

Docket Item #14
BAR CASE #2004-0040

BAR Meeting
April 7, 2004

ISSUE: Rear alterations

APPLICANT: Adams Architects

LOCATION: 529 South Fairfax Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: Docket item #13 must be approved before this docket item may be considered.

DISCUSSION:

Applicant's Description of the Undertaking:

“Request approval on minor modifications to rear (west) elevation of townhouse including relocation of windows and doors and addition of new stair to rear yard, from 1st floor. Modifications are necessary due to interior renovation work that is proposed.”

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for alterations on the rear (west) elevation of the house. The basement level will remain as is. A stair with wrought iron railing will rise from grade in the rear yard to the first story. The existing single window on the first story will be replaced by a set of three french doors. The doors will be fully glazed. A wrought iron guard rail will be fixed across the two doors to the south. The door to the north will open onto the stairs from the rear yard. The second story will have a window grouping consisting of a double hung, one-over-one window flanked by one-over-one sidelights. The third story will have two evenly spaced double hung, one-over-one windows. All new windows and doors will be wood. The west elevation will be clad in new wood siding to match the existing siding on the front of the house.

The upper two stories of the rear elevation are visible through the block from Royal Street. The alley on the north side of the property is private.

History and Analysis:

529 South Fairfax Street is one of a row of four attached frame Victorian style residential buildings constructed ca. 1900. In 1979, the row suffered extensive damage from a fire originating in 529 South Fairfax Street. The exterior walls and structure of 529 South Fairfax Street sustained substantial damage. On May 16, 1979, the Board approved a third floor addition and extensive renovations. More recently, in 2003, the Board approved replacing the windows on the north side of the house (BAR Case #2003-0275, 12/17/2003).

The proposed alterations comply with the zoning ordinance requirements.

In the opinion of Staff, the proposed alterations are appropriate. The rear elevation does not appear to retain much in the way of original features or fabric. The proposed alterations are modest in character and introduce regularity to the rear elevation. Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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.

Historic Alexandria

“No comment.”