

Docket Item # 8 & 9
BAR CASE # 2010-0361/362

BAR Meeting
January 5, 2011

ISSUE: Permit to Demolish/Encapsulate and Alterations

APPLICANT: Norman and Judith Ann Lisy by John Savage

LOCATION: 313 South Columbus Street

ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends denial of the replacement of the six original windows on the main block and approval of the remainder of the application with the following condition:

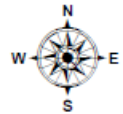
1. The following archaeology conditions shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) 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 #2010-0361
#2010-0362**



Note: Staff coupled the reports for BAR #2010-0361 (Permit to Demolish/Encapsulate) and BAR #2010-0362 (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 alterations at 313 South Columbus Street.

Permit to Demolish/Encapsulate

- Encapsulate 52 square feet on south (side) elevation for storage shed
- Encapsulate 22 square feet on west (rear) elevation for new roof hood

Alterations

- Construct low storage shed on south (side) elevation with solid core wood doors and clad in painted fiber cement siding to match the wood siding on the house;
- Replace existing multi-light sliding doors in the rear with a single light French door flanked by single light casement windows and add a bracketed hood with standing seam metal roof;
- Remove existing second-story window on rear portion and fill in with wood siding to match existing;
- Remove two existing first-story windows and replace with small awning windows above the proposed storage shed;
- Replace existing windows
 - Six two-over-two, single-glazed original wood windows on main block (three each on front and side elevations) proposed to be replaced with two-over-two, simulated divided light, double-glazed wood windows
 - Eight existing two-over-two windows with snap-in muntins on rear ell to be removed/replaced with five two-over-two, simulated divided light, double-glazed windows and two awning windows with simulated divided lights

II. HISTORY

313 South Columbus Street is a two-story, two-bay semi-detached townhouse constructed circa 1870, according to City real estate records. 311 and 313 South Columbus Street are depicted on the G.M. Hopkins *City Atlas of Alexandria, Va.* from 1877. While the townhouse was originally constructed with a rear ell and porch, it appears that the current rear ell was constructed between 1921 and 1941 according to Sanborn Fire Insurance Maps. The property is located in the Dip Urban Renewal area.

In 2005, the owners submitted an application to the Board for an addition but the case was deferred due to outstanding zoning issues and later voided due to inactivity.

III. ANALYSIS

Staff has no objection to the proposed encapsulation of a portion of the side elevation. 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 encapsulation 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.

Alterations

Staff supports the majority of the proposed alterations including the addition of a small storage shed and the changes to the rear first-story door. Staff does not object to the filling in of an existing window on the rear ell or the conversion of two double-hung windows to awning windows in this same area, noting that these alterations reflect common, minor changes made to buildings over time to adapt to changing needs. The replacement of the non-historic windows on the rear ell with simulated divided light, double-glazed wood windows in a more architecturally appropriate style is a significant improvement. Staff notes that the windows on the rear ell are functionally not visible from the public right-of-way since the alley immediately behind the property is privately owned.

However, Staff cannot support the replacement of the six original windows on the main block. The recently adopted *Window Policy* states that “all original or previously replaced windows with either mortise and tenon (“pegged”) sash joinery, or with cylinder (“wavy”) glass must be repaired and retained.” Staff visited the property and found that these original two-over-two sash windows are in very good condition and are protected by well maintained aluminum storm windows. The applicant has provided supplementary material as to why these windows must be replaced, stating that during previous renovations the windows were altered — the weight pockets were filled with blocking and small parts of the window sash were removed, preventing them from being easily operable.

While the windows have been modified, Staff does not find that the previous modifications warrant the wholesale replacement of these historic windows. Staff maintains a list of historic window restoration specialists who are able to assist in repairing the existing sash and making them operable. Operable sash windows did not have pockets for sash balance weights until the second half of the 19th century and the sash were supported by jamb cleats or cams which could be adopted on these windows. If there are problems with drafts, Staff recommends new weather stripping and, if necessary, replacement storm windows with low-e glazing film to increase the homeowner's comfort.

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 will be required prior to start of alterations.

C-2 At least one window in the bedroom area will need to meet the requirements for emergency egress, sill height, openable area, etc.

Alexandria Archaeology

Findings:

1. This property was part of a free 19th-century African American neighborhood known as The Bottoms. Archaeological work conducted in 1979 in this neighborhood included one shovel test on this property. The lot has the potential to provide insight into domestic activities of African Americans in 19th-century Alexandria.

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>

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). (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. East (front) elevation and south (side) elevation.



Figure 2. West (rear) elevation from public alley (not visible, third house in) and front window.



Figure 3. West (rear) elevation with sliding glass door to be replaced view of area for new shed (behind wood fence).



Figure 4. Details of existing window proposed to be replaced.



INTERIOR VIEW OF WINDOW SASH AT JAMB



DETAIL OF SAME

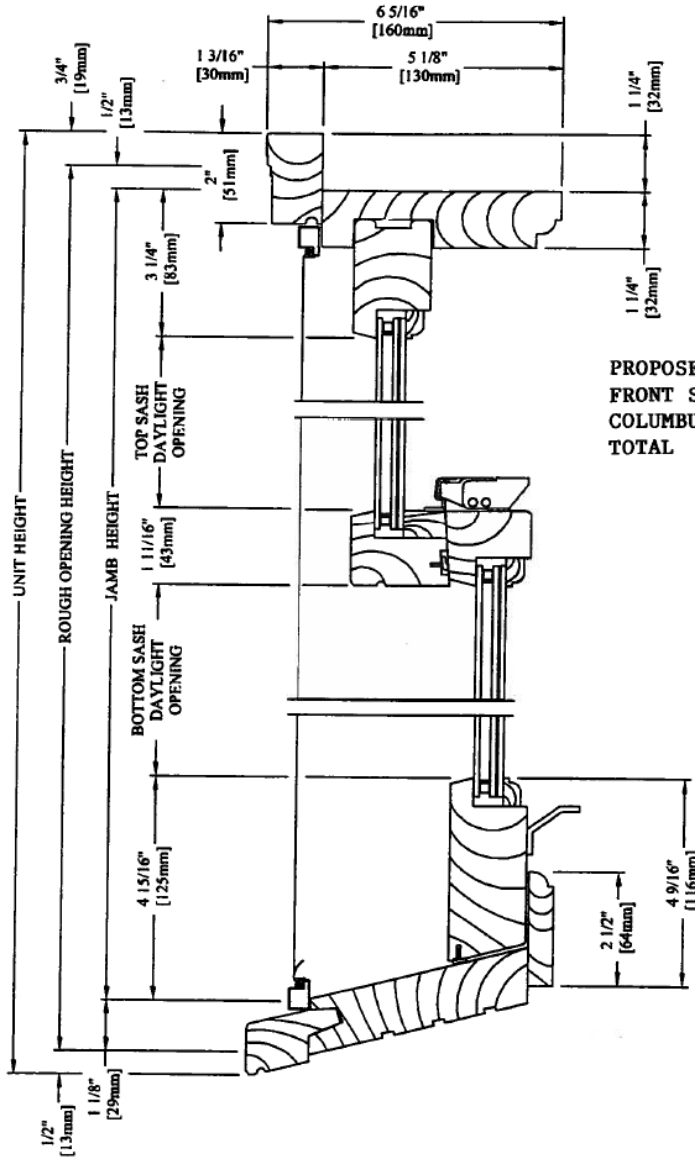
Figure 5. Interior conditions of windows proposed for replacement.



HR175™
 Premium Historic Renovation Wood Windows
 HR175 - BRICK MOULD SINGLE-HUNG TILT WITH LAMINATED GLASS SIDE VIEW

SCALE: ELECTRONIC FILE IS FULL SCALE
 REVISED 12/10

- WEATHER SHIELD RESERVES THE RIGHT, AS NECESSARY, TO CHANGE PRODUCT SPECIFICATIONS AND MATERIALS WITHOUT NOTICE.
- DIMENSIONS MAY BE ROUNDED TO THE NEAREST 1/16" [2mm].
- FULL SCREEN OPTION SHOWN; MUST BE SPECIFIED WHEN ORDERING.
- IMPORTANT: DIMENSIONS SHOWN ARE FOR STANDARD SHIM SPACE BETWEEN JAMB AND ROUGH OPENING. WHEN INSTALLING IN A JURISDICTION REQUIRING DESIGN PRESSURE (DP) RATED PERFORMANCE, WINDOW AND DOOR PRODUCTS MUST BE INSTALLED IN THE SAME METHOD THEY WERE INSTALLED FOR TESTING. A SHIM SPACE, NOT TO EXCEED 1/4" [6mm] IS REQUIRED AROUND THE SIDE JAMBS AND HEAD OF UNIT. REFER TO INSTALLATION INSTRUCTIONS FOR COMPLETE DETAILS.
- MAX 18 SQ. FT. GLASS WITH LAMINATED GLASS



PROPOSED REPLACEMENT WINDOW AT
 FRONT SECTION OF 313 SOUTH
 COLUMBUS STREET - SIX WINDOWS
 TOTAL

Figure 6. Proposed replacement window specifications.

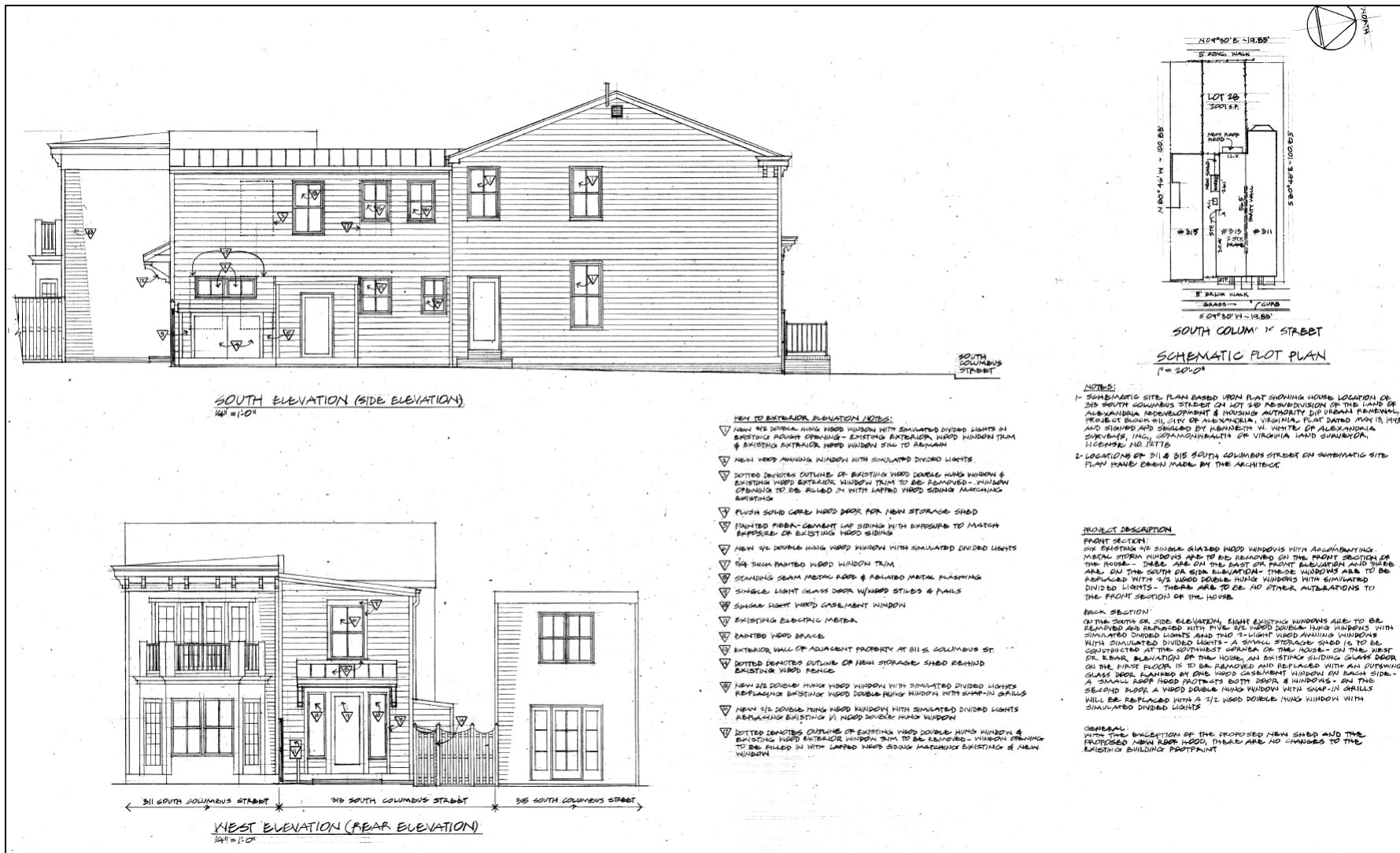


Figure 7. Proposed alterations.

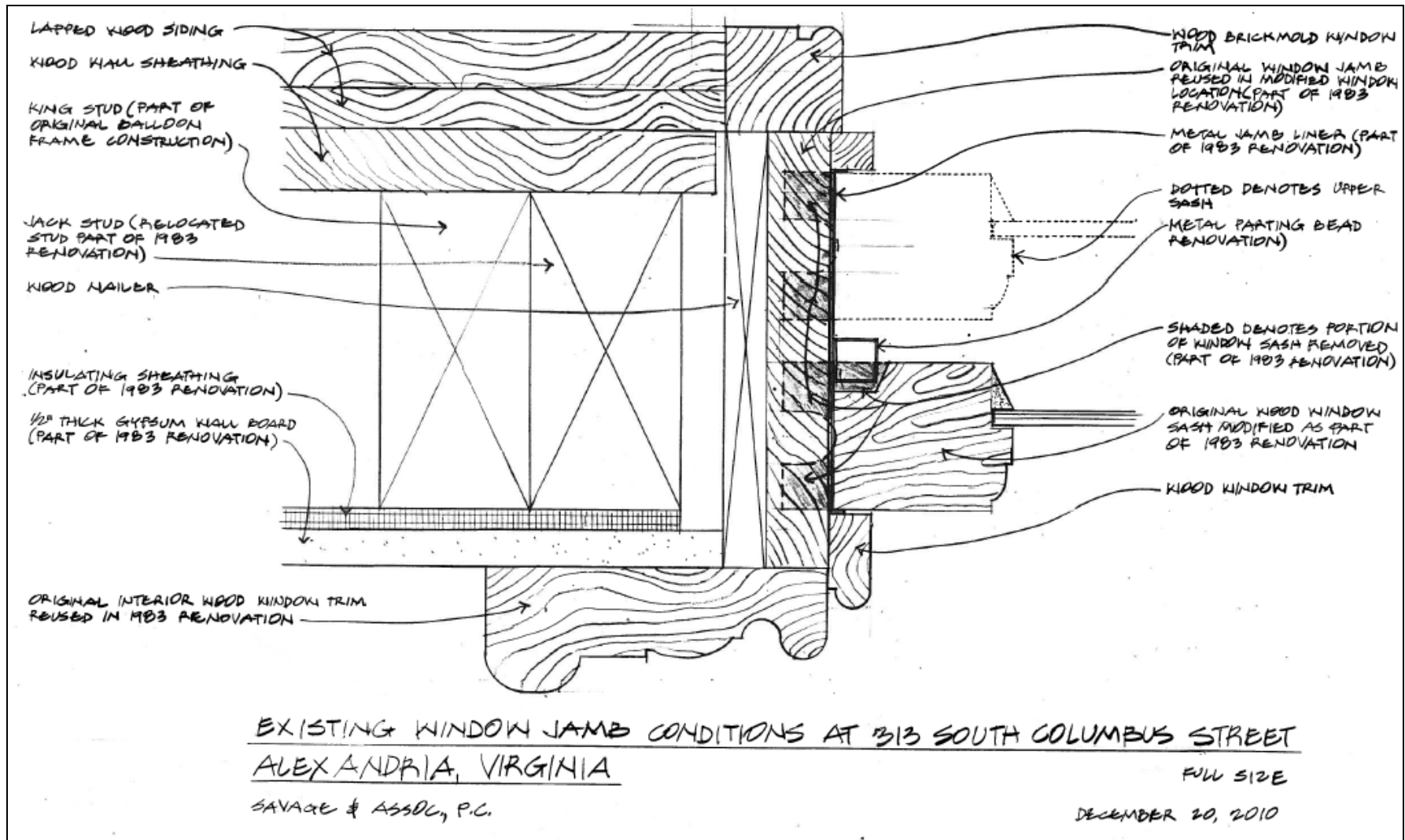


Figure 8. Detail of modifications made to original windows.