

Docket Item # 16
BAR CASE # 2008-0119

BAR Meeting
July 30, 2008

ISSUE: Demolition/encapsulation

APPLICANT: Linda Serabian

LOCATION: 112 South Patrick Street

ZONE: CD/Commercial

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Encapsulate with the following condition:

1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

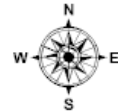
a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

b. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that an inspection schedule for city archaeologists can be arranged.

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



BAR CASE #2008-0119, 0120 7/30/2008



NOTE: This item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate in order to construct a shed addition at 112 South Patrick Street. A portion of the east elevation of the brick townhouse will be encapsulated in order to construct the one story shed.

II. HISTORY:

According to Ethelyn Cox's *Historic Alexandria, Virginia Street by Street*, the twin, two-and-one-half-story Federal style brick former residences at 112 and 114 South Patrick Street were built by Isaac Gibson not long after his purchase of the land in 1812.

Over the years the Board has reviewed a number of applications for 112 South Patrick Street, including:

- Signage on November 3, 2004 (BAR Case #2004-0209);
- Site improvements at 108, 112 and 114 South Patrick Street on August 16, 2000 (BAR Case #2000-0165);and,
- Alterations, including paving and fencing on September 19, 2001 (BAR Case #2001-0221).

III. ANALYSIS:

In considering a Permit to Demolish/Encapsulate, 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 area of encapsulation is very small in size and the accompanying photograph shows the ghost of a previous addition where the shed will be constructed. No historic fabric will be demolished for the construction of the shed, only encapsulated. Therefore, Staff recommends approval of the Permit to Demolish/Encapsulate.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish/Encapsulate with the following condition:

1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
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 - b. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that an inspection schedule for city archaeologists can be arranged.
 - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 All exterior walls within 5 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. (USBC 704.5).

Historic Alexandria:

- F-1 No comment.

Alexandria Archaeology:

Archaeology Findings

F-1 According to Ethelyn Cox's *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings*, these houses were constructed by Isaac Gibson shortly after he purchased the lots in 1812. The property therefore has the potential to yield archaeological resources which could provide insight into residential life in Alexandria during the nineteenth century.

F-2 In 2002, Alexandria Archaeology recorded the presence of two brick shafts on at 112 S. Patrick Street, one in the basement of the house and the other about 5.5 feet from the northeast corner of 114 S Patrick Street. This outside shaft may be in line with the footing for the construction of the shed on 112 S. Patrick Street. The inside diameter of the shaft measured about 4.5 feet. Soil was visible at a depth of about 14 feet below the surface. A terracotta pipe was seen entering the northwest side of the feature about 3 feet below the surface. The shaft may have originally been a well and later used for drainage. The applicant in 2002 indicated that the feature would be filled with gravel or sand.

Recommendations

1. Efforts should be made to save as much of the shaft as possible during construction activities. If the location of the shaft is known from previous construction on the property, it should be placed on the site plan.

2. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

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VI. IMAGES

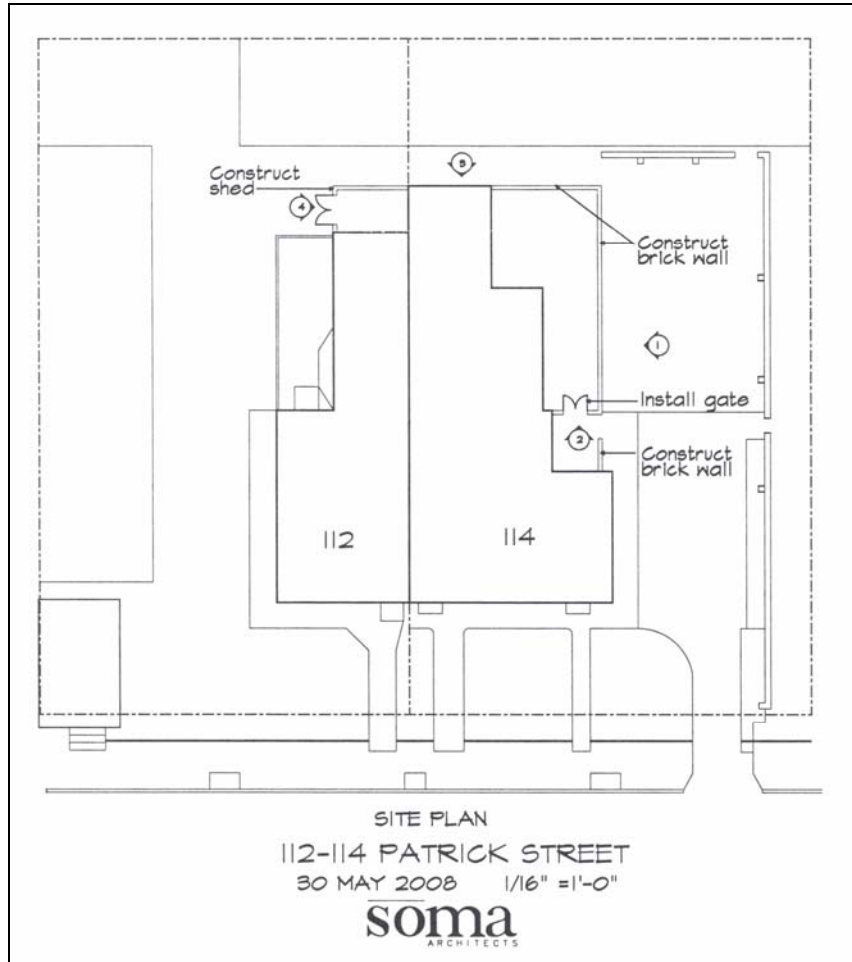


Figure 1: Site plan of 112 & 114 South Patrick Street.



Figure 2: Existing photo of proposed shed location.