

Docket Item # 4
BAR CASE # 2009-0012

BAR Meeting
March 25, 2009

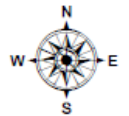
ISSUE: Permit to Demolish/Encapsulate
APPLICANT: Mo Movahed by Andrew Schiefer
LOCATION: 426 North Alfred Street
ZONE: RB/Residential

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

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

****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 Building and Fire Code Administration (including 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, 703-838-4360 for further information.



Update: This item was deferred at the February 25, 2009 BAR hearing. The applicant has since submitted a revised application to address the Board's concerns.

Note: This item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate in order to construct a rear addition at 426 North Alfred Street. The existing 15.3 feet by 15 feet one- and two-story rear addition is proposed to be demolished in order to construct a new three- story addition. The proposed addition will involve the demolition/encapsulation of the rear wall of the main block, an elevation measuring approximately 270 square feet, as well as a large portion of the rear roof. In addition, a portion of the front roof is proposed to be demolished to accommodate either one or two proposed dormers. A cement masonry flue is proposed to be demolished.

The only change in the proposed demolition from the original submission is that the applicant is suggesting a single dormer instead of two dormers on the front elevation. This proposed change would diminish the amount of proposed demolition to the historic fabric.

II. HISTORY:

The G.M. Hopkins *City Atlas of Alexandria* from 1877 depicts a building on this property. The building is one of a pair located on the lot immediately to the south. The existing main block with gable roof possibly dates from this time. On the Sanborn Fire Insurance Maps, this block and this building appear by 1891, though with a different rear form from the 1877 Hopkins map. In 1891, the rear portion was a traditional two-story rear ell. By 1921, the two-story rear ell had been replaced by a one-story rear ell, according to Sanborn Fire Insurance Maps. The 1958 Sanborn Fire Insurance Map depicts a two-story rear ell with a one-story porch.

In 1997, the Board approved an application for a replacement roof of fiberglass shingles, citing economic hardship (BAR Case # 1997- 0172, 8/27/97).

The applicant has made several community outreach efforts in preparation for the BAR submission. On Monday, February 9, 2009, the applicant hosted an open house for surrounding neighbors at the project architect's firm. On Thursday, February 12, 2009, the applicant presented the project to Inner City Civic Association. At the February 25, 2009 BAR meeting, the Board deferred taking action on the Permit to Demolish/Encapsulate and Certificate of Appropriateness to encourage restudy of the proposed addition.

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 if only one dormer is proposed on the front elevation. Staff has no objection to the proposed demolition of the rear addition which is a later addition and is in significantly deteriorated condition. While the proposal is generally confined to the rear of the house, Staff originally found that the proposed amount of encapsulation/ demolition of nearly the entire rear portion of the roof, as well as the partial demolition of the front roof to accommodate two new dormers would negatively impact the scale and character of the neighborhood (Criterion 6). However, the applicant has revised the application to propose one dormer instead of two on the front elevation. At the February 25, 2009 hearing, the Board indicated that they could support the amount of demolition/encapsulation proposed at the rear of the house. Therefore, Staff finds that the revised scheme, with a single front dormer, is more appropriate as it lessens the impact of the demolition of historic material on the front elevation. As a result, the revised application for the Permit to Demolish/Encapsulate can be supported.

IV. STAFF RECOMMENDATION:

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

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

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 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-7 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 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-10 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:

Archaeology Finding

1. Tax records indicate that there was a residence on John Thompson's property, occupied by Robert Wilkes, near the corner of Oronoco and Alfred streets in 1850. During the Civil War, the block bounded by Oronoco, Alfred, Patrick and Princess probably served as a large wood yard; a Union Army Quartermaster's map shows the office for the woodyard and a mess house in the center of the northwestern quadrant of the block. The 1877 Hopkins insurance atlas indicates the presence of a portion of a frame structure in the rear of the lot at 426 N. Alfred; this building is gone later in the 19th century. The proposed development property therefore has the potential to yield archaeological resources that could provide insight into domestic and military activities in 19th-century Alexandria.

Archaeology Recommendations

*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.

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

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Transportation and Environmental Services:

R1. The building permit must be approved and issued prior to the issuance of any demolition permit.

VI. IMAGES

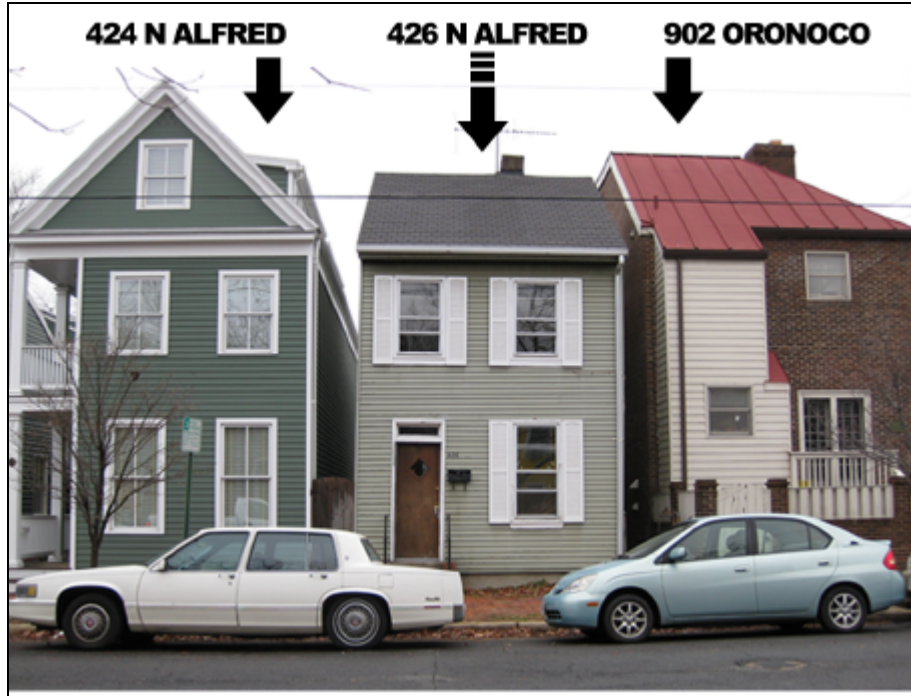


Figure 1. East elevation, 426 North Alfred Street.



Figure 2. West elevation, 426 North Alfred Street.

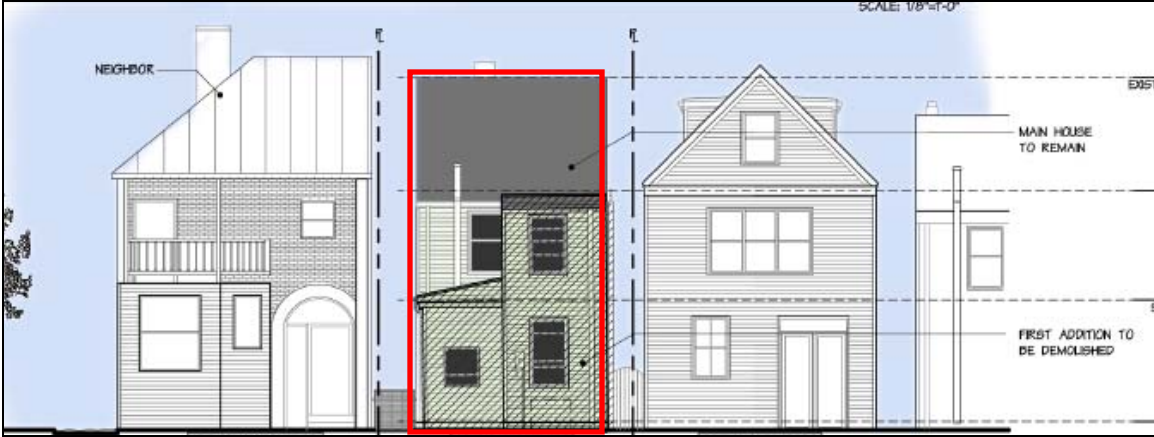


Figure 3. Area proposed for demolition and approximate area of encapsulation.

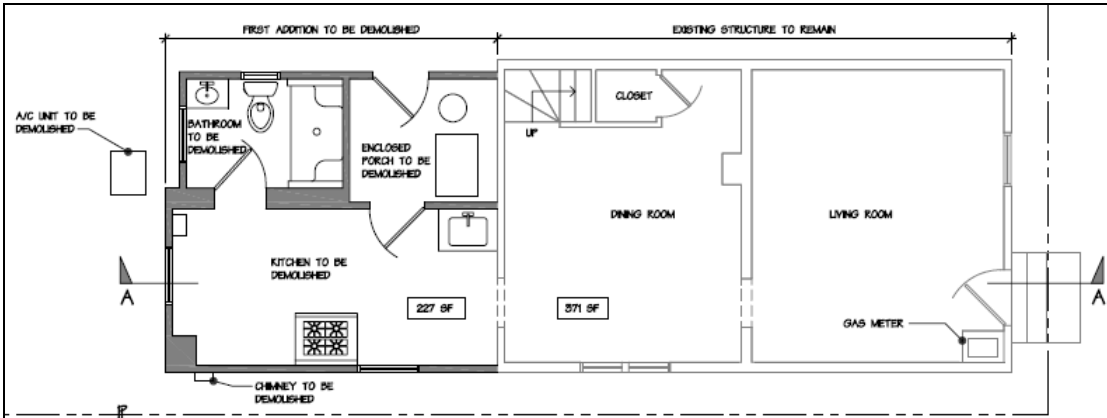


Figure 4. Area proposed for demolition.

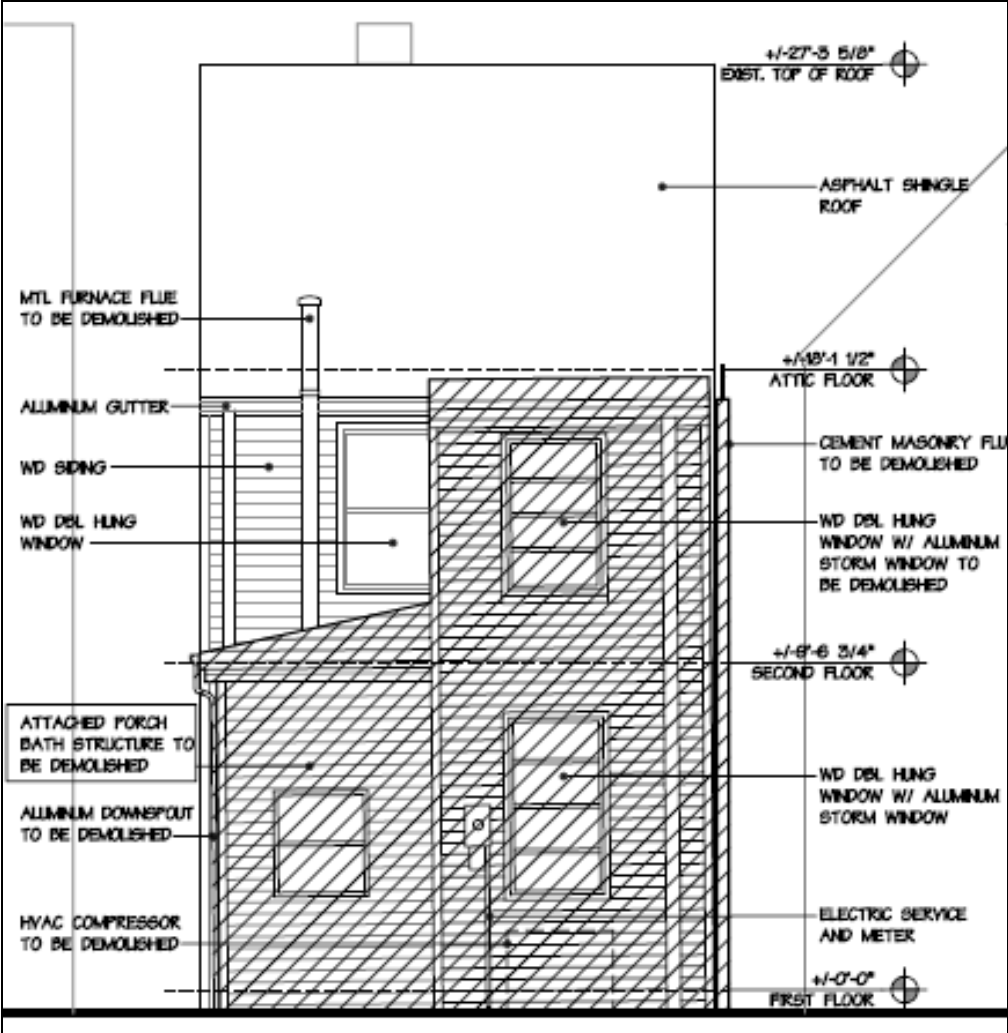


Figure 5. Details of proposed demolition.