

Docket Item #18
BAR Case# 2005-0134

BAR Meeting
July 6, 2005

ISSUE: Rear addition

APPLICANT: Kim Gavin

LOCATION: 628 South St. Asaph Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. Staff approve the siding material;
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 statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

NOTE: Docket item #17 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is seeking approval of a Certificate of Appropriateness for the construction of a two story addition to the rear elevation of the house located at 628 S. St. Asaph St.

The proposed addition will abut the original rear wall of the house. An original window will be preserved intact as part of a side entry porch on the south. The addition will be slightly offset in plan to differentiate subtly the periods of construction of the principal building components.

The addition measures 23'-5" x 11'-6" and projects approximately 10' beyond the rear wall of the adjacent house at 626 on the north, and is set approximately 12' from the rear wall of the adjacent house to the south. There are no openings proposed for the sidewalls of the addition.

The rear, or east wall of the addition has a bank of three, eighteen-light French doors at the lower level, the center leaf being the active one. A single riser wooden step provides access to grade. The second level features two eight-light casement sash separated by a pair of four-light square sash which do not appear to be operable. Doors and window are capped by a simple board and bullnose lintel fascia. The elevation is topped by a shallowly stepped and projecting plain board frieze.

The walls are to be clad in siding. The roof of the addition will be pitched back toward the older section of the house which will preclude any visibility of the roof surfaces from grade.

II. HISTORY

As noted in docket item #17, the main block of the house dates from the late 19th century and the rear addition from the mid-20th century.

III. ANALYSIS

On May 12, 2005, the BZA granted side yard variances to build a two-story rear addition. (Case#2005-0012). Proposed addition complies with zoning ordinance requirements.

No change is proposed to any part of the public street façade and the detail and character of the original rear wall have been partially obliterated or covered by previous alterations. The character of the new addition is generally in keeping with the scale and character of the original

houses, with the obviously more contemporary, but compatible, configuration of the doors and windows being the exception.

In Staff opinion, the overall concept as represented by this proposal meets all of the pertinent guidelines for additions to residential structures. These include, stylistic compatibility, scale, massing, materials and siting in conformance with the context, and a sense of differentiation in the new and old parts of the building. As noted, this structure will be built into the back yard of the site and will be only marginally visible from the public alley. Staff recommends approval with the condition that Staff approve the siding material which is not specified.

IV. STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

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3. 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 Based upon the submitted materials, it is unclear if the proposed project extends beyond the property line. Should the project extend beyond the property line, additional conditions will be required.

- 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 of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.

- 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

Office of Historic Alexandria:

No comments.

Alexandria Archaeology:

- F-1 According to the G.M. Hopkins Insurance Map, development on this block had occurred by 1877, but there may not have been a house on this lot. During the late 19th century, the area was part of the free African American neighborhood known as The Bottoms. The property therefore has potential to yield archaeological resources that could provide insight into African American life in 19th-century Alexandria.
- 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.