

Docket Item #13
BAR CASE# 2005-0023

BAR Meeting
March 2, 2005

ISSUE: Addition

APPLICANT: Douglas and Grace Marie Turner by Stephanie Dimond

LOCATION: 415 Wolfe Street

ZONE: RM/Residential

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; and,
3. The above statements in 1 and 2 must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements.

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

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an addition to the freestanding residential townhouse at 415 Wolfe Street. The addition will consist of a family room on the first level and a bathroom on the second level. The proposed masonry addition would measure 14.50' by 14.30' and will add a 414.70 square feet to the existing dwelling for a total of 5,835.79 net square footage on the property. The addition would extend the existing north facade wall to a total of 29.60' along the north property line. The new addition would measure approximately 20.25' in height from grade to the eave. The addition will be constructed of brick with a standing seam metal roof to match the existing materials.

The east elevation will have a pair of French doors with sidelights on the first level. On the second level there will also be a pair of French doors with a metal railing flanked by two four-over-four windows. All of these windows will be wood with true divided lights. On the north elevation there will be shuttered false window openings in compliance with the Unified Statewide Building Code which prohibits wall openings within 5 feet of the property line. The cornice of the addition will match that on the historic house. The addition will also have a new chimney along the north elevation

II. HISTORY:

The residential structure at 415 Wolfe Cameron Street is a freestanding two story brick flounder center hall plan townhouse whose nucleus dates from ca.1788 according to Ethelyn Cox in *Alexandria Street by Street* (p.199). The east wing and loggia were largely re-worked by Ward Brown in ca. 1930.

III. ANALYSIS:

BZA approved sideyard setback special exception on 2/10/05 (BZA Case #2004-0056).

Staff believes that the proposed addition represents a minimal amount of impact to the historic house. It is minimally visible from the public right-of-way so that the overall perception of the

historic house will not be altered. It is proposed to be attached to the rear of the house so that there is no visual disruption to the main historic block. The new addition will also be below the roofline of the main historic block. The detailing of the addition is also clearly differentiated from the main historic block. For these reasons, Staff can support the proposed addition.

Staff notes the comments of Alexandria Archaeology and has included them as a condition.

IV. 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; and,
3. The above statements in 1 and 2 must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The proposed addition is located within 5 feet of an interior lot line. 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-1 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-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- 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.

Office of Historic Alexandria:

No comment.

Alexandria Archaeology:

- F-1 This property has the potential to yield significant archaeological resources dating to the 18th and 19th centuries. The possibility exists for the recovery of materials that could provide insight into the lives of Quakers and African Americans in Alexandria. The primary significance of the site stems from its association with John Butcher, a merchant

and member of one of City's prominent Quaker families. The nucleus of the house at 415 Wolfe may date from at least the 1780s, and in 1783, the first Quaker meeting in Alexandria may have been held in John Butcher's residence on the property. In addition, the 1877 G.M. Hopkins Insurance Atlas indicates that there were at least three other residences on the current lot near the corner of Wolfe and S. Royal Streets. The corner property also served as a barbershop for Jimmy Redd, an African American businessman. While the proposed addition is small and is not in the vicinity of any of the known structures on the lot, there is the potential for construction activities to uncover buried evidence of past activities.

- .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 above statements in R-1 and R-2 must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements.