

Docket Item #5
BAR CASE# 2005-0033

BAR Meeting
March 16, 2005

ISSUE: Addition
APPLICANT: Melanie El-Sabaawi
LOCATION: 513 South Royal Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new addition at the rear of the residential rowhouse at 513 South Royal Street. The proposed addition is the same height as the existing house - three stories and is proposed to be 10'2" in length and 16' in width.

West Elevation

This elevation is not visible from the public right-of-way. Brick piers will support the addition. The second level will have a large multi-light windows flanked by two eight-over-eight double hung simulated divided light windows. Vertical wood panels will define each end. The third level will be open with a wood balustrade and rail. A new doorway is proposed to be installed at the north end.

South Elevation

This elevation is also not visible from the public right-of-way. The second level will have four painted flat wood panels. At the third level a series of operable wood, louvered shutters is proposed. Two skylights are proposed for the south slope of the roof.

North Elevation

This elevation is visible from the public right-of-way and its design mirrors that of the south elevation.

The roof of the addition is proposed to be asphalt shingles.

II. HISTORY:

513 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.

This case is virtually identical to one that the Board considered earlier last year at 517 ½ S. Royal Street for one of the other houses in the row which requested approval of demolition of the rear of the house and a new rear addition. That case was approved by the Board in August (BAR Case #2004-00117, 8/17/04).

The Board has earlier approved the demolition of portions of the rear to permit construction of the addition (BAR Case #2004-00262, 12/15/04).

III. ANALYSIS:

Proposed rear addition complies with zoning ordinance requirements.

In the opinion of Staff the design and materials proposed for the addition reflect the vernacular Colonial Revival of these mid-1960s era houses. Staff believes that the design meets the recommendations of the *Design Guidelines* and recommends approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The openable shutters are located within 5 feet of the interior lot line and are not compliant with the USBC. See C-1 below.

- 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, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to 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:

True divided lite wood windows and doors?