

Docket Item # 2  
BAR CASE # 2009-0230

BAR Meeting  
October 28, 2009

**ISSUE:** Re-approval of Demolition/Encapsulation

**APPLICANT:** Monique Banks

**LOCATION:** 1113 Queen Street

**ZONE:** CL/Commercial

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

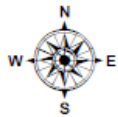
1. That the following statements in archaeology conditions shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements;
2. That 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; and,
3. That the applicant/developer shall not allow any metal detection or artifact collection 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 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.



**BAR CASE #2009-0230, 0231 10/28/2009**



**Note:** This docket item requires a roll call vote for approval.

**I. ISSUE:**

The applicant is requesting re-approval of a Permit to Demolish/Encapsulate to allow the construction of a two story rear addition at 1113 Queen Street. The existing two story rear ell, as well as a one story addition, will be demolished (an area of approximately 300 square feet) in order to construct the rear addition. The amount of demolition has an approximate footprint of 17.5 feet by 10 feet on the first floor and 12.5 feet by 10 feet on the second floor. Minor portions of the already encapsulated interior rear wall of the original house will also be demolished and encapsulated as part of the new addition.

The proposed new addition will have a footprint of 17.7 feet by 28.2 feet and approximately 500 square feet. No alterations are proposed for the Queen Street façade of the house.

**II. HISTORY:**

Although the City's real estate assessment records indicate that the two-story, three-bay detached house at 1113 Queen Street was constructed in 1920, architectural details and map research suggests that the house was constructed at an earlier date, around the late 1800s. The house, with a two-story rear ell, appears on the 1891 Sanborn Fire Insurance Map, the first time this area of the city was mapped. Between 1896 and 1902 the Sanborn maps show the addition of a one-story addition to the west of the rear ell.

The house has been clearly altered over the years; the west elevation is covered with stucco and a simulated stone (similar to Formstone or Perma-stone) installed on the front facade. The rear elevation of the house is clad with wood siding. Staff believes that the original house would have been wood, in keeping with similar houses constructed at the turn-of-the century in Parker-Gray. The decorative wood cornice that remains on the façade is one of the few remaining original features of this historic house.

The house is highly visible due to its location next to two vacant lots to the west and the east-west alley between North Henry Street and North Fayette Street.

The applicant received re-approval of a side yard setback variance from the Board of Zoning Appeals on September 10, 2009 (BAR Case #2009-0017). The original variance was approved on November 8, 2007 (BZA Case #2007-0035). The BAR also approved a Permit to Demolish/Encapsulate on February 28, 2009 (BAR Case#2007-0212 & 213).

**III. ANALYSIS:**

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §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 criteria are met. Although the area of demolition is significant, the rear additions do not retain the same integrity as the main block of the house. The house has undergone a number of alterations over the years, including: stucco on the west elevation, relatively new wood siding on the rear elevation and a variety of window styles and types are installed throughout the house. 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 conditions of the approval.

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

1. That the following statements in archaeology conditions 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;
2. That 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; and,
3. That the applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

**STAFF:**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Stephen Milone, Division Chief, Land Use Services

## **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 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC 110.3).
- C-3 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-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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 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-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 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-10 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-11 A soils report must be submitted with the building permit application.
- C-12 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 Historical maps indicate the presence of 19<sup>th</sup>-century houses in the vicinity of this property. There is the potential for archaeological resources to be present that could provide insight into residential life in early 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 or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-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.
- R-4 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

Transportation & Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

VI. IMAGES



Figure 1: Photo of front elevation.



Figure 2: Photo of side (west) elevation.



Figure 3: Photo of rear.

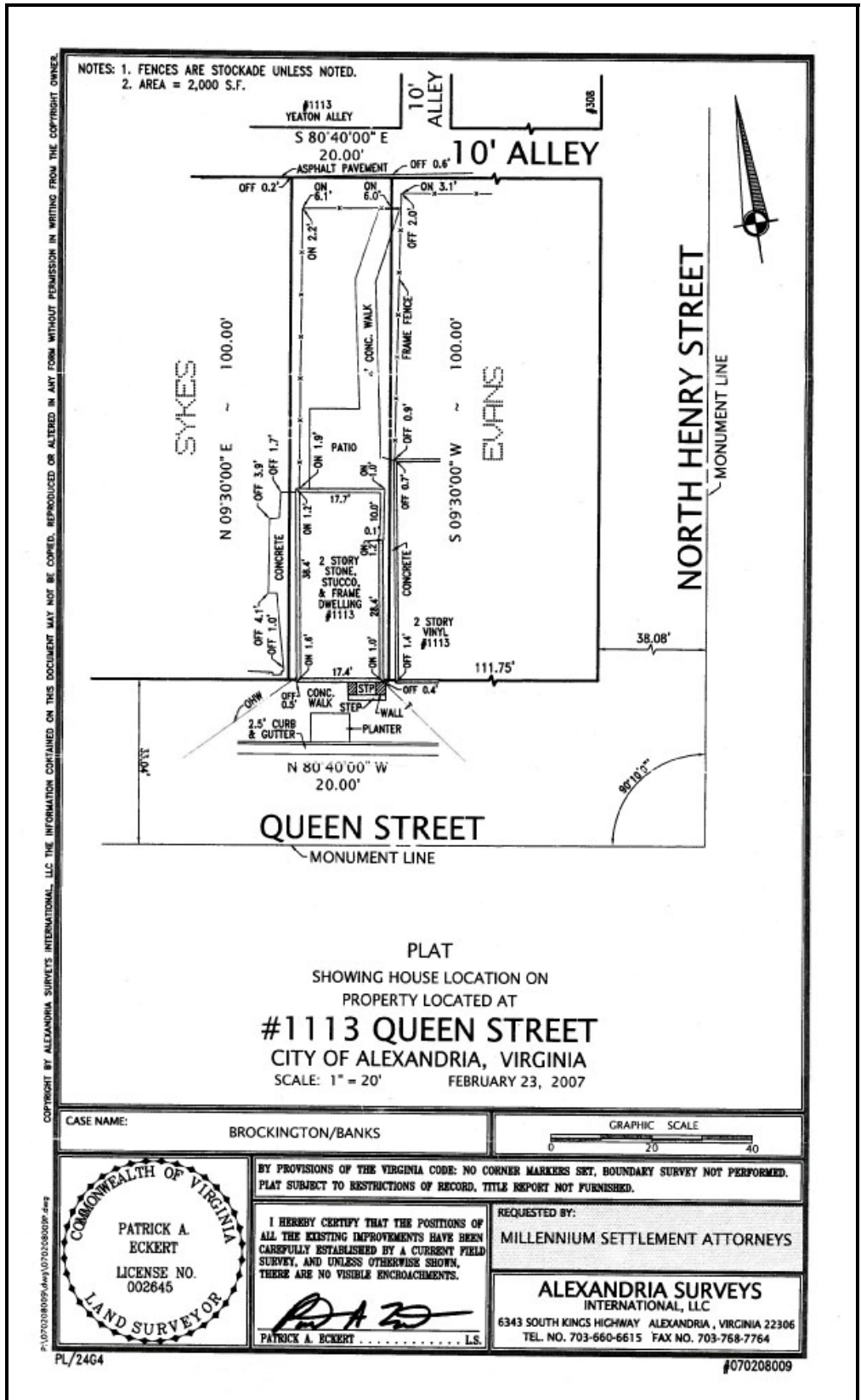


Figure 4: Existing plat



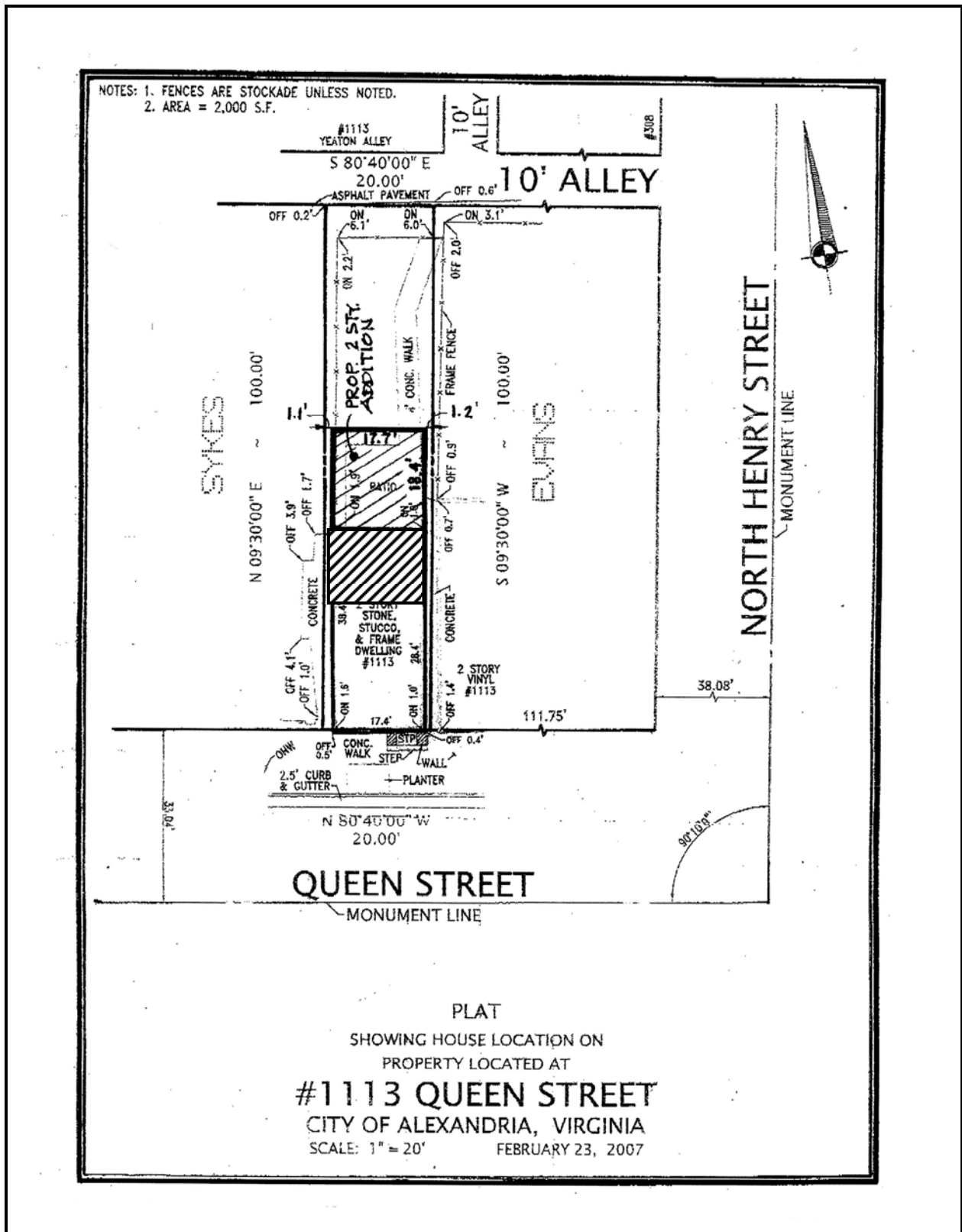


Figure 5: Plat showing area of new addition.



Figure 6: Existing and proposed plans.