

Docket Item # 2
BAR CASE # 2007-0065

BAR Meeting
November 28, 2007

ISSUE: Demolition and encapsulation

APPLICANT: Bryan Currier

LOCATION: 324 North Payne Street

ZONE: RB/residential

STAFF RECOMMENDATION: Staff recommends approval of the permit to demolish with the following condition:

That the following statement appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement:

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.

****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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

(Insert sketch here)

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish to allow for the construction of a two story addition to the existing two story rear ell. The proposal includes the demolition of the existing one story, cinderblock addition (64 sf footprint) at the back of the two story ell and the encapsulation of the rear (west) wall of the two story ell with the new two story addition. Openings in the rear wall of the two story ell will be expanded or created to provide access the proposed new addition. This demolition will consist of a total area of approximately 50 sf.

The back of the house will be only partially visible from the public alley that runs east-west through the lower portion of the block between Payne and West Streets. The north-south alley directly behind 424 North Payne Street is private.

II. HISTORY:

324 North Payne Street is a two-story frame row house with a false mansard roof and an Italianate influenced cornice, characteristic of much of the historic residential structures found in the Parker-Gray Historic District, constructed between the end of the 19th-century and early 20th century. 324 North Payne Street is within a row of five houses (320-328 North Payne Street) that appear to have been constructed together. Historic mapping shows that they were constructed with party walls and identical footprints consisting of a full-wide main block and narrower rear ell. The row is first seen on the 1902 Sanborn map. However, the 300 block of North Payne was not included in the earlier Sanborn maps and the houses may pre-date 1902 by a decade or more. The houses have been subject to a variety of alterations over the years.

Staff could not locate any records of prior BAR review for 324 North Payne Street. The one-story cinderblock addition appears to date to the latter half of the 20th century. The Board has heard cases for neighboring properties. In 1994, the Board approved alterations to 328 North Payne Street that repaired and restored the exterior siding and trim (BAR Case #94-22PG, 8/24, 1994). More recently, the Board approved after-the-fact alterations at 326 North Payne Street with conditions requiring that the inappropriate alterations be reversed (BAR Case #2006-0300, 4/25/2007). This work is largely completed with just a few issues outstanding.

III. ANALYSIS:

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 10-205(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 and protect an historic place or area of historic interest in the city?

- (5) 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?
- (6) Would retention of the building or structure help maintain the scale and character of the neighborhood?

In the opinion of Staff, the proposed demolition and encapsulation do not rise to the level of the above criteria. The late 20th century cinderblock addition has no known architectural or historic significance. The encapsulation and demolition of the existing rear ell is confined to the rear (west) wall and is no greater than is necessary for the utility of the project. Therefore, Staff has no objection to the proposed demolition and encapsulation, but does note the comments of Alexandria Archaeology and recommends that they be included as a condition of the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the permit to demolish with the following condition:

That the following statement appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement:

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.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The proposed project impacts the adjacent property on the interior lot line. The applicant shall meet with Code Enforcement Engineering section to resolve this conflict.
- F-2 Verification is required from the adjacent property owner affected in F-1 above that the existing windows are not Code requirements for ventilation or emergency egress.
- C-1 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. This condition is also applicable to skylights within setback distance.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

No comments received.

Alexandria Archaeology:

- F-1 Tax records indicate that a free African American household was present on this street face in 1830, but the exact address is not known. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities, perhaps relating to African Americans, in early 19th-century Alexandria.

- R-1 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.

- R-2 The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.