

Docket Item #5
BAR CASE #2004-0027

BAR Meeting
March 17, 2004

ISSUE: Rear addition and alterations

APPLICANT: Stephanie Dimond

LOCATION: 619 South Fairfax Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the Permit to Demolish is approved at a subsequent hearing;
1. The statement below must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement; and,
2. 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.

DISCUSSION:

Applicant's Description of the Undertaking:

"Applicant is requesting approval for a two story rear addition of 10'-0" and a 5'-0" rear porch beyond the addition, at area of previously approved porch (9.3.03)."

Issue:

The applicant recently received approval for the demolition of the existing garden level shed addition and approval for alterations and a new porch on the first story of the rear (west) facade (BAR Case #2003-0196 & 0197, 9/3/2003). That project was not undertaken and now the applicant is requesting approval of a Certificate of Appropriateness for a two story rear addition with deck instead of the previously approved porch. Staff did not initially request that the applicant apply for a Permit to Demolish for the two story rear addition. However, on further examination, it became clear that the extent of demolition for the addition is sufficiently different from that previously approved to warrant a new application. The addition will require the demolition of the entire rear facade whereas the previous demolition/capsulation was limited to the ground level and first floor of the rear. In addition, the cross gable on the addition will continue back over and capsule a portion of the flat roof on the existing house. The Permit to Demolish is scheduled to be heard at the April 7, 2004 meeting.

The addition will be 10' ½" long and approximately 12' wide, extending the full width and height of the rear facade. As the grade falls away toward the rear of the property, the two story addition will sit on a 4' high foundation. The addition will have a flat roof continuing the slope of the existing house, but will also have a broad cross gable on the rear facade. The total height of the addition will be approximately 25' from grade to peak of the gable, just under the height of the existing house at the front (east) facade. The addition will sit on brick piers with wood lattice panels between the piers. The walls will be clad in wood siding to match that on the existing house. The new windows will be wood windows with true divided lights. The roof will be standing seam metal. The rear (west) facade will have a wood deck, approximately 12' wide by 5' deep at the first story level. The deck will also be on 4' high wood piers with lattice between and will be accessed by a 4' wide set of wood steps. The steps and deck will have a simple wood railing with turned wood posts. The first story of the new addition will have a multi-light french door flanked by side lights. The door and sidelights are each 2'6" wide and 7' tall. According to a note on the plan, the door and sidelights may be raised to 8' tall depending on the ceiling height of the addition. The second story of the addition will have two double hung, six-over-six

windows. There will be a small round window in the peak of the cross gable. The north facade of the addition will be blind. The south facade will have one double hung, six over six window in the first and second stories.

Several items which were approved at the September 3, 2003 hearing will be undertaken as part of this project. They include:

- 1) Removal of chimney at the back of the main block;
- 2) Conversion of side door toward back of house on south facade to six-over-six window; and
- 3) Removal of masonry stoop at the back side door.

The south side and rear of the house are obliquely visible from South Fairfax Street. The house to the south at 623 South Fairfax Street has a particularly generous side yard, allowing limited views toward the rear of 619 South Fairfax Street. As there is no alley in this block, the rear elevation will not be directly visible to the public.

History and Analysis:

The two story, detached, frame house at 619 South Fairfax Street was constructed between 1877 and 1891. The rear addition appears to have been built between 1896 and 1902. In 1951, the Board approved the addition of the existing rear shed or porch and other alterations at 619 South Fairfax Street (May 17, 1951). As noted above, on September 3, 2003, the Board approved the removal of the 1951 addition to allow for the construction of a new porch at the first story and approved several minor alterations (BAR Case #2003-0196 & 0197).

The proposed addition meets the zoning ordinance requirements.

Staff believes the proposed addition complies with the *Design Guidelines*. Relatively small in size, the new addition is compatible in scale with the existing house. It shares the materials and the simple, vernacular character of the existing historic house. While the Permit to Demolish will not be heard until the next hearing, Staff has no concerns with regard to the demolition/capsulation proposed and will recommend approval of the Permit. The demolition will affect the 1951 shed (previously approved for demolition), the rear (west) wall of the c.1899 addition and a portion of the roof on both the c.1884 main block and c. 1899 addition. The Board has routinely approved demolition at the rear of houses of this type and period for similar additions. Therefore, Staff recommends approval of the Certificate of Appropriateness for the two story addition, conditioned upon the subsequent approval of the Permit to Demolish. In addition, Staff notes the comments of Alexandria Archaeology and recommends that they be included as a condition to the approval.

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 an alternative, a 2 hour fire wall may be provided. This condition is also applicable to porches with roofs and skylights within setback distance.
- 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 proposed addition uses all except 6.0' of open space. Would prefer that more open space remained.

Alexandria Archeology:

- F-1 Tax records from the early 19th century show development on this street face, and in 1850, there was a free black household in an alley on the block, but the exact address is unknown. By 1891, the Sanborn insurance map indicates that a house was present on the

lot. 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 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.
- 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.