

Docket Item # 21
BAR CASE #2005-0264

BAR Meeting
December 7, 2005

ISSUE: Demolition/Encapsulation

APPLICANT: Heather McHugh

LOCATION: 216 North Alfred Street

ZONE: RB/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following condition:

1. The statement below must appear in the General Notes of all site plans and on site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.
 - a. 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.

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a permit to demolish/encapsulate in order to build a rear porch to 216 North Alfred Street. The rear porch will not be viewable from any public right-of-way. The applicant is also constructing a new second story balcony, which will not be visible from the public right-of-way.

II. HISTORY:

According to Ethelyn Cox's *Historic Alexandria, Street by Street, a Survey of Existing Early Buildings*, the house on this property may date to the mid-19th century.

There does not appear to be any earlier reviews or approvals by the Board of Architectural Review for 216 North Alfred Street.

III. ANALYSIS:

The proposed additions comply with the zoning ordinance requirements.

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?

Staff believes that none of the criteria are met. The area generally proposed for encapsulation is at the rear or sides of the house and is not visible from the public right-of-way. The impacted areas are frame and masonry additions. The proposed rear porch will be approximately 13'6" wide with a 10'8" depth from the house. The amount of existing exterior wall that will be encapsulated by the new rear porch is approximately 169 square feet. The public perception of the house from the street will not change.

Staff recommends that the Permit to Demolish and Capsulate be granted.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following condition:

1. The statement below must appear in the General Notes of all site plans and on site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.
 - a. 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.

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 be 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.

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 may date to the mid-19th century. The lot therefore has the potential to yield archaeological resources that could provide insight into domestic activities 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-2 The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

Historic Alexandria

“No comment.”