

Docket Item # 4
BAR CASE # 2008-0174

BAR Meeting
October 22, 2008

ISSUE: Demolition/encapsulation

APPLICANT: Church of God and Saints of Christ, Sixteenth Tabernacle

LOCATION: 634 N. Patrick Street

ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish with the following conditions:

*1. To ensure that significant information is not lost as a result of the current development project, the applicant shall contact Alexandria Archaeology (703-838-4399) at least two weeks prior to any ground disturbance so that an inspection and monitoring schedule for City archaeologists can be arranged.

*2. The applicant 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 when archaeologists are not present. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

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

4. The statements in 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 Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

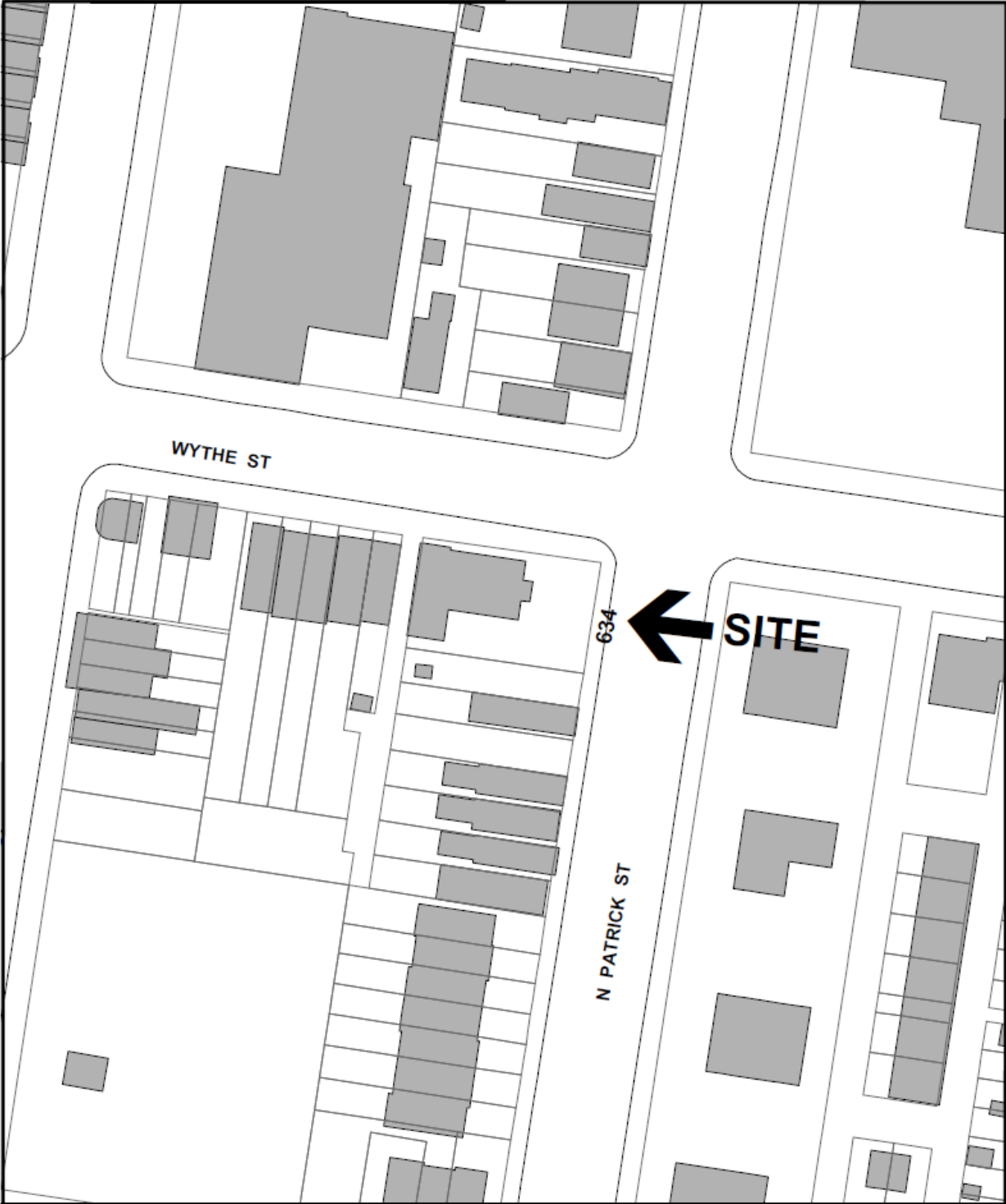
5. If significant resources are discovered during the archaeological monitoring, the applicant shall work with Alexandria Archaeology, and possibly hire a consultant, to complete the archaeological investigations in the area of significance and prepare a Documentary Study in order to provide a historical context for the resources discovered.

6. If warranted by the City Archaeologist, the developer will design, write and erect historic markers (interpretive signage) on the property according to specifications provided by

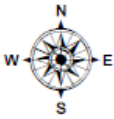
Alexandria Archaeology. The markers will be subject to approval by Alexandria Archaeology and will highlight the historical and archaeological significance of the property.

****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



BAR CASE #2008-0174, 0175 10/22/2008



NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate the east elevation and a portion of the south elevation of the one-story, flat roof, concrete addition to the Church of God and Saints of Christ, at 634 North Patrick Street, in order to construct a new addition to contain a fellowship hall and other office and meeting space for church functions. The applicant is proposing to demolish the entire east elevation, measuring 18' ¼" in length and approximately 10' in height, or approximately 180 square feet. The applicant also proposed to demolish a component of the south elevation, approximately 9' x 10', or 90 square feet of the side elevation.

II. HISTORY:

The two story, gable roofed, frame church building at the southwest corner of North Patrick and Wythe Streets is believed to have been constructed circa 1926 for Bethel Church or Bethel Presbyterian Mission. The African American congregation was established in 1921 and existed as a mission church affiliated with Alexandria's Second Presbyterian Church. For a time, it met in the building now known as the Old Presbyterian Meeting House while raising funds to erect a building on the lot at N. Patrick and Wythe Streets. In 1926, the congregation was formally organized as Bethel Presbyterian Church, the first black Presbyterian congregation in the Presbytery of the Potomac, Presbyterian Church in the U.S. (Sothern Presbyterian Church; now reunited with former Northern Presbyterian Church as Presbyterian Church in U.S.A.). On January 21, 1971, the relationship with the Presbyterian Church was dissolved and the name appears to have been changed to Bethel Community Mission Church. The building was purchased by the current Church of God and Saints on November 24, 1976. [2nd Presbyterian Church Session Minutes, April 13, 1922; 2nd Presbyterian Church History 52, 91, William E. Thompson, 1989. 'A Set of Rebellious Scoundrels': Three Centuries of Presbyterians Along the Potomac, 229, 278, 318; Old Presbyterian Meeting House Session Minutes, January 12, & February 9, 1971].

Staff could not locate a building permit for the construction of the church building, but did find a 1927 permit for roofing the church (Building Permit #947, 10/6/1927). Thus, the building was constructed between 1921, when the lot is shown as vacant in the 1921 Sanborn Atlas, and 1927. The frame main block remains much as constructed. The 1931 Sanborn map shows the footprint of the main block with a small frame addition extending from the southwest corner. Building permit records indicate that the gabled front vestibule was constructed in 1964 (BLD#20275, 2/7/1964). However, the drawings show it as an open porch supported by columns. It is not known whether the enclosed vestibule is what was actually constructed at that time or represents a further alteration. The same 1964 drawing shows that the steeple was to be raised by several feet and the accompanying permit form indicates that all window sashes were to be replaced. It is not known precisely when the present concrete block rear addition was constructed, but it clearly dates to after 1941, as it is not shown on the Sanborn map of that date. From visual inspection, Staff believes the concrete block addition was added post 1950.

On October 24 of last year, the Board approved new HVAC units and screening at a new location at the rear of the main block of the historic church. (BAR Case # 2007-0215).

III. ANALYSIS:

In considering a Permit to Demolish/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 amount of demolition does not meet the above criteria. The proposal impacts the non-descript, concrete block addition only, with minimal impact to the original church itself. The applicant has been working with Staff over the course of three years so that the proposal would have minimal impact to the historic portions of the church, and that any significant demolition would be confined to the later, concrete block addition.

Therefore, Staff recommends approval of the Permit to Demolish and Capsulate, noting the conditions of Alexandria Archaeology.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish with the following conditions:

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

4. The statements in 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 Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

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6. If warranted by the City Archaeologist, the developer will design, write and erect historic markers (interpretive signage) on the property according to specifications provided by Alexandria Archaeology. The markers will be subject to approval by Alexandria Archaeology and will highlight the historical and archaeological significance of the property.

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 taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Additions and Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 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-8 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-9 Toilet Rooms for Persons with Disabilities:
 - (a) Water closet heights must comply with USBC 1109.2.2
 - (b) Door hardware must comply with USBC 1109.13
- C-10 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).
- C-11 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- C-12 The applicant shall comply with the applicable accessible signage requirements of USBC 1110.

Historic Alexandria:

Approve.

S- Consider relocation Gothic windows on front façade of fellowship hall. Consider six-over-six full divided light double-hung sash windows for side elevations of fellowship hall.

Alexandria Archaeology:

Finding

This property is the site of the Tabernacle of God and Saints of Christ Church. At the present time, there is little historical data available on earlier activities on this lot, and it is possible that no structures were built on the property until the 20th century. Archaeological monitoring is needed to ensure that there are no remnants of earlier activities that could provide information about Alexandria's past.

Recommendations

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VI. IMAGES



Figure 1: Existing elevations

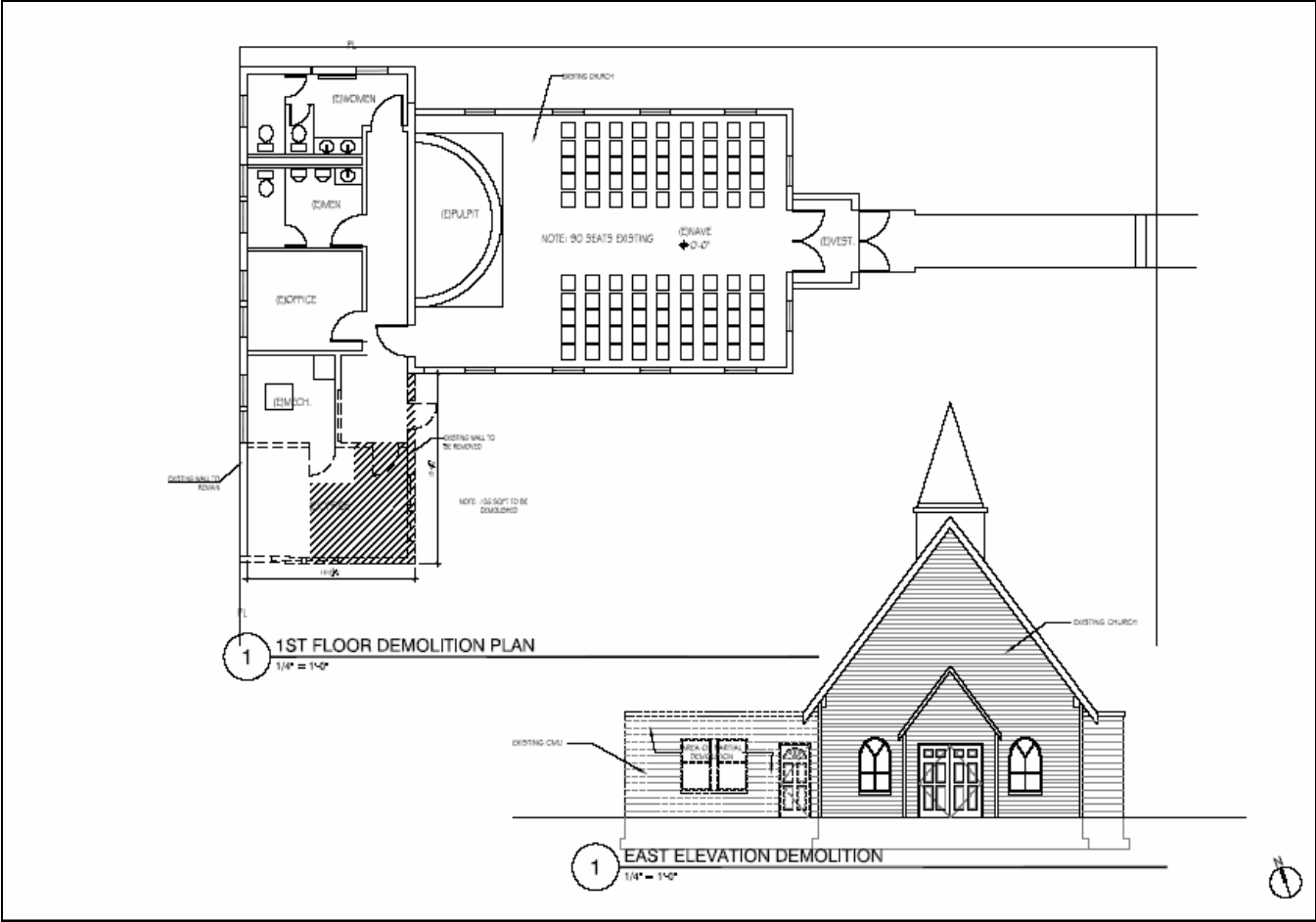


Figure 2: First floor demolition plan

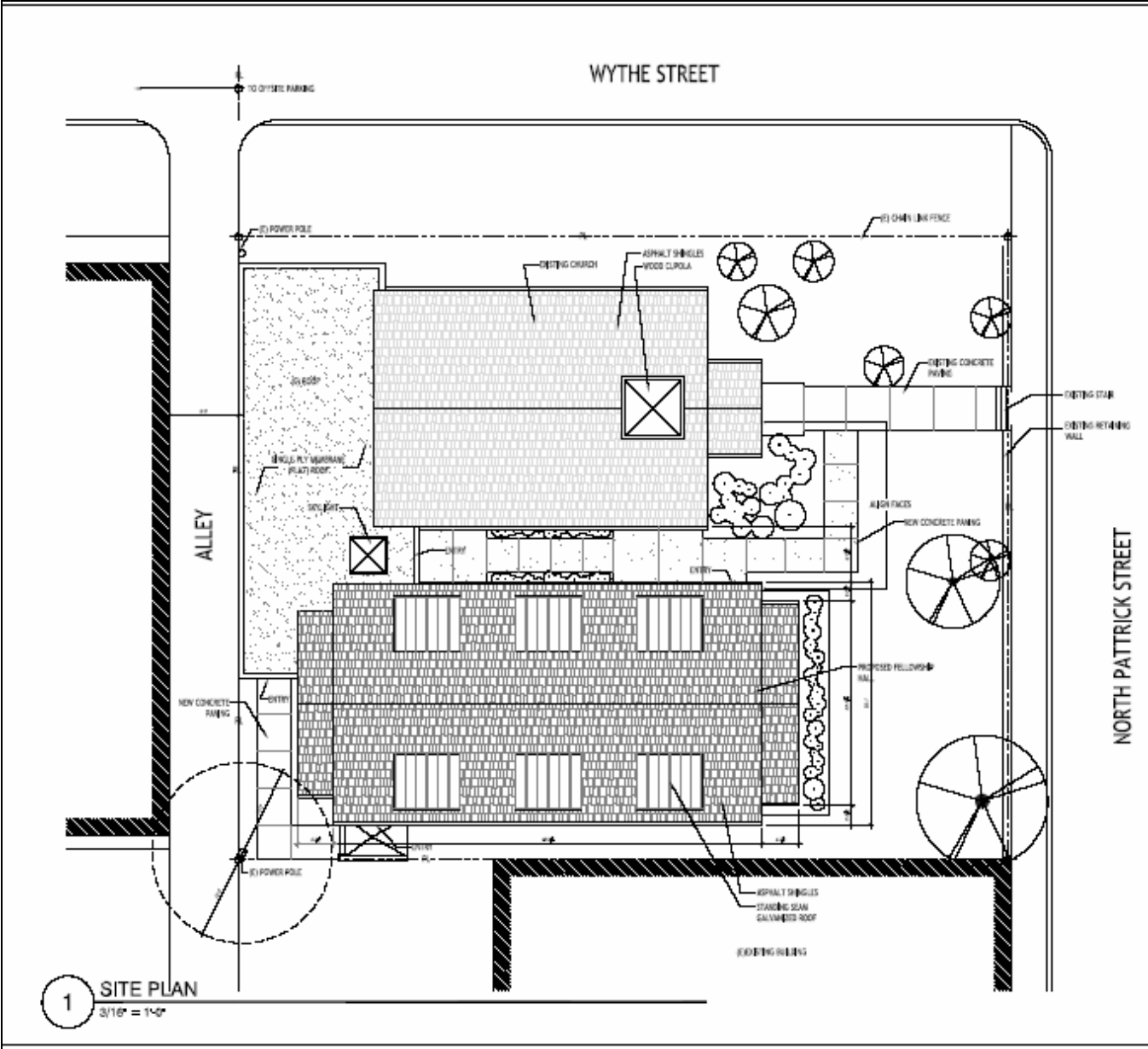


Figure 3: Site plan



Figure 4: Front elevation showing proposed addition