

Docket Item #12
BAR CASE #2006-0002

BAR Meeting
January 18, 2006

ISSUE: Addition and alterations
APPLICANT: Mike and Allyson Hazzard
LOCATION: 809 South Lee 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.
2. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
3. The applicant should not allow metal detection on this property unless authorized by Alexandria Archaeology.
4. The above statements in R-1, 2, and 3 must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

NOTE: Docket item #11 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for raising the ridge of the existing roof and a new addition.

Additions

Roof: The roof will be raised approximately 6'-6", thereby changing the front roof pitch from 6/12 to 10/12. A new shed dormer with paired windows will be inserted on the east face of the new roof.

Rear Addition: An addition will be constructed on the rear of the house. The addition will be approximately 14'8" in length and run the full width of the house approximately 18'4". The new addition will have a small porch on the first level with wood columns and railings and a standing seam metal roof. There will be French doors at the rear elevation with two paired six-over-six windows on the first level; the second level has three ganged six-over-six windows surmounted by a triangular pediment covered with HardiPlank; the third level has a pair of similar windows and pediment. The north side of the addition has one six-over-six on both the second and third levels. There is no fenestration on the south side of the addition. The addition will be sheathed in brick except for the third level which will be sheathed in HardiPlank and it will have a standing seam metal roof.

The new metal roof will have a green patina color and the HardiPlank sections will be painted white.

Alterations:

The existing bay window on the front of the house will be removed and replaced by a new six-

over-six window with multi-light transom. A new wood door surround and standing seam metal hood will be added to the front door.

II. **HISTORY:**

As noted in the discussion section for docket item #11, 809 S. Lee Street is in Yates Gardens and was constructed ca. 1954.

III. **ANALYSIS:**

Proposed addition and alterations comply with zoning ordinance requirements.

Staff is cognizant that the proposed alterations and additions significantly increase the size of the existing house, adding 1480 gross square feet to the existing 1854 square feet house or approximately 80% additional floor area. As a general rule, the Board has preferred additions that are no more than 50% larger than an existing house. However, having said that Staff notes that the Board has approved a number of additions of significant size in Yates Garden in the blocks immediately surrounding this house. For example, the rowhouse immediately to the south of the proposed addition has had a third story added. In 1992 the Board approved a third story addition to 821 South Lee Street and other third story additions were approved at 831 South Lee Street in 1992 and at 219 Green Street in 1996 (BAR Case #96-00282, 12/18/96). In 2001 the Board approved a similar size addition along with a raised roof at the house at 828 South Lee Street (BAR Case #2001-0080, 5/16/01).

Similarly, while the Board normally discourages shed style dormers, other projects in the immediate area have been approved with shed style dormers at 219 Green Street and 831 South Lee Street.

Based upon these precedents for enlarged third stories and addition in the immediate area of Yates Garden, Staff has no objections to the present application. Staff notes the recommendations 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. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
3. The applicant should not allow metal detection on this property unless authorized by Alexandria Archaeology.
4. The above statements in R-1, 2, and 3 must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including

sheeting and shoring and grading) 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 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-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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-8 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 on addition & alterations. Does City Arborist need to be contacted about the tree to the side of the house?”

Alexandria Archaeology:

- F-1 The Army Quartermaster’s maps from the Civil War indicate that the block bounded by Lee, Jefferson, Fairfax, and Green streets was the site of support buildings (mess room, kitchen, and barracks) for the Battery Rogers fortification. Therefore, this property has the potential to yield archaeological resources that could provide insight into Civil War military activities.
- R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains

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- R-2 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
- R-3 The applicant should not allow metal detection on this property unless authorized by Alexandria Archaeology.
- R-4 The above statements in R-1, 2, and 3 must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.