

Docket Item #16
BAR CASE #2006-0102

BAR Meeting
June 7, 2006

ISSUE: Addition and Alterations

APPLICANT: David Newman & Christine Brudewald

LOCATION: 725 South Fairfax Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That smooth, (non simulated wood grain) siding be installed;
2. That the nails not show in the installation of the siding; and,
3. The following statements below must appear in the General Notes of the site plan 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.

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.

(Insert sketch here)

NOTE: Docket Item #15 must be approved before this item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations and a new second story addition over an existing rear addition. The addition will be minimally visible from Jefferson Street.

The second-story addition will be constructed over the existing 1996 rear addition and will add 228 square feet to the structure. The addition will be sided using Hardiplank, and will have a flounder form with the roof sloping down to the north side of the property. The roof will be covered with asphalt shingles. Two sets of paired six-over-six, double-hung, simulated divided light aluminum clad wood windows by Pella will be located on the west elevation, with two windows of the same type on the north elevation. The windows will have a 7/8" muntin profile. No new windows will be located on the south elevation, the elevation visible from Jefferson Street. An existing door and wood stairs on the north elevation of 1996 addition will be relocated slightly to the west.

The shed roof over the existing connector addition will be removed and replaced with a new sloping roof, somewhat integrated with the roof of the new second story addition. A single skylight will be located on the north slope of the new asphalt shingle roof.

II. HISTORY:

According to Ethelyn Cox's Historic Alexandria, Virginia: Street by Street, 725 South Fairfax Street was constructed in the mid-19th century as a two-story clapboard structure with a shed roof (p. 51).

In 1977, the Board approved the application of aluminum siding (Building Permit # 33619). The Board approved the demolition of a rear kitchen addition in 1996 (BAR Case # 96-0183, Building Permit #97-00562). A new addition was constructed but was determined to be not visible from the public right-of-way, and outside the Board's purview. Also in 1996, wood siding was approved for replacement on the front (Building Permit # 96-01966).

III. ANALYSIS:

The proposed second story addition complies with zoning ordinance requirements. No loss in existing ground level open space and floor area continues to comply with the RM zone regulations.

As stated previously, the new second-story addition will be minimally visible from Jefferson Street. The addition is consistent with the 1996 addition and does not negatively impact the historic integrity of the historic core of the property. Therefore, staff supports the approval of the alterations and the addition. Staff would remind the applicant of the Board's policy for

Hardiplank:

1. That fiber cement siding not be installed on an historic structure;
2. That historic materials should not be removed to install fiber cement siding;
3. That fiber cement siding replace other artificial or composite siding;
4. That the nails not show in the installation of the siding; and
5. That smooth, (non simulated wood grain) siding be installed, and
6. That BAR Staff may administratively approve the installation of fiber cement siding on non-historic building (those constructed in 1975 or later).

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That smooth, (non simulated wood grain) siding be installed;
2. That the nails not show in the installation of the siding; and,
3. The following statements below must appear in the General Notes of the site plan 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.

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.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 Existing windows are located within 3 feet of the interior lot lines. The applicant shall provide information to Code Enforcement which identifies when these windows were installed.
- 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 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.

Alexandria Archaeology:

- F-1 Tax records indicate the presence of a free African American household on this street face in 1810, but the exact address is unknown. According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the existing house on this lot dates from the mid-19th century. In the late 19th century, the property was part of the African American neighborhood known as Hayti. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities, perhaps relating to African Americans, in 19th-century Alexandria.
- R-1 Call Alexandria Archaeology (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 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 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.

Historic Alexandria

No comment.