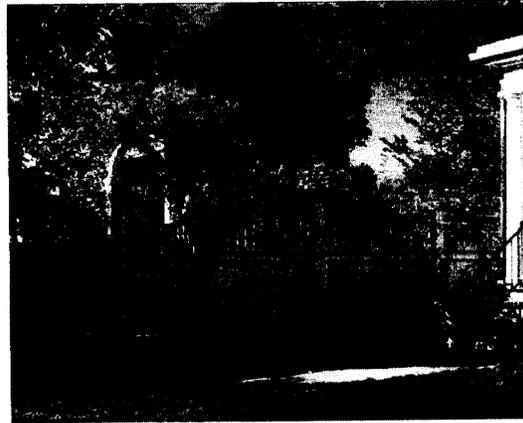


NEW LATTICE AT  
A.C. AREA

Figure 4



EXIST STOCKADE FENCE TO  
BE REMOVED



NEW WOOD BOARD & LATTICE  
FENCE (UNPAINTED) TO REPLACE  
EXIST. STOCKADE AND ON NEW  
REAR RETAINING WALL

Figure 5

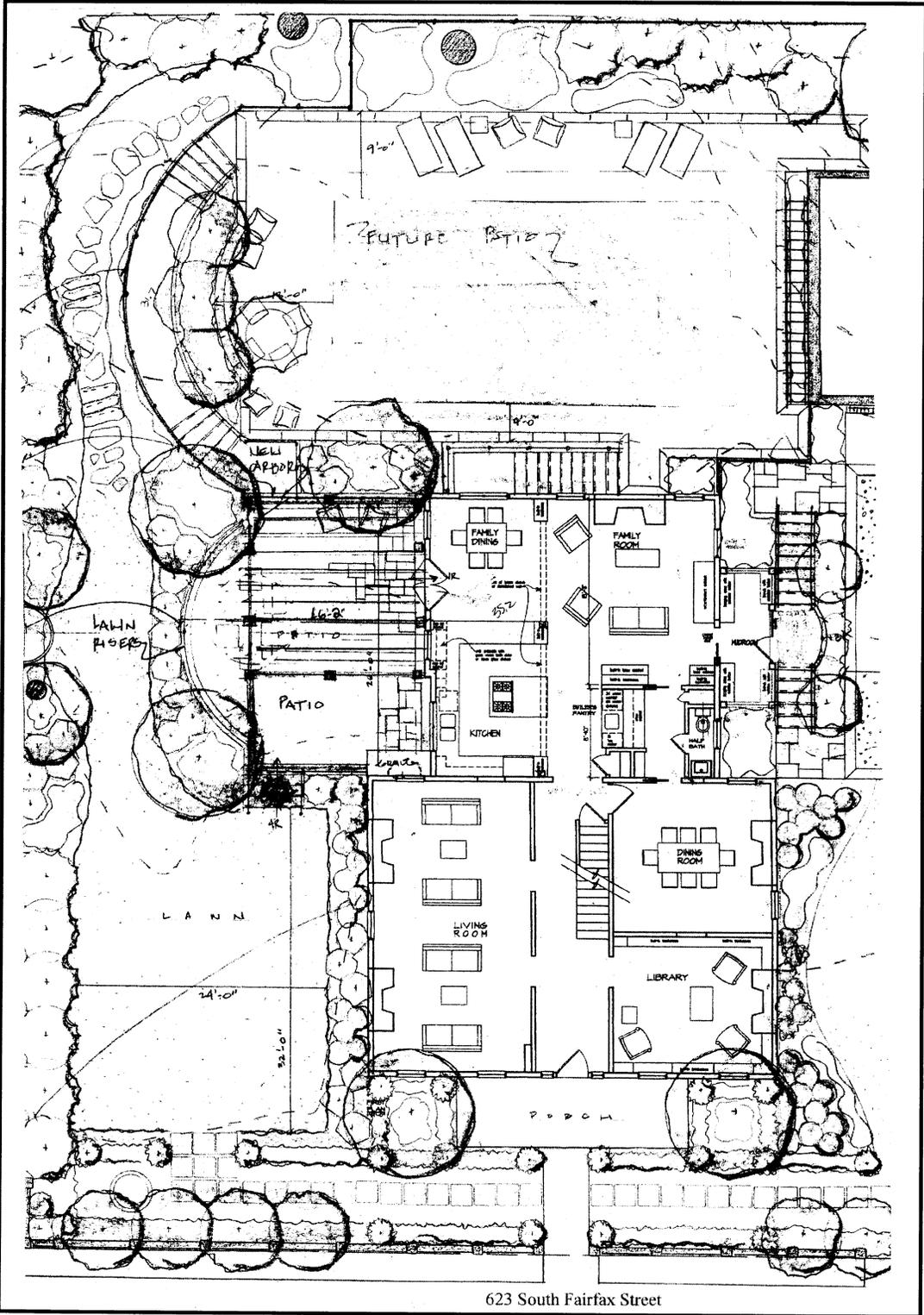


Figure 6: Site Plan