

BAR Meeting
July 20, 2011

ISSUE: Partial Demolition/Encapsulation and Additions

APPLICANT: Stan & Sandra Bysshe, Contract Purchasers
(Novitske Architects, Agent)

LOCATION: 732 South Royal Street

ZONE: RM / Residential

STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish/Encapsulate and Certificate of Appropriateness for Addition/Alterations, with the condition that:

1. The proposed windows and doors will be aluminum-clad wood and in compliance with BAR's window and door policies.
1. 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 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 #2011-0180 & 0181



***Note:** Staff coupled the two reports for 732 South Royal Street, BAR #2011-0180 (Permit to Demolish/Encapsulate) and BAR #2011-0181 (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/Encapsulate and Certificate of Appropriateness for the construction of a new rear addition at 732 South Royal Street.

The Permit to Demolish/Encapsulate consists of:

- Demolishing approximately 136 sq. ft. of exterior (east elevation) second floor wall surface of the original rear wall.
- Encapsulating the first floor of the c1947 one-story rear extension (approx. 153 sq. ft.)
- Removing the existing wood board fence in the rear yard along the north and east property lines.

The Certificate of Appropriateness consists of:

- Expanding the existing one-story shed roof addition to a two-story gable-roof addition (204 sq. ft.)
- Constructing a two-story rear extension 3.58' into the rear yard (121.7 sq. ft.)
- Constructing a new brick wall along the rear, north and east property lines to match the brick wall along the south property line.

The proposed new addition is designed to accommodate an expanded sunroom/kitchen on the first floor and a larger bedroom/bathroom on the second floor. The rear (east) elevation will contain four, 15-light sliding doors on the first floor. The second-story will have a triple ganged, six-over-six, double-glazed, double-hung window. Because the addition is the full width of the parcel, the building code prohibits any fenestration on the side elevations. The new gable-end roof form is perpendicular to the existing side gable roof of the main building mass. The proposed materials include: vinyl-clad wood windows and doors, synthetic slate roof shingles, brick to match existing, paintable composite trim (Azek), built-in rain gutters, metal scuppers and downspouts.

II. HISTORY

The two-story brick townhouse at 732 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 1947. A number of houses along the blockface have had rear additions and alterations over the years.

Description of the Existing Building

This two-story, side gable slate roof, Colonial Revival style dwelling has a one-story shed roof rear addition. A broad flat frieze and molded cornice crown the simple, unadorned and unpainted brick elevations. The 6/6 wood windows are flanked with two-paneled louvered shutters and a six-panel wood door is located below a single-light transom.

The property is located in the southern portion of the historic district. The dwelling faces west and is set back 45' from the front property line. The front yard is enclosed with a unique brick and wood picket fence which is shared by the adjacent units on the interior of the block. The rear of the property is enclosed with a six-foot high brick wall and wood board fence and contains many mature trees.

III. ANALYSIS

Staff has no objection to the proposed encapsulation and demolition of portions of the east (rear) elevation and finds the proposed additions 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. Staff has no objection to the proposed demolition and encapsulation of portions of the rear walls and finds the proposed addition to be compatible with the existing building. 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 on 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 effect on the historic district's scale and character. 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*).

As the attached drawings illustrate, the design for the new addition does not overwhelm the existing building, respects the architectural integrity of the original structure and the historic character of the Yates Garden’s development, and creates subtle delineations between the historic house and the new addition.

It is the opinion of Staff, that the addition is compatible in style and massing to the adjacent historic townhouses, and conforms to the *Design Guidelines* for additions. While this will be the first house on this particular block face to have a two-story rear addition, the proposed addition is consistent with the architectural vocabulary found throughout the neighborhood and compatible with the townhouse’s Colonial Revival style. Staff has no objection to the 3’7” extension into the rear yard and notes that the new addition’s ridge height will be 2’6” lower than the ridge on the main building mass, historically appropriate for a building ell. As shown in the proposed side elevation (page), the proposed addition is relatively minor in scale and mass and does not overwhelm its adjacent neighbors.

The proposed rear addition will not be visible from South Royal Street. However, the second-story of the new addition will be visible from Jefferson Street. The second-story of the proposed addition is located on top of the existing (c1947) one-story addition and will require the removal of the original house’s rear second floor wall (approx. 136 sq. ft.) The resulting two-story, full-width ell will extend an additional 3.58’ beyond the existing footprint into the rear yard and encapsulate approximately 153 square feet of the existing (c1947) one-story addition. The new addition is being located on the rear, secondary elevation, and as such is respectful of the existing historic structure and does not negatively impact its integrity.

The proposed materials are appropriate for an addition and are compatible with the original building. The proposed doors and windows complement the original house’s light configuration and muntin width (6/6 windows, multi-light sliding doors and 5/8” muntins). However, vinyl-clad wood is not recommended in the BAR’s approved and adopted policies for windows and doors within the historic district. It is recommended that the material selection be modified to an aluminum-clad wood product. The proposed utilization of double-glazed, simulated divided light wood windows and doors on the new addition are in conformance with the Board’s policy. Additionally, the utilization of modern windows and doors, synthetic slate roof shingles, and a paintable composite fascia board provides the modern materials which subtly differentiate the historic body of the house and the new addition, as called for in the *Design Guidelines*.

Staff believes that the proposed addition conforms to the *Design Guidelines* for residential additions. The addition is compatible in style, material and fenestration with the existing brick townhouse as well as the surrounding Yates Garden development. Staff believes that this project successfully demonstrates how a modest rear addition can be integrated into a streetscape without adversely impacting the overall architectural integrity of the Yates

Garden community. Staff recommends approval of both the Permit to Demolish and the Certificate of Appropriateness, with the archaeological conditions as stated 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 following comments are for 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 703-746-4190 or thomas.sciulli@alexandriava.gov.

C-1 Building permits will be required to be issued prior to the start of any construction/demolition work at the site.

C-2 Five sets of sealed plans will be required to be submitted for review with the building permit application

C-3 The plans shall include size and depth of footings/foundations as well as the bearing capacity of the underlying soil.

Transportation and Environmental Services (T&ES):

F1. This is no longer located within the 100-yr floodplain. (T&ES)

F2. 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:

- the construction of a new home;
- construction of an addition to an existing home where either
- the addition exceeds the area of the existing building footprint by 100% or more;
- or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
- changes to existing grade elevation of 1-foot or greater;
- changes to existing drainage patterns;
- land disturbance of 2,500 square feet or greater.

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>

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).
- 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.
- 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.8-1-22)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

Alexandria 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:
 - 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.

V. IMAGES

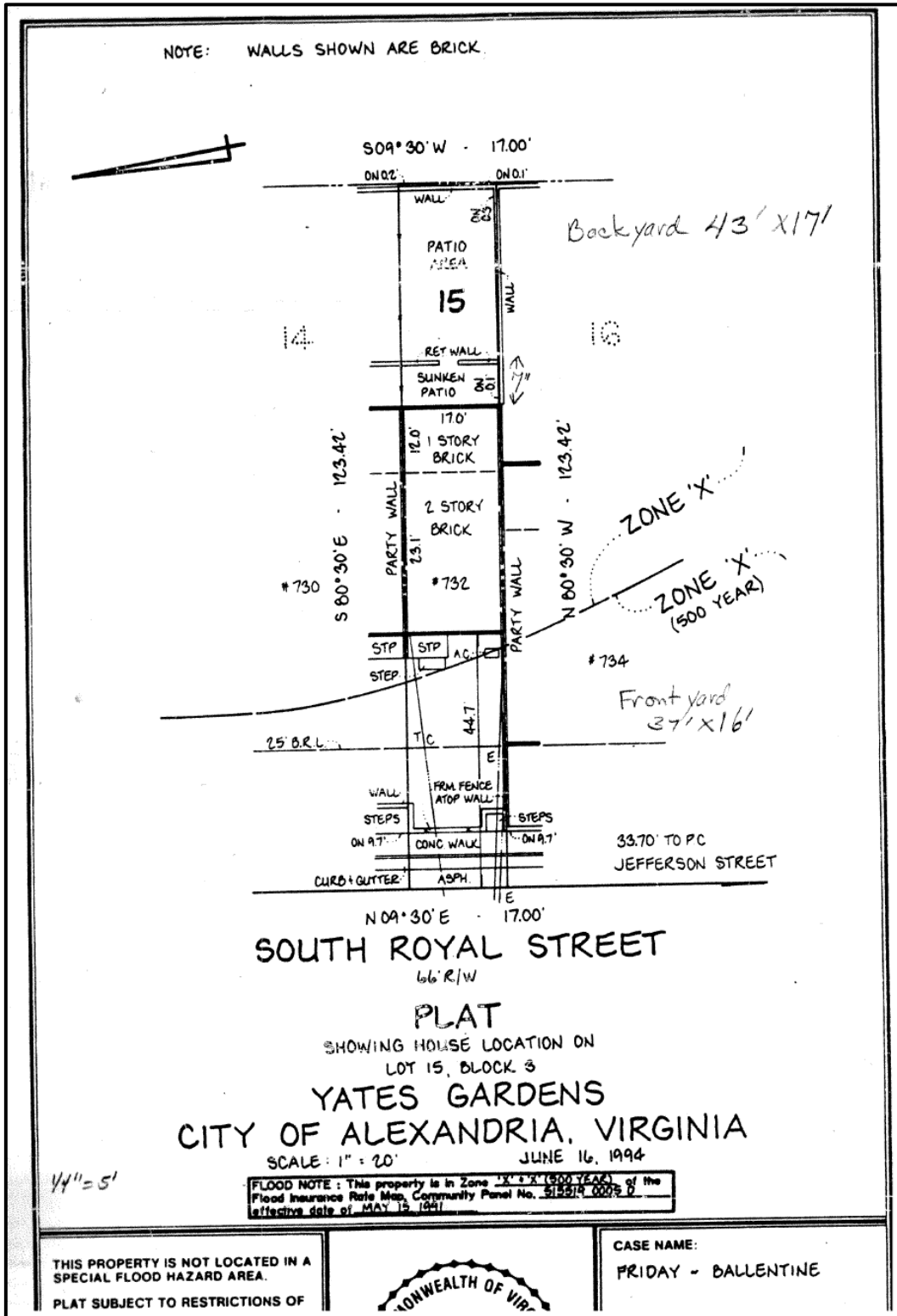


Figure 1: Existing Plat



Figure 2: Front Elevation.



Figure 3: View From Rear Yard.



Figure 3: Rear of 732 S Royal Street as seen from Jefferson Street.

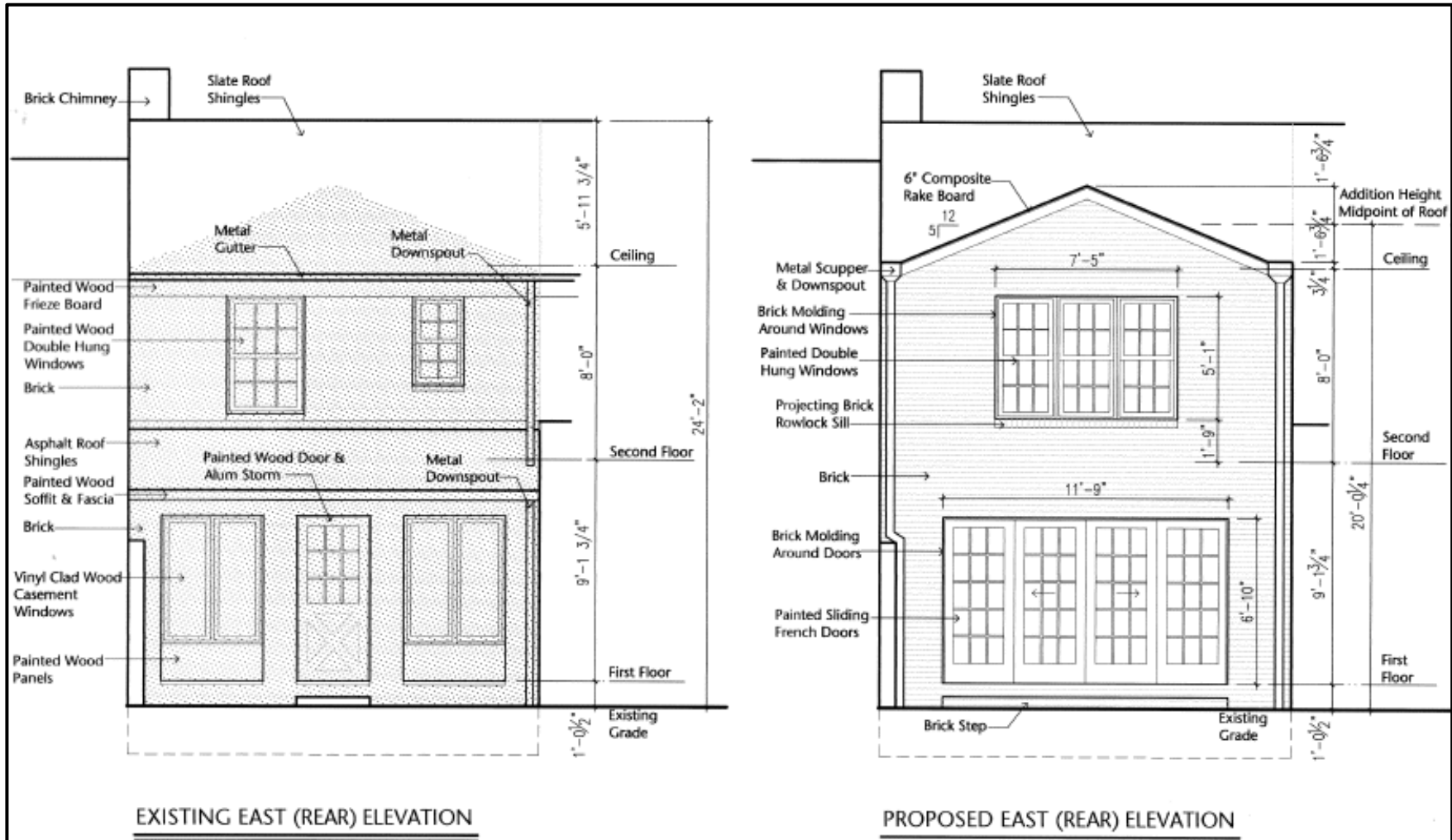


Figure 4: Rear Elevation - Existing

Figure 5: Rear Elevation - Proposed

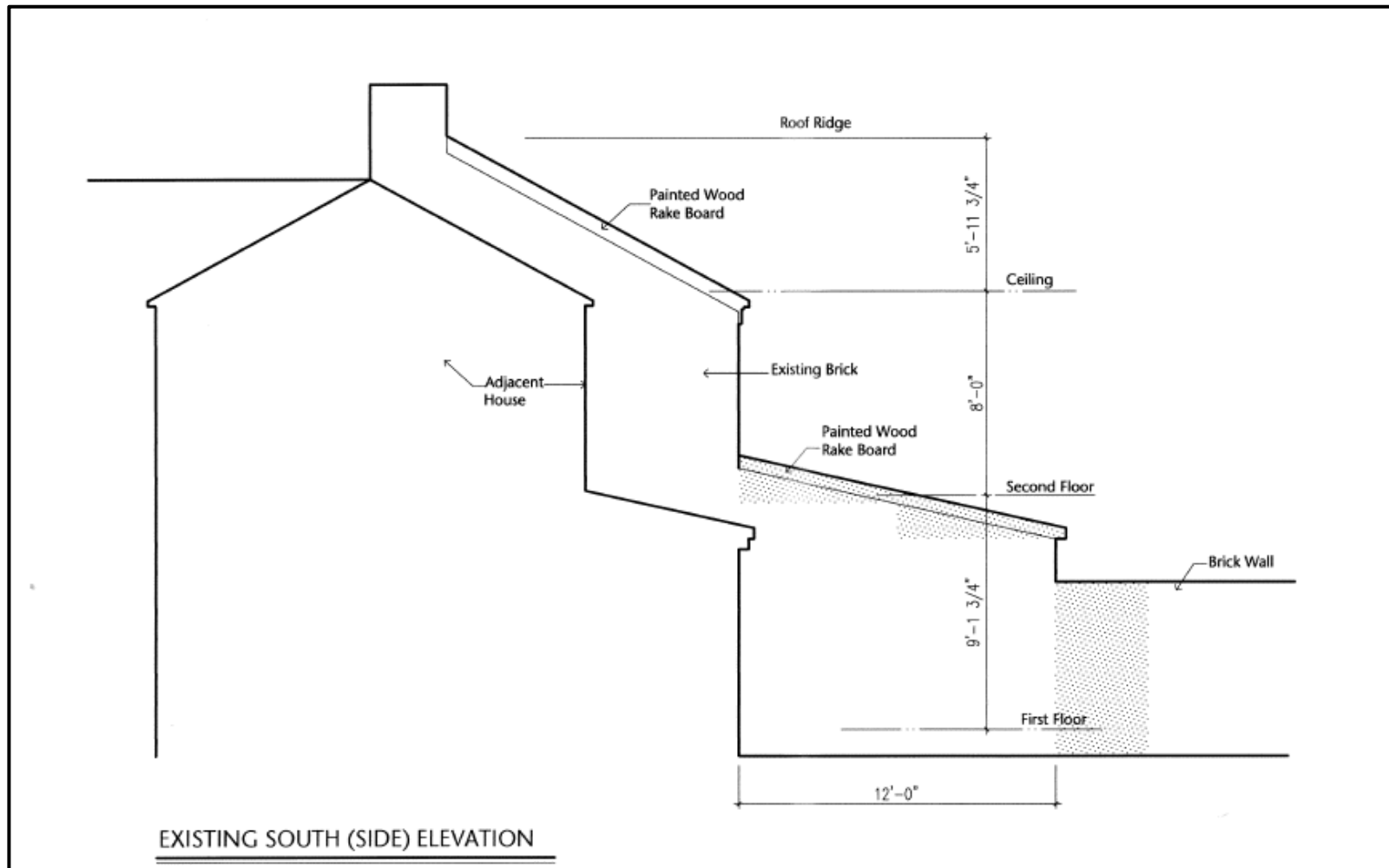


Figure 6: Existing South (Side) Elevation

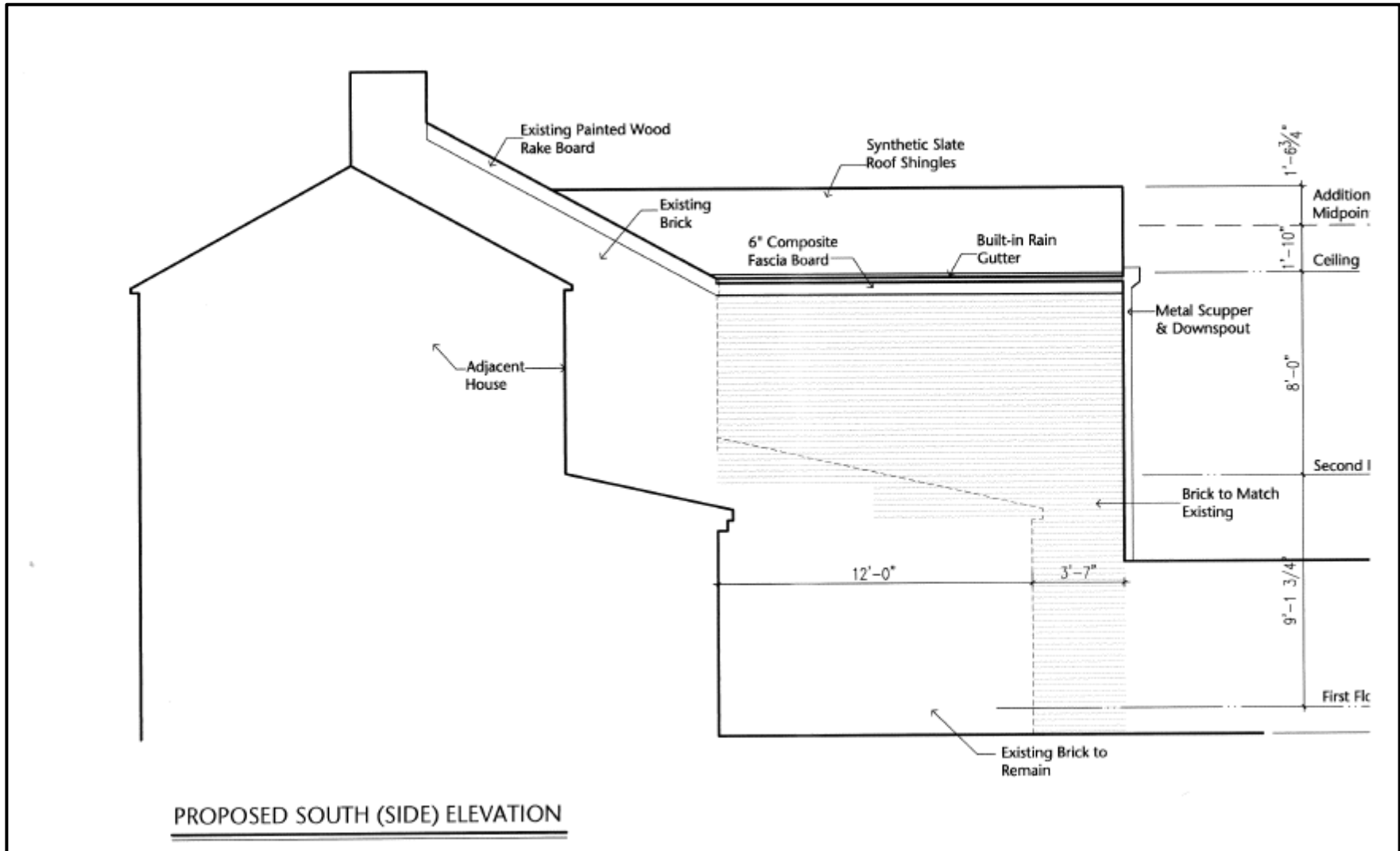


Figure 7: Proposed South (Side) Elevation.

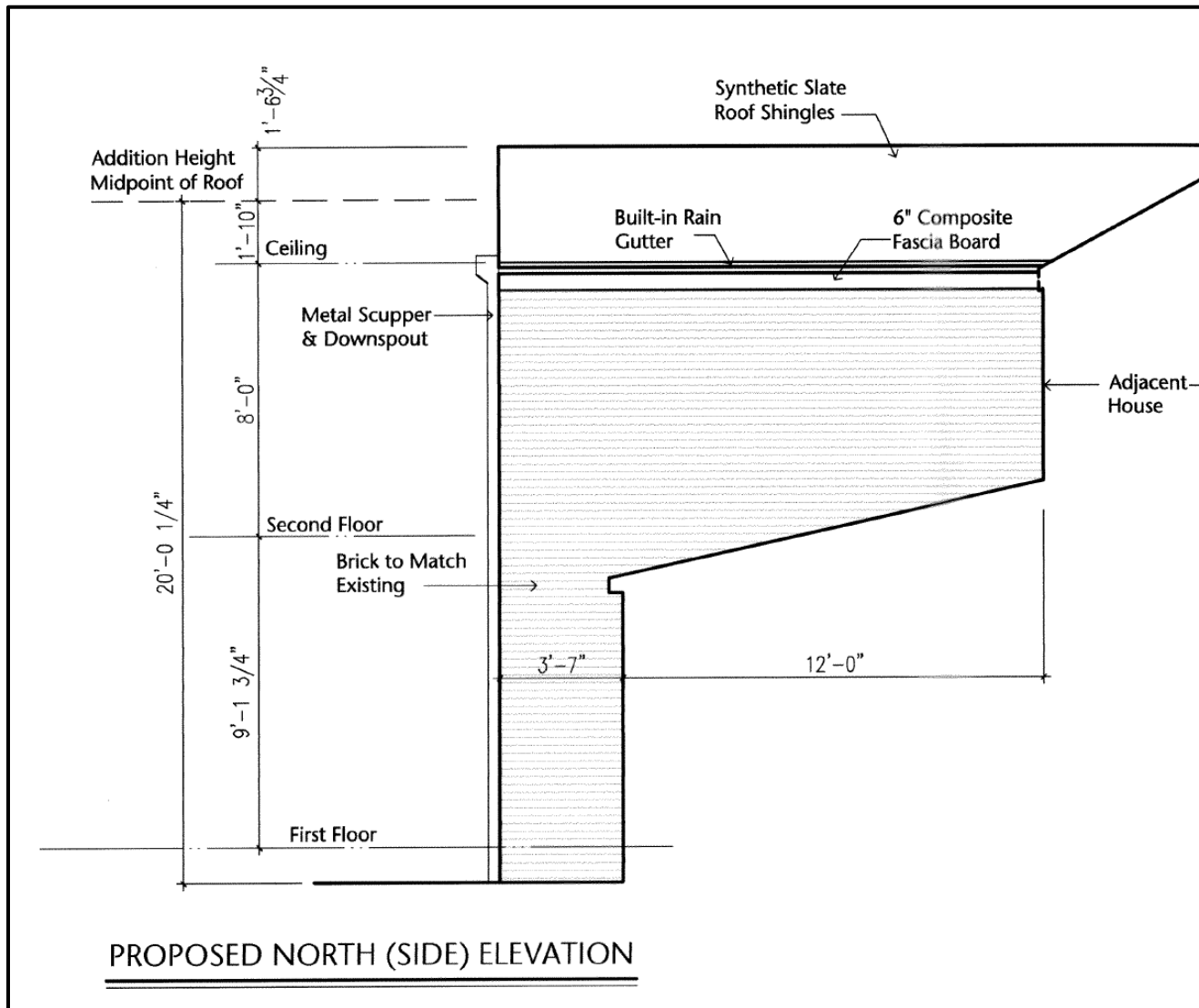
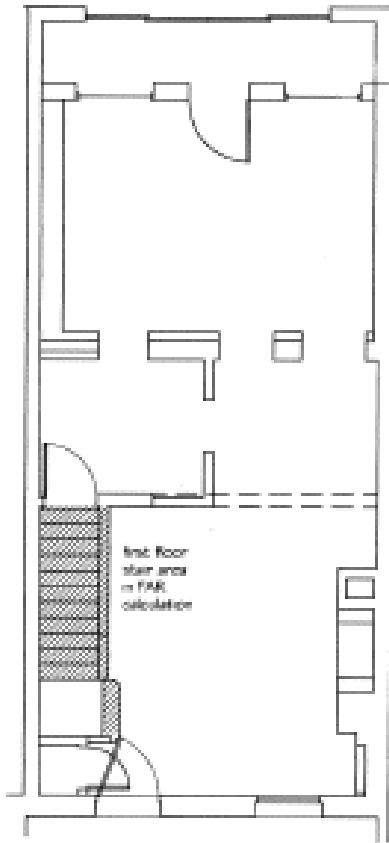


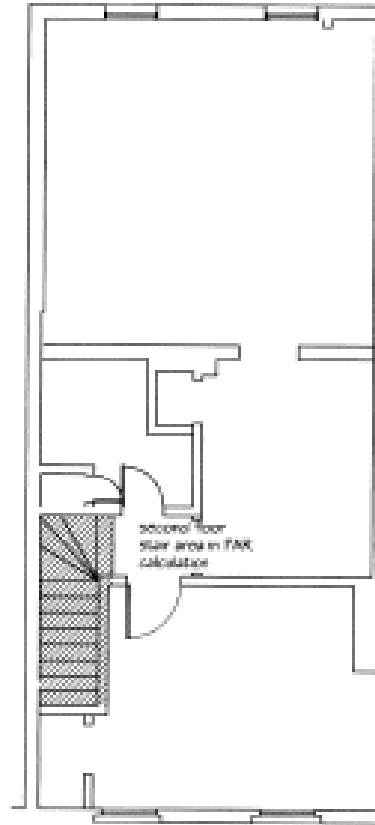
Figure 8: Proposed North (Side) Elevation.



PROPOSED FIRST FLOOR PLAN

1/8"=1'-0"

Figure 9: Proposed First Floor Plan



PROPOSED SECOND FLOOR PLAN

1/8"=1'-0"

Figure 10: Proposed Second Floor Plan