

Docket Item #16  
BAR CASE #2005-0210

BAR Meeting  
September 21, 2005

**ISSUE:** Addition

**APPLICANT:** Carol Rogin by Stephanie Dimond

**LOCATION:** 212 South Royal Street

**ZONE:** RM/Residential

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### **STAFF RECOMMENDATION:**

The 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.
2. The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve ground disturbing activities so that on-site contractors are aware of the requirement.

**NOTE:** Docket item #15 must be approved before this item may be considered.

### **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the rear of the property at 212 South Royal Street. The new work consists of an 8'-6" addition including a screened porch and brick addition with a wood bay area. The work is described in more detail below:

#### **Back (East) elevation**

The new addition will extend out to line of the existing adjacent building to its south, thus not impacting neighboring views. The addition will be in brick with a two story wood bay which will extend an additional 2'. The east elevation is divided into two parts. The portion to the south will consist of screened porch at ground level with painted wood trimmed panels. Above this porch area is an open balcony/deck area. The balcony is secured with an ornamental metal railing system. There is a new window unit which is installed in the existing brick wall. This unit and existing brick wall are set back the entire depth of the new construction. The rear elevation will be painted to match the color of the existing house.

The other portion of the rear elevation consists of the brick and wood bay extension. The ground level bay has french doors opening to the garden area. The diagonal walls of the bay will have full height french doors. Staff notes that although the drawings described the French doors as having true divided lights, they will actually be single lights. The lower french door units are repeated on the upper level. The metal railing is repeated thus making a consistent feature tying both portions of the elevation together.

The roof will be flat and the trim from the bay will tie into the roof line.

#### **Side (North) elevation**

This elevation will be impacted with a solid brick wall extending 8'-6". The mass of the wall will be somewhat diminished by the wood fence separating the property from the Royal Street park. The two story bay unit with french doors sits back away from the park, layering the elevation. It is important to note that the existing modern addition to be demolished extended out approximately 3'-6" from the original structure so that although the new addition measures 8'6" in length, the new addition will only increase the overall length by approximately 5'. As with the

rear elevation, the north elevation will be painted to match the existing building.

#### Side (South) elevation

This elevation has no impact as the addition will be matching the line of the adjacent building.

The addition will be minimally visible from South Royal Street and more so from the public park.

### **II. HISTORY:**

The two story, three bay masonry building at 212 South Royal Street appears on the 1877 Hopkins City Atlas. The Board approved a two story rear addition in 1977 (5/31/77).

### **III. ANALYSIS:**

The proposed alterations comply with the zoning ordinance requirements.

In the opinion of Staff, the proposed alterations are appropriate and conform to the *Design Guidelines*. The appearance of the existing modern addition is not contextual to the surrounding buildings. The materials and design of the alterations reflect the architectural traditions of the historic district. Much of the proposed work will not be highly visible from a public right of way.

The staff notes the *Design Guidelines* encourage a distinction from the original building and new work. The applicant has indicated that the new addition will utilize a flat modern brick which although painted to match the color of the existing building, will distinguish the new construction from the old. Staff believes that this solution is acceptable.

The proposed addition is more compatible with the adjacent architecture than that of the modern addition that currently exists.

Staff notes the comments of Alexandria Archaeology and has included them as a condition.

### **IV. STAFF RECOMMENDATION:**

Staff recommends acceptance of the approval of the application with the following condition:

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.
2. The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve ground disturbing activities 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.

### Historic Alexandria:

“No comment.”

### Alexandria Archaeology:

- F-1 Tax records indicate that development of this street face had begun by the early 19<sup>th</sup>

century. The Sanborn Insurance maps show that a house was present on this lot by 1885. The property therefore has the potential to yield archaeological resources that could provide insight into life in early 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 and on all site plan sheets that involve ground disturbing activities so that on-site contractors are aware of the requirement.