

Docket Item # 3
BAR CASE # 2009-0091

BAR Meeting
May 27, 2009

ISSUE: Demolition/Encapsulation
APPLICANT: Stephen Kulinski for Alabama Ave. LLC
LOCATION: 1105 Queen Street
ZONE: CL/Commercial

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Encapsulate with the following conditions:

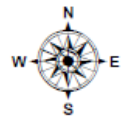
- *1. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- *2. The applicant/developer shall not allow any artifact collection or metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. 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 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.

****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 #2009-0091, 0092 5/27/2009



Note: This docket item requires a roll call vote for approval.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate in order to reconfigure an existing two-story rear ell at 1105 Queen Street. The applicant is proposing the demolition of the east wall of the rear ell and a portion of the north wall, to allow for expansion. The proposed expansion will be flush with the existing south wall of the house and extend the entire width of the existing house, encapsulating the north elevation of the main block. The demolition will constitute the loss of a wall containing a double window, two single windows, and a door on the first floor, and four single windows on the second floor. The design of the proposed construction would also require the encapsulation of approximately one hundred and fifty square feet of gable roof on the rear of the main block.

II. HISTORY:

1105 Queen Street is a semi-detached, two bay, two story frame townhouse constructed prior to 1877, at which time it appears on the G.M. Hopkins Map. Due to its date of construction, the home at 1105 Queen Street is an example of Greek Revival vernacular architecture in the Parker-Gray district and therefore has elements that would generally be considered on buildings found more in the Old and Historic District, such as six over six windows. The structure was listed as number 1103 Queen Street on both the 1891 and 1896 Sanborn Fire Insurance Maps, however the block was re-numbered and the property address was changed to its current number, 1105, for the 1902 Sanborn Fire Insurance Map. The rear of the house has undergone many transformations in its history, the first of which occurred between 1896 and 1902 when a one story addition was added onto the two story rear ell. Then according to the Sanborn Fire Insurance maps between 1921 and 1941 the one story rear addition was removed and the original two story ell was widened. The existing two story rear ell is far narrower than the footprint depicted on the Sanborn maps and therefore, in Staff's opinion, there have been additional alterations. However, no record of such construction exists. The façade of the house has also been altered through the years, including window and door replacement, and probable reconfiguration and the installation of aluminum siding.

Staff did not locate any prior approvals by the Board for this property.

III. ANALYSIS:

In considering a Permit to Demolish/Capsulate, 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 are met. The area of proposed encapsulation impacts the rear of the main block of the house, much of which has been significantly altered and may or may not date to original construction. Staff does not object to encapsulating the rear portion of the existing gable roof due to both the minimal visibility of the rear of the house from a rear alley and the indication by the existence of asphalt shingles that the existing roof may not be historic. The portion of north wall at the rear of the main block and the north and east wall of the rear ell proposed for demolition have seen several transformations throughout the buildings history and the historic integrity has been severely compromised. Therefore, Staff recommends approval of the Permit to Demolish/Encapsulate.

IV. STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Encapsulate with the following conditions:

- *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.
- *2. The applicant/developer shall not allow any artifact collection or metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- 3. 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 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.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 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-2 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-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-7 Alterations and Additions to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-8 Alterations and Additions 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-9 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-10 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-11 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

No comments received.

Alexandria Archaeology:

- F-1 The G.M. Hopkins fire insurance atlas indicates that a structure was present on this lot by 1877. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19th-century Alexandria.
- 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 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 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 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.

Transportation & Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any demolition permit. (T&ES)

VI. IMAGES



Figure 1. Existing photographs.

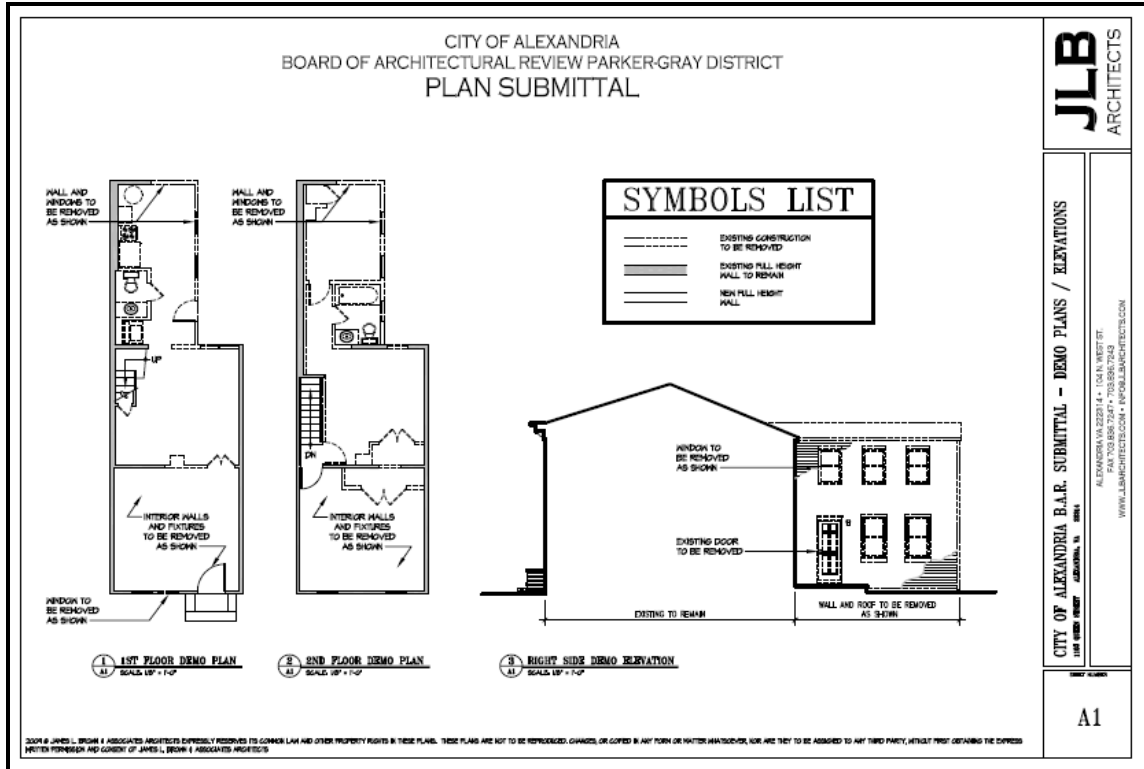


Figure 2. Floor plans depicting proposed demolition.

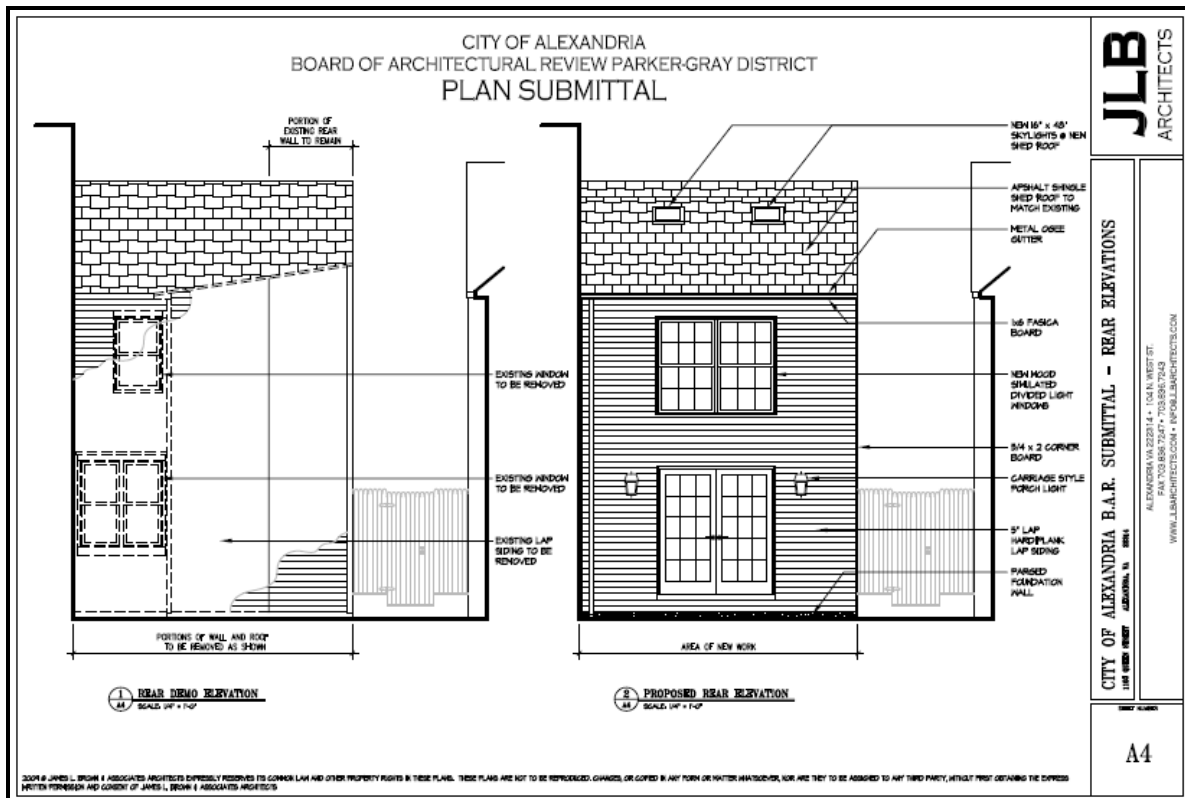


Figure 3. Existing and proposed rear elevation.