

Docket Item # 13
BAR CASE #2009-0073

BAR Meeting
May 6, 2009

ISSUE: Alterations

APPLICANT: William Cromley

LOCATION: 204 North Pitt Street (formerly 214A North Pitt Street)

ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the application for Certificate of Appropriateness with the following conditions:

1. That wood components of the fence will be painted or stained; and
2. The below archaeology conditions 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.
 - 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.

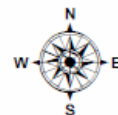
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 #2009-0073

5/6/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new fence to enclose the northern end of the property at 204 North Pitt Street. The fence will be constructed of brick and detailed with one-foot wide corbelled brick posts, and a scalloped wood vertical board gate. The area is currently unpaved and adjacent to a public alley. The new fence will be slightly visible from North Pitt Street.

II. HISTORY:

204 North Pitt Street is a two-story brick building that appears to have been constructed to serve as a secondary/carriage house/garage structure for adjacent buildings in the area. Historically, the building and lot were associated with 509 Cameron Street and probably served as a stable for that residence. The 1877 Hopkins maps shows a structure with a small addition on the lot. A two story structure with what appears as a one-story addition is shown on the 1891 Sanborn Fire Insurance map. The 1907 map shows just a two-story structure without the one-story addition. The 1921 Sanborn map shows a two-story structure with two, one-story additions, with the northern most addition projecting slightly further to the west. The map also indicates the structure was used for "autos". The 1941 and 1958 Sanborn maps show just a two-story structure that appears to be the footprint of the current building.

The applicant received approval of a special exception from the Board of Zoning Appeals to construct a two-story addition on the rear property line (BZA Case #2007-00029).

On January 16, 2008, the Board approved with conditions a program for the property which included the rehabilitation of the original carriage house and the construction of an addition (BAR Case #2007-0264). The conditions of approval were that:

1. The proposed addition complies with the open space requirements of the zoning ordinance;
2. The dormers on the addition are eliminated;
3. Staff is to be provided the chain of title for the building;
4. If it can be shown that Moses Hepburn owned the building, the proposal is to return to the Board for further consideration;
5. 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;
6. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology; and,
7. The statements in 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.

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After the January 2009 BAR hearing, a group of citizens submitted an application to appeal the Board's decision to issue the Permit to Demolish/Encapsulate. The BAR's decision was upheld by City Council at their March 15, 2009 public hearing.

III. ANALYSIS:

The proposed alterations comply with the Zoning Ordinance requirements.

The *Design Guidelines* recommend that: "Fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround." The *Guidelines* also state that "Wood is a traditional material for fences and gates."

Staff finds that enclosing this property's new yard with a brick fence is generally appropriate, as most of the adjacent properties have enclosed their yards, utilizing wood and/or brick in the construction of their fences. The City, which currently owns the adjoining parking lot to the west, will soon install an approximately 8 ft high brick fence along their eastern property line. The brick fence around the City parking lot will be approximately 5 ft tall as viewed from North Saint Asaph Street and the parking lot and 8 ft when viewed from the subject property due to the grade changes. The parking lot fence was approved by the Board on November 14, 2007 under BAR Case# 2007-00211. As this fence will be used as the western wall of the proposed enclosure, the solid brick material will complement site conditions. Additionally, the proposed 7 ft high fence will provide a height transition from this adjoining fence. The new fence will be slightly visible from North Pitt Street and if constructed before the City erects its new fence, the upper 1/3 of the fence will visible from Cameron and North St. Asaph Street (see photos on pages 8 & 9). Staff finds that the proposed fence is appropriate and recommends that the wood components of the fence be either painted or stained, and comply with the required archaeological conditions of approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application for Certificate of Appropriateness with the following conditions:

1. That wood components of the fence will be painted or stained; and
2. The below archaeology conditions 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.
 - 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:

- C1. Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Administration that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C2. Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C3. 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.
- C4. 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.

Historic Alexandria:

No Comments to Date.

Alexandria Archaeology:

Archaeology Findings

Tax records from 1810 indicate that a portion of this block may have been a garden plot for the Marsteller estate, but the exact location is not known. By 1850, the documents indicate that there were structures facing the alley adjacent to this property. Some of these were occupied by African Americans, but the precise locations of these free black households are unknown. Historical research indicates that the current structure on the lot may have been built between 1872 and 1877 by George Atwell, an ice dealer. The property therefore has the potential to contain archaeological resources that could provide insight into residential life, perhaps relating to free African Americans, and into commercial activities in 19th-century Alexandria.

Archaeology Recommendations

- *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

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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.

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

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.

Transportation and Environmental Services:

No Comments to Date.

VI. IMAGES



Figure 1. Illustrative drawing showing house and proposed fence.

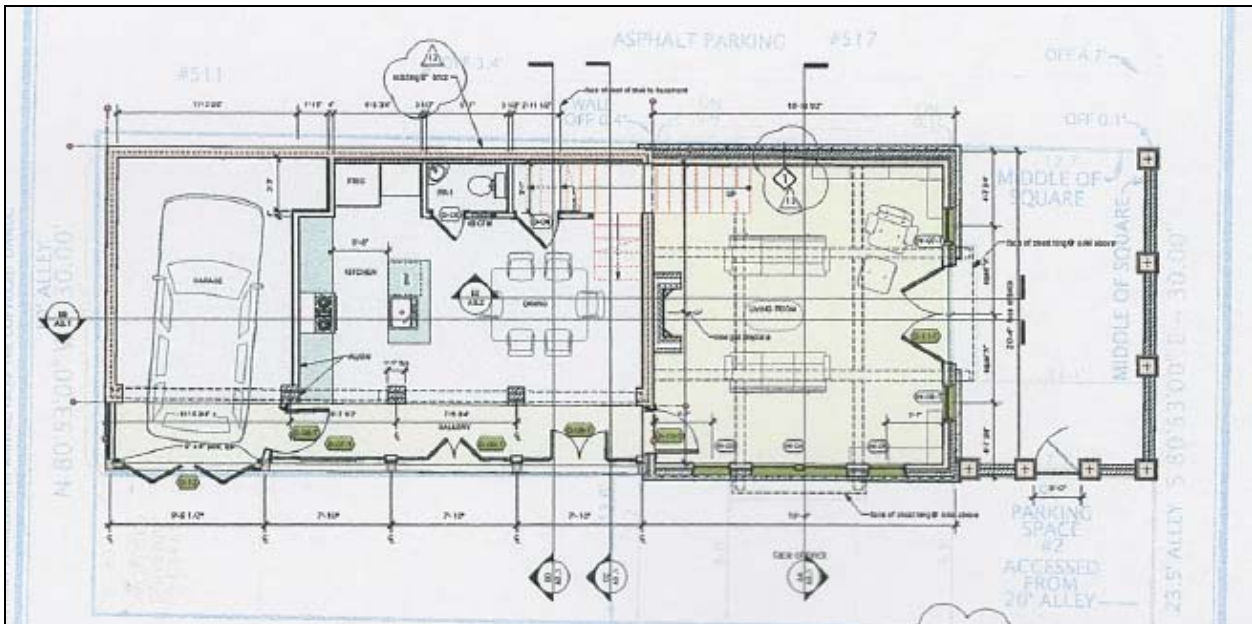


Figure 2. Plat showing house and location of proposed fence.

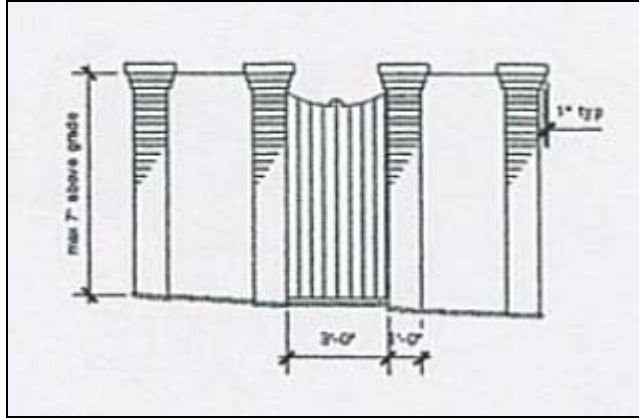


Figure 3. Drawing of proposed fence.

Location of
City Proposed
Brick Fence



Figure 3. Photo of existing conditions. View from City Parking Lot.



Figure 4. Photo of existing conditions. View from City Parking Lot.

Approximate
Location of
New Fence



Figure 4. Photo of existing conditions. View from City Parking Lot.