

Docket Item # 3 & 4
BAR CASE # 2011-0125 & 0126

BAR Meeting
June 15, 2011

ISSUE: Permit to Demolish/Encapsulate and Alterations

APPLICANT: Maria Hopper by Scot McBroom (architect)

LOCATION: 317 South Lee Street

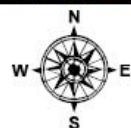
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Encapsulate and a Certificate of Appropriateness for a new front stoop, with the following conditions:

1. That the front stoop project no more than three (3) feet into the South Lee Street public right-of-way; and,
2. That the statements in the archaeology conditions below 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 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.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.



BAR CASE #2011-0125 & #2011-0126



I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate in order to encapsulate the rear wall of the existing kitchen ell and demolish the existing roof overhang in order to raise the roof of the kitchen ell. The area of demolition/encapsulation is roughly 83 square feet. The rear of the property is not accessible or visible from the public right-of-way and the addition of a small attic over the kitchen ell will also not be visible from the right-of-way. Therefore, the addition itself does not require BAR review.

The applicant also proposes to demolish the existing curved stoop at the entrance to the property and construct a new brick stoop with simple painted iron railings. The stoop will project 3'-4" into the public right-of-way.

II. HISTORY:

The two-story, two-bay frame townhouse at 317 South Lee Street was likely constructed by Jeremiah Dowell after he purchased the land in **1820**, According to Ethelyn Cox's book, *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings*. The townhouse appears on the earliest Sanborn Fire Insurance Map from 1885. The 1885 map, and subsequent Sanborn maps, include a one-story rear addition, however, the current configuration of the one-story rear addition dates to the mid-twentieth century as it is only evident on the 1958 Sanborn map.

Staff did not locate any previous BAR approvals for the subject property.

III. ANALYSIS:

Staff has no objection to the proposed demolition and encapsulation of a small portion of the existing kitchen ell, noting that the current rear addition configuration likely dates to the mid-twentieth century. Furthermore, Staff supports the installation of a new stoop at the front entrance to the house, provided that the stoop projects no more than 3 feet into the public right-of-way, as allowed by the City Code without an encroachment for a 50' wide right-of-way.

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. Staff finds that the proposed demolition and encapsulation do not compromise the integrity of this townhouse as the areas of demolition and encapsulation are located on a secondary elevation not visible from a public right-of-way and modest in scope.

Alterations

In the opinion of Staff, the proposed front stoop complies with the recommendations contained in the *Design Guidelines* for Stoops, Steps & Railings, which state that they "...should be appropriate to the historic style of the structure." The stoop and railings will be simple and subtle, are similar to nearby residences and will not compromise the integrity of this vernacular frame townhouse.

Staff recommends approval of the application, provided that the stoop projects no more than three (3) feet into the public right-of-way.

IV. CITY DEPARTMENT COMMENTS

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

Code Administration:

F-1 The proposed site plan submitted with the BAR application shows a one story addition 28 x 12.25 feet at the rear of the existing structure, however this information is not indicated on the application under "nature of proposed work" (check all that apply)

C-1 Building and all trades permits are required to be issued prior to the start of any work.

C-2 Five sets of architectural quality drawings are required to be submitted for review with the building permit application. At a minimum the drawings shall show;

- Footing, foundation, and framing details
- Area, use, and ceiling height of all rooms and spaces
- Door and window size and location

C-3 The addition shall conform to Chapter 4 of the Energy Conservation Code for residential construction

C-4 Specifications submitted with the BAR request are not approved for construction

Transportation & 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. (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 and must be included on the required Grading Plan. (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 all plans submitted for approvals. (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 is not required for the proposed improvement at this time.

CITY CODE REQUIREMENTS

- C1. Steps not more than 12 feet in length, including the required landings, may project beyond the street lot line up to five feet on streets with a right-of-way width of 100 feet or more, up to four feet on streets with a right-of-way width between 66 and 100 feet, up to three feet on streets with a right-of-way width between 50 and 66 feet and, notwithstanding the above, up to 20 inches on Union Street and on King Street between the Potomac River and the R.F.& P. railroad right-of-way. (Sec. 5-2-29 (a)) (T&ES)
- C-2 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-3 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-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Alexandria Archaeology:

Archaeology Findings

- F-1 According to Ethelyn Cox's, Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings, the structure on this lot may have been built by Jeremiah Dowell, who

bought the land in 1820. The property therefore has the potential for archaeological resources to be present that could provide insight into residential life in early Alexandria.

Archaeology Recommendations

1. The statements in archaeology conditions below 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 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.

b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. IMAGES

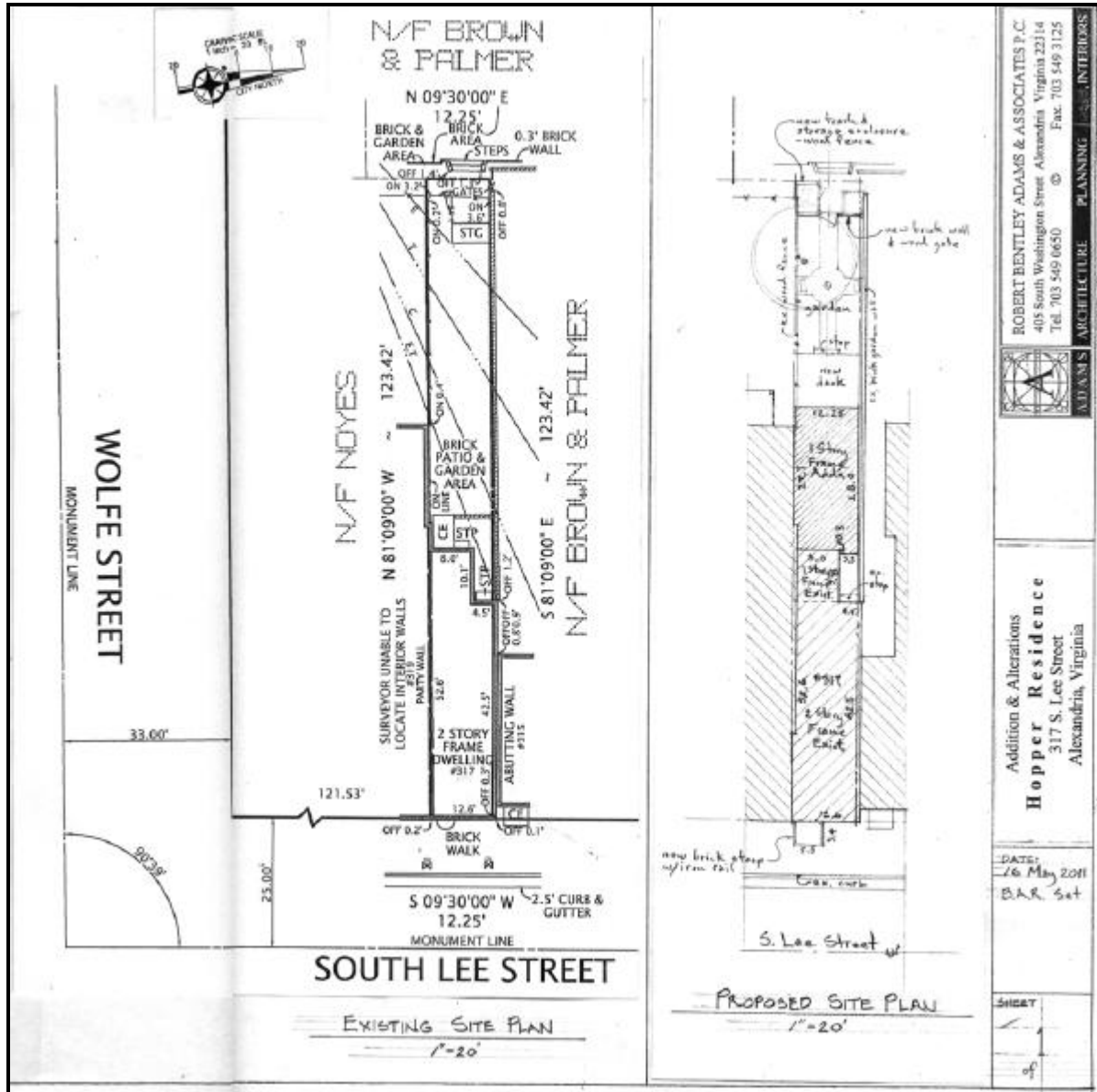


Figure 1: Existing and proposed site plan.

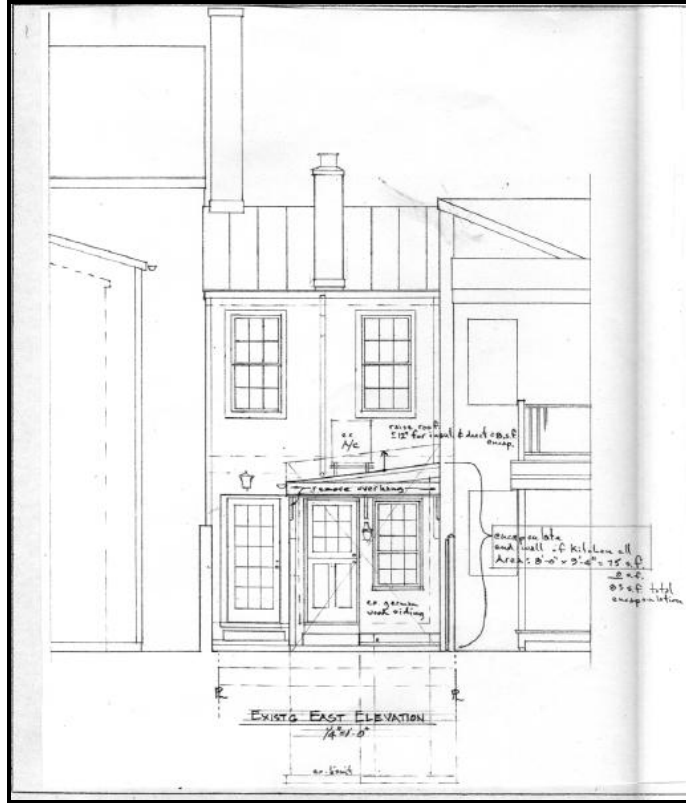


Figure 2: Rear elevation showing proposed demolition/encapsulation.



Figure 3: Existing rear photo.



Figure 4: Existing front elevation.



Figure 5: Existing photo showing existing from stoop and neighboring stoop.



Figure 6: Photo showing neighboring stoop.

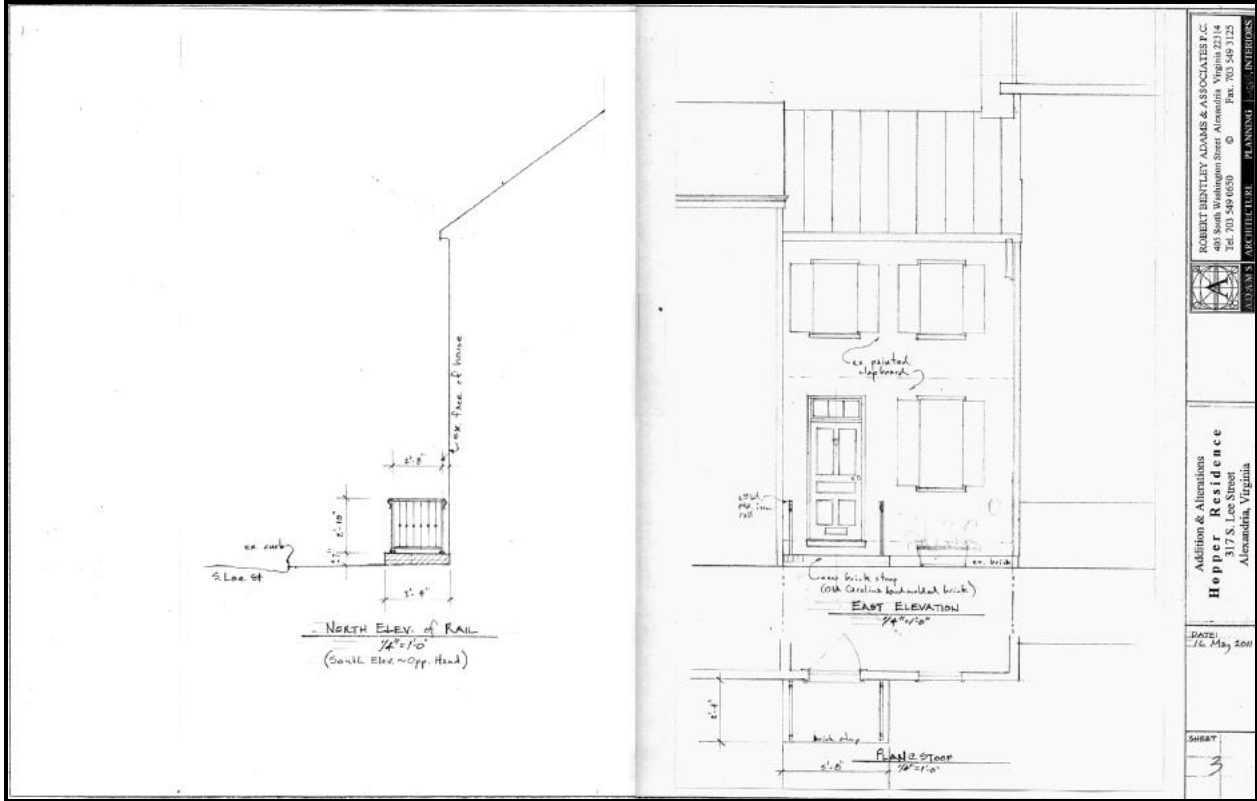


Figure 7: Proposed front stoop elevation and section.