

Docket Item # 9
BAR CASE # 2007-0197

BAR Meeting
November 14, 2007

ISSUE: Demolition/encapsulation

APPLICANT: James & Judith Blaha

LOCATION: 722 S. Royal Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the permit to demolish with the following conditions:

The following statements shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology:

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.

The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

BOARD ACTION, OCTOBER 3, 2007: The Board combined the discussion of docket item #'s 16 & 17. On a motion by Mr. Keleher, seconded by Mr. Spencer the Board deferred the application for restudy. The vote on the motion was 6-0.

REASON: The Board believed that additional design attention was needed for the roof of the addition and that flat skylights and wood windows were more appropriate than what was proposed.

SPEAKER: James Blaha, applicant, spoke in support

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NOTE: This docket item requires a roll call vote.

Update: Since the public hearing of October 3, 2007 where the application was deferred for restudy, the applicant has not made any revisions to the application. Therefore, staff's recommendation remains the same.

I. ISSUE:

The applicant is requesting approval of a permit to demolish for demolition and encapsulation associated with the construction of a one story addition at the rear (east side) of the two story brick house. An area of wall amounting to 173.25 square feet will be encapsulated by the new addition. Much of the encapsulated wall will also be demolished. This wall has French doors in an arched opening and a bay window. In addition, an existing storage shed attached to the south side garden wall in the vicinity of the proposed addition will be removed. The frame shed is approximately 4' tall, 8' long and 2' wide.

The area of demolition is not visible from the public right-of-way.

II. HISTORY:

The two story brick townhouse at 722 South Royal was built in the Colonial Revival style in the 1950s as part of the Yate's Gardens subdivision. It is located mid-block but is an end unit on a string of seven attached houses. The Board approved a one story kitchen addition at the rear on October 5, 1988 (BAR Case #88-168). On June 3, 1992, the Board approved a second story addition over the 1988 first story addition (BAR Case #92-112).

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 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 above criteria are met. The demolition/encapsulation is located on the rear of the house and impact a late 20th century addition. Therefore, Staff

recommends approval of the application as submitted but notes the comments of Alexandria Archaeology and recommends that they be included as a condition of the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the permit to demolish with the following conditions:

The following statements shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology:

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.

The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

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 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.

Historic Alexandria:

Approve as submitted, specifying wood, full divided light windows, doors and wood siding.

Alexandria Archaeology:

- F-1 Historical maps indicate that this property was part of the Daingerfield Estate in the nineteenth century. There is the potential for archaeological resources to be present that

could provide insight into residential life in nineteenth-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 to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in Conditions 1 and 2 above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

Transportation & Environmental Services:

- R-1 The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-4 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R-5 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R-6 Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)