

Docket Item # 8
BAR CASE # 2008-0154

BAR Meeting
October 1, 2008

ISSUE: Addition
APPLICANT: Ray Lewis
LOCATION: 615 South Fairfax Street
ZONE: RM/Residential

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

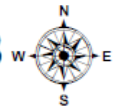
1. That the support columns be constructed of steel beams;
2. That the statements in the archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. 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.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2008-0153, 0154 10/1/2008



Note: Docket Item # 7 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a second story rear addition at 615 South Fairfax Street. The proposed new addition will replace an existing addition of the same size. The addition will measure approximately 9'1" by 14'3" and will be cantilevered from the second floor. It is proposed to be supported by two 10" round concrete columns. The addition will have glass window "walls" on all three sides composed of double-insulated wood windows by Marvin Windows. The upper and lower horizontal framing will be constructed of steel beams with attached metal rosettes. The existing at grade patio will be repaired after the construction of the new addition.

II. HISTORY:

According to the City's real estate records, the two and a half story brick end unit townhouse built in the Federal Revival style was constructed in 1961. Staff could not locate an approval for the existing second story addition, which appears to date from the late 1970s or early 1980s.

III. ANALYSIS:

In general, Staff supports the proposed addition, which is much more compatible with the Federal Revival style townhouse than the existing addition. The form, massing and materials, and the open glass conservatory style of the addition make it a good contextual background addition as recommended in the *Design Guidelines* for residential additions.

Staff notes that the Office of Historic Alexandria recommends replacing the proposed concrete columns with brick piers. Staff agrees that the concrete columns seem rather simple and utilitarian in design. In the opinion of Staff, it would be more appropriate to use steel I-beams to form the support columns as this the same material used to frame the upper portion of the addition.

Staff is including the conditions from Alexandria Archaeology.

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

1. That the support columns be constructed of steel beams;
2. That the statements in the archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
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- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. 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 Additions and Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Additions and 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-8 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-9 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-10 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:

R-1 Approve.

S-1 Replace round concrete columns with square brick columns.

Alexandria Archaeology:

F-1 Tax records indicate that houses were present on this street face by 1810. The G.M Hopkins insurance atlas for the city depicts a house on the lot by 1877. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19th-century Alexandria.

R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

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VI. IMAGES

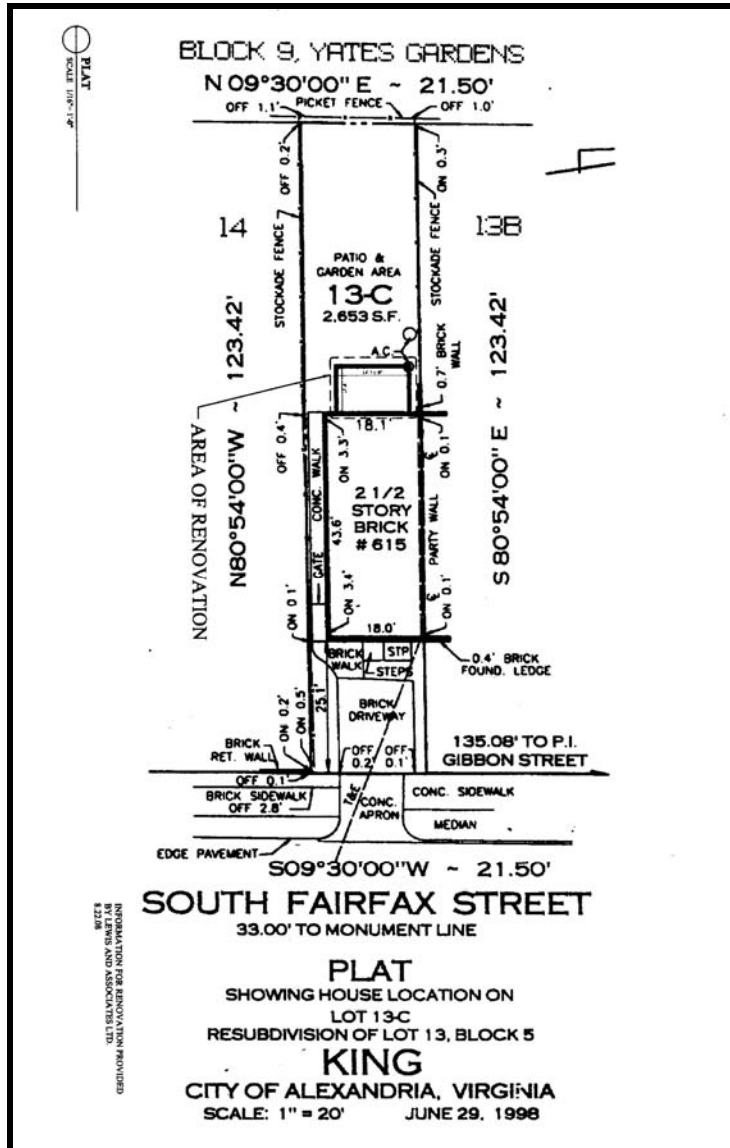


Figure 1: Site Plan



Figure 2: Existing Photos

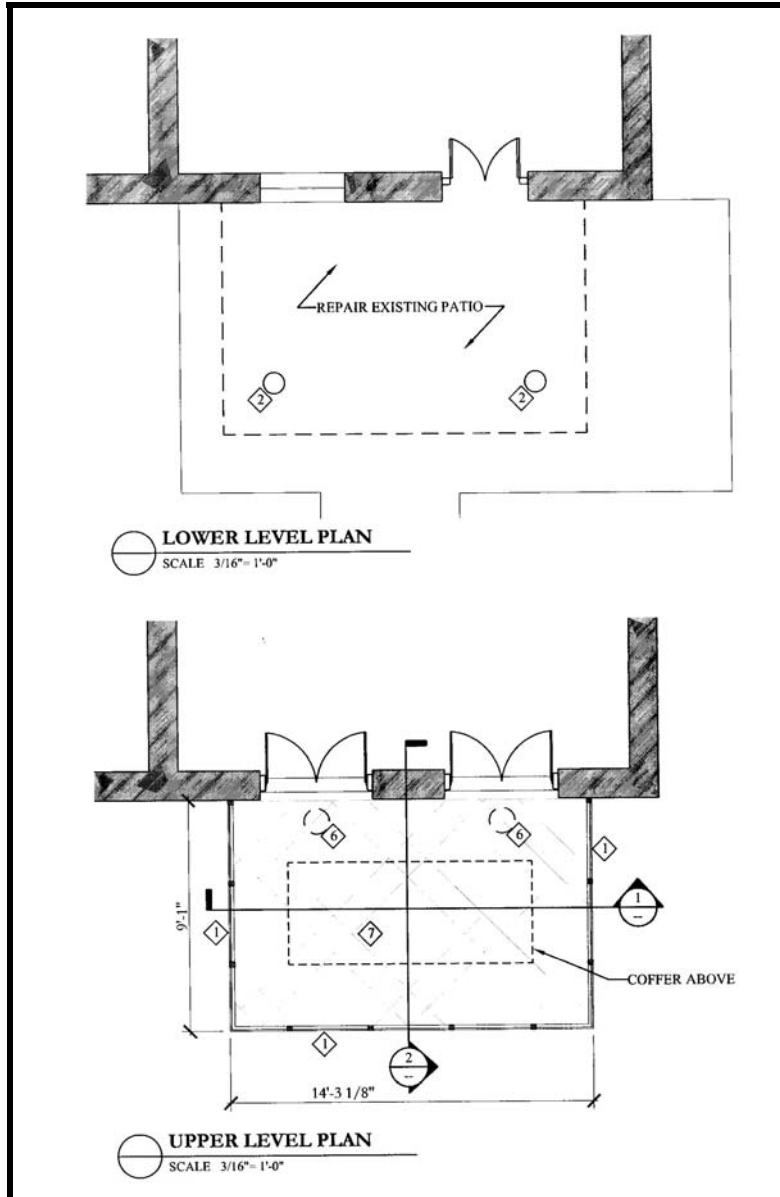


Figure 3: Proposed Plans

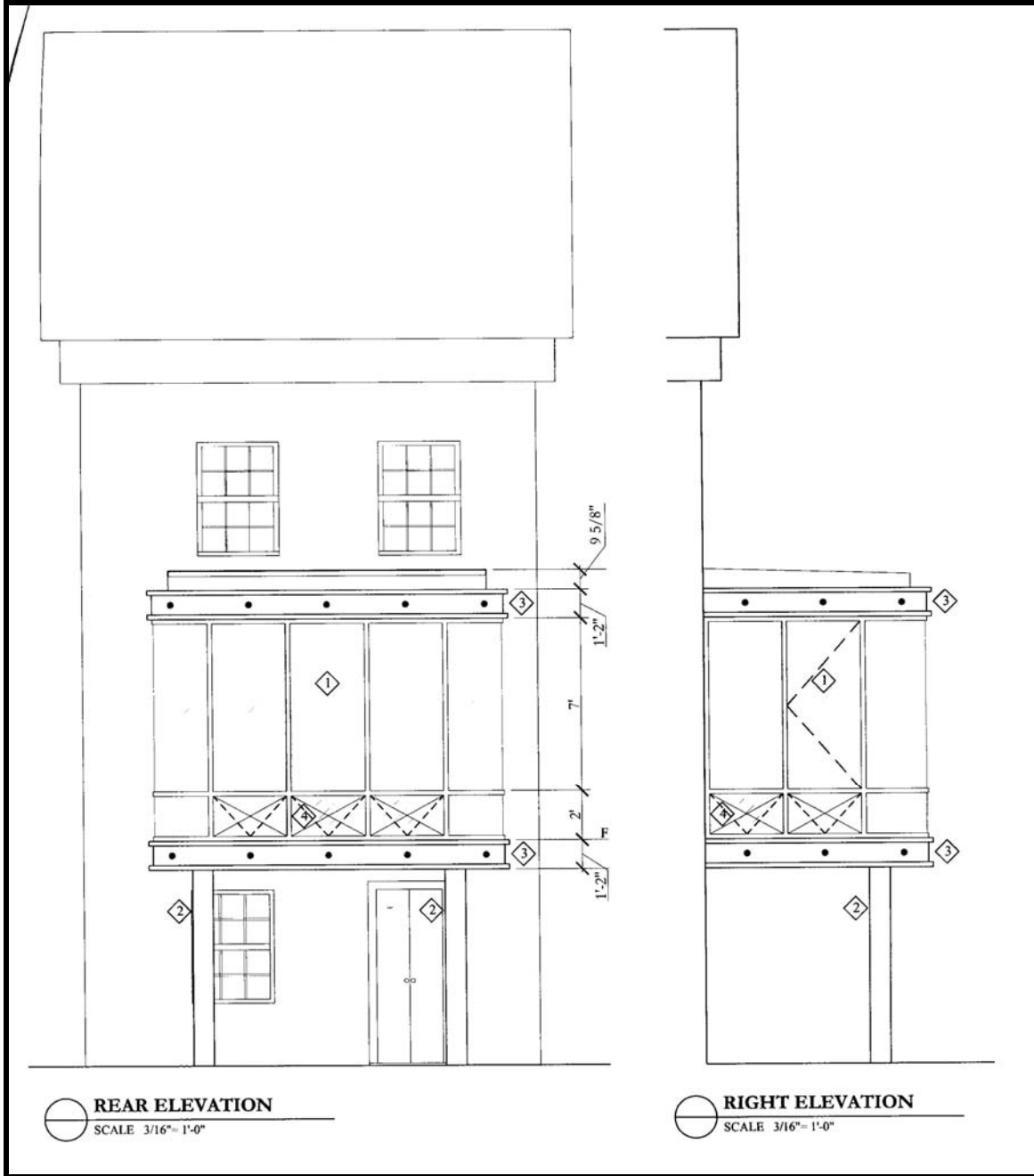


Figure 4: Proposed Elevations

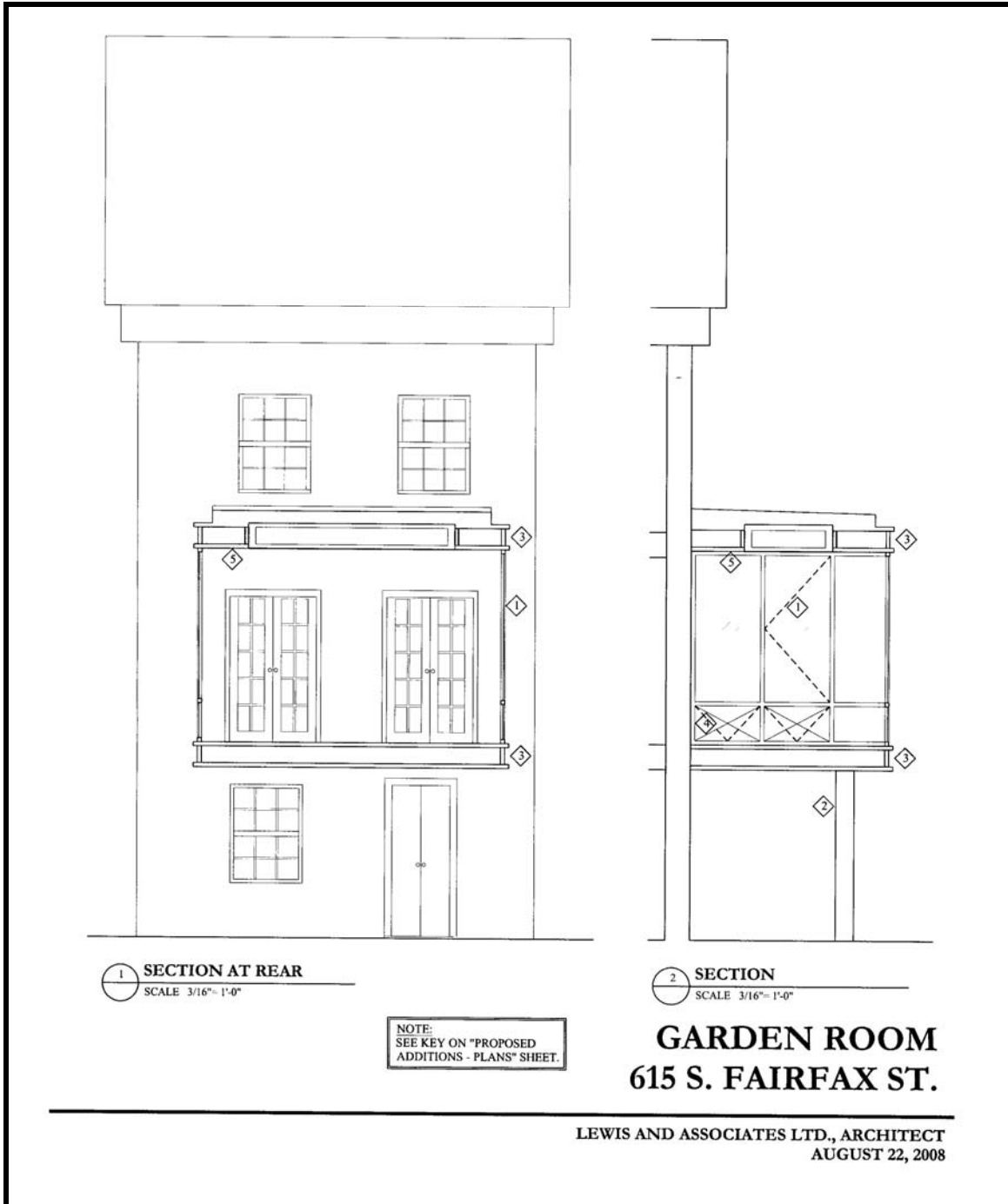


Figure 5: Proposed Elevation and Section