

Docket Item #15
BAR CASE# 2005-0027

BAR Meeting
March 2, 2005

ISSUE: Permit to Demolish/Encapsulate

APPLICANT: Jack & Mary Nell Seed

LOCATION: 309 South Lee Street

ZONE: RM Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: According to the Bylaws of the Board of Architectural Review, this docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish the existing two story rear enclosed porch to create a new rear addition. The rear is visible from the unpaved public alley to the north of the property.

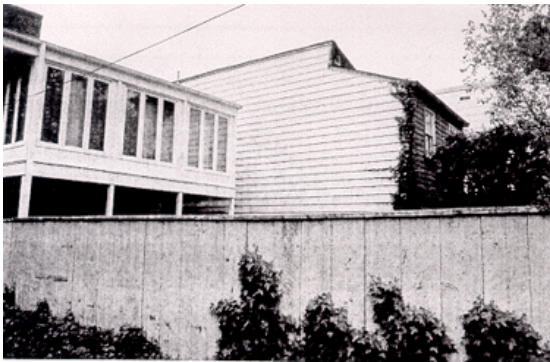


Figure 1 View of 309 S Lee St from alley



Figure 2 Rear elevation

II. HISTORY:

The two story frame building at 309 South Lee Street appears on the 1877 Hopkins Atlas as a two story flounder. According to the Sanborn Maps, a rear one story porch was added by 1885, and the two story main block was added between 1891 and 1896. The rear porch was subsequently filled in and raised between 1896 and 1907.

In 1952, the Board approved the installation of asbestos siding on the north wall (1/17/52). The asbestos siding was replaced in 1972 by aluminum siding as part of a larger complete renovation to the property (5/17/72). In 1986, two first floor windows were replaced by a bay window on the south elevation of the flounder (Building permit #42650, 7/24/86).

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 house has undergone a number of alterations and the proposed demolition/encapsulation is limited to the rear enclosed porch.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- 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 current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 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-8 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-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Office of Historic Alexandria:

“No comment”

Alexandria Archaeology:

- F-1 Tax records indicate that a free African American household was located on this street face in 1810, but the exact address is not known. The G.M. Hopkins insurance map shows 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 residential life, perhaps relating to African Americans, in 19th-century Alexandria.

- R-1 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 above statement must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement.