

Docket Item # 4 & 5  
BAR CASE # 2011-0121 & 0122

BAR Meeting  
June 1, 2010

**ISSUE:** Permit to Demolish/Encapsulate and Addition (Screened Porch)  
**APPLICANT:** Patricia & James Miller  
**LOCATION:** 821 South Lee Street  
**ZONE:** RM / Residential

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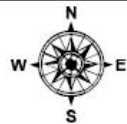
**STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish/Encapsulate and the Certificate of Appropriateness for an addition with the condition that trim detailing be added to the posts and along the roof edge.

**\*\*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.

**\*\*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, 703-838-4360 for further information.



**BAR CASE #2011-0121 & #2011-0122**



**Note:** Staff coupled the reports for BAR #2011-0121(Permit to Demolish/Encapsulate) and BAR #2011-0122 (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/Encapsulate and a Certificate of Appropriateness for the construction of a rear screened porch at 821 S Lee Street.

### ***Permit to Demolish/Encapsulate***

- Demolition of iron deck and stairs
- Encapsulation of rear first floor wall for screened porch

### ***Addition***

The proposed screened porch addition will be raised above grade approximately 4', will measure 8 feet wide by 9 feet deep and will be one story in height. The existing iron deck measures 9 feet wide by 4 feet deep. The screen porch will be enclosed by fiberglass screening and a shed roof, which will be covered in architectural grade composition shingles in a slate gray color. The posts, eaves, fascia boards, roof siding, guard rails, hand rail, and stair risers will be constructed with pressure-treated white painted PVC-covered wood. The door on the rear (west) elevation will be a white aluminum storm door with a changeable glass/insect screen system. The only portion of the enclosed screened porch that will be visible from the public right-of-way is the portion above the balustrades.

The proposed materials include: pressure-treated, white PVC-covered wood; step treads made of a composite resin material; architectural grade composition shingles; fiberglass screening; Anderson 3000 Series aluminum storm door; and a white gutter and downspout.

## **II. HISTORY**

The three-story, three bay interior rowhouse at 821 South Lee Street is one of sixteen units that were constructed in **1954** as a part of the Yates Garden Development that was approved by the Board of Architectural Review on March 12<sup>th</sup>, 1953. It is a part of a continuous row of two and three bay rowhouses with alternating projecting and set back facades. The original structure at 821 S Lee Street is constructed of brick, while the later third floor addition is clad in siding. It is flanked on both sides by two-story brick rowhouses.

In 1992, the Board approved a shed dormer and a rear third floor addition (BAR Case #1992-0097, 5-20-92).

The Board approved the covered wood deck at 823 S Lee Street in October of 1993 (BAR Case #1993-0172).

## **III. ANALYSIS**

The proposed project complies with zoning ordinance requirements.

Staff has no objection to the proposed demolition of the existing iron deck and stairs and no objection to the encapsulation of the rear first floor wall. Staff finds the proposed screened porch addition to be compatible with the existing building and surrounding area once the recommended trim and column details are added.

***Permit to Demolish/Encapsulate***

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 encapsulation are met and the Permit to Demolish/Encapsulate should be granted. The iron deck and stairs proposed for demolition are original, but are on the secondary elevation of a mostly enclosed block. It is not visible from public view due to the number of rowhouses, six foot fences and grade differences on the interior of the block. While the iron deck design is original to the rowhouse, there are many examples of this feature still present on the interior of this block and it is not of unusual or unique construction.

The rear first floor wall proposed for encapsulation is a secondary elevation and has little architectural significance. Issuance of the Permit to Demolish/Encapsulate 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. However, once the screen is put on the porch, it becomes an interior space and is no longer under the purview of the Board of Architectural Review.

***Addition***

The *Design Guidelines* encourage enclosed porch additions which “are appropriate to the historical style of the structure” and “should not hide or cause the removal of important historic architectural details.” It is also recommended that porches “should be painted the predominant color of the building or the color of the trimwork.” The *Guidelines* further explain that “Porches should be made of materials which are sympathetic to the building materials generally found in the historic districts.” (*Design Guidelines*, Porch - Page 2 & 3).

Only the portion of the screen porch above the balustrades will be visible from the public right-of-way. Due to the visibility of the posts and roof structure, Staff recommends that trim molding details be added to the roof edge and posts. The submitted design for the porch is extremely

simple and Staff believes that traditional Colonial Revival vernacular porch characteristics, such as column caps and bases and fascia roof edge trim, etc., should be added in order for the porch to fit the context of the house and surrounding Yates Garden. While a gable roof would provide an additional Colonial Revival detail, Staff supports the shed roof as it matches the roof shape on the remainder of the house and is compatible with the existing shed roof porch next door.

Staff supports the use of modern materials, such as pressure-treated PVC coated wood and architectural grade composition shingles, due to the location of the addition and the mid-20<sup>th</sup> century age of the rowhouse. Staff commends the applicant on their material revisions of a white screened porch as opposed to a natural light wood color as the white will match the trim color on the house, a recommendation found in the *Design Guidelines*.

Staff recommends approval of the Permit to Demolish/Encapsulate and the Certificate of Appropriateness for an addition with the conditions noted above.

**STAFF**

Courtney Lankford, 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 Proposed egress window and relocated stairs comply with zoning.

##### Code Administration

C-1 A building permit is required to be issued prior to the start of any demolition/construction at the site.

C-2 Five sets of drawings will be required to be submitted with the building permit application. The plans need not be “sealed” but should be of architectural quality

C-3 At a minimum the plans shall show;

- Size and height of deck above grade
- Footing and framing details

C-4 The plans submitted with this BAR request are not approved for construction

##### Transportation & Environmental Services:

###### **RECOMMENDATIONS**

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

###### **CODE REQUIREMENTS**

C-1 Any work within or from the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61) (T&ES)



**V. IMAGES**



**Figure 1. Existing rear iron deck at 821 S Lee Street to be removed.**



**Figure 2. Rear covered deck at 823 S Lee Street, similar to proposal at 821.**



Figure 3. Rust on existing iron deck at 821 S Lee Street.

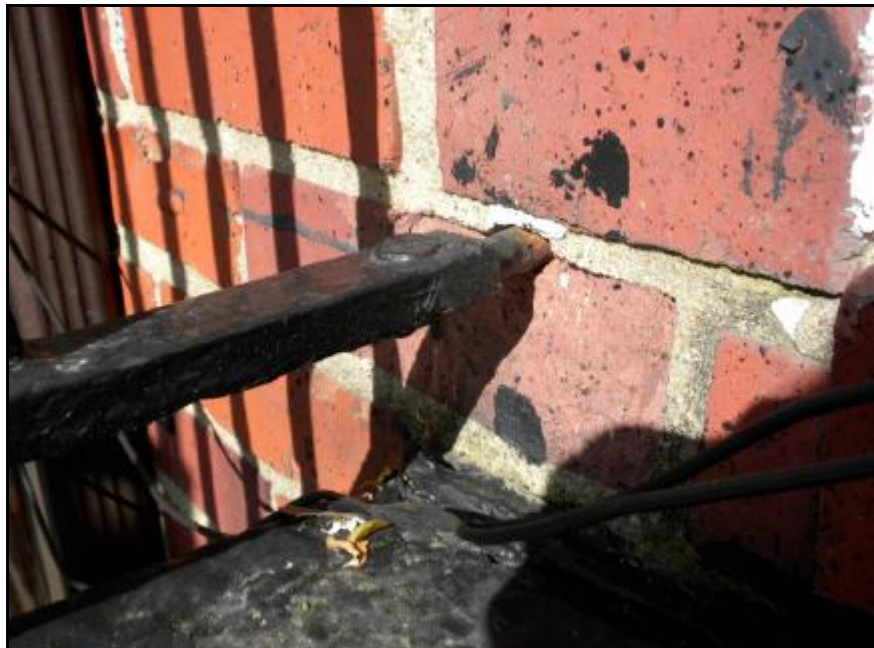


Figure 4. Example of iron deck at 821 S Lee Street separating from the rear façade.





Figure 5. Rear façade of 821 S Lee Street (left) and 823 S Lee Street (right).



Figure 6. Rear façade of 819 S Lee Street (left) and 821 S Lee Street (right).



Figure 7. 3D model of proposed screen porch.



Figure 8. 3D model of proposed screen porch.



Figure 9. 3D model of proposed screen porch.



2849 Zimpel Lane  
Fairfax, Va 22031  
703-385-2525  
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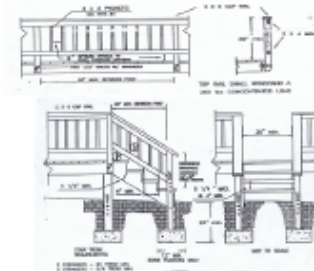


Drawing by: Omar Ruiz - Manager

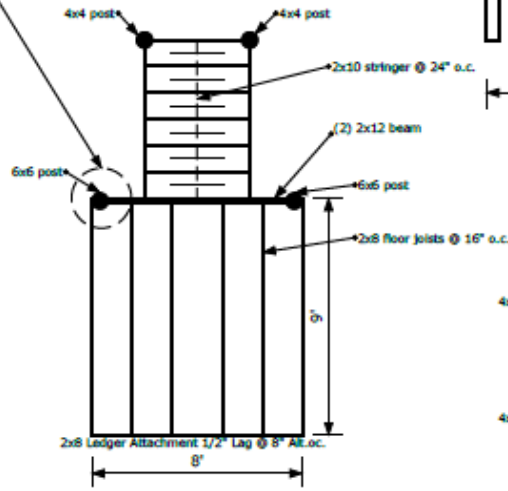
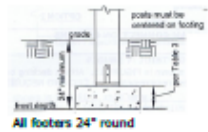
- ◆ Licensed
- ◆ Bonded
- ◆ Insured

Notes:

1. Guardrails are required for decks & porches more than 30" above grade or floor.
2. Guardrails must extend 36" above floor level.
3. The greatest riser height shall not exceed the smallest by more than 3/8".
4. Stairs with 3 or more risers require frost footings & handrails.
5. Graspable handrails to be continuous the full length of the stairs ends to be returned to post.



J.J. & Pat Miller  
821 S. Lee St.  
Alexandria, VA 22314



Porch Framing

Scale: 1/4" = 1'

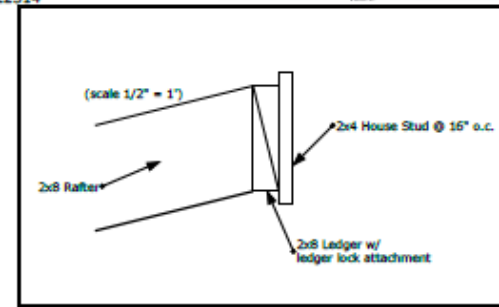
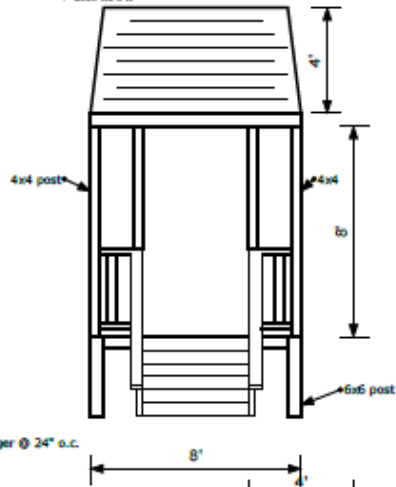


Figure A

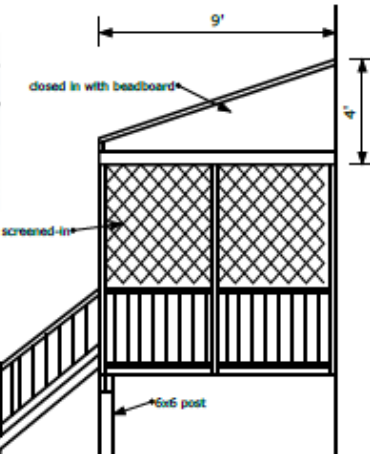
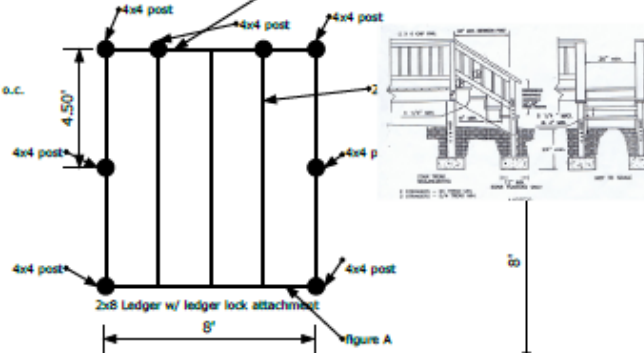


Figure 10. Front and side elevations of proposed screened porch at 821 S Lee Street.