

Docket Item #14  
BAR CASE #2005-0026

BAR Meeting  
February 16, 2005

**ISSUE:** Addition

**APPLICANT:** Art Fox by James L. Brown & Associates

**LOCATION:** 418 South Fairfax Street

**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following condition:

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

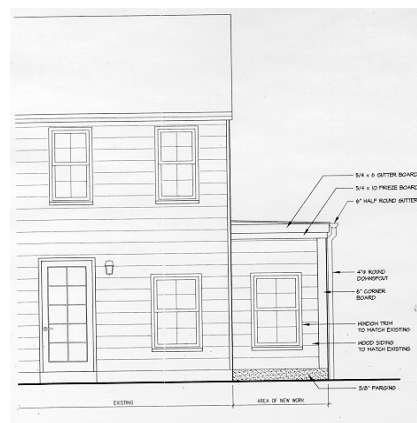
NOTE: Docket item #13 must be approved before this item may be considered.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for a single story rear addition. The proposed addition will be 11.5' wide and 5.33' deep, adding approximately 61 square feet of floor area to the existing two story house which has 2903 gross square feet of floor area. The addition will have a flat roof and will be clad in wood siding to match the existing house. The existing french doors on the rear of the flounder will be relocated to the rear (east) wall of the new addition as will the lights flanking the doors. The addition will have a four over four window on the south wall. No further information is provided for the window, but it is not expected to be visible from public right of way. No drawings were provided for the north wall, which is on the property line. This wall is assumed to be clad in matching wood siding and to be without openings. The trim will match the existing. The gutter will be half round with a round downspout.



**Figure 1** Rear elevation proposed addition



**Figure 2** South wall proposed addition

The rear of the house is minimally visible in views through the block from Wilkes Street to the south.

## **II. HISTORY:**

As described in docket item #13, the two story, frame, gable roofed house at 418 South Fairfax Street was probably constructed in the early 19<sup>th</sup> century. The rear flounder may date to the early 19<sup>th</sup> century as well, but appears to date to at least 1877. The rear (east) wall of the flounder has been subject to alterations, including the removal of a single story porch.

## **III. ANALYSIS:**

The proposed addition complies with the zoning ordinance requirements.

Staff believes that the proposed addition is appropriate. It is quite modest size and design and utilizes the similar materials to the existing rear elevation of the house. The addition will be only minimally visible from some distance in views through the block. Thus, Staff recommends approval of the addition.

Staff notes the comments of Alexandria Archeology and recommends that they be included as a condition of the approval.

## **IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following condition:

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

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- F-1 A plat was not provided with the application and therefore the location of the addition in relation to interior lot lines cannot be reviewed. Consequently, lot line requirements have been included in this review in case there is a conflict between the submitted design and the USBC.
  
- C-1 All exterior walls within 5 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 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
  
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
  
- C-6 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-7 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-8 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 is an early 19<sup>th</sup> century building, according to Street by Street. I do not know the date of the “flounder” shown here. Before going forward with this, information is needed. I am not sure I can

appreciate the square box-like addition to the flounder.”

Alexandria Archeology:

- F-1 This property has the potential to yield archaeological resources which could provide insight into residential life in Alexandria, perhaps related to African Americans, during the nineteenth century. According to Ethelyn Cox’s *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings*, the existing structure on this lot was probably built in the early 19<sup>th</sup> century. Tax records indicate that free African Americans lived on this block of Fairfax Street in 1830 and 1850, but the exact addresses are unknown; it was part of the free black neighborhood known as Hayti. An occupant of the block, Dennis Hackett, was one of 43 feedmen to sign the 1831 petition in the wake of the Nat Turner rebellion, declaring that they would become informants in the event of a slave uprising in the city.
- 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.