

Docket Item #13  
BAR CASE #2003-0262

BAR Meeting  
November 19, 2003

**ISSUE:** Addition & alterations

**APPLICANT:** Stephen and Eileen Quatannens

**LOCATION:** 217 South Alfred Street

**ZONE:** CL/Commercial

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### STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the window in the east elevation of the second story addition be wood, if allowed under code; and,
1. That the following statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement:

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 discovery until a City archaeologist comes to the site and records the finds.

NOTE: Docket item #12 must be approved before this docket item can be considered.

### DISCUSSION:

#### Applicant s Description of the Undertaking:

We seek to demolish the rear of the existing structure and add a two story addition. The plans as proposed also seek an addition of second story to existing one-story wing.

#### Issue:

The applicant is requesting approval of a Certificate of Appropriateness for a two-story rear addition and a small second story addition on the south side of the existing two story, brick clad house at 217 South Alfred Street.

The second story addition will be added on top of the existing one story frame enclosed porch located on the south side of the main block, approximately 17' back from the face of the house. The addition will measure 5' wide by 12' long. The peak of the addition will be approximately 6" below that of the main block. As 219 South Alfred Street, the house to the south, is located 0.8' from the common property line, there will be a small gap between 217 and 219 South Alfred Street along the south side of the new second story addition, while the existing first story addition extends over the property line and is attached to 219 South Alfred Street. The second story addition will be clad in wood clapboard siding and will have a single window in the east (front) facade. The proposed window is a fire rated window made of steel with a baked on factory finish. It is a four-over-four double hung window. The muntins are assumed to be applied. The roof will be gable with asphalt shingles matching the existing house. The rear (west) elevation of the second story addition will be similar to the front elevation, but the window will be a six-over-six wood window with simulated divided lights.

The rear addition is a two story, flounder form, brick clad structure. The addition is approximately 33'6" long and 14'6" wide. The southwest corner is angled and there is a two story bay midway along the south wall. The roof, which slopes to the south, is 23'6" high at the ridge. It will be clad in asphalt shingles to match the existing roof. The rear (west) elevation will have paired french doors in the first and second stories. The doors will be wood, simulated divided

light. The second story door will access a balcony. The balcony is assumed to be wood. The doors are flanked by coach lights. The angled southwest corner will have a six-over-six, simulated-divided-light, wood window in each floor. The two story bay on the south elevation of the addition appears to have a brick base with wood above. The windows in the bay will be six-over-six, simulated-divided-light, wood windows. There will be a panel below the second story window. The south elevation of the rear addition is not expected to be visible from any public-right of-way.

The south side of the building is visible from South Alfred Street through the 5' wide alleyway along side the house. Irving Court, the alley which runs behind the property, is private. The rear of 217 North Alfred Street could possibly be seen from Patrick Street, through the open yard adjacent to 208 South Patrick Street. However, this view would only offer a glimpse, at best, and is partially blocked by a large tree.

#### History and Analysis:

As noted in the discussion section of docket item #12, 217 South Alfred Street is a two story, three bay frame residence built prior to 1877. The existing, one story rear addition appears to date to circa 1938. The house was clad in brick veneer either in the late 1930s or late 1940s and the one story frame addition on the south side of the main block was added by 1941. On October 4, 2000, the Board approved the demolition of a mid-20th century frame garage at the rear of 217 South Alfred Street (BAR Case #2000-210). On November 11, 2001, the Board approved plans for demolition/capsulation and a new two story rear addition (BAR Case #2001-163 & 164). That addition was not built and the applicants have now returned to the Board with entirely new plans.

The proposed addition complies with zoning ordinance requirements. On October 9, 2003, the Board of Zoning Appeals has approved north and south side yard variances (BZA Case #2003-00053). Staff notes that the proposed project is within 4.25 square feet of the allowable floor area ratio, leaving virtually no tolerance for errors in the construction of the building.

In the opinion of Staff, the proposed project is generally acceptable. The south side addition will be seen from South Alfred Street only as a narrow wall plane deep within the property and will largely be in shadow. The simple treatment of this elevation is compatible with the one story frame structure on which it will sit and with the brick main block. Staff would prefer a wood true-divided-light or even simulated-simulated-divided light window rather than the proposed fire rated steel window and is not aware of any Building Code requirement for a perpendicular window less than 3' from the property line to be fire rated. Therefore, Staff recommends that this window be wood, if allowed under code. Although not strictly an issue for the Board, Staff does wonder whether the 8" gap between the south wall of the second story addition and 219 South Alfred Street, will be a prove to be a maintenance problem.

Although the proposed addition is significantly larger than the previously approved addition and, in terms of gross square footage, is nearly the same size as the existing house, Staff believes it is acceptable for several reasons. The overall massing of the currently proposed addition is more sensitive to the historic house than the previously approved addition, which enveloped the entire

rear of the house from lot line to lot line as well as the entire rear slope of the roof. In addition, the size and massing of the addition is compatible with adjacent structures, which will remain taller and longer than 217 South Alfred even after the addition is constructed. Lastly, Staff notes that the rear addition will not be visible from the public right-of-way in any significant way.

Therefore, Staff recommends approval of the addition as submitted. Staff notes the comments of Alexandria Archaeology and recommends that they be included as a condition of the approval.

## CITY DEPARTMENT COMMENTS

### Code Enforcement:

- C-1 All exterior walls within 3.00 from an interior property line shall have a fire resistance rating of one hour, from both sides, with no openings permitted within the wall. As alternative, a two hour fire wall may be provided.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plans shall be submitted to Code Enforcement that will outline the steps that will be 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.

### Historic Alexandria:

No comment.

### Alexandria Archaeology:

- F-1 A G.M. Hopkins insurance map indicates that a structure was present on this property by 1877. The demolition therefore has the potential to expose archaeological resources which have the potential to provide insight into domestic activities in nineteenth-century Alexandria.
- R-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 discovery until a City archaeologist comes to the site and records the finds.

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