

Docket Item # 6 & 7
BAR CASE # 2010-0358/359

BAR Meeting
January 5, 2011

ISSUE: Permit to Demolish/Encapsulate and Addition/Alterations

APPLICANT: Robert Lewandowsky

LOCATION: 410 South Lee Street

ZONE: RM / Residential

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

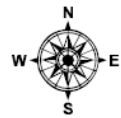
1. That the fiber cement siding be smooth (rather than with a simulated woodgrain) and that the nails not show in the installation;
2. That the plans be revised to illustrate that the brick wall on the adjacent property will be retained as is as part of the building permit application;
3. The following archaeology conditions 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 (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.
 - b. 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.
 - c. 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 #2010-0358
#2010-0359**



Note: Staff coupled the reports for BAR #2010-0358 (Permit to Demolish/Encapsulate) and BAR #2010-0359 (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 an addition at 410 South Lee Street.

Permit to Demolish/Encapsulate

- Encapsulate/demolish approximately 240 square feet on east (rear) elevation for addition.

Addition and Alterations

- Construct two-story (basement and first story) rear addition, measuring approximately 12.5 feet by 11.3 feet, that will be clad in fiber cement siding and have a standing seam metal shed roof with a flat skylight. The existing basement and first story doors and windows will be reused.
- Relocate existing front entry light to right side of door (currently above entrance).

The 5 foot alley immediately behind the property is private. The proposed addition will be visible from Potomac Court, a public street.

II. HISTORY

410 South Lee Street is a two-story, two-bay brick residential townhouse constructed as one of a row of townhouses circa **1849**, according to Ethelyn Cox in *Historic Alexandria, Street by Street*. This block first appears on the Sanborn Fire Insurance Map from 1902 where the subject townhouse is shown as one in a row of seven townhouses, each with a rear one-story porch.

Staff could locate no prior approvals for this property.

III. ANALYSIS

Staff has no objection to the proposed demolition and encapsulation of portions of the rear wall and finds the proposed addition and alterations to be compatible with the existing building and surrounding area. The proposed project complies with Zoning Ordinance regulations.

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 area proposed for demolition and encapsulation is 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. Rear additions typically encapsulate/demolish the entire rear elevation; however, in this instance the area is limited to the basement and first story—the second story rear wall will remain.

Alterations and Addition

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.” As the attached drawings illustrate, the proposed addition will not overwhelm the existing building and will clearly read as a separate and distinct addition. The use of frame construction and a shed roof result in an appropriately simple addition for this townhouse. The addition is generally appropriate in respect to massing, scale and form, like many additions found throughout the district. Because of the change in grade on this lot, the existing two-story townhouse is, effectively, three stories tall on the rear. This proposed two-story addition is the same height and will extend to the same depth in the rear yard as a similar two-story addition at the adjoining townhouse to the north at 408 South Lee Street (Sanborn Fire Insurance Maps indicate the addition was constructed between 1921 and 1941). The proposed addition will be moderately visible from Potomac Court when there is not foliage on the trees.

The proposed materials are appropriate for an addition and contribute to the compatibility of the alterations with the historic building. The Board has regularly approved fiber cement siding on new construction and additions and Staff notes that it will help differentiate the addition from the historic fabric. The choice of a standing seam metal roof and a flat skylight are also appropriate.

Although the drawings suggest the removal of a portion of the brick wall located between 410 and 412 South Lee Street, the survey plat indicates that this brick wall is located entirely on the property of 412 South Lee Street. Staff confirmed with the applicant that no alterations are proposed to the brick wall and that it will remain in its current condition and location.

Staff has no objection to the relocation of the front light fixture and the proposed metal lantern.

Staff recommends approval of the Permit to Demolish/Encapsulate and the Certificate of Appropriateness for alterations and an addition 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

- C-1 A building permit is required to be issued prior to start of any work.
- C-2 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-3 A soils report must be submitted with the building permit application.
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.
- C-6 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-7 Prior to the issuance of a building permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-8 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

Alexandria Archaeology

Archaeology Finding

1. Tax records from as early as 1810 indicate that structures were present on this street face. According to Ethelyn Cox's book, *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, Emmanuel Francis purchased this lot in 1849 and built a house on it. The property therefore has the potential to yield archaeological resources which 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.

*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 5-6-224 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)

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 5-6-224 requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving: (T&ES)

- 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) 746-4064. 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>

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). (T&ES)
- 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. (T&ES)
- 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.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61) (T&ES)

V. IMAGES



Figure 1. West (front) elevation.



Figure 2. Existing (east) rear elevation with neighboring properties.

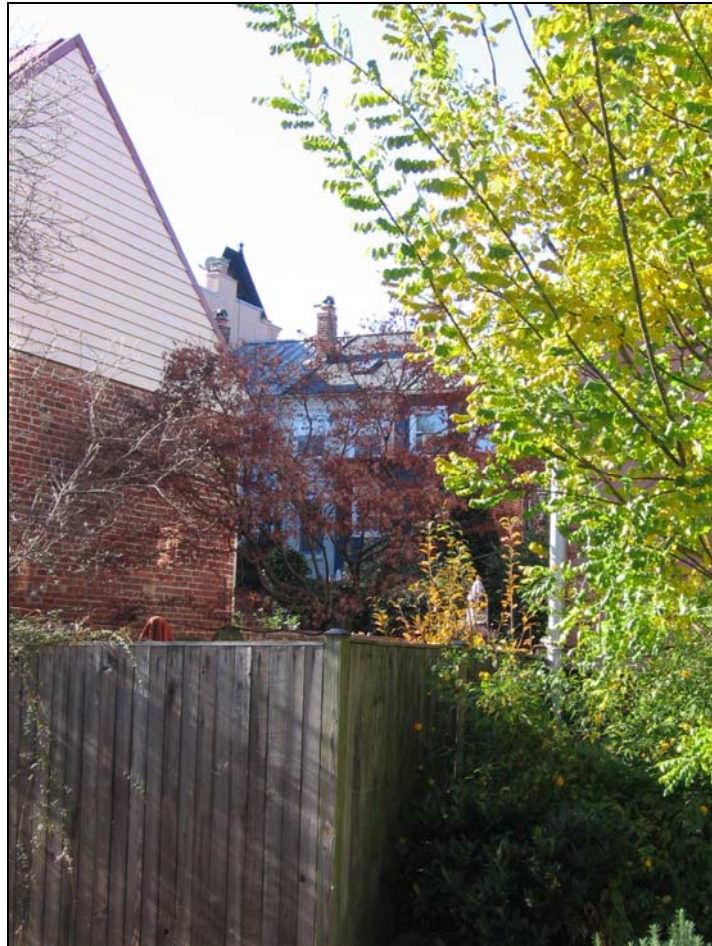
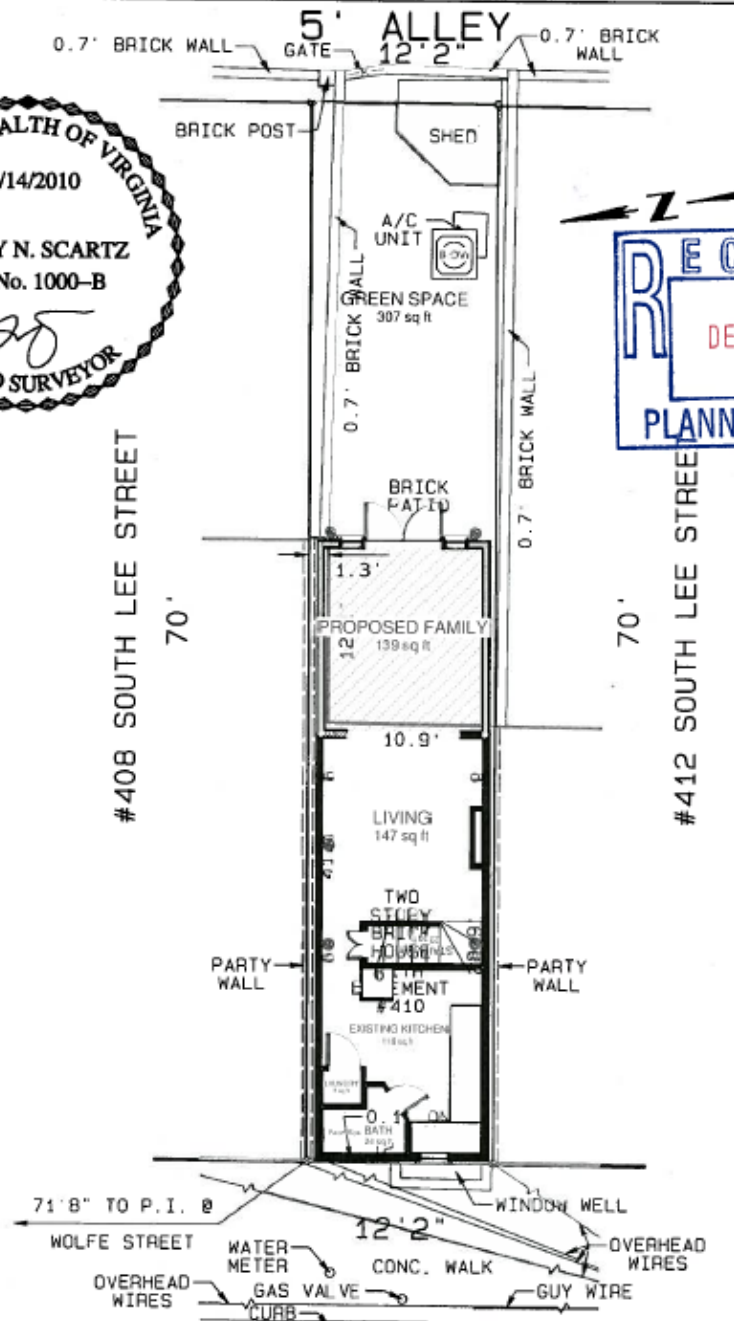
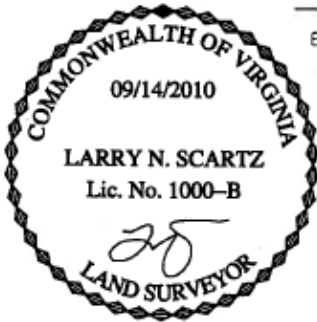


Figure 3. View of rear elevation from Potomac Court.

COPYRIGHT SCARTZ SURVEYS - THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED.
THIS SURVEY WAS PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN VIRGINIA CODE SECTION 54.1-407.



SOUTH LEE STREET
50' R/W

PHYSICAL IMPROVEMENTS SURVEY
ON THE PROPERTY LOCATED AT
#410 SOUTH LEE STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=10' DATE: SEPTEMBER 14, 2010

Figure 4. Plat.

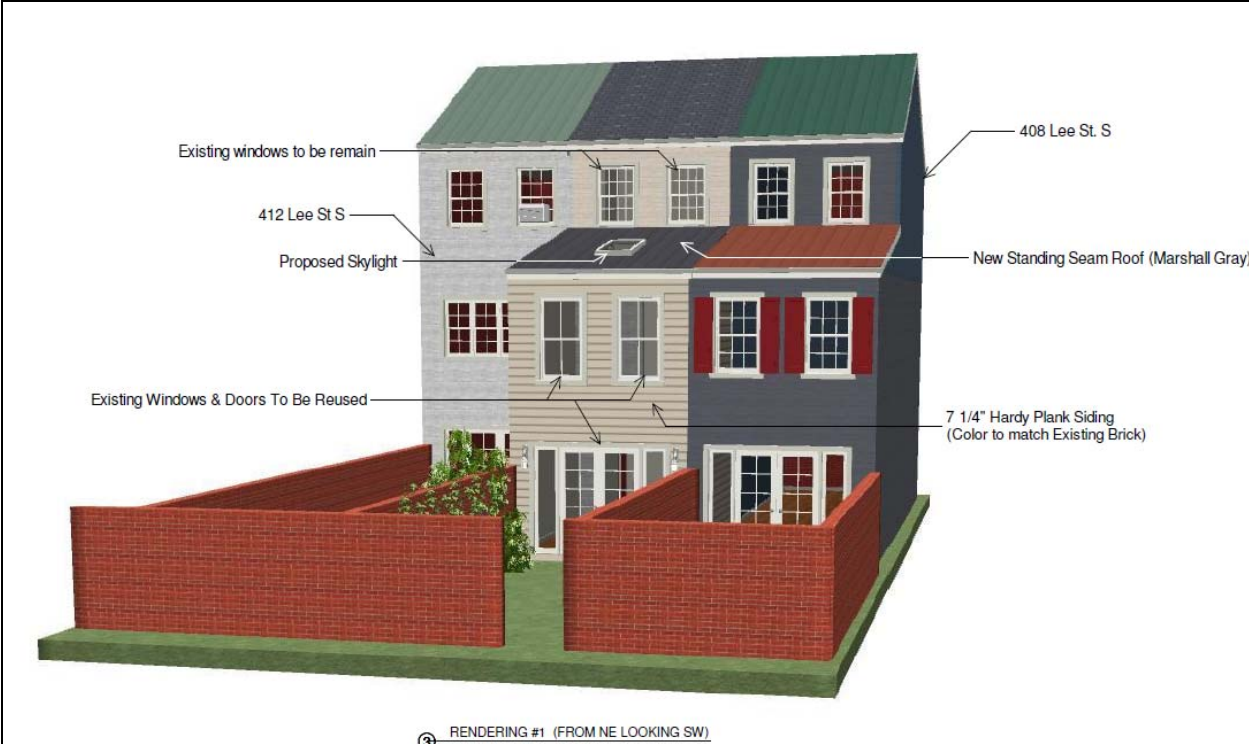


Figure 5. Rendering of proposed addition, looking southeast.



Figure 6. Rendering of proposed addition, looking northwest.

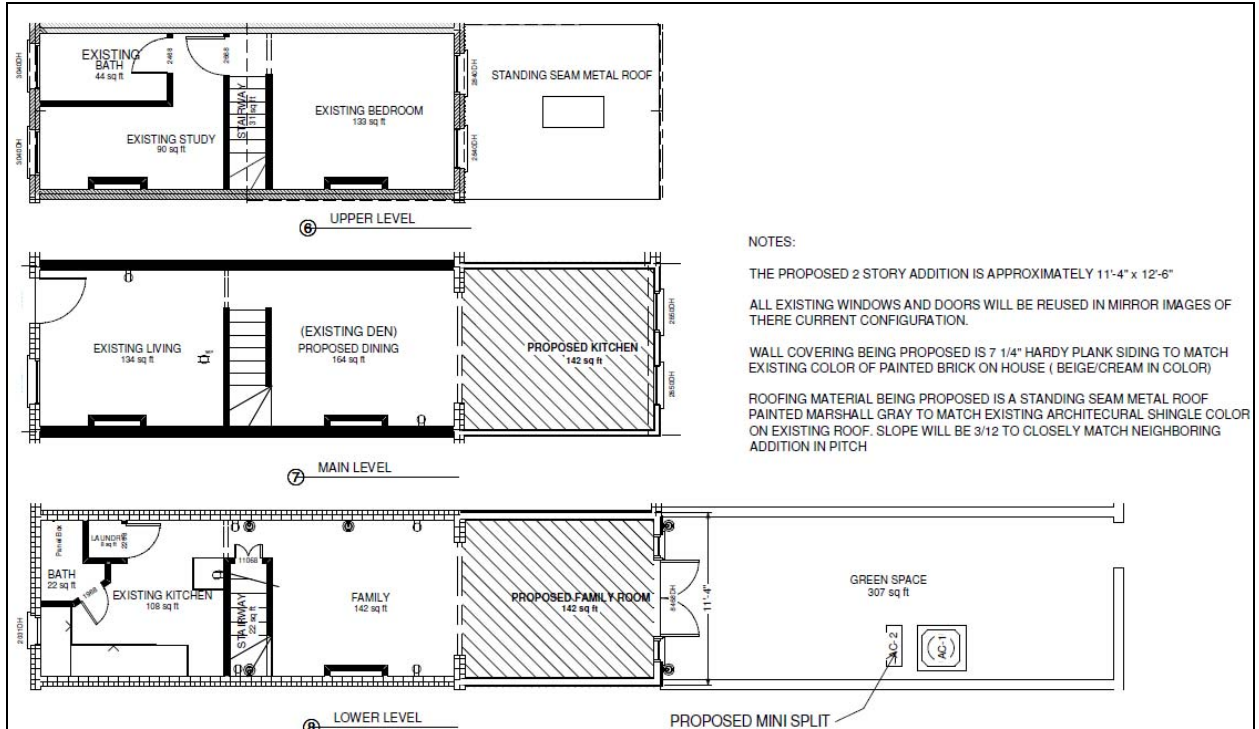


Figure 7. Proposed floorplans.

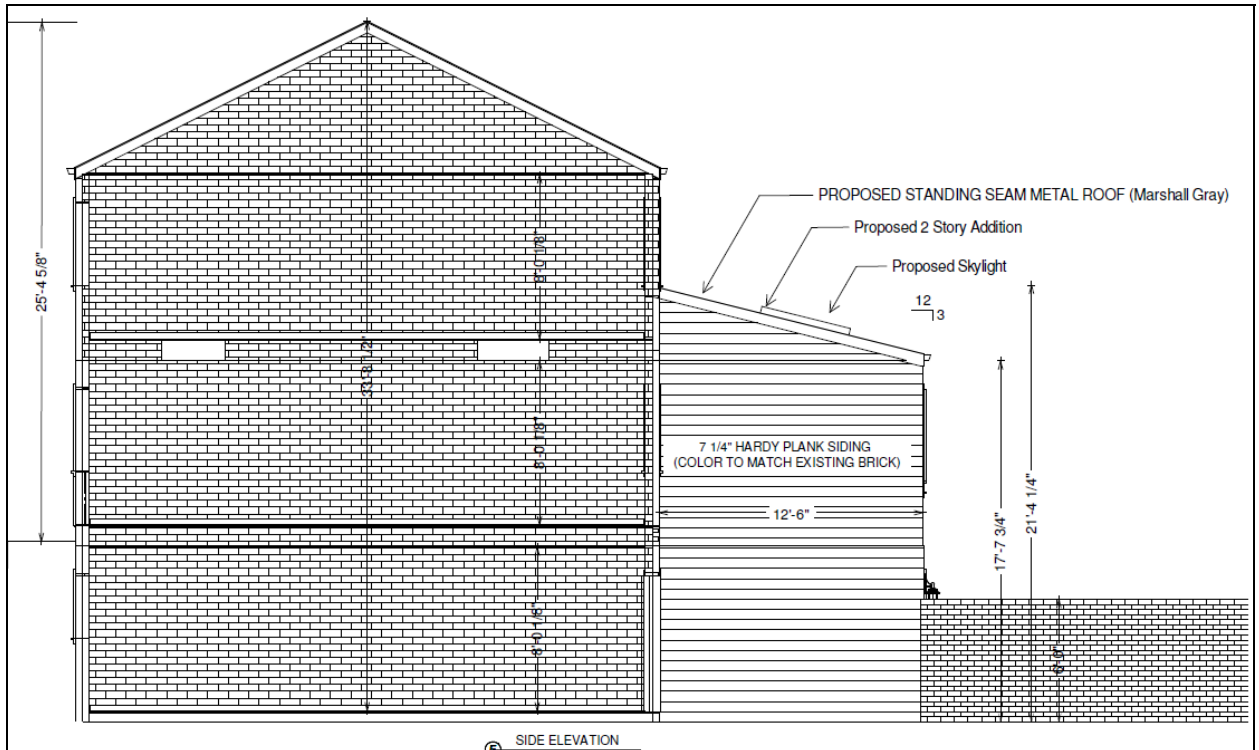


Figure 8. Proposed south (side) elevation.

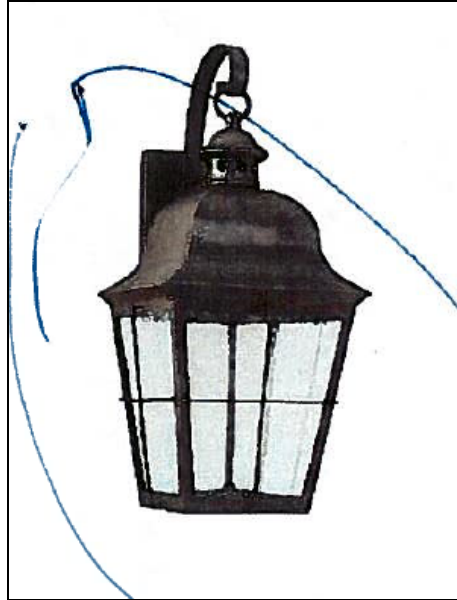


Figure 9. Proposed light fixture for front entry.