

Docket Item #7
BAR CASE #2005-0212

BAR Meeting
January 4, 2006

ISSUE: Rear addition and alterations

APPLICANT: Lynn Neihardt by John Rust

LOCATION: 611 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. This statements must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

NOTE: Docket item #6 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new rear addition to the residential dwelling at 611 South Fairfax Street. The two-story side yard addition will align with an existing side yard addition and measures 19.75' by 9.00' by 17.00' in height to the eave line of the pitched roof facing the south side property line. The proposed addition will accommodate a breakfast room and covered open porch on the first floor and bathroom and master bathroom on the second floor. On the south side at the first level the new addition will have three multi-light simulated divided light casement windows over wood panels and a wood and multi-light door; the second level will have two six-over-six simulated divided light windows. The rear (west) elevation will have four multi-light simulated divided light casement windows over wood panels and the second level will have one six-over-six simulated divided light window. The westernmost section of the new addition will be cantilevered to the south over portions of the existing addition. The roof will be standing seam metal and will have two roof monitors. The southernmost monitor will have a single simulated divided multi-light window and the northern monitor will have three simulated divided multi-light windows. The new addition will be sheathed in fiber cement siding and painted to match the existing house



Figure 1 Proposed front elevation

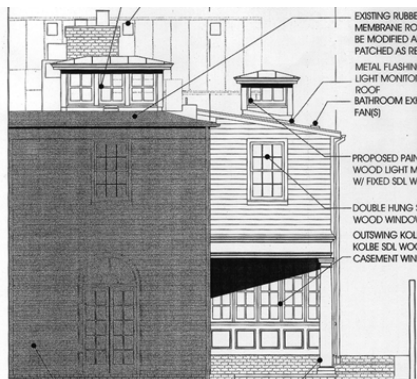


Figure 2 Proposed rear elevation

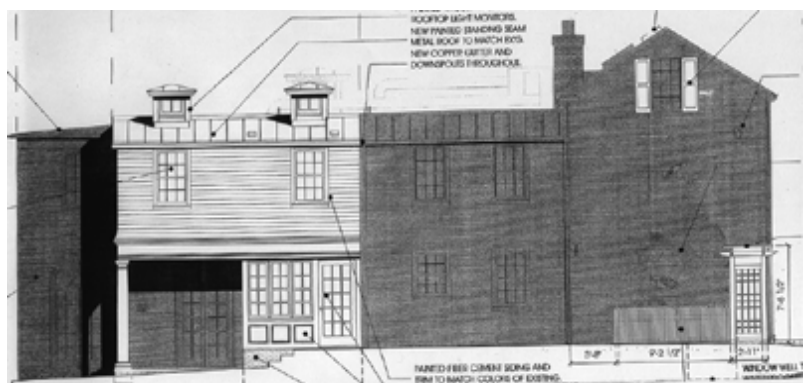


Figure 3 Proposed side elevation

The existing arbor, fence and gateway at the front of the property will be replaced with similar materials and design.

II. HISTORY:

611 South Fairfax Street is a two story, three bay Italianate style rowhouse dating from the late 19th century with a late 20th century addition.

III. ANALYSIS:

The Board of Zoning Appeals approved a Special Exception for side yards on 11/10/05 to permit construction of the rear addition.

Staff has no objection to the proposed expansion of the existing 1977 rear addition. The new addition will align with southernmost extension of the existing house. Because of this, the bulk of the new addition will not be visible from South Fairfax Street. The roof monitors, thus, will not be visible from South Fairfax Street.

Staff also has no objection to the materials proposed for the expansion of the rear addition. The choice of modern materials for windows and exterior covering is, in the opinion of Staff, appropriate and reflects the current practices of the Board.

Staff notes 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:

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2. This statements 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:

- 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.
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- 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:

How old is the chimney which is to be removed?

Alexandria Archaeology:

- F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the structure house on this lot may be an early house, remodeled during the Victorian era. Tax records indicate development of this street face had begun by 1810. The 1877 Hopkins Insurance Atlas shows a house present on the property, owned by William Chancey. The lot therefore has the potential to yield archaeological resources that could provide insight into residential life 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 statements in R-1 and R-2 above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.