

BAR Meeting  
May 20, 2009

**ISSUE:** Demolition/Encapsulation

**APPLICANT:** Stephen Tanner (James McCrery AIA, Agent)

**LOCATION:** 220 South Lee Street

**ZONE:** RM / Residential

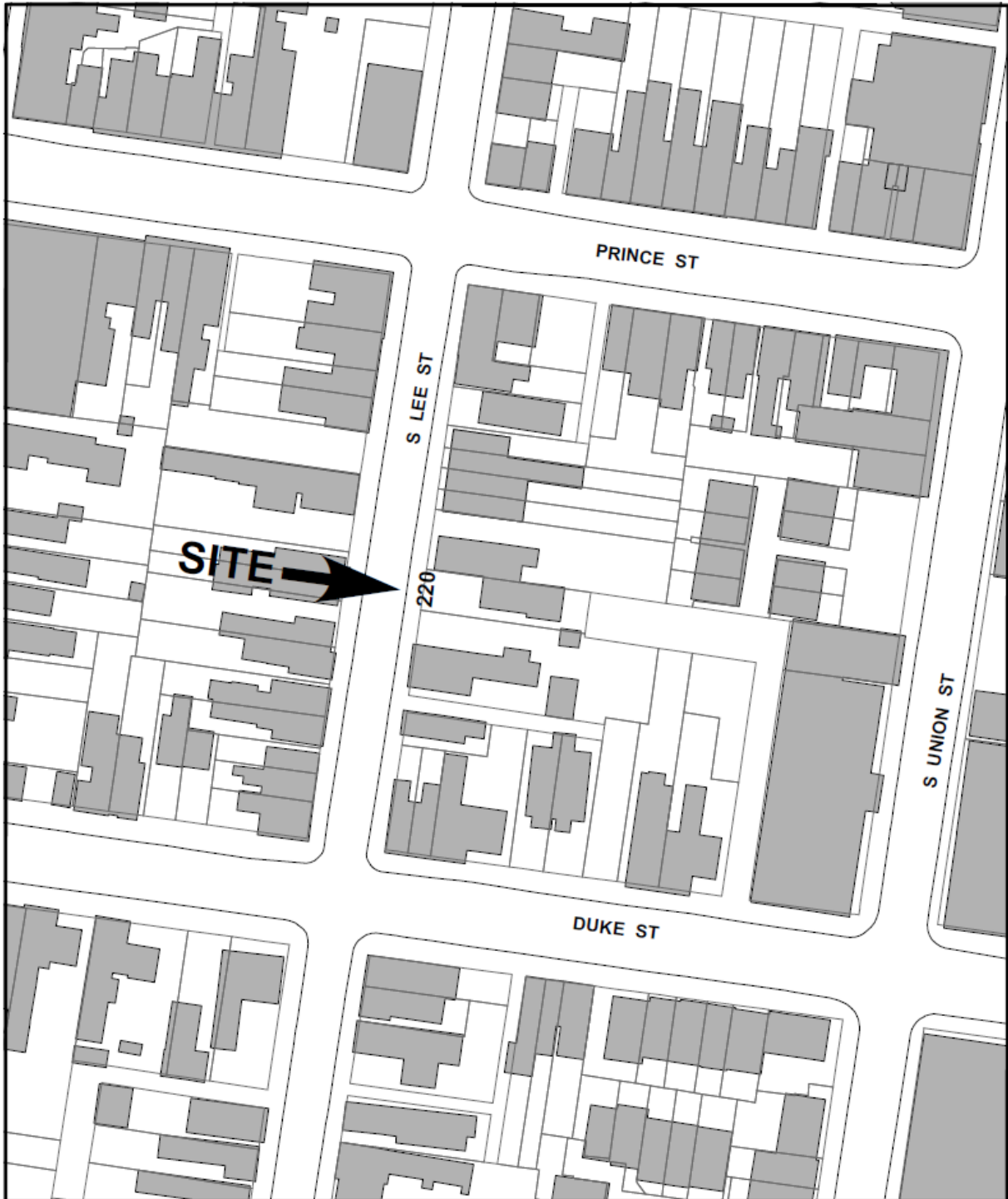
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**STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish/Encapsulate with the following archaeology conditions:

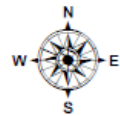
1. The statements below are archaeology conditions and shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
2. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
3. 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.
4. The applicant/developer shall not allow any metal detection or artifact collection 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 #2009-0082, 0083 5/20/2009**



**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 porch/deck addition and make alterations to the first floor rear façade at 220 South Lee Street.

The areas to be encapsulated include: the rear basement wall of the frame extension (east elevation), an area measuring roughly 19 feet in length and 8 feet in height (152 square feet), and the south elevation wall of the frame extension, an area measuring roughly 8.5 feet in length and 8 feet in height (68 square feet).

The proposal also includes the re-opening of a formerly closed window and installation of a new blind window with fixed, “closed” shutters on the second floor of the brick addition’s south elevation. This application will require encapsulating 15 square feet of the second floor of the south elevation.

The proposed areas to be demolished include:

On the first floor and second floor of the two-story brick addition and frame extension, all the dimensions of the proposed fenestrations on the south and east elevations are proposed to be increased or reduced in size, in order to accommodate their new window and door units. These changes will require minimal amount of demolition, approximately a cumulative amount of 39 square feet for the installation of these new windows and doors.

In addition, the west elevation (front elevation) contains a previously filled-in opening between the first and second floors of the house (late 18<sup>th</sup> century façade), the applicants are also proposing to install a new, six over nine pane, wood, single-pane, true-divided light double-hung window in this location. This window re-installation will require approx 17 square feet of demolition.

The existing deck and circular stair off the rear elevation will be removed in order to construct the new porch/deck addition.

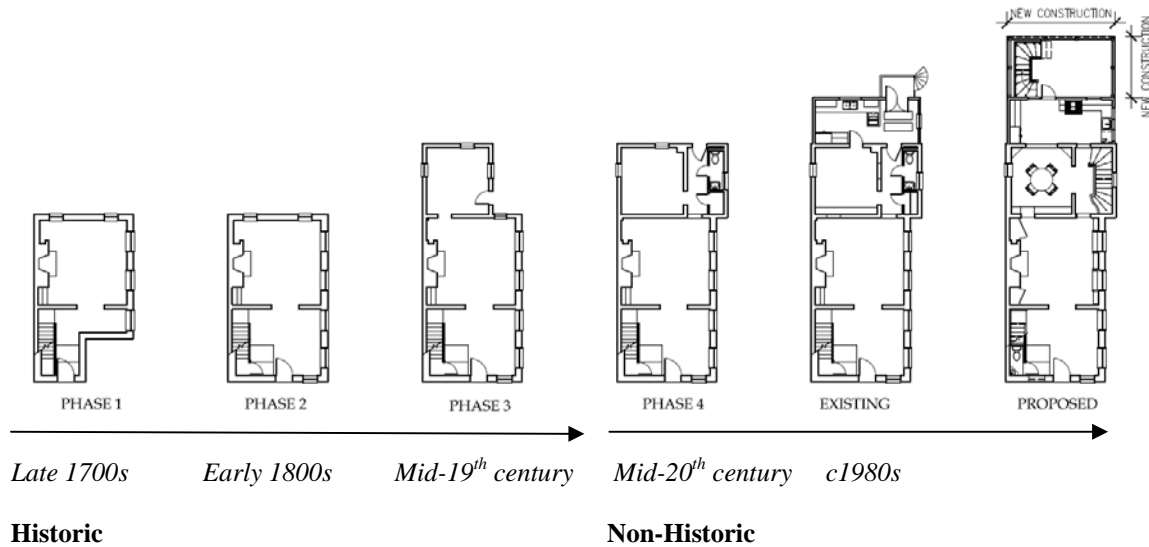
The total area of demolition/encapsulation is approximately 291 square feet.

**II. HISTORY:**

According to Ethelyn Cox in Historic Alexandria, Street by Street, the townhouse at 220 South Lee Street was most likely constructed between 1797-1829. Improvements were presumably made to the house by 1840 when it was purchased for \$1,000 by Thomas Burns, who sold it in 1858 for \$1,500.

The house has been altered considerably throughout the years (see diagram below). Based on lines in the brick work and differences in the foundations, it is believed this dwelling was originally constructed as a flounder with possibly a single-bay, two-story porch along the front/side elevation. Additionally, there is evidence of previous fenestrations on the west and south elevations. A historic brick addition constructed in the mid-19<sup>th</sup> century protrudes from the rear of this 2-1/2 story massing. A shed roof, brick addition extends from the south elevation

of this addition, and dates to the mid-20<sup>th</sup> century. A two-story frame extension was attached to this addition in the mid-1980s.



Because the circa 1980s addition was visible from a public right-of-way, Staff assumes the project was reviewed and approved by the BAR. However, Staff was unable to locate any BAR applications/approvals for this property.

#### *Background*

4/14/09 Administrative approval for existing window rehabilitation and custom storm window installation (BAR 2009-00076).

4/30/09 Administrative approval for the removal of wall AC units and repair of the openings with matching historic brick and mortar (BAR 2009-00095).

### **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 late 18<sup>th</sup> century/early 19<sup>th</sup> century townhouse has been altered, it still retains a high level of architectural integrity as an early dwelling which has evolved over time.

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 22 feet from the proposed porch/deck addition and there will be a grade change of approximately 3 feet 9 inches lower than the current grade within the site making the addition less visible). All of the areas proposed to be encapsulated are on the circa 1980's frame extension. Because the porch/deck addition is at the basement level, the main house and its additions will retain their existing rear walls on the first and second floors.

Additionally, most of the areas proposed to be demolished are located on the 1980's frame extension, with exception of two changes to the brick, two-story addition. These changes are confined to the south elevation and include removing an existing window on the first floor to create a larger window opening (on the mid 19<sup>th</sup> century portion of the addition) and installing a false window in the second floor (where there is evidence of a previous window).

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 archaeology conditions:

1. The statements below are archaeology conditions and 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.
2. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
3. 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.
4. The applicant/developer shall not allow any metal detection or artifact collection 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. 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. New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C7. Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C8. 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.
- C9. 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.
- C10. 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.
- C11. 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 permit for demolition. (T&ES)

Historic Alexandria:

- R. Approve.  
S. Consider significance of front façade/former masonry opening.

Alexandria Archaeology:

**Archaeology Finding**

According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, there may have already been a building on this lot when it was sold to Adam Douglass in 1797 for 521 pounds. In 1829, the property sold for \$700 "with buildings and improvements thereon." It was then purchased by Thomas Burns for \$1000 in 1840, and sold again in 1858 for \$1500. The property has the potential to yield archaeological resources that could provide insight into domestic activities in Alexandria during the late 18<sup>th</sup> and 19<sup>th</sup> centuries.

**Archaeology Recommendations**

- \*1. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
- \*2. 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.
- \*3. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
4. 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.

IV. IMAGES

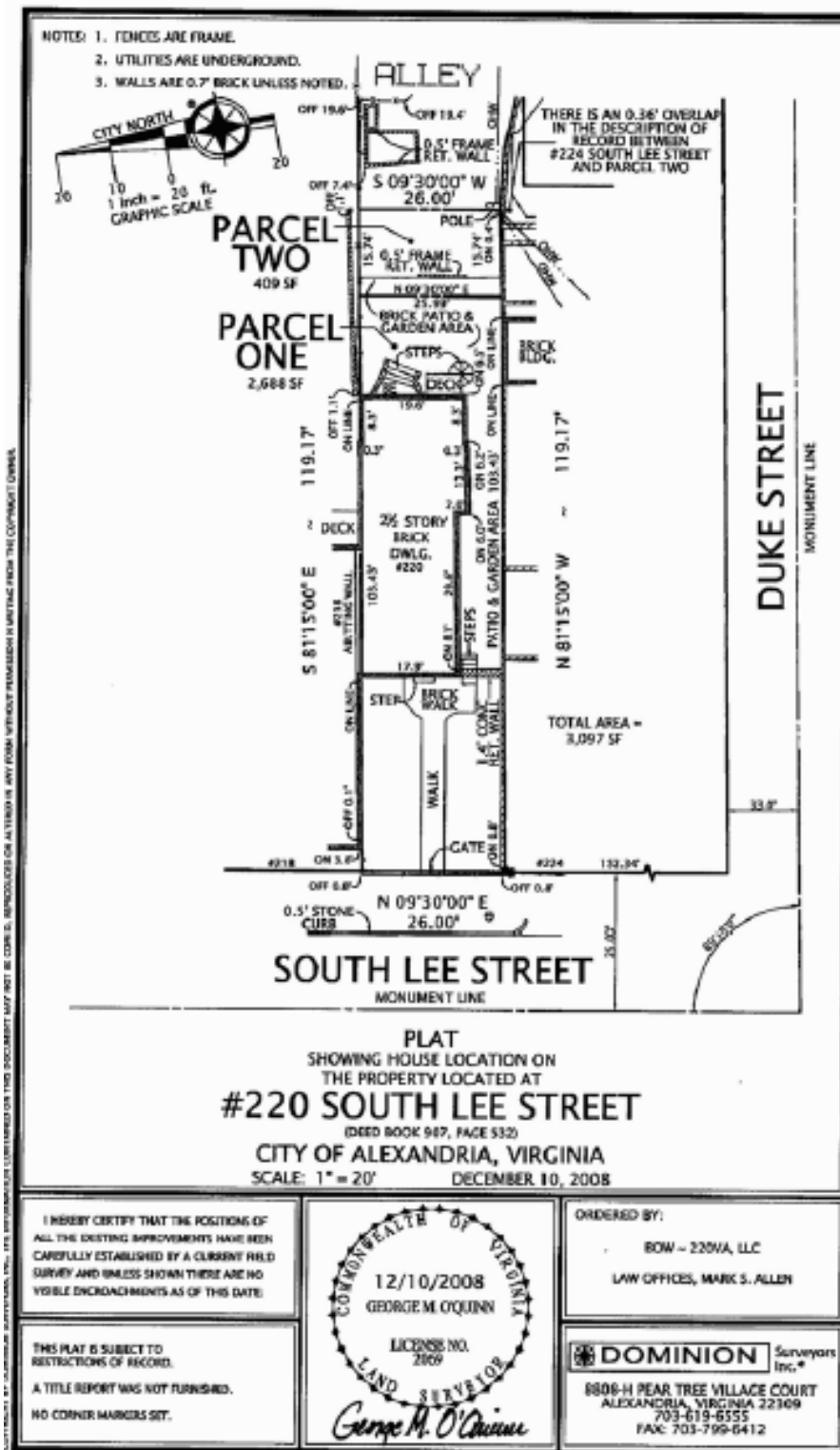


Figure 1: Existing Plat





Figure 2: Front facade (west elevation) of 220 South Lee Street



Figure 3: Front Elevation as viewed from Street  
(Proposed picket fence to be removed in foreground)



Figure 4: Close up of front (west) /side (south) elevation



Figure 5: View of existing brick entry walkway





Figure 6: Existing side yard gate to be replaced



Figure 7: Existing Side Elevation looking toward Lee Street and side yard gate



Figure 8: Existing south elevation



Figure 9: View of modern addition toward front of house





Figure 10: View of additions



Figure 11: View of c.1980s addition



**Figure 12: View of Existing Basement Level**



**Figure 13: View of Chimney**

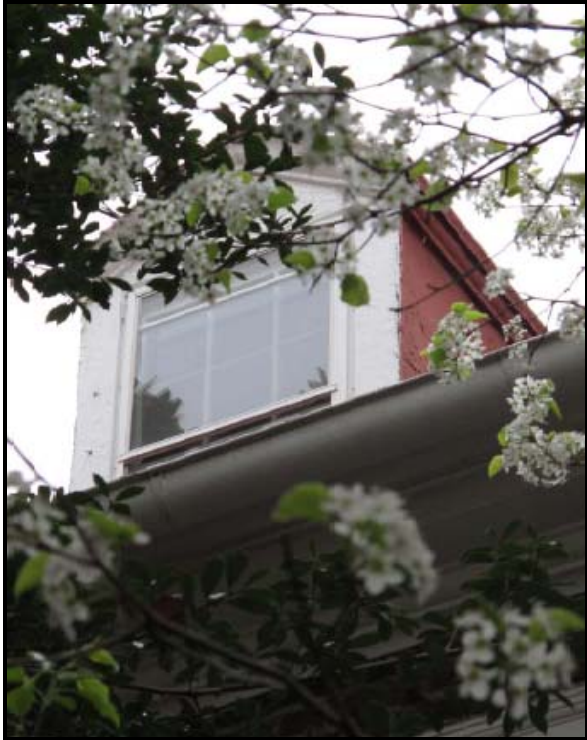


Figure 14: View of Existing Dormer



Figure 15: View of Front Elevation  
& "Visual Documentation" of previous window



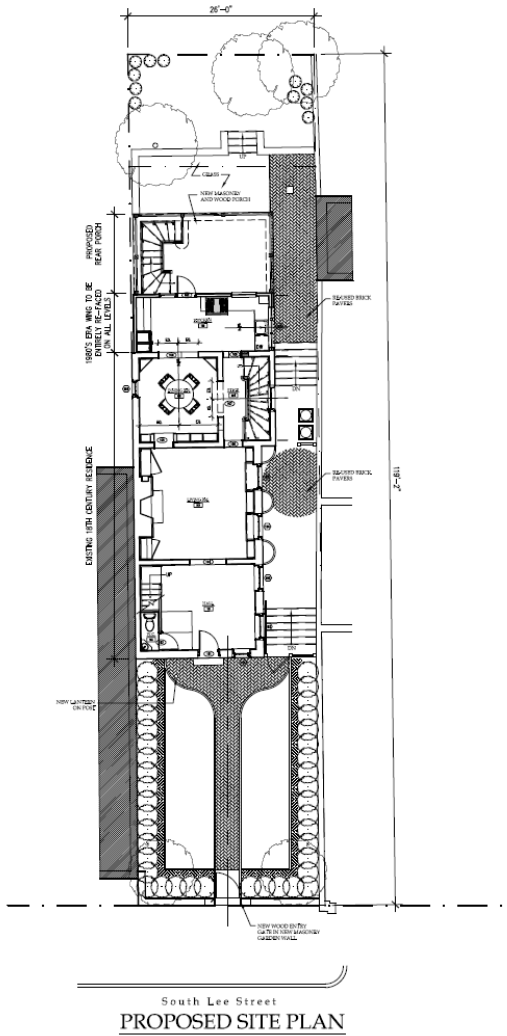
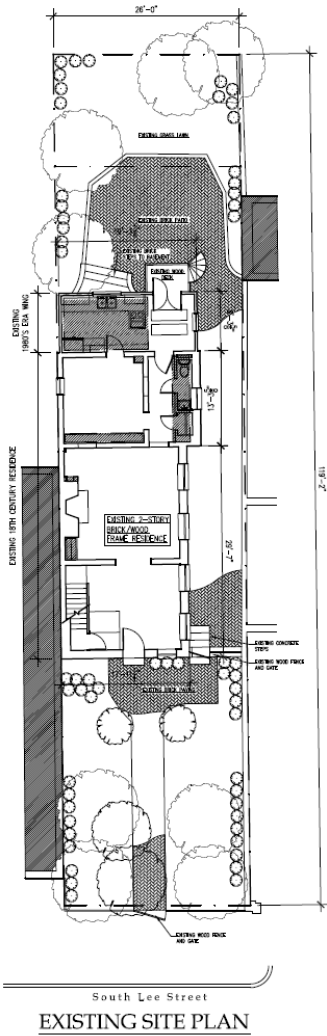


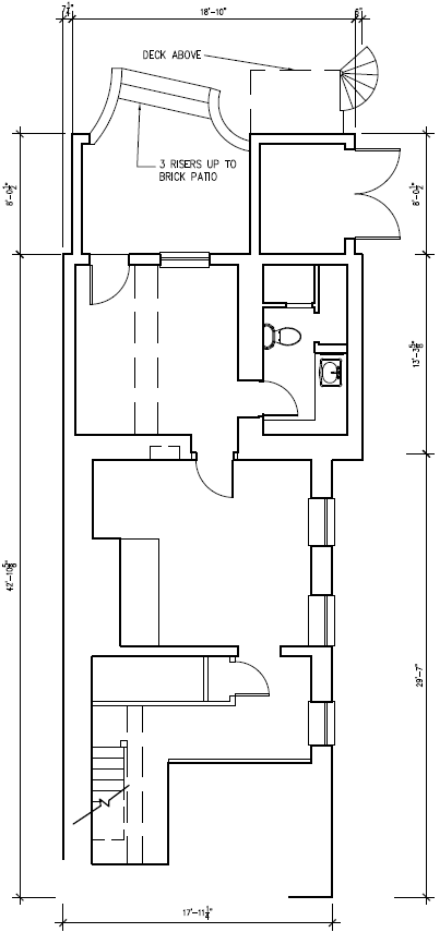
Figure 16: Interior View of Mid-20<sup>th</sup> century brick addition



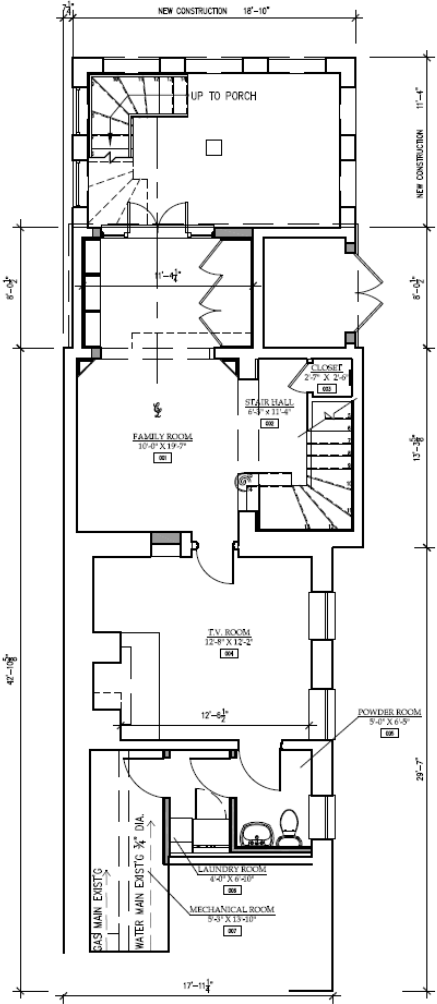
Figure 17: View of original second floor window to be enclosed with brick and shutters



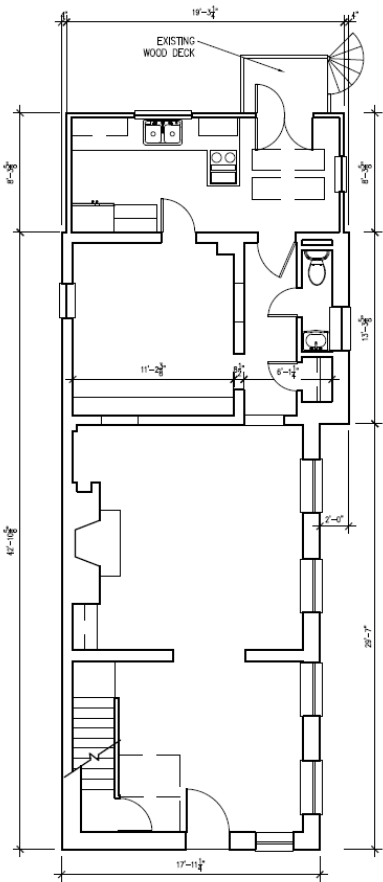




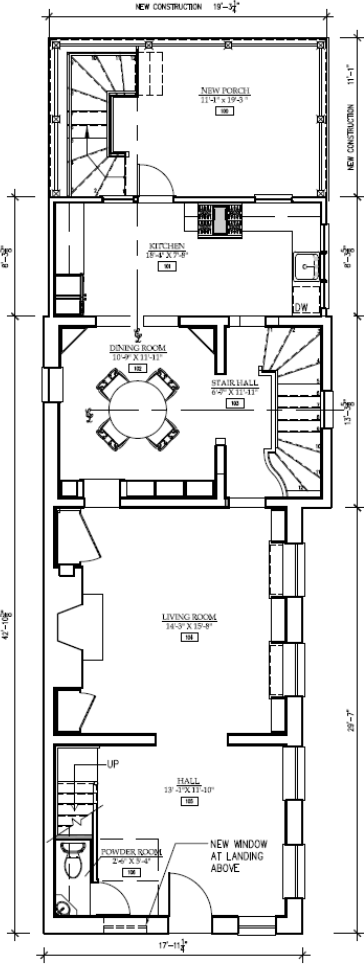
EXISTING BASEMENT PLAN



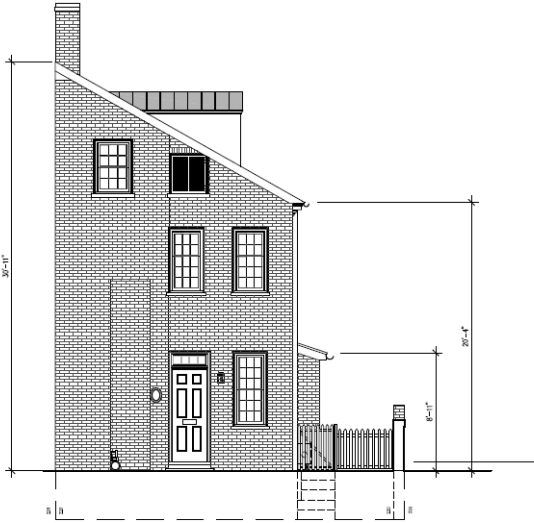
PROPOSED BASEMENT PLAN



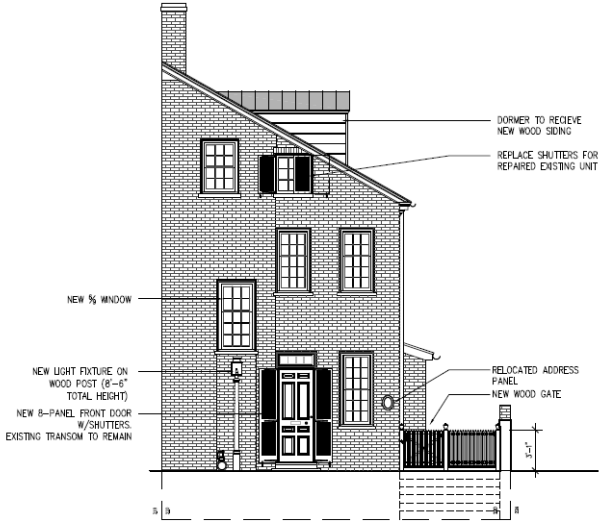
EXISTING FIRST FLOOR PLAN



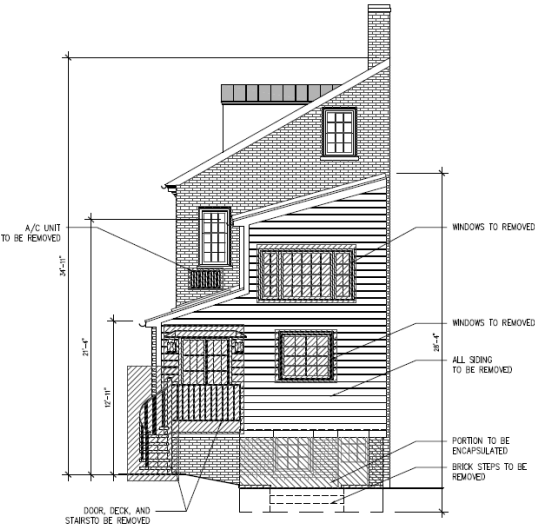
PROPOSED FIRST FLOOR PLAN



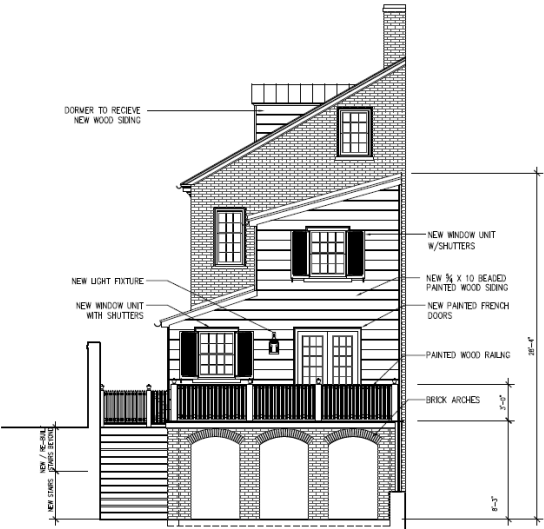
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



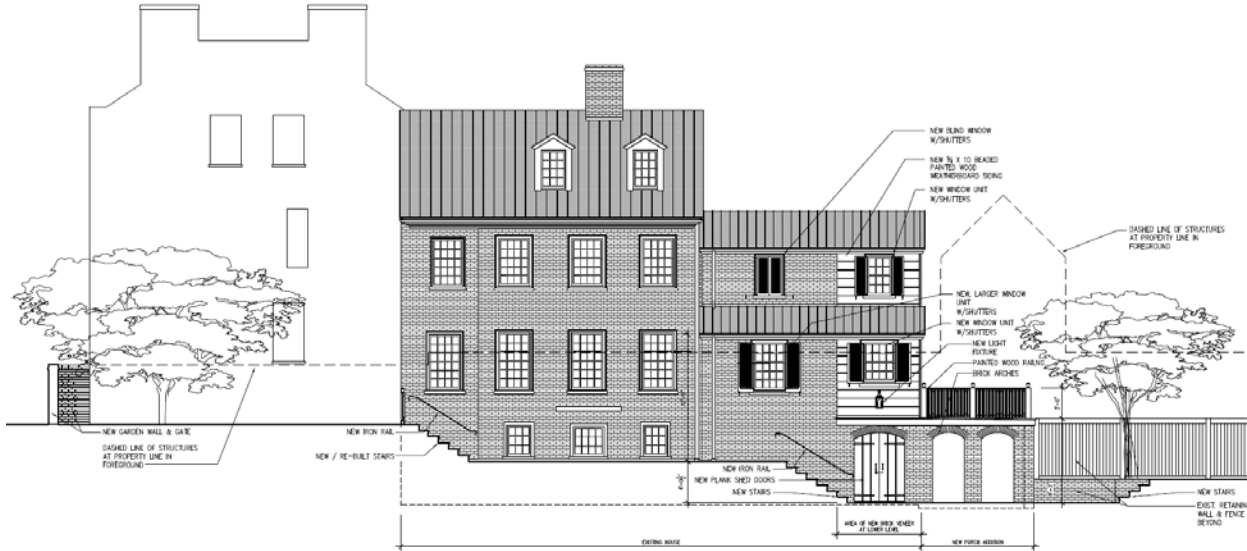
EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

