

Docket Item # 11
BAR CASE # 2006-0245

BAR Meeting
November 15, 2006

ISSUE: Addition and alterations

APPLICANT: Edwin L. Crocker

LOCATION: 505 South Royal Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following condition:

The statement below must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement:

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.

(Insert sketch here)

NOTE: Docket item #10 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is requesting approval of a certificate of appropriateness for three items as described below:

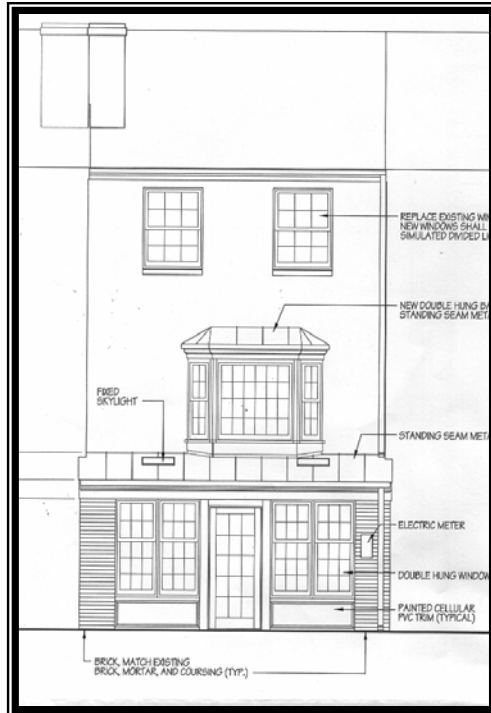


Figure 1- Proposed rear elevation

Addition

The proposed addition will extend 12' out from the rear of the house and will be the entire width of the house and lot (18' wide). The addition will be approximately 10' high at the highest point. The shed roofed structure will be clad in brick to match the brick, mortar and coursing of the existing house. The roof will be standing seam metal and will have two fixed skylights. There will be a multi-light door centered in the rear (west) elevation of the addition, flanked by paired six-over-nine windows. The windows and door will be wood double-hung windows by Pozzi. The simulated divided-light muntins will be 3/4" wide and will be of aluminum. The windows will be painted white. The trim will be painted cellular PVC trim. Trim will include a fascia board on all three sides at the roofline and modest cornice on the rear elevation; door and window trim and panels below the windows. An aluminum gutter will run along the lower edge of the shed roof with a downspout located at the right corner of the rear elevation. The electric meter will also be located on the right side of the rear elevation.

Bay Window

A new bay window will be installed on the rear elevation at the second story. It will not be centered but instead will be located approximately 2' to the right of center. The bay window will replace the existing tripartite window. The 8' wide bay will project 1'-10 7/8" from the face of the wall. The bay will have a standing seam metal roof. The center window will be a 24-light

fixed-pane window while the side windows will be narrower four-over-four, double-hung windows. There will be panels below the windows. It is assumed that the panels and trim will be painted cellular PVC trim.

Windows

All the existing single-glazed, double-hung wood windows are proposed to be replaced with wood double-hung windows by Pozzi. The new windows will be thermal glazed and will have simulated-divided-light muntins. The muntins will be ¾" wide and will be of aluminum. The new windows will fit the existing openings and duplicate the muntin configuration of the existing windows.

Site

The existing side and rear fences will remain. The existing HVAC unit will be moved from its current location at the rear of the house to the rear left corner of the lot.

The rear of the house is visible from Wilkes Street and Jefferson Court. Fencing at the back of the subject and neighboring properties limits the visibility of the first story at the rear.

II. HISTORY:

The three story, brick veneer townhouse is one of a group of ten houses built on the site of the old Alexandria Ironworks in 1964. The houses are in two groups of five. The house at 505 South Royal Street is in the center of the northern group. Several of the townhouses have had additions in recent years. Demolition/encapsulation and a three story rear addition at 513 South Royal Street were approved in 2005 (BAR Case #2004-0262, 12/15/2004 and BAR Case #2005-0033, 3/16/2005) and re-approved in 2006 (BAR Case #2006-0018, 2/15/2006). Similarly, demolition and encapsulation and a one story rear addition and shed dormer were approved in 2004 for 517 ½ South Royal Street (BAR Case #2004-0117 & 0118, 8/18/2004).

III. ANALYSIS:

The proposed alterations and addition comply with the zoning ordinance requirements.

Staff believes the proposed alterations and additions are compatible with the mid-20th century building and the historic district. The addition is fairly modest in size and will only be minimally visible from the public right-of-way. The Board has previously approved significantly larger additions for buildings in this same development. While the *Design Guidelines* strongly recommend the use of authentic rather than synthetic materials, Staff believes the use of cellular PVC trim is acceptable in this application as it will not be accessible or readily visible to the public. Similarly, Staff has no objection to the proposed new bay window in the second story. The window type is appropriate to the vaguely Neo-Colonial style of the building. While it would be preferable that the window be centered, the bay will be in the location of the existing tripartite window which is off center. Lastly, Staff has no objection to the use of the Pozzi wood windows with aluminum simulated divided light muntins. While the *Design Guidelines* (Windows –Page 2) encourage the use of true-divided light windows, they do allow for simulated divided light windows in certain circumstances. In this case, the house is set back from Royal Street by more than 13' and is not accessible at the rear. Given these circumstances

and the fact that the house is less than 50 years old, Staff believes that the Pozzi simulated divided light wood windows with aluminum muntins are acceptable.

Staff notes that the applicant proposes to retain all existing fences. As these stockade style fences do not comply with the *Design Guidelines* (Fences, Page 2), Staff strongly urges the applicant to consider replacing the fences as part of the renovation project. Staff may administratively approve wood flat board fences no higher than 6'. If during the course of the project it is determined that any of the fences requires replacement, that replacement fence must comply with the *Guidelines* and must be approved by Staff.

Staff notes the concerns of Alexandria Archaeology and recommends that they be included as a condition of the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following condition:

The statement below must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement:

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.

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 comments were received

Alexandria Archaeology:

- F-1 Tax records indicate that there was a free African American household on this street face in 1810, but the exact address is not known. This lot has potential to yield archaeological

resources that provide insight into domestic activities in 19th-century Alexandria, perhaps relating to African Americans.

- 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 demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

Transportation and Environmental Services:

- R-1 The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- C-1 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. 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. (Sec.8-1-22)
- C-2 All utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)
- C-4 Change in point of attachment or removal of existing overhead utility services will require undergrounding or a variance. (Sec. 5-3-3)