

Docket Item #9  
BAR CASE #2006-0231

BAR Meeting  
October 25, 2006

**ISSUE:** Addition and alterations

**APPLICANT:** Terence J. Hill

**LOCATION:** 310 North Fayette Street

**ZONE:** RB/Residential

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**STAFF RECOMMENDATION:** Staff recommends deferral of the application for further refinement of the project details.

However, if the Board determines to approve the application Staff recommends the following conditions:

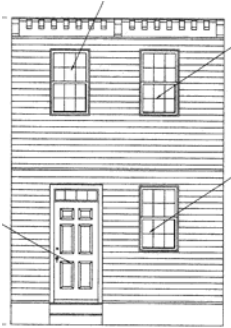
1. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds; and,
2. The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

(Insert sketch here)

NOTE: Docket item #8 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 310 North Fayette Street



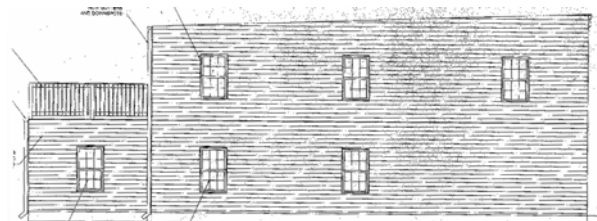
**Figure 2 - East elevation**



**Figure 1 - North elevation**



**Figure 4 - West elevation**



**Figure 3 - South elevation**

**Addition**

A one story addition is proposed at the rear. The majority of the addition will be approximately 14.3' wide and 12' in length although a small 2' wide one story section will be added at the south end of the existing house so that the rear section of the house will be the same width as the front. The addition will have a flat roof with a deck on top. The deck will be surrounded by a 3 ½' high wood picket balustrade. The addition is proposed to have a pair of multi-light French doors on the first level and one six-over-six wood window on the north and south elevation. A single multi-light door on the second level of the existing house will provide access to the new roof deck.

The addition is proposed to be clad in wood to match the existing.

**Alterations**

The windows are proposed to be changed out to new wood Pella brand six-over-six windows. The existing front door is proposed to be replaced with a new six panel Colonial Revival style door.

**II. HISTORY:**

As noted in docket item #8, 310 North Fayette Street is a vernacular Italianate house that was constructed in the late 19<sup>th</sup> century. Staff could not locate any prior BAR review for this house.

**III. ANALYSIS:**

The proposed addition and alterations comply with the zoning ordinance.

Generally, Staff is supportive of the general thrust and intent of the proposed addition and alterations. However, a number of the details of the proposal presented in the drawings appear to be problematic. First, the addition is detailed to have wood siding “to match existing”, but the main block is clad in aluminum siding. Staff believes that the project would benefit by specifying the siding that will be installed on the addition as well as the treatment of the siding for the historic main block. Second, a new window is detailed on the north elevation of the new addition. The building code would require that such a window have a one hour rating which cannot be achieved with the Pella windows specified for the other windows on the house. Further specification for this window is required.

Some of the proposed alterations to the existing house are inappropriate. The six-over-six windows proposed as replacements should be either one-over-one or two-over-two or two-over-one to reflected the historic period of construction of the house. Second, six panel Colonial Revival style front door is also inappropriate for a late 19<sup>th</sup> century house. Staff would recommend that a more architecturally appropriate door be specified.

Given these concerns, Staff recommends deferral of the application for further refinement of the project details.

Staff notes the comment of Alexandria Archaeology and has included them as a condition if the Board approves the project.

**IV. STAFF RECOMMENDATION:**

Staff recommends deferral of the application for further refinement of the project details. However, if the Board determines to approve the application Staff recommends the following conditions:

1. 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,
2. The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 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-8 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-9 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 comments were received.

Alexandria Archaeology:

- F-1 The development property was situated within an African American neighborhood during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities, perhaps related to African Americans.
  
- R-1 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-2 The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.