

Docket Item # 6  
BAR CASE # 2012-0287

BAR Meeting  
September 19, 2012

**ISSUE:** Emergency Demolition of garage

**APPLICANT:** Tracie Lynn Botsford by John A. Shuster, Geofreeze, Inc.

**LOCATION:** 119 South Columbus Street

**ZONE:** CD / Commercial

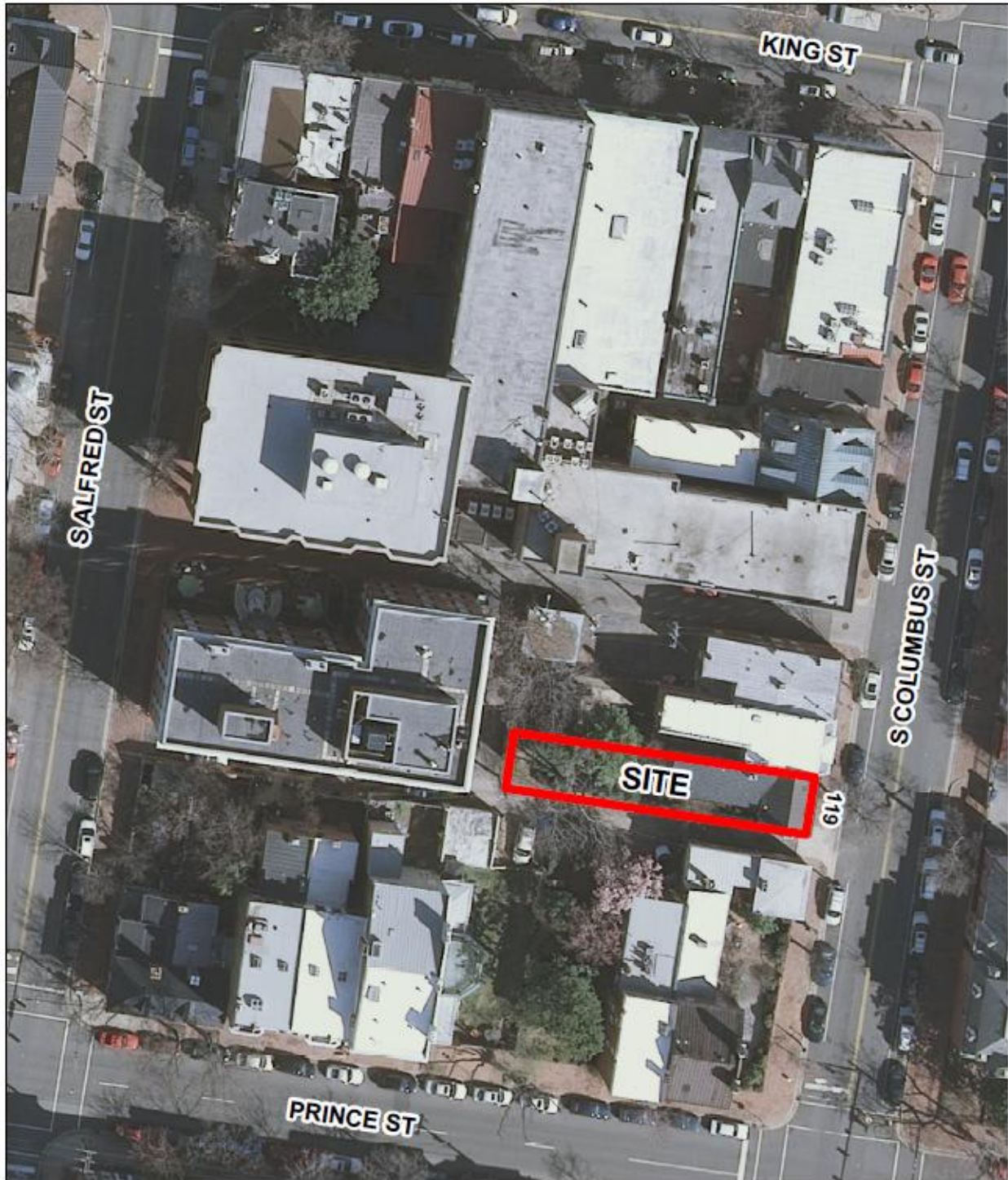
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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish, as submitted.

**\*\*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.



**CASE BAR2012-0287**



## **I. ISSUE:**

The applicant is requesting after-the-fact approval of a Permit to Demolish for the emergency demolition of a one-car garage at the rear of the lot, measuring approximately 12 feet by 22 feet. The request was an emergency demolition of an unsafe building, ordered by the building official, because the framing was rotten and the structure was leaning dangerously toward a neighboring property. As required by Section 10-111 of the Zoning Ordinance, written notice of the demolition was provided to the City Manager, the BAR Chairman and the Vice-Chairman. The garage was demolished in August 2012.

The wood frame garage was clad in sheet metal with a contemporary, paneled metal garage door.

## **II. HISTORY:**

The two-story, three-bay brick townhouse located at 119 South Columbus Street was constructed around **1815** by John McCobb, according to Ethelyn Cox in *Historic Alexandria, Virginia, Street by Street*. The one car garage or “auto house” was constructed between **1912 and 1921**, according to Sanborn Fire Insurance Maps.

In 2009, Staff administratively approved repairs and rebuilding of the brick chimney (BAR Case # 2009-0156). In 1990, the Board approved demolition of a garage (BAR Case # 1989-229, 1/17/90) and an application for a new garage was withdrawn (BAR Case #1989-230, 2/27/90).

## **III. ANALYSIS:**

The proposed demolition of the garage complies with zoning. The applicant has documented the existing structure on the “replacement of a noncomplying structure form” which is on file in the Zoning office. The property owner is out of the country for an extended period of time and will likely wish to replace the existing structure, same height, footprint and location in the future.

### **Permit to Demolish**

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(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 the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) 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?

In the opinion of Staff, none of the criteria for demolition and encapsulation are met and the Permit to Demolish should be granted. Although the garage was constructed during the latest part of the period of significance of the National Register Alexandria Historic District (1749-1934), Staff finds that its current condition and material do not retain sufficient integrity to warrant preservation of the structure. The garage door itself is a modern paneled garage door and the building was clad in a common, corrugated sheet metal which had been patched numerous times and was in poor condition. Upon close investigation of the framing by Staff, the surface of the 2x4 stud wood framing is planned on all four sides and the nails are wire nails, generally indicating a 1920s period of construction. There appears to be no historic structural material from the late 19<sup>th</sup> or early 20<sup>th</sup> century. Therefore, nothing is of old and unusual or uncommon design, texture or material that could not be reproduced or be reproduced only with great difficulty. Staff has no objection to the removal of this garage and Staff documented the garage prior to demolition.

**STAFF:**

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

Code Administration

Code Administration has no comments.

Transportation and Environmental Services (T & ES):

T&ES has no comments.

**V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application for BAR2012-00287 at 119 South Columbus Street*



3213 Duke Street, #628  
Alexandria, VA 22314  
(703) 504-6122  
(703) 504-6124 (Fax)  
www.geofreeze.com

**ENGINEERED CONSTRUCTION FOR:**

- Structural Underpinning & Foundation Repair
- Basement Wall & Structural Repairs
- Floor Re-Leveling
- Drainage Improvements & Basement Waterproofing
- Ground Support Systems & Retaining Walls
- Soil & Rock Stabilization
- Marine Sea-Walls, Piers & Revetments

**August 17, 2012**

City of Alexandria  
Board of Architectural Review  
301 King Street, Suite 4200  
Alexandria, VA 22314

**Re: 119 S Columbus Street, Alexandria, VA 22314  
Demolition of Detached Sheet Metal Shed/Garage  
CMP 2012-02426  
(GFZ File 1-2113)**

Gentlemen:

The reason the structure is to be demolished is that it has been condemned as unsafe. There is no practical alternative to its demolition.

Very truly yours,  
Geofreeze, Inc.

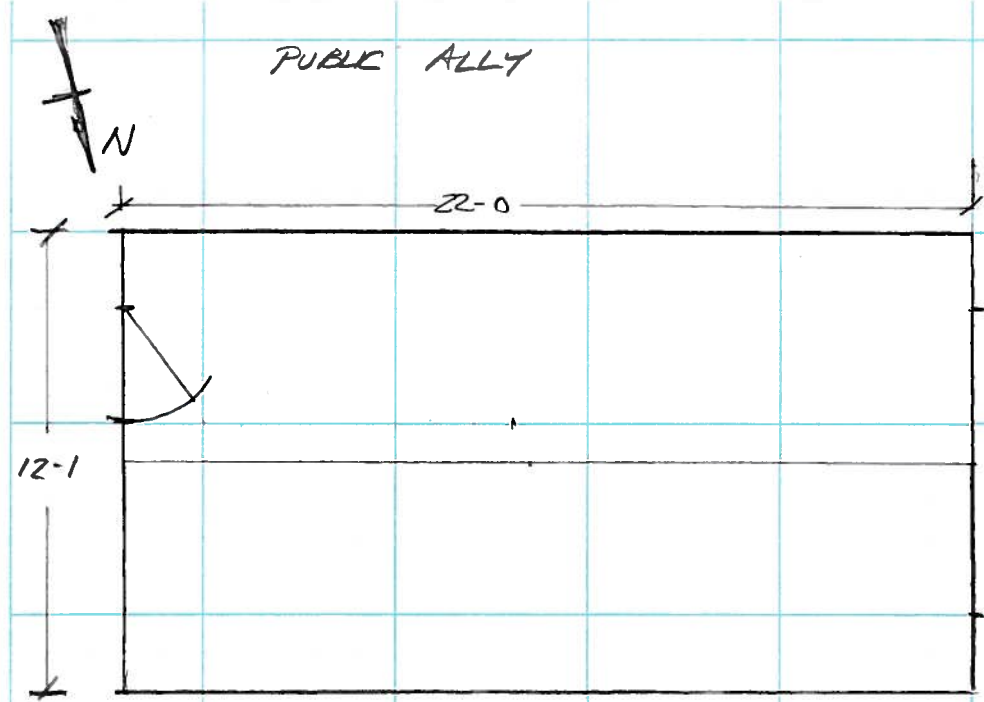
John A. Shuster, P.E.  
President  
Virginia Professional Engineer 11353



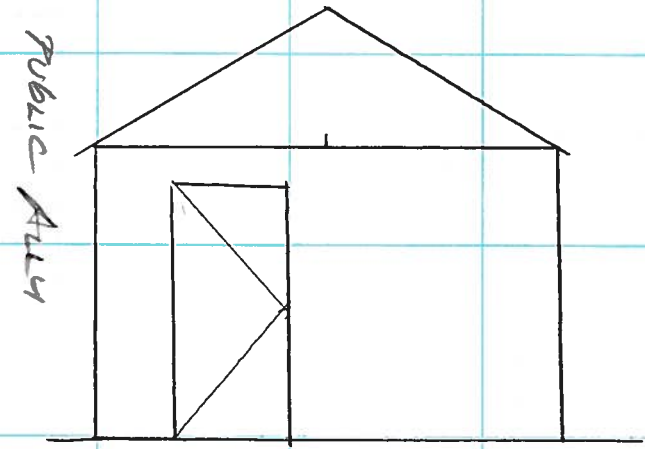


(INSTRUMENT #090017720)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 30' JULY 18, 2011

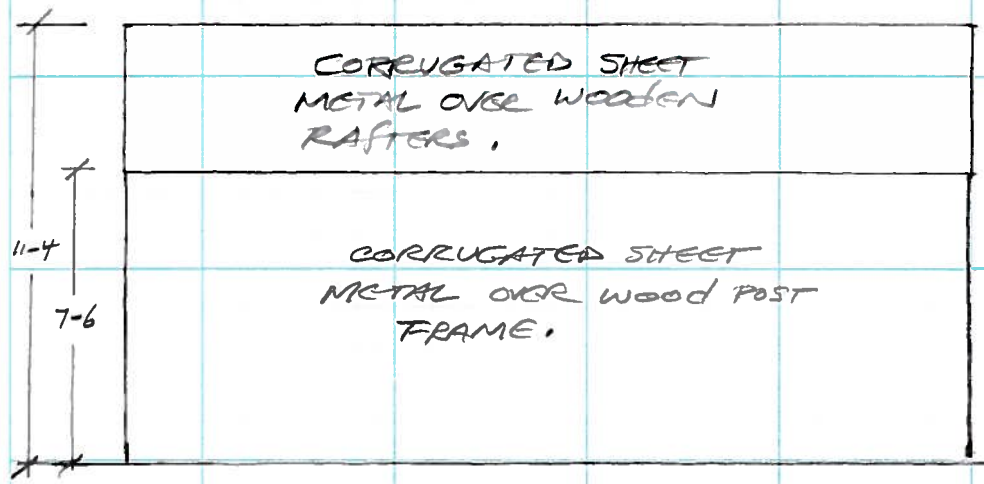
**Ordered by:**



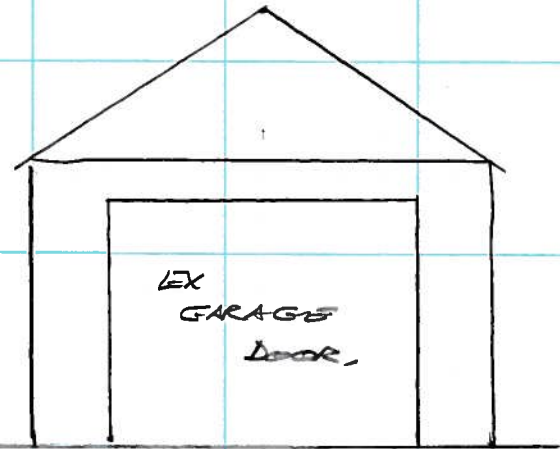
PLAN VIEW  
1" = 5'



EAST ELEV  
1" = 5'



NORTH ELEV  
1" = 5'



WEST ELEV  
1" = 5'





2012/08/15

Interior of North Wall  
Looking North





2012/08/15

Rafter Roof  
Looking East





**2012/08/15**  
**Interior of South Wall**  
**Looking East**





**2012/08/15**  
**Interior, Looking East**









2012/08/02

NORTH SIDE

BAR Case # 2012-00287

ADDRESS OF PROJECT: 119 S Columbus St, Alexandria, VA 22314  
 TAX MAP AND PARCEL: 074.02-11-14 ZONING: CD

## APPLICATION FOR: (Please check all that apply)

☐ CERTIFICATE OF APPROPRIATENESS

☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
 (Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
 CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
 (Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☒ Business (Please provide business name & contact person)

Name: GEOFREGE, INCAddress: 3045 COLVIN STCity: Alexandria State: VA Zip: 22314Phone: 703-504-6120 E-mail: JSHUSTER@GEOFREGE.COM

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ ENGINEER

Name: JOHN A. SHUSTERPhone: 703-504-6120E-mail: JSHUSTER@GEOFREGE.COM

## Legal Property Owner:

Name: TRACIE LYNN BOTSFORD

Address: DEPLOYED MILITARY IN AFGHANISTAN - NOT ACCESSIBLE.  
FATHER, LEO BOTSFORD HAS POWER OF ATTORNEY HIS DATA ARE:  
 City: LEO BOTSFORD, TILDEN State: NE Zip: 68701

Phone: 402 338 368-5910 E-mail: botsford@CABLEONE.NET

- ☐ Yes ☐ No Is there an historic preservation easement on this property?  
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?  
☐ Yes ☒ No Is there a homeowner's association for this property?  
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.



**NATURE OF PROPOSED WORK:** *Please check all that apply*
☐ NEW CONSTRUCTION

☐ EXTERIOR ALTERATION: *Please check all that apply.*
☐ awning

☐ fence, gate or garden wall

☐ HVAC equipment

☐ shutters

☐ doors

☐ windows

☐ siding

☐ shed

☐ lighting

☐ pergola/trellis

☐ painting unpainted masonry

☐ other \_\_\_\_\_

☐ ADDITION

☒ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

DEMOLISH & DISPOSE OF OLD 12' X 22' CORRUGATED SHEET METAL SHED. IT IS UNIMPROVED, UNFINISHED WITH NO UTILITY SERVICES CONNECTED. WORK WILL INVOLVE REMOVING SHEET METAL ROOF & SIDING, DOORS, AND TIMBER POST & RAFTER ROOF FRAME. SUBSEQUENTLY THE "MUD SLAB" FLOOR WILL BE REMOVED AND THE AREA GRADED TO MATCH THE ADJACENT GROUND ELEVATION & CONTOUR.

**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☒ Survey plat showing the extent of the proposed demolition/encapsulation.
  - ☐ ☒ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
  - ☐ ☒ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
  - ☐ ☒ Description of the reason for demolition/encapsulation.
  - ☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

N/A

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☒ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
  - ☐ ☒ FAR & Open Space calculation form.
  - ☐ ☒ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
  - ☐ ☒ Existing elevations must be scaled and include dimensions.
  - ☐ ☒ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
  - ☐ ☒ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
  - ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
  - ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

N/A

**Signs & Awnings:** *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☒ Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_
  - ☐ ☒ Square feet of existing signs to remain: \_\_\_\_\_
  - ☐ ☒ Photograph of building showing existing conditions.
  - ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
  - ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
  - ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
  - ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

N/A

**Alterations:** *Check N/A if an item in this section does not apply to your project.*

- N/A
- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
  - ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
  - ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
  - ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
  - ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.



**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

Printed Name: JOHN A. SNUSTEE

Date: 8-17-12

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. JOHN A. SHUSTER	12313 HARBOUR CIRCLE	100%
2.	FORT WASHINGTON MD 20744	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 119 S COLUMBUS ST (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. TRACIE LYNN BOTSFORD	119 S COLUMBUS ST	100%
2.	ALEXANDRIA VA 22314 TEMPORARILY DEPLOYED	
3.	IN AFGHANISTAN.	

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. JOHN SHUSTER	NONE	NONE
2. TRACIE BOTSFORD	NONE	NONE
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

08/17/12      JOHN A. SHUSTER      John A. Shuster  
Date      Printed Name      Signature