

Docket Item #3
BAR CASE #2005-0089

BAR Meeting
July 6, 2005

ISSUE: Addition
APPLICANT: Lois Clark by James Noel
LOCATION: 605 South Saint Asaph Street
ZONE: RM/Residential

BOARD ACTION, JUNE 1, 2005: The Board combined the discussion of docket item #'s 7 & 8. On a motion by Ms. Quill, seconded by Mr. Smeallie the Board approved the application with the condition that the dormers on the addition be restudied. The roll call vote on the motion was 4-1 (Dr. Fitzgerald was opposed).

REASON: The Board believed that revised design of the addition was appropriate, but that consideration should be given to altering the design on the dormers on the roof of the addition by, for example, making them shed dormers.

SPEAKERS: James Noel, project architect, spoke in support
Harvey Lester, 603 S. St. Asaph Street, spoke in opposition
Edith Mayo, 607 S. St. Asaph Street, spoke in support
Peter Arcora, 605 S. St. Asaph Street, spoke in support

BOARD ACTION, MAY 4, 2005: The Board combined the discussion of docket item #'s 15 & 16. On a motion by Dr. Fitzgerald, seconded by Mr. Smeallie the Board deferred the applications for restudy. The vote on the motion was 6-0.

REASON: The Board believed that the proposed addition was too large and should be scaled back. The Board suggested a hyphen for the addition or pushing the addition into the rear yard. Additionally, members believed that the addition would compromise the historic fabric of the historic district.

SPEAKERS: James Noel, project architect, spoke in support
Harvey Lester, 603 S. St. Asaph Street, spoke in opposition
Edith Mayo, 607 S. St. Asaph Street, spoke in support

Update: At the public hearing of June 1st the Board approved the design of the addition with the exception of the dormers on the addition and asked the applicant to consider a shed style dormer. In response to the Board's comments, the project architect has modified the dormers so that they now more closely resemble shed dormers.

STAFF RECOMMENDATION:

Staff recommends approval of the revised design of the dormers.

I. ISSUE:

The application concerns a revised design for the dormers on the new addition at the rear of 605 S. St. Asaph Street. Two shed style dormers are proposed instead of the previous proposal of three gable style dormers. The dormer on the east end of the addition will have two four light simulated divided light wood windows. This dormer is approximately 4' in width and 2'6" in height. The dormer on the west end of the addition has three simulated divided light wood windows and is approximately 5'6" in width and 2'6" in height.

The other portions of the design remain as approved by the Board at the public hearing of June 1, 2005.

II. HISTORY:

The two story, two bay brick house is one in a row of four houses built together in the mid-19th century (Historic Alexandria Street by Street, p. 166). The houses were extensively renovated in 1956.

III. ANALYSIS:

In the opinion of Staff, the revised design of the dormers is responsive to the comments of the Board. The design of the dormers is largely horizontal and somewhat visually reduces the perceived height of the addition from Gibbon Street. Based upon the Board's previous comments, Staff recommends approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the revised design of the dormers.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The alley passageway parcel shall be combined with the applicant's parcel and recorded in the land records prior to permit application.
- 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:

“Where is the source for the round window? Are all windows wood?”

Alexandria Archeology:

- 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. Tax records from 1810 and 1850 indicate the presence of free African American households on this block, but the exact addresses are not known. 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.