

Docket Item # 5
BAR CASE #2009-0286

BAR Meeting
December 16, 2009

ISSUE: Alterations

APPLICANT: Patrick Camus for Jon Tuttle/Laura Denk

LOCATION: 222 North Royal Street

ZONE: RM/Residential

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

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

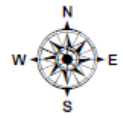
*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of BAR approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period. In the case for a certificate or permit for a project that requires a development special use permit or site plan under section 11-400 of the zoning ordinance, the period of validity shall be coincident with the validity of the development special use permit or site plan as determined pursuant to section 11-418 of the ordinance.

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****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



BAR CASE #2009-0285, 0286 12/16/2009



I. ISSUE:

The applicant is requesting reapproval of a Certificate of Appropriateness for alterations at 222 North Royal Street. The alterations consist of the replacement of the front stoop and railing, as well as the side gate, and a new gas lantern.

The existing brick stoop with metal railing will be removed and a new stoop and railing will be installed in its place. The new stone stoop will project four feet from the façade, the same as the existing stoop, and will measure six feet and six inches wide, approximately six inches wider than the existing stoop. Slightly curved decorative iron railings with newel posts will also be installed on either side of the stairs.

The proposed new iron gate will replace an existing utilitarian gate at the entrance to the pedestrian alley south of the house. The design of the gate will be compatible with the new front railing.

The applicant also proposes to replace the existing lighting fixtures which flank the front door with a single copper gas lantern to the south of the front entry.

II. HISTORY:

The house at 222 North Royal Street is a three story townhouse with a painted brick façade that was built as 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 trim work including window surrounds and hoods as well as a heavy bracketed cornice and a rear flounder ell.

The house first appears on the 1877 Hopkin's City Atlas of Alexandria. The first Sanborn Fire Insurance Map of 1885 shows the house as three stories in height with a three-story flounder wing. By the time of the 1902 Sanborn map, the flounder wing was reduced to two stories in height due to unknown circumstances and a two story porch was added on the south side toward the rear of the ell. The porch was infilled at sometime in the late 20th century and a relatively modern one story addition was added as well during the latter part of the century. This basic configuration was maintained until recently. On April 2, 2008, the BAR approved a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for alterations and an addition at 222 North Royal Street (BAR Case #2008-0018 & 19). The new rear addition – which largely maintains the historic ell - is currently under construction.

III. ANALYSIS:

The proposed new stoop, steps and railing comply with zoning per section 5-2-29(a) of the City Code, and the gate and lantern comply with the Zoning Ordinance.

The *Design Guidelines* recommend that: "Stoops, steps and railings should be appropriate to the historic style of the structure." Further, the *Guidelines* specifically state that: "Decorative cast iron steps and railings are also a common feature of Victorian buildings." In the opinion of Staff, the proposed new stoop, railing, gate and gas lantern are an appropriate replacement features

which are more historically appropriate to the Victorian architecture of the house than the existing – and not historic - features.

Staff also notes the comments of Alexandria Archeology and recommends that they be included as conditions of approval.

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

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

STAFF:

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Stephen Milone, Division Chief, Land Use Services

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

- C-1 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-2 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

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.
- R-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.
- R-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.
- R-3 *The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-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 Sheet piling 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.

VI. IMAGES:

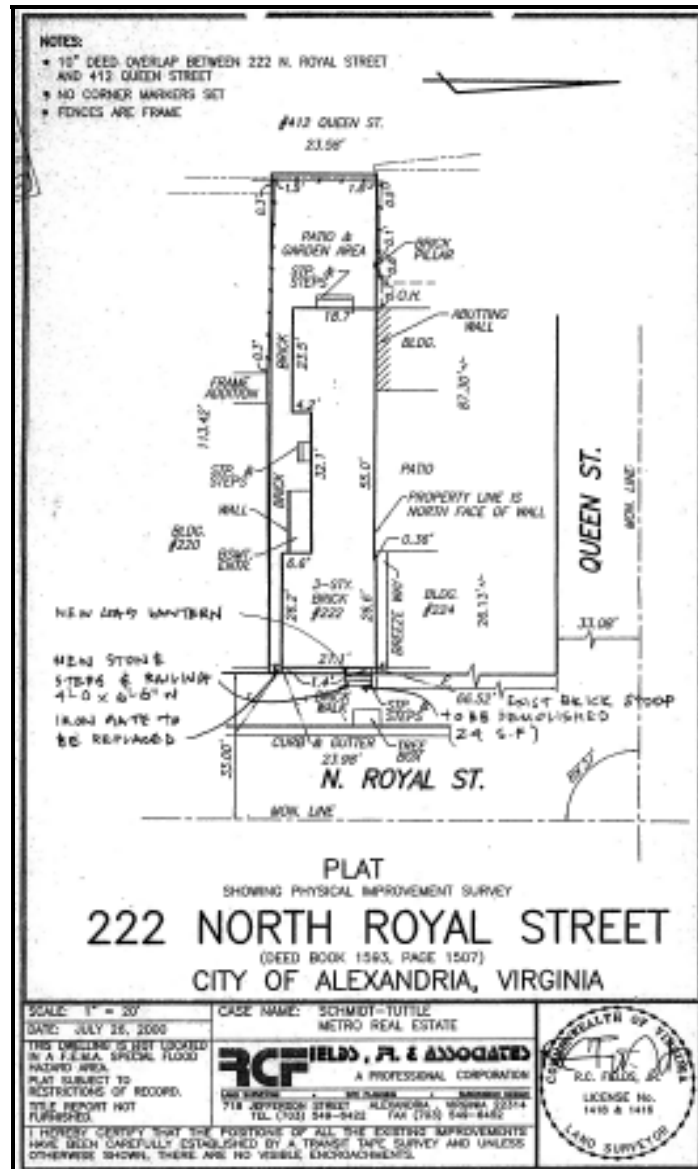


Figure 1: Plat.

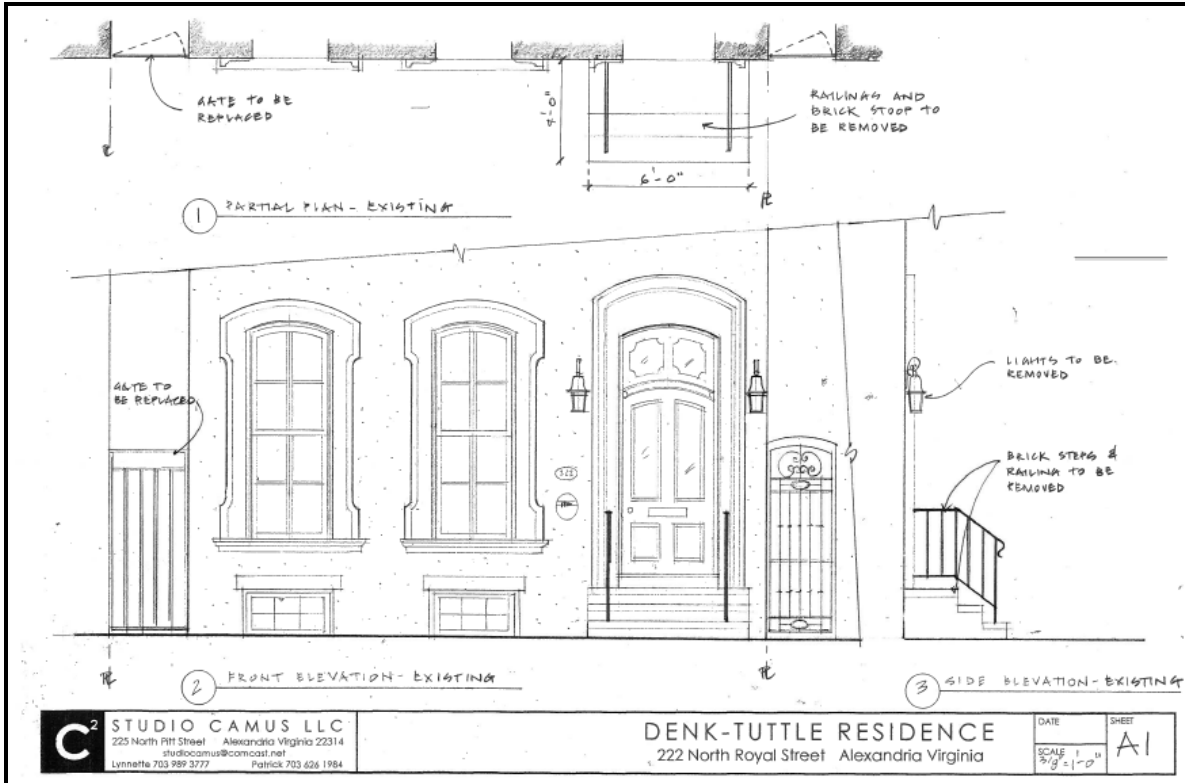


Figure 2: Existing elevation and plan.



Figure 3: Proposed elevation and plan.

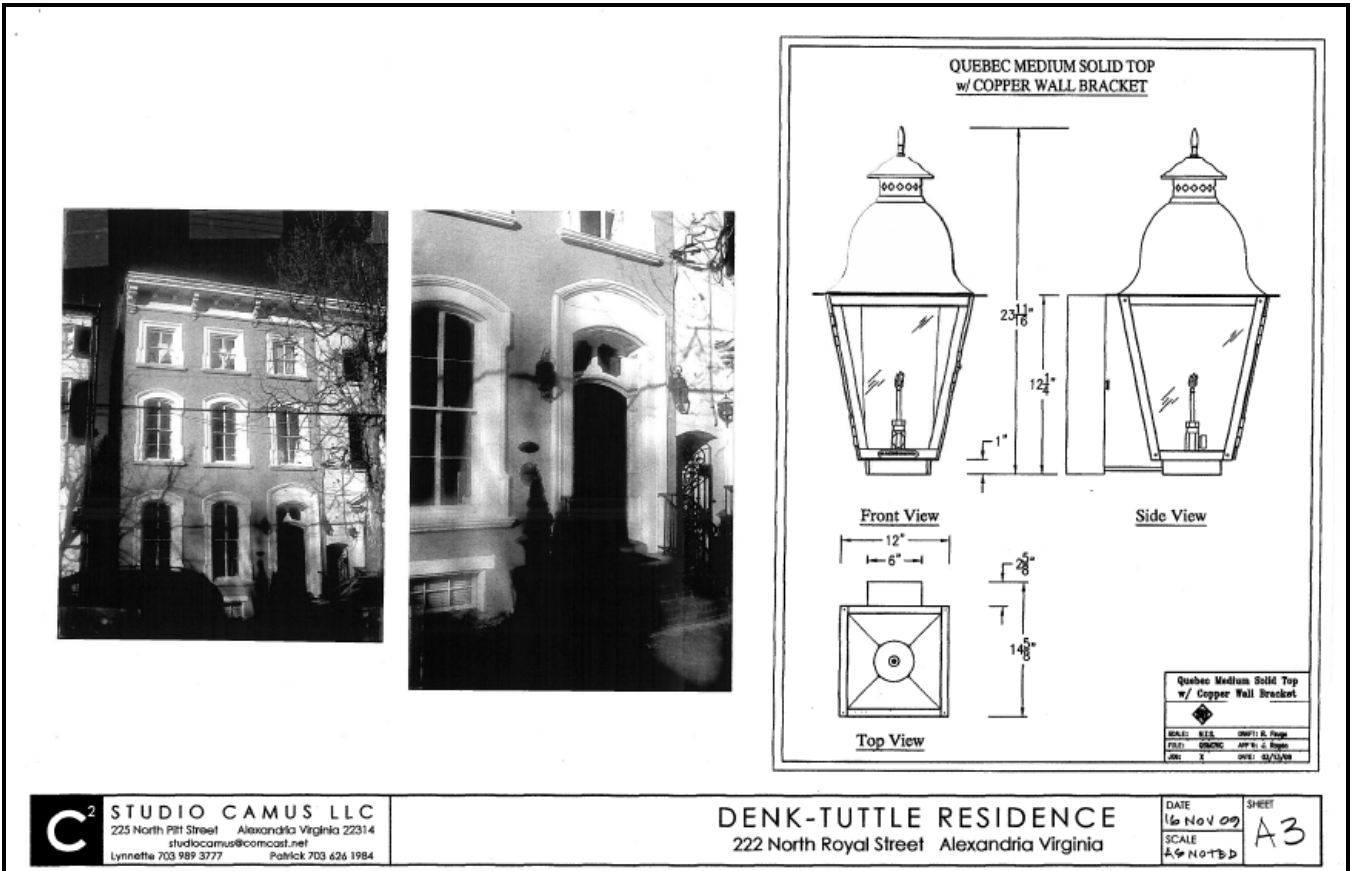


Figure 4: Existing site photos and light fixture detail.