

Docket Item # 2 & 3
BAR CASE # 2010-0102/103

BAR Meeting
June 2, 2010

ISSUE: Permit to Demolish/Encapsulate & Addition

APPLICANT: James Noel, AIA for Duane Robert Deason

LOCATION: 632 South Pitt Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish (BAR CASE #2010-0102) and approval of the Certificate of Appropriateness (BAR CASE #2010-0103) with the conditions that:

*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.

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

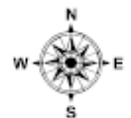
3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

****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 #2010-0102 & 103 6/2/2010



Note: Staff coupled the reports for BAR #2010-0102 (Permit to Demolish/Encapsulate) and BAR #2010-0103 (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 632 South Pitt Street.

The Permit to Demolish/Encapsulate consists of:

- Removing two, 5' x 5', one story, flat roof, brick and glass storage units located in the courtyard between the carriage house and the main house (50 sq. ft. total).
- Removing a portion of the existing brick retaining/privacy wall (19.8 linear feet) and brick paver floor (245 sq. ft) to construct the proposed addition.
- Encapsulating first floor of all the perimeter walls in the existing courtyard (485 sq. ft.)

The Certificate of Appropriateness consists of:

- Constructing a new one-story, brick flat roof addition to infill the existing courtyard. This new massing will connect the main residence at 632 to the carriage house at 632 ½ by filling in the courtyard which joins these two buildings. The brick, mortar joints, concrete lintels and painted single-light wood door will match the existing materials on the 1980s residence and carriage house. The proposed flat membrane roof will be hidden by the 2.5' tall brick parapet with copper cap.

II. HISTORY

632 S. Pitt Street is an attached brick rowhouse that was constructed in 1980 with two other units on South Pitt Street. The design of the house was approved by the Board on 6/20/79.

Previous Approvals:

March 2005, BAR 2005-0016 – The BAR approved window replacement, dormer installation, skylight installation, and brick wall installation.

III. ANALYSIS

Staff has no objection to the proposed demolition of the storage units, temporary demolition of the retaining wall/privacy wall, and believes that the proposed addition is compatible with the existing structures and will not negatively impact the streetscape.

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?

In the opinion of Staff, while this late-20th century townhouse is a successful background building and compatible with nearby historic structures, the portions proposed for demolition/encapsulation are without individual historical interest or uncommon architectural merit and none of the criteria for demolition and encapsulation are met and the Permit to Demolish/Encapsulate should be granted.

Addition

The proposed addition complies with the RM zone as defined in the City's Zoning Ordinance.

The construction of additions on any building within a historic district must be evaluated not only for its impact on the building to which it is being attached, but also for its affect on the historic district's scale and character. The three townhouses at 628, 630 and 632 South Pitt were all constructed in 1980 as part of a unified composition. The current, one-story addition design scheme also exists at 628 South Pitt Street, a side shed roof Flounder Revival form rowhouse, constructed at the same time and in the mirror image of the subject rowhouse's form. The proposed, one-story addition at 632 South Pitt will join two building masses to create an entry foyer. In their existing configuration, the two founder forms visually appear as one unit from the street. Additionally, the BAR has recently approved the construction of a new house on the vacant parcel to the south at 634 South Pitt Street. Once constructed, this new house will obstruct side views of the new addition from the public right-of-way. Therefore, only the addition's front (4' wide) elevation with its 3' x 8' single-light glass, painted wood door will be visible from the street.

The *Design Guidelines* encourage "respectful additions" which "make use of the design vocabulary of the existing...structure" and supports additions that "reflect the building massing along the blockface." It is also recommended that the form of the additions "express the prevailing shape of the residential building." The *Guidelines* further explain that the "predominant building materials for residential buildings in the historic districts are wood and brick." (*Design Guidelines*, Additions - Page 6 & 7).

June 2, 2010

As the attached drawings illustrate, the proposal utilizes a one story hyphen to link the two flounder forms. This design is simple and compatible in massing and form and replicates the materials found on the carriage house and main house. As such, staff has no objection to the minimalist design aesthetic or the use of modern construction materials, such as precast concrete lintels, on this mid 20th century rowhouse.

For the above reasons, staff recommends approval of the Certificate of Appropriateness with the conditions recommended by Alexandria Archaeology.

STAFF

Michele Oaks, 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:

- C-1 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.
- C-2 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-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 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.
- C-7 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.
- C-8 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.
- 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.
- C-10 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

Historic Alexandria:

No comments received.

Alexandria Archaeology:

Archaeological Finding

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 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 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.

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Transportation and Environmental Services:

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

V. IMAGES

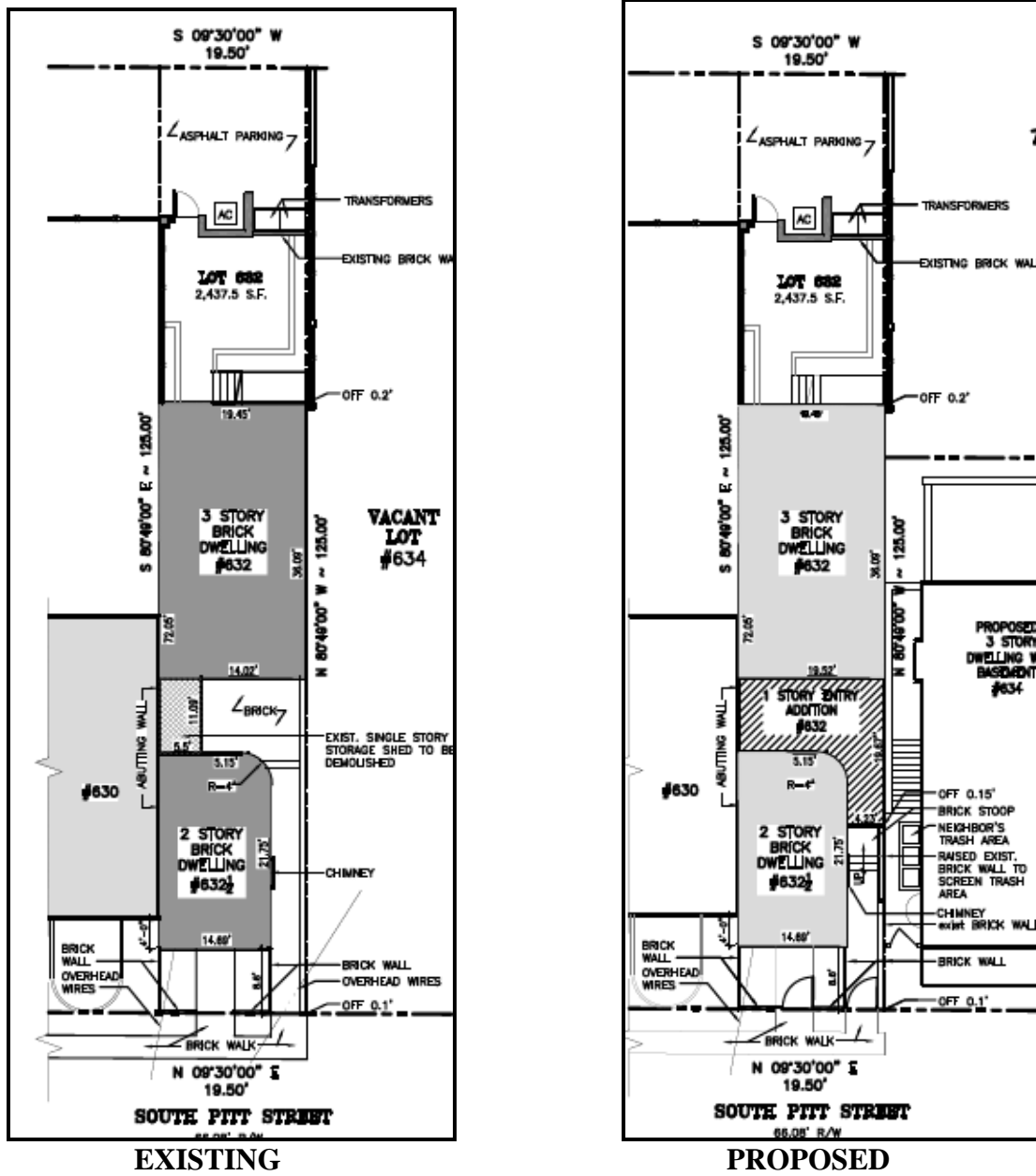


Figure 1: Existing and Proposed Plats

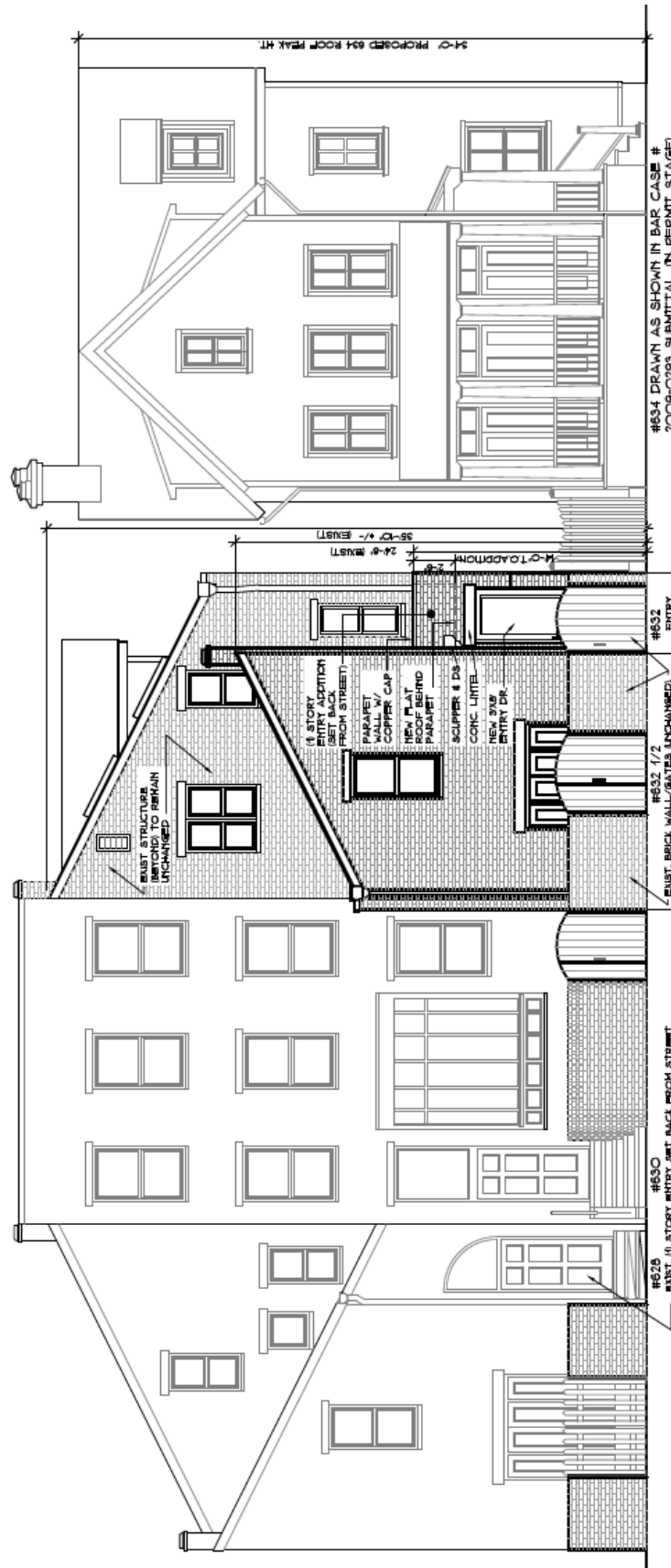


Figure 2: Proposed Front Elevation

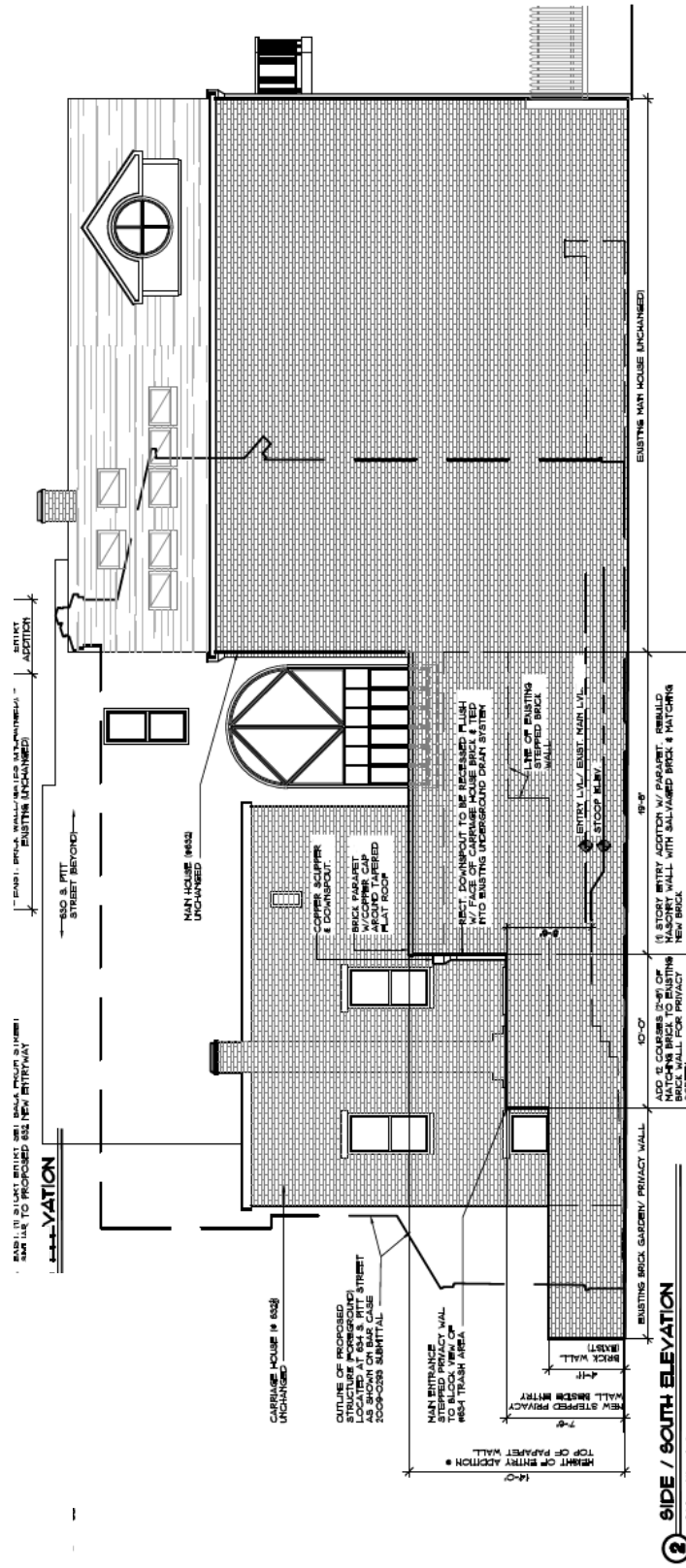


Figure 3: Proposed Side Elevation

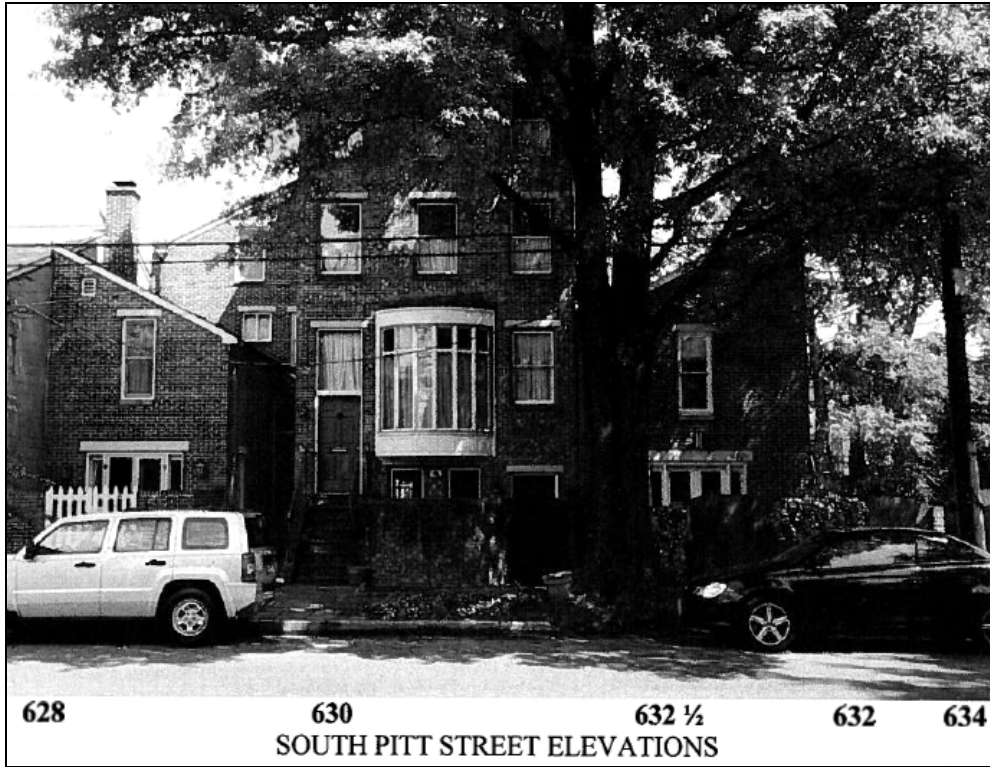


Figure 4: Front Elevations

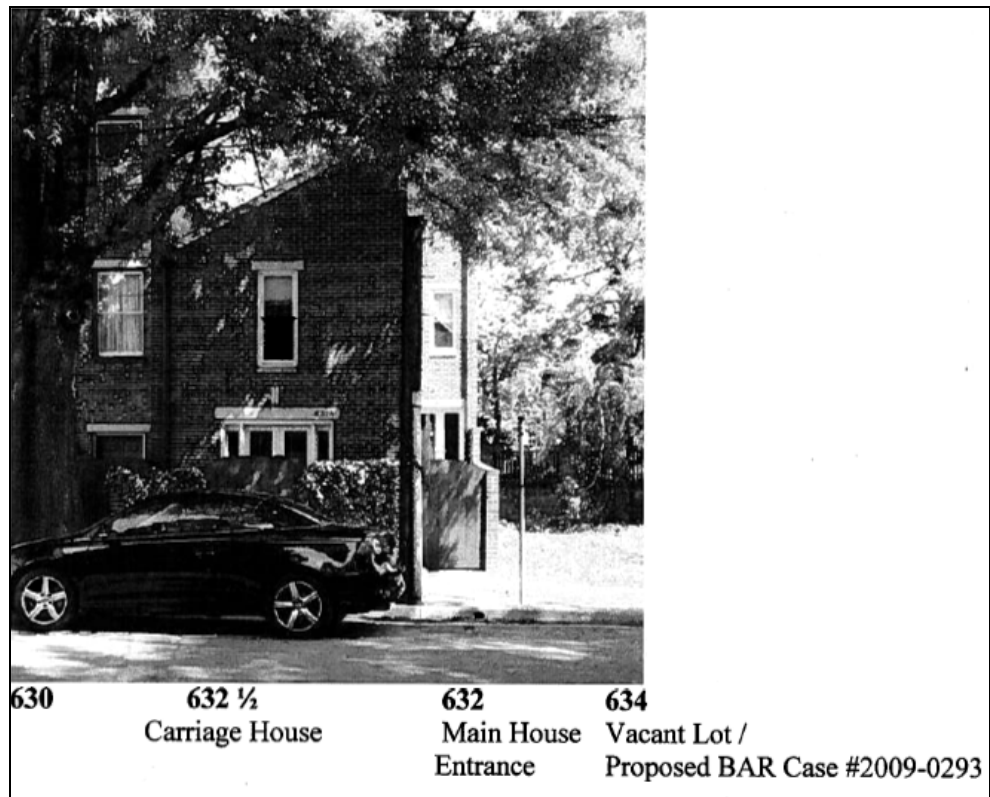


Figure 5: Front Elevations

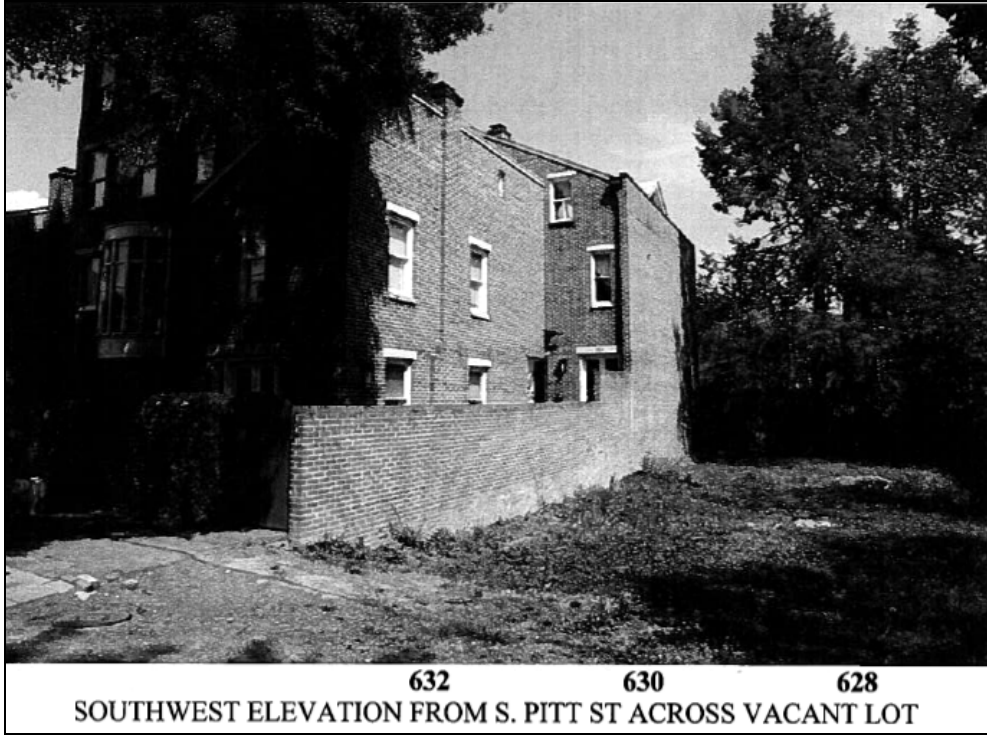


Figure 6: Side Elevation

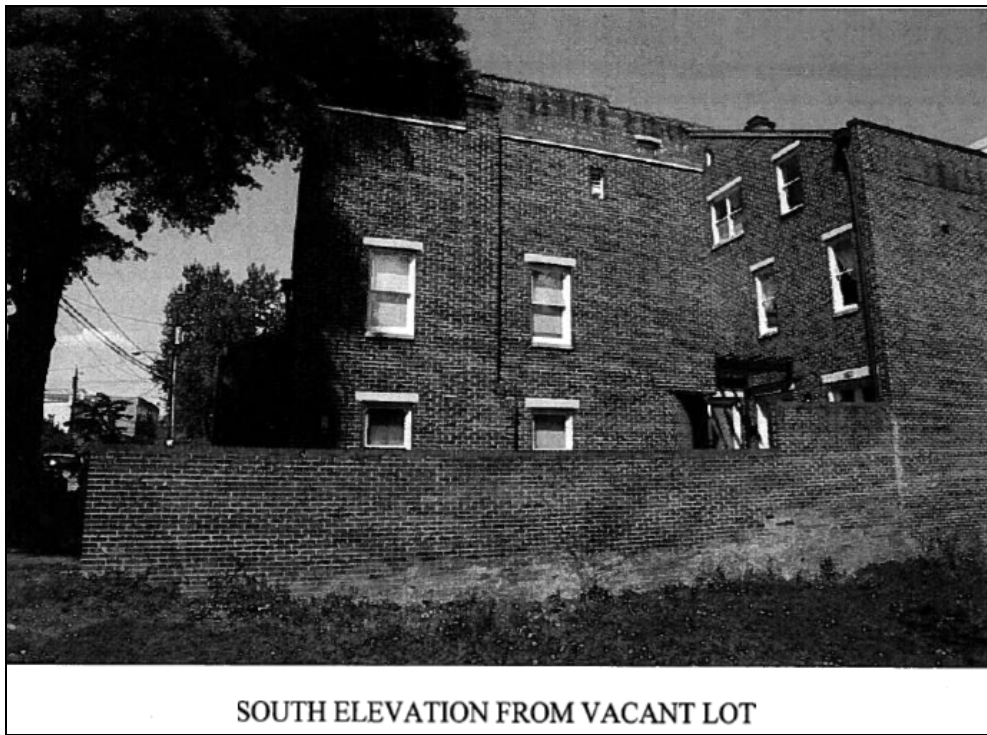
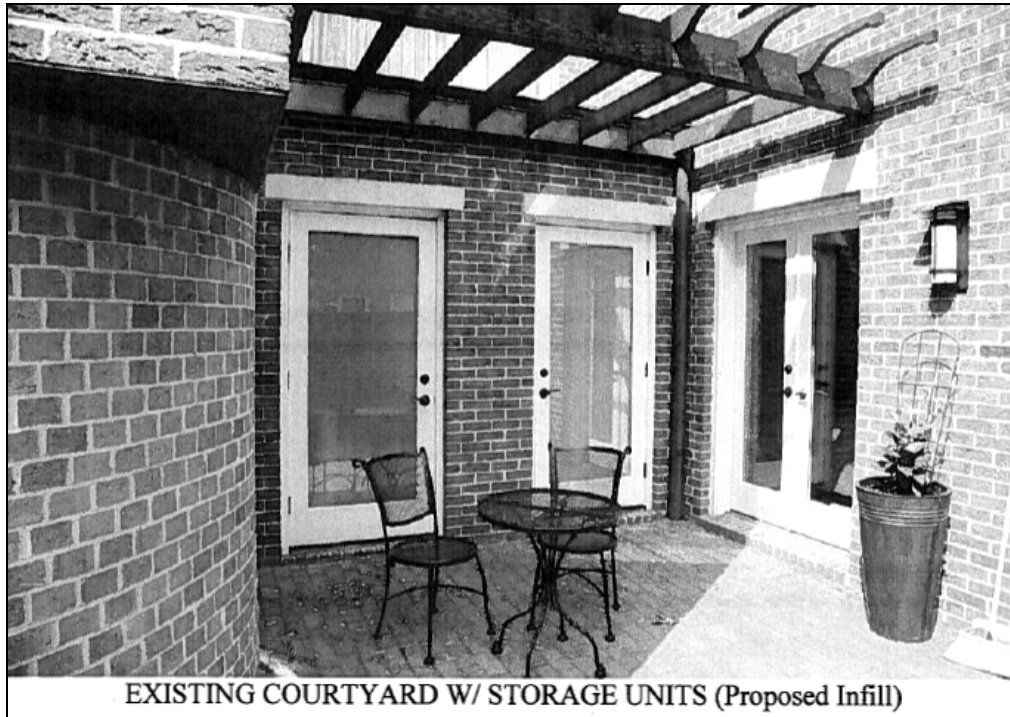
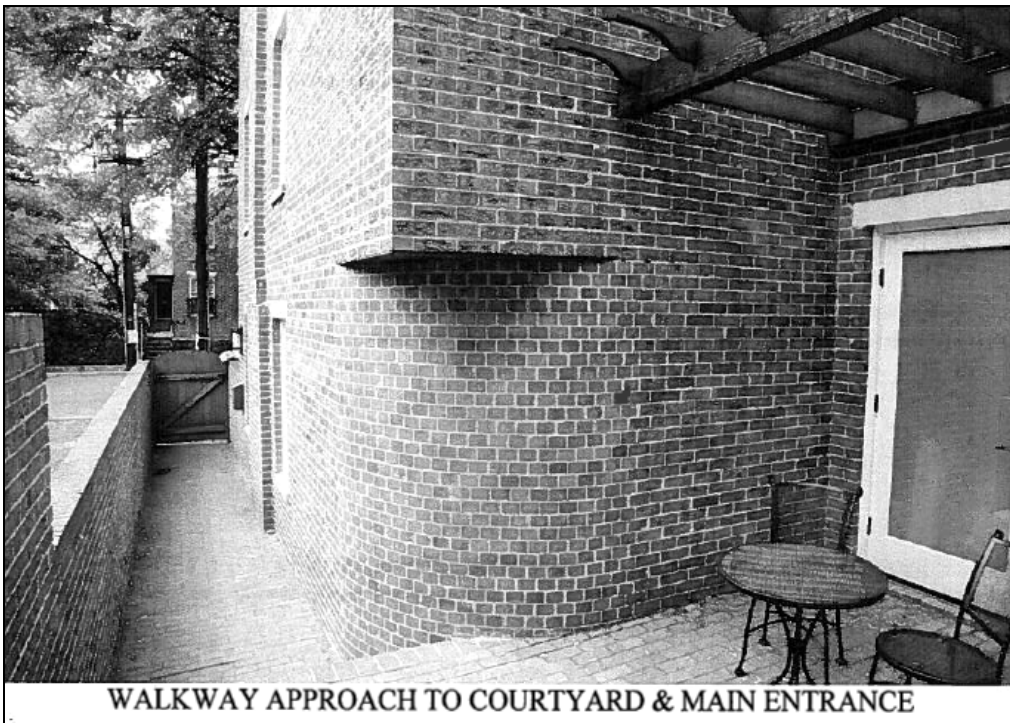


Figure 7: Side Elevation



EXISTING COURTYARD W/ STORAGE UNITS (Proposed Infill)

Figure 8: Interior Courtyard



WALKWAY APPROACH TO COURTYARD & MAIN ENTRANCE

Figure 9: Interior Courtyard