

Docket Item # 8  
BAR CASE# 2009-0054

BAR Meeting  
May 6, 2009

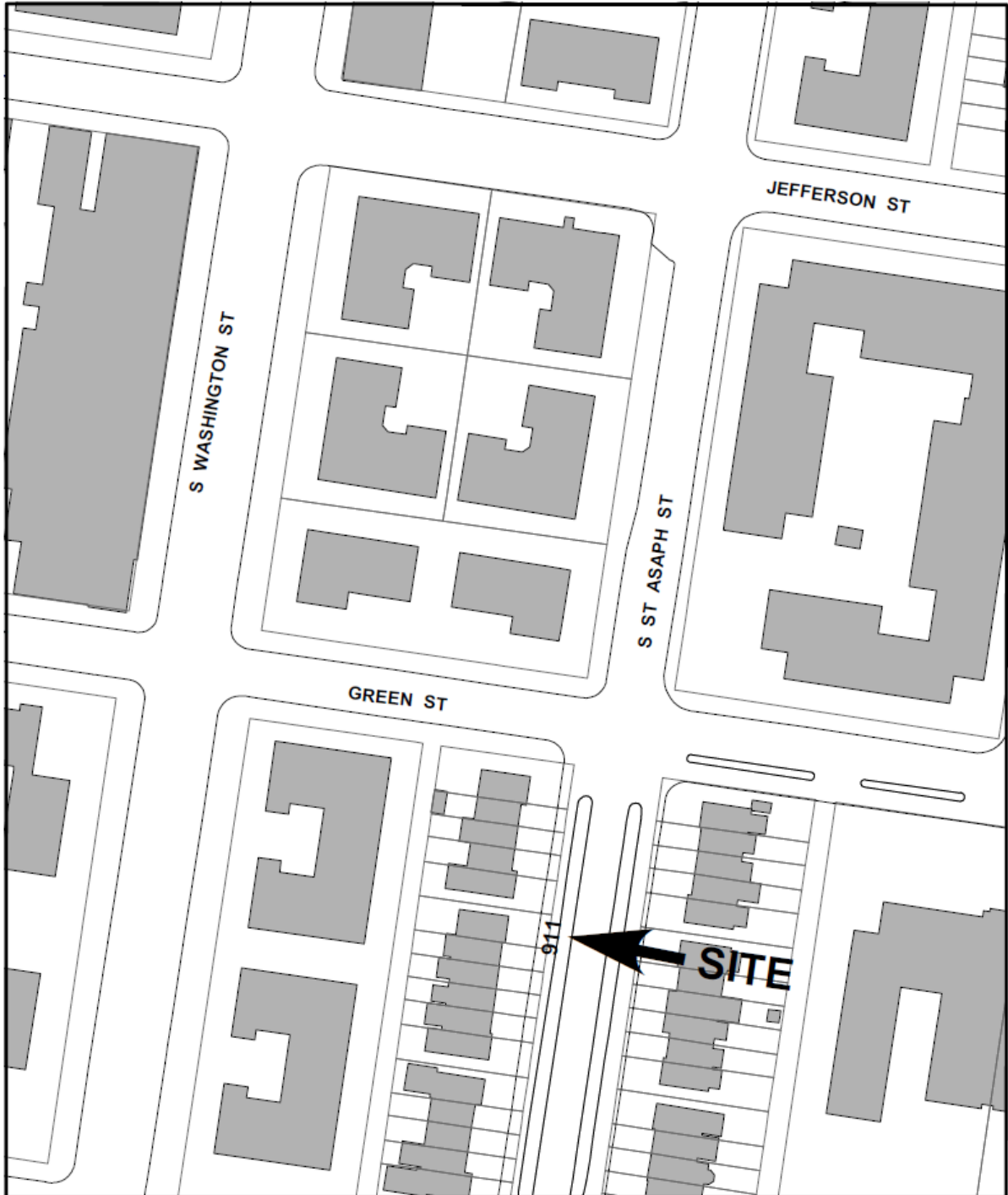
**ISSUE:** Demolition/Encapsulation  
**APPLICANT:** Edward and Joan Niles  
**LOCATION:** 911 South Saint Asaph Street  
**ZONE:** RM / Residential

---

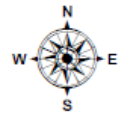
**STAFF RECOMMENDATION:** Staff recommends approval of the application for a Permit to Demolish/Encapsulate as submitted.

**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**\*\*BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



**BAR CASE #2009-0054, 0055 5/6/2009**



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 one-story enclosed porch extending from the rear elevation of 911 South Saint Asaph Street.

The area of encapsulation of the exposed rear wall on the first story is roughly 225 square feet. The existing brick wall will be incorporated into the addition, with the window and door opening being retained and used as a pass-through and an entrance into the new addition.

**II. HISTORY:**

911 South Saint Asaph Street was constructed in 1940 as part of the George Washington Gardens subdivision by Joseph K. Seidle, Inc., who developed Belle Haven ("Joseph K. Seidle, Inc., Opens New Model Home to Public; Is First in Group of 16," also, real estate advertisement, "Presenting George Washington Gardens in Historic Alexandria Overlooking the Broad Potomac," both Alexandria Gazette, October 19, 1940, p.3.) As such, these houses while stylistically similar to the Yates Garden subdivision by Edward Carr are a separate subdivision.

Staff located an approval of the Board in August of 1997 for an after-the-fact Certificate of Appropriateness for a wood fence on the subject property measuring 6' in height and 24' in length (BAR Case # CASE BAR-97-0164).

**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, encapsulating 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 for the encapsulation of the house's first floor rear wall.

Encapsulations are generally supported on secondary elevations and where penetrations into the existing façade do not need to occur for the new addition to be constructed.

Staff notes that the applicant has proposed to encapsulate, rather than demolish this rear wall. Additionally, the proposal indicates they will be retaining the existing fenestrations to be used as a pass-through feature and an entrance into the new addition.

Views of the rear of the house where the encapsulation is proposed are limited to the 15' public service alley, which is accessed from Green Street. The area being impacted is not visible from South Saint Asaph Street.

Based on a review of the plans and a site visit, only a portion of the proposed fenestrations will be visible from the existing public service alley (see attached photographs). It is for the above reasons Staff recommends approval of the application as submitted.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application for a Permit to Demolish/Encapsulate as submitted.

**V. CITY DEPARTMENT COMMENTS:**

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

Code Administration:

- C1. 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.
- C2. 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.
- C3. Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C4. A soils report must be submitted with the building permit application.
- C5. Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C6. 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.
- C7. 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.
- C8. 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.
- C10. 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:

- S. Suggest a revision to include wood materials or brick and multi-paned windows to better reflect style of the existing residence and surrounding homes.

Alexandria Archaeology:

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Transportation and Environmental Services:

- R1. The building permit must be approved and issued prior to the issuance of any demolition permit. (T&ES)

**VI. IMAGES:**

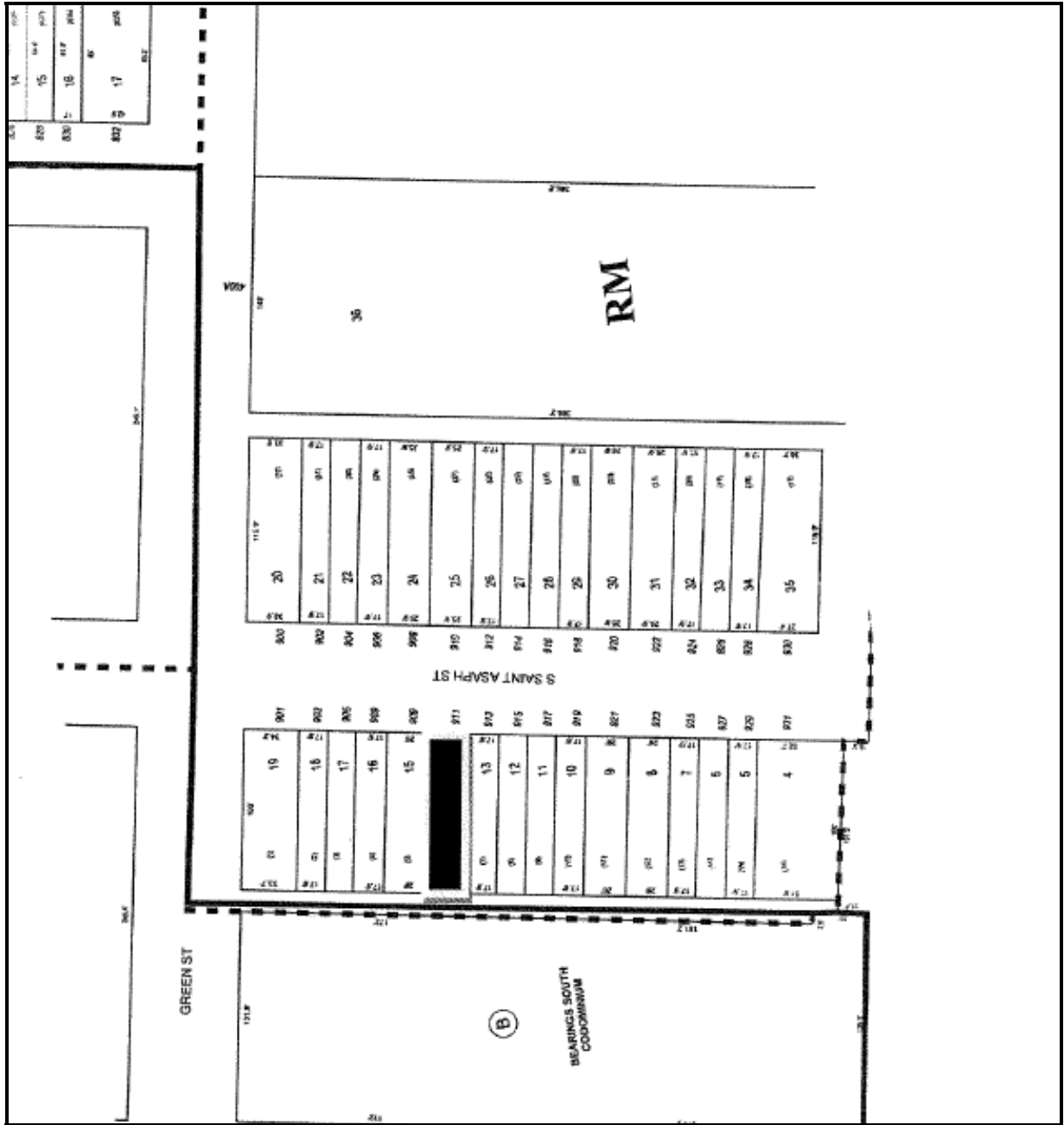


Figure 1: Tax map showing properties on South St. Asaph Street. 911 is denoted by a filled in rectangle.

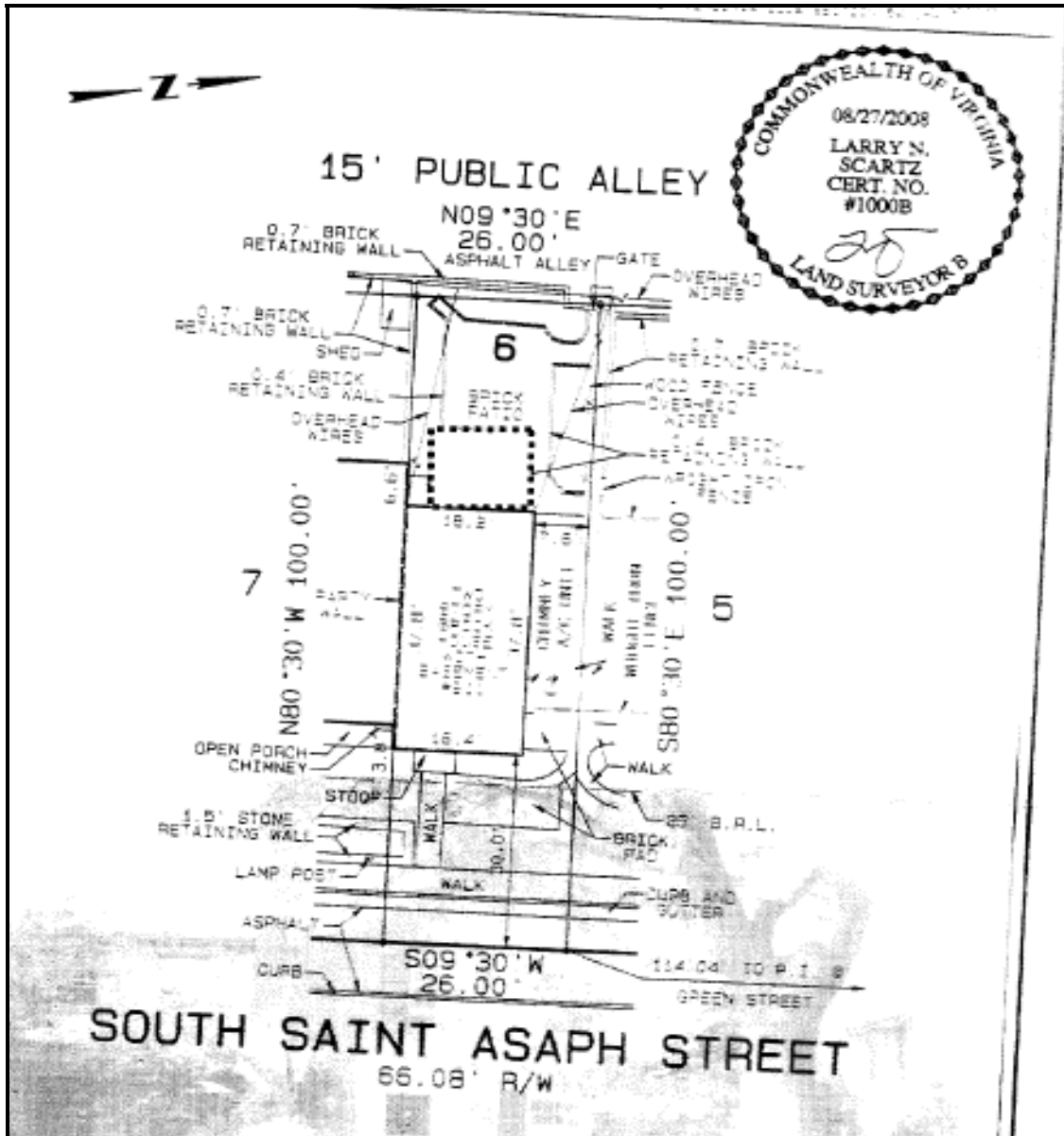


Figure 2: Survey of 911 South St. Asaph St. The approximate position of the porch is denoted by the rectangle with dashed lines.





Figure 3: View of the front (east face) of 911 South St. Asaph Street from the parking access road.



Figure 4: View of the Rear (west side) of 911 South St. Asaph Street from the courtyard

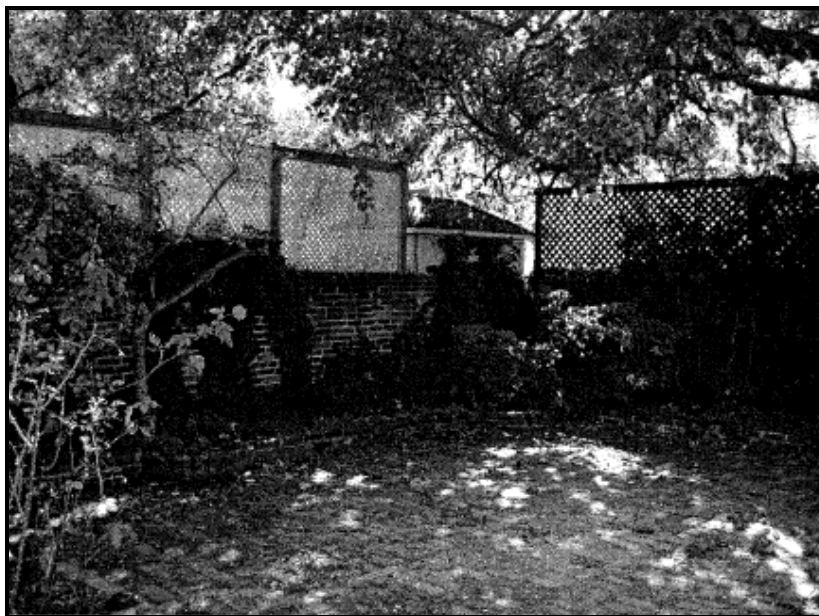


Figure 5: A view of rear courtyard from the back of the house looking toward the southwest corner

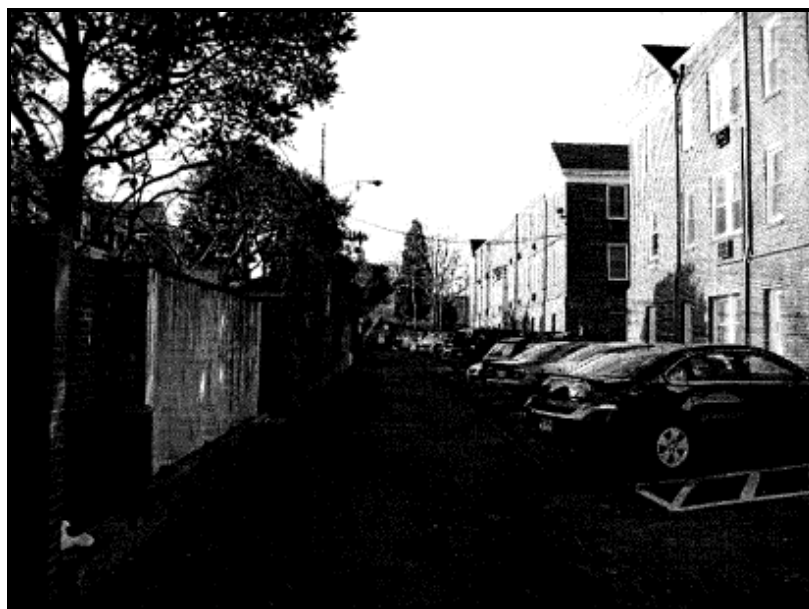


Figure 6: View of the alley looking south from behind 907 South St. Asaph Street



Figure 7: View of the alley looking north from behind 909 South St. Asaph Street



Figure 8: View from behind 909 South St. Asaph Street



Figure 9: View from the property line shared by 909 and 911 South St. Asaph Street

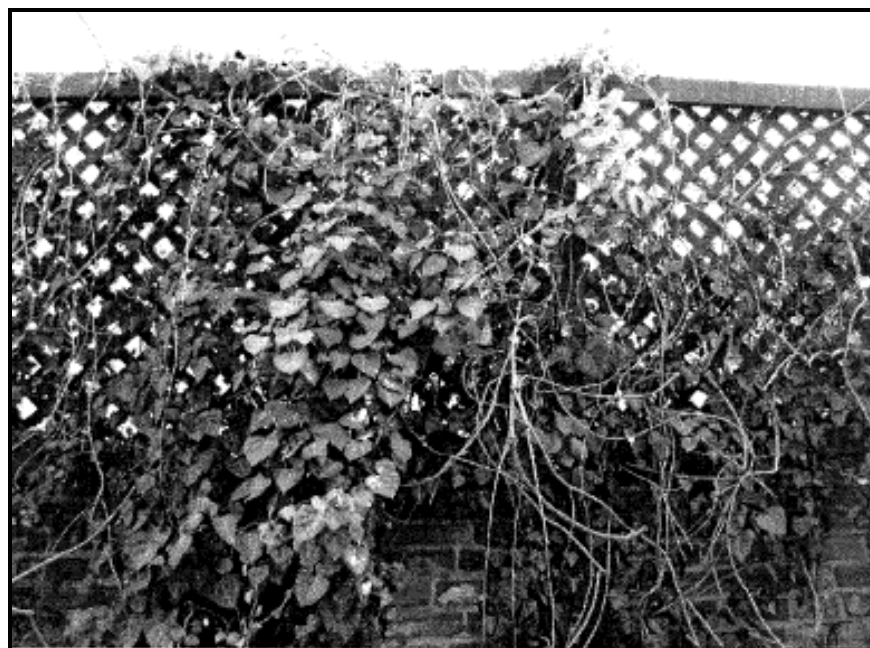


Figure 10: View from directly behind 911 South St. Asaph Street



Figure 11: View from the property line shared by 911 and 913 South St. Asaph Street



Figure 12: View of 911 South St. Asaph Street from behind 913 South St. Asaph Street

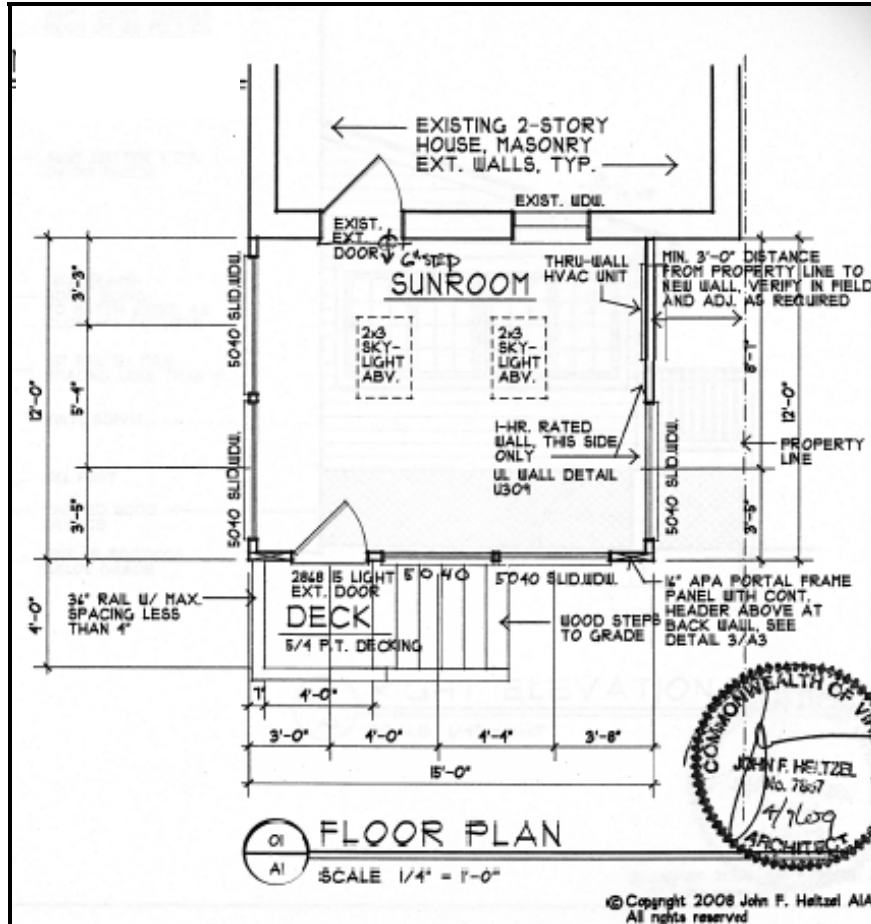


Figure 13: Floor Plan of the enclosed porch addition

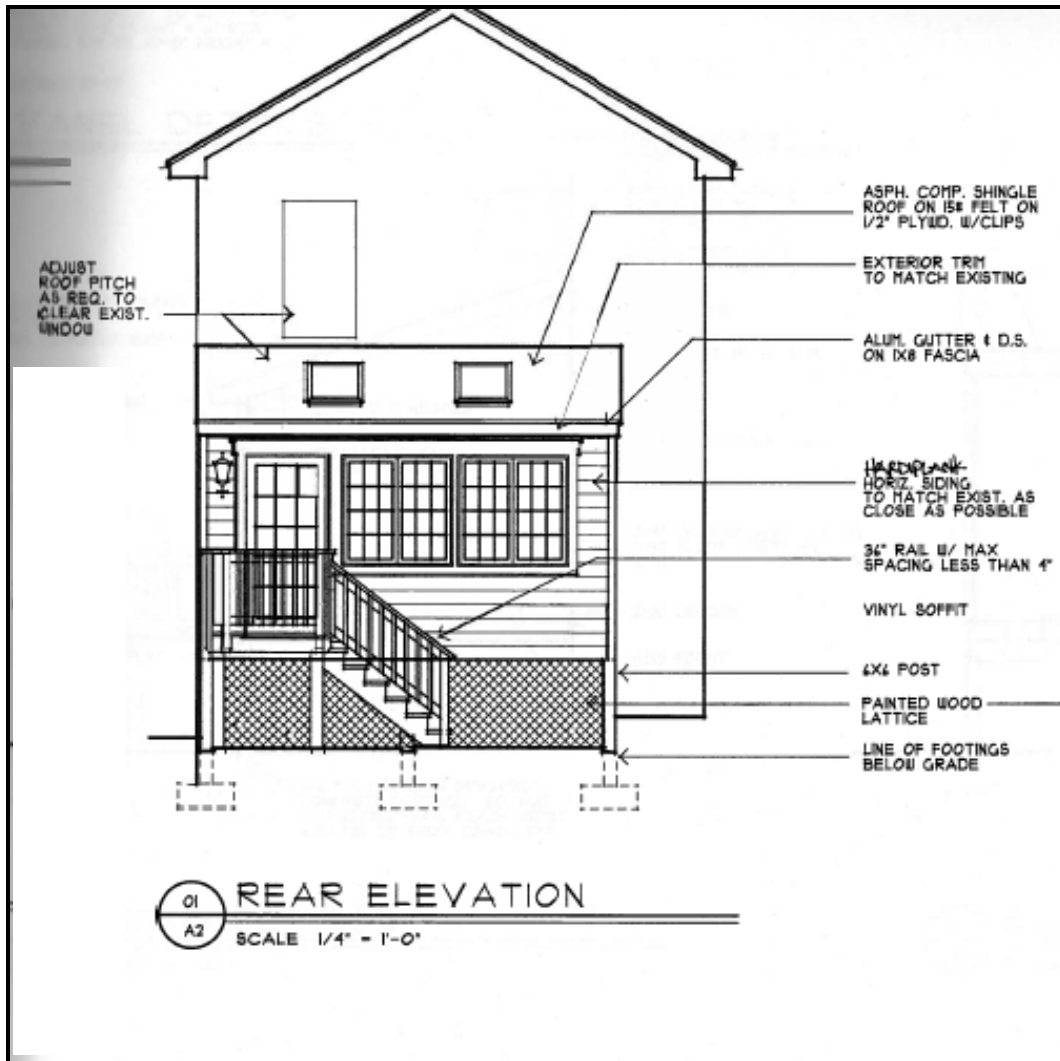


Figure 14: Drawing of the enclosed porch viewing from the west



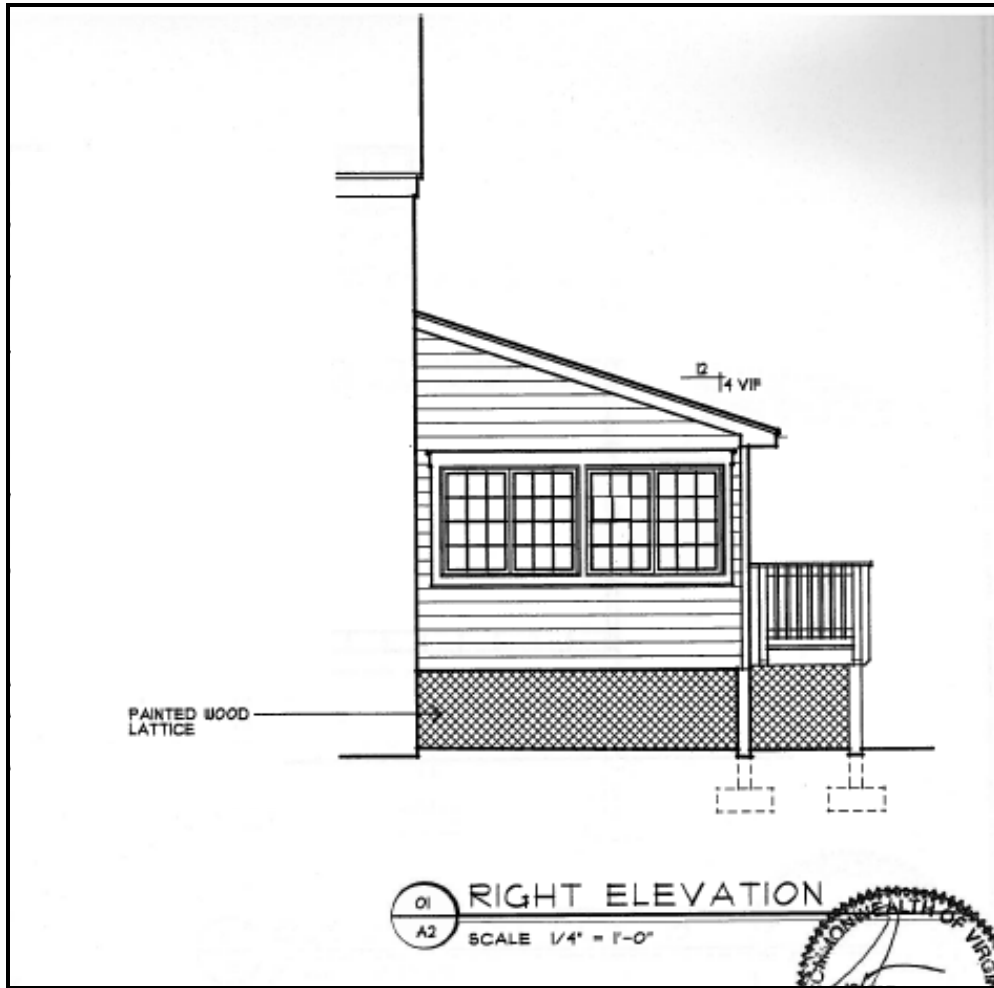


Figure 15: Drawing of the enclosed porch viewing from Right Elevation

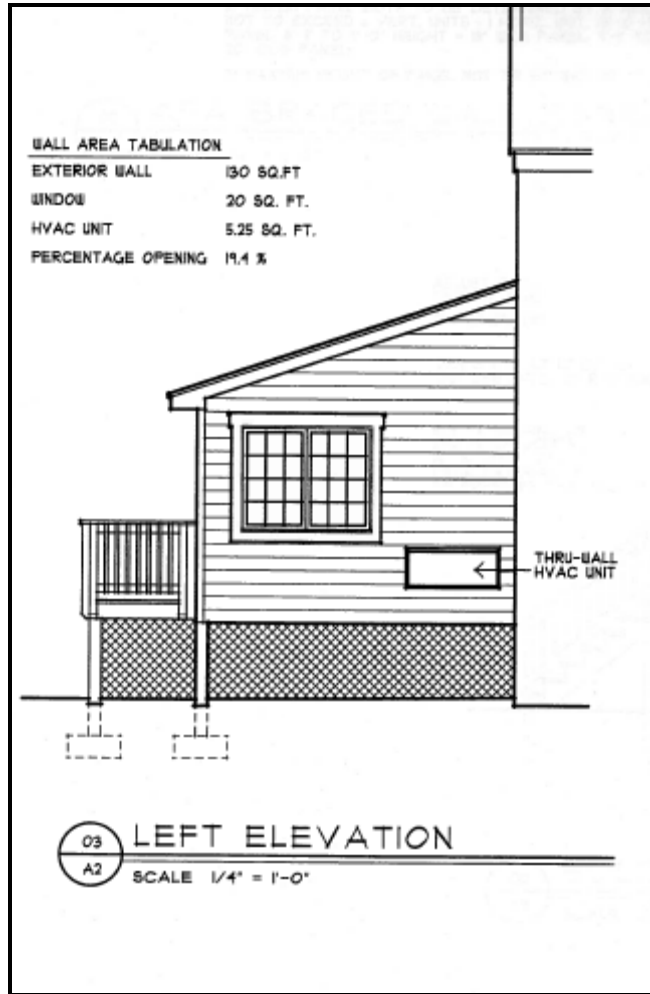


Figure 16: Drawing of the enclosed porch viewing from Left Elevation