

Docket Item #7
BAR Case#'s 2005-0143

BAR Meeting
September 21, 2005

ISSUE: Addition and alterations

APPLICANT: Lance L.J. Marine

LOCATION: 700 South Royal Street

ZONE: RM/Residential

BOARD ACTION, JULY 6, 2005: The Board combined the discussion of docket item #'s 21, 22, & 23. On a motion by Mr. Smeallie, seconded by Mr. Wheeler the Board:

1. Deferred the design of the addition for restudy;
 2. Approved the new design of the garden wall; and,
 3. Approved the waiver of the vision clearance requirement.
- The vote on the motion was 4-0.

REASON: The Board agreed with the Staff analysis.

SPEAKER: John Savage, project architect, spoke in support

Update: The proposal has been modified by the substitution of a gabled entry portico supported by wood columns on the north elevation in lieu of the shed roof canopy on masonry columns as proposed previously. The applicant has also reduced the height of the addition by approximately 2 feet.

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the roof material of the dormer be slate to match the house;
2. That the frieze and the wood siding on the entry portico be differentiated by either a change in depth or the addition of a molding with Staff to approve the final details;
3. 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,
4. The above statement must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement.

Note: Docket item #6 must be approved before this item may be considered.

I. ISSUE:

The applicant is seeking approval of a Certificate of Appropriateness for the construction of a three story addition to abut the north sidewall of the existing house on this corner lot, currently identified as 700 South Royal Street.



Figure 1 Proposed west elevation



Figure 2 Proposed north elevation



Figure 3 Proposed east elevation

The existing two story masonry house is the end unit in the staggered group of six attached row houses facing Royal Street on the east side. It is a simple, two-bay, side hall entry facade, with a transverse gable roof, embellished only by the small scale dentilled cornice and brick jack arch lintels on the first level. The north elevation facing the garden has a small window and semi-lunette attic vents flanking the chimney which is centered on the ridge. The west elevation is proposed to be altered by closing the existing door opening and inserting a double hung window to match the existing one at this level. It is further proposed to excavate an areaway to provide access to the basement at this location, and the opening of the wall to include a window and a door into the space. The north elevation will be entirely encapsulated by the new structure.

Alterations to the rear elevation include extending the first floor approximately 8' to the east, with a bank of three casement windows and a French door. The upper level of this extension will be a deck with wood posts and iron railings, topped by a trellis-like structure in wood. One window will be converted to a door for access to this deck.

The addition is conceived as the next unit in the group of attached houses in that it is the same width as the others, 17', and presents a two bay, side gable facade to the west, facing Royal Street. There are two shallow recesses on the attic level above the windows below, replicating rhythm and scale. The side gable facing north or Franklin Street is broken into two planes, for the purpose of mitigating the scale of the building. The pavilion portion of the facade has a balanced two bay scheme at each level, with a single opening centered under the lower gable at the attic level. What appear to be flush soldier courses of brick to simulate a projecting belt course contain two shallow recesses similar to those on the front elevation. The easternmost third of the elevation is set back about 2' from the plane of the pavilion and contains the main entry, a gabled entry portico supported by wood columns. The east slope of the higher gable roof has a large dormer of wood frame, topped by a segmental arched roof of unknown materials. The main roof is to be slate.

II. HISTORY:

As noted in docket item #6, 700 South Royal Street is part of Yates Gardens and dates from the mid-20th century.

At the July 6, 2005 meeting the Board approved a new brick wall along with a Waiver of the Vision Clearance Requirement (BAR Case #2005-0142).

III. ANALYSIS:

The basic concept for the addition, which in large measure amounts to a complete new house, is carefully modeled to fit well in both of the streetscape elevations and in the spatial setting of the existing garden. As such, the basic premise complies with the spirit and intent of the Design Guidelines for additions to residential structures and approval is recommended.

Refinements or restudy requested previously have been addressed. These include the brackets on the rear porch structure which have been reduced in size. The major element of re-study was the entry portico which has been proposed to be a gabled roof normal to the main wall of supported upon square wood columns.

The roof is pitched at 7:12 and the gable end is closed with wood siding. The columns are 12' square, with chamfered corners and a projecting molding at the top to recall the sense of a capital in classical vocabulary. The sides and front below the structure are open. The basic concept is more compatible with the geometry of the north elevation and the gable serves to emphasize subtly but clearly the 'entry' function which is somewhat deeper into the rear of the property than is historically typical.

A transom light has been added over the door to further emphasize the entry. Lastly, the introduction of the gable form forced the change in what had been a typical 6/6 double hung

window to a round window set into an architrave comprised of header bricks with a 3' diameter. This element adds a modicum of interest to this elevation and reinforces the sense that the principal entry is accomplished here.

As noted previously, the roofing material for the dormer should be stipulated. The only item of concern on the revised proposal is the suggestion that the plane differential between the frieze on the gable and that of the wood siding above it be clearly articulated by a change in depth or by a transitional molding.

The general character of the proposal under consideration is consistent with and compatible to the aesthetic and planning concepts of the original Yates Gardens development.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

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4. The above statement must appear in the General Notes of all site plans 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:

- 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 of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.

- 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.

Office of Historic Alexandria:

No comment.

Alexandria Archaeology:

- F-1 Tax records indicate that houses were present on this block by at least 1810, although the exact addresses are not known. The current development property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in early 19th-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 all site plans so that on-site contractors are aware of the requirement.

Transportation and Environmental Services:

- R-1 A plot plan showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit. The footprint, elevations, and proposed parking on the plot plan shall be consistent with what is proposed in this application. (T&ES)
- R-2 Relocate the proposed fence outside of the vision clearance or reduce the height to 3½ feet. (T&ES)
- R-3 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-4 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. (T&ES)
- R-5 If construction of the residential unit results in land disturbing activity in excess of 2500 square feet. The applicant is required to comply with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control. (T&ES)
- R-6 City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. 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. (T&ES)
- C-1 All utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-2 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)