

Docket Item #13
BAR CASE #2005-0085

BAR Meeting
May 4, 2005

ISSUE: Addition and alterations

APPLICANT: Janice Cronin & Stephen Rhind-Tutt by Stephanie Dimond

LOCATION: 623 South Fairfax Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

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; and,
2. The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

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 alterations and additions to the freestanding residence 623 South Fairfax Street. The alterations and additions consist of:

Additions

There will be two additions – one on the rear (west) wrapping around the south side and the second on the north side.

Rear addition

A new two story rear addition will replace the current one and two story addition. The new addition will have paired true divided light six-over-six wood windows on both the first and second levels of the new two story section. Two new similar windows will be added to the first and second levels of the existing two story section. The two story addition will wrap around the south side and on the first level will have a pair of wood French doors with a transom over flanked by two wood windows similar to the rear portion of the addition. On the second level will be two pair of paired windows similar to the rear section of the addition. To the east of this section the existing porch will be infilled and there will be a pair of wood windows to match the others of the addition on the first level. On the second level there will be a open walk out porch accessed through a pair of wood French doors with shutters. The porch will have a painted wood railing. The addition will be sheathed in wood siding and have a standing seam metal roof.

North side addition

A new one story covered porch will be built on the rear portion of the north side. The porch will have a pedimented standing seam metal roof supported by four wood Doric columns with wood steps and railing leading up to the porch level. There will be a new pair of wood multi-light French doors with multi-light transom above flanked with new six-over-six true divided light wood windows with transoms and wood panels below. The addition will have a pair of four-over-four true divided light wood windows with transoms on the west elevation.

Alterations

The existing windows will be replaced with new true divided light wood windows within the existing openings. A new wood railing will be installed at the front porch facing South Fairfax Street.

A new dormer is proposed to be installed on the rear (west) facing slope of the main roof. This dormer will match the existing dormers.

II. HISTORY:

623 South Fairfax Street is a freestanding two and a half story Greek Revival style frame residence which dates from the mid-19th century according to Ethelyn Cox in *Alexandria Street by Street* (p.51).

III. ANALYSIS:

Proposed alterations/addition complies with zoning ordinance requirements.

This house has suffered from deferred maintenance for a number of years. The proposed alterations are designed to address these issues. The additions will provided new living areas and at the same time remove the most seriously deteriorated portions of the house. Staff has no objections to the proposed alterations and additions. In the main, the rear of the house which is not visible from the public right-of-way will be altered and the character defining features of the house as seen from South Fairfax Street will not be altered. In addition, the proposed additions and alterations are sympathetic to the overall architectural vocabulary of the house and make use of traditional building materials. Thus, it is the opinion of Staff that the additions and alterations meet the recommendations of the *Design Guidelines* and Staff recommends approval.

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

IV. STAFF RECOMMENDATION:

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CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- 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 be 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.

Historic Alexandria:

No comment.

Alexandria Archaeology:

- F-1 Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings* indicates that the house on this lot was probably constructed in the mid-1800s. During the late 19th century, this area was part of the African American neighborhood known as "Hayti." The property therefore has the potential to yield archaeological resources that could provide insight into life in one of Alexandria's 19th-century African American neighborhoods.
- 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.