

Docket Item # 15
BAR CASE # 2008-0047

BAR Meeting
April 16, 2008

ISSUE: Addition and alterations
APPLICANT: Vince and Yvonne Callahan
LOCATION: 735 South Lee Street
ZONE: RM/Residential

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

1. *The applicant/developer shall 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. *The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements in archaeology conditions above marked with an asterisk (*) shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

(Insert sketch map here)

Note: Docket item #14 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an addition and alterations to the freestanding house at 735 South Lee Street. The proposal includes:

Addition

An addition is proposed to be constructed over the existing one story rear addition. This new second level addition is approximately 21'8" in width, 15' in length and one story above the existing. On the west and south elevations the addition will have a pair of double hung, two-over-two windows on each elevation. There is no fenestration proposed for the north elevation. The addition will have flat roof with a rubberoid membrane and will be sided in HardiPlank to match the existing. The addition will have a new cornice and trimwork. There will be a new stainless steel chimney for the addition.

Alterations

One six-over-six window will be relocated from the west elevation to the second level on the west end of the main historic block.

A small one level porch is proposed to be constructed on the north side of the existing one story addition. The porch measures 3' in width and 10'5" in length with two 6" x 6" wood Doric style columns.

A skylight is proposed to be installed on the roof of the main historic block at the southwest corner.

II. HISTORY:

Sections of the two-story, three-bay, frame dwelling at 735 South Lee Street may have been built before 1907. The main block, however, appears to have been constructed sometime between 1912 and 1921 in the outmoded Italianate style, which was nonetheless still widely practiced in Alexandria. The one story addition on the west side is much later than the main historic block and is constructed of masonry and likely dates from the 20th century. The Board approved residing the house with fiber cement siding in 1999.

III. ANALYSIS:

The proposed addition and alterations comply with zoning ordinance regulations.

There is an open space easement on the area to the north of the existing house. The proposed addition will not affect the easement area.

Staff has no objection to the proposed addition. As previously noted, the house has undergone substantial alterations in the 20th century including the construction of the one story addition to which the new construction is to be added. The addition respects the massing and general character and configuration of the existing house. While the addition utilizes many design

elements found on the existing house, it is distinguishable from the existing in a number of ways including the fenestration and a different siding material.

Staff notes the comments of Alexandria Archaeology and has included them as a condition.

IV. STAFF RECOMMENDATION:

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CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The applicant has not included a site plan for staff review.
- 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 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-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully details 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 Certification is required from the owners or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC 110.3).

Historic Alexandria:

No comments received.

Alexandria Archaeology:

Tax records indicate that there was a house on this block by 1810, and that there were free African American households on the street face in 1830 and 1850. However, the exact locations are unknown. There is the potential for the discovery of archaeological resources, perhaps relating to free blacks, that could provide insight into residential life in early Alexandria.

Conditions/Recommendations

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Figure 1: Proposed South Elevation



Figure 2: Proposed West Elevation