

Docket Item # 7  
BAR CASE #2011-0216

BAR Meeting  
September 7, 2011

**ISSUE:** Permit to Demolish/Encapsulate

**APPLICANT:** James & Heather Bobotek by Lyndl Thorsen Joseph

**LOCATION:** 918 South Saint Asaph Street

**ZONE:** RM / Residential

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**STAFF RECOMMENDATION:**

Staff recommends approval of the Permit to Demolish/Encapsulate with the condition that:

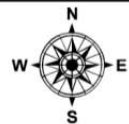
1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting 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.

**\*\*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 final approval 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 siding or roofing over 100 square feet, windows and 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, 703-746-4200 for further information.



**BAR CASE #2011-0216**



## **I. ISSUE**

The applicant is requesting approval of a Permit to Demolish/Encapsulate in order to enclose a portion of the side deck in order to create an interior powder room (15.3 square feet). They will be encapsulating approximately 105 sq. ft. of exterior (north elevation) first floor wall surface of the 2001 rear addition. No portion of the original 1940 structure is being demolished or encapsulated. The west portion of the deck will not be encapsulated as the meter is located in that space.

The design of the addition is not under the purview of the BAR as it is not visible from the public right-of-way.

## **II. HISTORY**

The two-story stone townhouse at 918 South St. Asaph was constructed in **1940** by Joseph K. Seidle, Inc. as part of the George Washington Gardens subdivision. The BAR approved the demolition of a rear porch for a two-story rear addition in 2001 (BAR2001-0212). Staff administratively approved window and door replacements earlier this year (BAR2011-0010).

## **III. ANALYSIS**

The proposed project complies with Zoning Ordinance regulations.

Staff has no objection to the proposed encapsulation of portions of the north (side) elevation and finds the proposed addition to be compatible with the existing building and surrounding neighborhood.

### **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 has no objection to the proposed demolition and encapsulation of portions of the rear walls and finds the proposed addition to be compatible with the existing building. 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.

Staff recommends approval of the Permit to Demolish/Encapsulate, with the archaeological conditions stated above.

**STAFF**

Courtney Lankford, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### Code Administration

C-1 Alterations to the existing structure and/or installation of equipment requires construction/plumbing permits. Five sets of architectural quality drawings shall accompany the permit applications that fully detail the construction as well as layouts and schematics of the plumbing systems.

##### Transportation and Environmental Services (T&ES)

#### **RECOMMENDATIONS:**

- R-1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2. 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)
- R-3. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

#### **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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

##### Alexandria Archaeology

- F-1 According to the 1877 G.M. Hopkins Insurance Atlas, the Fowle family owned the entire block that includes 918 S. Saint Asaph. The lot remained undeveloped until the 1940s when the present structure was built. Earlier activity could have occurred on the lot in the first half of the nineteenth century or in the eighteenth century when the subject property would have been on the outskirts of the burgeoning city. There is a relatively

small possibility for finding evidence of significant historic or prehistoric activity at the subject property. Nevertheless, there is no harm in remaining vigilant for any cultural resources that might be present on the property, even if this is a remote possibility.

R-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:

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







**Figure 2 & 3: North Elevation showing deck area to be enclosed.**



**Figure 3: Portion of deck area to remain open.**





Figure 5: Existing North Elevation

Figure 6: Proposed North Elevation

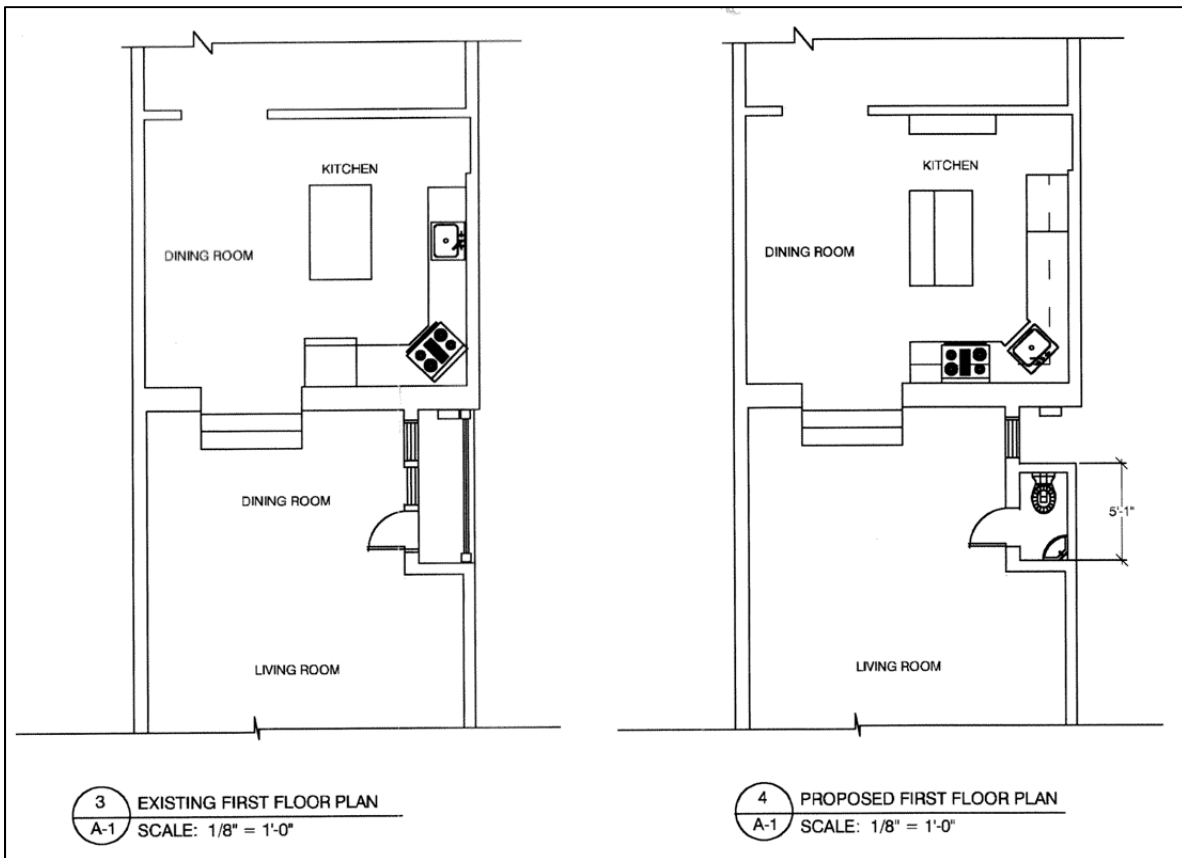


Figure 7: Existing First Floor Plan

Figure 8: Proposed First Floor Plan