

Docket Item # 8
BAR CASE # 2008-0019

BAR Meeting
March 5, 2008

ISSUE: Addition and Alterations
APPLICANT: Jon Tuttle and Laura Denk
LOCATION: 222 North 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. There is a slight possibility that evidence of burials could be discovered during construction activities. It is illegal to disturb human remains without obtaining appropriate permits. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that an inspection schedule for city archaeologists can be arranged to insure that burials are not disturbed. If burials are discovered and need to be removed, preservation measures will need to be taken.
3. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
4. The above conditions 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.

(Insert sketch here)

I. ISSUE:

The applicant has requested approval of a Certificate of Appropriateness to construct an addition and make alterations to the house at 222 North Royal Street. The project will impact the existing flounder ell and a later addition to the house, but the footprint of the house will remain largely the same. The dimensions of the new addition at ground level are only 4'3" by 12'. However, the addition will be two stories in height and will encapsulate the two westernmost bays of the flounder on the first floor, and the three upper bays on the second floor. The later addition will be modified but not expanded.

South Elevation

The addition and alterations will impact the back 27' of the house. The first floor of the south elevation will have roughly six bays, incorporating the existing door and adding four windows and a recessed niche. The existing door will become a recessed entry with Doric style columns. The next building segment will contain two windows and a niche framed by an arch, followed by two smaller windows separated by another column. On the second floor there will be three evenly spaced windows.

All of the windows in the addition will be wood casement windows emulating a two-over-two light pattern. The addition will be clad in stucco and it will have a standing seam metal shed roof. The cornice line of the new addition will be somewhat higher than cornice line of the adjacent flounder.

Rear Elevation

The first floor of the rear elevation will have three pairs of wood true divided light French doors separated by wood columns. On the second floor there will be a single French door with sidelights opening to the upper level deck. A new wrought iron railing will replace the existing picket-style railing on the second floor. There are four proposed lantern style lights on the rear elevation.

North Elevation

The existing brick on the north side of the house will be repointed and new brick will be added where the addition is larger than the existing flounder.

Alterations

The existing six-over-six windows on the south elevation of the flounder will be replaced with two-over-two true-divided-light wood windows. The air conditioning units will be consolidated in one location on the roof and a skylight will be added on the eastern end of the flounder, near the three-story portion of the house.

III. HISTORY:

The house at 222 North Royal Street is a three story rowhouse with a painted brick façade that is a twin to the house to the north at 224 North Royal Street.

The residence appears to date from the third quarter of the 19th century based upon stylistic characteristics and brick bond patterns. It has Greek Revival style proportions with Italianate

trimwork including window surrounds and hoods as well as a heavy bracketed cornice with a rear flounder ell.

At the time of the first Sanborn map in 1885 the house was shown as three stories in height with a flounder wing also of three stories. By the time of the 1902 map the flounder wing had apparently been reduced to two stories in height due to unknown circumstances and a two story porch added on the south side toward the rear of the ell. It is this basic configuration that has been maintained to the present, with the porch being infilled at sometime in the late 20th century. The infill is a relatively modern addition constructed at the west end of the existing two story ell and faced with T-111 siding. There are no records of any approvals for this addition.

Further, there are no records of previous Board reviews for this property.

III. ANALYSIS:

Proposed addition and alterations comply with FAR and zone regulations.

In the opinion of staff, the proposed addition and alterations conform to the *Design Guidelines* for residential additions. It is differentiated from the historic building by a change in materials and not overwhelming to the existing structure or neighborhood.

Staff does find certain details of the design problematic, primarily the first floor of the east elevation. The first floor fenestration pattern and use of multiple columns is incongruous with the historic flounder and overly elaborate especially in contrast to the second floor of the same elevation. In the opinion of staff, the design of the second floor is much better at respecting the historic simplicity of the adjacent flounder.

That having been said, the addition will be minimally visible. From the horse alley south of the house along Royal Street the four foot section of the east elevation of addition will be minimally visible. From North Pitt Street the second floor of the rear of the house will be visible. The alley immediately behind the house is a private alley.

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

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

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2. There is a slight possibility that evidence of burials could be discovered during construction activities. It is illegal to disturb human remains without obtaining appropriate permits. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that an

inspection schedule for city archaeologists can be arranged to insure that burials are not disturbed. If burials are discovered and need to be removed, preservation measures will need to be taken.

3. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
4. The above conditions 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 Sheet piling and Shoring) so that on-site contractors are aware of the requirements.

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 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-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:

No comments received.

Alexandria Archaeology:

- F-1 Tax records from 1830 and 1850 indicate that there were free African American households on this street face, but the exact addresses are unknown. An *Alexandria Gazette* article from 1904 indicates that some of the houses on this block of Royal Street may have been constructed on an old cemetery. The house on this lot dates to the mid- to late 19th century, according to *Historic Alexandria, Virginia, Street by Street* by Ethelyn

Cox. The lot therefore has the potential to yield archaeological resources that could provide insight into residential life in 19th-century Alexandria, perhaps relating to free African Americans. Although it is not likely, there is also a possibility that evidence of the early grave yard could be discovered during construction activities.

- C-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.
- C-2 There is a slight possibility that evidence of burials could be discovered during construction activities. It is illegal to disturb human remains without obtaining appropriate permits. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that an inspection schedule for city archaeologists can be arranged to insure that burials are not disturbed. If burials are discovered and need to be removed, preservation measures will need to be taken.
- C-3 The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- C-4 The statements in archaeology conditions above marked with an asterisk (*) 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.