

Docket Item # 3
BAR CASE # 2009-0270

BAR Meeting
December 9, 2009

ISSUE: Permit to Demolish/Encapsulate
APPLICANT: Kerinia Cusick and Benigno Muniz Jr
LOCATION: 417 North Fayette Street
ZONE: RB/Residential

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

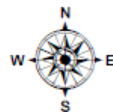
1. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements in archaeology conditions above 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 BAR approval 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 #2009-0270 & 0271 12/9/2009



NOTE: This docket 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 addition at the rear of the existing two-story brick house. An existing one-story covered porch located at the rear which measures 14 feet 7 inches long by 12 feet wide and encapsulates approximately 84 square feet of the existing wall surface will be demolished in its entirety. In addition, the proposed new construction will entail the encapsulation of the remaining exposed rear (east) wall of the existing main block on the first and second stories (approximately 294 square feet).

The addition is partially visible from the public right of way in views from the north and south through the side yards of 419 and 411 North Fayette Street.

II. HISTORY:

The freestanding two-story Colonial Revival-style brick dwelling at 417 North Fayette Street was the first house built on this block. A building permit for its construction was issued in November 1940 to Dr. H.S. Chissell (Building Permit No.2772). Designed by local architect, R.W. Farrell and built by Norman B. Simpson, the building was originally constructed at a cost of approximately \$6250 to serve as both a dwelling and an office for Dr. Chissell. The office was located in the basement and was accessed by an exterior stairwell at the front of the building.

Previous Approvals:

In 2000, the Board approved a curb cut for this property (BAR Case #2000-0188, 9/13/00).

In 2001, the Board approved a number of alterations to the house including new windows, a rear two-story bay addition, rooftop alterations and new front and side porticos (BAR Case # 2001-0144 and 0145).

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 is limited to the rear elevation. The rear elevation has been previously altered to construct a two-story bay window addition that will remain to the north of the proposed addition. The proposed construction would encapsulate the remaining rear, east elevation that had been previously altered to construct a one-story open porch and to install a pair of single-light doors. The total proposed encapsulation measures approximately 200 square feet.

Since the proposal continues to retain the front and side elevations and only alters the rear elevation of the building, Staff recommends approval of the Permit to Demolish/Encapsulate with the finding that the proposal “allows [the] historic structure to maintain the primary visual importance.”

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.
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STAFF:

Michele Oaks, 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 Administration:

- C-1 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-2 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- 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 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-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 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.
- C-8 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 (T&ES):

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

Alexandria Archaeology:

Archaeology Finding:

A Civil War Quartermaster's map indicates the presence of a government bakery and support facilities on the block bounded by Fayette, Oronoco, Princess, and Henry streets. There are no known structures on the current development lot, but there is a slight possibility for archaeological resources relating to these military activities to be present. To ensure that

information about the past is not lost as a result of this project, the conditions outlined below are recommended.

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 or artifact collection 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.

VI. IMAGES



Figure 1: Ariel View of Property

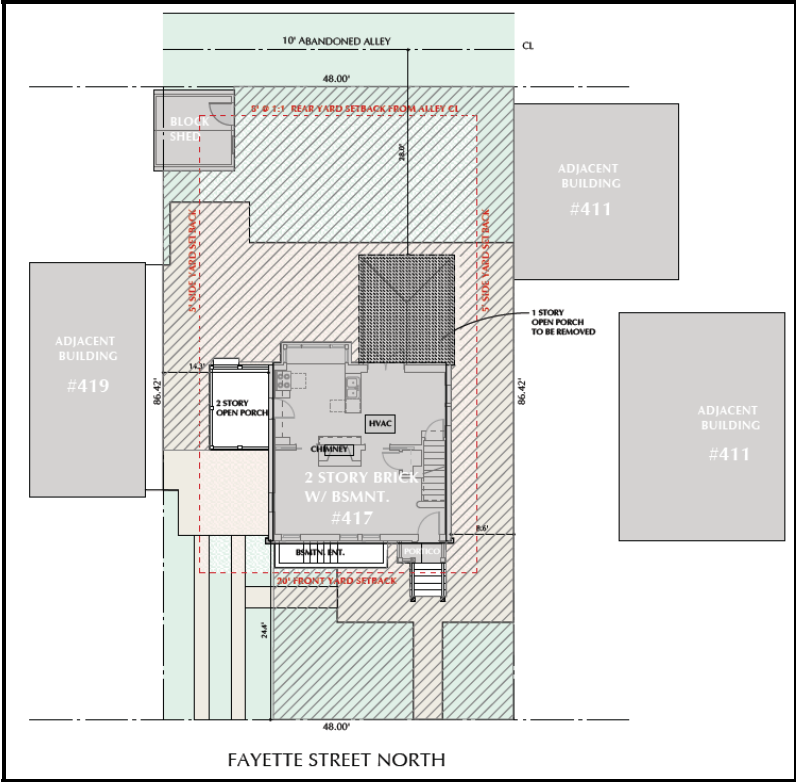


Figure 2: Existing Conditions Site Plan

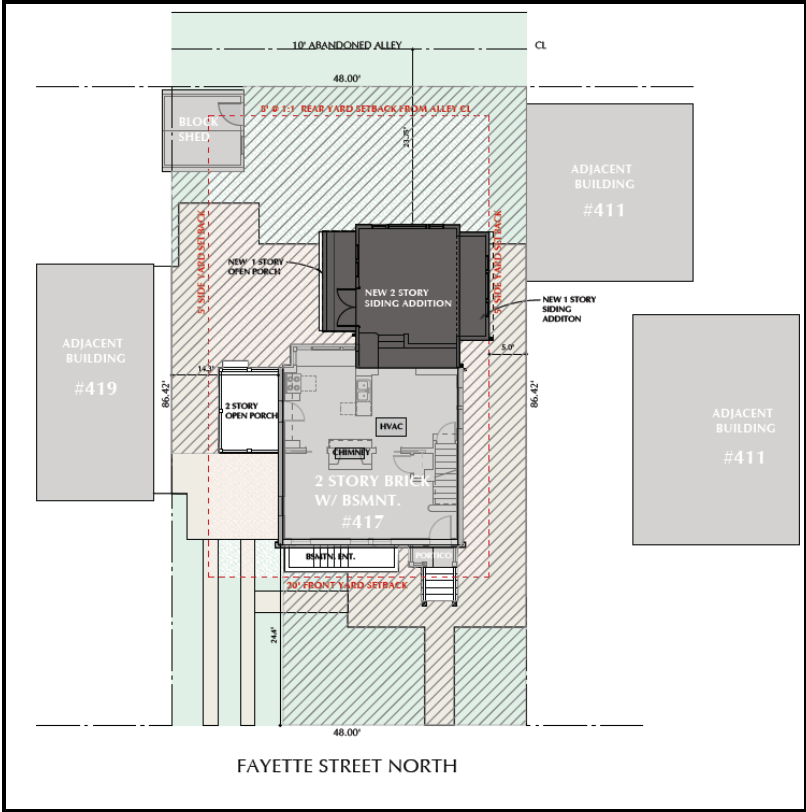


Figure 3: Proposed Site Plan

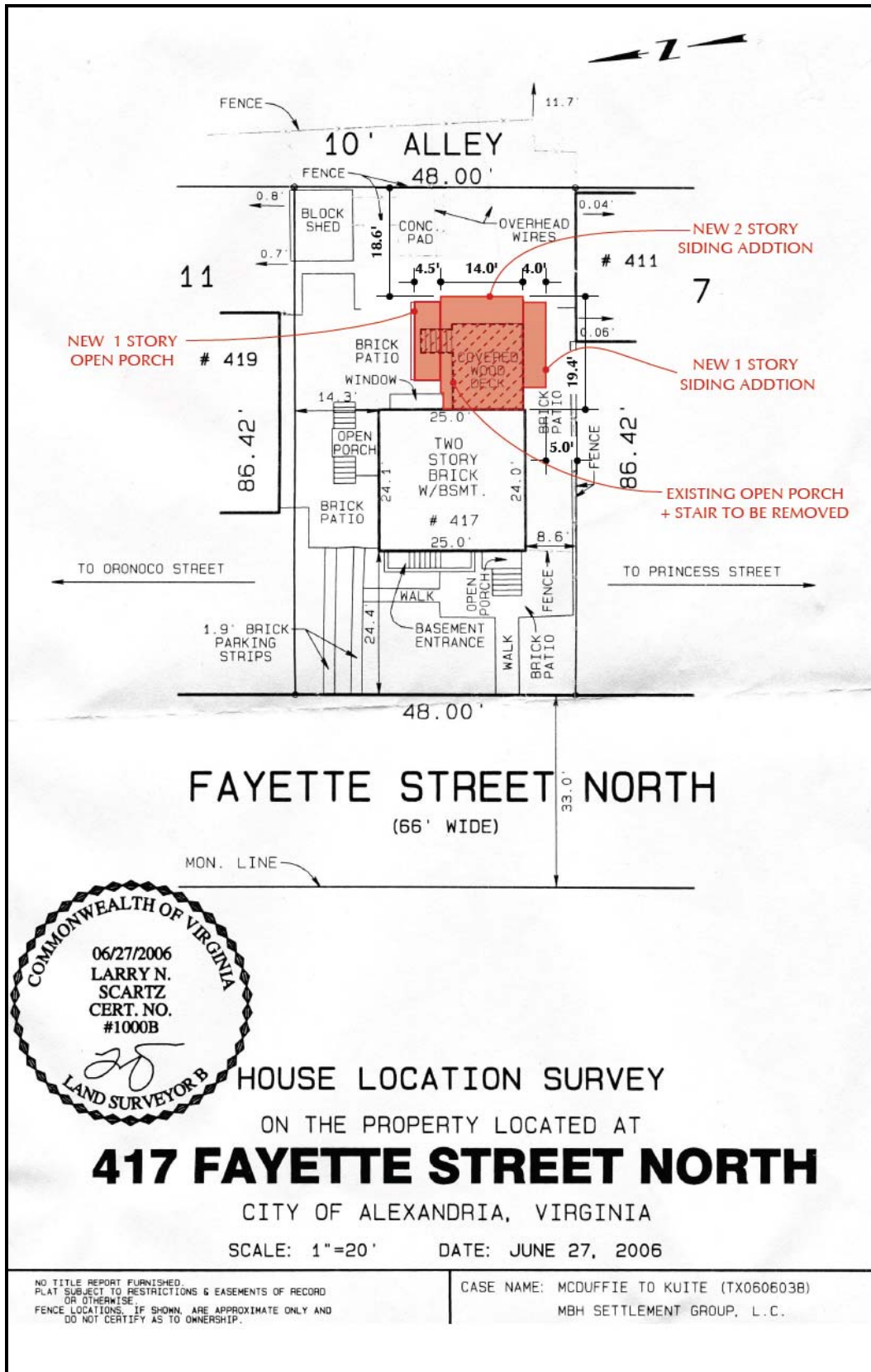


Figure 4: Plat – Showing proposed Demolition



Figure 5: Front Façade - Existing



Figure 6: Rear Elevation Proposed

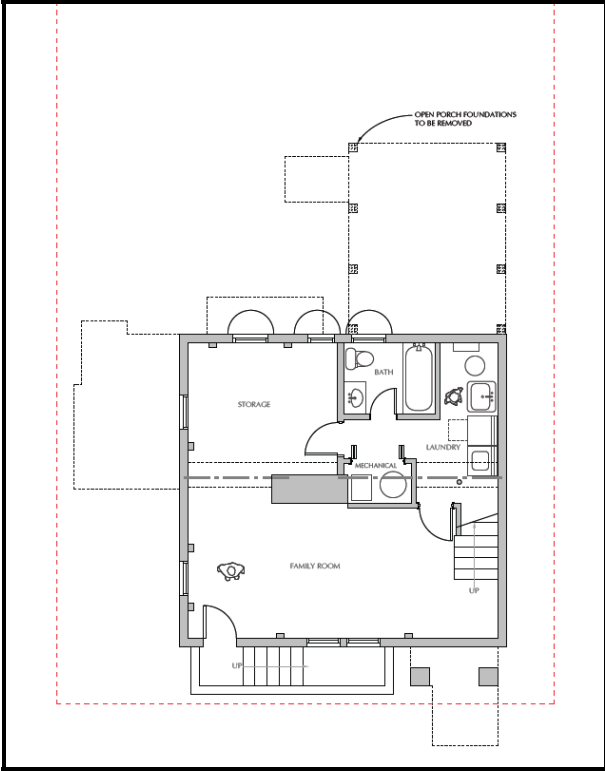


Figure 7: Footprint - Existing Conditions

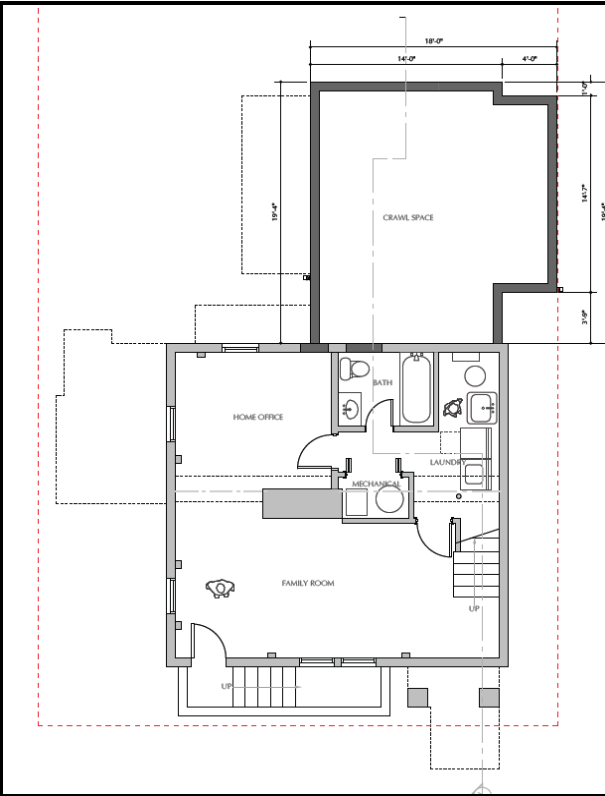


Figure 8: Footprint - Proposed



Figure 9: Front Façade - Existing Conditions



Figure 10: Front Façade - Proposed

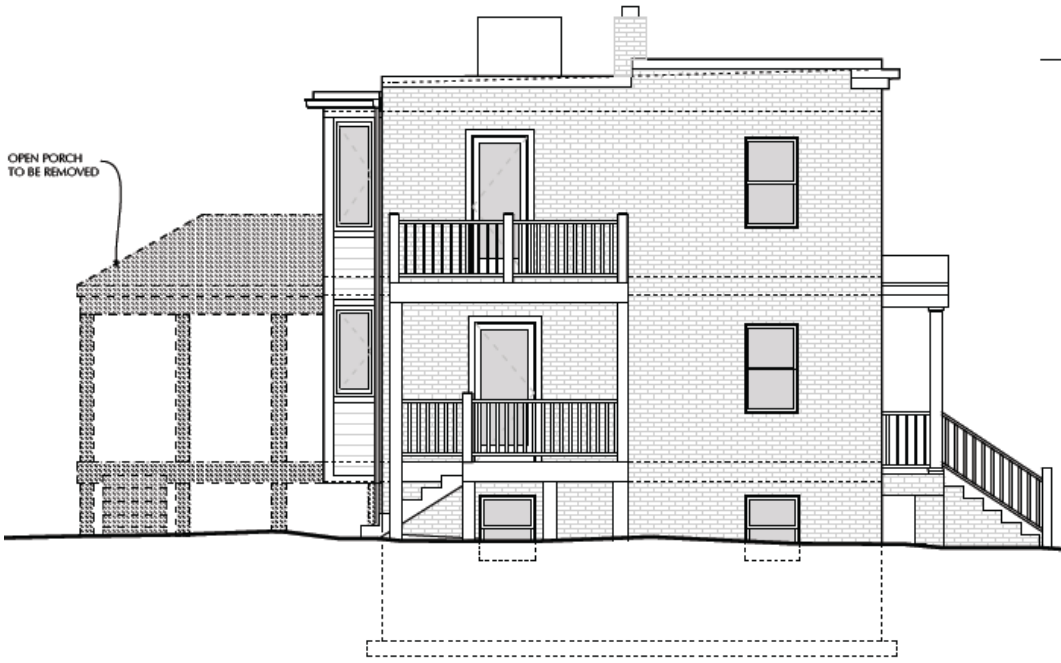


Figure 11: North Elevation - Existing Conditions



Figure 12: North Elevation - Proposed



Figure 13: East (Rear) Elevation - Existing Conditions



Figure 14: East (Rear) Elevation - Proposed

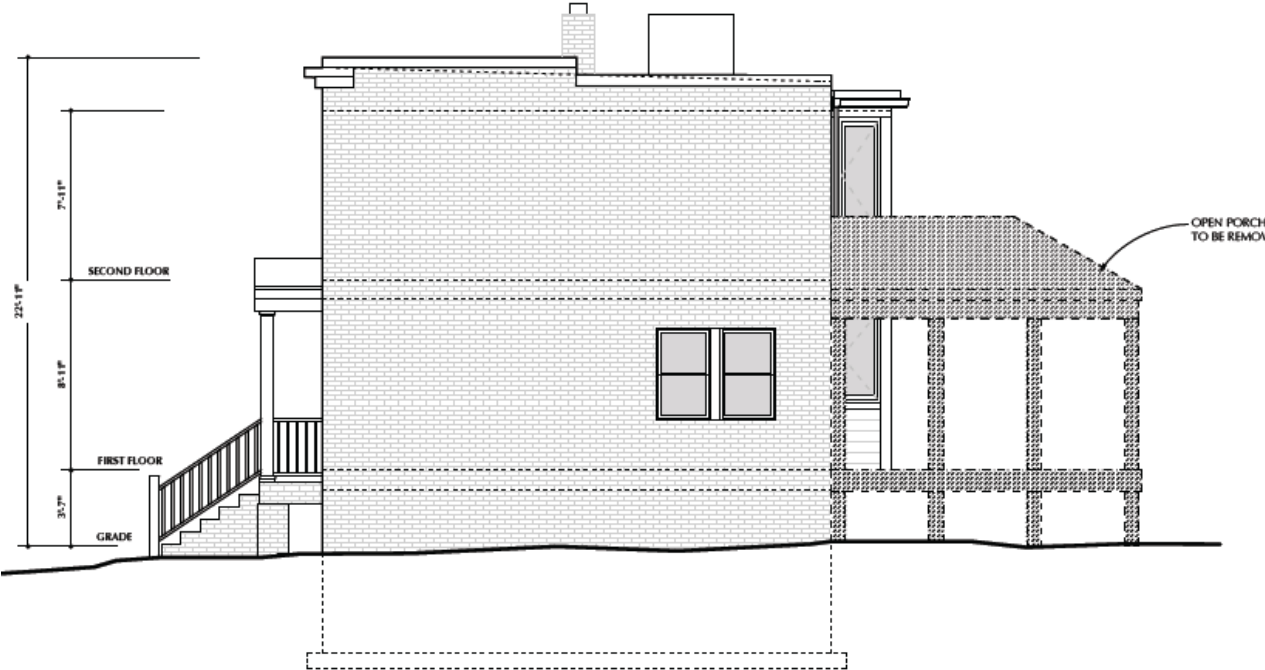


Figure 15: South Elevation - Existing

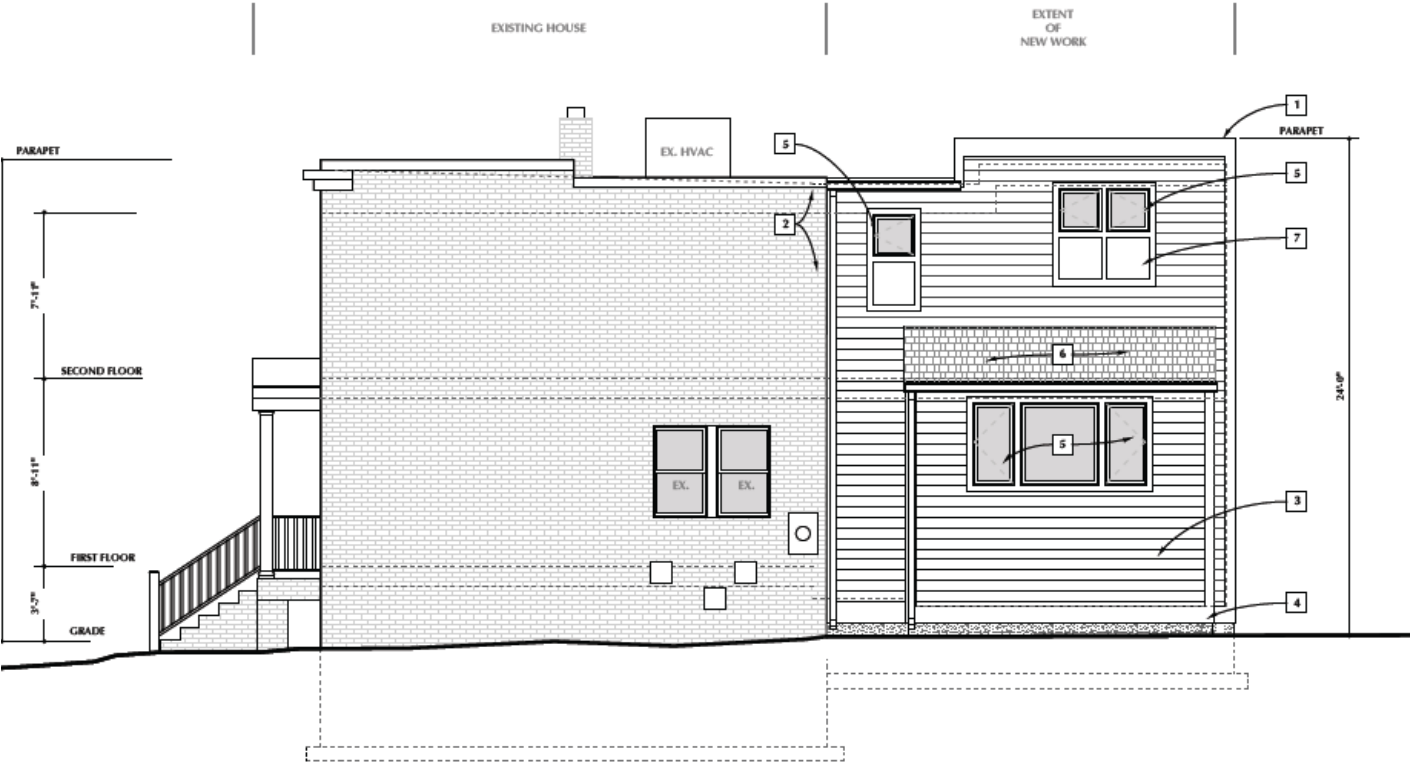


Figure 16: South Elevation - Proposed

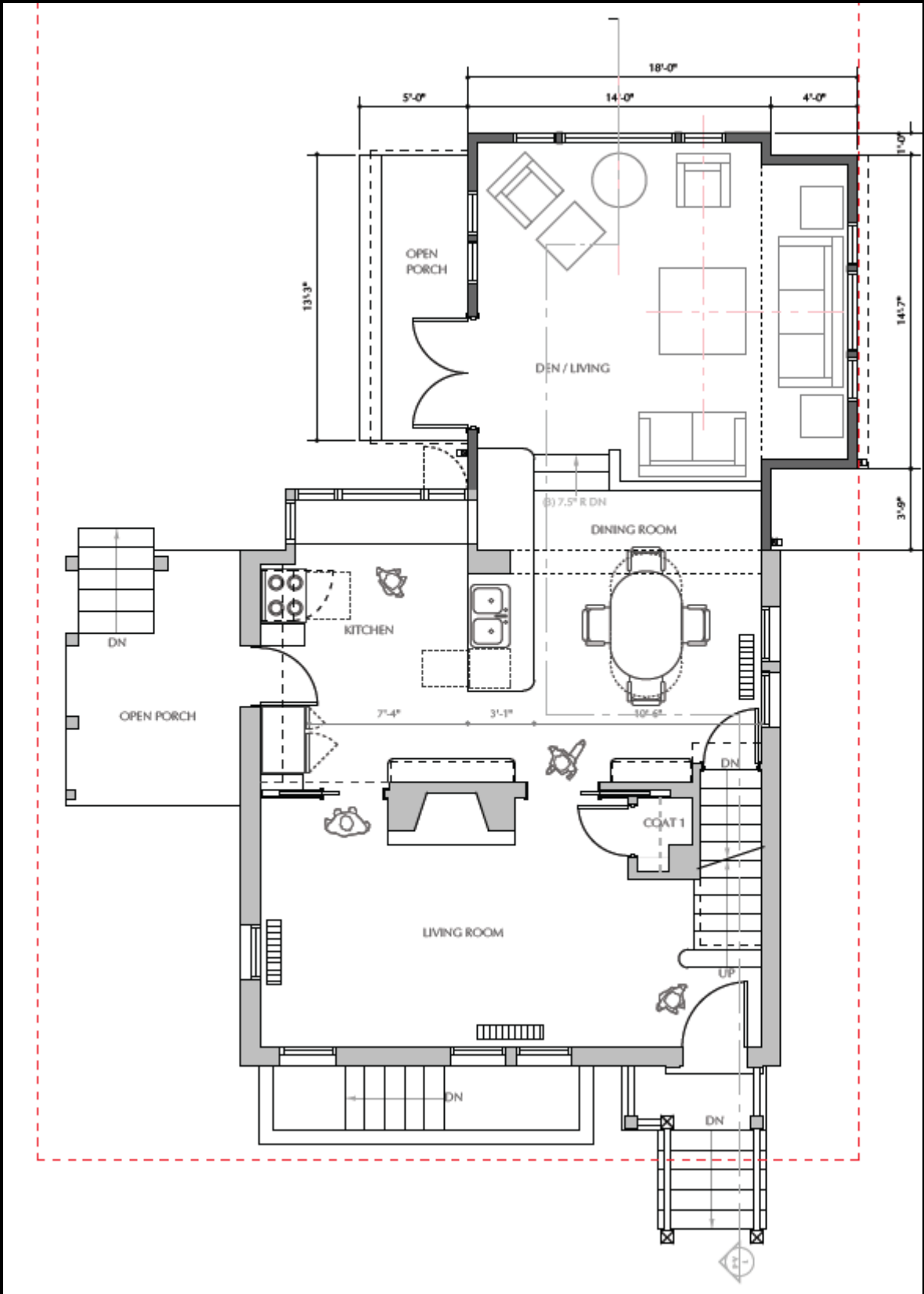


Figure 17: First Floor Plan - Proposed

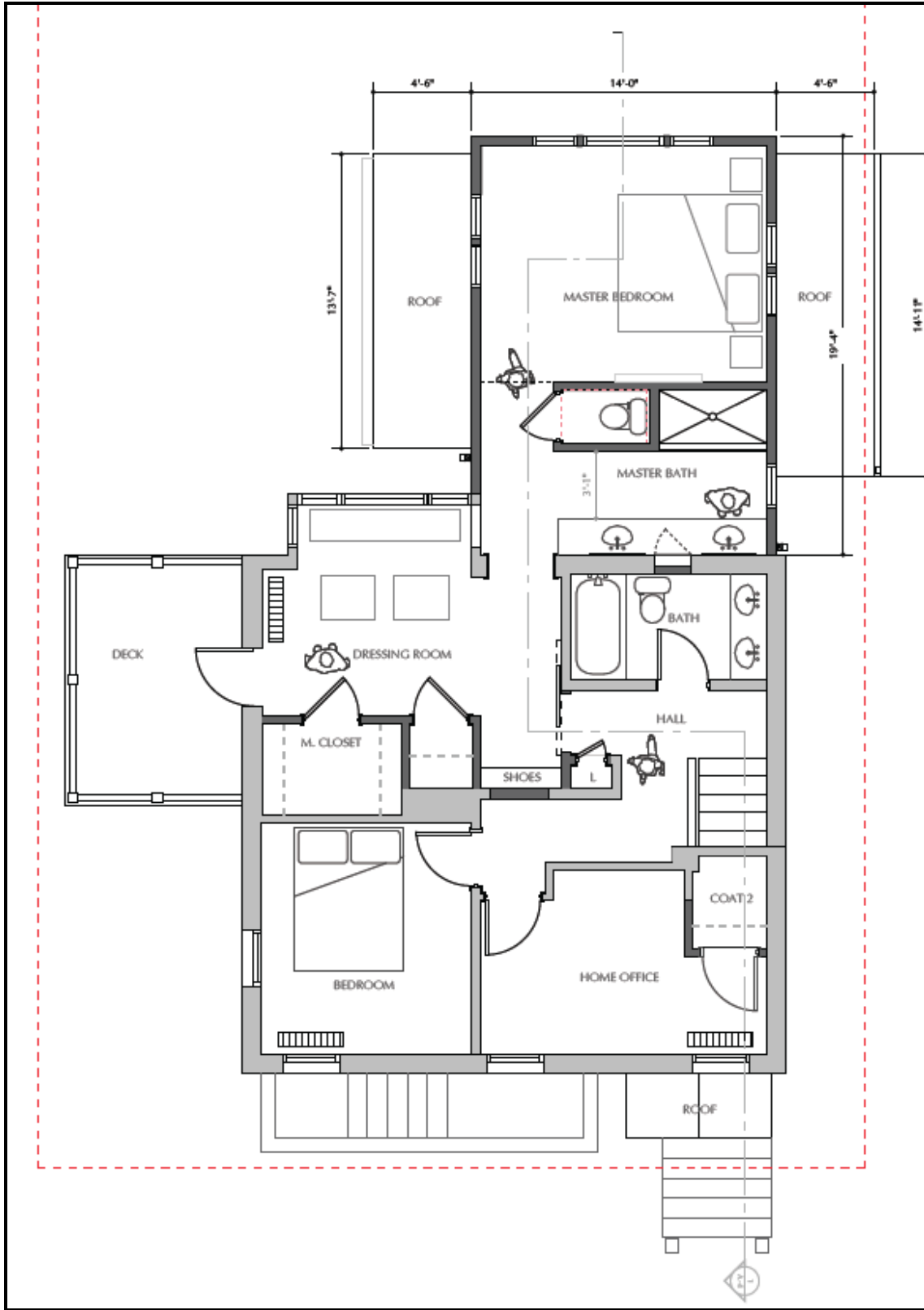


Figure 18: Second Floor Plan - Proposed