

Docket Item #16
BAR CASE# 2004-0118

BAR Meeting
August 18, 2004

ISSUE: Addition and alterations

APPLICANT: BMK, PC

LOCATION: 517 ½ South Royal Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with 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 the site plan so that on-site contractors are aware of the requirement.

NOTE: Docket item #15 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 residential rowhouse at 517 ½ South Royal Street.

Addition:

The new addition will be one story in height and approximately 10' in length, 13'8" in width and have a flat roof. It will be sheathed in brick to match the existing house. On the south side there will be a six panel wood door and a set of spiral metal stairs leading to a new roof deck on top of the addition. The roof deck will be surrounded by a new painted metal picket railing.

Alterations:

Third level:

On the south side, two new wood casement windows are to be installed flanking the existing double hung window. The existing window will be changed out to a new double insulated wood window.

Shed dormer. A new shed dormer is proposed to be installed on the rear (west) slope of the existing gable roof. The dormer is approximately 12' long and 4' in overall height and will be sheathed in smooth HardiPlank siding and covered with a standing seam metal roof. The dormer will have three single light painted wood casement windows.

First level:

An existing door on the south side will be removed and replaced with a new double hung true divided light wood window and the area below the window toothed in with new brick work to match the existing.

II. HISTORY:

517 ½ South Royal Street is a three story brick veneer rowhouse and is one of a group of ten rowhouses constructed on the site of the old Alexandria Iron Works in 1964.

III. ANALYSIS:

Proposed addition and alterations comply with zoning ordinance requirements contingent upon survey plat being supplied.

The bulk of the addition will not be visible from a public right-of-way. The addition is utilitarian in form and function and fits within the Colonial Revival design vocabulary of the existing house. As recommended by the *Design Guidelines* the addition does not detract from the house. Thus, Staff has no objection to the proposed addition.

Staff further has no objection to the new windows and doors proposed. With regards to the shed dormer, the *Design Guidelines* discourage shed dormers in the historic district. However, in this instance the width of the dormer is not visible from a public right-of-way. The south end of the dormer will be the only section visible from Gibbon Street. Thus, Staff finds the use of a shed dormer acceptable in this instance.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application as submitted. However, Staff notes the comments of Alexandria Archaeology and has included them as a condition.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The proposed project did not include a plat plan. Location of construction with respect to property lines could not be reviewed with this submission. Changes to this project may be required at the time of building permit plan submission once a plat plan is reviewed with the proposed project.

- F-2 The construction type of this dwelling is 5B and is limited to 3 stories in height. The proposed project indicates use of a 4th story as habitable space. The height increase requires the applicant to submit a code modification to the Director of Code Enforcement. A height modification under the USBC will require the installation of a residential fire sprinkler system.

- C-1 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to porches with roofs and skylights within setback distance.

- 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 comment.

Alexandria Archaeology:

- F-1 Tax records indicate that a free African American household was present on this street face in 1810, but the exact address is not known. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities of Alexandria's free black population in the early nineteenth century.
- 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 the site plan so that on-site contractors are aware of the requirement.