

Docket Item # 19
BAR CASE # 2007-0249

BAR Meeting
December 6, 2007

ISSUE: Addition & Alterations
APPLICANT: Brent & Lynn Chambers, by Maarten Crijins
LOCATION: 814 South Royal Street
ZONE: RM/Residential

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

1. That final window and door selection be submitted to Staff for review and approval prior to the submittal of building permit sets; and,
2. That the following statement 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 requirements.

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 find.

(Insert sketch here)

NOTE: Docket item # 18 must be approved before this item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness in order to construct a rear two-story addition at 814 South Royal Street. With the exception of the demolition/encapsulation of the current east/rear elevation, no other alterations will occur to the existing house. The drawings submitted with the application do not accurately portray all the building's existing detailing, such as the hood over the main entrance and the vents above the second-story windows below the cornice. All these existing features, as well as other masonry details, will remain and be replicated on the proposed addition.

The proposed new addition will have a footprint of 21' x 18' or 378 square feet. The existing house has a footprint of 18.5' x 36' or 666 square feet. As proposed, the addition will be two-stories and will be the same height of the existing building's cornice line. However, the addition will have a flat-roof and will not mimic the shallow-hipped roof of the original. A new downspout will be installed on the south elevation to distinguish the new addition from the original. The addition will have an approximate 2' projection from the existing south wall of the property. The addition will match the existing house in brick and masonry detailing. The addition's brick will be painted to match the existing house.

Four windows will be located on the south elevation of the addition, two on each floor. On the east/rear elevation, two windows on the first floor will be located on each side of a pair of French-style doors. Two-paired sets of windows will be on the second floor. All the new windows will be six-over-six, double-hung, double-glazed wood windows, with either true or simulated divided lites, manufactured by either Pella or MW windows. The manufacturer of the French-style door has not been determined.

A new rear stoop with brick steps and wood railing will be constructed off the new rear doors, similar in style to the main entrance stoop.

II. HISTORY:

814 South Royal Street is a two-story brick, end unit townhouse with a side entrance. According to Real Estate Records, 814 South Royal Street was constructed in 1952. It is located in the Yates Garden subdivision. 814 South Royal Street appears on the 1958 Sanborn Fire Insurance maps, but not the 1941 maps.

Staff did not locate any previous approvals by the Board.

III. ANALYSIS:

The proposed addition and alterations comply with Zoning Ordinance requirements, including open space and FAR.

In the opinion of Staff, the proposed addition is appropriate and compatible to the existing house. The addition is modest in size and of appropriate architectural character and conforms to the *Design Guidelines* for residential additions. It will not overwhelm the existing 1952 house or its

neighbors with its size or appearance. It is compatible with the simple appearance of this Yates Gardens house and uses traditional materials and detailing.

In respect to the windows, staff would prefer that true-divided light windows are used, especially on the more visible south elevation. Staff recommends that once the applicant selects doors and windows, those items be submitted to Staff for review and approval prior to submitting building permit sets.

Staff notes the comments 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 conditions:

1. That final window and selection is submitted to Staff for review and approval prior to the submittal of building permit sets; and,
2. That the following statement 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 requirements.

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CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

- C-1 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-2 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-6 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-7 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-8 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-9 A soils report must be submitted with the building permit application.

- C-10 The height of the porch above grade is not shown. If > 30" above finished grade porches must have guardrails on open sides. Guardrails and intermediate rails must comply with USBC 1012.1.
- C-11 The new handrails must comply with USBC for a minimum/maximum height of 30 to 34 inches. The ends must extend 12" beyond the top and bottom risers. The handgrip position must not be more than 2-1/4" in cross-sectional dimension, or the shape must provide an equivalent gripping surface. The handgrip portion must have a smooth surface with no sharp corners. The space between the wall and handrail must not be less than 1-1/2".
- C-12 The new stairs must comply with USBC for riser and tread dimensions.
- C-13 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Alexandria Archaeology:

- R-1 That the following statement 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 requirements.

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Historic Alexandria:

- R- Approve subject to wood double-hung true-divided light windows.