

Docket Item # 6
BAR CASE # 2013-0123

BAR Meeting
May 15, 2013

ISSUE: Permit to Demolish
APPLICANT: Andrew Macdonald
LOCATION: 217 North Columbus Street
ZONE: RM / Residential

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

1. The applicant/developer shall call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
2. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) 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.
3. 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.



BAR2013-00123



Note: This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish to remove the detached, one-and-one-half story wood frame garage at 217 North Columbus Street. The wood frame garage is clad with vinyl siding and has an east sloping shed roof. The footprint of the garage measures approximately 14 feet by 14 feet and the total area of demolition is approximately 156 square feet. The alley behind the house is private, although the garage is minimally visible from Cameron Street.

II. HISTORY

The two-story, two-bay frame townhouse at 217 North Columbus Street was originally constructed in 1886 in a Queen Anne style. It is the center unit of three attached townhouses (along with 215 and 217 North Columbus Street) which were built by T.H. Crilly and design by Glenn Brown, according to a notice in the Alexandria Gazette, April 14, 1886. Brown (1854-1932) is arguably one of the most influential architects of the late 19th and early 20th centuries. Only the front façade of the adjacent townhouse at 219 North Columbus Street is largely unaltered from Brown's design, while the subject property and 215 North Columbus Street were both significantly altered in the early 1970s (the BAR approved the remodel of 217 North Columbus Street on September 20, 1972 and 215 North Columbus Street on April 19, 1972). The alterations essentially removed all of the original character-defining Queen Anne details.

Staff's research of the Sanborn Fire Insurance maps suggests that between 1896 and 1902 there was a continuous, one-story accessory structure with a shingle roof at the rear of all three adjoining properties at 217, 215 and 219 North Columbus Street. The footprint and one-story height of this accessory structure is consistent on the 1907, 1912 and 1921 Sanborn maps. However, in 1941, the footprint of the structure is larger and it is identified with an "A", which stands for automobile. Staff notes that the slope of the existing shed roof is too low to use the wood shingles available when indicated on the earlier Sanborn maps which suggests that the present 1 ½ story structure may have replaced the earlier one story outbuilding. Staff surmises, and a field inspection of the garage supports, that sometime **between 1921 and 1941** the original accessory structure was replaced with the larger extant garage with a concrete slab floor.

Based on a brief field survey, Staff was unable to locate any cut nails in any part of the garage, confirming its 20th century construction. Staff believes approximately 40% of the fabric of the garage dates to the first half of the 20th century and the remaining materials date from the late 20th century. It also appears that some of the material used to construct the garage was reused from another building. The slab floor is badly broken from the expansive soil and the building is leaning significantly toward the south. The exterior is clad in vinyl siding.

Previous BAR Approvals

In 2006, the applicant submitted an application for a Permit to Demolish/Encapsulate and a Certificate for Appropriateness in order to demolish the garage, as well as portions of the rear of the house, to construct a rear addition (BAR Case #2006-00279 & 280). The application was withdrawn prior to the hearing.

On March 17, 2010, the applicant was approved for the demolition of the garage and the construction of a small art studio in its place (BAR Case #2010-0015). The applicant never moved forward with the project and the BAR approval expired.

III. ANALYSIS

The proposed project is in compliance with zoning ordinance requirements.

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 are met and the Permit to Demolish should be granted. While Staff strongly supports retention of outbuildings related to the period of significance of the associated primary structure, the automobile garage in this case is neither architecturally or historically significant, and its demolition will not have a negative impact on surrounding historic properties.

Staff recommends approval of the application with the recommended archaeological conditions.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 A Demolition permit is required for this project. Five sets of construction documents shall accompany the permit application.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Administration that will outline the process to prevent the spread of rodents from the demolition site to the surrounding community and sewers.
- C-3 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed demolition. Otherwise, a plan shall be submitted to demonstrate the method utilized to keep demolition solely on the referenced property.
- C-4 Service utility connections shall be discontinued and capped for the demolition project per VUSBC.
- C-5 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property.

Transportation and Environmental Services

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R4. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

CITY CODE REQUIREMENTS

- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

- C-5 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Alexandria Archaeology Comments

Archaeology Findings

1. The lot at 217 N. Columbus Street has potential to yield significant archaeological resources with an ability to provide insight into domestic, industrial, and military activities. The property is on the city block that contains the Lloyd House, built around 1798 by John Wise at the corner of Queen and Washington Streets. This house was leased to Charles Lee (Attorney General under the administrations of Washington and Adams), James Marshall (brother of Chief Justice John Marshall), and Nicholas Fitzhugh (a circuit court judge) during the late 18th and early 19th centuries, and the current development lot could contain artifacts associated with these early residents. In 1810, Wise sold the property to Jacob Hoffman, a merchant and former mayor of Alexandria. Hoffman built a sugar refinery and warehouse on the block that fronted on N. Washington Street. The current development lot would have been located in the rear yard of the sugar refinery structures. By 1832, Benjamin Hallowell, a Quaker educator, had adapted the structures for use as the Alexandria Boarding School, which served as a hospital during the Civil War. A Civil War Quartermaster's map shows a dead house (morgue) and other structures in the vicinity of the development lot. In January 2010, Alexandria Archaeology recorded the presence of a brick shaft in the garage on this lot; it was partially disturbed by the replacement of a broken sewer line at that time.

Archaeology Recommendations

- *1. The applicant/developer shall call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
- *2. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) 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.
- *3. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
4. 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. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2013-0123 217 South Columbus Street.



Alley



Alley



Alley



Garage



Garage



Garage



Garage - Inside



Garage - Inside

BAR Case # 2013-00123ADDRESS OF PROJECT: 217 North Columbus St., Alexandria VA 22314TAX MAP AND PARCEL: 064.04-07-16 ZONING: RMAPPLICATION 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: Andrew H. MacdonaldAddress: 217 N. Columbus St.,City: Alexandria State: VA Zip: 22314Phone: (603) 512-9379 E-mail: ahmacdonald@mac.comAuthorized Agent *(if applicable)*: Attorney Architect _____

Name: _____

Phone: (603) 512-9379

E-mail: _____

Legal Property Owner:

Name: SAME AS ABOVE

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- 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
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Demolition of non-historic structure - a 20th century garage. The garage will be demolished and the area converted into a parking space with garden. It will be surrounded by 6 foot fence and gate. The existing section of 8 foot fence will be retained.
The existing structure is not in good physical shape and is not historic. The owner would like to establish a useable parking space, and improve the overall appearance of the back yard. The project will increase the amount of open space behind his property. The demolition will also enable his neighbor (at 219 Columbus) to maintain her property. The demolition will improve the overall appearance of the area, which is located along a private alley near the Lilloyd House.

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.

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.

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.

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.

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: _____

Andrew H. Macdonald

Date: _____

04/15/2013

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. Andrew H. Macdonald	217 N. Columbus St	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 217 N. Columbus St, 22314 (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. Andrew H. Macdonald	217 N. Columbus St	100%
2.		
3.		

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.		
2.		
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.

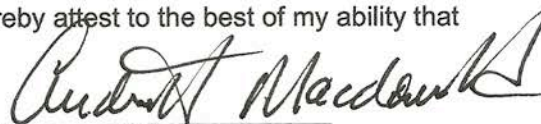
04/15/2013

Date

Andrew H. Macdonald

Printed Name

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Signature