

Docket Item # 10 & 11
BAR CASE # 2014-0067/0068

BAR Meeting
April 2, 2014

ISSUE: Permit to Demolish/Capsulate and Addition/Alterations

APPLICANT: Bradford Seifert by Ray Lewis

LOCATION: 817 South Royal Street

ZONE: RM / Residential

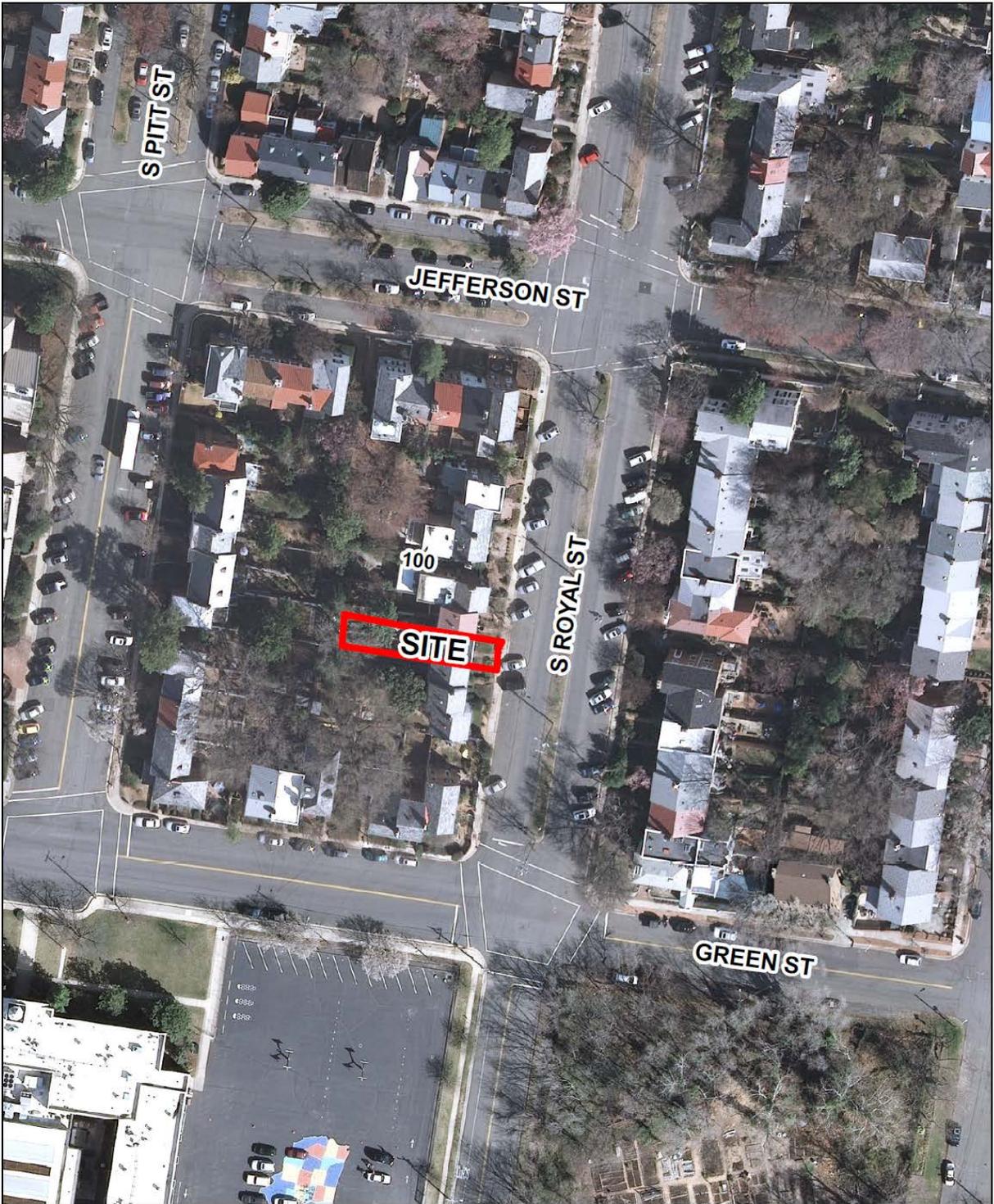
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness, as submitted.

****EXPIRATION OF APPROVALS:** 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 issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT:** 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, 703-838-4360 for further information.

****APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.



BAR2014-0067 & 0068



Note: Staff coupled the reports for BAR #2014-0067 (Permit to Demolish/Capsulate) and BAR #2014-0068 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate in order to demolish a portion of the rear wall and a Certificate of Appropriateness for the construction of a two-story rear addition at 817 South Royal Street. The applicant proposes the following:

Permit to Demolish/Capsulate

Demolition of 9' - 3" x 17' - 0" of the first floor rear wall (155 sq. ft.) and approximately 6 square feet of the second story rear wall for a new, two-story rear addition.

Certificate of Appropriateness

The proposed 714 square foot two-story rear addition will measure roughly 17 feet wide by 21 feet deep. The rear (west) elevation will have both fixed and operable multi-light, French doors and two, multi-light casement windows on the first floor and four, 6/6 double hung sash windows on the second. The rear elevation will be detailed with recessed panels on the parapet to match the front elevation and contain a bracketed trim band above the first floor fenestration. The north and south elevations will be blank, due to their location on the property line. The addition will have a flat roof similar to the existing.

The proposed materials include: running bond brick veneer white washed to match existing, painted wood trim, and LePage wood, simulated divided light windows and French doors with 5/8 inch muntins.

II. HISTORY

The two-story, two-bay brick, Colonial Revival style Yates Garden townhouse was constructed in 1941.

Previous Approvals:

On September 19, 2007, the Board approved a request to construct a new brick trash enclosure in the front yard adjacent to the front steps (BAR Case #2007-0178). On December 6, 2004, the Board approved a request for SDL wood replacement windows (BAR Case # 2007-0245.)

Board has approved two-story rear additions in this block, including 809 South Royal Street (BAR Case #2007-0023-24, 3/21/2007); 814 South Royal Street (BAR Case #2007-0248/0249, 1/16/2008); 800 South Royal Street (BAR Case #86-73, 5/7/1986.)

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §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 a historic house?

- (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, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The area of impact is minimal and has little cultural or architectural significance. The demolition does not remove any portion of the building containing character defining features of uncommon design or historic merit, and does not compromise the integrity of the building as a whole.

Certificate of Appropriateness

In the opinion of Staff, the proposed two-story addition is appropriate in this location. The addition is comparable in size to nearby additions and will not overwhelm the existing 1941 house or its neighbors with its size or appearance. The architectural details are compatible with the simple appearance of this Yates Gardens house and use traditional materials of appropriate architectural character, conforming to the *Design Guidelines* for residential additions. While staff finds the proportions of the “new wood trim” above the doors on the rear elevation to be very odd, based on a site visit, staff finds the new rear elevation will only be minimally between two townhouses on South Pitt, and will not be visible at all from South Royal or Jefferson Streets. Therefore, Staff supports the application, as submitted.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
 Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Section

C-1 Once applicant obtains approval from adjacent property owners for the party walls to project across the property lines, the proposed addition will comply with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

RECOMMENDATIONS

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

- R2. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

FINDINGS

- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- F2. It is advised that if the proposed addition moves forward that the roof drainage discharge is evaluated due to the limited area to discharge to. Please refer to the City Code Requirement Sec 5-6-224, as noted within this review. (T&ES)

CITY CODE REQUIREMENTS

- C1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

- C2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C3. Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

Alexandria Archaeology

No comments received.

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2014-0067 & BAR2014-0068 at 817 South Royal Street



819

817

COURTIN ARCHITECT

UNIVERSITY OF MARYLAND
DONOR
MAY 2014

REVISED



**DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS**

A. Property Information

A1. Street Address 817 S Royal Street, Alexandria, VA 22314 Zone RM

A2. 2,176 x 1.50 = 3,264
Total Lot Area *Floor Area Ratio Allowed by Zone* *Maximum Allowable Floor Area*

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	425	Basement**	0
First Floor	425	Stairways**	0
Second Floor	425	Mechanical**	0
Third Floor	0	Other**	0
Porches/ Other	0	Total Exclusions	
Total Gross *	1,275		

B1. Existing Gross Floor Area *
1,275 Sq. Ft.
 B2. Allowable Floor Exclusions**
0 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1,275 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	357	Stairways**	0
Second Floor	357	Mechanical**	0
Third Floor	0	Other**	0
Porches/ Other	0	Total Exclusions	
Total Gross *	714		

C1. Proposed Gross Floor Area *
714 Sq. Ft.
 C2. Allowable Floor Exclusions**
0 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
714 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,989 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 3,264 Sq. Ft.

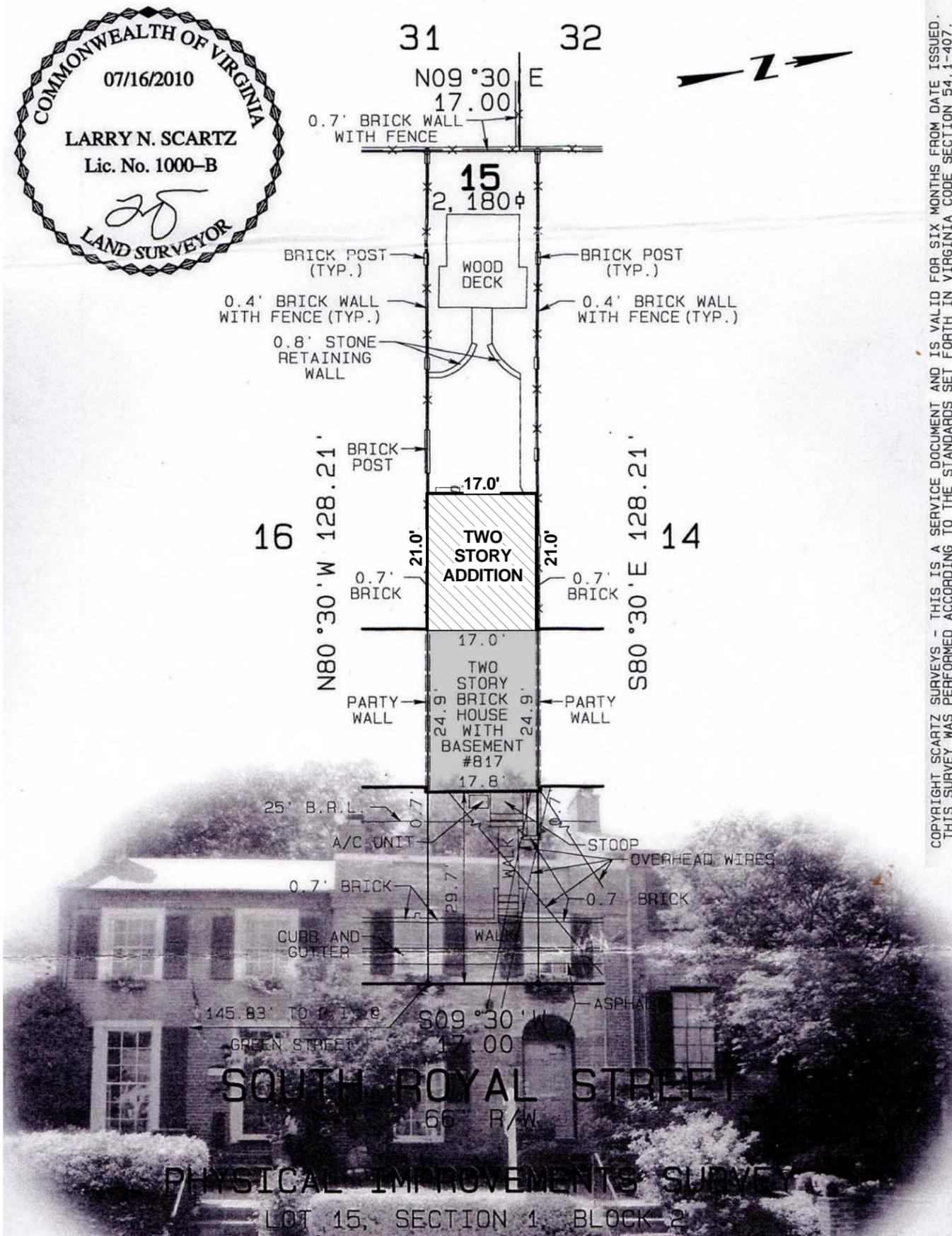
**Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.*
*** Refer to the zoning ordinance (Section2-145(B)) and consult with zoning staff for information regarding allowable exclusions.*
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	1,751.00
Required Open Space	761.60
Proposed Open Space	<u>1258</u>

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature] Date: 3/4/14



FRONT ENTRANCE



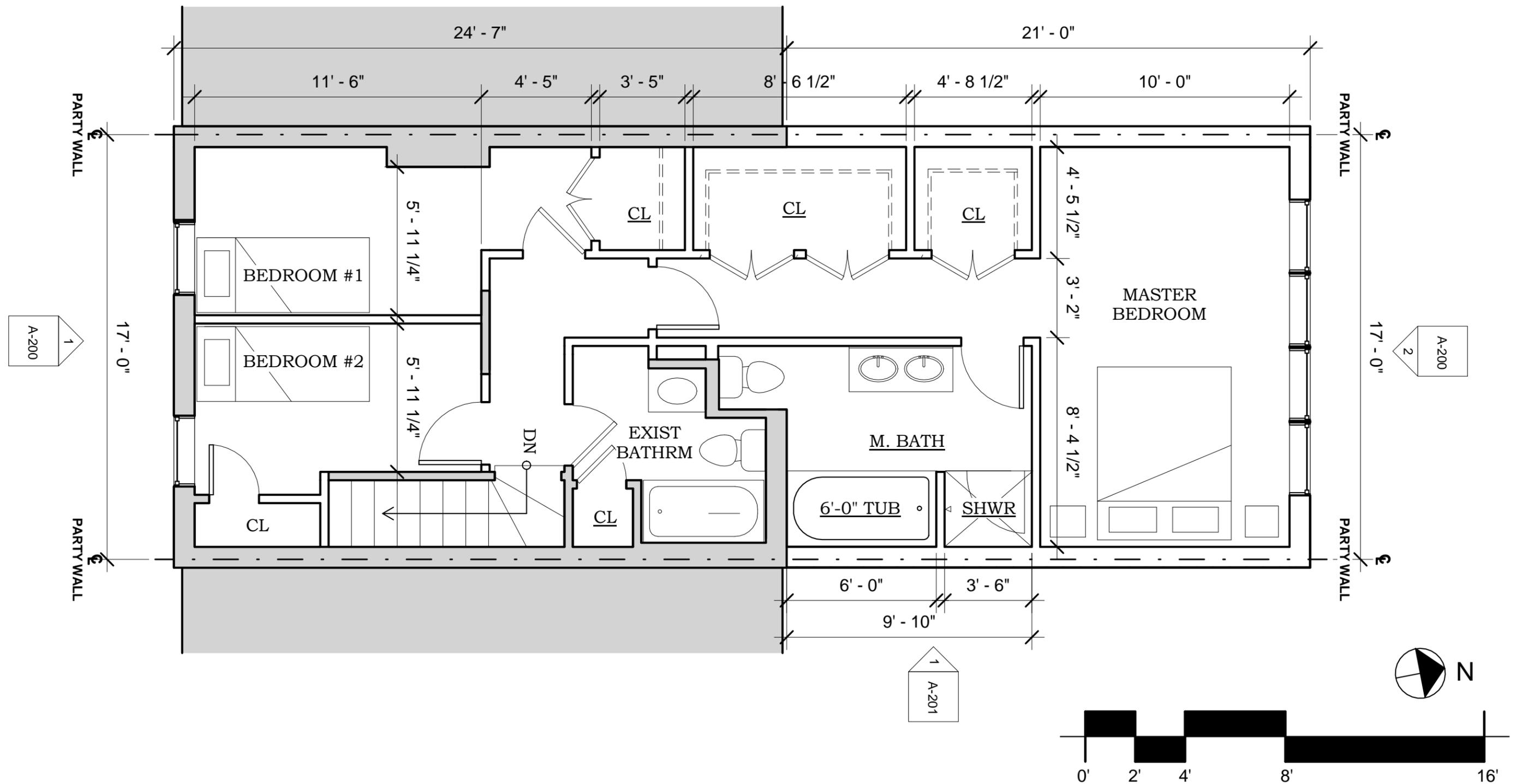
REAR ELEVATION

SITE PLAN

SCALE: 1" = 20'-0"
DATE: MARCH 21, 2014

817 SOUTH ROYAL STREET

LEWIS ASSOCIATES LTD. ARCHITECT

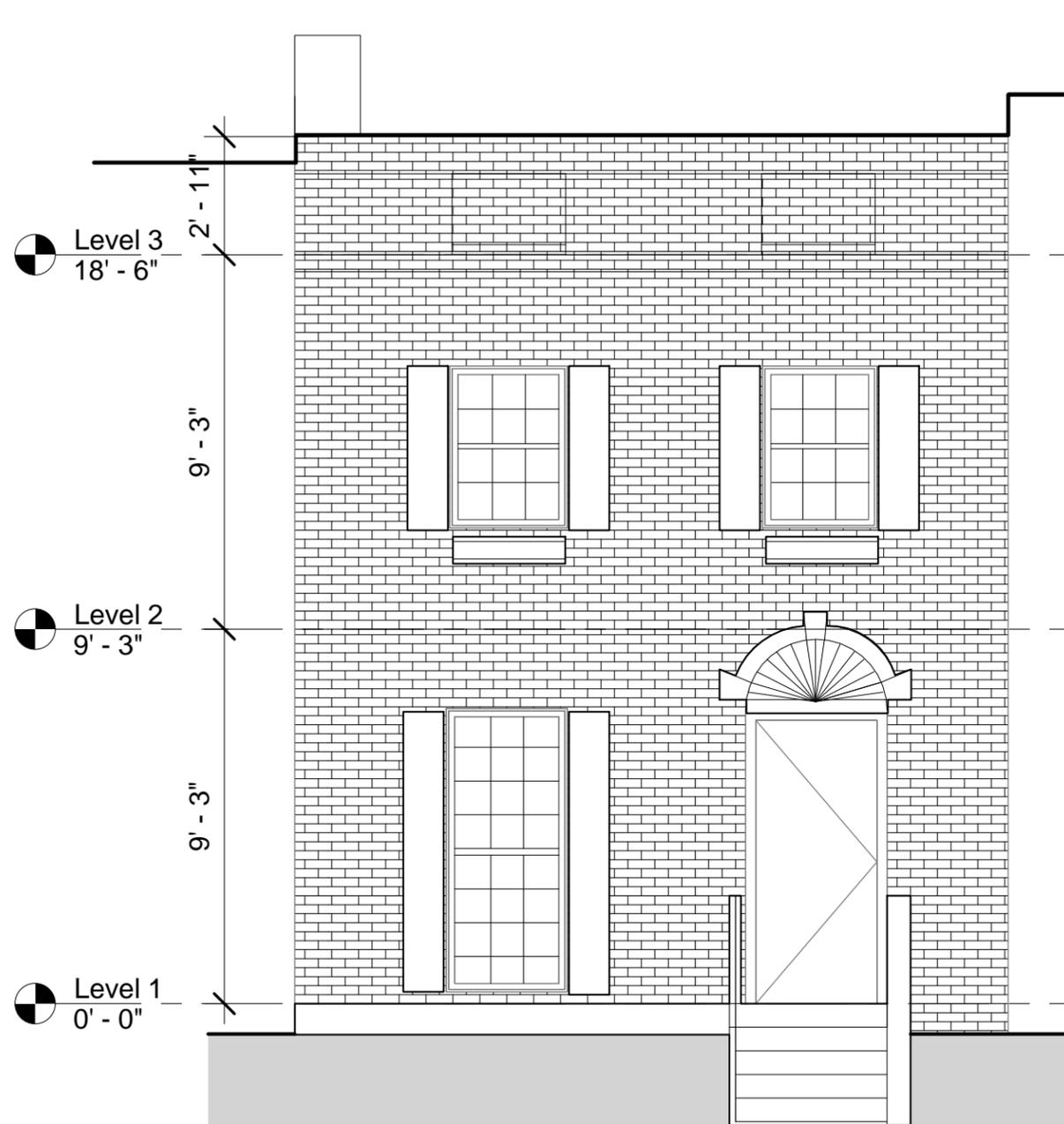


Proposed Second Floor

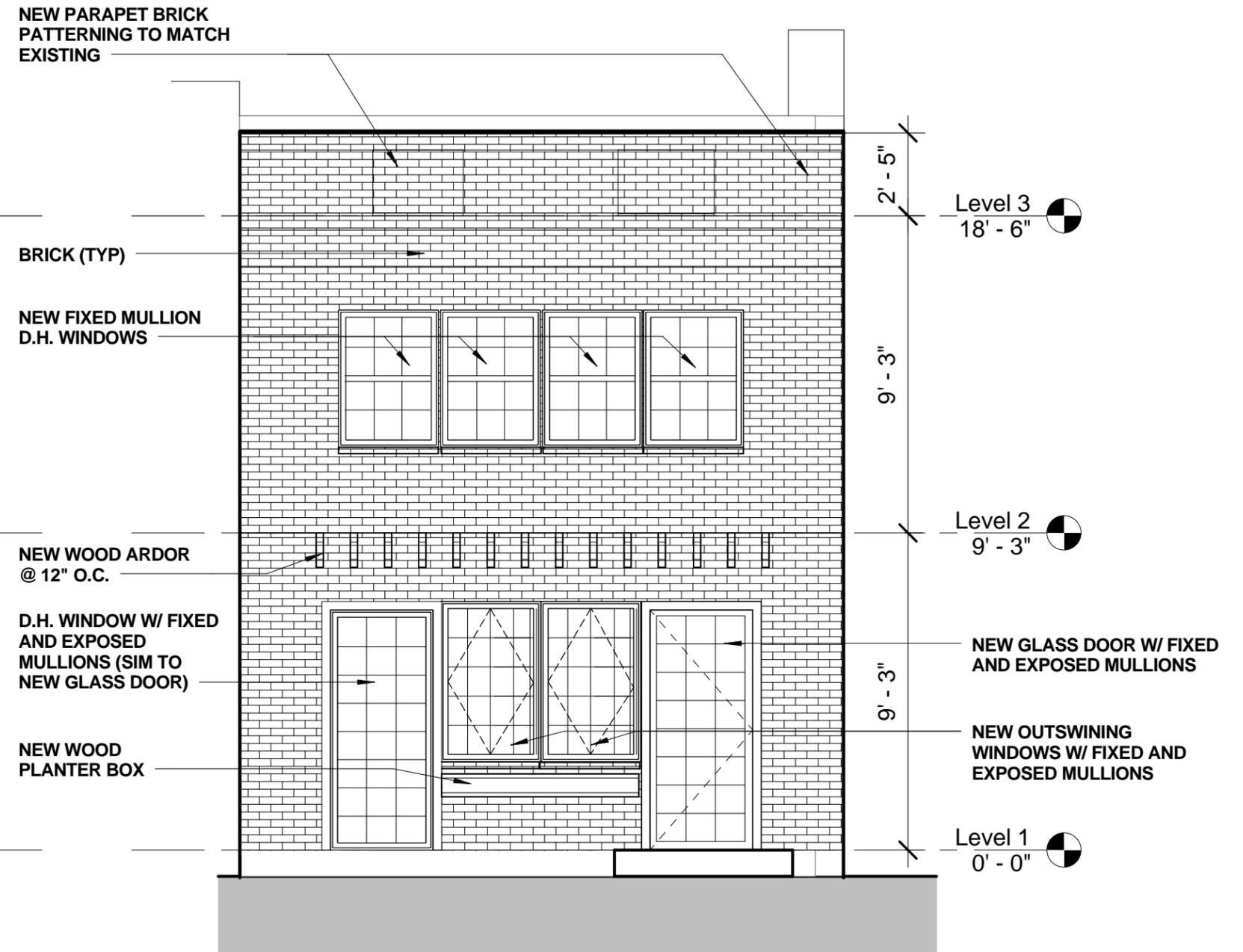
817 SOUTH ROYAL STREET

SCALE: 1/4" = 1'-0"
DATE: MARCH 21, 2014

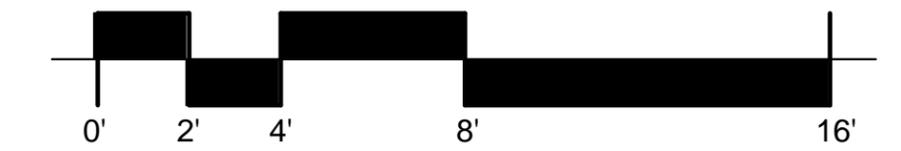
LEWIS ASSOCIATES LTD. ARCHITECT



1 EXISTING FRONT ELEVATION
1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
1/4" = 1'-0"

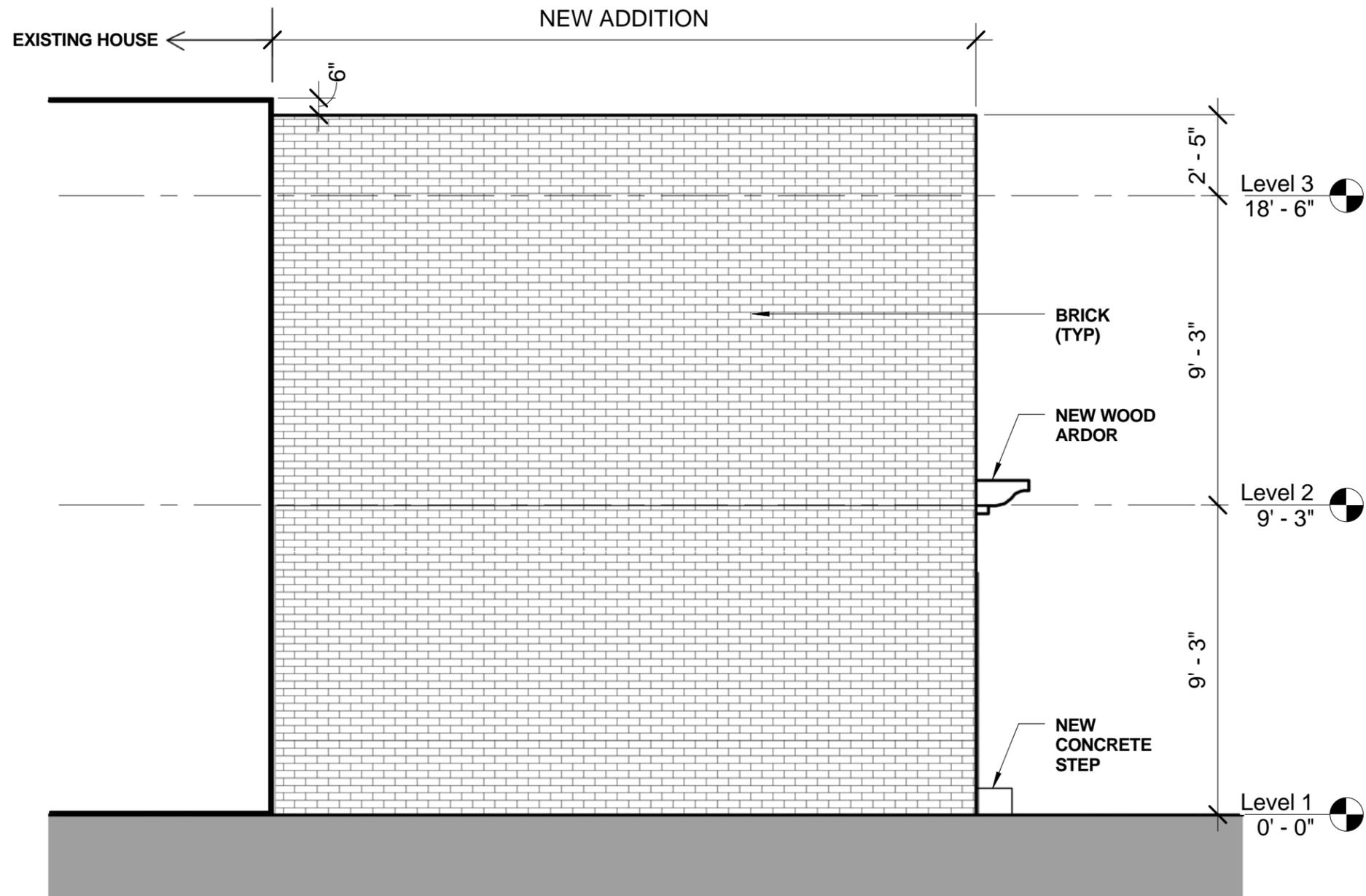


PROPOSED ELEVATIONS

817 SOUTH ROYAL STREET

SCALE: 1/4" = 1'-0"
DATE: MARCH 21, 2014

LEWIS ASSOCIATES LTD. ARCHITECT



1 PROPOSED SIDE ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATIONS

817 SOUTH ROYAL STREET

ADDRESS OF PROJECT: 817 S Royal StreetTAX MAP AND PARCEL: 080.04-04-27ZONING: RM**APPLICATION FOR:** *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business *(Please provide business name & contact person)*Name: Bradford SeifertAddress: 817 S Royal StreetCity: AlexandriaState: VA Zip: 22314Phone: (703) 582-1807E-mail: bseifert@ppwashdc.com**Authorized Agent** *(if applicable):* Attorney Architect _____Name: Ray LewisPhone: (703) 869-6072E-mail: rlewis7327@aol.com**Legal Property Owner:**Name: Nicole & Bradford SeifertAddress: 817 S Royal StreetCity: AlexandriaState: VA Zip: 22314Phone: (703) 582-1807E-mail: bseifert@ppwashdc.com

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

The proposed work would be a two-story addition to the rear of the existing property at 817 S Royal Street. The addition will measure 17' wide by 21' long for a total of 714 SF (357 SF on first and second story). The first level will add a kitchen and family room/sitting area; the second level will add a master bedroom and bathroom. The exterior building materials will be white-washed brick. The south and north walls will be windowless, while the west wall (back) will have a glass door, one floor to ceiling window and two traditional, out-swinging, windows on the first floor and four traditional windows on the second floor. The only change to the front of the house will be whitewashing of brick exterior. Plans attached.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____
- Square feet of existing signs to remain: _____
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: Brad Seifert

Date: 03/02/2014

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Brad & Nicole Seifert	817 S Royal Street, Alexandria, VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 817 S Royal Street, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Brad & Nicole Seifert	817 S Royal Street, Alexandria, VA 22314	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

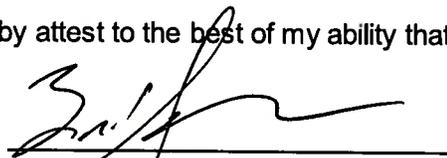
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Brad & Nicole Seifert	None	None
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

03/02/2014
Date

Brad Seifert
Printed Name


Signature