

Docket Item #9
BAR CASE #2004-0264

BAR Meeting
May 4, 2005

ISSUE: Alterations and additions

APPLICANT: Richard Bawcombe

LOCATION: 310 South Fairfax Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: Docket item #8 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for additions and alterations to the residential rowhouse at 310 South Fairfax Street. This consists of (1) enlarging an existing rear one and one-half-story addition to a two-story addition and (2) building a third story at the rear of the existing two-story house that will also straddle the newly renovated two-story rear addition.

Rear addition

The existing one and one-half story rear addition will be enlarged to accommodate a two-story rear addition. The addition will accommodate a bedroom and walk-in closet on the renovated second floor. Upon completion of the new second floor, the addition will continue to be no taller than 19.30 feet. This addition will be clad in brick to match the existing.

Third story addition

A relatively small third story addition is proposed to be added over the rear of the main historic block, extending slightly onto the kitchen addition. This addition is approximately 20' in overall length, 10 in width and will extend above the existing roofline approximately 2'. It will be clad in wood siding to match the existing. The only fenestration will be a single double hung four-over-four window at the rear elevation.

II. HISTORY:

310 South Fairfax Street is a two story wood frame townhouse which dates from the mid-19th century according to Ethelyn Cox in *Alexandria Street by Street* (p.46).

In 1971, the Board approved a one and a half story kitchen addition to the rear of the property (4/21/71). In 1994, the Board approved replacement siding on the front of the house (BAR Case #94-155, 10/5/94). In 2003, the Board approved new shutters for the house (BAR Case #2003-0272, 12/17/03).

III. ANALYSIS:

On April 14, 2005, the BZA granted a special exception to enlarge a second story addition on the south side property line. (BZA Case #2005-0014).

The new additions are generally not visible from the public right-of-way, although they may be visible from the parking lot for St. Mary's directly across the street. Because the additions represent such minor visual intrusions on the main historic block, Staff has no objections. The public perception of the house from the street will not change.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The proposed plans incorporate window openings within 5 feet of the lot line. Windows located within 5 feet of interior lot lines shall comply with C-1 below.
- 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 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:

No comment.

Alexandria Archaeology:

F According to Ethelyn Cox's *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings*, the house on this property was constructed in the mid-19th century. In addition, tax records indicate the presence of free African American households on this street face in 1810 and 1830, but the exact addresses are unknown. The lot therefore has the potential to yield archaeological resources that could provide insight into residential life in 19th-century Alexandria. However, the current project does not involve ground disturbance. Therefore, no archaeological action is required.