

Docket Item # 7  
BAR CASE # 2009-0288

BAR Meeting  
January 6, 2010

**ISSUE:** Permit to Demolish/Encapsulate  
**APPLICANT:** Stephanie Dimond for Alston McCall and Timothy Nelson  
**LOCATION:** 210 North Alfred Street  
**ZONE:** RB/Residential

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

1. That the following statements 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 find.
  - B. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

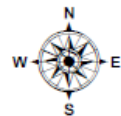
\*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of BAR approval if the work is not commenced and diligently and substantially pursued by the end of that 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 #2009-0288 & 0289**

**1/6/2010**



**Note:** This docket item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish/Encapsulate in order to construct a two-story rear addition at 210 North Alfred Street. The existing rear (west)\_wall on the second story and the rear wall of the first floor within the covered porch area will be demolished in order to accommodate a new two-story addition at the rear. The existing porch volume will also be enclosed and incorporated into the addition. On the north elevation, one of the first floor window openings will be enlarged to accommodate a single door. On the first floor of the south elevation a new opening will also be created. The total area of proposed demolition/encapsulation is approximately 301 square feet.

**II. HISTORY:**

The two-story Greek Revival frame townhouse at 210 North Alfred Street, and its twin at 212 North Alfred Street, predates the 1877 G.M. Hopkins *City Atlas of Alexandria*. City real estate records indicate that the house was constructed in 1830. The majority of the houses on the west side of North Alfred Street date from the 1800s. The unimproved alley to the south of 210 North Alfred Street is private.

Staff could find no previous BAR approvals for the subject property.

**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?

Staff does not believe that the second-story rear addition and porch date to the original construction of the house in the mid-1800s, although the west elevation of the house at the first floor may date to the original construction of the house. The small portion of the north wall under the window which will be enlarged, as well as the new window opening on the south elevation, also probably date to the early 19<sup>th</sup> century. Historic map research suggests that the second-story addition with porch was constructed sometime between 1912 and 1921, when it

first appeared on the Sanborn Fire Insurance Map. Although the portions of the house proposed for demolition/encapsulation have gained historic status, Staff does not believe that any of the criteria for demolition are met. The great majority of the townhouse at 210 North Alfred Street will retain a high degree of architectural integrity as the area of demolition/encapsulation is minimal in size with limited or no visibility from the public right-of-way.

Staff recommends approval of the application as submitted, but notes the conditions of Alexandria Archeology and recommends that they be incorporated as conditions of approval.

**IV. STAFF RECOMMENDATION:**

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

1. That the following statements 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 find.
  - B. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

**STAFF:**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Stephen Milone, Division Chief, Land Use Services

## **V. CITY DEPARTMENT COMMENTS**

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

### Code Administration:

- C-1 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-2 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC
- C-3 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).
- C-4 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-5 A soils report must be submitted with the building permit application.
- C-6 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.
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.
- 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:

- R-1 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 The G.M. Hopkins insurance map indicates that structures were present on this block by 1877. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19<sup>th</sup>-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 or artifact collection 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

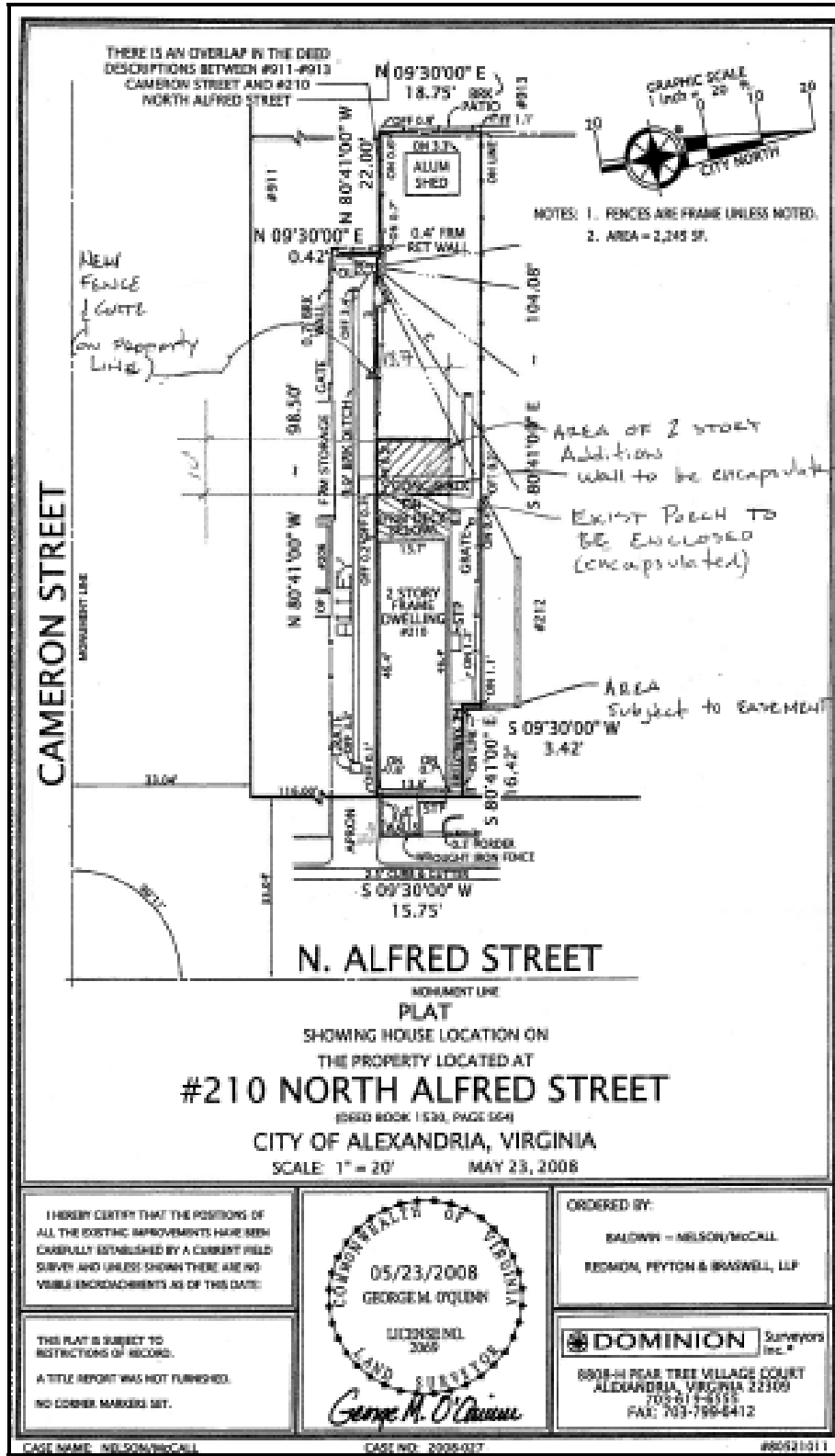


Figure 1: Plat showing area of new construction.

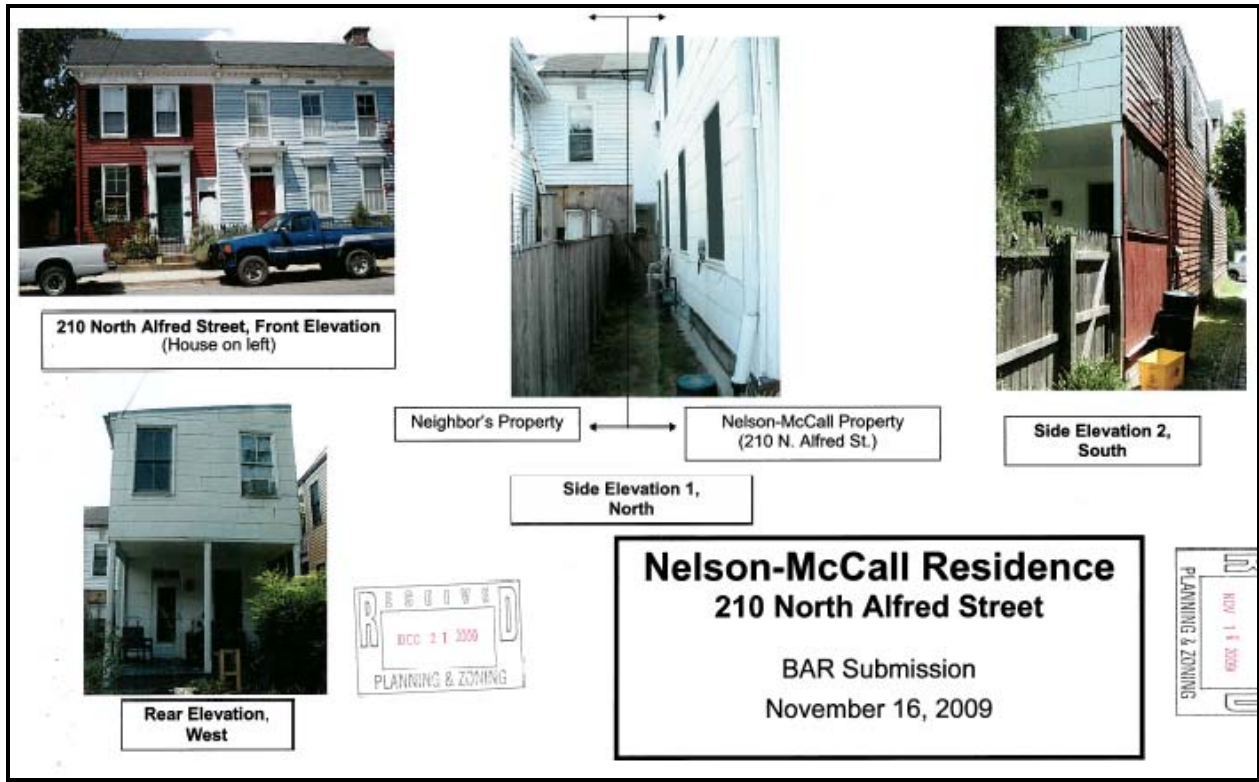


Figure 2: Site photos.

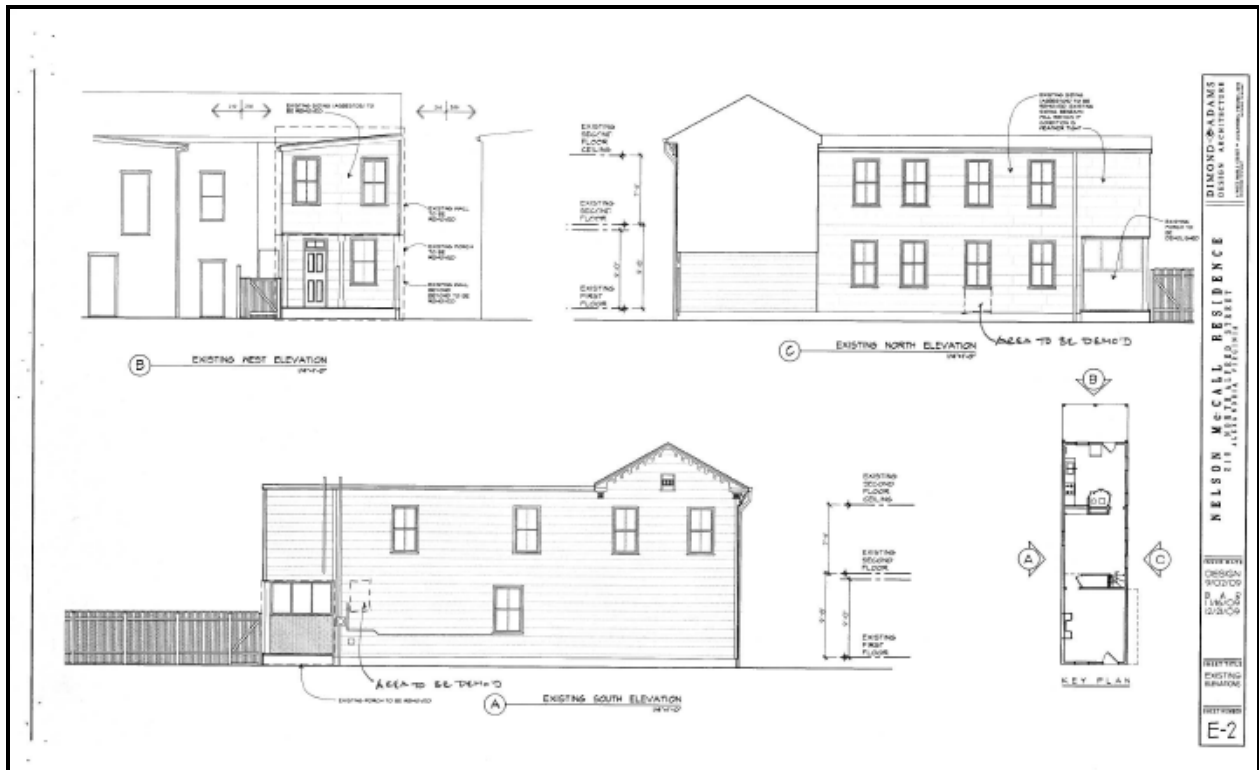


Figure 3: Existing elevations.





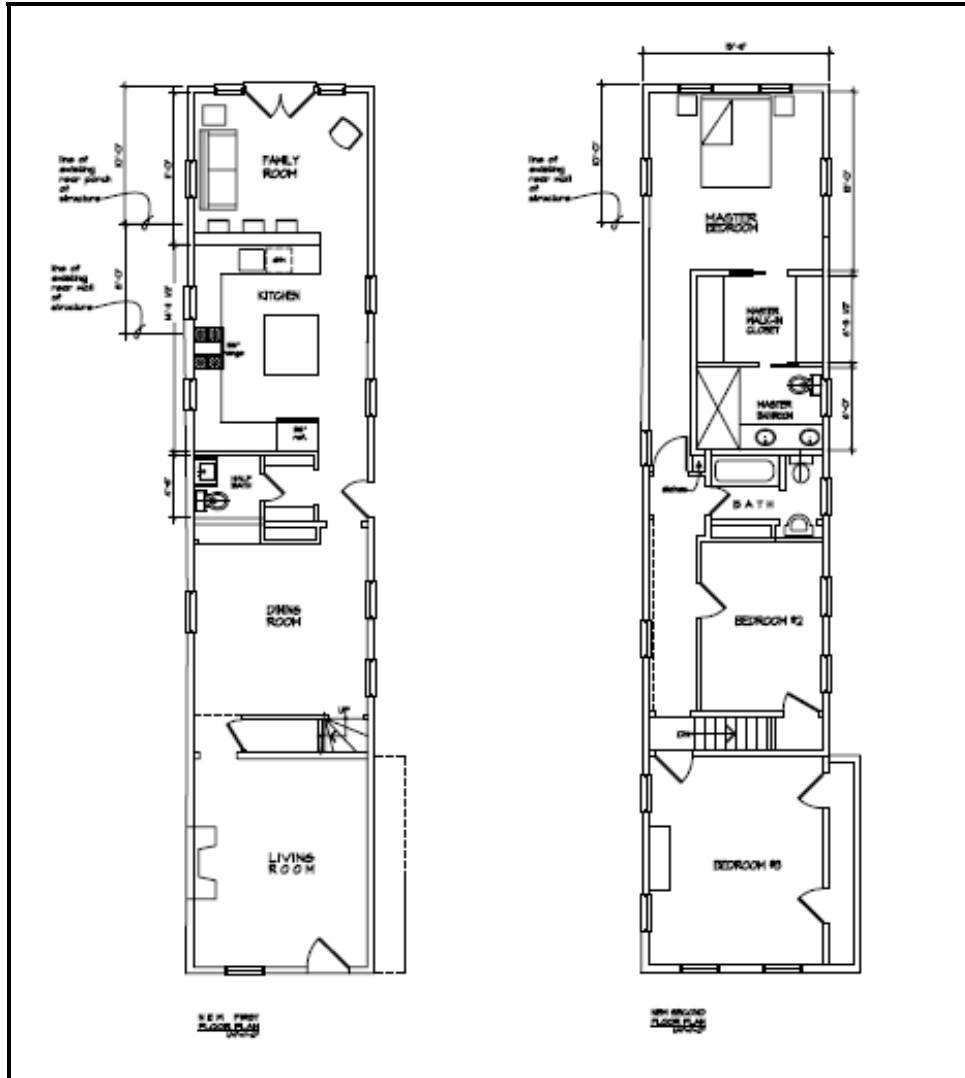


Figure 6: Proposed floor plans.