

BAR Meeting
July 21, 2010

ISSUE: Permit to Demolish/Encapsulate and Addition/Alterations
APPLICANT: James M. & Misty L. Dameron
LOCATION: 603 South Saint Asaph Street
ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Encapsulate and the Certificate of Appropriateness for an addition and alterations with the following conditions:

1. That the fence be painted or stained.
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.
5. 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.



Note: Staff coupled the reports for BAR #2010-0179 (Permit to Demolish/Encapsulate) and BAR #2010-0180 (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 rear addition and alterations at 603 South Saint Asaph Street. The plans do not include any alterations to the front façade.

Permit to Demolish/Encapsulate

- Demolition of existing one-story concrete block rear ell addition (9.5 feet by 20 feet)
- Demolition/encapsulation of second story and portion of roof of rear (west) elevation

Addition

The proposed addition will have the same footprint as the existing rear addition but will extend the full width of the lot, measuring 20.83 feet by 13.30 feet, and be two stories in height. The rear (west) elevation will have a single multi-light door and a six-over-six, double-glazed, double-hung window. The second story will have two six-over-six, double-glazed, double-hung windows. The addition will have what will appear to be from the street an intersecting gable roof with two sets of paired flat-roof dormers that will create a monitor effect. The proposed materials include: 6 inch reveal smooth HardiePlank siding, Jeld-wen aluminum-clad windows and door, a Colonial Red color standing seam metal roof, and painted Azek brand PVC trim.

Alterations

The applicant proposes to install a shadowbox wood fence in the rear yard to match the neighbor's existing fence.

II. HISTORY

603 South Saint Asaph Street is one of four two-story, two-bay wide, brick vernacular Federal Style rowhouses with a side gable roof that was constructed in the mid-nineteenth century, according to Ethelyn Cox.

No previous BAR cases were found for this address.

III. ANALYSIS

The proposed project complies with zoning ordinance requirements.

Staff has no objection to the proposed demolition of the existing rear concrete block addition and encapsulation of the rear wall and roof, and finds the proposed addition to be compatible with the existing building and surrounding area.

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, none of the criteria for demolition and encapsulation are met and the Permit to Demolish/Encapsulate should be granted. The utilitarian, one story, shed roof concrete block rear ell proposed for demolition dates from the 1950s and has little architectural significance. The area proposed for demolition/encapsulation on the historic portion of the building is minimal in scope, located on a secondary elevation, does not remove any portion of the building containing character defining features of uncommon design or historic merit, and does not compromise the integrity of the building as a whole.

Addition and Alterations

The construction of an addition to 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 impact on the district as a whole. The *Design Guidelines* encourage “designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.” The rear addition is not visible from South Saint Asaph but will be highly visible from the north on Gibbon Street. There is no alley. An addition of similar scale was approved next door at 605 South Saint Asaph Street by the BAR on the consent docket on July 20, 2005.

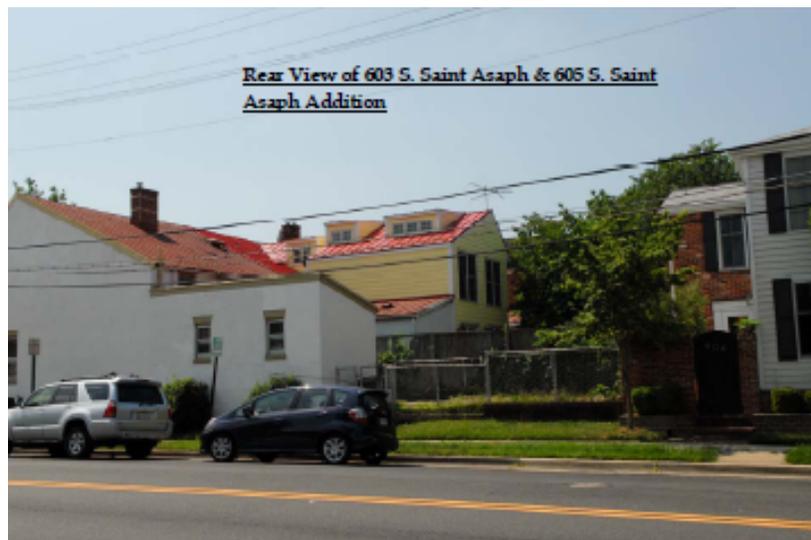
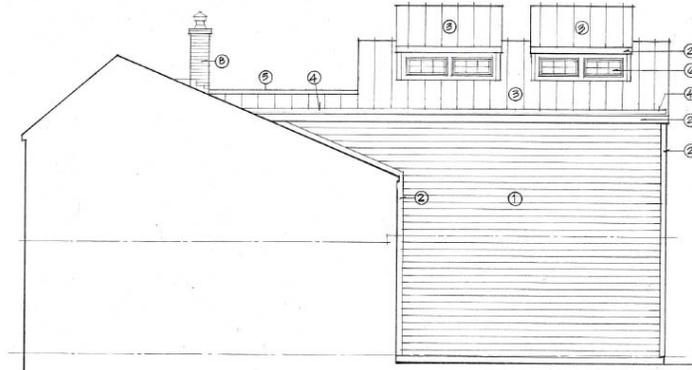


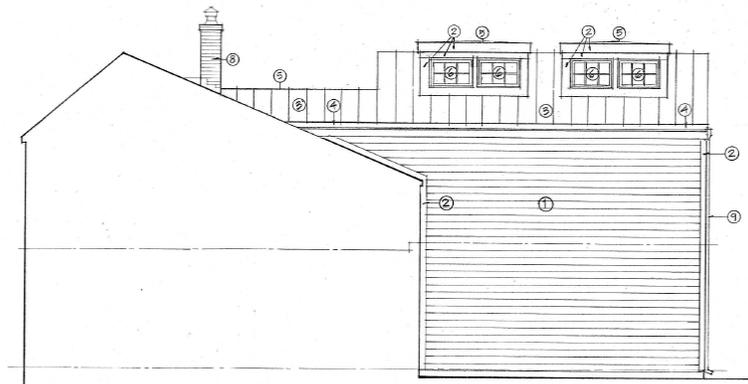
Photo showing the view from Gibbon Street

Staff asked the applicant to restudy the original submission because the roof of the proposed addition was significantly higher than the ridge of the historic home, as shown below.



Original Submission North Elevation

As the revised drawings illustrate, the lower addition roof now proposed will clearly read as an addition but is more compatible in scale with the existing building. The proposed gable roof form has a flat roof area that acts as a hyphen before intersecting the gable of the historic block. The use of flat roofed monitors breaks up the mass of the rear addition while also providing interior light at less overall height than the previously proposed dormers.



Present Submission, North Elevation,

The simple rear elevation with multi-light windows reflects the two bay wide front elevation of the historic house and is well proportioned.



Although the Board has not formally adopted a policy on synthetic/composite materials for new construction, the Board has often approved the use of such materials for new construction and additions when the materials are high-quality. The Board generally considers high-quality synthetic/composite trim materials to be solid-through-the-core, paintable, milled similarly to wood, and to have a similar texture and feel to wood. Staff finds the proposed use of Azek trim and fiber cement siding to be appropriate on the new addition and notes that the Board has regularly approved such materials on additions. The use of a standing seam metal roof is an appropriate selection for the rear addition.

Staff further believes the proposed aluminum-clad windows are appropriate for a new addition where they are minimally visible to the public. Although the *Design Guidelines* state that “single glazed true divided light wood windows” are the preferred window type, Staff notes that the Board has regularly approved simulated divided light, double-glazed windows on new construction. Aluminum clad windows are among the most expensive, highest quality and most durable windows available on the market and have been approved by the Board several times in the past.

The HVAC units will be located on grade at the rear of the addition. The proposed wood fence on the north property line is appropriate and Staff notes that the applicant seeks to match the new fence with an existing fence at the neighboring property. Staff recommends that the fence be painted or stained, per the *Design Guidelines*.

Staff recommends approval of the Permit to Demolish/Encapsulate and the Certificate of Appropriateness for an addition and alterations with the conditions noted above.

STAFF

Catherine Miliaras, 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

Finding

1. This house dates to the mid-19th century and there was a free Black household located on the northeast corner of this block. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in 19th-century Alexandria, and perhaps into the lives of free African Americans.

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.
- *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.

Transportation and Environmental Services

Recommendations

- R1. The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

- R4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R6. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- R7. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

Findings

- F1. An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time. In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
- the construction of a new home;
 - construction of an addition to an existing home where either
 - the addition exceeds the area of the existing building footprint by 100% or more;
 - or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
 - changes to existing grade elevation of 1-foot or greater;
 - changes to existing drainage patterns;
 - land disturbance of 2,500 square feet or greater.
- Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 838-4318. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.
<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

City Code Requirements

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)

- C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)



Figure 2. Front elevation of 603 South Saint Asaph (second from right) in context.

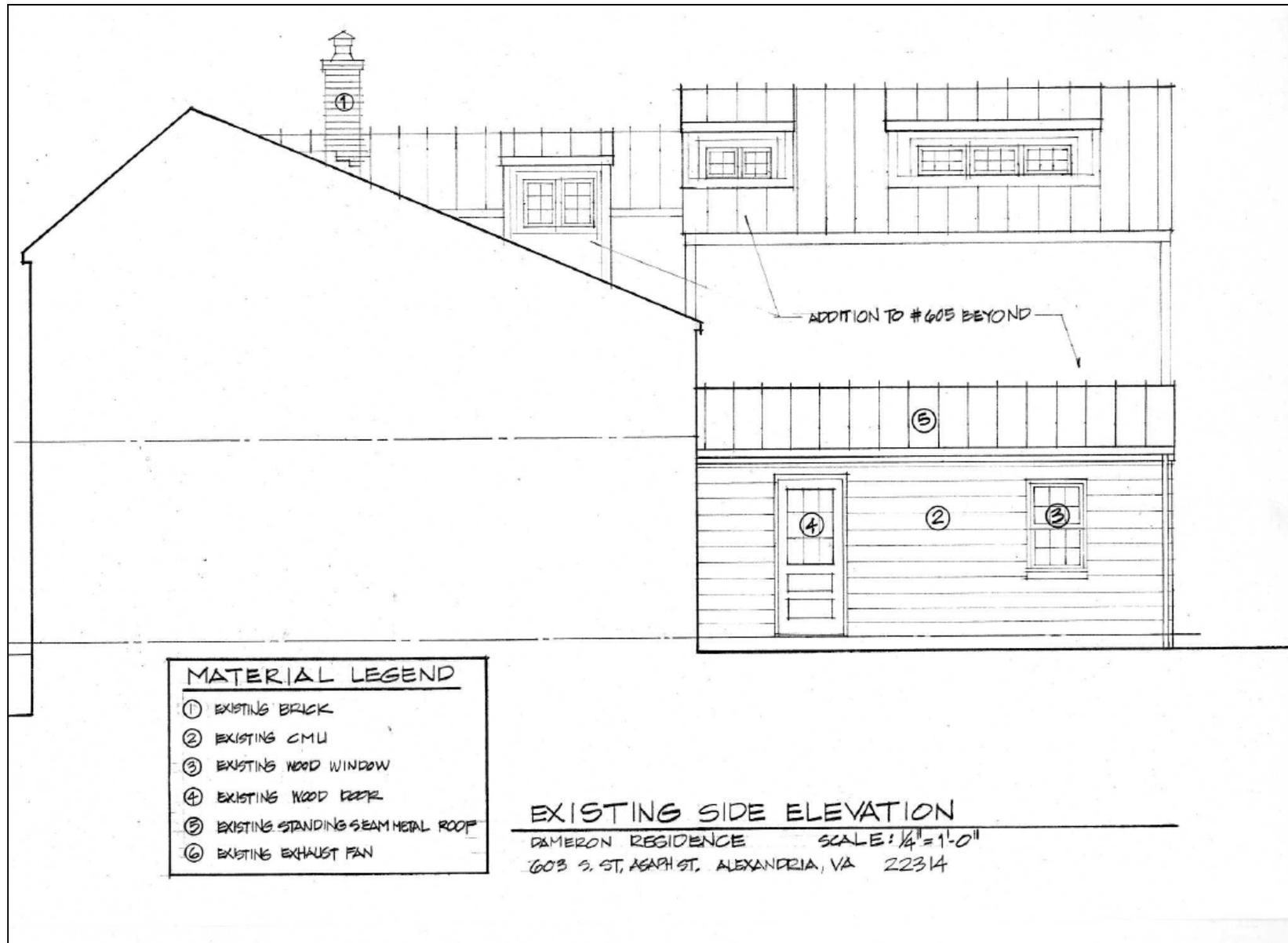


Figure 4. Existing side (north) elevation.

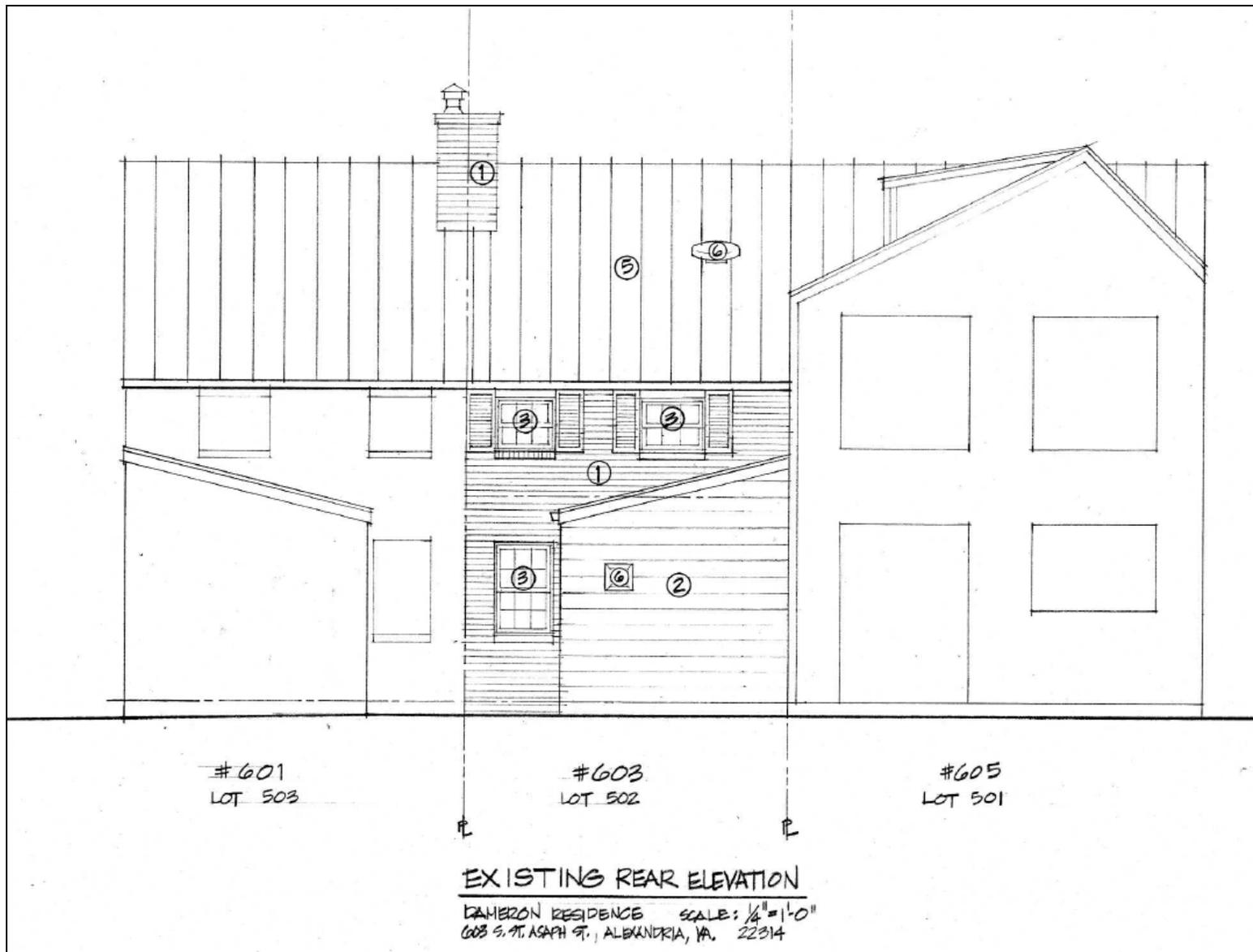


Figure 5. Existing rear (west) elevation.

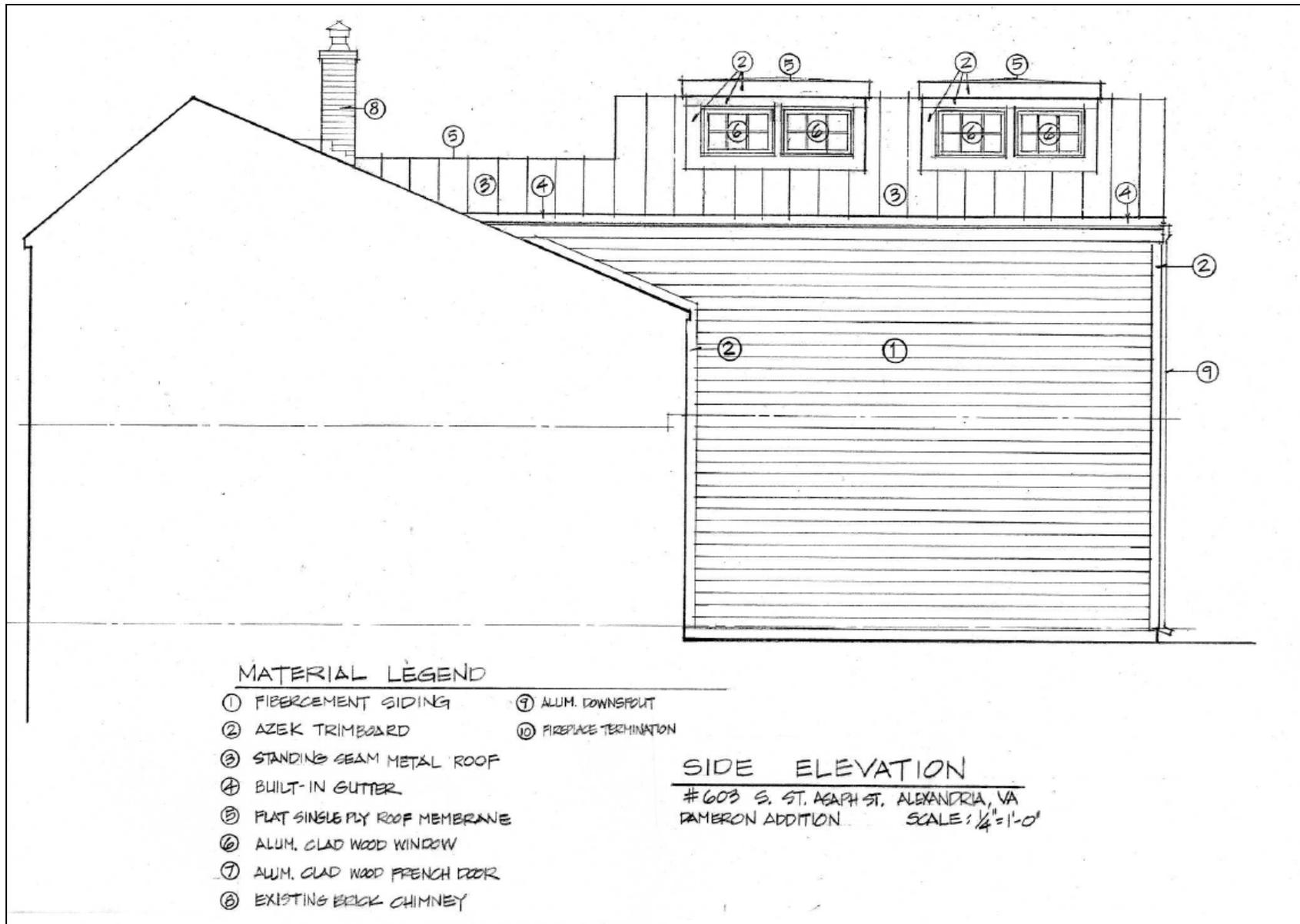


Figure 6. Proposed side (north) elevation.

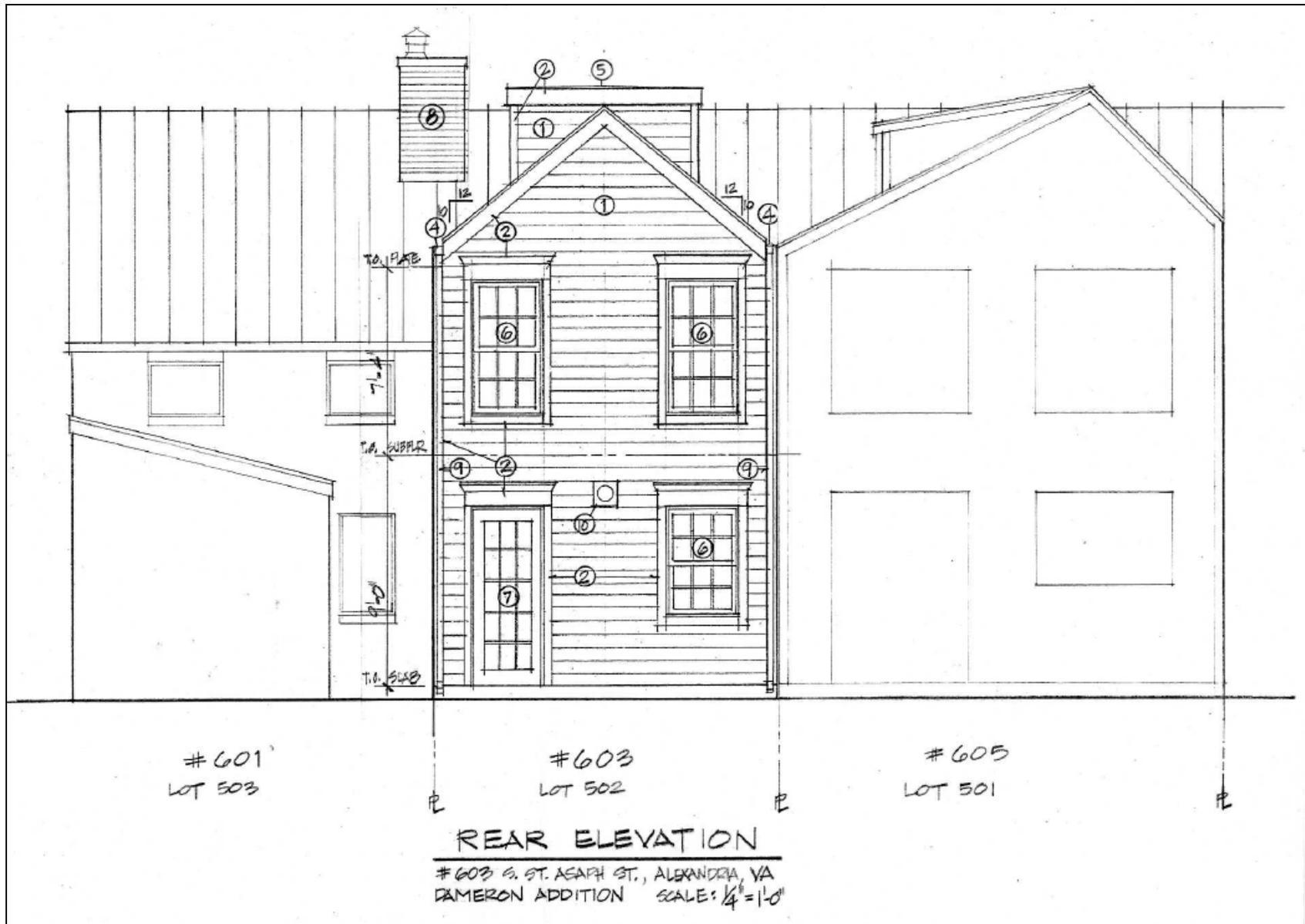


Figure 7. Proposed rear (west) elevation.

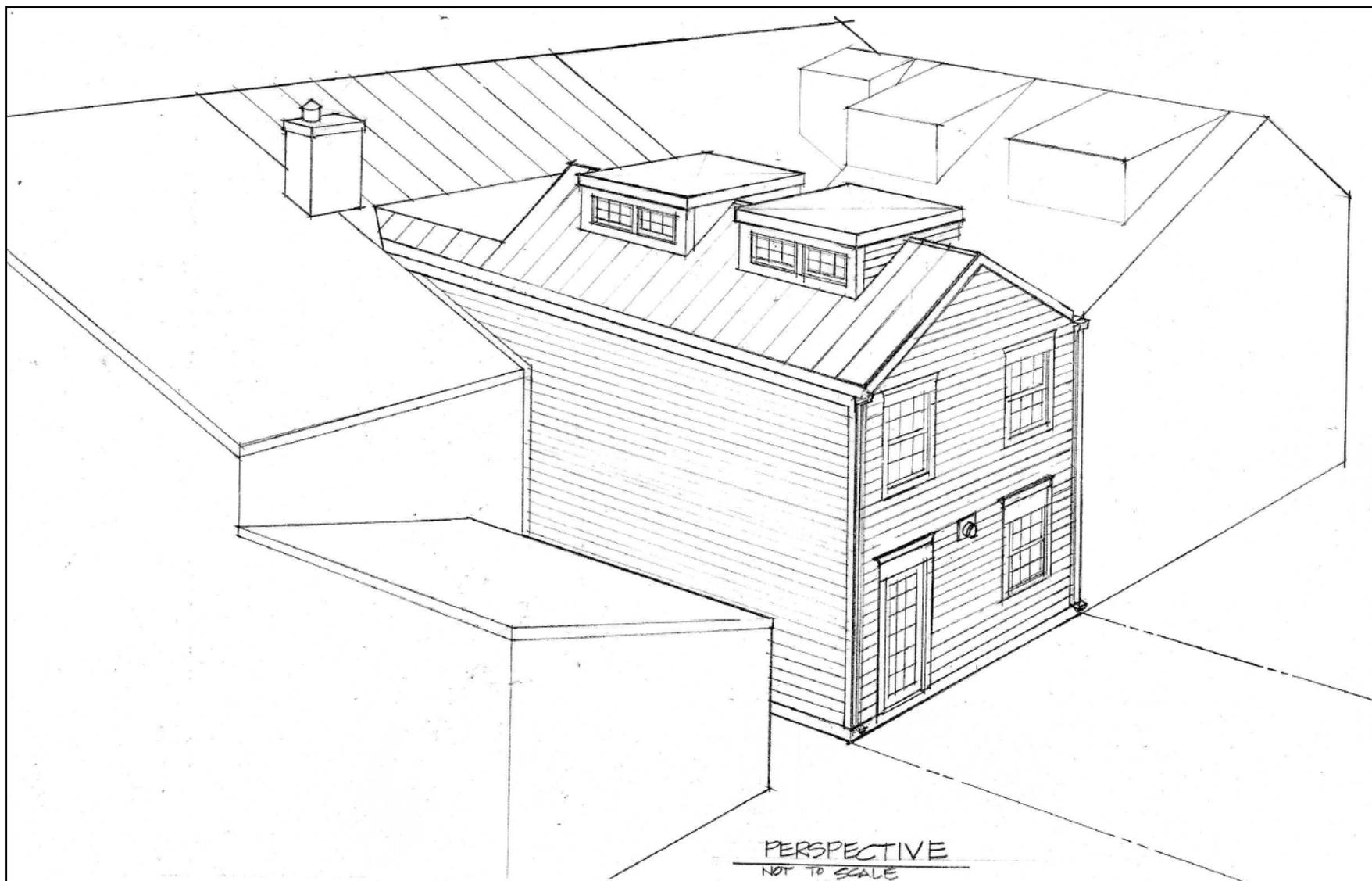


Figure 8. Axonometric view showing proposed addition.

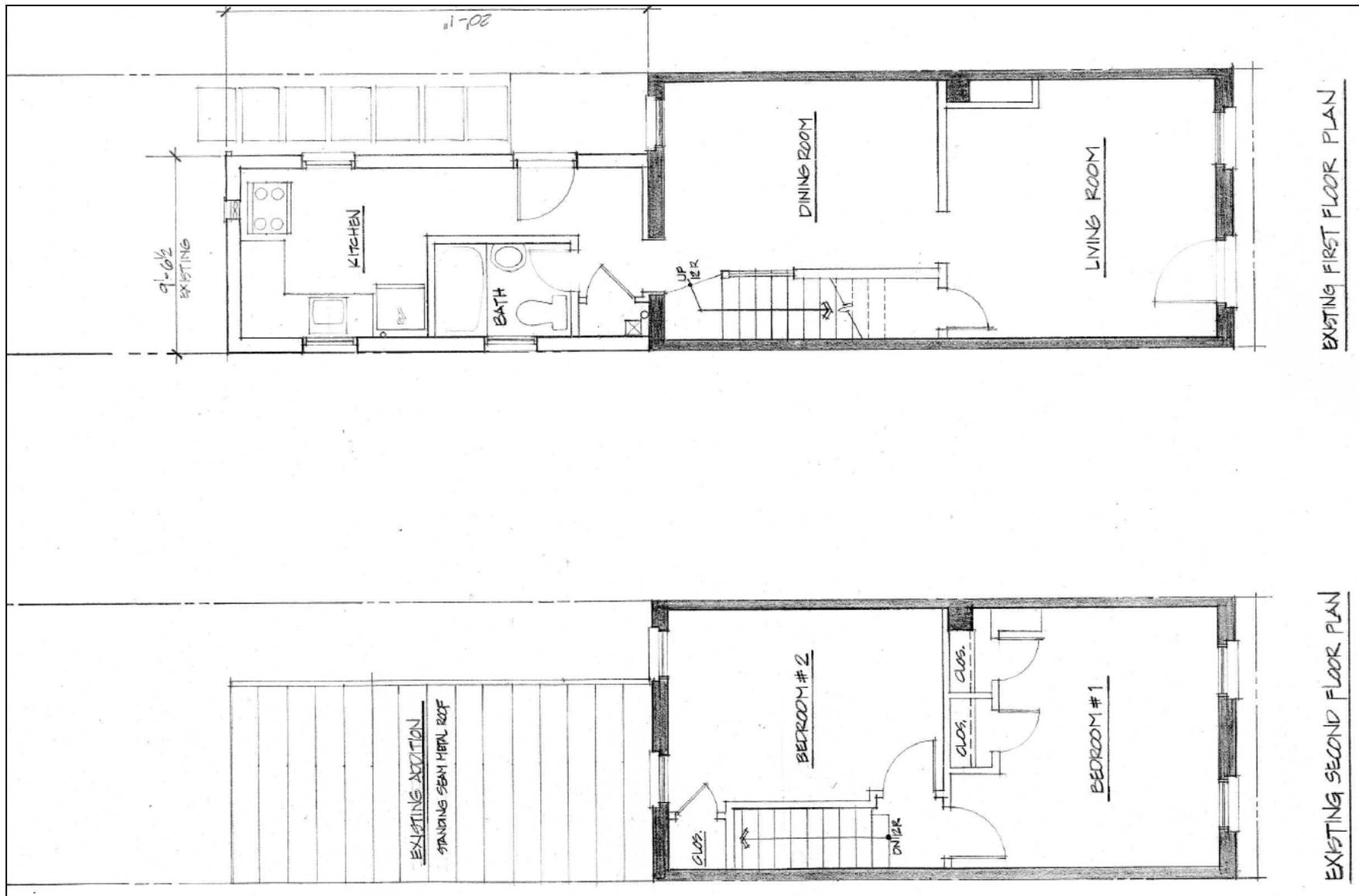


Figure 9. Existing floorplan.

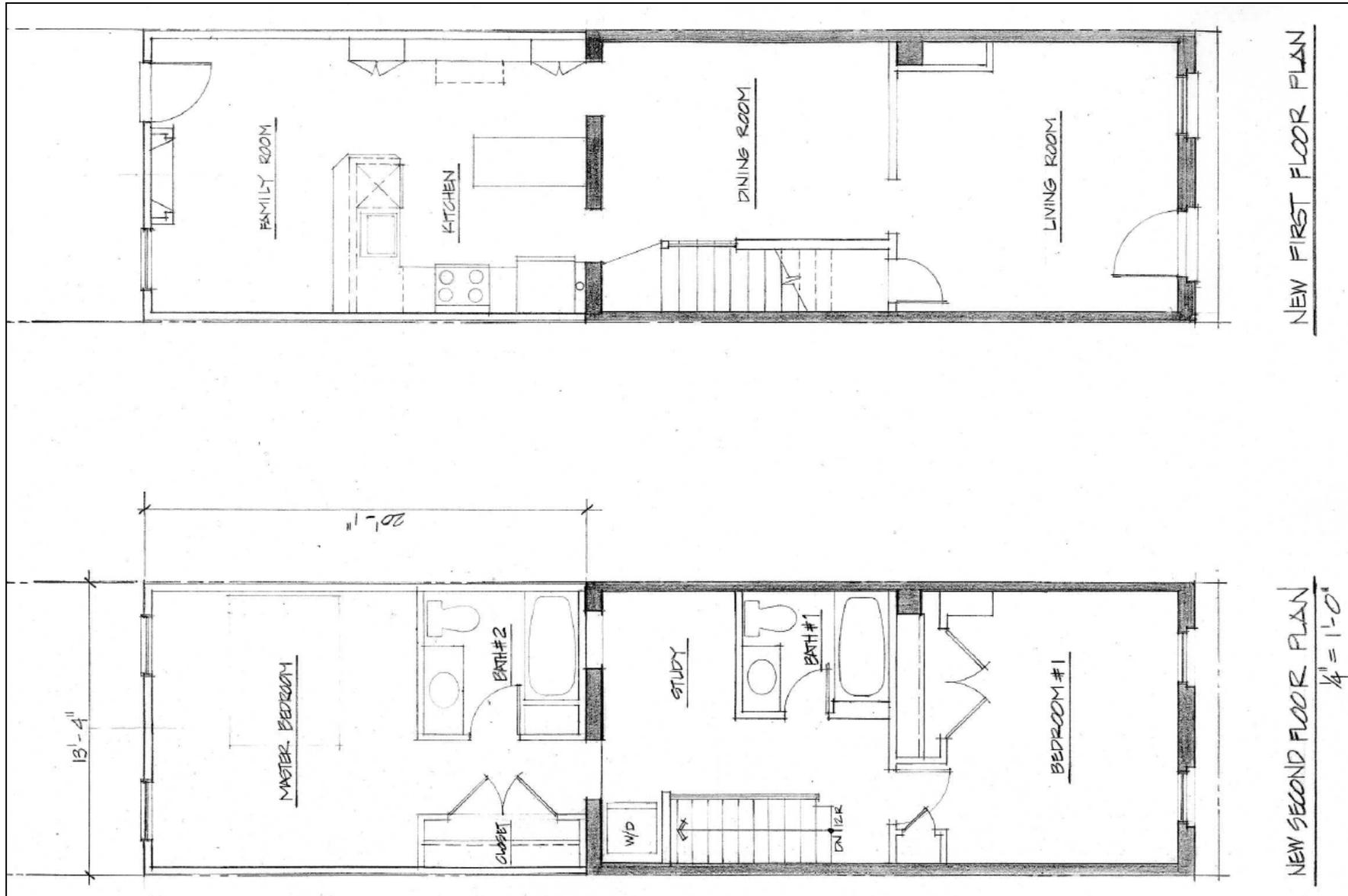


Figure 10. Proposed floorplan.