

Docket Item # 7
BAR CASE # 2010-0246

BAR Meeting
September 15, 2010

ISSUE: Alterations to Previously Approved Plans

APPLICANT: Ray Lewis

LOCATION: 615 South Fairfax Street

ZONE: RM/Residential

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

1. 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.

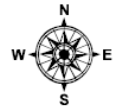
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that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



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09/15/2010



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness to shift the location of a previously approved second story rear addition at 615 South Fairfax Street approximately 19" to the north. The previously approved addition will replace a prior sunroom addition of the same size. The addition will measure approximately 9'-1" by 14'-3" and will be supported by two 6" round steel columns. The addition will have glass on all three sides, composed of a custom made, double-insulated wood and metal wall system. The windows on the north side will now have fire-rated glass, due to proximity to the property line, but the design of the framing is unchanged. 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. **On October 1, 2008, the Board unanimously approved the design of the presently proposed replacement sunroom (BAR2008-00154).** A building permit for this work was issued on 4/13/2010.

III. ANALYSIS

Staff supports the proposed custom made sunroom, which is much more compatible with the Federal Revival style townhouse than the previous sunroom kit. The form, massing and materials, and modern interpretation of the 19th century glass conservatory style of the addition make it a good contextual background addition as recommended in the *Design Guidelines* for residential additions.

The design of the proposed addition is unchanged in size, material or detail from the one previously approved by the Board. However, when the previous sunroom was removed during construction, it was discovered that the original fenestration on the rear of the house was not where it was shown on the construction drawings. Therefore the proposed sunroom must be shifted from 3'-0" off the north property line to approximately 1'-5" from the north property line. Unfortunately, changes to a footprint exceeding 6" or 10%, whichever is less, cannot be administratively approved by staff and this requires re-approval of the Certificate of Appropriateness by the Board. While this 19" relocation has an undeniable minor effect on the relationship of the proposed first floor sunroom to the existing windows above and below this level, this mid-block location in a rear yard will never be viewed by the public in direct elevation. Staff, therefore has no objections to the relocation, as submitted.

IV. STAFF

Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

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

No new comments

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:

- 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.

Transportation & Environmental Services

Findings

F1. T&ES has no comment to the submitted alteration associated with BAR2008-00154. (T&ES)

VI. IMAGES

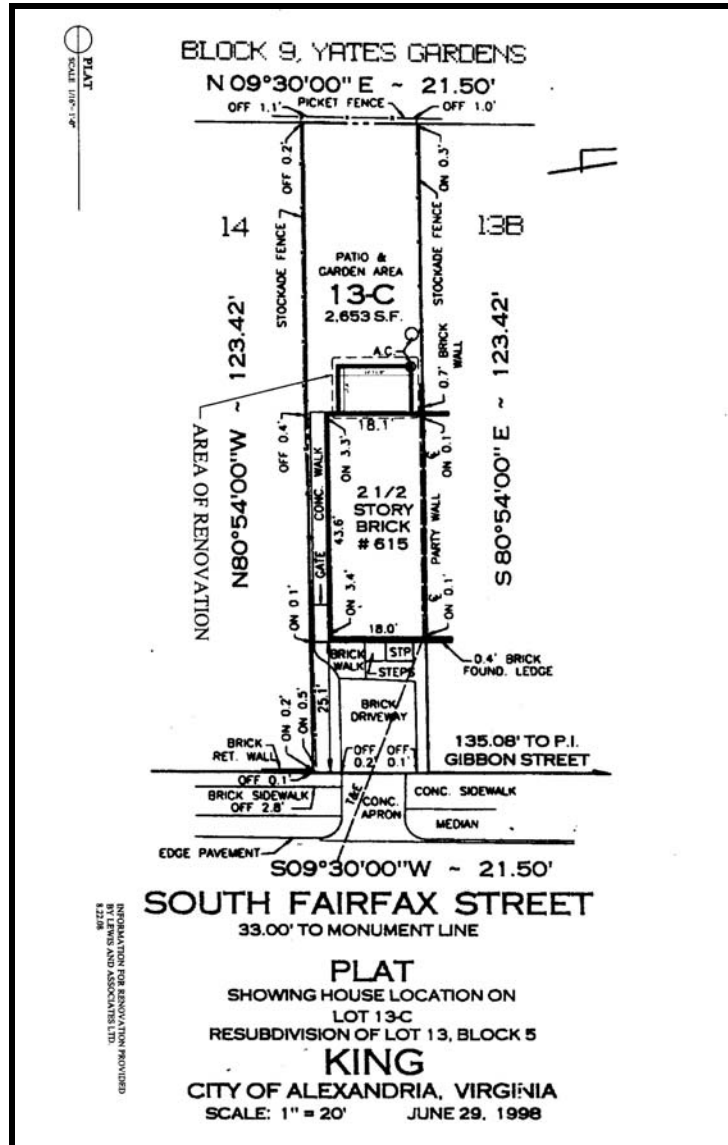


Figure 1: Site Plan

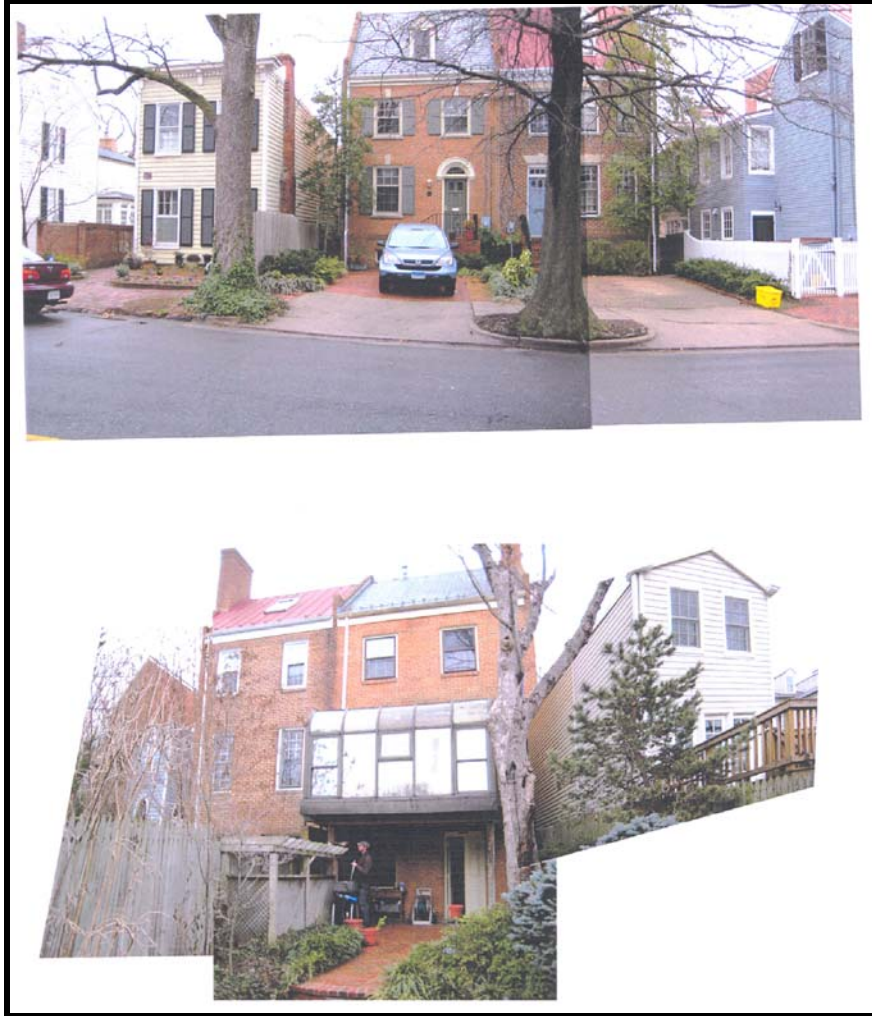


Figure 2: Previous Rear Sunroom, Now Demolished

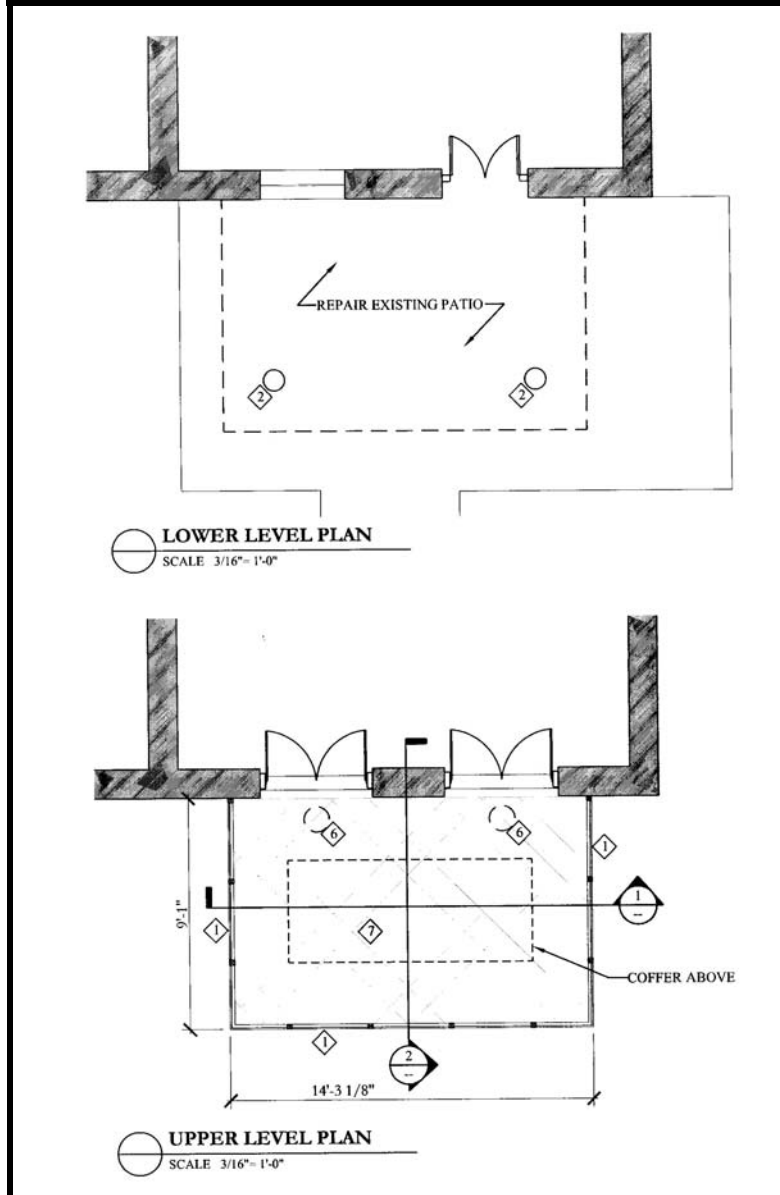


Figure 3: Previously Approved Plans

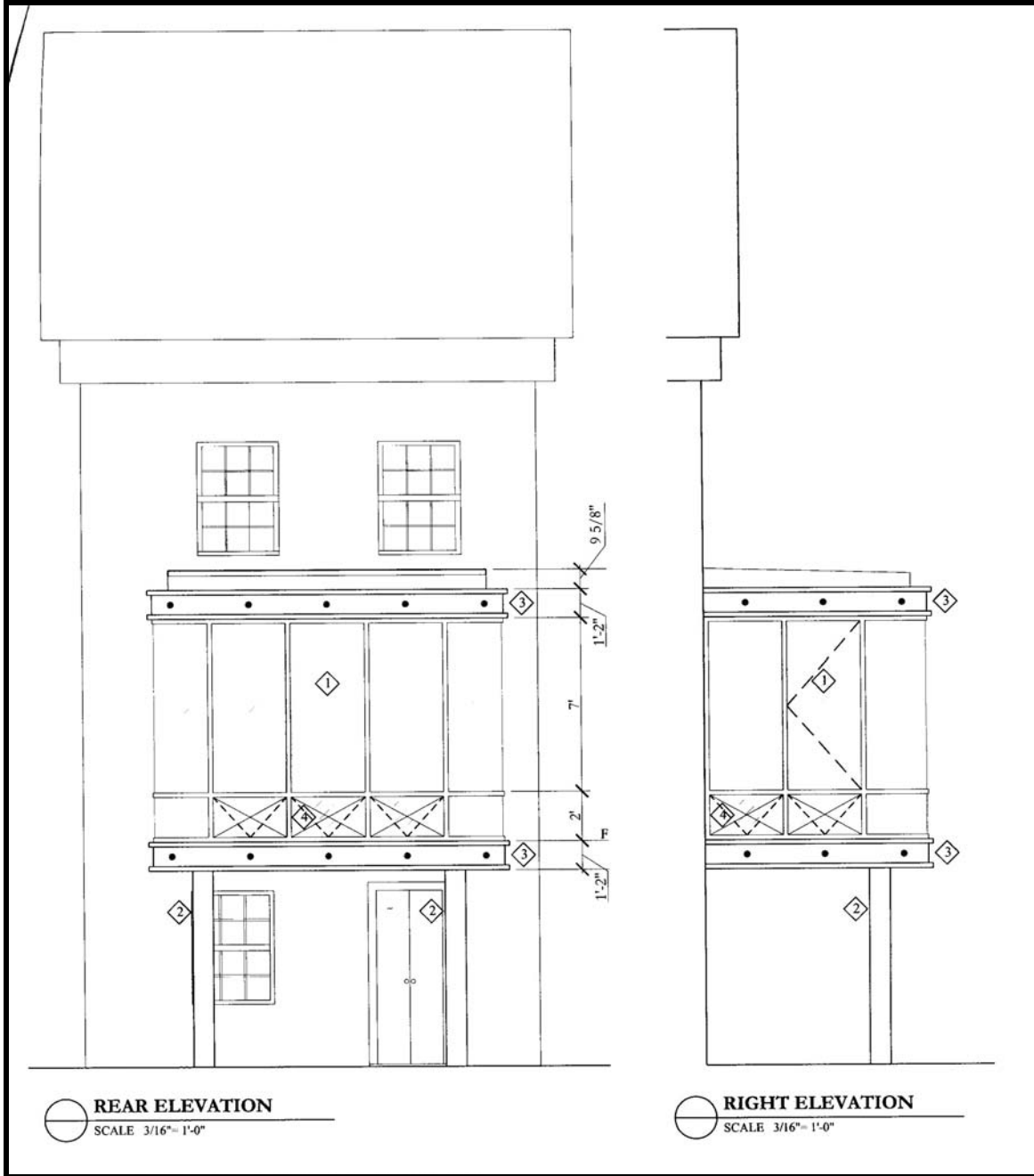


Figure 4: Previously Approved Elevations

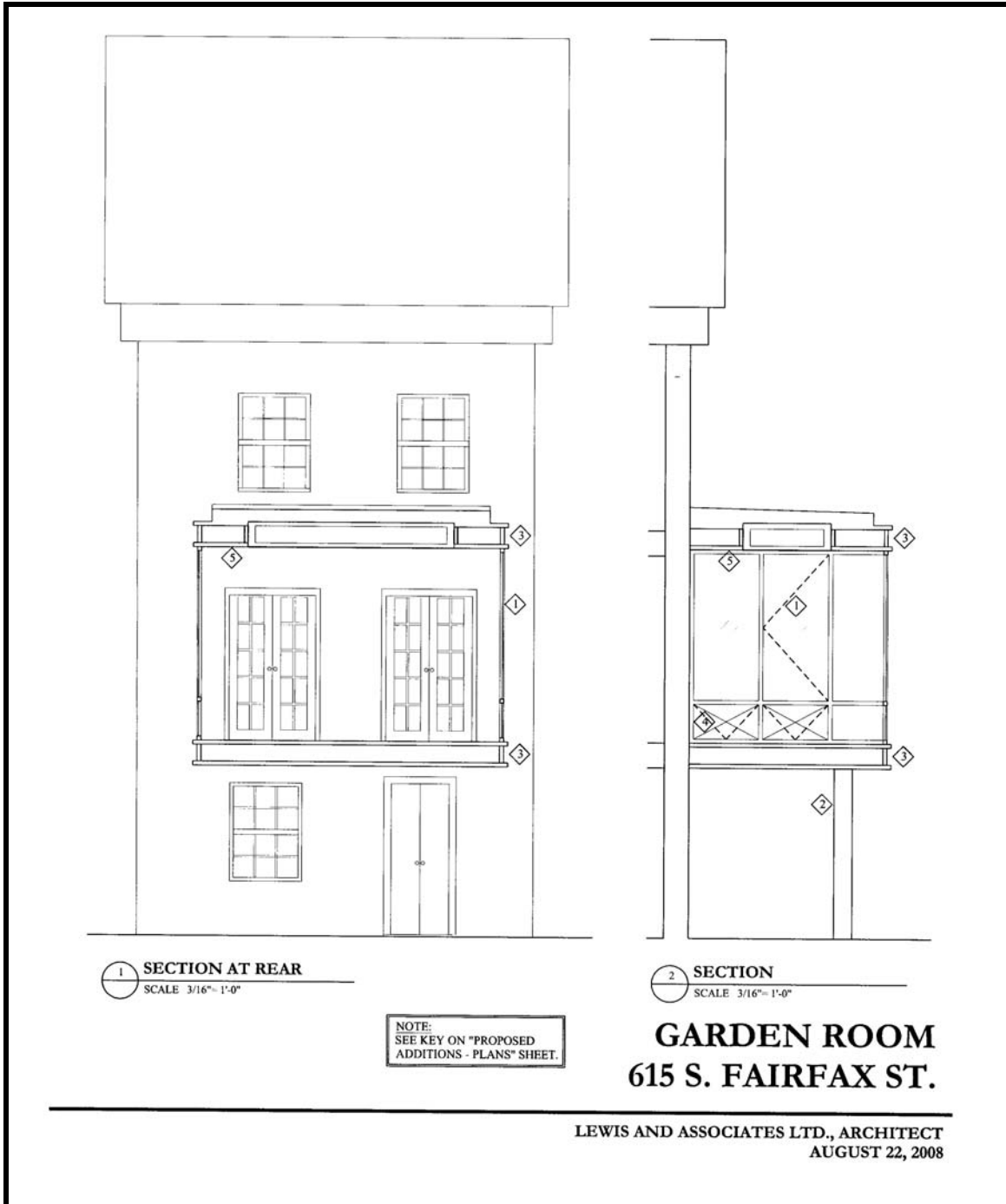


Figure 5: Previously Approved Elevation and Section

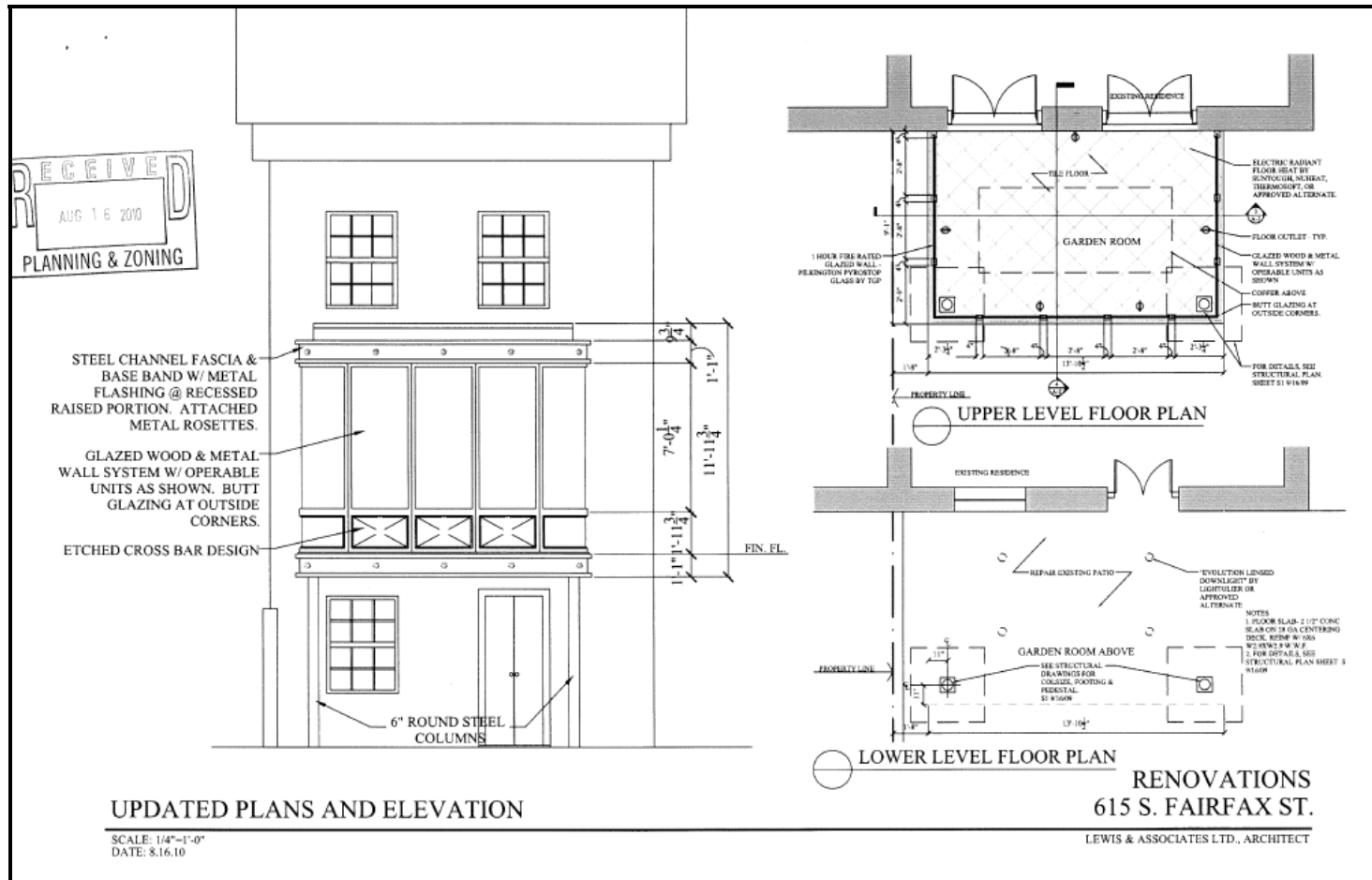


Figure 6. Revised plans with change from previously approved plans.