

BAR Meeting  
September 21, 2011

**ISSUE:** Partial Demolition/Encapsulation and Additions  
**APPLICANT:** Katherine Reid  
**LOCATION:** 734 South Royal Street  
**ZONE:** RM / Residential

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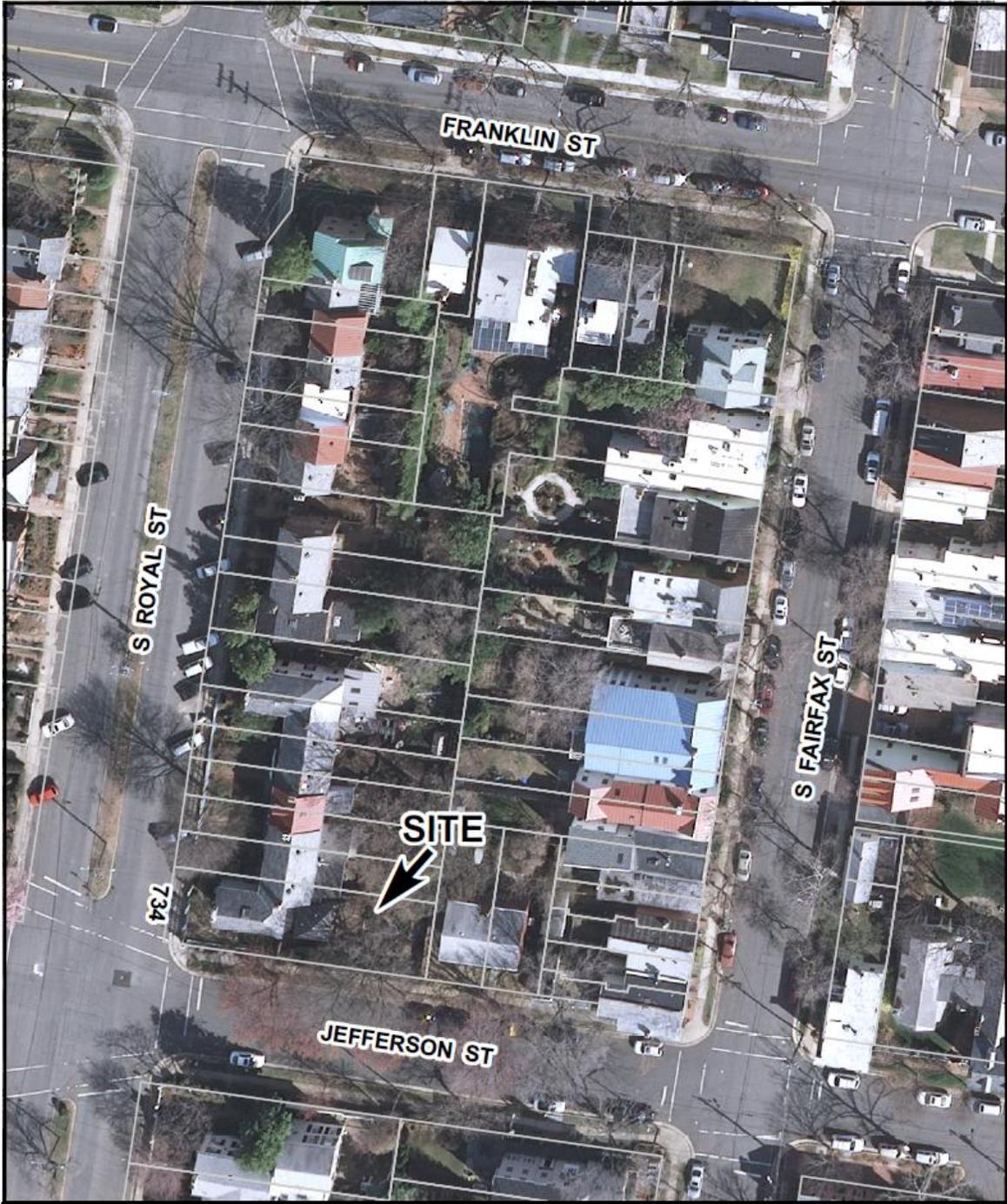
**STAFF RECOMMENDATION:**

Staff recommends approval of the Permit to Demolish/Encapsulate and Certificate of Appropriateness for Additions, with the conditions that:

1. The proposed aluminum-clad wood windows will contain a 5/8” muntin and comply with the *Alexandria Window Performance Specifications*.
2. 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.

**\*\*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.



**BAR CASE #2011-0249 & 0250**

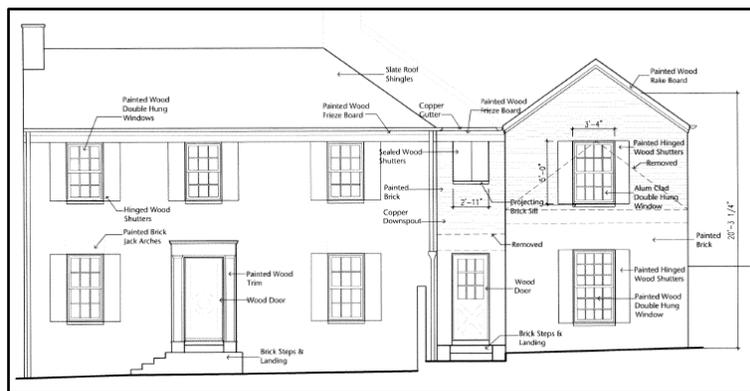


**\*Note:** Staff coupled the two reports for 734 South Royal Street, BAR #2011-0249 (Permit to Demolish/Encapsulate) and BAR #2011-0250 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

## **I. ISSUE**

### *Background*

BAR Staff met with the applicant and their design team and has provided ongoing consultation on the design over the past couple months. In an early scheme, the applicant had proposed a gable roof addition (see original design below). While Staff generally found this design compatible, we continued to discuss and gain feedback from colleagues. The result was an alternative design approach that maintained many of the successful attributes of the current one-story addition. When Staff presented the alternative design to the applicant, they welcomed the recommendations. The current proposal is a result of the applicant and Staff's positive working relationship.



**Original Submittal**

### *Proposal*

The applicant is requesting approval of a Permit to Demolish/Encapsulate and Certificate of Appropriateness for the construction of a new rear addition at 734 South Royal Street.

The Permit to Demolish/Encapsulate consists of:

- Removal of the rear wall the one-story flat roof addition (c1973) addition (approx. 50 sq. ft.)
- Removal the existing second floor windows on the original 1941 rear elevation and modify openings to provide access into new second floor addition.
- Encapsulation of the rear wall on the second floor of the original 1941 rear elevation extension (approx. 150 sq. ft.)

The Certificate of Appropriateness consists of:

- Expansion of the existing one-story pyramidal roof addition to a two-story addition.
- Construction a two-story rear extension (24.84 sq. ft. footprint)
- Construction of a second floor addition above the existing one-story flat roof hyphen.

The proposed new addition and rear extension are designed to accommodate a new bedroom on the second floor. The south and east elevation of the new, second floor pyramidal roofed addition will have three, six-over-six, double-hung windows and a brick belt course. The second floor of the hyphen will be detailed with an ocular window and a flat roof. The two-story rear extension will have a nine-over-nine window on the first story and a six-over-six window on the second. The broad flat frieze and molded cornice on the existing main block will be continued onto the new additions. The proposed materials include: aluminum-clad simulated divided-light, wood windows; slate roof, painted, brick veneer; and copper gutters and downspouts.

## **II. HISTORY**

The two-story brick, end-unit townhouse at 734 South Royal Street was built in the Colonial Revival style prior to **1941**, as part of the Yate's Gardens subdivision. A one-story rear addition was approved by the BAR in **1973** and a pool, fence and outbuilding in 1980. A number of houses along the blockface have had rear additions and alterations over the years. The Board approved a rear addition next door at 732 South Royal by these same architects on July 20, 2011.

### **Description of the Existing Building**

This two-story, side gable slate roof, Colonial Revival style dwelling has a one-story pyramidal roof rear addition connected to the main mass by a one-story hyphen. The façade is detailed with a broad flat frieze and molded cornice crowning the simple, unadorned and painted brick elevations. The 6/6 wood windows are flanked with two-paneled louvered shutters and a six-panel wood door, facing Jefferson Street, is detailed with fluted pilasters and a molded entablature.

The property is located in the southern portion of the historic district. The dwelling faces south and is set back 16' from the front property line. The front yard is enclosed with a unique brick and wrought iron fence. The rear of the property is enclosed with a solid brick wall and contains many mature trees. The topography rises significantly to the east of this corner lot.

## **III. ANALYSIS**

Staff has no objection to the proposed encapsulation and demolition and finds the proposed addition to be compatible with the existing building and surrounding neighborhood.

### **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. While Staff believes the existing 1973 addition is extremely well designed and a model of what an addition should be in terms of architectural detail and massing, it is not by any measure historic and Staff, therefore, has no objection to the proposed demolition and encapsulation of portions of the rear walls and the existing 1973 roof structure. The area proposed for demolition/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 the building as a whole.

#### **Addition and Alterations**

The proposed addition complies with the RM zone, as defined in the City's Zoning Ordinance.

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 "designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure."

While the existing one-story c1973 hipped roof kitchen addition is clearly not original to the townhouse, Staff found it to be a well-designed, appropriately scaled and perfectly suited to the corner lot. It complemented, and did not detract from, the main block of the house. Although rear additions are routinely approved by the Board in Yate's Gardens, corner lots are subject to greater scrutiny because of increased visibility. However, staff does understand the applicant's desire for additional square footage and feels that the proposed additions, as revised, are sympathetic and compatible.

In this case, staff suggested that the original, somewhat utilitarian gable roof proposal be revised to retain some of the garden pavilion character of the existing pyramidal roofed addition. In addition, replacement of the front gable with a pyramidal roof form for the addition tends to make it visually recede from the main building façade. Finally, the additional second floor windows visually reduce the mass of the addition and distinguish it from the original house. This more conservative design approach is very different from the Modernist, somewhat bombastic greenhouse style addition the Board recently reviewed at 333 Green Street, yet it achieves the same programmatic and preservation goals.

As the attached drawings illustrate, the proposed addition will not overwhelm the existing building and will continue to read as separate and distinct elements due to the change in the roof structures, the use of recesses and projections on the wall surface and the change in fenestration. The proposed additions are generally appropriate in respect to massing, scale and form, and are consistent with many of the additions found adjacent to the subject property, especially along Jefferson Street and throughout the district. The use of frame construction clad in brick veneer and retaining the existing rooflines, results in an appropriately simple addition for this modest townhouse. Finally, the proposed materials are high quality, appropriate and compatible with the historic building.

Staff recommends approval of the Permit to Demolish/Encapsulate and the Certificate of Appropriateness for alterations and an addition with the conditions noted above.

**STAFF**

Michele Oaks, 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

- F-1 The review provided by Code Administration has been performed as a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Thomas Sciulli, Plan Review Supervisor at [thomas.sciulli@alexandriava.gov](mailto:thomas.sciulli@alexandriava.gov) or 703-746-4190. (Code)
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C- Building and trades permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)

Transportation and Environmental Services (T&ES):

***Demolition***

**RECOMMENDATIONS:**

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

**CITY CODE REQUIREMENTS:**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**

**FINDINGS:**

- F1. An approved grading plan may be required at the time of building permit application per City Code Section 5-6-224 (d). Insufficient information has been provided to make that determination at this time. Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. 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>**

**RECOMMENDATIONS**

- R1. 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)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)
- R5. 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)
- R6. 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)

**CITY CODE REQUIREMENTS**

- 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 or issuance of construction permits; if a tap fee is required. (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:

**Archaeology Findings:**

- F-1 Tax records indicate that a structure was present on an acre lot that spanned this street face from Franklin to Jefferson at least as early as 1850. This property therefore has potential to yield archaeological resources that could provide insight into domestic activities in 19th-century Alexandria.

**Recommendations:**

- 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 1: Existing West Elevation (Oblique View)**



**Figure 2: Existing South Facade**



**Figure 3: Existing (Rear) Elevation**



**Figure 4: Existing Jefferson Streetview**

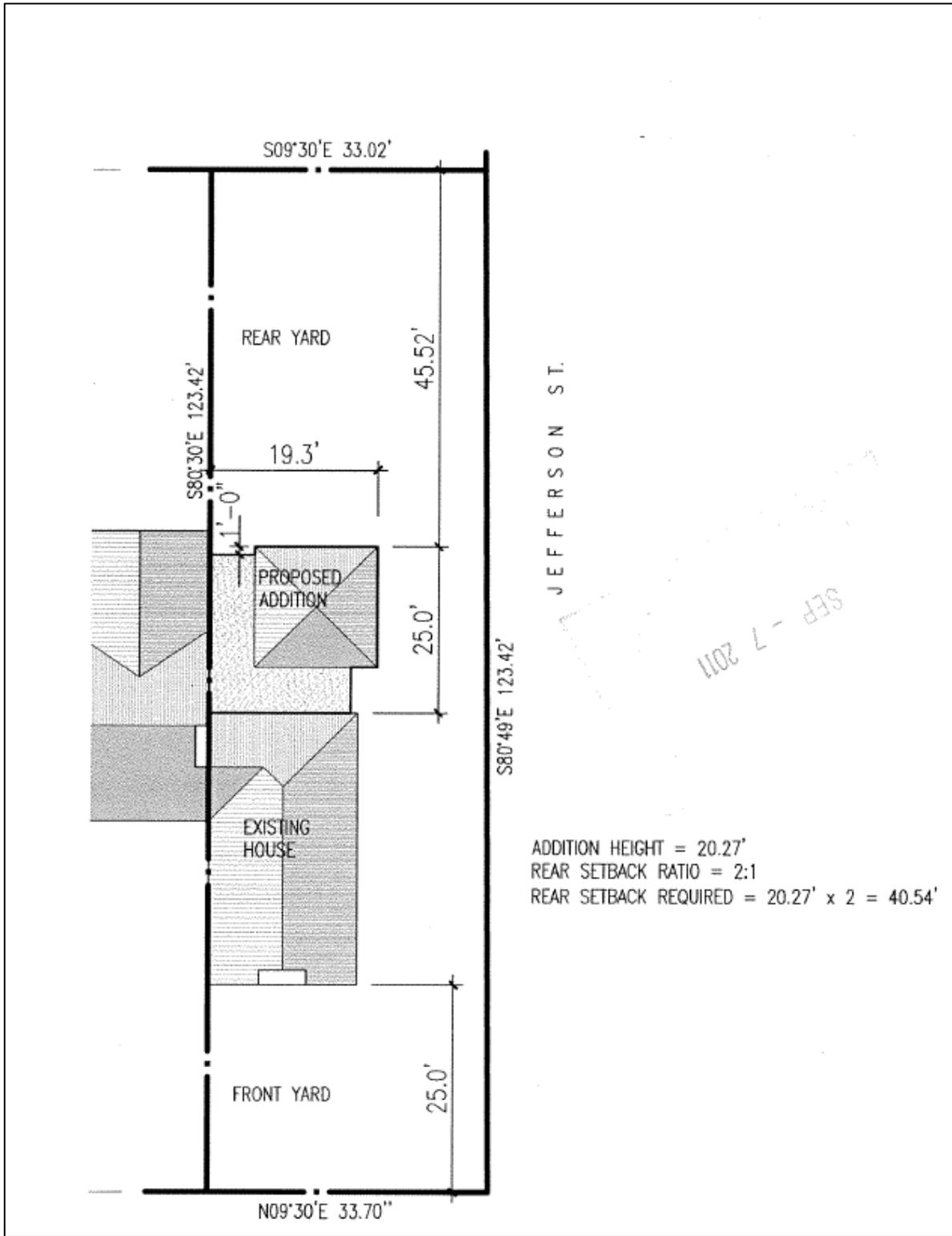


Figure 5: Proposed Plat

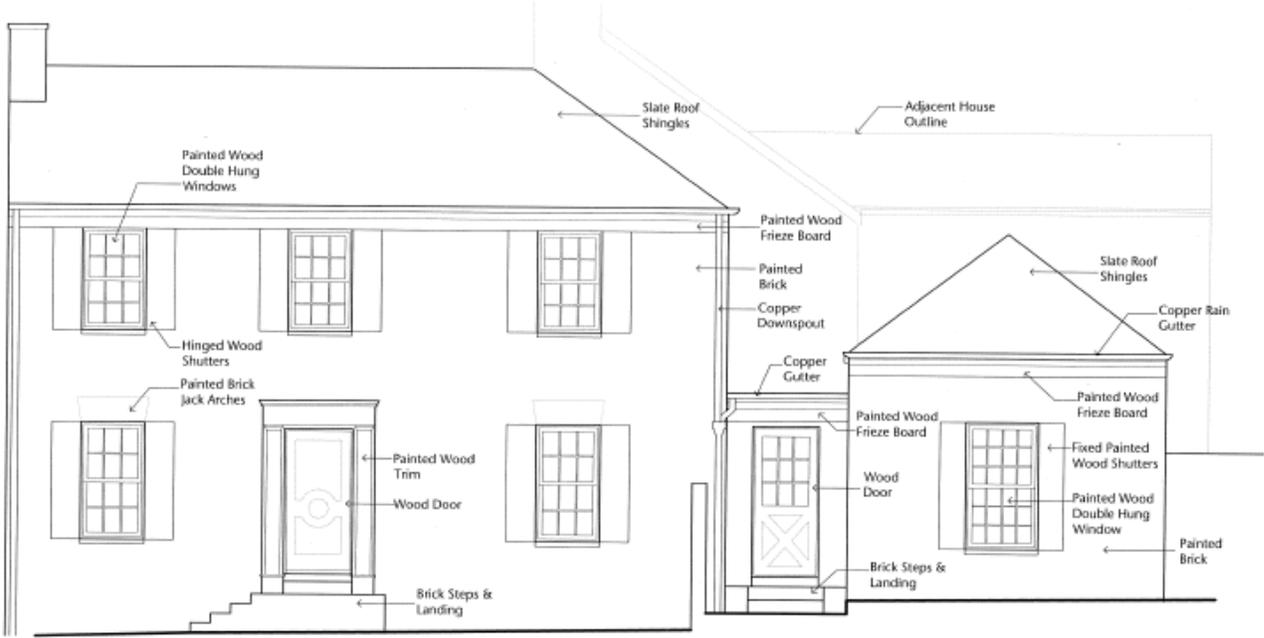


Figure 6: Existing Jefferson Street View (South Façade)

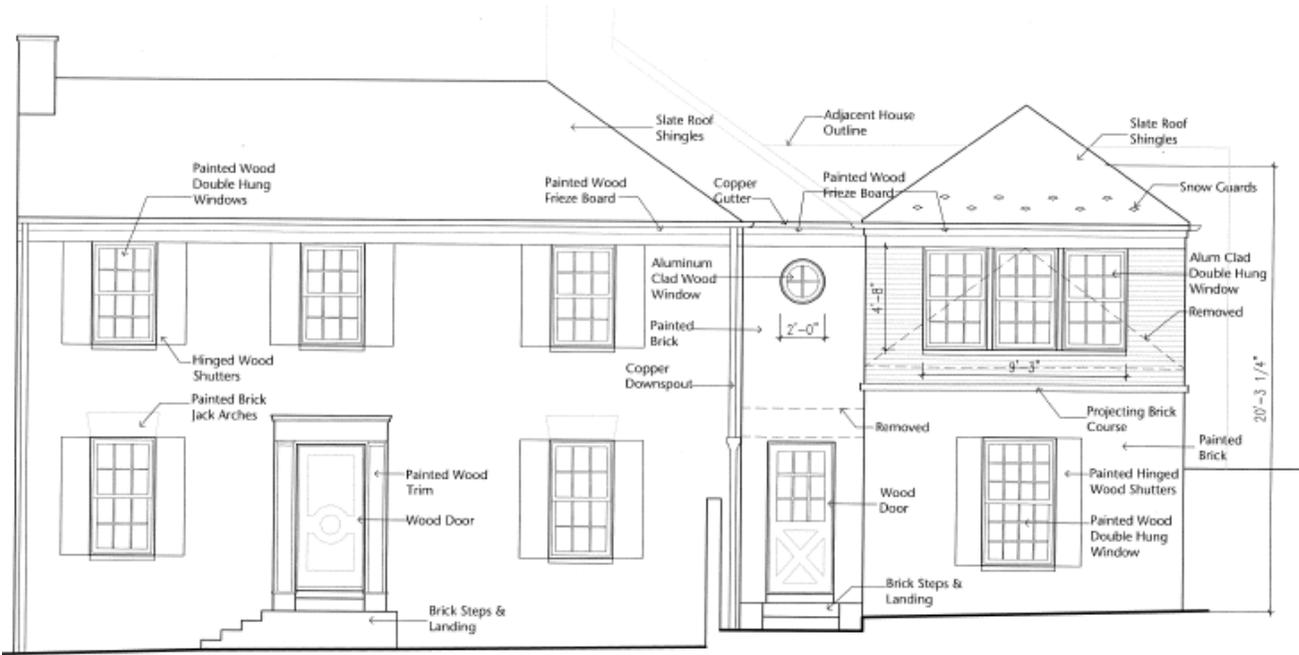


Figure 7: Proposed Jefferson Street View (South Façade)

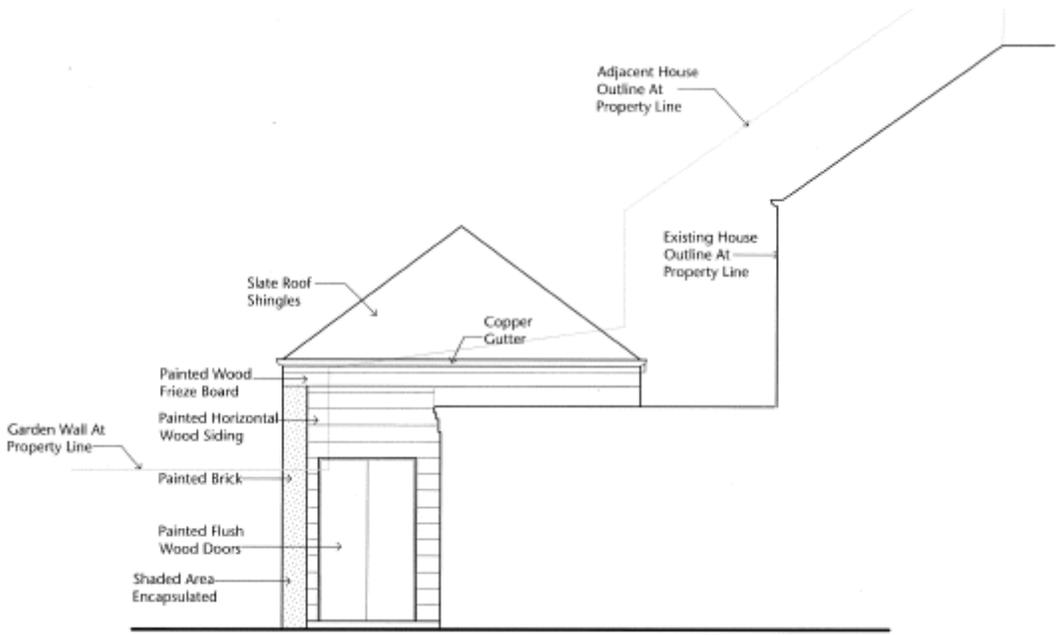


Figure 8: Existing North Elevation

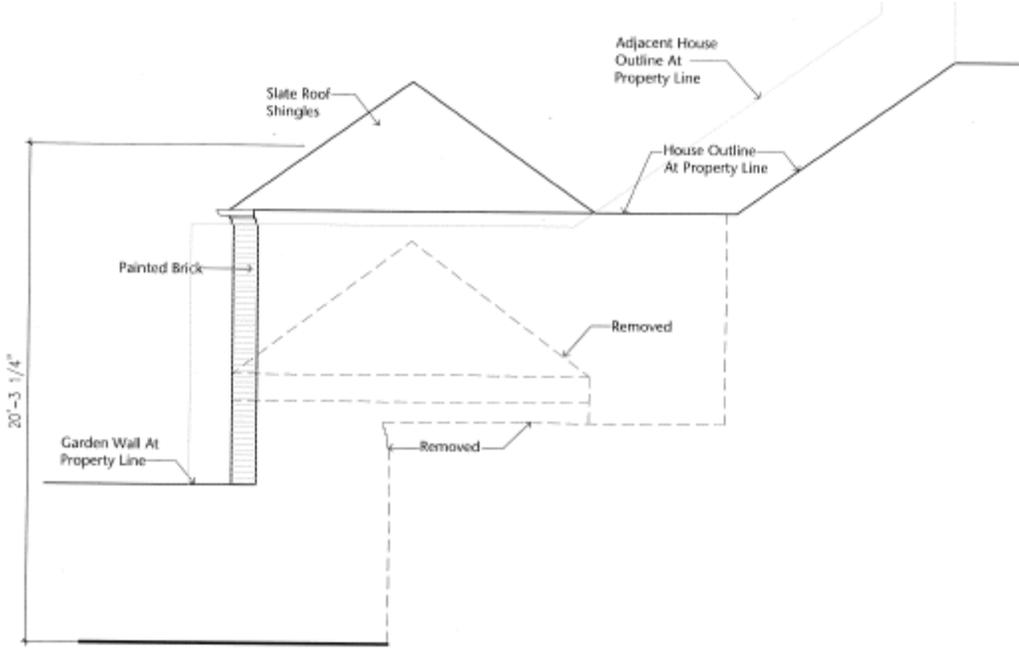


Figure 9: Proposed North Elevation

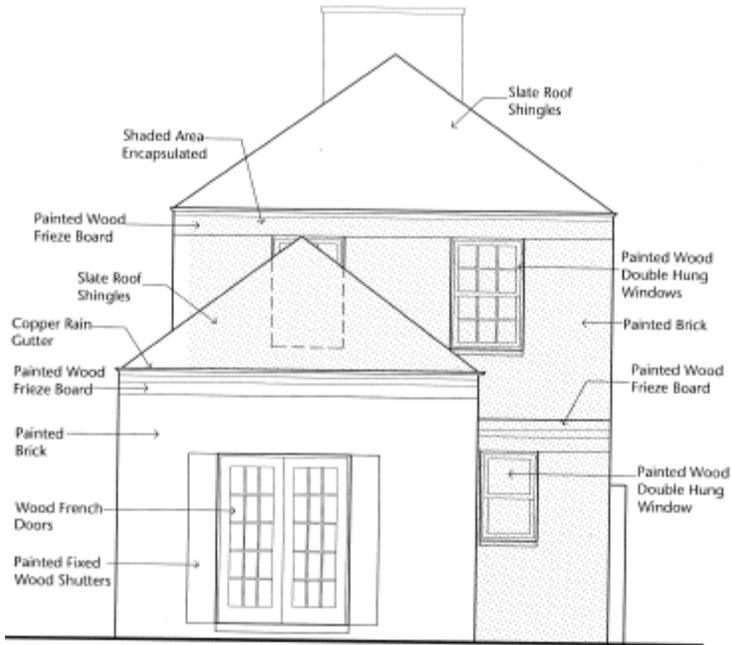


Figure 10: Existing East (Rear) Elevation

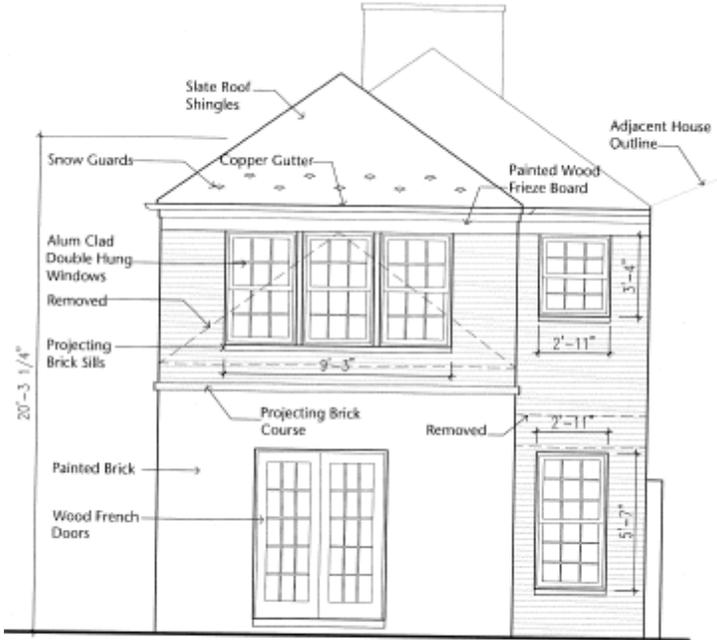
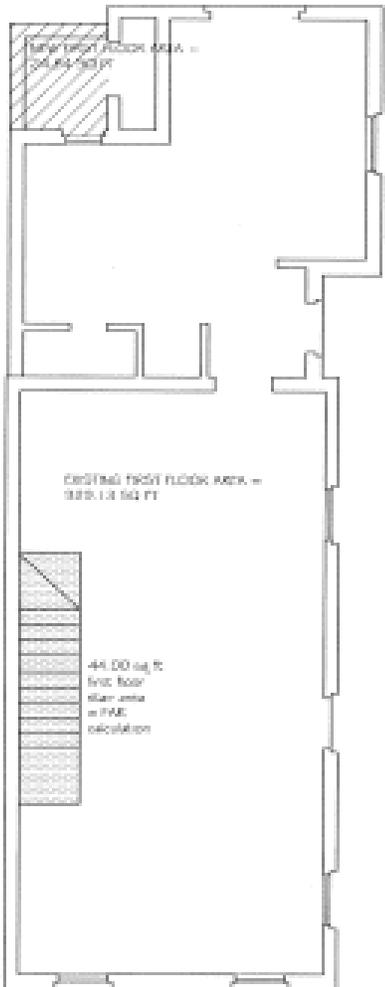
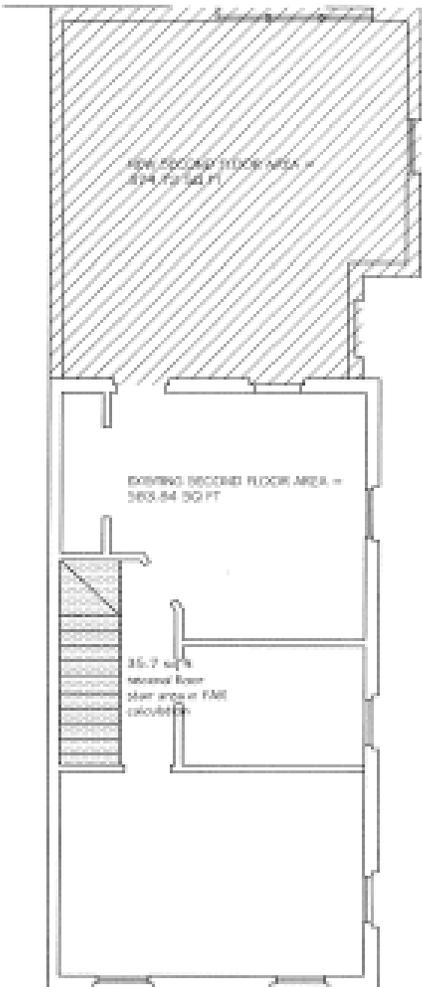


Figure 11: Proposed East (Rear) Elevation



First Floor



Second Floor

Figure 12: Proposed Floor Plans