

Docket Item # 8 & 9  
BAR CASE #2011-0217 & 0218

BAR Meeting  
September 7, 2011

**ISSUE:** Permit to Demolish/Encapsulate and Addition

**APPLICANT:** Roger & Grace Machanic (Bruce Machanic, Agent) by Revell Michael

**LOCATION:** 430 S Fairfax Street

**ZONE:** RM / Residential

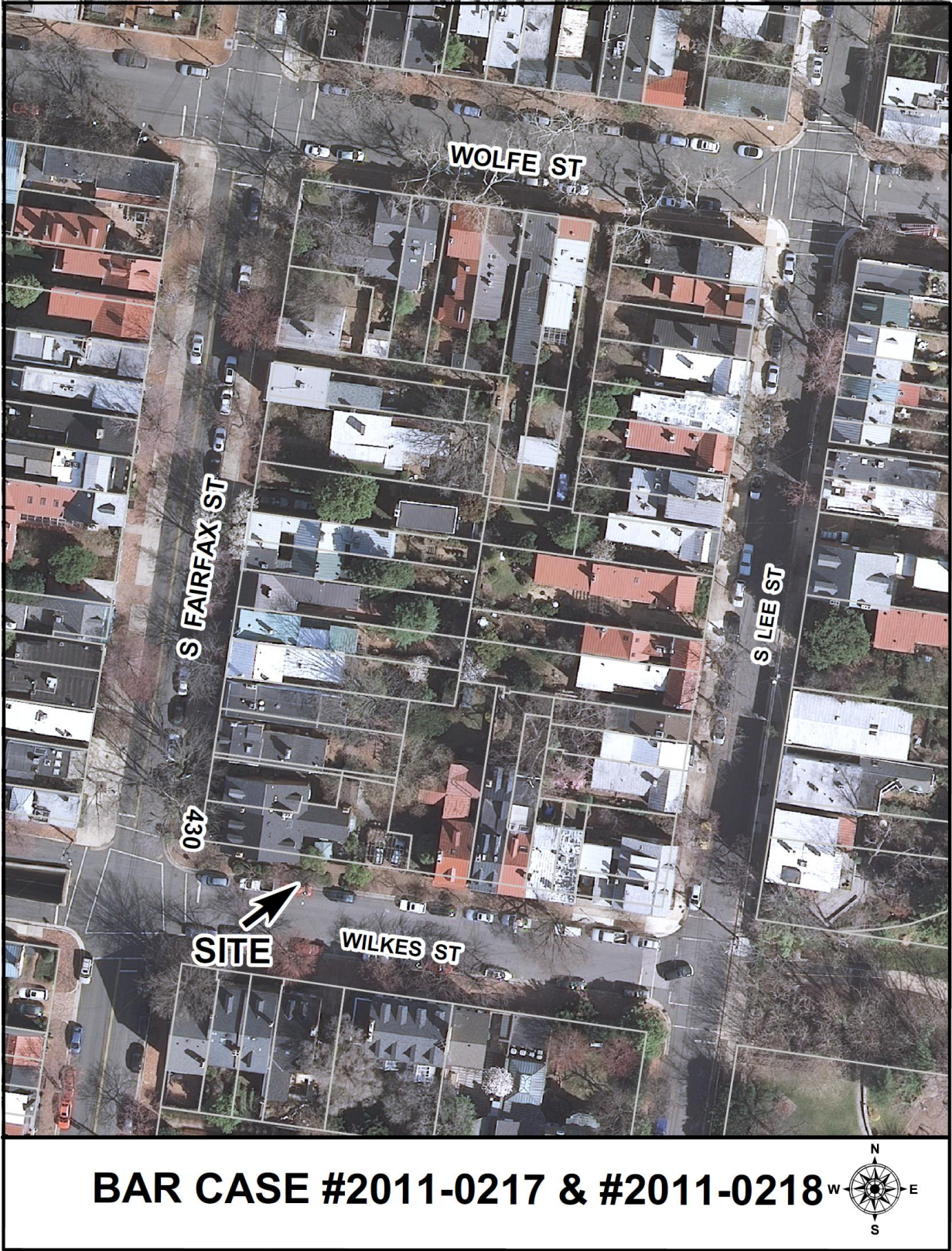
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**STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish/Encapsulate and a Certificate of Appropriateness for an addition with the following conditions:

1. That the statements in the archaeology conditions below 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 final approval 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 Building and Fire Code Administration (including siding or roofing over 100 square feet, windows and signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



Note: Staff coupled the reports for BAR #2011-0217 (Permit to Demolish/Encapsulate) and BAR #2011-0218 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

## **I. ISSUE**

The applicant is requesting approval of a Permit to Demolish and a Certificate of Appropriateness for the construction of a one-story side addition at 430 South Fairfax Street.

### *Demolition/Encapsulation*

The applicant is requesting to encapsulate the south side of the rear-ell in order to construct a small garden room addition. The area being demolished equals 153.3 square feet of wall area. The area being encapsulated equals 363.3 square feet of wall area.

### *Addition*

The applicant is requesting to construct a 23.3' by 11.3' side addition (253 square feet) along the secondary elevation. The addition will front Wilkes Street as the house is located on a corner lot.

The bottom portion of the addition will consist of brick and mortar that will match the existing brickwork in color, texture, and coursing (not visible from the public right-of-way). Above the brick foundation, the addition will consist mostly of Kolbe & Kolbe aluminum clad, triple unit, wood casement windows with transoms (four 5' x 5' units). The remaining portions of the addition will be clad in MDO. A traditional cornice will run along both sides of the parapet. The addition will have a flat roof with two flush skylights and a standing seam metal roof. The roof material and skylights will not be visible due to the parapet. A wood door with an insulated glass panel and a polished brass lever handle will be located on the east façade of the addition. Over the door will be a small door hood in a shed profile clad in copper standing seam metal. The downspouts and conductor heads will also be copper. The MDO panels and window frames on the addition will be painted the same color, Martin-Senour Williamsburg "Bracken House Biscuit," as the existing house trim.

A portion of the addition will not be visible from the public right-of way as it will be located behind a 3'9" foot tall (measured from interior grade) brick garden wall.

## **II. HISTORY**

430 South Fairfax Street is a two and a half story Colonial Revival end unit rowhouse that was constructed in **1974** (approved by the Board 9/18/1974). Numerous prior BAR approvals included a pergola in 1982, an addition in 1983, a bay window in 1991 (BAR1991-0113), and a pergola in 1994 (BAR1994-0182). The BAR approved a similar addition in 2000 (BAR2000-0212 & BAR2000-0213), but the addition was never built (fig. 1).





Figure 1: Previously approved drawing for a conservatory addition at 430 S Fairfax Street (BAR2000-0213).

### III. ANALYSIS

The proposed project complies with Zoning Ordinance regulations. There are no setback requirements, as the Zoning Ordinance refers to this portion of the lot as a secondary front yard since it is a corner lot.

Staff has no objection to the proposed demolition/encapsulation of the existing small rear addition, which dates from the late-20<sup>th</sup> century. Staff also supports the construction of a new one-story garden room addition.

#### Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

In the opinion of Staff, none of the criteria for demolition and encapsulation are met and the Permit to Demolish/Encapsulate should be granted. Staff has no objection to the proposed demolition and encapsulation of portions of the rear-ell and finds the proposed addition to be compatible with the existing building. The area proposed for encapsulation is minimal in scope, located on a secondary elevation, does not remove any portion of the building containing character defining features of uncommon design or historic merit, and does not compromise the integrity of this late-20<sup>th</sup> century rowhouse.

#### **Certificate of Appropriateness – Addition**

The construction of an addition to any building within a historic district must be evaluated not only for its impact on the building to which it is being attached, but also for its impact on the district as a whole. The *Design Guidelines* encourage “respectful additions” which “make use of the design vocabulary of the existing...structure” and supports additions that “reflect the building massing along the blockface.” It is also recommended that the form of the additions “express the prevailing shape of the residential building.” The *Guidelines* further explain that the “predominant building materials for residential buildings in the historic districts are wood and brick.” (*Design Guidelines*, Additions - Page 6 & 7).

Staff finds the design of the one story addition to be compatible in style and massing with the rowhouse, and in conformance with the *Design Guidelines* for additions. The proposed addition is minimal in scale, located behind a masonry garden wall, is architecturally distinguished from the original portion of the building, and utilizes appropriate building materials. It is a simple, traditional garden room design that incorporates quality materials, providing a finished look that will not adversely affect the streetscape or the historic district.

Staff recommends approval of the Permit to Demolish and the Certificate of Appropriateness with the conditions noted above.

#### **STAFF**

Courtney Lankford, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### Code Administration

- C-1 Demolition and alterations to the existing structure requires construction/alteration permits. Five sets of architectural quality drawings shall accompany the permit applications that fully detail the construction/alteration framing as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-2 Drawings submitted with the BAR application are of sufficient quality for review but are not approved for construction at this time.

##### Transportation and Environmental Services (T&ES)

###### *Demolition*

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- C-1 Any work within or from the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61) (T&ES)

###### *Addition*

- F-1. An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time. In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:  
Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 838-4318. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.  
**<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>**
- R-1. The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R-2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

- R-4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R-5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R-6. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

#### Alexandria Archaeology

- F-1 Historic maps depict development on the block in the late eighteenth century with a residence at 426 Fairfax. Tax records indicate the presence of free African American households on this street face in 1810 and in 1850, but the exact addresses are not known. The 1877 G.M. Hopkins Insurance Atlas depicts a structure on the lot owned by D.T. Fendall. Later Sanborn Insurance maps show structures on the lot in the late nineteenth and early twentieth centuries as well. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities, perhaps in part relating to free blacks, in Alexandria from the late eighteenth century into the early twentieth century.
- 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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- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.



**V. IMAGES**

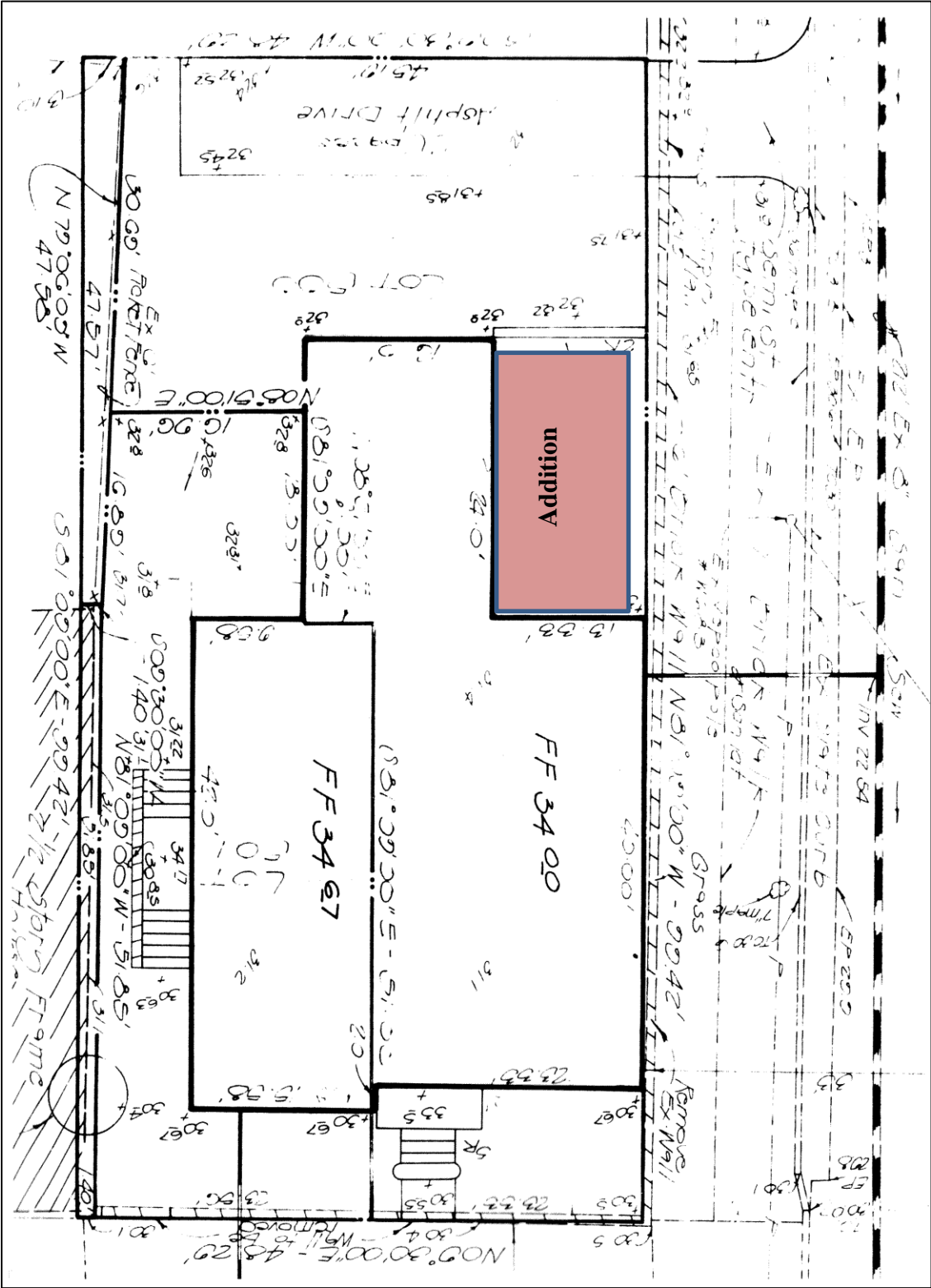


Figure 2: Plat



**Figure 3: Photo of 430 S Fairfax Street looking east down Wilkes Street.**



**Figure 4: Photo of current south façade of 430 S Fairfax Street (taken from Wilkes Street).**

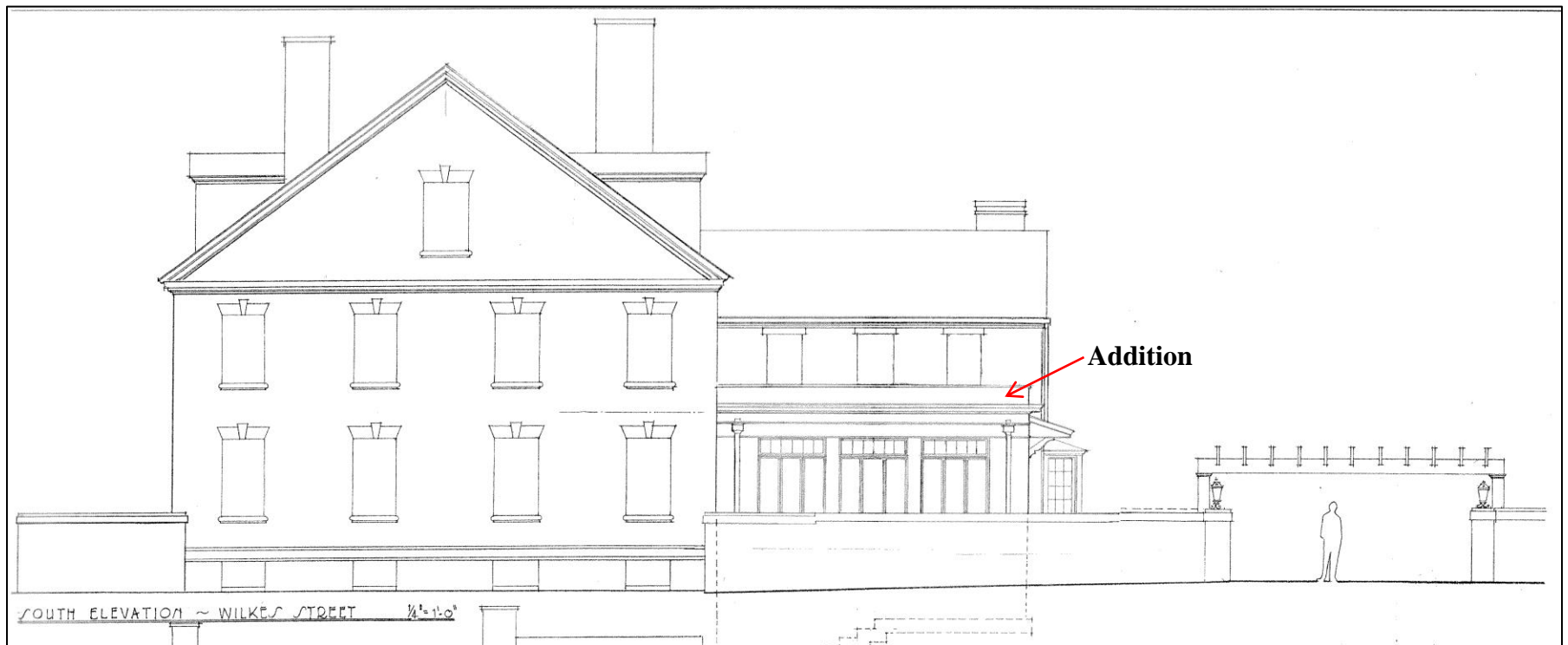




Figure 5: Photo of 430 S Fairfax Street looking west down Wilkes Street.



Figure 6: East elevation of house with proposed garden room addition.



**Figure 7: South elevation of house with proposed garden room addition.**

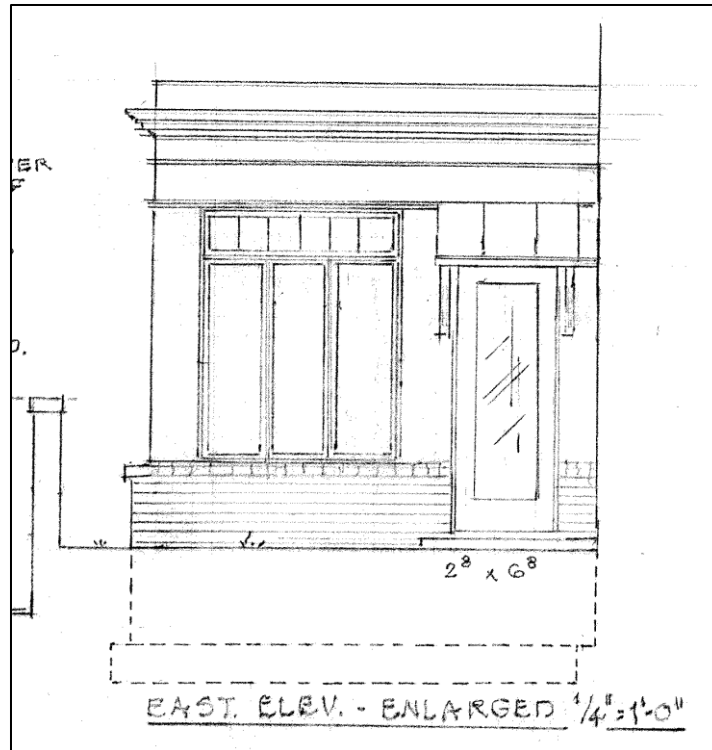


Figure 8: East elevation of proposed garden room addition.

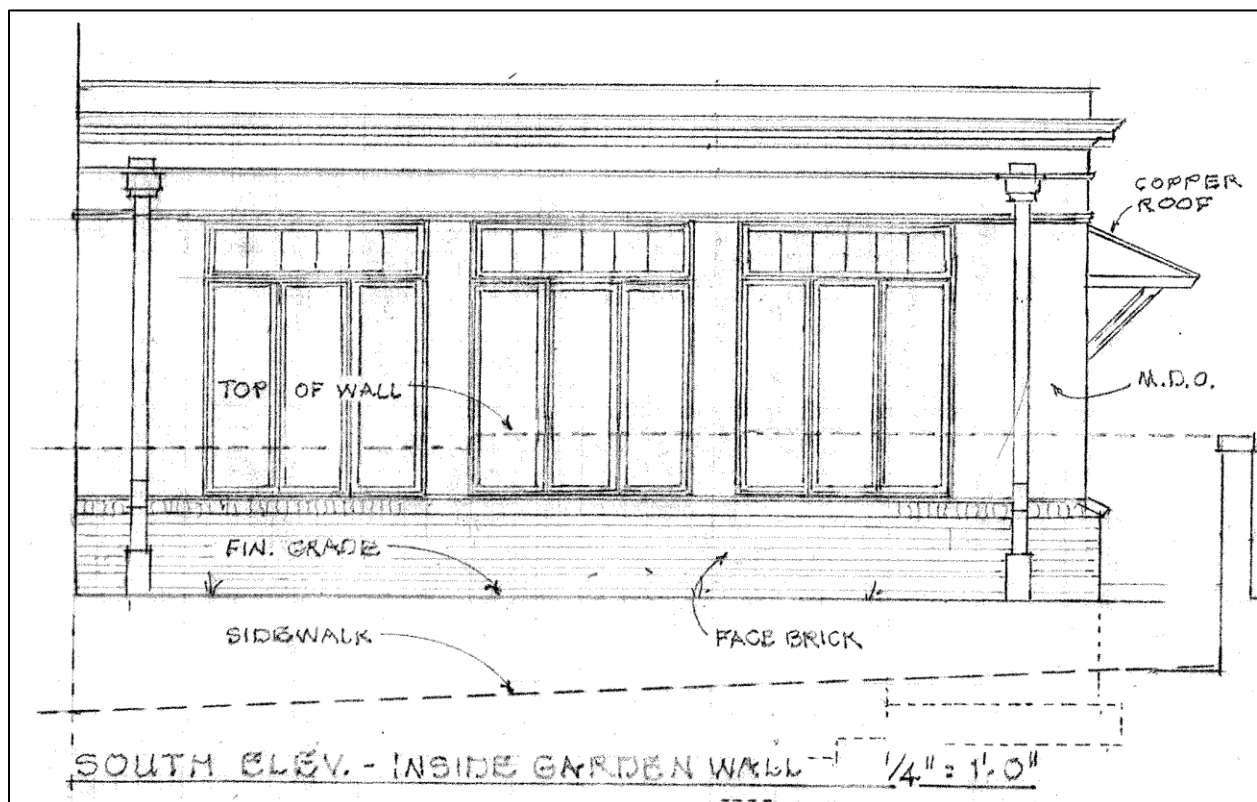


Figure 9: South elevation of proposed garden room addition.