

Docket Item # 8  
BAR CASE #2006-0001

BAR Meeting  
February 15, 2006

**ISSUE:** Demolition and capsulation

**APPLICANT:** Mike and Allyson Hazzard

**LOCATION:** 809 South Lee Street

**ZONE:** RM/Residential

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**BOARD ACTION, JANUARY 18, 2006:** The Board combined discussion of docket item #'s 11 and 12. On a motion by Dr. Fitzgerald, seconded by Mr. Keleher, the Board voted to defer the application for restudy.

**REASON:** The Board was concerned about the proposed scale and mass of the new addition and its impact on the historic property and the adjacent historic properties.

**SPEAKERS:** Rebecca Bostick, project architect, spoke in support  
Mike Hazzard, property owner, spoke in support  
Rich Moran, 206 Jefferson Street, spoke in opposition  
Lawrence O'Connor, representing the Historic Alexandria Foundation, spoke in opposition  
Daniel Zimmer, 208 Jefferson Street, spoke in opposition  
Glenn Sandlin, 204 Jefferson Street, spoke in opposition  
Linda Signori, 210 Jefferson Street, spoke in opposition  
Dave Signori, 210 Jefferson Street, spoke in opposition  
Kim Stanton, spoke in opposition  
Kim Harkin, 202 Jefferson Street, spoke in opposition  
Ted Mann, 831 S Lee Street, spoke in support  
John Wilson, 819 S Lee Street, spoke in support

Update: The extent of the proposed demolition and capsulation has not changed from the last public hearing and Staff here repeats the previous Staff report.

**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 and Capsulate portion of the residential rowhouse at 809 South Lee Street. Those portion to be demolished and capsulated include: the existing roof and the rear of the townhouse in order to allow for the construction of a new third floor and an addition at the rear.

**II. HISTORY:**

809 South Lee Street is a two story, three bay residential rowhouse that was constructed as part of the Yates Garden subdivision in ca. 1954. It is end unit rowhouse, one of a continuous row of 2 and 3 bay townhouses with alternately projecting and set back facades. It is flanked on the south by a flat roofed three house. The facade is distinguished from its neighbors primarily by its slightly projecting bay window at the first level.

**III. ANALYSIS:**

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 shrine?
- (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, because this is a rowhouse dating from 1954 none of the criteria are met and the Permit to Demolish should be granted.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application a submitted.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 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-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- 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 on addition & alterations. Does City Arborist need to be contacted about the tree to the side of the house?”

### Alexandria Archaeology:

- F-1 The Army Quartermaster’s maps from the Civil War indicate that the block bounded by Lee, Jefferson, Fairfax, and Green streets was the site of support buildings (mess room, kitchen, and barracks) for the Battery Rogers fortification. Therefore, this property has the potential to yield archaeological resources that could provide insight into Civil War military activities.
- 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 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
- R-3 The applicant should not allow metal detection on this property unless authorized by Alexandria Archaeology.
- R-4 The above statements in R-1, 2, and 3 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.