

Docket Item #18
BAR CASE #2005-0091

BAR Meeting
May 4, 2005

ISSUE: Addition and alterations

APPLICANT: John Belshe by RB Adams & Associates

LOCATION: 600 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 #17 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new three story rear addition and alterations to the end unit residential rowhouse at 600 South Royal Street.

Addition

The addition is proposed to be demolished to allow replacement with a new three story addition on the same footprint. The addition is approximately 12'9" in length and 23' in width. On the first level the sliding glass doors will be replaced with three tripartite casement windows with transoms above and wood panels below separated by wood pilasters. The new multi-light wood door with transom will be the new rear entry door on the south side of the addition. The rear of the second level will have three simulated divided light double hung wood windows with operable louvered shutters. The north end of the second level will have a single window and shutters to match those on the rear. The south end of the second level will have a pair of closed louvered shutters to mimic false windows. The rear and sides of the third level will mirror the second. The addition will have wood siding and a standing seam metal roof.

Alterations

On fourth level at the existing roof a new shed like dormer is proposed with three multi-light wood casement windows. The dormer is approximately 8' in width, 6' in height and 20' in overall length. The dormer will have an EDPM roof. Adjacent to the dormer on the south side will be a new brick shaft to house an elevator. This new elevator shaft is approximately 5' in width, 8' in height, and 5' in depth.

II. HISTORY:

600 South Royal Street was constructed is a three and a half story end unit brick rowhouse and was built around 1960 as part of the Yates Garden Subdivision.

In 2003, the Board originally approved the demolition of this one story rear addition (BAR Case #2003-0154, 7/16/03). That Permit has expired.

III. ANALYSIS:

The proposed addition complies with zoning ordinance requirements.

In the opinion of Staff, the proposed rear addition and alterations are appropriate. They use a

traditional design vocabulary found throughout the Yates Garden subdivision, yet in a manner which differentiates the addition from the existing house. The addition will be clad in wood siding while the existing house is brick. The windows will be similar to those found throughout Yates Garden. Staff also notes that the first floor of the addition is not visible from the public right-of-way because it is below the existing brick wall. Staff also has no objection to the proposed new dormer and elevator shaft. These alterations are only visible from oblique angles from South Royal Street or from Gibbon Street. In addition, these alterations make use of traditional materials. Therefore, Staff recommends approval of the application. Staff notes the comments of Alexandria Archaeology and has included them as conditions.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

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2. The above statement must appear in the General Notes of the site plan 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:

- F-1 The proposed addition exceeds the height and area requirements of the USBC and shall comply with additional fire protection requirements specified by the USBC including the installation of a fire sprinkler system.

- F-2 The 4th floor addition shall comply with emergency escape provisions of the USBC.

- 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:

No comment.

Alexandria Archaeology:

- F-1 The G.M. Hopkins Insurance Map depicts structures on this lot by 1877. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in nineteenth-century Alexandria.
- 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.