

Docket Item # 9
BAR CASE # 2007-0248

BAR Meeting
January 16, 2008

ISSUE: Permit to Demolish/Encapsulate
APPLICANT: Brent & Lynn Chambers, by Maarten Crijins
LOCATION: 814 South Royal Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Encapsulate as submitted.

BOARD ACTION, DECEMBER 6, 2007: The Board combined the discussion of docket item #'s 18 & 19. On a motion by Mr. Neale, seconded by Ms. Neihardt the Board deferred the application for restudy. The vote on the motion was 7-0.

REASON: The Board did not agree with the staff analysis and believed that a better design was needed and that it should be accompanied by accurate drawings. The Board was concerned that the drawings that were presented did not accurately portray existing conditions or the intended design.

SPEAKERS: Brent Chambers, homeowner, spoke in support
John Hynan, representing the Historic Alexandria Foundation, spoke in support of the staff conditions
Susan Feintheil, 818 South Royal Street, spoke in opposition
Maarten Crijins, designer, spoke in support

STAFF RECOMMENDATION: Staff recommends approval as submitted.

(Insert sketch here)

NOTE: This item requires a roll call vote.

UPDATE: Since the December 6, 2007, the applicant has revised the drawings to be accurate to reflect the existing conditions and details of the property, and has added a squared, bay window element on the south elevation of the proposed addition, while decreasing the footprint size of the addition slightly. The proposed amount of demolition/encapsulation has not changed. Therefore, Staff repeats support of the Permit to Demolish/Encapsulate and recommends approval as submitted.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate in order to construct a rear addition to the property at 814 S. Royal Street. The existing rear (east) elevation will be completely encapsulated by the proposed new addition. The rear elevation is approximately 306 square feet. The new addition will measure 19'9" x 18.5' and will project slightly from the existing south wall of the building.

II. HISTORY:

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

Staff did not locate any prior approval by the Board for this property.

III. ANALYSIS:

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec 10-105(B):

1. Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
2. Is the building or structure of such interest that it could be made into an historic shrine?
3. Is the building or structure of such old and unusual or uncommon design, texture, and material that it could not be reproduced or be reproduced only with great difficulty?
4. Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
5. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
6. Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live?

In the opinion of Staff, due to the age of the building, none of the above criteria are met. The demolition/encapsulation is located on the rear of the house. Therefore staff recommends approval of the application.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

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.

Historic Alexandria:

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