

BAR Meeting
April 20, 2016

ISSUE: Permit Demolish/Capsulate and Addition

APPLICANT: 224 South Lee Street, LLC, by GTM Architects

LOCATION: 224 South Lee Street

ZONE: RM / Residential

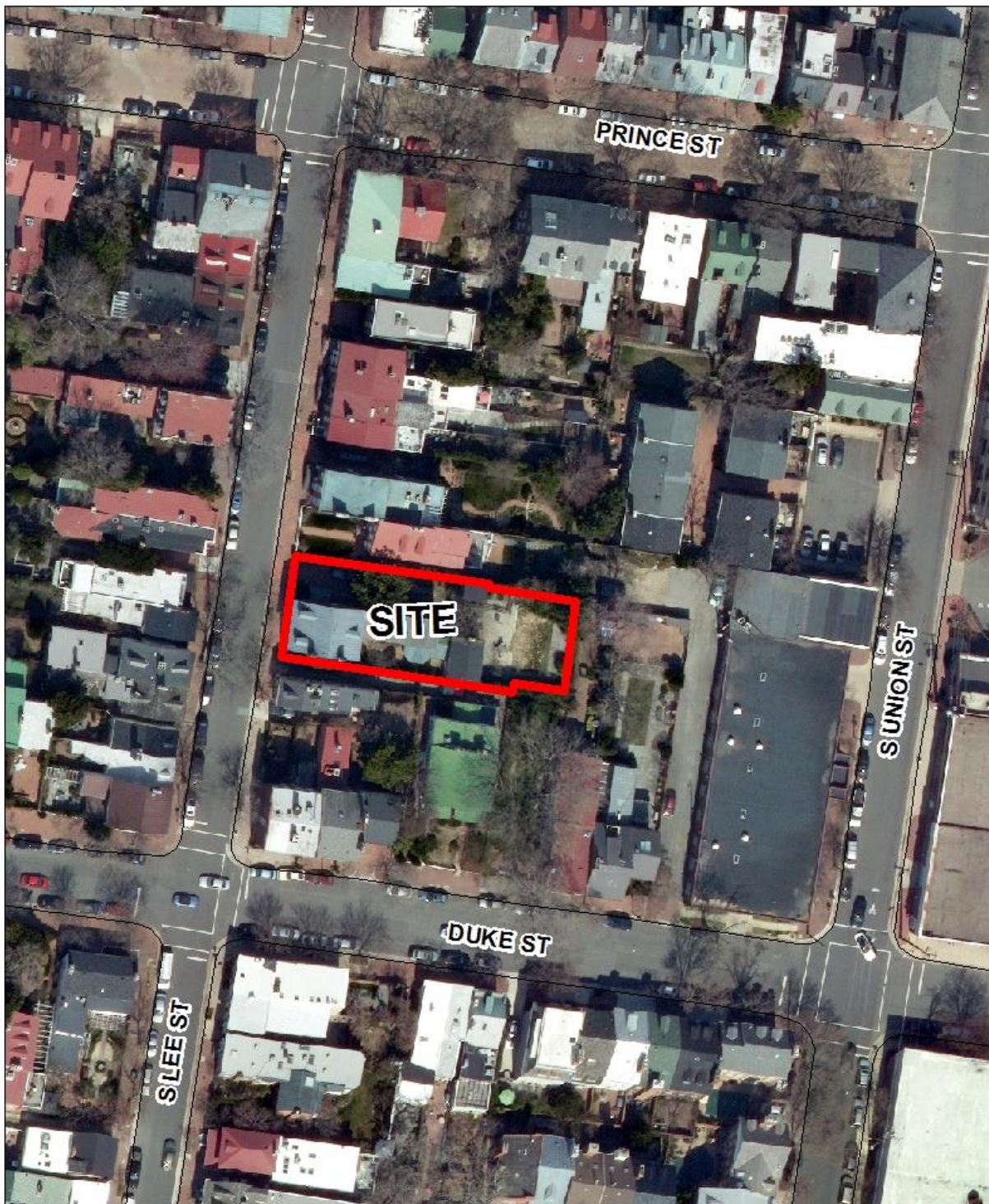
STAFF RECOMMENDATION

Staff recommends re-approval of the expired Certificate of Appropriateness and Permit to Demolish with the following conditions:

1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all building permit plans that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that onsite contractors are aware of the requirements.
2. 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.
3. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) 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.
4. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
5. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2016-00056



Note: Staff coupled the applications for a Permit to Demolish (BAR #2016-0056) and Certificate for Appropriateness (BAR #2016-0093) for clarity and brevity.

BACKGROUND

On November 19, 2014, the Board approved a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for alterations and additions to the house (BAR Case #'s 2014-0258/0259.) Following the BAR's approval, the architect has been working with staff on stabilization of the existing building (masonry repair, window rehabilitation) and the selection of materials for the addition. Unfortunately, BAR approvals expire if construction has not commenced within 12 months and now must be reapproved.

II. ISSUE

The applicant is requesting *re-approval* of previously approved plans for alterations, additions and demolition of portions of the dwelling at 224 S Lee Street.

The *Permit to Demolish/Capsulate* consists of:

- Demolition of the existing brick, two-story addition (constructed in 1946) on the north elevation.
- Demolition of the existing, one-story breakfast addition (constructed in 1996) on the south elevation.
- Capsulation of portions of the first floor of the south elevation.
- Capsulation of the first and second floor of the north elevation.
- Capsulation of the first floor of the east elevation of the carriage house.
- Demolition of portions of the roof structure on the carriage house.
- Demolition of the existing 1946 chimney on the service ell.

The *Certificate of Appropriateness* consists of:

- Construction of a larger two-story gable roof addition onto the north elevation to replace the existing two-story, shed roof c1940s addition.
- Construction of a larger, one-story addition on the south elevation, to replace the existing one-story addition (not visible from a ROW.) The addition will be clad in cementitious stucco siding and sheathed with a standing seam metal roof. The windows will be 4/4 SDL, painted wood double-hung and flanked with operable paneled painted wood shutters.
- Construction of a one-story addition on the east (rear) elevation of the carriage house with a second floor, open terrace (not visible from a ROW.) The addition will be completely glazed on all elevations with multi-light full length windows and doors and

trimmed with Azek. The windows/doors will be SDL, painted wood and the open terrace will contain a painted composite floor and balustrade.

- Construction of a three-bay, shed dormer addition on the east (rear) elevation of the carriage house (not visible from a ROW.)
- Reopening the existing infill fenestration on the north wall of the carriage house. New windows will be SDL painted wood multi-light windows to comply with the BAR's *Window Policy*. (All windows on the existing historic portions of the house are to remain and be rehabilitated, unless specifically outlined above to be replaced.)

III. HISTORY



Figure 2: Photograph of 224 S Lee Street in 1964
(Alexandria Special Collections, the Tax Assessor's Handiwork)



Figure 3: Photograph of rear Service Ell; showing original Flounder in 1996 - before BAR approved one-story addition constructed.(BAR96-0212.)

The current freestanding, 2-1/2 story, three-bay, side hall brick dwelling located at 224 South Lee Street is the result of seven periods of construction (see illustrative of building evolution in **Figure 2**.) It is believed that the structure began with a modest shed roofed flounder¹ constructed in the **mid-to-late 18th century** by George Johnston² and Robert Hanson Harris. The “flounder” was expanded by the construction of an addition on its west elevation around 1803 by Daniel Douglas, an Alexandria merchant. By 1877, but most likely around 1840, the modest dwelling was oriented toward Lee Street by adding the Federal style, two-story side-

¹ It is believed that the original “flounder” was oriented east to face the river, which is evidenced by the front door which was on the east elevation and the chimney located on its west elevation. It is also believed that when the building was expanded to connect this mass to the main block that the south elevation was reconstructed. The north elevation of the flounder’s addition contains 4-course common bond brick to a height of a 1-1/2 story, the south elevations first and second stories contain 6-course common bond, indicating that the south elevation.

² George Johnston was a member of the Virginia House of Burgesses and George Washington’s lawyer.

gable building mass on the Lee Street frontage. The rear service ell, shown on the Hopkins map of 1877, was created by connecting the flounder to the main house and renovating it into a full, two-story form.³ A 1-1/2 story detached carriage house was constructed at the rear of the property by 1877. The 1902 Sanborn Fire Insurance Map indicates the second-story expansion of the carriage house.⁴ Also by 1902, a two-story, brick smokehouse was added to the rear of the property.

In the early twentieth century, an entry portico on the north wall of the main house was constructed and the front dormers were added to the main block⁵, the chimney was reconstructed and a new firebox was added to the second floor of the service ell and the two-story shed roof addition was added to its north elevation in 1946.⁶

In 2014, the Board approved a Permit to Demolish/Encapsulate, a Certificate of Appropriateness for alterations and additions to the house (BAR Case #'s 2014-0258/0259).

Site Context

The house is sited on the front property line, in the south west corner of the lot. It contains a brick driveway along the north side of the building. The property is enclosed with a 7' high brick garden wall and contains a detached smokehouse at the rear of the property which was constructed by 1902. The rear of the house is partially visible from South Lee Street, and the 10' alley adjacent to the property to the south, however this alley's ownership is labeled as undetermined by the City and, per T&ES, is to be deemed private for BAR purposes.

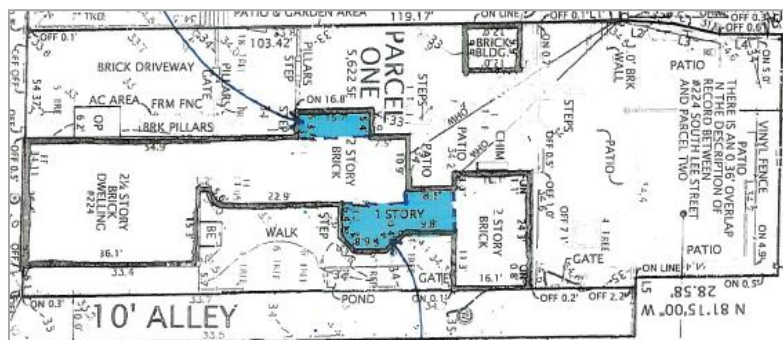


Figure 4: Plat showing existing conditions.

³ This is evidenced by the change in the window detailing on the north and south elevations and by the prominent curve in its wall at the junction with the main house. This curve in the wall was constructed to ensure that the first and second story rear windows on the front mass were not covered.

⁴ A one-story addition to the north elevation of the carriage house also appears on the 1902 Sanborn Fire Insurance Map. However, this one-story north addition was removed during the major renovation to the carriage house in 1956. The 1956 renovations included replacement of the roof structure and floor joists and the installation of new a bathroom on the first floor and the installation of all new windows and doors.

⁵ Portico was added to building in 1912 along with puncturing the front mass' north elevation for a new door.

⁶ BAR Approval on 11/21/46.

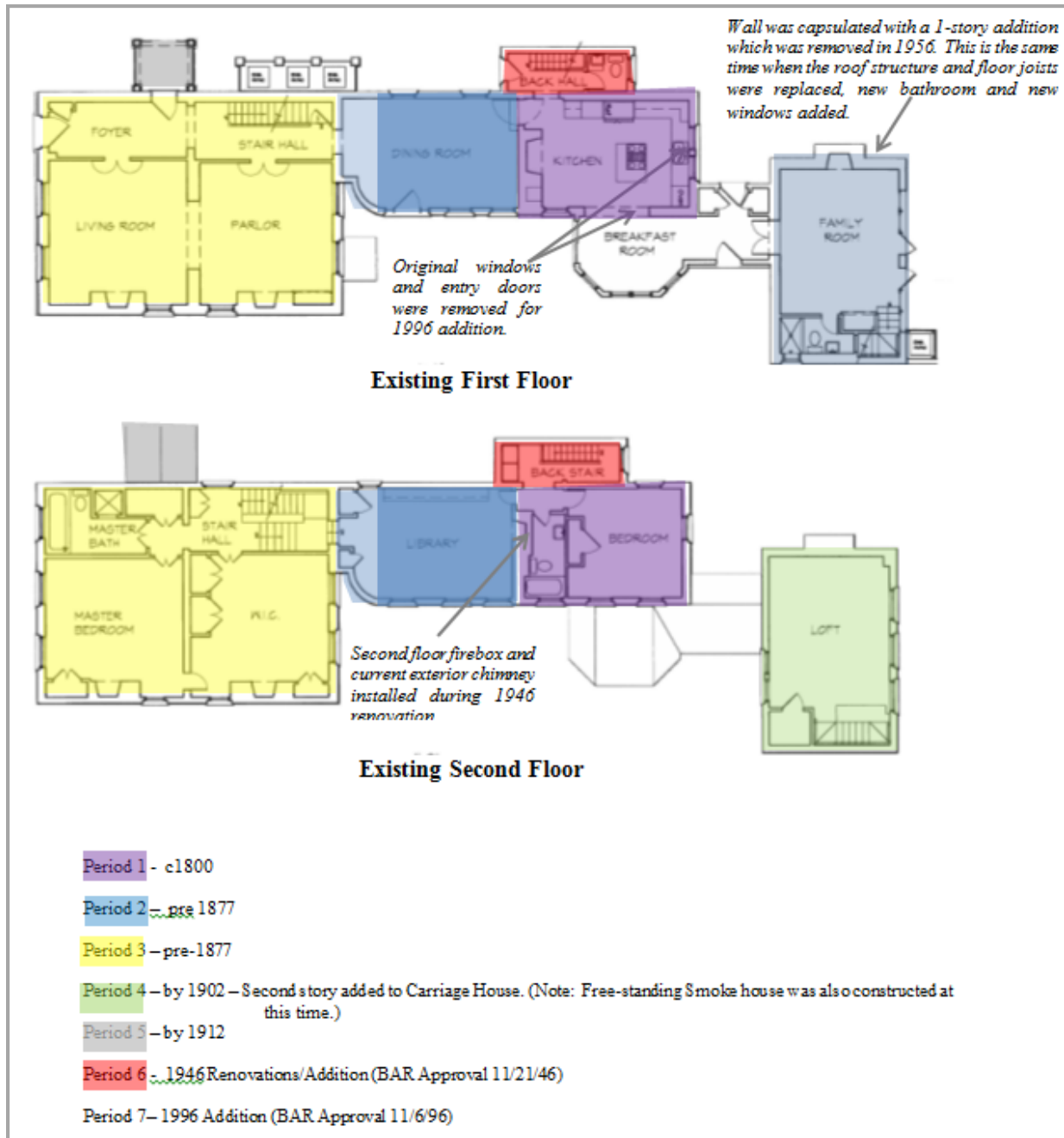


Figure 5: Evolution of Existing Structure

IV. ANALYSIS

The BAR supported the original application, yet members differed on the design on the roof slope for the two-story addition on the north elevation. The Board ultimately approved the addition with the applicant's preferred gable roof form with a vote of 4-3. Ms. Finnigan, Mr. Carlin and Chairman Fitzgerald voted in opposition. The current application request remains unchanged from the BAR's original approval and is still in conformance with all zoning ordinance requirements. Therefore, staff recommends re-approval of the previous plans, as submitted. What follows is the analysis from the earlier staff report.

Re-approval of 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):

Standard	Description of Standard	Standard Met?
(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?	No
(2)	Is the building or structure of such interest that it could be made into a historic house?	No
(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?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(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?	No

Generally, areas of demolition and capsulation are limited to rear or side elevations, which do not negatively affect the main historic building components. Such areas approved for demolition or capsulation generally are modern additions which do not contribute to the property's historic

significance, or are on portions of the historic blocks which contain unremarkable features and thus allow for the new additions / alterations to clearly read as distinct background elements. In this particular case, the proposed demolition/capsulation includes the demolition of two additions which were constructed after 1945. The chimney of the historic carriage house was rebuilt in the 1945 renovation, this building was significantly altered during a 1956 renovation and portions of the first and second floor were further demolished/capsulated in 1996. This renovation included the replacement of the existing roof structure, floor joists and added new windows and doors. Because these areas have already been the subject of extensive 20th century alterations, Staff finds none of the criteria are met and the Permit to Demolish/Encapsulate should be granted as submitted.

Re-approval of the Certificate of Appropriateness

The proposed north addition will be located on the central section of the existing building and replacing the smaller addition which is currently two-stories. The height of the addition will be about 12' lower than the height of the existing historic massing and about 3" lower than the rear ell. The bulk of the addition will be set back about 55' from the front property line and will have a gable roof detailed with a full-width open porch on the first floor.

As mentioned above, at the original BAR hearing in January 2015, the applicant provided the Board with two separate options for the roof slope for this addition. Both roof forms were found to be compatible with the existing historic building form. Staff recommends that the Board continue to approve the application with the applicant's preferred the gable roof form.

The south elevation's one-story addition will not be visible from South Lee Street and will be minimally visible from the adjacent public alley. The materials are compatible with the historic mass, while being differentiated by the use of cementitious stucco instead of brick for the exterior cladding.

Staff finds that the proposed shed dormer and the addition of a sunroom to the carriage house's east elevation will essentially be modifying a 1956 building. Due to the previous expansive renovations which include the demolition of a one-story addition on the north elevation, the demolition and replacement of its roof structure and floor joists, and the addition of new fenestration, there is little remaining of the original 1-1/2 story historic hipped roof carriage house and supports the addition and alterations, as proposed.

In summary, the demolition and capsulation, as well as the proposed additions will not significantly affect how the unique growth and development of this historic building is read and understood. While this building has a formal Federal façade, it is equally notable for the way the previous flounder house was expanded in the early 19th century. These earlier forms will still clearly be expressed and maintained with the new construction and will continue to retain an unusually high level of historic and architectural integrity while beautifully showcasing the evolution of an early Alexandria dwelling.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS

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

Zoning Comments

C-1 Proposed additions will comply with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

No comments received.

Alexandria Archaeology

F-1 The existing house on this property probably was built in the early years of the nineteenth century. A smokehouse on the lot may be associated with the earlier mid-eighteenth century occupation of George Johnston, a member of the Virginia House of Burgesses and George Washington's lawyer. The property therefore has the potential to yield archaeological resources which could provide insight into eighteenth- and nineteenth-century residential life in the City.

*R-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.

*R-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.

*R-3. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

R-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 Sheet piling and Shoring) so that on-site contractors are aware of the requirements.

VI. ATTACHMENTS

1 - Staff report with minutes for BAR Case #'s 2014-0258/0259

2 - Supporting Materials

3 - Application for BAR 2016-0056: 224 S Lee Street

ATTACHMENT #1

Docket Item # 8 & 9
BAR CASE # 2014-0258 & 259

BAR Meeting
November 19, 2014

ISSUE: Permit to Demolish/Capsulate and Certificate of Appropriateness for an Addition/Alterations

APPLICANT: Kim and Tim Bass by George Myers, AIA

LOCATION: 224 South Lee Street

ZONE: RM/ Residential Zone

BOARD ACTION on November 19, 2014: On a motion by Mr. von Senden and seconded by Ms. Roberts, the OHAD Board of Architectural Review voted unanimously to approve case #2014-00258 & #2014-00259, as amended. The motion carried **4-3**.

CONDITIONS OF APPROVAL:

1. Option A with a side gabled roof for the addition.

SPEAKERS

The applicant thanked staff for their assistance with the project and stated that they intend for the magnolia tree to remain.

Elaine Johnson, representing the Historic Alexandria Foundation, supported staff's recommendation for approval of an addition with a shed roof form, as shown in option B of the staff report, finding that it was more deferential to the historic mass of the home.

BOARD DISCUSSION

Mr. von Senden inquired whether the chimney will be kept. The applicant responded that it would be kept, at least above the roofline. Mr. von Senden stated a preference for option A, the addition with a side gable roof.

Ms. Roberts noted that the proposed addition would be significantly set back from S. Lee Street and less visible, therefore she had no opposition to option A.

Mr. Neale asked the applicant if they had a preference for the roof form on the addition, to which the applicant responded that they preferred option A. Mr. Neale said that he no preference.

Ms. Miller stated that either option was acceptable and that she preferred option A, aesthetically.

Ms. Finnigan agreed with the Historic Alexandria Foundation (HAF) and supported option B, as its design would be subservient to the historic portion of the house.

Mr. Carlin was in agreement with Ms. Finnigan and HAF and supported option B. He recommended that the applicant use the same detailing on the proposed protruding addition as on the existing 1940s period storm porch to draw less attention to the house being a hodgepodge of many different things. He commended the applicant for removing the inappropriate addition and the sensitive alterations to the carriage house.

Chairman Fitzgerald found the shed form preferable and reiterated that the BAR does not consider trees for the purposes of design review.

Mr. von Senden made a motion to approve staff's recommendation but with roof option A. Ms. Roberts seconded the motion and the case was approved 4-3 with Ms. Finnigan, Mr. Carlin, and Chairman Fitzgerald voting in opposition.

REASON

The Board found the proposal to be appropriate and consistent with the Design Guidelines and Criteria for a Permit to Demolish and that option A would be an appropriate design alternative for the addition, given the significant setback from the public way.

STAFF RECOMMENDATION

Staff recommends that the Board approve the Permit to Demolish/Capsulate and Certificate of Appropriateness applications with Option B shed roof form for the new addition on the north elevation.

****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.

****APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.



BAR2014-00258 & BAR2014-00259



Note: In the interest of clarity and brevity, staff has coupled the reports for the Permit to Demolish/Capsulate (BAR 2014-0258) and the Certificate of Appropriateness (BAR 2014-0259).

I. ISSUE

The applicant requests approval of a Permit to Demolish/Capsulate and Certificate of Appropriateness to construct new additions onto the dwelling at 224 S Lee Street.

The *Permit to Demolish/Capsulate* consists of:

- Demolition of the existing brick, two-story addition (constructed in 1946) on the north elevation.
- Demolition of the existing, one-story breakfast addition (constructed in 1996) on the south elevation.
- Capsulation of portions of the first floor of the south elevation.
- Capsulation of the first and second floor of the north elevation.
- Capsulation of the first floor of the east elevation of the carriage house.
- Demolition of portions of the roof structure on the carriage house.
- Demolition of the existing 1946 chimney on the service ell.

The *Certificate of Appropriateness* consists of:

Construction of a larger two-story addition onto the north elevation to replace the existing two-story, shed roof c1940s addition, which will be visible South Lee Street. The proposed addition will be clad in brick veneer and sheathed with a standing seam metal roof. The windows will be 4/4 SDL, painted wood double-hung with brick rowlock sills and soldier course lintels and flanked by operable paneled wood shutters. The addition will contain a two-bay, covered porch detailed with a moulded entablature and supported by painted, synthetic Doric columns. The applicant has provided two options for roof forms for this addition. Option A is a gable roof and Option B is a shed roof (see below.)



Figure 1: North (South Lee Street) Elevations

- Construction of a larger, one-story addition on the south elevation, to replace the existing one-story addition (not visible from a ROW.) The addition will be clad in cementitious stucco siding and sheathed with a standing seam metal roof. The

windows will be 4/4 SDL, painted wood double-hung and flanked with operable paneled painted wood shutters.

- Construction of a one-story addition on the east (rear) elevation of the carriage house with a second floor, open terrace (not visible from a ROW.) The addition will be completely glazed on all elevations with multi-light full length windows and doors and trimmed with Azek. The windows/doors will be SDL, painted wood and the open terrace will contain a painted composite floor and balustrade.
- Construction of a three-bay, shed dormer addition on the east (rear) elevation of the carriage house (not visible from a ROW.)
- Reopening the existing infill fenestration on the north wall of the carriage house. New windows will be SDL painted wood multi-light windows to comply with the BAR's *Window Policy*.

****All windows on the existing historic portions of the house are to remain and be rehabilitated, unless specifically outlined above to be replaced.**

II. HISTORY



Figure 2: Photograph of 224 S Lee Street in 1964
(Alexandria Special Collections, the Tax Assessor's Handiwork)



Figure 3: Photograph of rear Service Ell; showing original Flounder in 1996 - before BAR approved one-story addition constructed.(BAR96-0212.)

The current freestanding, 2-1/2 story, three-bay, side hall brick dwelling located at 224 South Lee Street is the result of seven periods of construction (see illustrative of building evolution in **Figure 2**.) It is believed that the structure began with a modest shed roofed flounder¹ constructed

¹ It is believed that the original "flounder" was oriented east to face the river, which is evidenced by the front door which was on the east elevation and the chimney located on its west elevation. It is also believed that when the building was expanded to connect this mass to the main block that the south elevation was reconstructed. The north elevation of the flounder's addition contains 4-course common bond brick to a height of a 1-1/2 story, the south elevations first and second stories contain 6-course common bond, indicating that the south elevation.

in the **mid-to-late 18th century** by George Johnston² and Robert Hanson Harris. The “flounder” was expanded by the construction of an addition on its west elevation around 1803 by Daniel Douglas, an Alexandria merchant. By 1877, but most likely around 1840, the modest dwelling was oriented toward Lee Street by adding the Federal style, two-story side-gable building mass on the Lee Street frontage. The rear service ell, shown on the Hopkins map of 1877, was created by connecting the flounder to the main house and renovating it into a full, two-story form.³ A 1-1/2 story detached carriage house was constructed at the rear of the property by 1877. The 1902 Sanborn Fire Insurance Map indicates the second-story expansion of the carriage house.⁴ Also by 1902, a two-story, brick smokehouse was added to the rear of the property.

In the early twentieth century, an entry portico on the north wall of the main house was constructed and the front dormers were added to the main block⁵, the chimney was reconstructed and a new firebox was added to the second floor of the service ell and the two-story shed roof addition was added to its north elevation in 1946.⁶

Site Context

The house is sited on the front property line, in the south west corner of the lot. It contains a brick driveway along the north side of the building. The property is enclosed with a 7’ high brick garden wall and contains a detached smokehouse at the rear of the property which was constructed by 1902. The rear of the house is partially visible from South Lee Street, and the 10’ alley adjacent to the property to the south, however this alley’s ownership is labeled as undetermined by the City and, per T&ES, is to be deemed private for BAR purposes.

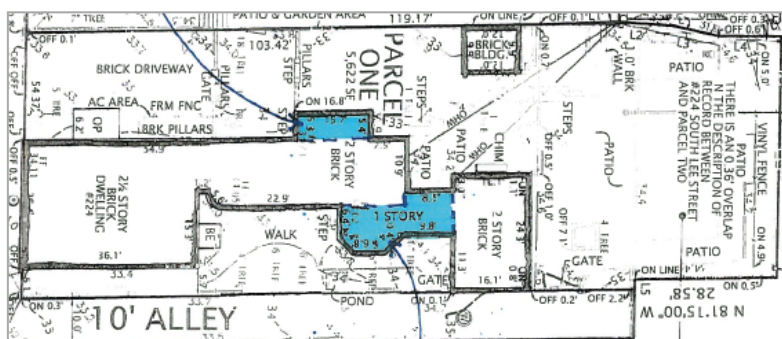


Figure 4: Plat showing existing conditions.

² George Johnston was a member of the Virginia House of Burgesses and George Washington’s lawyer.

³ This is evidenced by the change in the window detailing on the north and south elevations and by the prominent curve in its wall at the junction with the main house. This curve in the wall was constructed to ensure that the first and second story rear windows on the front mass were not covered.

⁴ A one-story addition to the north elevation of the carriage house also appears on the 1902 Sanborn Fire Insurance Map. However, this one-story north addition was removed during the major renovation to the carriage house in 1956. The 1956 renovations included replacement of the roof structure and floor joists and the installation of new a bathroom on the first floor and the installation of all new windows and doors.

⁵ Portico was added to building in 1912 along with puncturing the front mass’ north elevation for a new door.

⁶ BAR Approval on 11/21/46.

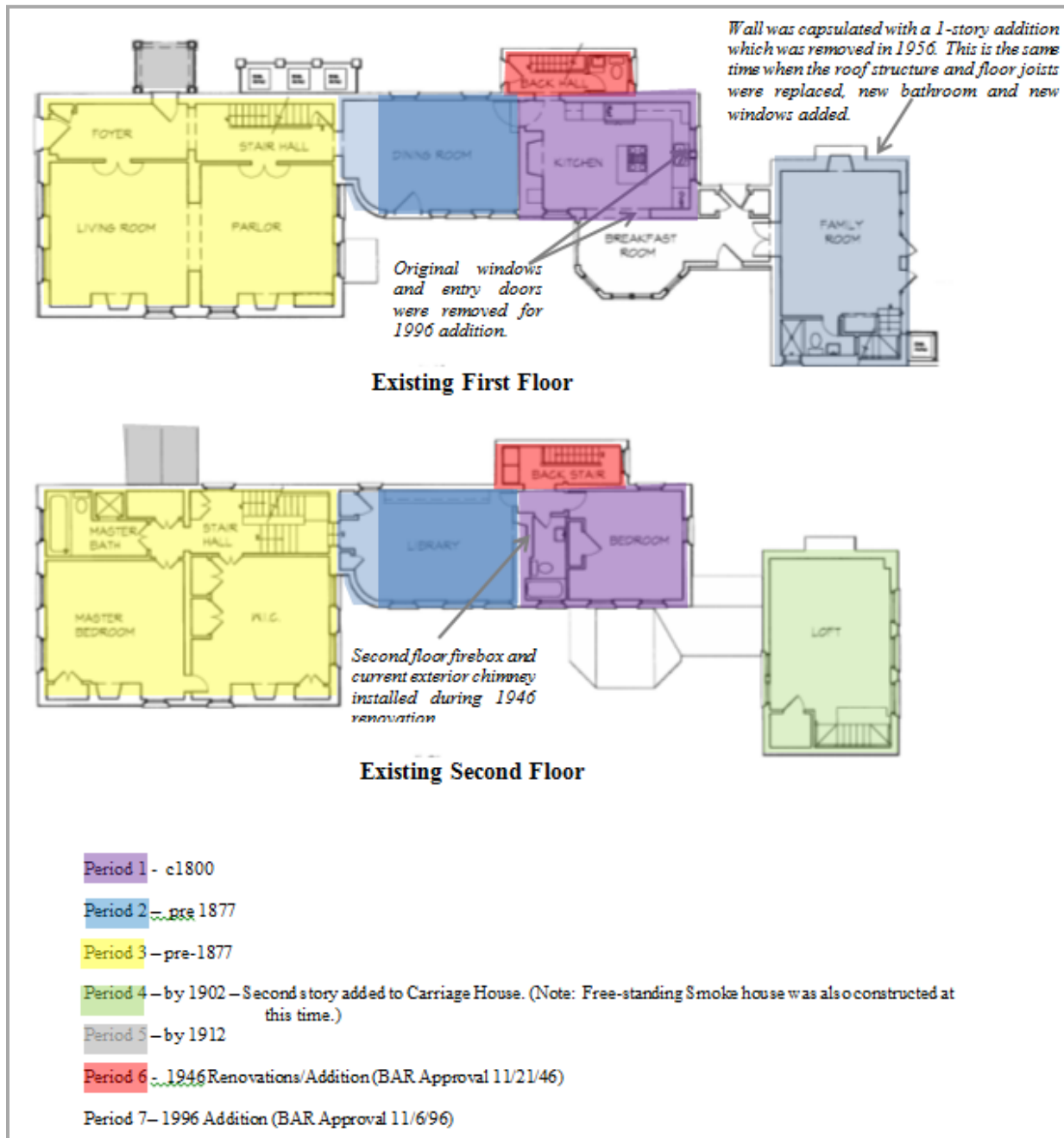


Figure 5: Evolution of Existing Structure

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, 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?

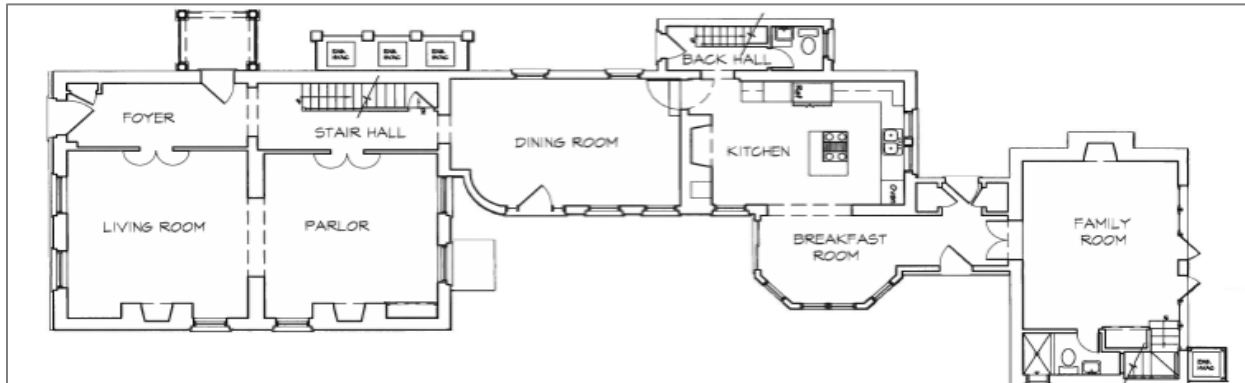
The Board regularly approves selective amounts of demolition and capsulation to allow for the construction of additions and alterations as historic buildings are adapted for modern occupation and use. Generally, areas of demolition and capsulation are limited to rear or side elevations, which do not negatively affect the main historic building components. Such areas approved for demolition or capsulation generally are modern additions which do not contribute to the property's historic significance, or are on portions of the historic blocks which contain unremarkable features and thus allow for the new additions / alterations to clearly read as distinct background elements. In this particular case, the proposed demolition/capsulation includes the demolition of two additions which were constructed after 1945. The chimney of the historic carriage house was rebuilt in the 1945 renovation, this building was significantly altered during a 1956 renovation and portions of the first and second floor were further demolished/capsulated in 1996. This renovation included the replacement of the existing roof structure, floor joists and added new windows and doors. Because these areas have already been the subject of extensive 20th century alterations, Staff finds the proposal does not meet any of the criteria to be considered for a Permit to Demolish/Capsulate and supports the permit, as proposed.

Certificate of Appropriateness

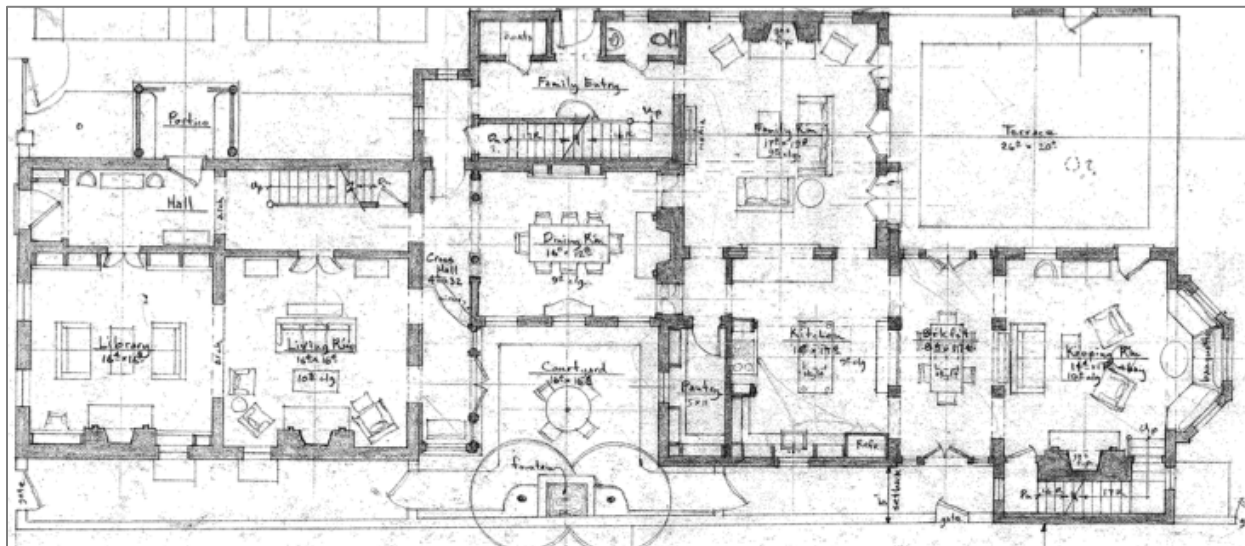
Regarding residential additions, the BAR's *Design Guidelines* state the Board's preference is for "contextual background buildings which allow historic structures to maintain the primary visual importance," and for "designs that are respectful of the existing structure and...which echo the design elements of the existing structure."

Staff would like to commend the owner and the architect for their time and dedication working with staff on the proposed design, which has included revisions and edits to the original design submission, and for enabling staff to decipher the evolution of the building through site visits and research. The design has progressed significantly from the original submission based on this additional research and design study. Originally, the design submitted enveloped the north elevation. After field visits and archival research, it is believed that this portion of the building is

the original mid/late 18th century mass and thus staff did not recommend that it be encapsulated or demolished. See illustrative of the original submission below:



Existing Conditions



Original Submission

Figure 6: View of Existing Conditions and Original Submission

As mentioned above, the applicant has provided the Board with two separate options for the current scope being proposed. The main difference in the submissions is the varying rooflines for the new addition which will replace the existing 1940s addition on the north elevation. The applicant prefers the gable roof form of Option A, while staff supports the shed roof form of Option B. While both roof forms are compatible with the existing historic building form, staff finds that Option B (shed roof) is visually more subservient to the overall historic building mass, and also relates to the existing roof form. Both roof forms for this new addition are clearly differentiated and simple in their form and utilize historically appropriate building materials. However, Option A tends to overshadow the existing roof forms on the main block and on the historic smokehouse, as viewed from South Lee Street, and becomes a visual cacophony of gable roof forms. The new addition with the Option A roof form would not, in Staff's opinion, be a successful *background element* due to the visual and physical impact of its mass on the historic building. For these reasons, staff feels strongly that the shed roof form (Option B) will be the best option to preserve this significant property.

The south elevation's one-story addition will not be visible from South Lee Street and will be minimally visible from the adjacent public alley. The materials are compatible with the historic mass, while being differentiated by the use of cementitious stucco instead of brick for the exterior cladding. Staff supports the addition as proposed.

Staff finds that the proposed shed dormer and the addition of a sunroom to the carriage house's east elevation will essentially be modifying a 1956 building. Due to the previous expansive renovations which include the demolition of a one-story addition on the north elevation, the demolition and replacement of its roof structure and floor joists, and the addition of new fenestration, staff finds that there is little remaining of the original 1-1/2 story historic hipped roof carriage house and supports the addition and alterations, as proposed.

In summary, the demolition and capsulation, as well as the proposed additions will not significantly affect how the unique growth and development of this historic building is read and understood. While this building has a formal Federal façade, it is equally notable for the way the previous flounder house was expanded in the early 19th century. These earlier forms will still clearly be expressed and maintained with the new construction and will continue to retain an unusually high level of historic and architectural integrity while beautifully showcasing the evolution of an early Alexandria dwelling.

STAFF

Michele Oaks, 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

Zoning Comments

C-1 Options A and B comply with zoning.

Code Administration

F-1 The following comments are for BAR. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan Review division at Charles.cooper@alexandriava.gov or 703-746-4197.

C-1 Building and trade permits are required for this project.

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Archaeology

Comments

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.
- F-1 The existing house on this property probably was built in the early years of the nineteenth century. A smokehouse on the lot may be associated with the earlier mid-eighteenth century occupation of George Johnston, a member of the Virginia House of Burgesses and George Washington's lawyer. The property therefore has the potential to yield archaeological resources which could provide insight into eighteenth- and nineteenth-century residential life in the City.

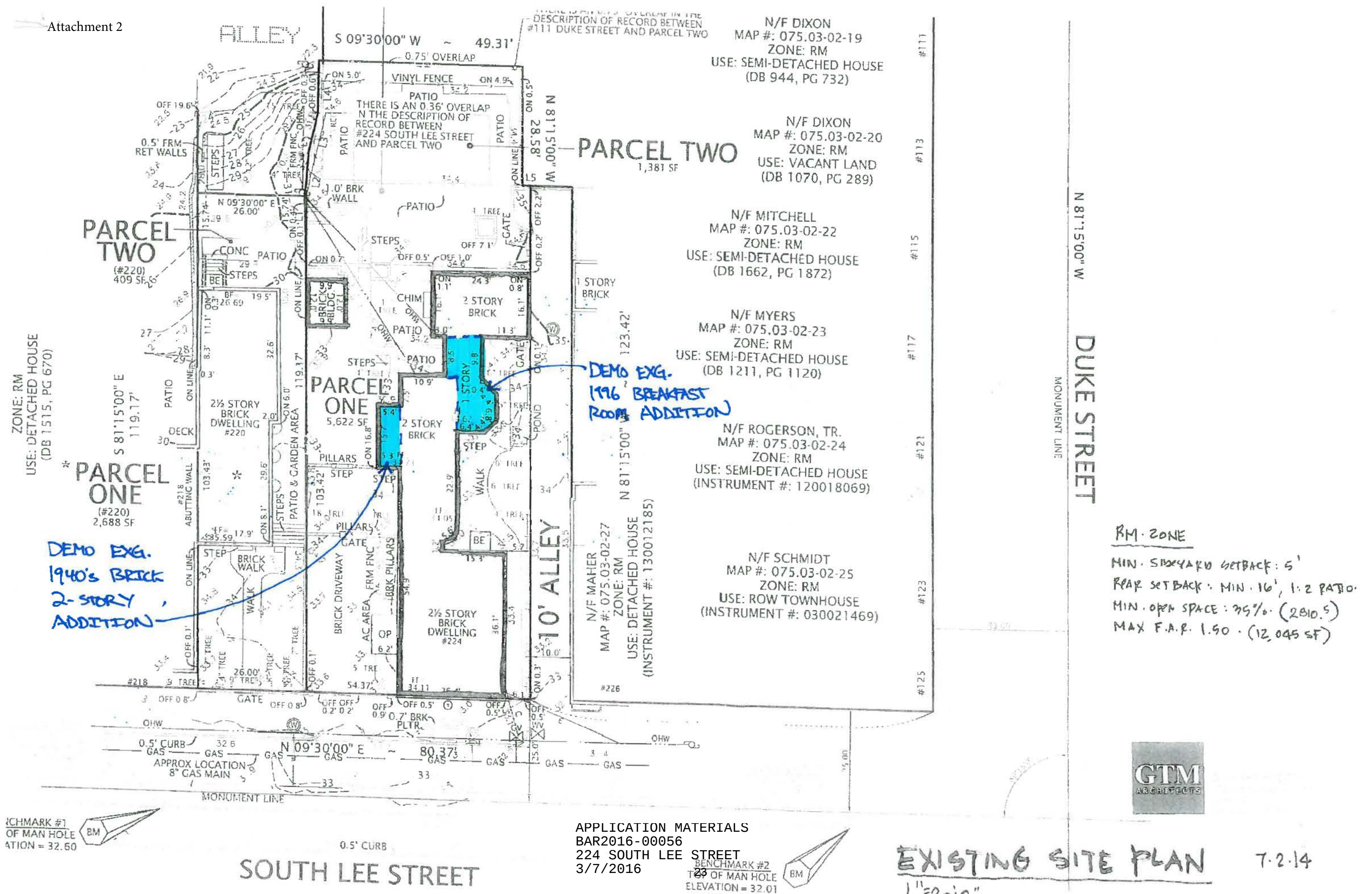
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Management & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required. (T&ES)
- C-1 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-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 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

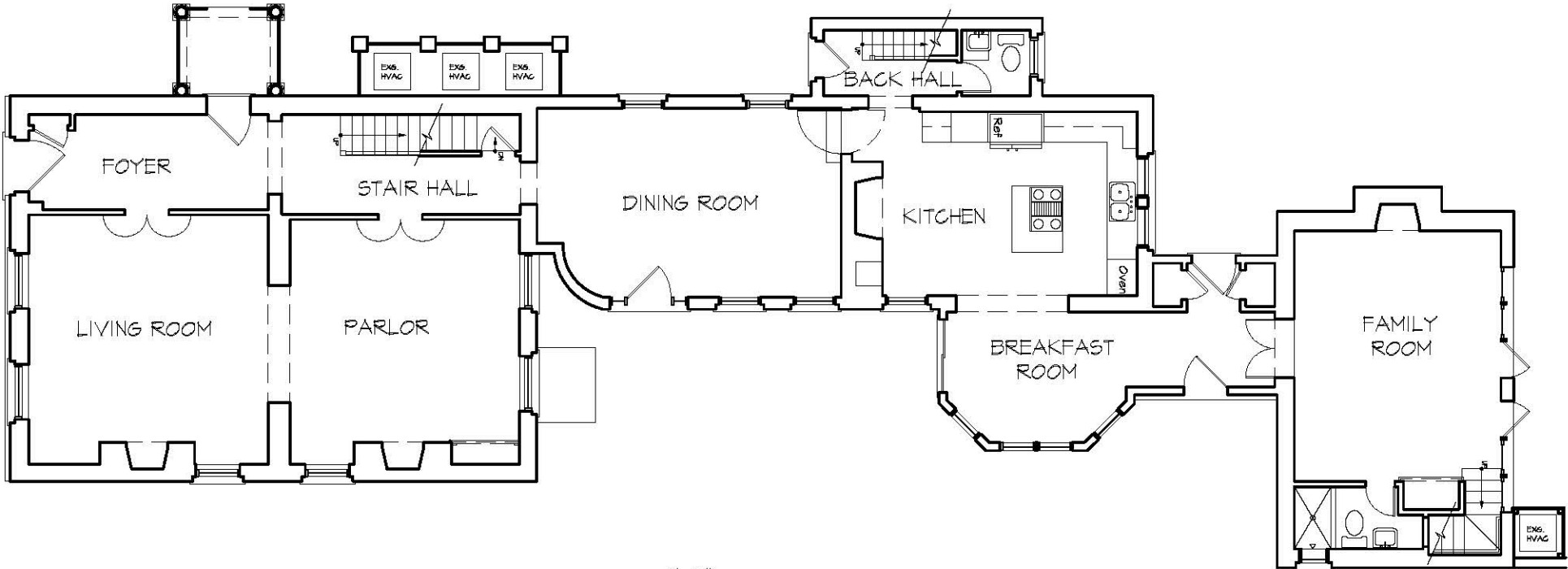
- ~~1 Supplemental Materials~~
~~2 Application for BAR 2014-0258 & 0259; 224 South Lee Street~~



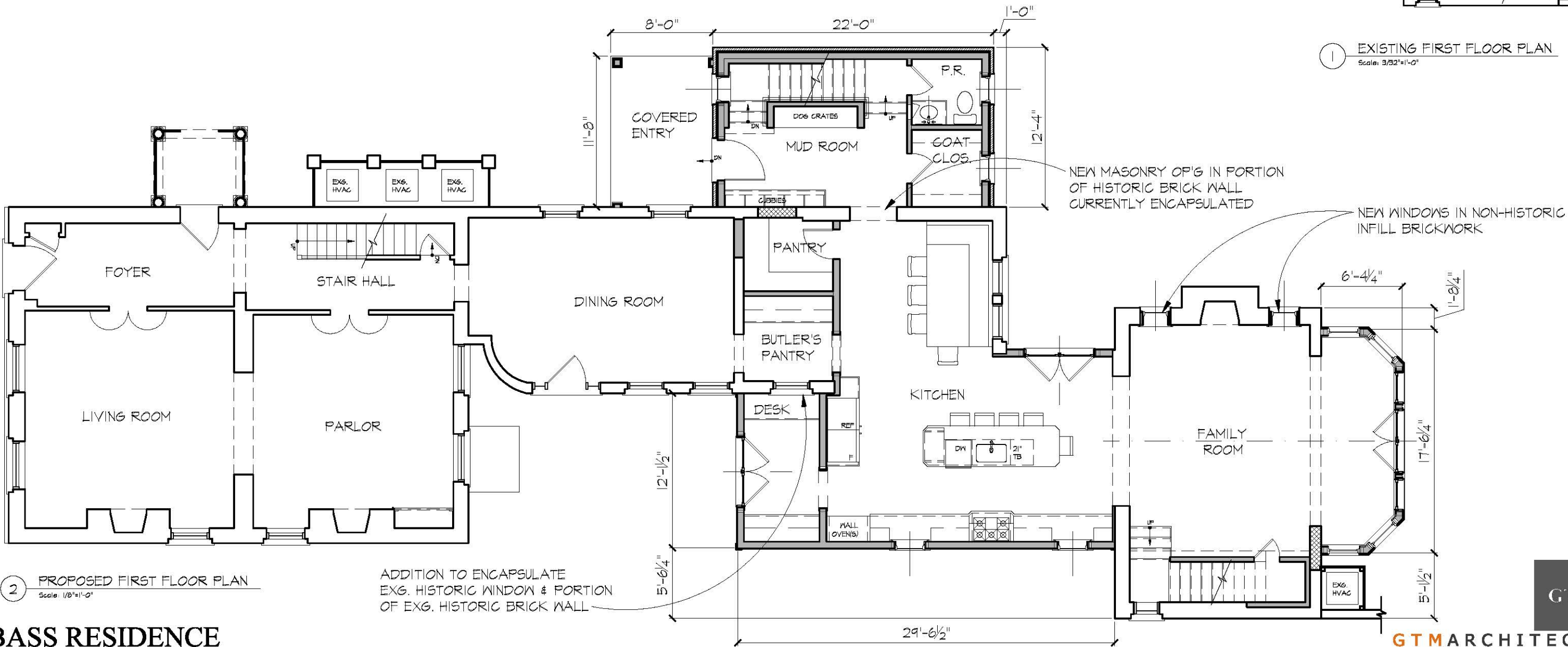


Proposed SITE PLAN

APPLICATION MATERIALS
BAR2016-00056
224 SOUTH LEE STREET
3/7/2016



1 EXISTING FIRST FLOOR PLAN
Scale: 3/32"=1'-0"



2 PROPOSED FIRST FLOOR PLAN
Scale: 1/8"=1'-0"

ADDITION TO ENCAPSULATE
EXG. HISTORIC WINDOW & PORTION
OF EXG. HISTORIC BRICK WALL

BASS RESIDENCE

224 South Lee St, Alexandria, VA

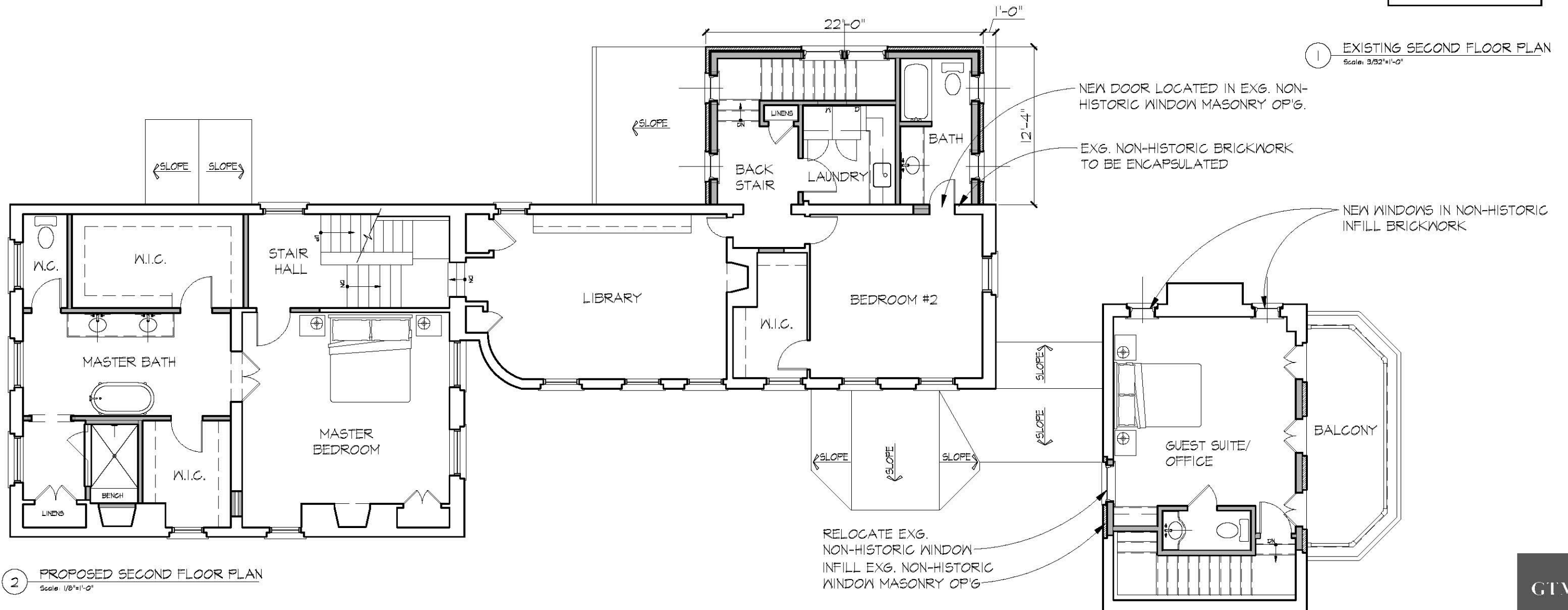
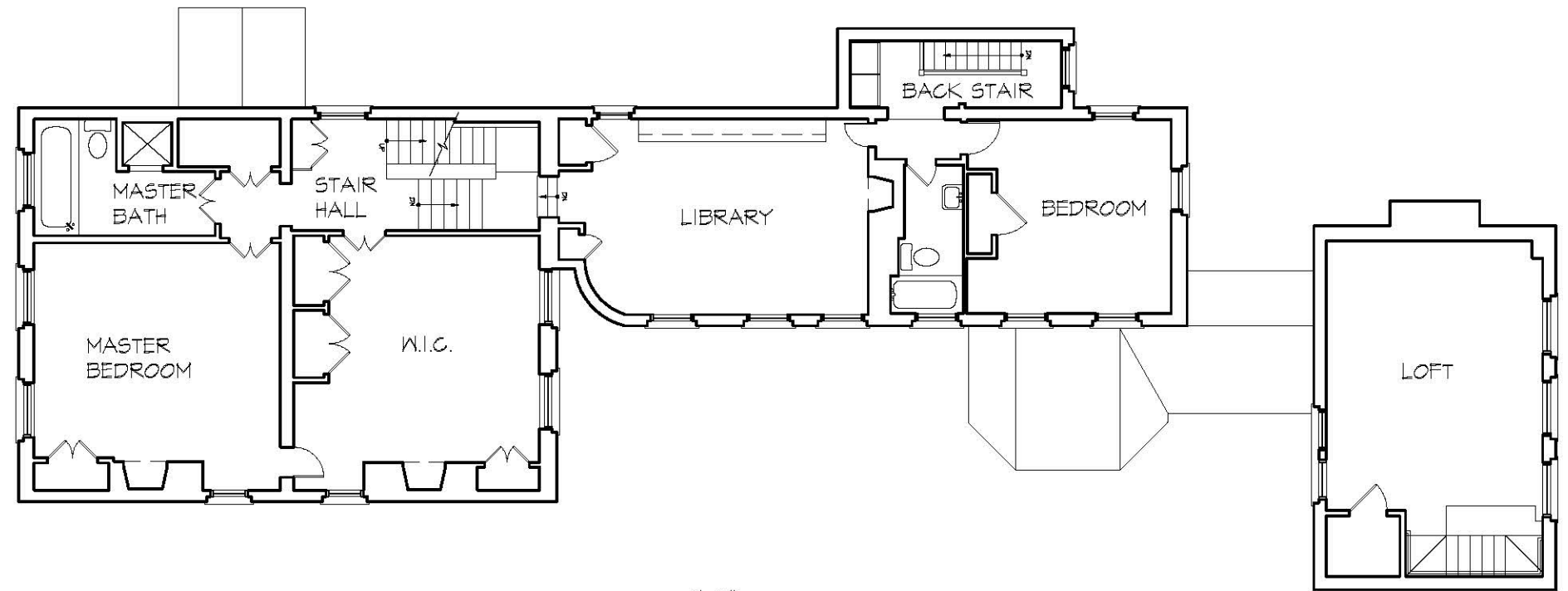
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GTM ARCHITECTS

APPLICATION MATERIALS
 BAR2016-00056
 224 SOUTH LEE STREET
 3/7/2016

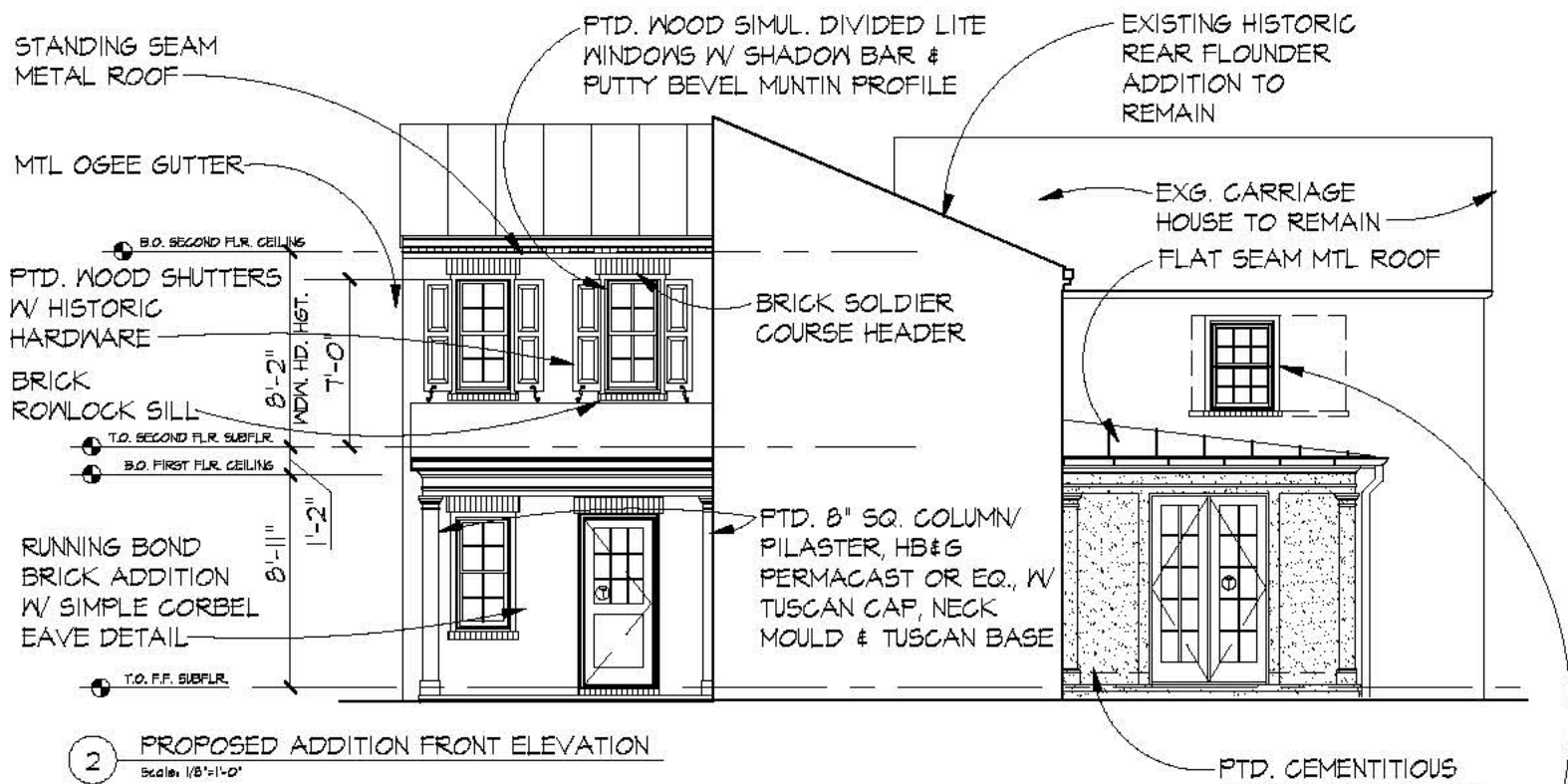


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4 PHOTO OF EXISTING FRONT FACADE
N.T.S.

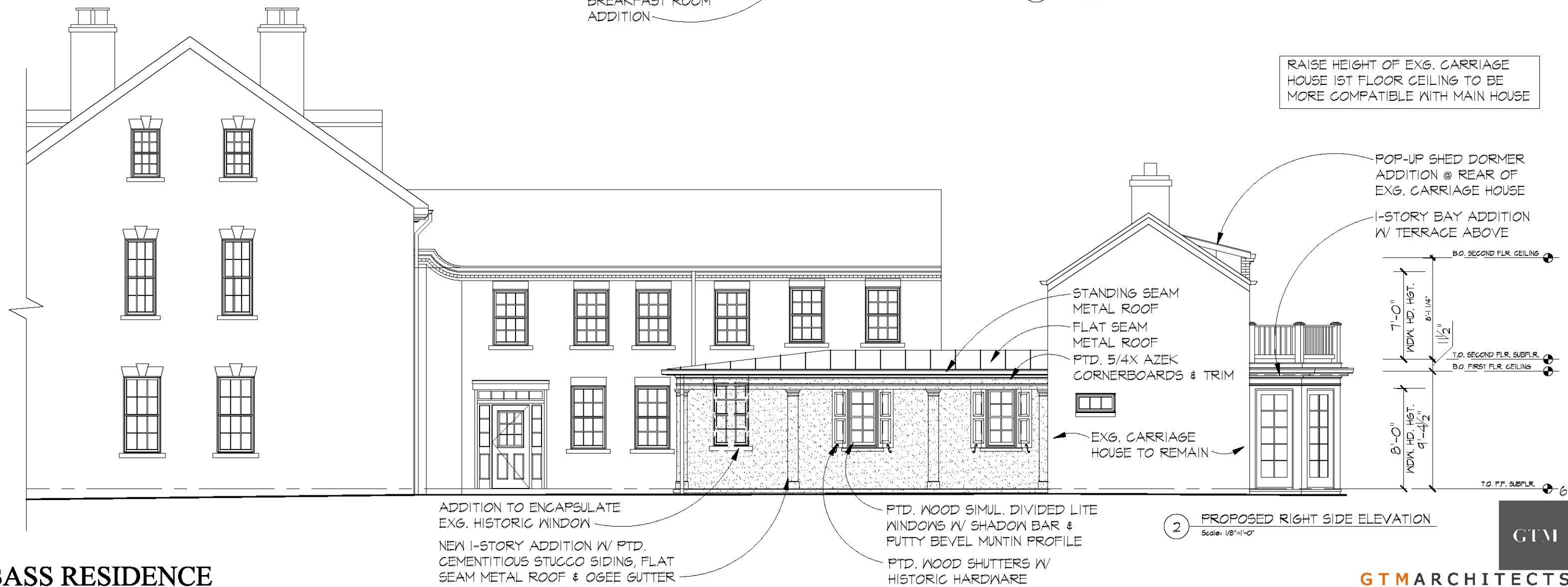


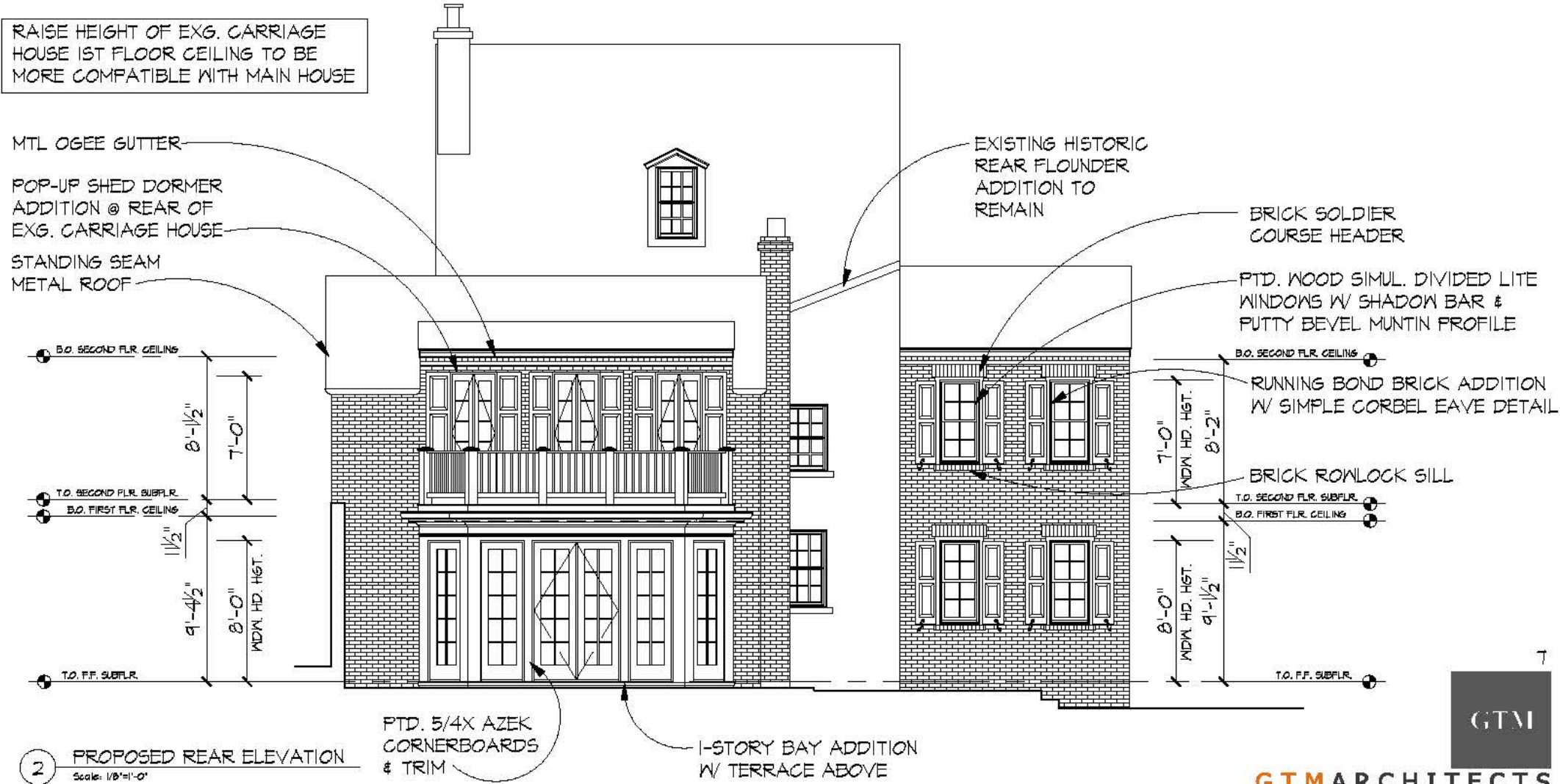
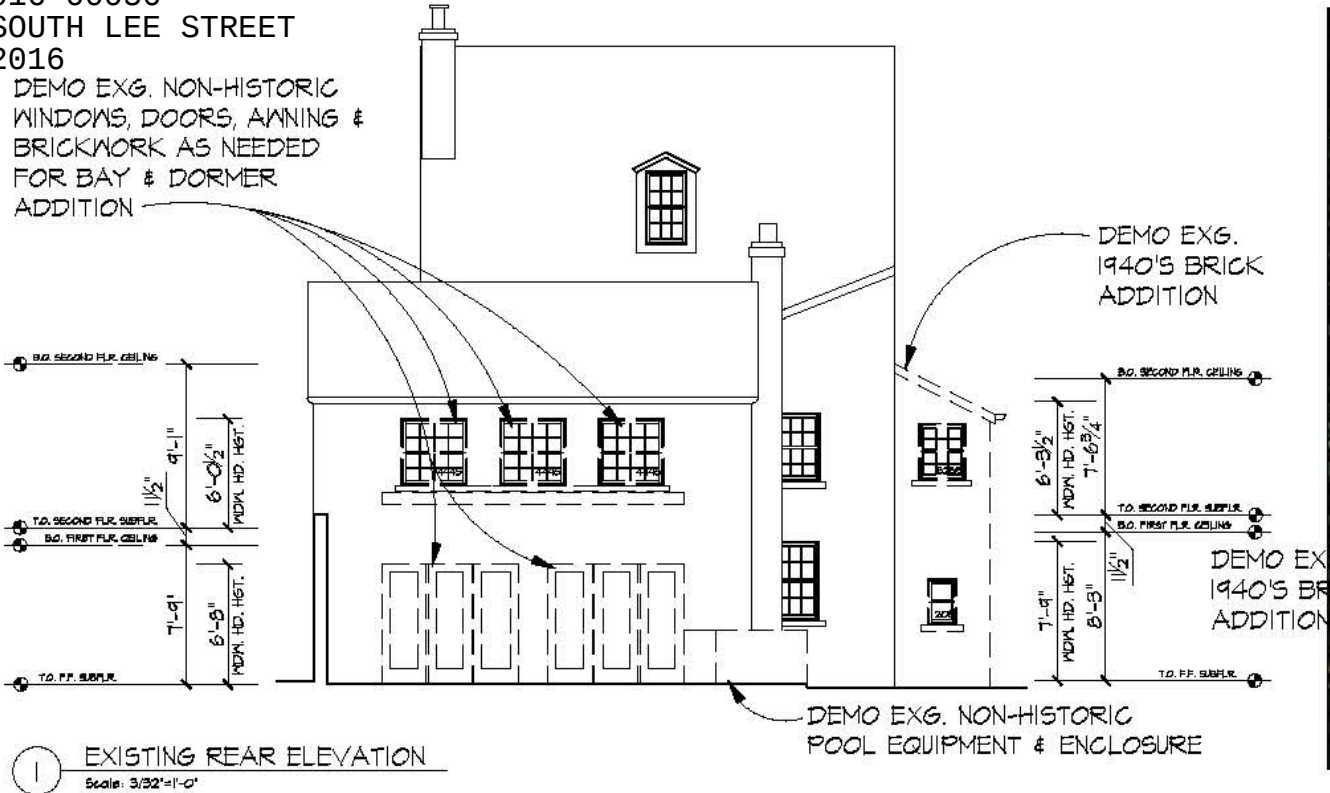
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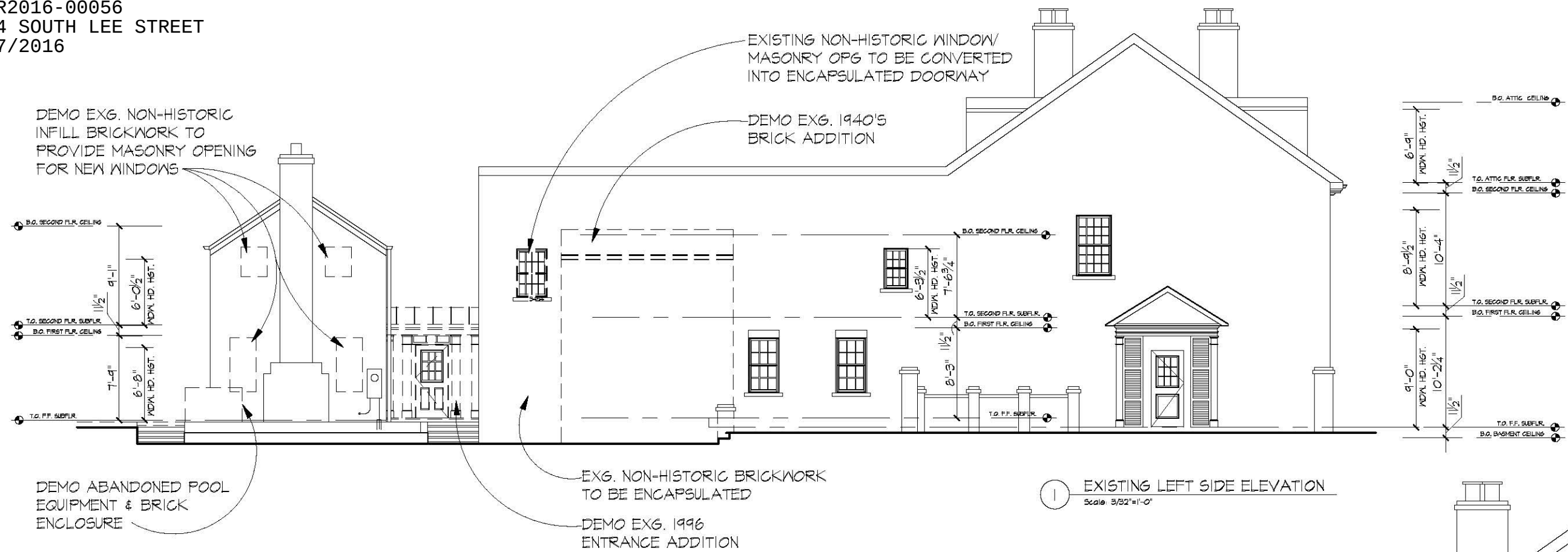
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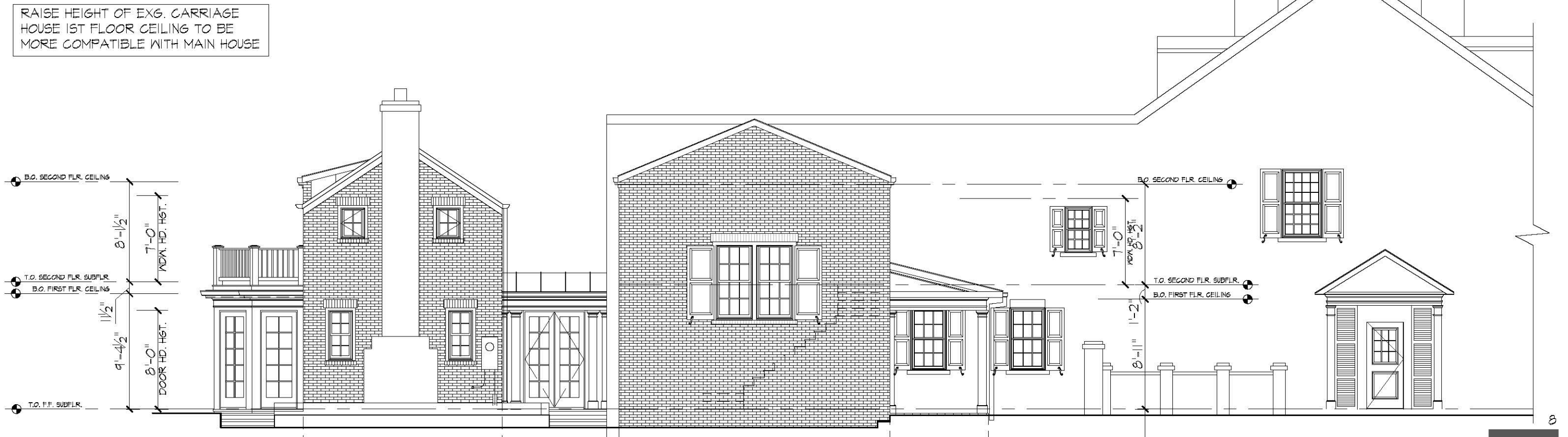
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



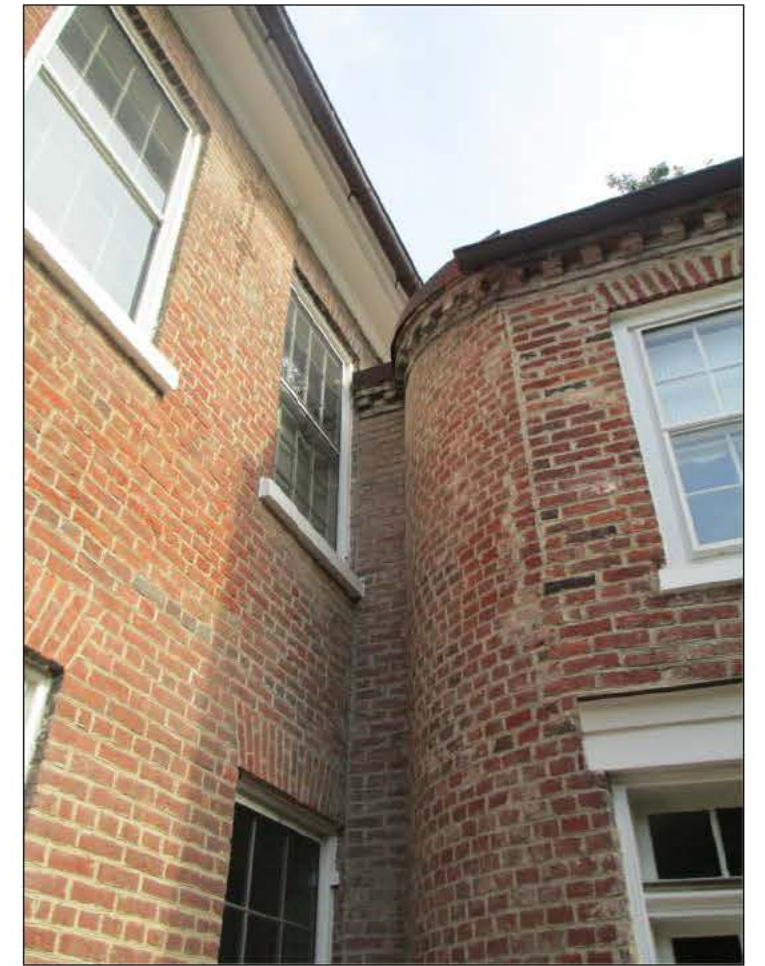




1 EXISTING LEFT SIDE ELEVATION
 Scale: 3/32\"=1'-0"



2 PROPOSED LEFT SIDE ELEVATION
 Scale: 1/8\"=1'-0"



BASS RESIDENCE

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PHOTOS OF RIGHT SIDE ELEVATION

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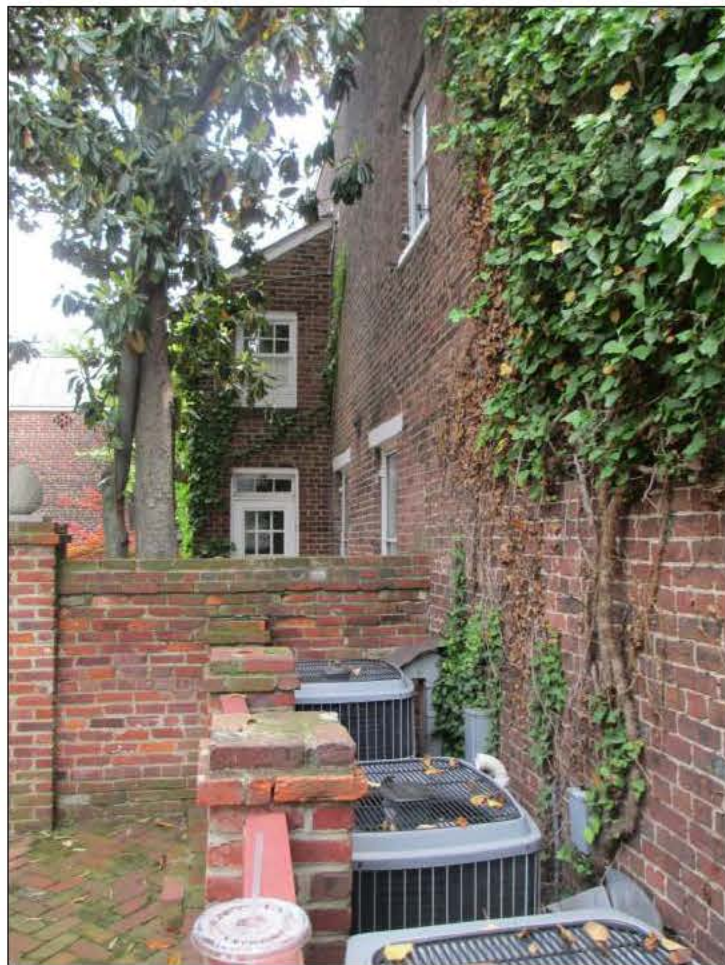
APPLICATION MATERIALS
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BASS RESIDENCE

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PHOTOS OF LEFT SIDE ELEVATION

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EXISTING FRONT VIEW



PHOTO VIEW FROM STREET



PROPOSED FRONT VIEW
3D IMAGES

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BAR2016-00056
224 SOUTH LEE STREET
3/7/2016
GTM ARCHITECTS



EXISTING FRONT VIEW



PROPOSED FRONT VIEW



EXISTING REAR VIEW



PROPOSED REAR VIEW

BASS RESIDENCE

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3D IMAGES

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EXISTING FRONT AERIAL VIEW



PROPOSED FRONT AERIAL VIEW

3D IMAGES

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EXISTING REAR AERIAL VIEW



PROPOSED REAR AERIAL VIEW

3D IMAGES

APPLICATION MATERIALS
BAR2016-00056
224 SOUTH LEE STREET
3/7/2016

BASS RESIDENCE

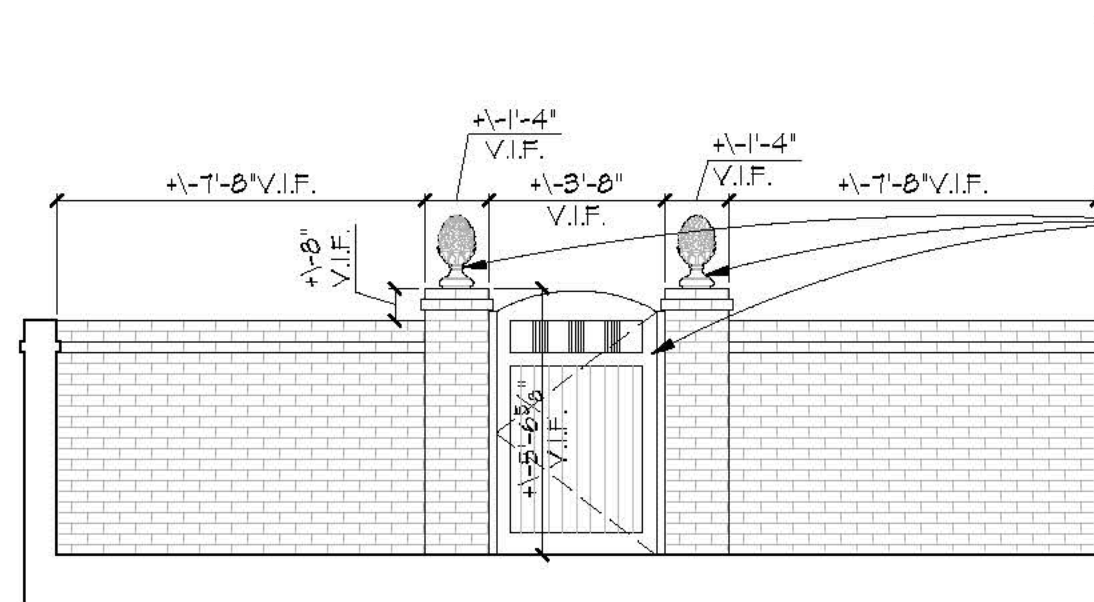
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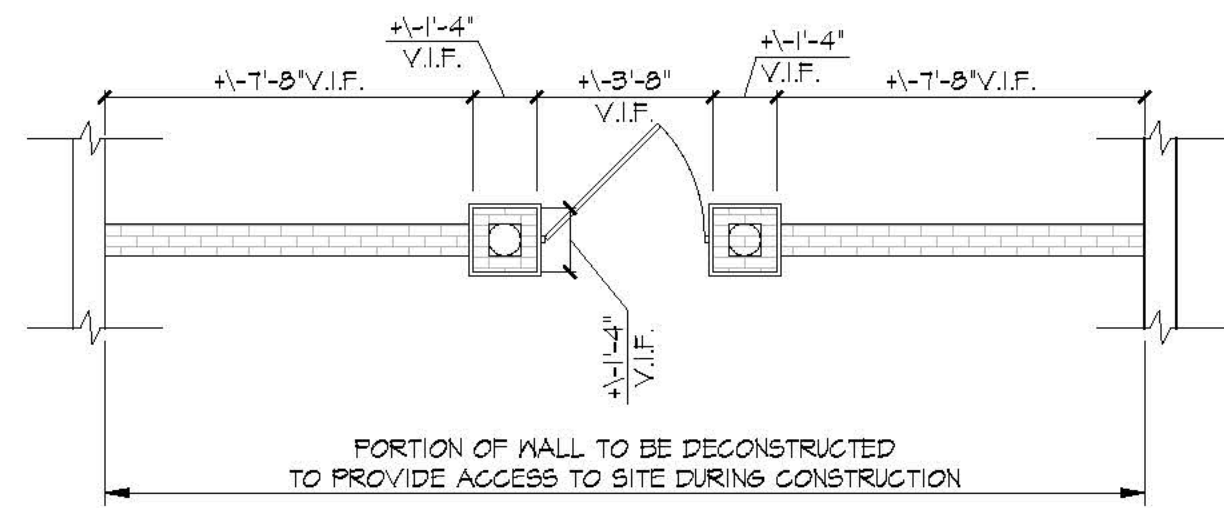
GTM

GT MARCHITECTS



EXISTING GARDEN WALL ELEVATION

SALVAGE & STORE EXISTING FINIALS & GATE FOR RE-USE



EXISTING GARDEN WALL PLAN

GC TO SELECTIVELY DEMO EXISTING GARDEN WALL TO ALLOW ACCESS TO THE SITE DURING CONSTRUCTION. EXISTING MATERIALS TO BE SALVAGED AND STORED FOR USE DURING RECONSTRUCTION OF THE EXISTING WALL ONCE SITE ACCESS IS NO LONGER REQUIRED.



PHOTOS OF EXISTING WALL

APPLICATION MATERIALS
BAR2016-00056
224 SOUTH LEE STREET
3/7/2016

BASS RESIDENCE

EXISTING GARDEN WALL

GTM ARCHITECTS

BAR Case # 2016-00056ADDRESS OF PROJECT: 224 SOUTH LEE STREETTAX MAP AND PARCEL: 075.03-02-30-C ZONING: RM
PARCELS 1, 2 & 3APPLICATION 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: 224 S. LEE ST LLCAddress: 224 SOUTH LEE STREETCity: ALEXANDRIA State: VA Zip: 22314

Phone: _____ E-mail: _____

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: LUKE OLSONPhone: (202) 333-2021E-mail: LOLSON@GTMAARCHITECTS.COM

Legal Property Owner:

Name: 224 SOUTH LEE STREET, LLCAddress: 224 SOUTH LEE STREETCity: ALEXANDRIA State: VA Zip: 22314

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 | ☒ 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).*

APPLICATION FOR RE-APPROVAL OF PREVIOUSLY APPROVED APPLICATION FOR SELECTIVE DEMOLITION OF NON-HISTORIC ADDITIONS TO THE NORTH & SOUTH OF THE "ELL" AND NON-HISTORIC ALTERATIONS TO THE CARRIAGE HOUSE. PROPOSED NEW 1-STORY ADDITIONS TO THE CARRIAGE HOUSE AND SOUTH ELEVATION OF THE "ELL", AND A 2-STORY ADDITION TO THE NORTH OF THE "ELL". ENCAPSULATION OF TWO HISTORIC WINDOWS/MASONRY OPENINGS NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY. RESTORATION OF HISTORIC WINDOW SHUTTERS ON FRONT (WEST) AND LEFT-SIDE (NORTH) ELEVATIONS. NEW GRADING AND LANDSCAPING AS REQUIRED. REPAIR OF EXISTING BRICKWORK (REPOINTING) AS REQUIRED. SELECTIVE DECONSTRUCTION, SALVAGE AND RECONSTRUCTION OF A PORTION OF THE HISTORIC GARDEN WALL TO ALLOW FOR ACCESS TO THE SITE FOR CONSTRUCTION.

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.*

- ☒ ☒ 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 5 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 5 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: LUKE OLSON

Date: 2/29/16

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. 224 South Lee Street, LLC	224 S Lee St., Alexandria	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 224 South Lee Street (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. 224 South Lee Street, LLC	224 S. Lee St., Alexandria	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.

2/29/16
Date

LUKE OLSON
Printed Name


Signature



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 224 South Lee Street Zone RM
 A2. 8,154 x 1.5 = 12,231
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1287	Basement**	1287
First Floor	2258	Stairways**	
Second Floor	2042	Mechanical**	
Third Floor	364	Other**	
Porches/ Other	161	Total Exclusions	1287
Total Gross *	6112		

B1. Existing Gross Floor Area *
6112 Sq. Ft.
 B2. Allowable Floor Exclusions**
1287 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
4825 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	1347	Basement**	1347
First Floor	477	Stairways**	
Second Floor	193	Mechanical**	
Third Floor		Other**	
Porches/ Other	92	Total Exclusions	1347
Total Gross *	2109		

C1. Proposed Gross Floor Area *
2109 Sq. Ft.
 C2. Allowable Floor Exclusions**
1347 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
762 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 5587 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 12,231 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	4428
Required Open Space	2854
Proposed Open Space	3997

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature] Date: 3/11/16