

Docket Item #10  
BAR CASE #2004-0026

BAR Meeting  
April 7, 2004

**ISSUE:** Alterations and addition  
**APPLICANT:** Carlos Cecchi & Lisa Rivas Cecchi  
**LOCATION:** 726 South Lee Street  
**ZONE:** RM/Residential

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### STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds;
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;
3. The applicant should not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology; and,
4. The above statements (in R-1, R-2 and R-3) must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

NOTE: Docket item #9 must be approved before this docket item can be considered.

### DISCUSSION:

#### Applicant's Description of the Undertaking:

“3 story addition including kitchen, family room and 2 bedrooms of approximately 780 s.f. at rear of house including a 5' wood deck and stair to backyard and new 1 story 3' x 6' portico at front door.”

#### Issue:

The applicant is requesting approval of a Certificate of Appropriateness for a new three story rear addition with a deck and alterations at the residential rowhouse at 726 South Lee Street. There is a substantial change in topography and the front of the housing fronting on South Lee Street is two stories in height, while the rear is a full three stories.

#### **Rear addition**

The proposed addition is approximately 16' in overall length and will extend lot line to lot line, approximately 18'. The addition will be constructed of brick to match the adjacent addition at the rear of 728 South Lee Street. At the first level there will be a pair of multi-light clad French doors with flanking sidelights; the same configuration will be repeated on the second level with a brick jack arch spanning the entire length; the third level will have two pair of multi-light clad simulated divided light windows each with brick jack arches. The windows and doors are proposed to be painted white.

A new wood deck, approximately 5' in length and 18' in width will be built at the second level of the new addition. The deck will have a wood railing and steps on the south side for access to the lower level open space.

#### **Alteration**

A new wood portico is proposed to be installed over the existing front entryway. The portico will be approximately 3' in width and 6' in length and will have two Doric order wood columns supporting a simplified Grecian entablature. A single new hanging light fixture will be installed within the new portico. The portico will be painted white to match the existing brick face of the townhouse.

The rear of the townhouse is minimally visible from Potomac Court.

History and Analysis:

As noted in the Discussion section of docket item #9, 726 South Lee Street is a one of a row of seven two story townhouses constructed between 1921 and 1941.

The proposed addition complies with zoning ordinance requirements.

The Board heard a similar case involving a new three story addition at the rear of an end unit in this row of townhouses in 2002 and approved the addition (BAR Case #2002-0110, 6/5/02).

In general, Staff supports the proposed addition, deck and portico. They meet the recommendations of the *Design Guidelines* for additions to residential buildings and are generally respectful of the existing architectural vocabulary. The large windows and doors provide extensive light to the interior of the rowhouse while using traditional architectural forms found throughout the historic district. The brick proposed to clad the exterior of the new addition will match that existing on the addition at the adjacent house. This will serve to make the addition more of a background statement rather than a prominent visual feature of the row. Additionally, the rear of the rowhouse is only minimally visible from the public right-of-way. Finally, the addition is similar to others that have been constructed at the rear of properties along this row. Therefore, Staff recommends approval of the application.

Staff notes the comments of Alexandria Archaeology and has recommended them as a condition of 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 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:

Difficult to understand open space calculations, appears to be very little remaining.

### Alexandria Archaeology:

- F-1 This property is situated just east of the site of Battery Rodgers, a Union Army fortification constructed during the Civil War. An old house, taken and used as offices by the Army, and a prison and guard house were also in the vicinity. While construction of

the existing houses on the lot would have disturbed the earlier deposits, there is still a possibility for archaeological resources to be present that could provide insight into domestic activities during the early 19<sup>th</sup> century and into military life during the Civil War.

- R-1 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
- R-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.
- R-3 The applicant should not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-4 The above statements (in R-1, R-2 and R-3) must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.