

Docket Item # 7
BAR CASE #2006-0061

BAR Meeting
March 21, 2007

ISSUE: Addition
APPLICANT: David Canfield by Linda Serabian
LOCATION: 219 North Royal Street
ZONE: RM/Residential

STAFF RECOMMENDATION, MARCH 21, 2007: Staff recommends denial of the application.

BOARD ACTION, JUNE 7, 2006: The Board combined discussion of docket item #'s 10 and 11. On a motion by Ms. Neihardt, seconded by Ms. Quill, the Board voted to defer the application for restudy. The vote was 4-0.

REASON: The Board requested the applicant look at designs for the rear addition that resulted in less demolition of the historic roof on the rear slope.

SPEAKERS: David Canfield, applicant, spoke in support
Linda Serabian, project architect, spoke in support
Lawrence O'Connor, representing Historic Alexandria Foundation, spoke in support

STAFF RECOMMENDATION, JUNE 7, 2006: Staff recommends denial of the application.

(Insert sketch here)

Update: Since the public hearing of June 7, 2006 the applicant has revised the design of the addition somewhat to reduce the impact of the addition onto the rear roof slope and to preserve a considerable amount the existing dormer.

NOTE: Docket item #6 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an addition to the residential rowhouse at 219 North Royal Street. The third story addition will be constructed on top of the existing two story rear addition extending onto the rear roof of the main historic block of the house and, thus, will involve altering the rear roof slope. The addition will house a bathroom and will be 8'3" x 11'6". The addition will be clad on smooth painted Hardi-plank siding and will have white clad simulated divided light windows by Loewen. On the north side there will be a six-over-six window and on the east side there will be a strip series of divided light windows. There is no fenestration on the south side of the addition.

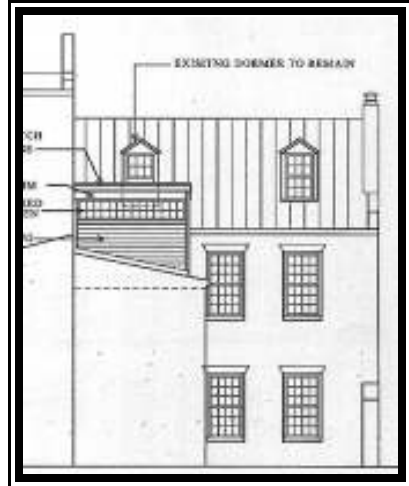


Figure 1 - Proposed rear



Figure 2 - Proposed north elevation

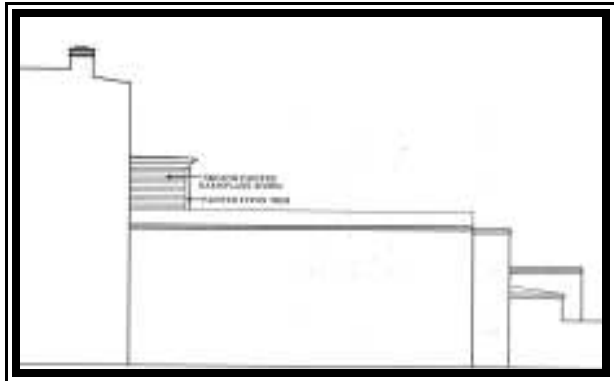


Figure 3 - Proposed south elevation

II. HISTORY:

As described in docket item #6, 219 N Royal Street was constructed between 1811 and 1814 by James McGuire and was the home of Mr. and Mrs. Mangum Weeks in the 1930s and 1940s.

III. ANALYSIS:

Proposed addition complies with zoning ordinance requirement.

The proposed addition is situated above a frame infill section at the rear of the house and extends over onto the adjacent roof of the historic main block of the house to the west. While the addition carries the line of the infill addition upward to a third story, staff believes that the addition represents an unacceptable intrusion into the composition of this important early 19th century residence. While staff is cognizant that the addition will be minimally visible down a rear alley when viewed from the east from North Fairfax Street, staff is of the belief that the late 18th and early 19th century patrimony of the historic district is so fragile and valuable that it needs to be carefully shepherded lest so many compromises be made that the intrinsic character of the early architecture of the city is irretrievably lost. Thus, in the case of this addition, staff believes that the basic third story *patri* is inimical to the preservation of the residence both by incorporating portions of the roof of the main historic block as well as setting a third story above the existing rear addition. Staff is also concerned about the precedent that the Board would set by approving a third story that incorporates sections of historic residential buildings. Because of these factors, staff recommends denial of the proposed addition.

IV. STAFF RECOMMENDATION:

Staff recommends denial of the application.

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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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-8 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:

Built between 1811 & 1814 by James McGuire (Cox, p. 151). The windows should be wood clad, not aluminum. The proposed window design should be reconsidered. In proposed elevation

1, removing the dormer window and installing the indicated fixed windows would not be appropriate for this early 19th c. house.