

Docket Item #8
BAR CASE #2005-0285

BAR Meeting
December 21, 2005

ISSUE: Alterations to previously approved plans

APPLICANT: Thomas Jeffers by R.B. Adams & Assoc.

LOCATION: 211 Franklin Street

ZONE: CL/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following condition:

That the following statement must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement:

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.

NOTE: Docket item #7 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is seeking approval of a Certificate of Appropriateness for alterations to the previously approved plans. On October 19, 2005, the Board approved a new two story addition on the west side of the brick house and in front of the existing west side addition and alterations to the existing west side addition and brick house (BAR Case #2005-00227 & 228). The applicant is now requesting that the existing west side addition be demolished (see docket item #7) and reconstructed to appear exactly as the Board approved on October 19, 2005. These new areas of new construction correspond to the north half of the west side elevation, seen on the left side of the drawing in Figure #1 and the west half of the rear (north) elevation, seen on the right side of the drawing in Figure #2 .

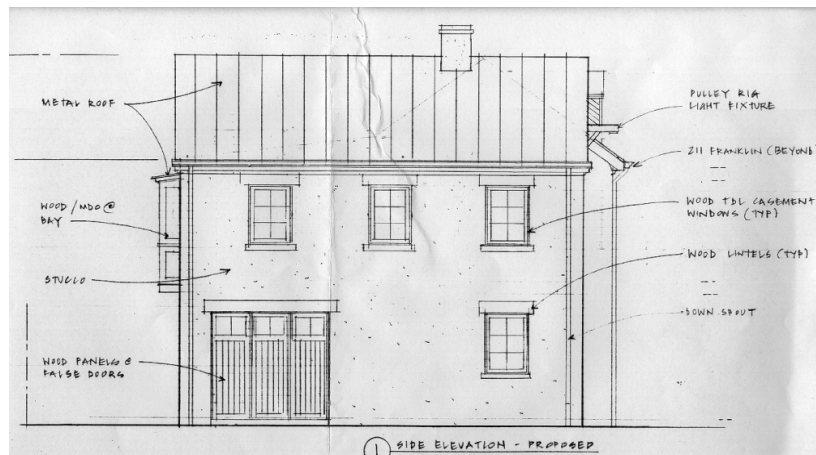


Figure 1- Left side of the proposed side elevation will be new construction

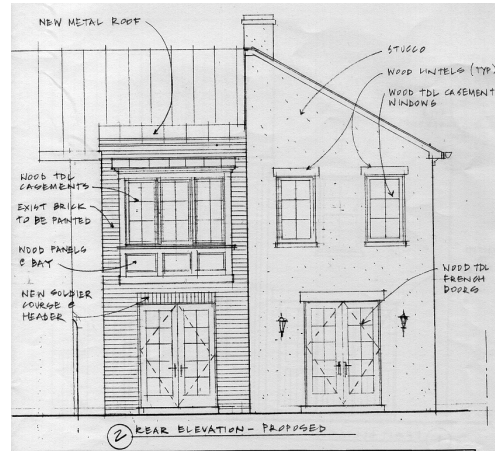


Figure 2 - The right side of the proposed rear elevation will be new construction

II. HISTORY:

As mentioned in docket item #7, the modest, two story brick house at 211 Franklin Street is paired with 209 Franklin Street, sharing a party wall at the second level separated at grade level by an open air passageway. The houses were in existence at the time the Hopkins map of 1877 was published and demonstrate detailing typical of vernacular masonry houses of the first third of the 19th c. in Alexandria. The west side addition appears to date to the turn of the 20th century. The house underwent substantial alterations in 1951.

On October 19, 2005, the Board approved a Permit to Demolish for demolition/capsulation of portions of the original brick house and frame west side addition and a Certificate of Appropriateness for alterations to the existing structure and a new west side addition in front of the existing west side addition (BAR Case #2005-00227 & 228).

III. ANALYSIS:

The proposed alteration replaces the heavily reworked and expanded frame wing of the previous proposal with new frame construction. The proposed alteration is not expected to affect the appearance of the project in any appreciable way. Although the existing west wing was to have been retained, only the west side and north (rear) elevations would have been visible and these were to have been altered with new openings, window sash, doors and new stucco finish.

Therefore, Staff believes the proposed alteration to previously approved plans should be approved. Staff notes the comments of Alexandria Archeology and recommends that they be included as a condition of the approval:

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following condition:

That the following statement must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement:

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.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The following comments address the demolition of the existing structure only. No information was submitted to indicate the intentions of the applicant after the demolition.
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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-4 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.

Historic Alexandria:

“Need additional information on why the building must be demolished.”

Alexandria Archaeology:

- F-1 Research has documented that the existing structure on this property probably dates from the early 19th century. In addition, tax records indicate the presence of a free African American household on the 600 block of Fairfax Street, but the exact address is not known. The lot therefore has the potential to yield archaeological resources that could provide insight into residential life, possibly relating to free African Americans, in early 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 statements in R-1 must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement.