

Docket Item # 17
BAR CASE # 2007-0139

BAR Meeting
August 1, 2007

ISSUE: Re-approval of an addition and alterations

APPLICANT: Clayton & Anne Perfall by Robert Bentley Adams & Assoc.

LOCATION: 122 South Fairfax Street

ZONE: RM/Residential

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

1. The statements below must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement:
 - a) 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,
 - b) 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 #16 must be approved before this item can be considered.

I. ISSUE:

The applicant is seeking re-approval of a Certificate of Appropriateness for construction of a new, one story frame addition attached to the side wall of the late 20th c. kitchen wing at the rear of the house. The proposed new shed-like structure will contain a storage room and powder room. It will measure approximately 6' by 9'-1 ½" in plan will be located between the north wall of the kitchen wing and a brick wall enclosing the garden and separating the property from the adjacent cobbled alley. The eave line of the new structure will project 18" above the decorative coping of the garden wall.

The shed will be clad with wood siding and covered with standing seam metal roofing. A 4-light wood window will be located on the west elevation of the shed. A 2'-8" x 6'-0" wood door on the east elevation will provide access to the shed from the rear yard. There will be a carriage lamp style light fixture located to the right of this door. The north elevation will have no openings.

The addition is the same as that previously approved in 2005, except that instead of having an integral gutter along the south edge of the roof, there will be metal diverters to downspouts located on the west and east elevations. In addition, the drawings now show the bathroom vent on the roof of the addition.

The previously approved submission included alterations to the east (rear) elevation of the kitchen wing. These alterations were subsequently deleted and are not included in the present application. However, the present submission does include replacement of the kitchen wing roof with a new standing seam metal roof.

II. HISTORY:

As mentioned in docket item #16 the house at 122 S. Fairfax Street was built sometime in the 1790's. The one story kitchen addition was constructed in 1968 and approved by the Board on November 8, 1967. In 2000, the Board approved new French doors to the kitchen addition (BAR Case #2000-139, 7/19/2000). These doors, which were similar to those currently proposed, were never installed.

On December 7, 2005, the Board approved the applications for a permit to demolish and a certificate of appropriateness for an addition and alterations (BAR Case #s2005-0183 & 184). The project was not undertaken and the approval has expired.

III. ANALYSIS:

The proposed addition complies with the zoning ordinance requirements per the BZA approval granting a variance from section 12-102(A) of the zoning ordinance relating to physical enlargement of a non-complying structure for the addition in the north side yard (Case # 2007-00013).

Staff has no objection to the proposed addition and believes that it complies with the *Design Guidelines* for residential additions. The proposed addition is extremely modest in size, adding

only 54sf. of new area at the garden level in the rear of the house. The fundamental vocabulary of the shed is compatible with the architecture of the house in that it is clearly a minor dependency or service structure. Moreover, the new structure will be only minimally visible from the public right-of-way, and is highly reversible as proposed.

Staff notes the comments of Alexandria Archaeology and recommends that they be included as a condition of the approval.

STAFF RECOMMENDATION:

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 - b) 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:

- 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.
- 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.”

Alexandria Archaeology:

- F-1 According to Ethelyn Cox’s *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was constructed by 1796 by Jonah Thompson. It was listed as being damaged in the 1827 fire. The property 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 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.