

Docket Item # 4 & 5
BAR CASE # 2015-0065 &
2015-0066

BAR Meeting
April 15, 2015

ISSUE: Permit to Demolish and Certificate of Appropriateness

APPLICANT: Katherine Reid and John Wilson

LOCATION: 734 South Royal Street

ZONE: RM / Residential Zone

STAFF RECOMMENDATION

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

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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 issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the [Virginia Department of Historic Resources \(VDHR\)](#) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2015-00065 & BAR2015-00066



Note: Staff coupled the two reports for 734 South Royal Street, BAR #2015-0065 (Permit to Demolish) and BAR #2015-0066 (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 and Certificate of Appropriateness for the replacement of existing stoop and construction of exterior basement stairwell at 734 South Royal Street.

The Permit to Demolish consists of:

- Removal of the existing brick stoop. (4'2" x 10'4") (approx. 150 sq. ft.)

The Certificate of Appropriateness consists of:

- Excavation of the earth below the current stoop;
- Installation of a new retaining CMU wall, concrete slab floor and egress staircase leading to grade;
- Penetrate existing basement wall to create a new opening;
- Re-construct the brick front stoop with a slightly larger footprint (5' x 10'4") Install a new iron guard railing;
- Face the concrete wall and 8" high curb with brick;
- Install a new, iron guard railing along the curb to match the existing stoop guard rail.

II. HISTORY

The two-story brick, end-unit townhouse at 734 South Royal Street was built in the Colonial Revival style prior to **1941**, as part of the Yates Gardens subdivision. A one-story rear addition was approved by the BAR in **1973** and a pool, fence and outbuilding in 1980. The Board approved a two-story, rear addition with hyphen in **2011** (BAR2011-0249 & 0250).

Description of the Existing Building

This two-story, side gable slate roof, Colonial Revival style dwelling has a two-story pyramidal roof rear addition connected to the main mass by a two-story hyphen. The façade is detailed with a broad flat frieze and molded cornice crowning the simple, unadorned and painted brick elevations. The 6/6 wood windows are flanked with two-paneled louvered shutters and a six-panel wood door, facing Jefferson Street, and the façade is embellished with fluted pilasters and a molded entablature.

The property is located in the southern portion of the historic district. The dwelling faces south and is set back sixteen (16') from the front property line. The yard is enclosed with a paneled brick wall and a brick and wrought iron fence. The portion of the brick wall along the Jefferson Street frontage was recently reconstructed. The rear of the property is enclosed with a solid brick wall and contains many mature trees. The topography rises significantly to the east of this corner lot.

Recent BAR Approval of Egress Windows and Door Installations within Yates Gardens

- 732 South Royal Street (BAR 2011-0361)
- 917 South Saint Asaph Street (BAR 2011-0052)
- 612 South Lee Street (BAR 2011-0022)

III. ANALYSIS

The Board generally has supported stylistically appropriate alterations to the principal elevations of buildings within Yates Gardens, which have included dormers, porticos, and egress windows and doors. Although the brick stoop is being replaced, the overall impact of the design will be visually minimal in scope, as the applicant is reconstructing the stoop in the same location, generally of the same size, and of the same materials. The proposed alterations are mostly below grade, which includes the penetration of the existing exterior wall for the new egress door, and the installation of the retaining wall and staircase. The visible modifications above grade will be the brick capped “curb” and the addition of a wrought iron guardrail. This guardrail is designed to match the guardrail currently installed and replaced in-kind in the reconstruction of the front stoop. Additionally, it should be noted that the proposed project is set back eleven (11’) from the property line and thirteen (13’) from the existing front brick wall facing Jefferson Street.

The basement walkout, as proposed, does not overwhelm the existing building, respects the architectural integrity of the original structure and the historic character of the Yates Garden’s development. Staff recommends approval of the reconstruction of the existing front stoop and the proposed basement walkout, 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 Comments

C-1 Proposed replacement stoop and basement entrance comply with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-2 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

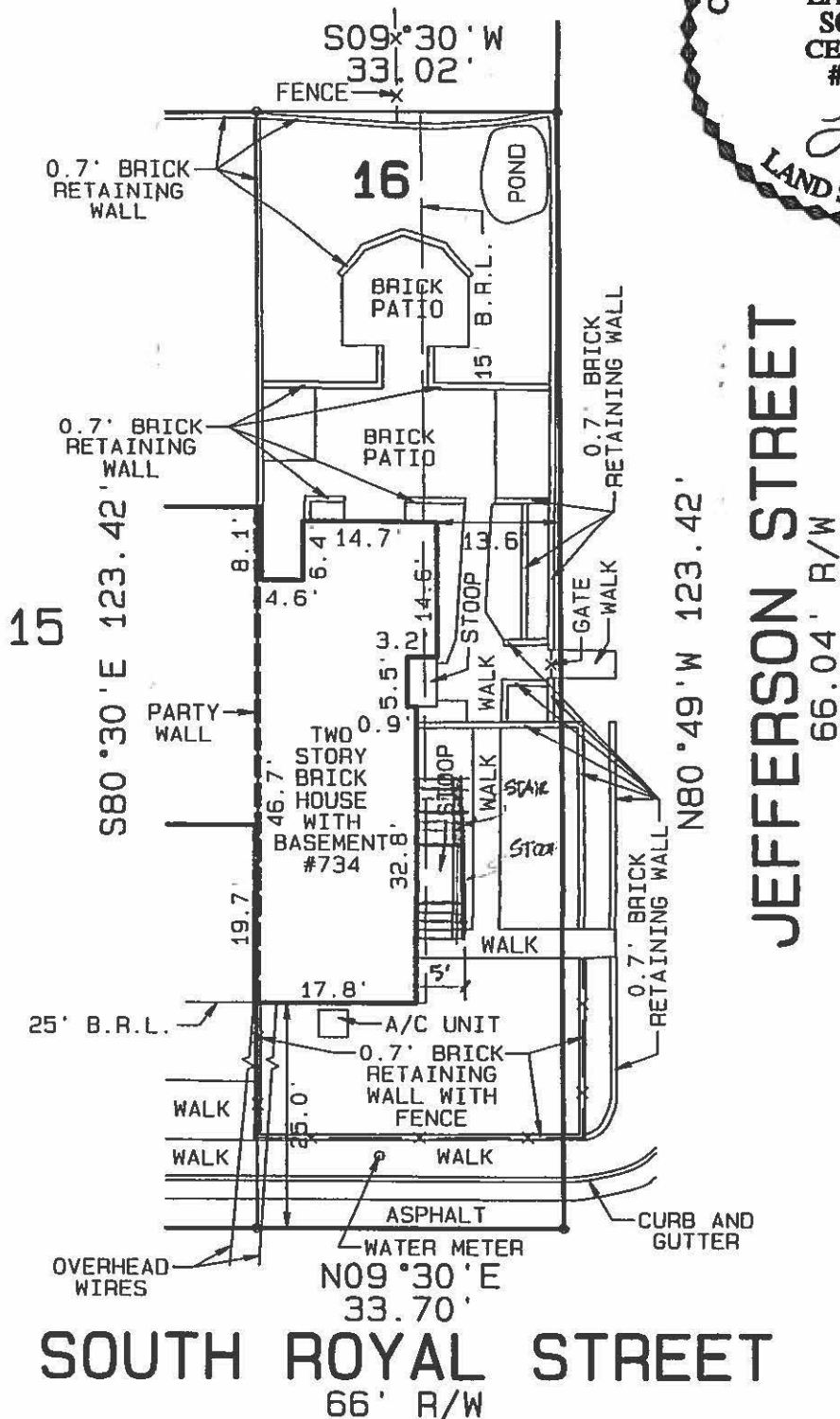
on the plan. (T&ES)

- F-1 Previously reviewed under BAR2011-000249 and BAR2011-00250. (T&ES)
- F-2 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)
- C-1 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)
- C-2 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)
- C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2015-0065 & 0066: 734 South Royal Street



HOUSE LOCATION SURVEY

LOT 16, SECTION 1, BLOCK 3

YATES GARDENS

CITY OF NEW YORK

JAN 20 1967

IMPROVEMENTS HAVE
A TRANSFER OF
THERE ARE NO
THE PROPERTY OF

CASE NAME: NESS, TERRY L. DOB: 04-15-48

REVENUE 685

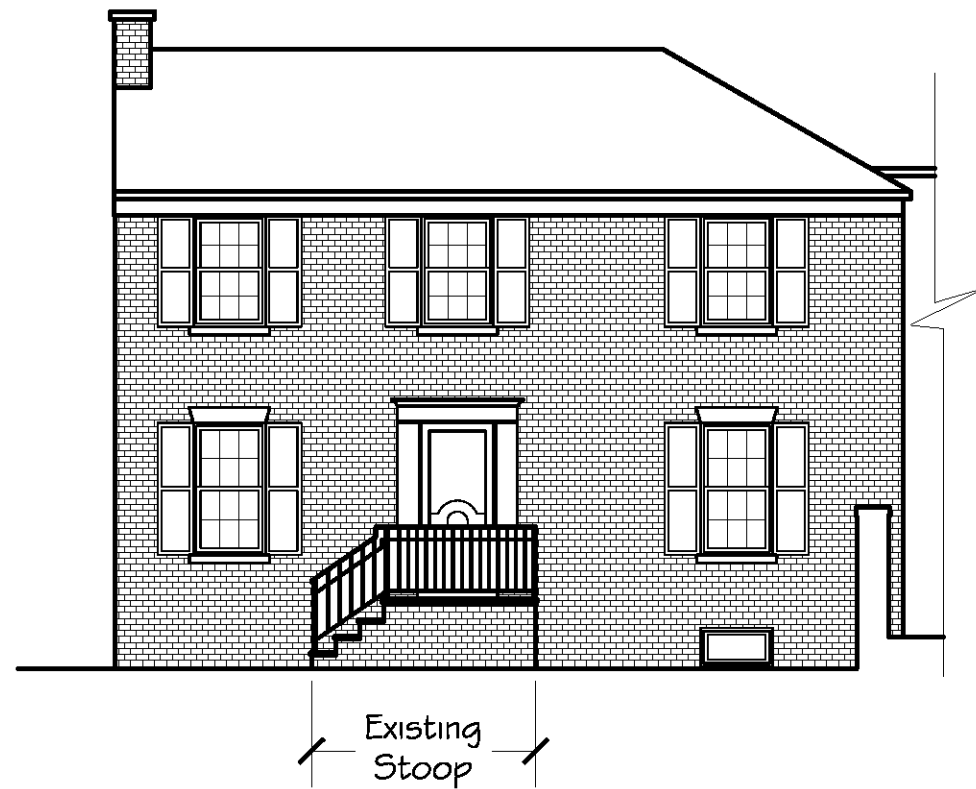
LAKEVIEW SEASIDE
FISH MARKET
PHONE: 435-5411

(703) 494-4181
 METRO (703) 690-4955
 FAX (703) 690-3999

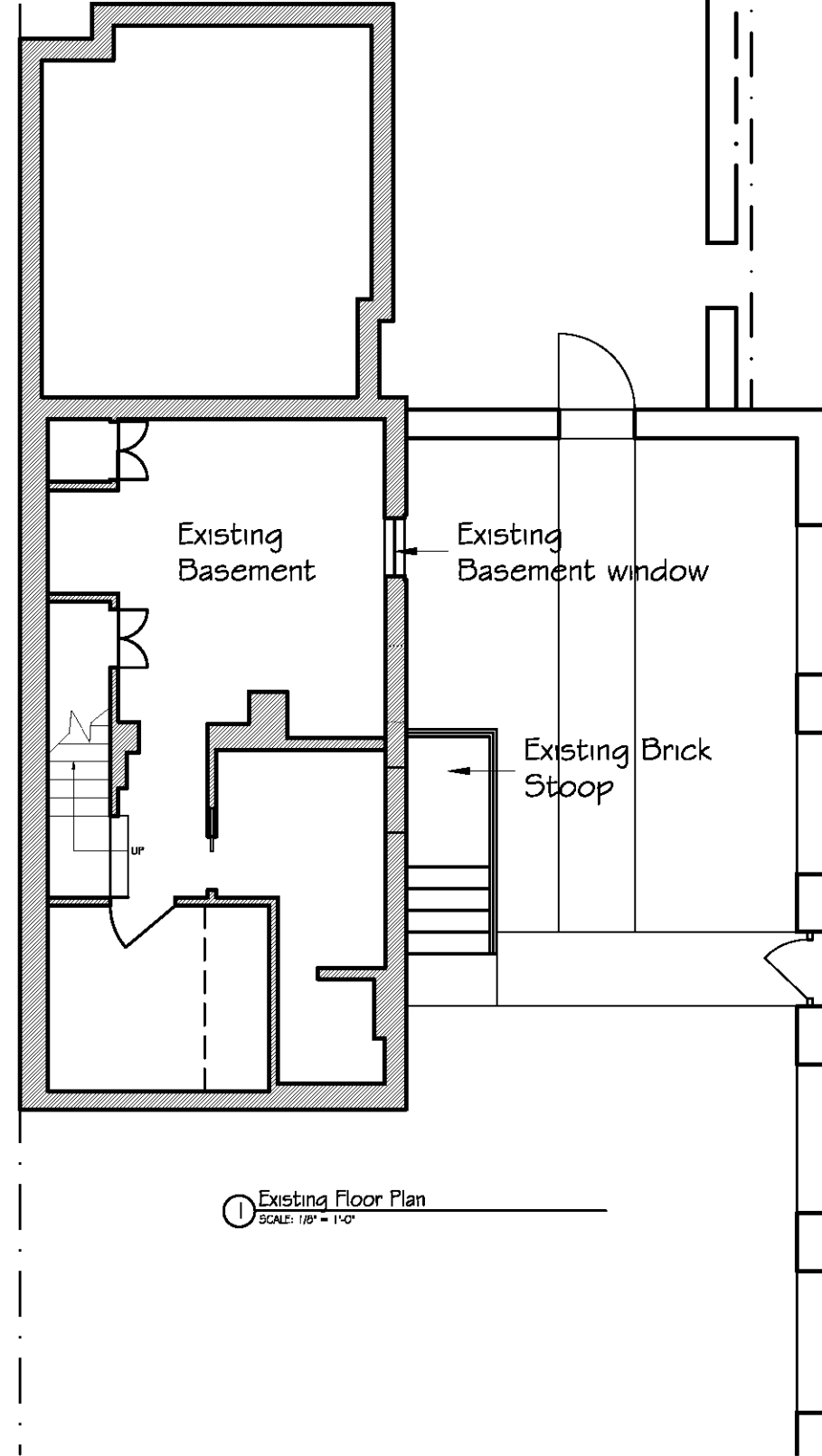
CERTIFIED LAND SURVEYOR

2016-3-30

MN



② Existing South Elevation
SCALE: 1/8" = 1'-0"



① Existing Floor Plan
SCALE: 1/8" = 1'-0"

CRAFTED ARCHITECTURE LLC

Christine A. Kelly, AIA

950 North Washington Street, Suite 234

Alexandria, Virginia 22314 p 703-768-7371

christine@craftedarchitecture.com

PROJECT

Reid Wilson Residence
734 South Royal Street
Alexandria, VA 22314

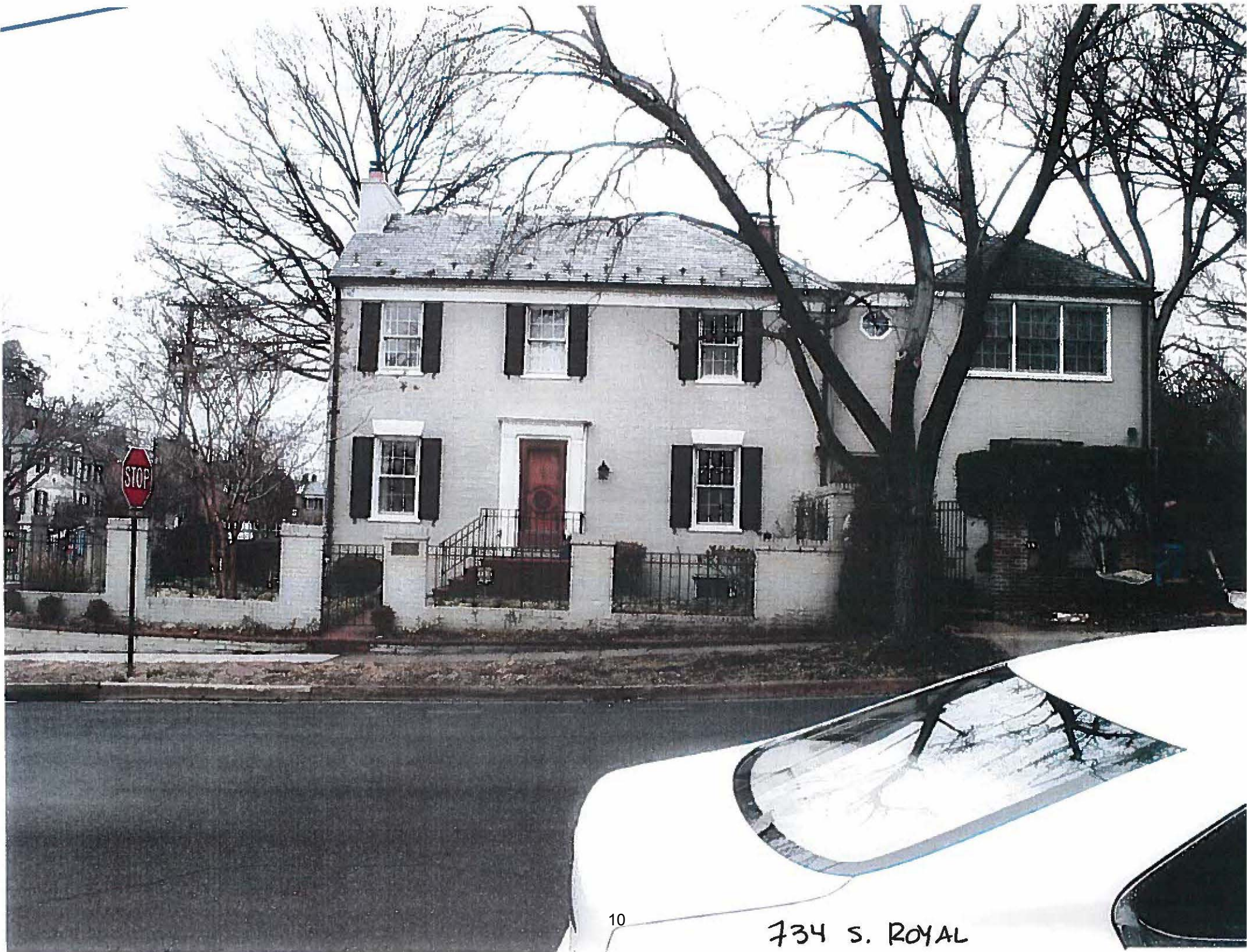
DRAWING

Existing Floor Plan
and Exterior Elevations

DATE

March 16, 2015

D1





734 S. ROYAL



SPLAINE
1-877-848-AMU
734



734 S. Royal

ADDRESS OF PROJECT: 734 S. Royal Street
TAX MAP AND PARCEL: 080.04-02-14 ZONING: 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: Katherine Reid and John WilsonAddress: 734 S. Royal St.City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____Name: Christine Kelly Phone: 703-768-7371(w)E-mail: christine@craftedarchitecture.com

Legal Property Owner:

Name: Katherine ReidAddress: 734 S. Royal St.City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

- | | | |
|------------------------------|-----------------------------|--|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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*
- | | | | |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other | <i>Front stoop and basement egress stairs</i> | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

New brick front stoop, new stairs to basement and new low brick retaining wall with wrought iron railing

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 3 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 3 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: Christine Kelly

Date: 3/16/15

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.	Katherine Reid	734 S. Royal St.	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 _____ (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.	Katherine Reid	734 S. Royal St.	100%
2.			
3.			

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

	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.			
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.

3/16/2015
Date

Chris Drickkel
Printed Name

[Signature]
Signature



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

A. Property Information

A1. Street Address 734 South Royal Street Zone RM

A2. 4391 x .75 = 3293.25
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	450	Basement**	450
First Floor	952.47	Stairways**	
Second Floor	952.47	Mechanical**	
Third Floor	N/A	Other**	
Porches/ Other	32	Total Exclusions	
Total Gross *	2386.94		

B1. Existing Gross Floor Area *
2386 Sq. Ft.

B2. Allowable Floor Exclusions**
450 Sq. Ft.

B3. Existing Floor Area minus Exclusions
1936.94 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other	32	Total Exclusions	
Total Gross *			

C1. Proposed Gross Floor Area *
32 Sq. Ft.

C2. Allowable Floor Exclusions**
 Sq. Ft.

C3. Proposed Floor Area minus Exclusions
32 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1968.94 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 3293.25 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 (Section 2-145(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	2875
Required Open Space	1536
Proposed Open Space	2875

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

Signature:  Date: 3/16/2005