

Docket Item # 6
BAR CASE # 2008-0140


BAR Meeting
October 1, 2008

ISSUE: Addition and alterations
APPLICANT: Robert Bentley Adams & Associates
LOCATION: 701 South Royal Street
ZONE: RM/Residential

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

1. That the proposed windows and French doors on the addition be single-glazed, true divided light wood windows to match the existing windows, and that Staff make final approval on the window specifications.
2. That the applicant retain the existing transom at the entrance.
3. That the applicant relocate the existing and the proposed A/C units from the front yard to the rear yard.
4. That the applicant work with Staff for final approval of design details, including the proposed lanterns, on the north and west elevations.
5. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. 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.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.



BAR CASE #2008-0139, 0140 10/1/2008 

Note: Docket Item # 5 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an addition and alterations at 701 South Royal Street.

Addition

The applicant proposes to construct a two-story plus basement addition measuring approximately 16' by 18.25' on the west elevation of the existing house which currently measures approximately 32' by 18.25'. The proposed addition will continue the existing flounder form. The proposed addition will be an increase of approximately 50% of the existing house. Once complete, the principle façade on Franklin Street will read as three components, with the addition comprising one third. The addition will be differentiated from the existing townhouse as the roof on the addition will be slightly lower and the wall plane will be slightly stepped back.

The north elevation will have a projecting bay window on the first floor and a single six-over-six double-hung window on the second floor. The bay window will be comprised of a center six-over-six, double-hung wood window flanked on each side by a four-over-four wood window. The bay will have a flat seam metal roof and brick base.

The west elevation will be two bays and have a flounder form, a continuation of the flounder form on a portion of the existing house. The basement level, completely below grade, will have a window well and egress window. On the first floor will be a pair of matching multi-light French doors. The second story will have a blind window with painted wood shutters on the north side and a six-over-six double-hung wood window on the south side.

The south elevation will be a brick wall with no openings due to its location on the south property line.

The east elevation will be demolished/encapsulated by the addition.

The addition will be constructed of brick to match the original townhouse. The applicant proposes to install a new standing seam metal roof for the addition and the existing townhouse (it will replace the composition shingles currently in place). The window surrounds and shutters will match those on the existing townhouse. The first story openings will have a jack arch with keystone and the second story openings will have only a jack arch, both similar to that on existing house. The proposed windows will be wood and will be either simulated divided light or true divided light. The trim on the addition will be painted white to match the trim on the existing townhouse. A new copper gutter, to match the existing gutters, will be installed.

Alterations

The applicant is proposing a number of alterations to the exterior of the existing townhouse.

On the north elevation the applicant proposes to replace the existing Greek Revival portico and door. The existing portico with fluted pilasters will be replaced with a portico with Doric columns. The new door will be a six-panel wood door. A new painted metal hand rail will be

installed on the front steps. The existing lanterns at the entrance will be replaced. On the east and north elevations, the applicant proposes to remove a portion of the masonry wall to lower the sills of the first floor windows and then install six-over-nine double-hung wood windows with operable wood shutters. An existing basement window on the north elevation will be enlarged to accommodate a new egress window.

The applicant proposes to make a number of repairs on the existing townhouse. The work proposed includes repairs to the existing windows and shutters as necessary and repairs to the existing skylight/attic vent on the roof.

The applicant also proposes to install a new A/C unit beside an existing A/C unit in the front yard.

II. HISTORY:

The residential structure at 701 South Royal Street is part of the Yates Garden subdivision and is a two-story, two-bay brick townhouse dating to 1941 according to City real estate records. The existing two-story brick house is the end unit in the staggered group of six attached row houses on South Royal Street. The entrance to 701 South Royal Street fronts on Franklin Street. The north elevation features a two-bay block with gable roof. The western portion of the north elevation is a one-bay block in a flounder form and oriented east-west.

III. ANALYSIS:

The proposed addition and alterations comply with the zoning ordinance requirements with the exception of the proposed location of the A/C unit in the required front yard.

In the opinion of Staff, the proposed addition is appropriate and compatible with the two-story townhouse at 701 South Royal Street and conforms to the *Design Guidelines* for residential additions. The design of the addition is compatible in scale, mass and design with the brick townhouse and does not overwhelm the existing house. Several townhouses in Yates Garden have two-story additions. In 2005, the Board approved a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for the construction of a three-story addition at 700 South Royal Street (BAR Case #2005-0141 and BAR Case #2005-0143).

The *Design Guidelines* state that “the design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent buildings...or which echo the design elements of the existing structure.” Staff finds that the proposed addition is compatible with the architectural style found in Yates Garden. Staff finds that the proposed addition makes use of elements of the existing townhouse but is also differentiated from the historic fabric through a step back in the wall plane and a slightly lower roofline.

Staff finds that the proposed alterations to the existing townhouse are appropriate and consistent with the *Design Guidelines*. Although the first story window alterations will require the removal of some brick to accommodate the lower sill, Staff finds the proposed window type appropriate and consistent with similar properties in Yates Garden. Staff finds the repair and retention of existing windows and shutters to be appropriate. The new portico will be in keeping with the existing architectural style. Staff notes that the existing transom should be retained and repaired.

The location of the existing and proposed additional HVAC equipment in the front yard is not permitted by the Zoning Ordinance and is discouraged by the *Design Guidelines*. Staff recommends that all HVAC equipment be relocated to the rear (north) yard to be less conspicuous.

Staff also notes the conditions from Alexandria Archaeology.

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

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 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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-4 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-5 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-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 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-8 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

Historic Alexandria:

Approve.

Alexandria Archaeology:

Recommendations

1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

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b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Archaeology Findings

F-1 Historical maps indicate this land was once part of the historic 19th-century Yeates Gardens property. There may have been structures on the property in the 19th century and small houses were along this street face by 1921. There is the potential for archaeological resources to be one the property that may provide insight into residential life on the outskirts of town in early Alexandria.

VI. IMAGES

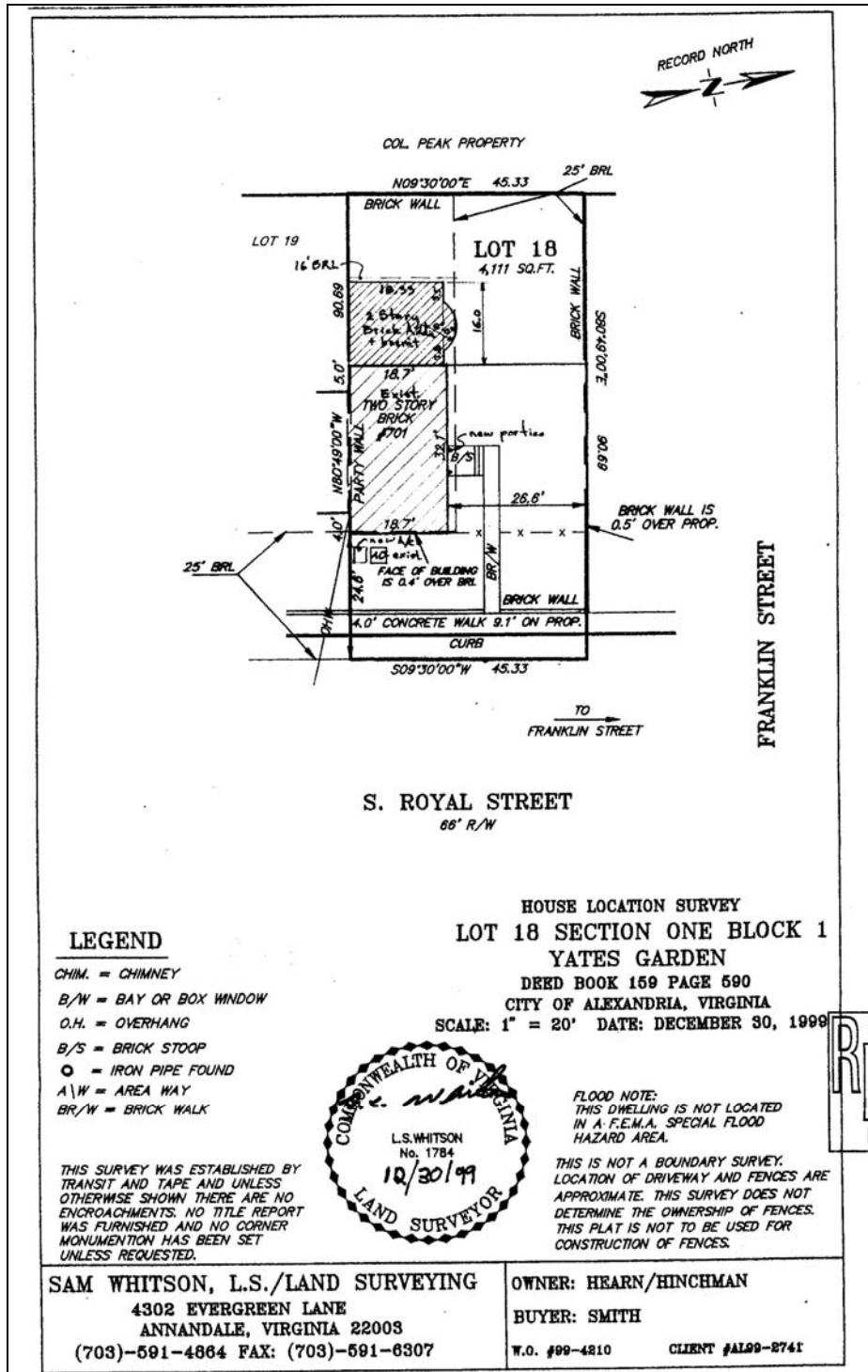


Figure 1. 701 South Royal Street with location of proposed addition.

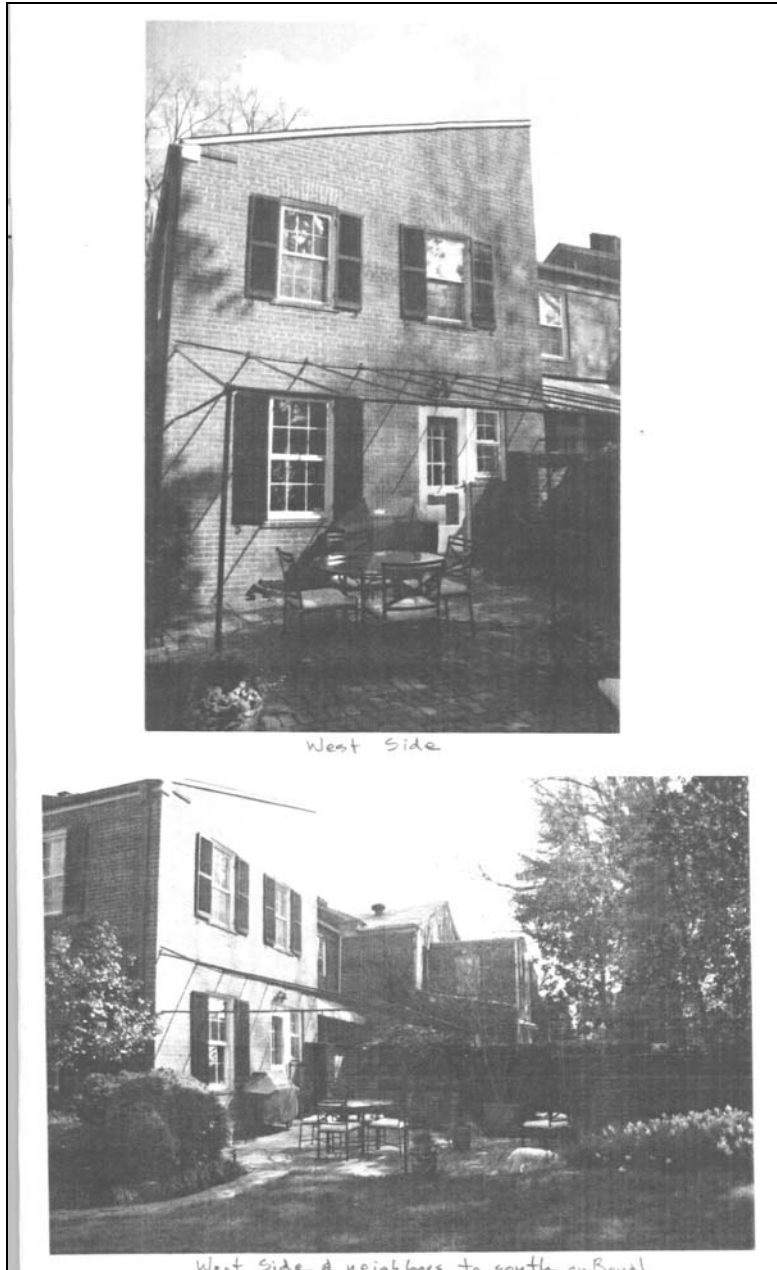


Figure 2. West elevation proposed for demolition/encapsulation.

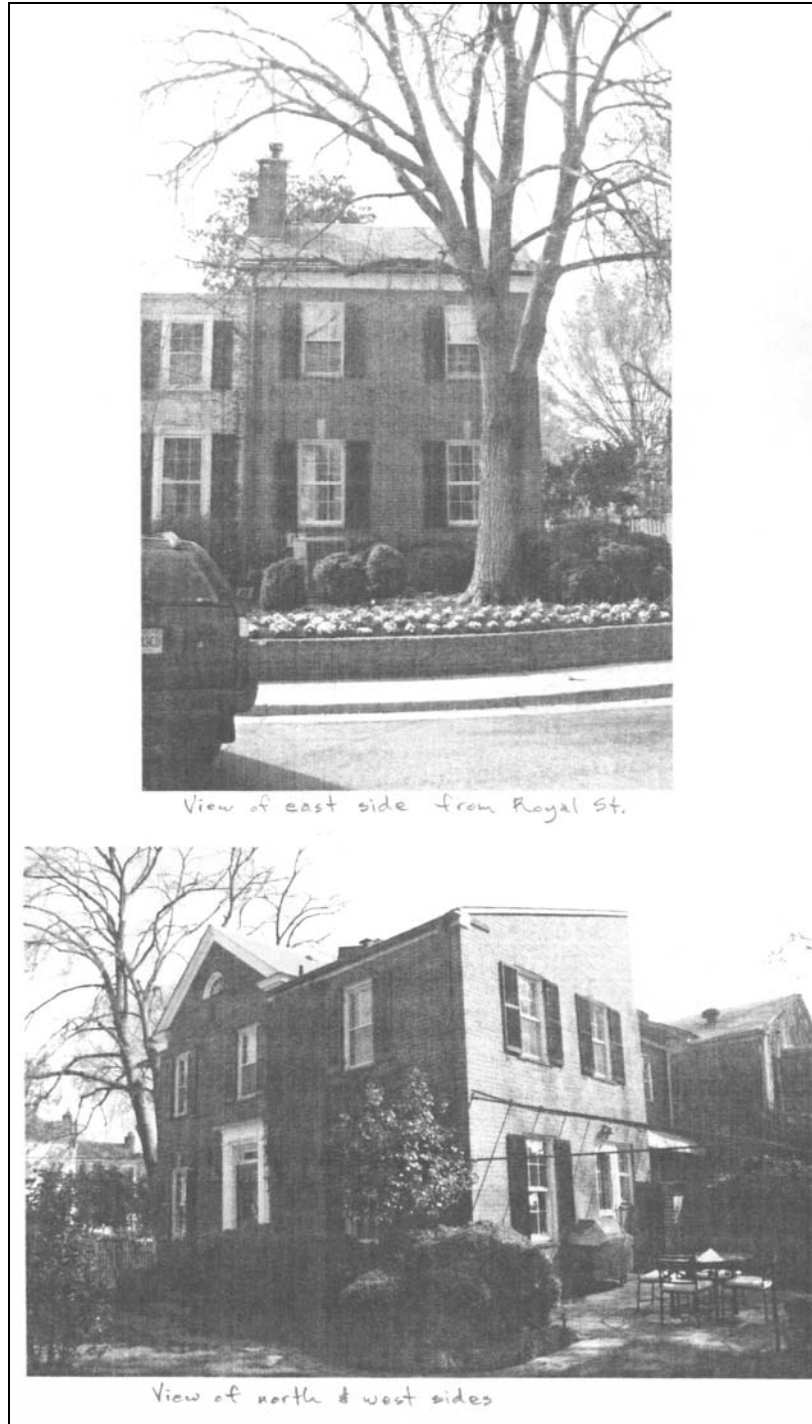


Figure 3. East and north elevations.

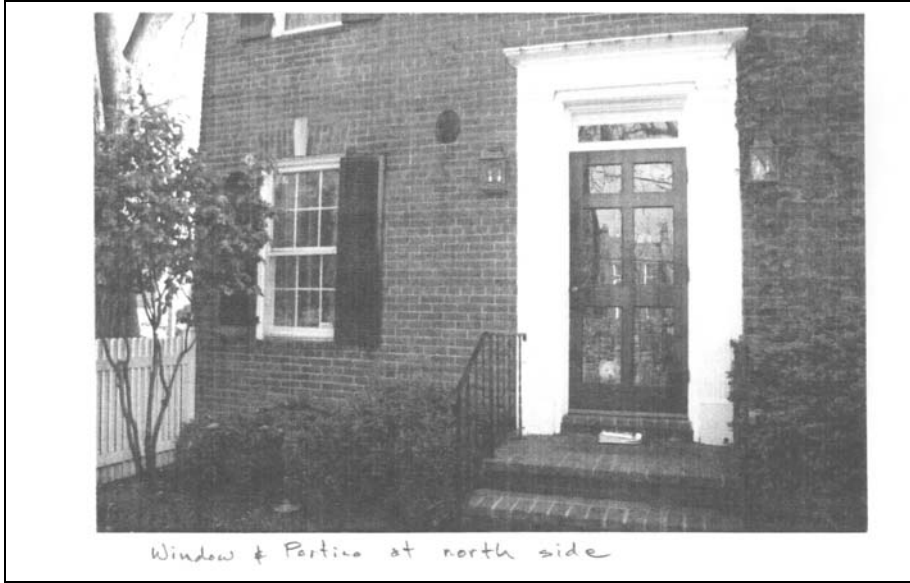


Figure 4. Existing entrance portico.

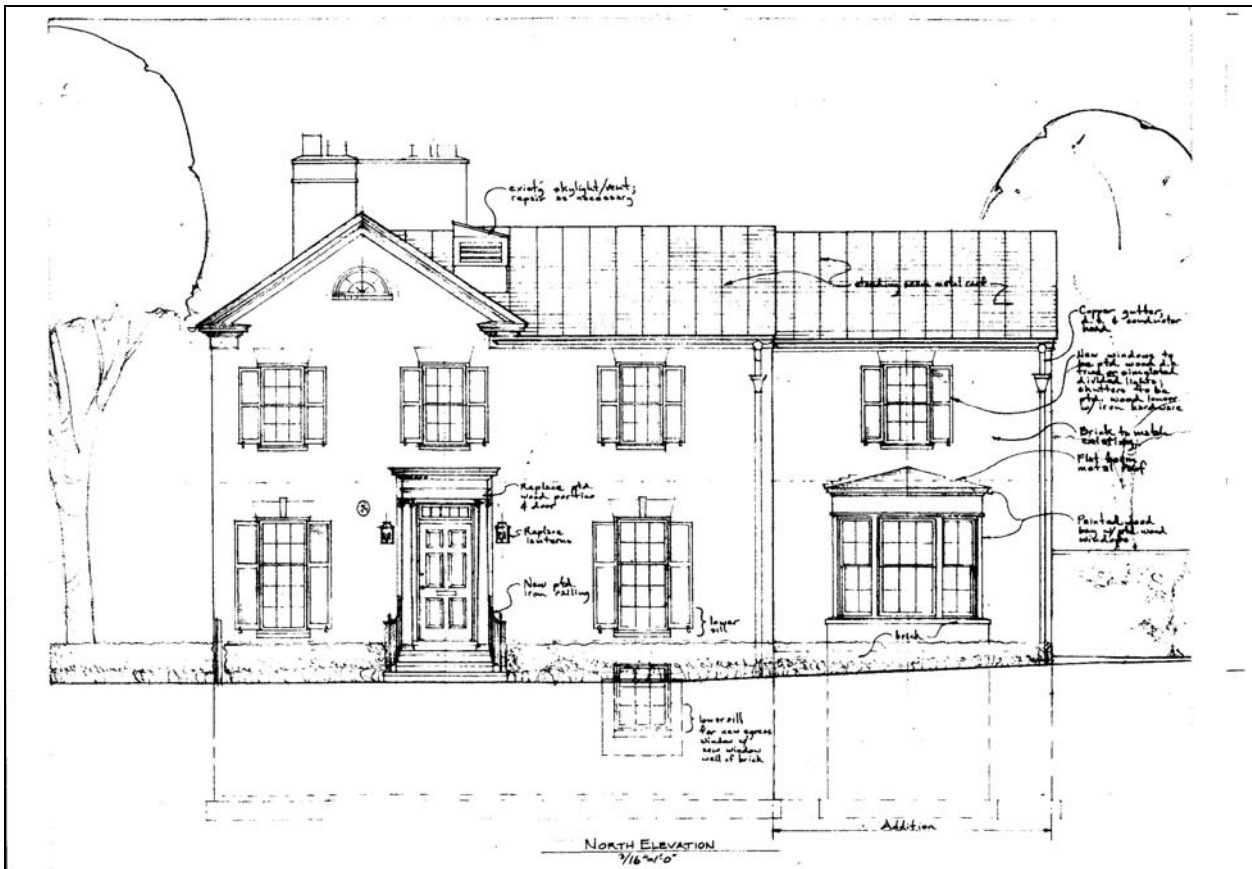


Figure 5. Proposed north elevation.

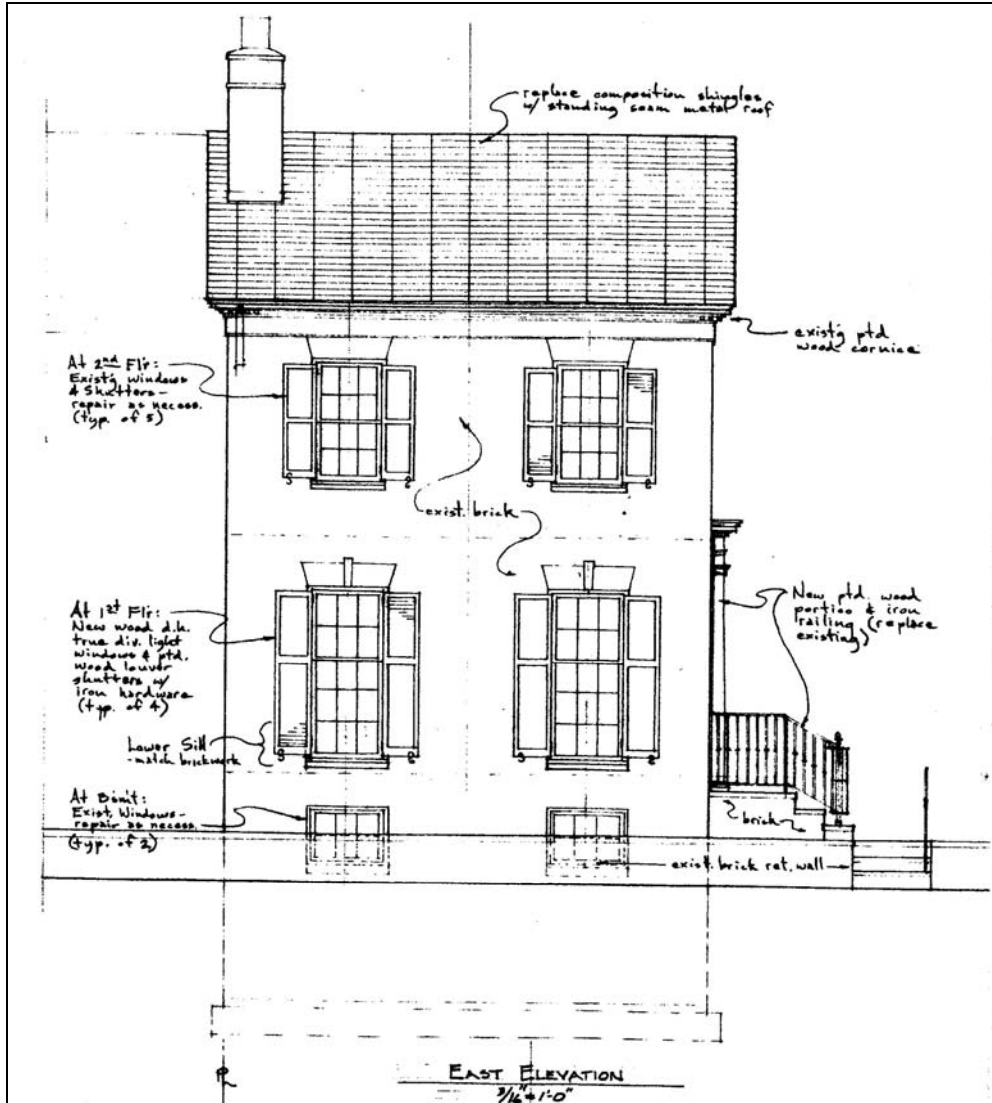


Figure 6. Proposed east elevation.

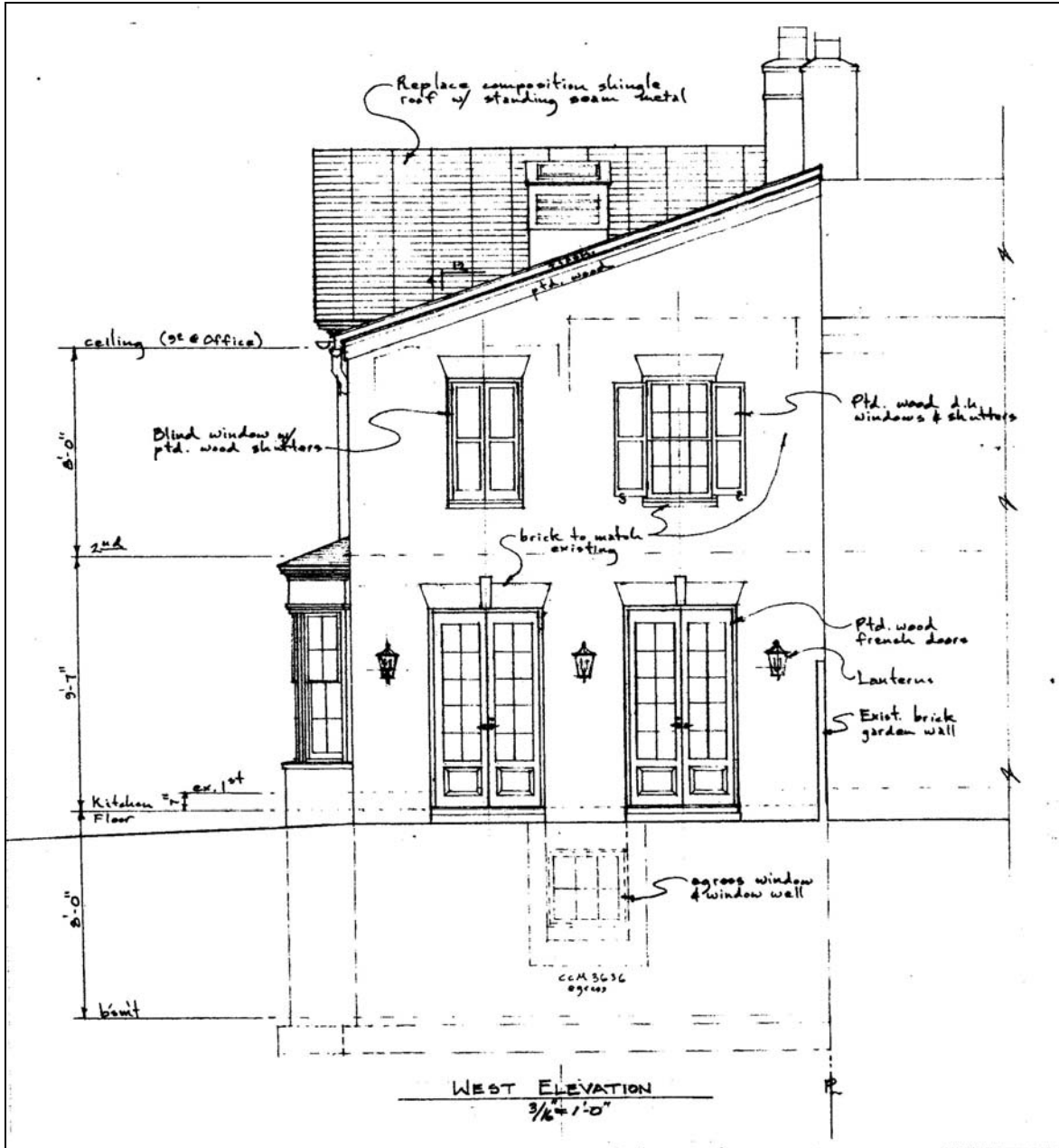


Figure 7. Proposed west elevation.