

Docket Item # 5
BAR CASE # 2009-0026

BAR Meeting
March 18, 2009

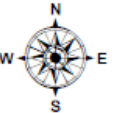
ISSUE: Demolition/Encapsulation
APPLICANT: Stephanie Dimond for James McCall
LOCATION: 1110 Prince Street
ZONE: RM/Residential

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

1. That the following statements appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, 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 not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.



BAR CASE #2009-0026, 0027 3/18/2009



Note: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish and Encapsulate in order to construct a one story rear addition and make alterations to the first floor rear façade at 1110 Prince Street. The area to be encapsulated/demolished includes the rear basement wall, an area measuring roughly 15.6 feet in length and 6.5 feet in height (101 square feet) and partially obscured under the projecting ell on the first and second floors. In addition, the existing party walls on the east and west will be encapsulated (an area of approximately 177 square feet) and the support posts for the ell will be demolished.

On the first floor of the rear elevation, the area proposed to be demolished consists of an area under the existing south window (approximately 6 square feet) in the historic 1818 main block in order to install a new narrow pair of french doors that match the width of the existing window opening. The existing modern wood deck off the first floor will be removed in order to construct the rear basement level addition with new deck above the addition.

The total area of demolition/encapsulation is 284 square feet.

II. HISTORY:

According to Ethelyn Cox in Historic Alexandria, Street by Street, the townhouse at 1110 Prince Street was constructed in 1818 by Alexander Veitch, part of a row of four townhouses (1108 - 1114 Prince Street.) According to the Sanborn Fire Insurance maps, sometime between 1921 and 1941 a two story rear ell with an open basement level was added to each townhouse. The front façade of each two bay, two-and-one-half-story brick townhouse retains a high degree of historic integrity and all have been identified with plaques from the Historic Alexandria Foundation.

Staff was unable to locate any BAR approvals for this property or the other three townhouses in the row. In 1996, Staff approved a building permit to reroof the historic townhouse with a painted metal roof (BLD96-00906).

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?

In the opinion of Staff, none of the criteria are met. Although the early 19th century townhouse retains a high degree of architectural integrity, the modifications to the rear facade are generally modest in scale and will be minimally visible from the public right-of-way (the public alley behind the property is located approximately 44 feet from the proposed addition and there are significant grade changes around and within the site making the addition and alterations less visible). Less than half of the overall area which will be impacted – the rear basement wall and the small area under the existing rear window on the first floor – date from the original construction of the house in 1818 (107 of the total 284 square feet). The area of brick wall proposed to be removed under the existing window to create a door opening comprises a total of 6 square feet, 2 feet high by the 3 feet width of the existing window opening. The encapsulated party walls likely date from the 1930s or 1940s when the rear ells were constructed. Because the addition is at the basement level, the house will retain its existing rear walls on the first and second floors, unlike the three other townhouses in the row which have had a number of alterations/additions to the upper floors over the years. Therefore, Staff recommends approval of the application as submitted, but notes the comments of Alexandria Archeology.

IV. STAFF RECOMMENDATION:

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

1. That the following statements appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, 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 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 Administration:

- F-1 Please be advised that the following comments are preliminary and may change upon departmental plan review.
- 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-3 Additions and 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-4 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-5 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-6 A soils report must be submitted with the building permit application.
- C-7 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-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.

Transportation and Environmental Services:

R1. The building permit must be approved and issued prior to the issuance of any demolition permit.

Historic Alexandria:

No comments received.

Alexandria Archaeology:

F-1 According to Ethelyn Cox's *Historic Alexandria, Virginia, Street by Street*, the house on this lot was constructed around 1818 by Alexander Veitch. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19th-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 archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

VI. IMAGES

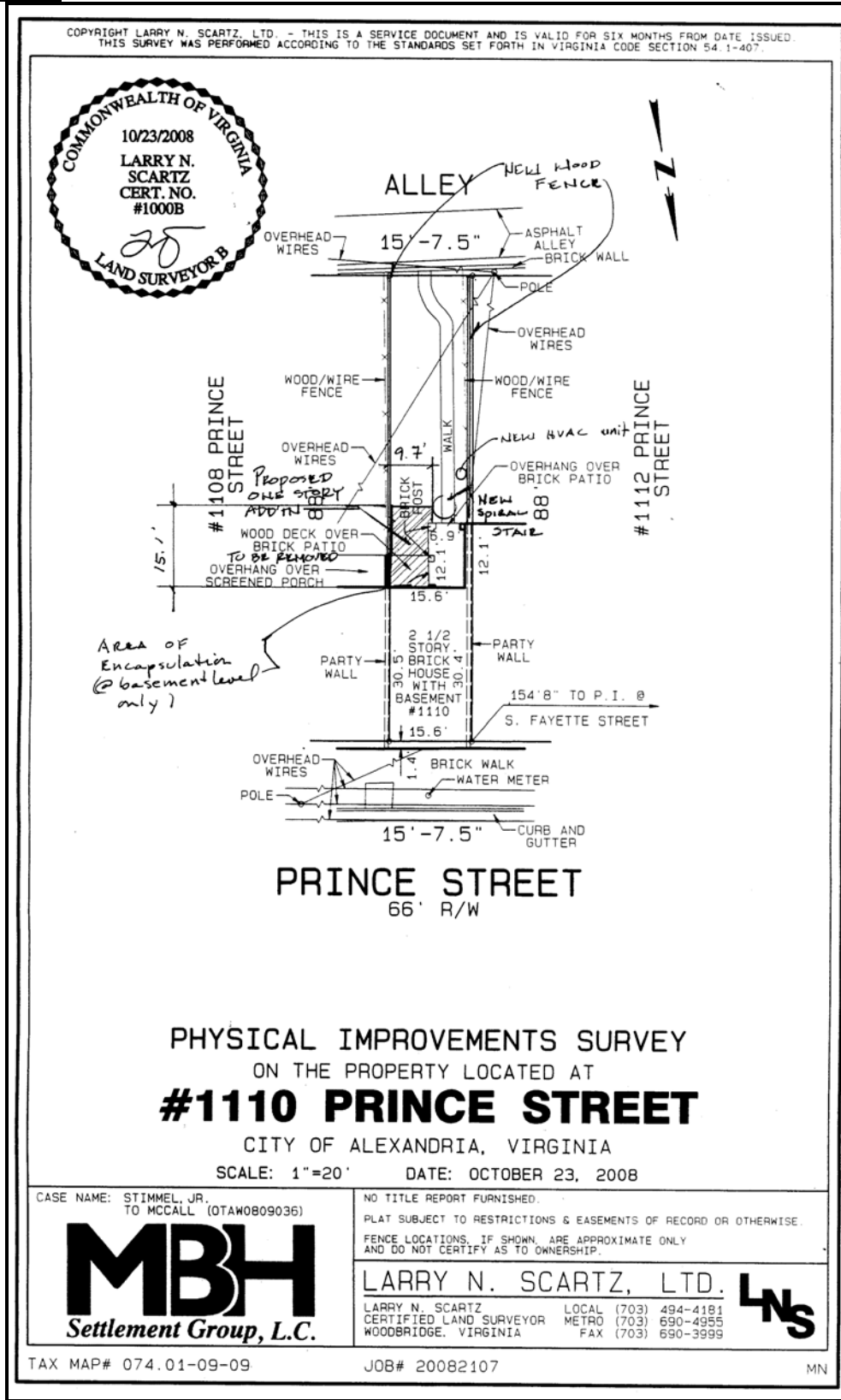


Figure 1: Plat of 1110 Prince Street



Figure 2: Photo showing front of 1110 Prince Street (second house from left)



Figure 3: Rear of 1110 Prince Street



Figure 4: Close up of 1st floor rear door and window proposed to be altered