

Docket Item # 10
BAR CASE # 2007-0249

BAR Meeting
January 16, 2008

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. The applicant/developer shall 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 applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements in Conditions 1 and 2 above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

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 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 # 9 must be approved before this item can be considered.

UPDATE: Since the December 6, 2007 Old and Historic Alexandria Board of Architectural Review meeting, the application has made revisions to the proposed addition as follows:

1. The footprint of the proposed addition has been reduced slightly to be 19'9" x 18" or 355.5 square feet.
2. A square wood bay window with a standing seam metal roof has been added to the south elevation of the addition.
3. All windows on the addition will be double-hung, double-glazed, true-divided light wood windows custom made by Smoot Lumber.
4. A standing seam metal hip roof canopy will be located over the rear doors on the east elevation of the proposed addition.

The applicant has also corrected the drawings to truly reflect the details of the existing building and on the proposed addition.

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 proposed new addition's footprint of has been reduced to 19'9" x 18' (355.5 square feet) from 21' x 18'. 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 1'6" 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.

The south elevation of the addition has been revised from the initial submittal. A squared, bay window will project about 1'5" from the wall of the first floor of the addition. The bay window will have a three window configuration, with a central 12-lite window flanked by two casement windows, each with 8-lites. The bay will have a standing seam metal hip roof, matching the color of the existing roof over the main entrance. The bay itself will be built of wood, with three rows of molding to form panels below the windows. The second floor will have two, double-hung, wood windows in an 8/8 configuration. On the east/rear elevation, two windows on the first floor will be located on each side of a pair of French-style doors. A standing seam metal hipped roof will cover the rear 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, true divided lites, custom made by Smoot Lumber.

A new rear stoop with brick steps and metal 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. With the revisions from the first submittal, including the bay window and the lite configuration, subtle details will distinguish the addition from the original house. Therefore, Staff supports the application.

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:

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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:

The 1877 Hopkins map shows this entire block owned by Jonathan Daingerfield with a large house facing Franklin Street and a stream to the south. There is the potential for archaeological resources to be present that could provide insight into residential life on the outskirts of town in early Alexandria.

Recommendations:

1. The applicant/developer shall 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.
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4. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

Historic Alexandria:

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