

Docket Item #7
BAR CASE #2005-0185

BAR Meeting
October 5, 2005

ISSUE: Demolition and capsulation

APPLICANT: Thomas & Eileen Schultz

LOCATION: 707 South Lee Street

ZONE: RM/Residential

BOARD ACTION, SEPTEMBER 7, 2005: Deferred prior to the public hearing at the request of the applicant.

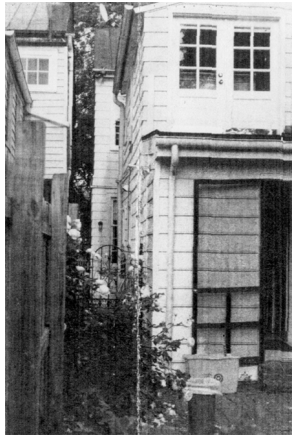
STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish for demolition and capsulation of portions 707 South Lee Street to accommodate a new two story side (north) addition and a rear (west) second floor addition at the rear of the house. The two story addition will extend 13' along the existing north side. The existing north wall in this area will be demolished. The second story addition will capsulate the roof of the existing one story rear addition. Portions of the rear (west) wall of the existing one story addition may remain in the new construction. The rear (west) elevation on the second story will be demolished. The areas to be demolished and/or capsulated are visible from South Lee Street through the passageway on the north side of the house and from Franklin Street.



Two other areas of demolition are proposed in the application. Two windows on the north side in the first story will be extended by approximately 3' to create longer openings. The total area of demolition is approximately 15 square feet. The existing small windows are located high in the wall, presumably to accommodate the current kitchen layout. The original window opening is believed to have been similar to that proposed. In addition, the application proposes the demolition of an area approximately 17.5 square feet for a new dormer window at the rear of the gable roof over the original main block.

II. HISTORY:

The two story frame house at 707 South Lee Street is a pair with the house at 709 South Lee Street. The houses were constructed with a two story gable-roofed main block, a narrow two story connecting hall and a flounder form rear service wing. Each has a three bay facade and sidehall plan. A single bracketed cornice extends across the street facade and unites the two parts of the building. The party wall extended to the rear, or west, forms the ridge for the abutting two story flounder wings, each with a somewhat lower pitch than is typical for flounder wings from the earlier part of the 19th c. While the precise date of construction is not known, several datable

aspects place the houses within the last quarter of the 19th century. The pair does appear to be shown on the 1877 Hopkins Atlas. Paired houses were a fairly common form of modest dwelling construction in this time frame, and the relatively low pitch of the main house gable as well as that of the flounder wing further confirm the later 19th century as a probable date for the houses. The simple but dignified facade, coupled with the traditional form of the uniquely local flounder wing, constitute an ensemble in the paired houses with a relatively high, and increasingly rare, degree of integrity of the historic form.

However, both houses have had rear additions. Sanborn maps indicate that both houses had matching single story rear additions by the early 20th century. In 1969, that rear addition was extended by 3'6" at 707 South Lee Street. In 1967, a second story rear addition was added above a portion of the one section. These last two additions were approved by the Board of Architectural Review (6/15/1967 & 5/11/1969). Similarly, Board of Architectural Review records include approvals for additions at 709 South Lee Street (1/13/1965 & 10/4/1978). The house at 709 South Lee Street currently extends beyond the house at 707 South Lee Street at the rear with a long one story addition.

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?

Staff believes that none of the above criteria are met. The remaining original exterior walls of the house will not be affected by the proposed additions which are confined to the areas of the 1967 and 1969 additions. While the proposed addition will further alter the original footprint, it will leave the form of the late-19th century house intact and will clearly read as yet another episode in the evolution of the house. The enlargement of the windows on the first floor of the original flounder on the north side is a relatively minor alteration and will likely restore the openings to their original proportions. The demolition for the dormer also involves a relatively minor area and is located at the rear of the gable.

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 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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-8 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 comment.”

Alexandria Archaeology:

- F-1 According to Ethelyn Cox’s *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this property probably dates to the mid-19th century. The lot therefore has the potential to yield archaeological resources that could provide insight

into residential life in early 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-3 The statements in R-1 above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.