

Docket Item # 7
BAR CASE #2008-0070

BAR Meeting
May 28, 2008

ISSUE: Permit to Demolish/Encapsulate

APPLICANT: Robert C. Byrnes

LOCATION: 700 N. Patrick Street

ZONE: RB Residential

STAFF RECOMMENDATION: Staff recommends approval with the following condition:

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 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 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 item requires a roll call vote.

I. ISSUE:

The applicant is applying for a Permit to Demolish/Encapsulate for the building located at 700 N. Patrick Street. This is being proposed as part of an application for an addition and alterations.

The portion of the building proposed for demolition is on the east elevation on N. Patrick Street. Approximately the northern two-thirds of this façade will be demolished to accommodate the proposed addition. The demolition includes portions of the brick wall, windows, and two doors. An interior stair will be demolished and relocated in the proposed addition.

II. HISTORY:

A building has been located on this corner since at least since 1921. Historic maps and building permits indicate that an earlier frame building was used as a store and, by 1939, a beauty salon. The existing brick-faced building with minimal decoration at 700 North Patrick Street was constructed in 1961 as a multi-use commercial and residential building (building permit #7479, 9/28/1961). The first story of the new building often held a barber shop and/or hair salon, a non-conforming use in the residential zone.

In 1992, the Board approved a number of alterations as part of a post-fire renovation of the building (BAR Case #92-35PG, 10/28/1992). Among the alterations approved were: installing one-over-one wood windows and installing wood doors with two panels and single light above. Later, in 1996, the Board approved a sign for Marie's Hair Salon (BAR Case #96-00076, 5/8/1996). In 2006, the Board approved a permit for signage and the installation of wood doors to replace metal doors (BAR Case #2006-0048, 3/22/06).

III. ANALYSIS:

The proposed addition/alterations comply with the zoning ordinance requirements. The applicant obtained a special use permit approval to expand a nonconforming use/parking reduction pursuant to SUP #2007-00128.

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 removal would be to the detriment of the public interest?
2. Is the building or structure of such interest that it could be made into an historic shrine?
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 to live?
6. Would retention of the building or structure help maintain the scale and character of the neighborhood?

In the opinion of Staff, none of the above criteria are met. The building does not have any known historic significance or associations and the proposed demolition/encapsulation is relatively minimal in size and scale. The proposed demolition will allow for an addition to be constructed that will improve the existing building.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application for demolition with the following conditions:

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 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. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Additions and Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Additions and Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-7 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-8 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-9 A soils report must be submitted with the building permit application.
- C-10 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-11 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:

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 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.

F-1 This property is located near the edge of what was an African American neighborhood in the late 18th and early 19th centuries. The lot therefore has the potential to yield archaeological resources that could provide insight into Alexandria's history, perhaps relating to African Americans.

IV. IMAGES



Figure 1. 700 N. Patrick Street, east elevation.



Figure 2. 700 N. Patrick Street, south (Wythe Street) elevation.