

Docket Item # 2 & 3
BAR CASE # 2010-0092, 0093

BAR Meeting
May 19, 2010

ISSUE: Permit to Demolish/Encapsulate & Addition

APPLICANT: Dawn Marie Jarvis

LOCATION: 415 South Washington Street

ZONE: CL/Commercial

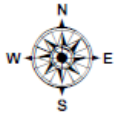
STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish (BAR CASE #2010-0092) and Certificate of Appropriateness for the addition/alterations (BAR CASE #2010-0093) with the condition that the lattice work be either painted or stained.

****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 #2010-0092, 0093 5/19/2010



Note: Staff coupled the reports for BAR #2010-0049 (Permit to Demolish/Encapsulate) and BAR #2010-0050 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for the construction of a one-story addition at the rear of 415 South Washington Street.

The proposed area of demolition/encapsulation consists of an area of approximately 204 square feet, including the foundation, at the rear of the building.

The proposed addition will measure 22 ½ feet wide by 12 feet deep and will be one-story in height, with a gross square footage of approximately 264 square feet. The north elevation of the addition will be devoid of openings and both the rear and south elevation will each have a single six-over-six window. The proposed addition will be elevated to the level of the first floor of the historic main block by brick piers enclosed with wood lattice.

For the addition, the applicant proposes to install 5 inch reveal Hardieplank fiber cement siding, and a standing seam metal roof. Both of the new windows on the addition will be manufactured by Marvin and will be double-glazed, simulated divided lights with 7/8 inch muntin bars and be made of wood. The applicant has indicated that new gutters installed on the addition will match those on the historic building.

II. HISTORY:

415 South Washington Street is a freestanding two-story brick building originally constructed, according to Ethelyn Cox in *Alexandria Street by Street* (p.185), in 1850 as a residential duplex.

The owner submitted an application for awnings that was withdrawn due to inactivity in 2008 (BAR 2008-0135). The Board approved the current sign for this property in 2001 under BAR 2001-0097.

IV. ANALYSIS:

In the opinion of Staff, none of the below criteria are met for a Permit to Demolish/Encapsulate. The area of encapsulation is located on the rear of the building in a parking lot that is only minimally visible from Wilkes Street and South Columbus Street. The cumulative amount of the proposed encapsulation, while likely original to its nineteenth-century construction, represents a small proportion of the total existing historic material that will remain. Staff supports approval of the Permit to Demolish/Encapsulate.

Permit to Demolish

In considering a Permit to Demolish, 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?

Addition

It is the opinion of Staff, that the design of the addition is compatible in style and massing to the historic townhouses, and conforms to the *Design Guidelines* for additions. In keeping with the recommendations contained in the *Guidelines*, the addition is designed as a background building "...which allow historic structures to maintain the primary visual importance." The change in planes and the minor setback along the south elevation help to distinguish the new construction from the historic building.

Staff does not object to the use of Hardieplank siding as a construction material on the new construction. However, when using Hardieplank in the historic district, the panels must be smooth and installed so that the nails cannot be seen.

The *Design Guidelines* recommend that all windows on historic properties be single glazed (one pane of glass) with true divided lights, although the Board sometimes permits the use of double-insulated (two panes of glass) windows on less visible elevations, and on new construction. Staff supports the use of double insulated windows on the new addition, for the same reasons Staff supports the use of Hardieplank siding in this location, because they will be located on new construction. Staff finds the proposed gutters to be compatible with the style of the house and the historic district.

Staff finds the proposed addition to be minimally obtrusive to the historic building and the historic district as a whole, therefore, staff recommends approval of the application with the condition that the lattice work be either painted or stained.

STAFF:

Meredith Kizer, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

Code Administration:

No comments received.

Historic Alexandria:

No comments received.

Alexandria Archaeology:

F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was built about 1850. 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 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.

Transportation and Environmental Services:

No comments received.

V. IMAGES



Figure 1. Front facade of 415 South Washington Street

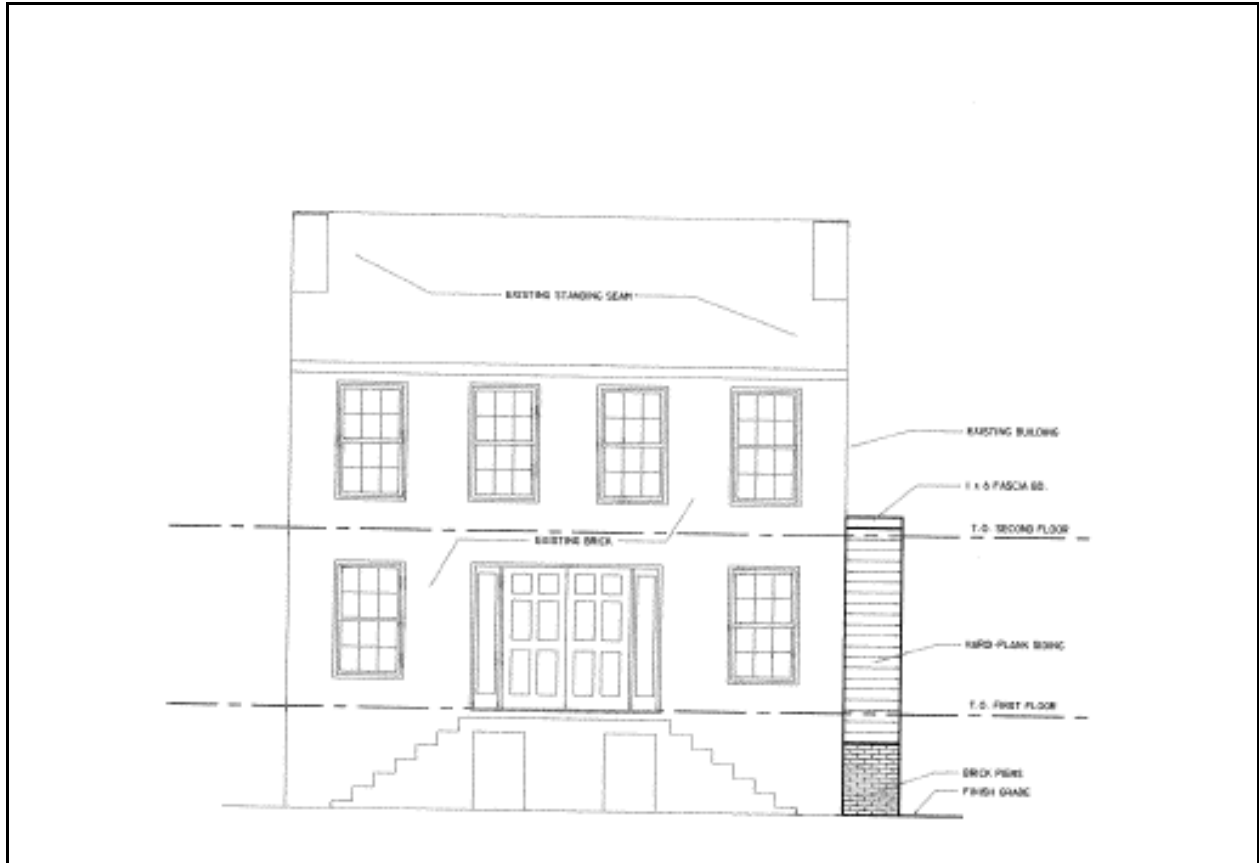


Figure 2. East Elevation



Figure 3. North Elevation

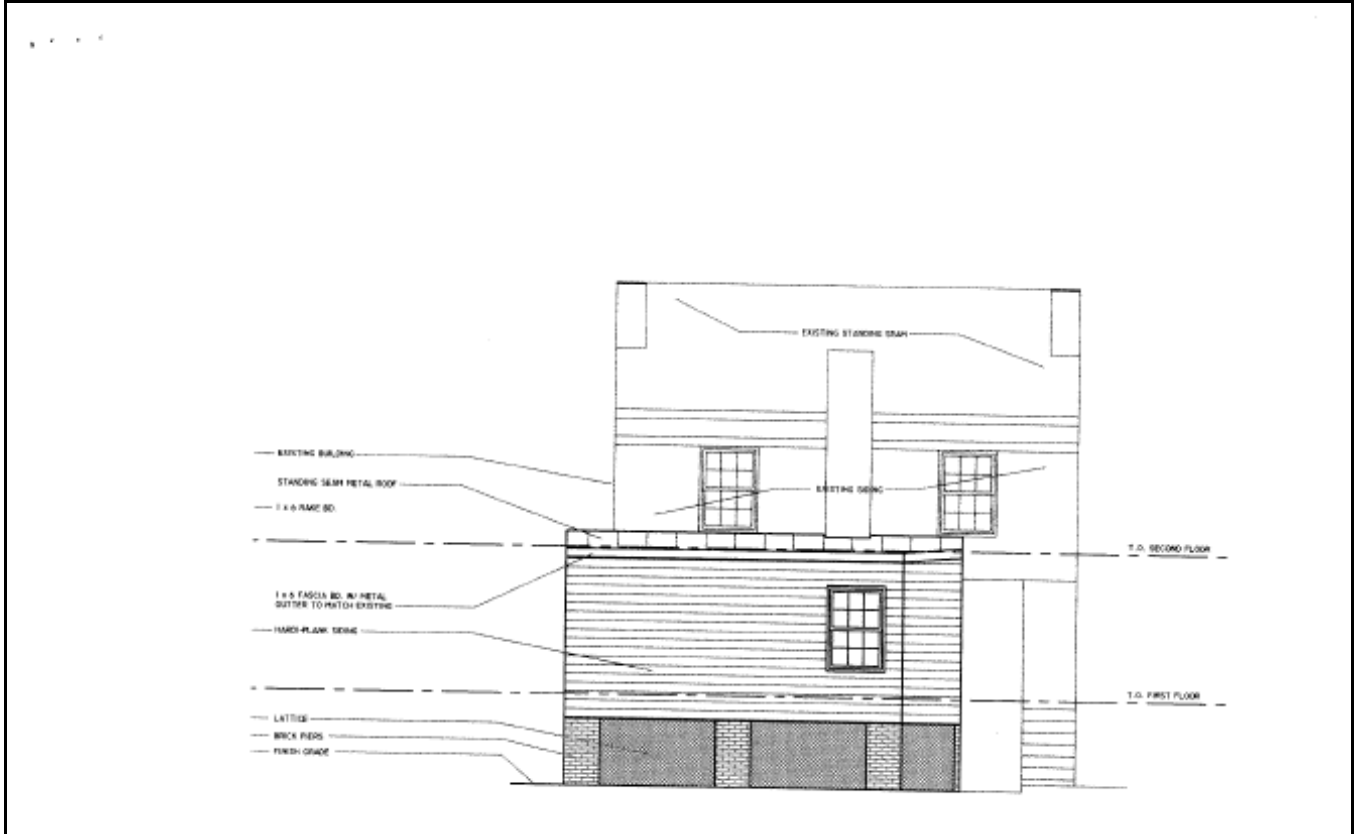
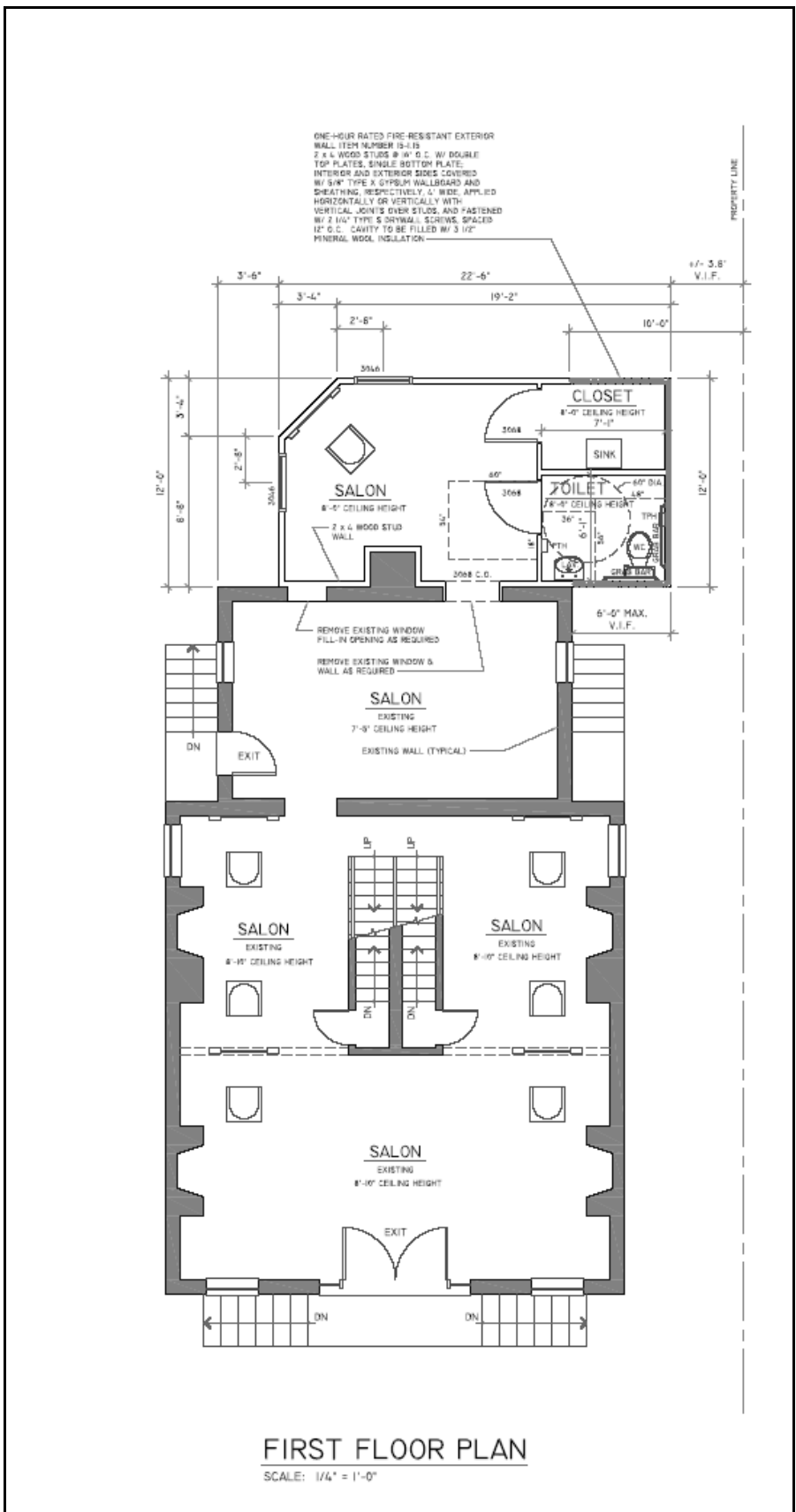


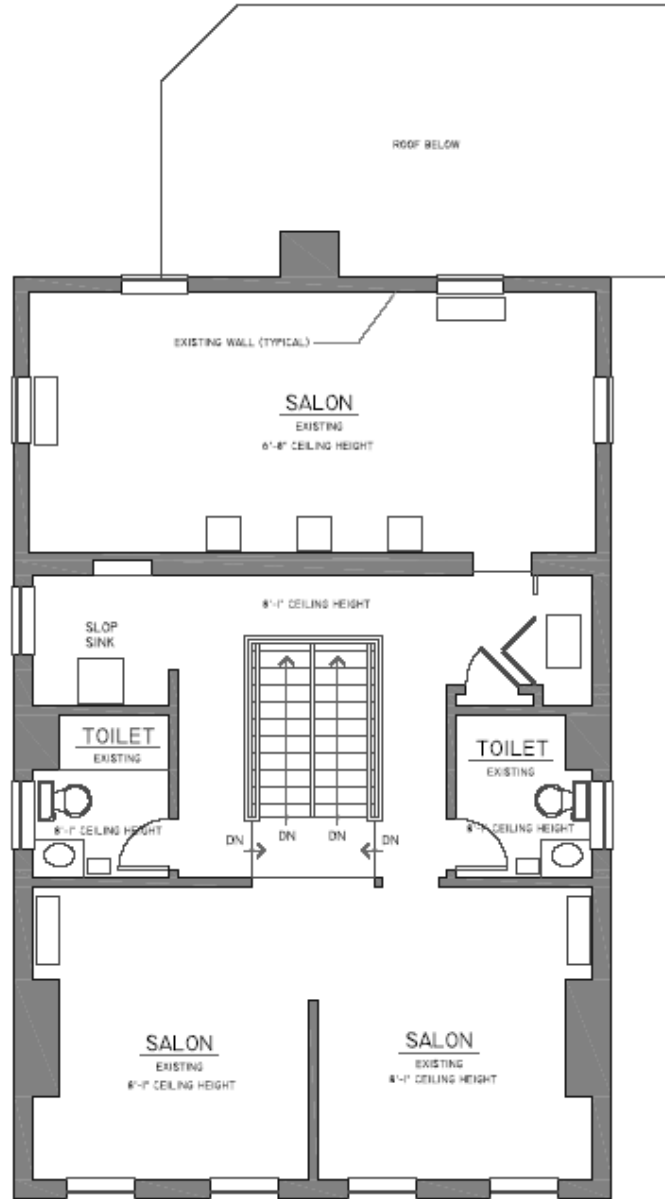
Figure 4. West Elevation



Figure 5. South Elevation



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

