

Docket Item # 7
BAR CASE# 2007-0117

BAR Meeting
September 5, 2007

ISSUE: Alterations

APPLICANT: Douglas and Grace Marie Turner by Stephanie Dimond

LOCATION: 415 Wolfe Street

ZONE: RM/Residential

STAFF RECOMMENDATION, SEPTEMBER 5, 2007: Staff recommends approval of the application for new garden walls with the following conditions:

1. 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;
2. 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,
3. The above statements must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements.

BOARD ACTION, AUGUST 1 2007: The Board combined the discussion of docket item #'s 14 & 15. On a motion by Dr. Fitzgerald, seconded by Mr. Smeallie, the Board approved the staff recommendation for the Permit to Demolish which was approval of the application as submitted and Certificate of Appropriateness of the application for the new garden shed and deferral of the new brick garden wall and parking area, with the following conditions:

1. 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;
2. 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,

3. The above statements must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements.

The roll call vote on the motion was 7-0.

REASON: The Board agreed with the staff recommendations.

SPEAKERS: Stephanie Dimond, project architect, spoke in support
Murney Keleher. 108 North Royal Street, spoke

STAFF RECOMMENDATION, AUGUST 1, 2007: Staff recommends approval of the application for the new garden shed and deferral of the new brick garden wall and parking area, with the following conditions:

1. 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;
2. 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,
3. The above statements must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements.

(Insert sketch here)

Update: At the last public hearing, the new garden walls proposed in this application were not considered because of outstanding issues regarding proposed new parking space and drive aisle configurations and vehicular ingress/egress. Those issues have now been resolved.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for brick walls to surround a new parking area on the north side of the residential townhouse at 415 Wolfe Street.

A brick wall with piers is proposed in the northeast corner of the property, adjacent to an alley, to enclose a new parking pad. The parking pad will be for two cars with adequate back up aisle room accessed from a private alley shared with the adjoining property. Cars parking will be head in facing South Royal Street behind the new brick garden wall. A new wall will be constructed on the north side of the property along the alley approximately 2' south of the alley edge and extend back approximately 20'. This section of the wall will be approximately 5 ½' in height. A second section of the wall composed of a low brick section with wood fencing above with intermediate piers will separate the parking area from the yard area. This section of the wall will also be approximately 5 ½' in height approximately 47' in overall length and will incorporate a wood gate for access to the yard area.

II. HISTORY:

415 Wolfe Street is a freestanding residential townhouse whose nucleus dates from ca.1788 according to *Alexandria Street by Street* (p.199). The east wing and loggia were largely re-worked in ca. 1930.

The garden shed was originally approved last year by the Board (BAR Case# 2006-0095, 6/7/2006), but that approval has expired. A similar brick wall along the eastern perimeter was approved by the Board in 2005 (BAR Case #2005-0151, 7/6/2005).

In 2005, the Board approved an addition (BAR Case #2005-0023, 3/2/05) as well as a new, enlarged front porch , skylights, fence and other alterations to this residence (BAR Case #2005-0151, 7/6/05).

III. ANALYSIS:

The proposed parking area complies with zoning ordinance requirements.

The new brick walls will be visible along South Royal Street and down the alley on the north side of the property. Staff believes that the design of these brick walls is appropriate and has no objections to the proposed brick walls which are similar in design to the brick walls previously approved for the property. These walls will effectively screen the parking area from the adjacent street.

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:

1. 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;
2. 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,
3. The above statements must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements.

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 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 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.

Office of Historic Alexandria:

No comments were received.

Alexandria Archaeology:

- F-1 This property has the potential to yield significant archaeological resources dating to the 18th and 19th centuries. The possibility exists for the recovery of materials that could provide insight into the lives of Quakers and African Americans in Alexandria. The primary significance of the site stems from its association with John Butcher, a merchant and member of one of City's prominent Quaker families. The nucleus of the house at

415 Wolfe may date from at least the 1780s, and in 1783, the first Quaker meeting in Alexandria may have been held in John Butcher's residence on the property. In addition, the 1877 G.M. Hopkins Insurance Atlas indicates that there were at least three other residences on the current lot near the corner of Wolfe and S. Royal Streets. The corner property also served as a barbershop for Jimmy Redd, an African American businessman. While the proposed addition is small and is not in the vicinity of any of the known structures on the lot, there is the potential for construction activities to uncover buried evidence of past activities.

- R-1 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-2 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-3 The above statements in R-1 and R-2 must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements.