

Docket Item# 6  
BAR CASE# 2004-0249

BAR Meeting  
June 15, 2005

**ISSUE:** Addition  
**APPLICANT:** Samuel Shanklin  
**LOCATION:** 620 South Washington Street  
**ZONE:** CL/Commercial

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**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 #5 must be approved before this docket item can be considered.

**I. ISSUE:**

The applicant is requesting approval of an addition to the residential property at 620 South Washington Street. The proposed two-story addition is located on the north side property line and measures approximately 13' feet by 32' and totals 824 square feet. The overall height from grade to the top of the roof is approximately 24'. The addition will accommodate a new kitchen and family room on the first floor and two bedrooms, bathroom and closet space on the second floor. The addition is connected to the main historic block by a hyphen which is also two stories in height and is approximately 11'6" in length and 7' in width. Both the hyphen and addition will have painted siding and a standing seam metal roof painted red. The pitch of the roof for the addition is nearly flat with a 3:12 slope. The hyphen will have a pair of sliding French doors flanked by multi-light windows on the first level and a pair of double hung six-over-six true divided light wood windows on the second level. At the rear of the addition there will also be a pair of sliding French doors flanked by multi-light windows on the first level and two double hung six-over-six true divided light wood windows with louvered shutters on the second level. The addition is slightly wider than the main historic block and will be sheathed with wood siding painted yellow that matches the profile of the aluminum siding on the front of the house.

**II. HISTORY:**

The two-story, two bay frame structure at 620 South Washington Street likely dates from the early part of the 20<sup>th</sup> century. The additions are later and likely were constructed in the 1930s.

**III. ANALYSIS:**

The proposed addition was granted side yard variances by the Board of Zoning Appeals on 4/14/05 (BZA Case #2005-0007).

Since the building fronts directly onto the George Washington Memorial Parkway, the addition must comply with the Addition Standards - Washington Street as set forth in the Zoning Ordinance. The applicable standards and Staff response is set forth:

1. Construction shall be compatible with and similar to the traditional building character, particularly mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.

*Staff response:* The proposed addition displays tradition building character similar to other

historic buildings on Washington Street.

2. Elements of design consistent with historic buildings which are found on the street shall be emphasized.

*Staff response:* The addition uses historic design elements.

3. New buildings and additions to existing buildings shall not by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.

*Staff response:* The addition has been reduced in discussions with Staff to its present size and, in the opinion of Staff, does not overwhelm the existing main historic block.

4. The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.

*Staff response:* The addition complements the main historic block.

5. The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.

*Staff response:* The massing of the addition mimics that of the existing historic residence.

7. The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere along Washington Street shall be consistent with the massing and proportions of that style.

*Staff response:* The addition displays elements consistent with the vernacular architecture of the existing residence.

9. Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.

*Staff response:* There is n fenestration on the north and south elevations of the new addition.

10. Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.

*Staff response:* The proposed building materials reflect traditional buildings.

11. Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades.

*Staff response:* As noted above, there is no fenestration on the north and south elevations of the addition. On the east (rear) elevation the fenestration pattern reflects traditional patterns.

12. Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.

*Staff response:* The proposed building materials meet this standard.

Staff believes that the design presented and the proposed materials meet the Washington Street standards and recommends approval. Staff noted 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. 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.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- F-1 Architectural elevation drawings show windows in walls located on interior lot lines. Floor plans do not show these windows. Clarify if windows are to be installed on interior lot line walls.
  
- F-2 The submitted documents do not provide sufficient detail to determine interior lot line locations in relation to exterior walls.
  
- 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-1 The 600 block of South Washington Street was part of the free African American neighborhood known as The Bottoms. Tax records indicate that there were at least seven free African American households on this street face in 1850, but the exact addresses are not known. Therefore, this property has the potential to yield archaeological resources that could provide insight into the lives of free African Americans in Alexandria during the early 19<sup>th</sup> century.
  
- 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.