

Docket Item #12
BAR CASE #2003-0194

BAR Meeting
September 17, 2001

ISSUE: Rear two story addition and new garden shed

APPLICANT: Lynn Samarski

LOCATION: 612 South St. Asaph Street

ZONE: RM/Residential

BOARD ACTION, SEPTEMBER 3, 2003: The Board combined the discussion of docket item # s 19 & 20. On a motion by Dr. Fitzgerald, seconded by Mr. Wheeler the Board deferred the application for restudy. The vote on the motion was 5-0.

REASON: Mr. Clausen stated that the rear wall of the house dated from ca. 1997 when in had been rebuilt following a fire caused by a lighting strike and thus did not date from the mid-19th century as stated in the Staff report. The Board suggested that Staff visit the site and examine the rear wall in an attempt to determine its age. The Board will take action on the application following Staff analysis.

SPEAKERS: Richard Clausen, project architect, spoke in support
Lynn Smarski, applicant, spoke in support

STAFF RECOMMENDATION:

Staff recommends deferral of the application for restudy.

In the alternative, if the Board approves the application Staff recommends the following conditions:

1. 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; and,
2. The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

Update: At the last public hearing there was discussion regarding the date of construction of the house and the Board deferred the application for Staff to visit the site in order to attempt to assess the date of the house. Staff met with the project architect and the homeowner at the site on September 8, 2003. Based upon that visit and the research provided by the applicant Staff concludes that the house was likely constructed in 1914.

NOTE: Docket item #11 must be approved before this docket item can be considered.

DISCUSSION:

Applicant s Description of the Undertaking:

Request permission to construct two story wood addition to rear of existing house ad wood garden shed at rear of backyard.

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for a new two story rear addition and a garden shed in the rear yard of the residential property at 612 South St. Asaph Street.

Addition

A two story rear addition is proposed. The addition is L shaped and preserves a portion of the existing rear wall of the house. It has an overall length of approximately 21'6". The south side of the addition will be inset approximately 5'1" from the property line for the first eight feet; then the addition will run lot line to lot line or 17' 4".

The south elevation at the inset will have a pair of multi-light French doors flanked by multi-light sidelights on the first level and a single six-over-six window on the second level. The remaining portion of the addition will have no fenestration because it is built out to the lot line.

The north elevation will also have no fenestration because it is built out to the lot line.

The east or rear elevation will have a pair of multi-light French doors on the first level with two flanking six-over-six windows on the first level. This fenestration pattern is repeated on the second level. Also, at the second level a wood balcony with a gable roof peaking above the new

roof for the addition is proposed. The balcony will have wood columns, wood railings and decorative wood brackets. The rear roof of the addition and the gable roof of the balcony will have cedar shingles.

All of the windows proposed for the addition are to be true-divided light wood windows and the addition is proposed to be sheathed with wood siding.

The color palette for the addition will match the existing.

Garden Shed

The new garden shed is sited toward the east end of the lot and it will be 12' in length and 8' 9" in width. The alley elevation will have a pair of two panel wood doors. The south side of the shed, facing into the rear yard, will have a four panel wood door and one six-over-six true divided light window. The west side of the shed will have one six-over-six true divided light window. No fenestration is proposed along the north elevation of the shed. It will be clad with wood siding and have wood trim boards. The roof is proposed to have cedar shingles with a metal cap. No paint colors for the shed have been specified.

History and Analysis:

612 South St. Asaph Street is a two story two bay freestanding frame residential building dating from ca. 1914. In 1997 a fire sparked by a lighting strike destroyed part of the original rear wall and it was rebuilt and new windows and a door were installed. These repairs were made without building permits or a Certificate of Appropriateness. The brick mechanical room was constructed in 1973 (Approved by the Board on 3/21/73).

Proposed rear addition and shed complies with the zoning regulations.

Staff has no objection to the overall size of the addition which is approximately 67% the size of the existing historic house. Staff has two specific concerns regarding the design and materials of the proposed addition. First, Staff does not believe that the gable portion of the balcony roof should extend above the roof line of the addition. While Staff realizes that this is at the rear of the house and not visible from South St. Asaph Street, it is highly visible from the rear alley and is a generally anomalous condition in the historic district. As the Board will recall, considerable concern was raised over the dormer that was proposed to extend above the roof at the house at 112 Quay Street. The restudy of the size of that dormer is being considered at this public hearing. Therefore, Staff recommends that the size of the balcony roof be restudied so that it is no higher than the roof of the addition.

If the Board approves the addition and garden shed, Staff notes the recommendations of Alexandria Archaeology and has included them as a condition.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- 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 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 Construction permits are required for this project. Plans shall accompany the permit application that fully detail 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.

Historic Alexandria:

This takes up nearly every bit of allowable open space. Balcony appears to be a very dominant element on the back.

Alexandria Archaeology:

- F-1 The G.M. Hopkins insurance map indicates that a house was present on this lot by 1877. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in 19th-century Alexandria.

- R-1 Call Alexandria Archaeology immediately (703-838-4399) if any (wall foundations, wells, privies, cisterns, etc.) or concentrations during development. Work must cease in the area comes to the site and records the finds.
- R-2 The above statement must appear in the General Notes of the contractors are aware of the requirement.