

Docket Item # 3
BAR CASE # 2009-0001

BAR Meeting
January 28, 2009

ISSUE: Demolition/Encapsulation

APPLICANT: Rust Orling Architecture

LOCATION: 324 North Payne Street

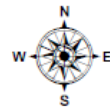
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Encapsulate with the following condition:

1. That the following statements 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 #2009-0001, 0002 1/28/2009



Note: This item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate to allow for the construction of a two story rear addition to the existing two story ell at 324 North Payne Street. The proposal includes the demolition of the existing 8.5' by 8.5' one story, cinderblock addition (72 square feet) and the encapsulation of the rear (west) wall of the two story ell. Existing openings in the rear wall of the ell will be enlarged or new openings will be created to provide access the new addition. The area of encapsulation will be approximately 10.5' wide by 20' high.

The rear addition will be 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 324 North Payne Street is private.

II. HISTORY:

324 North Payne Street is a two-story frame townhouse 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. The house is in a row of five townhouses (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 main block the full width of the lot and a narrower rear ell. The row is first seen on the 1902 Sanborn Fire Insurance map. Because the 300 block of North Payne was not included in the earlier Sanborn maps the houses may pre-date 1902 by a decade or more. The one-story cinderblock addition appears to date to the latter half of the 20th century. All five of the townhouses in this row have been subject to a variety of alterations over the years.

In 2007, the Board approved a Permit to Demolish/Encapsulate and Certificate of Appropriateness (BAR Case #2007-0065 & 0066, 11/28/2007) at 324 North Payne Street for nearly the same proposal that is being brought to the Board in this application. The applicant was unable to commence construction within the 12 month approval timeframe and has therefore returned to the Board for approval of the proposed alterations and two story addition.

The Board has also heard cases for a number of the neighboring properties over the years, including:

- In 1994, the Board approved alterations to repair and restore the exterior siding and trim at 328 North Payne Street (BAR Case #1994-0022, 8/24/1994).
- The Board approved after-the-fact alterations at 326 North Payne Street with conditions requiring that inappropriate alterations be reversed (BAR Case #2006-0300, 4/25/2007).
- On December 29, 2008, an application for the demolition of a non-historic metal shed and the construction of a new wood shed was made for 322 North Payne

Street (BAR Case #2009-0004 & BAR Case #2008-0253). These cases will be heard by the Board in early 2009.

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 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 and the Permit to Demolish/Encapsulate should be granted. The late 20th century cinderblock addition has no known architectural or historic significance. The demolition/encapsulation of the west elevation of the existing rear ell encapsulates a total of approximately 200 square feet, approximately twice the 100 square feet that is currently encapsulated by the existing cinder block addition that is proposed to be demolished. The addition is modest and reflects and respects the scale of the historic existing rear ell to be encapsulated. Furthermore, views of the rear of the property from the public right-of-way are very limited. Therefore, Staff recommends approval of the demolition/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/Encapsulate with the following condition:

1. That the following statements 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. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- 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 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-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 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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-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.

Transportation and Environmental Services:

- R-1 The building permit must be approved and issued prior to the issuance of any demolition permit.

Historic Alexandria:

- R-1 Approve.

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 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.
- R-2 The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology condition R-1 and R-2 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.

VI. IMAGES



Figure 1: Site Photographs

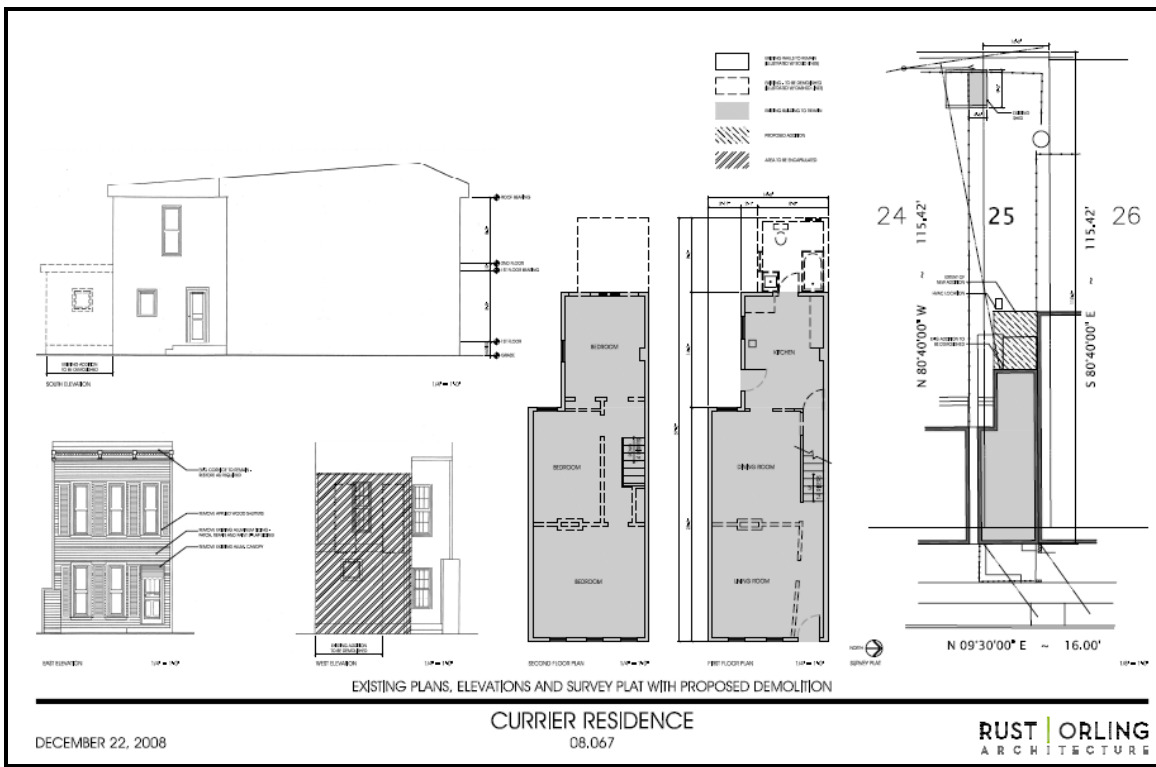


Figure 2: Site Plan and Extent of Demolition/Encapsulation