

BAR Meeting
March 19, 2014

ISSUE: Permit to Demolish – Shed
Certificate of Appropriateness – Fence Construction

APPLICANT: Robert Eelkema

LOCATION: 615 S Pitt Street

ZONE: RM / Residential

STAFF RECOMMENDATION

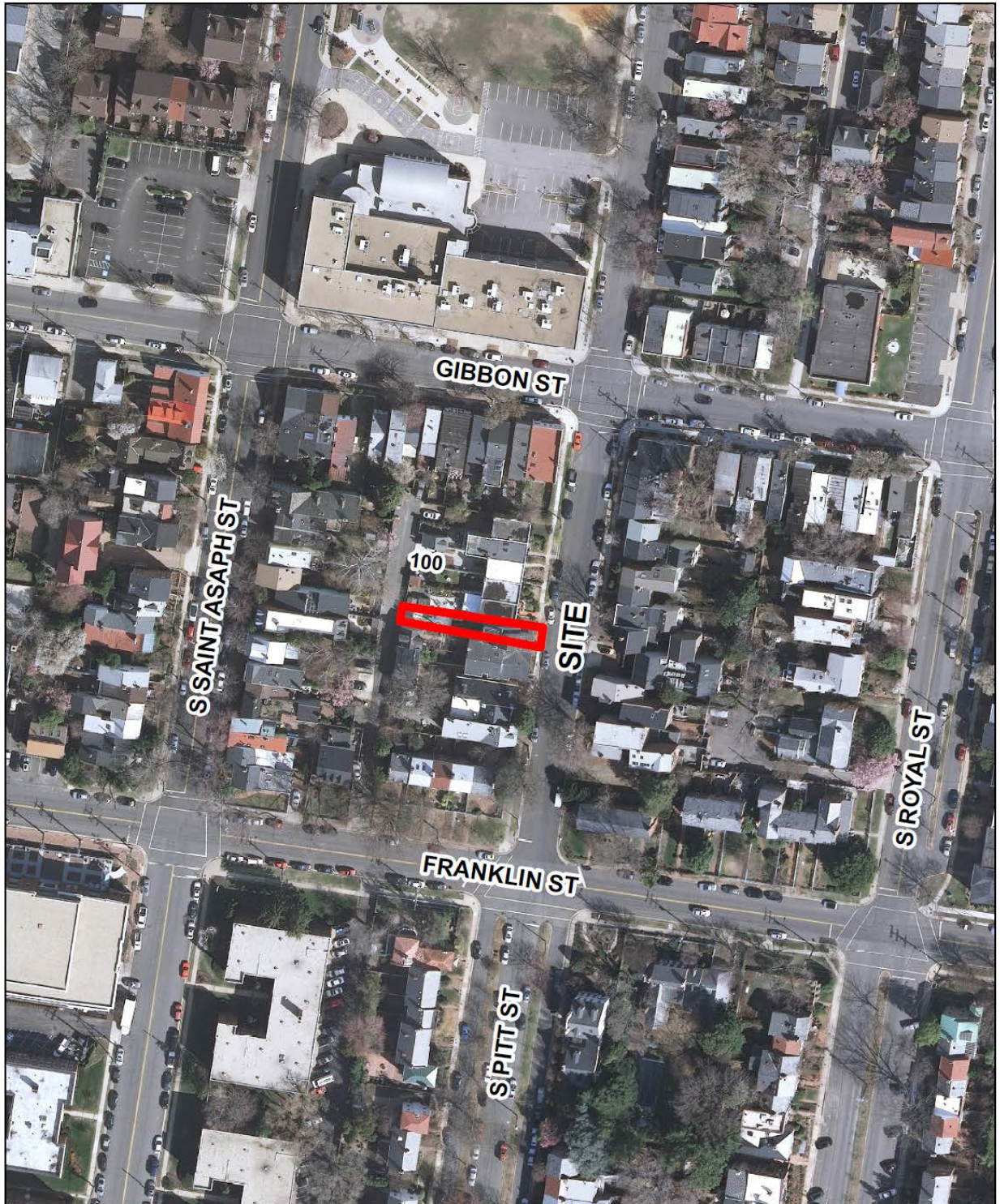
Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness applications with the following standard archaeology conditions:

1. 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. The language noted above shall be included on all construction documents involving any ground disturbing activities. (Archaeology)
2. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (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.

****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.



BAR2014-00046 & BAR2014-00047



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-story concrete block shed at 615 South Pitt Street. This ancillary structure has a north sloping shed roof. The footprint of the shed measures 8 feet by 8 feet by 8 feet high or 64 square feet. The applicant also proposes to construct a 4' tall wood board fence in the rear yard. The twenty-foot wide alley behind the house is public.

II. HISTORY

615 South Pitt Street is a freestanding, two-story, two-bay wide frame townhouse dating from ca. 1880. The dwelling was enlarged and extensively renovated in 1976. The architect for the renovation was John Rust and the work was approved by the Board on June 16, 1976.

City Building permit records indicate that the subject concrete shed was constructed in **1958** by HR Chilocotte and Son builders for the purposes of storing wood. The building permit documents included measured drawings which illustrates that the building was fabricated from eight-inch concrete block walls supported by a four-inch concrete slab with 12" x 20" concrete footers. The shed roof was originally sheathed in built-up roof membrane and the shed was detailed with a simple metal slab door measuring 2'6" x 6'8" (Building Permit # 6843; 7/10/58.)

Previous BAR and Building Permit Approvals

In 1937, the exterior of the south elevation (roof and siding) were replaced due to fire damage (BLD2945, 4/15/37.)

In 1971, the existing windows and doors were replaced on the building (BLD 2823, 5/17/71).

On June 21, 1989, the BAR approved alterations to the third floor of the existing residence which included the construction of a new shed dormer (BAR Case #89-111.)

On April 4, 2001, the applicant was approved for the installation of new, wood lap siding on the historic 19th century mass, HardiePlank on the 20th century addition and window replacement (BAR Case #2001-0058).

III. ANALYSIS

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 shed in this case is neither architecturally or historically significant, and its demolition will not have a negative impact on surrounding historic properties.

Certificate of Appropriateness

The applicant is proposing to enclose his rear yard by installing a four foot (4') high wood board fence approximately 15.5' from the rear property line. Staff finds that the fence design and location is consistent with the *Design Guidelines*. It should be noted that typically this fence would be reviewed and approved through the BAR's staff level administrative review process, but since the applicant was required to obtain a public hearing approval for the shed demolition, staff advised the applicant to add this associated fence project to the application – to avoid the separate application and permitting process.

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

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 Section

C-1 Proposed parking pad and fence comply with zoning.

Code Administration

No Comments received.

Alexandria Archaeology Comments

Archaeology Conditions

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. The language noted above shall be

included on all final site plan sheets involving any ground disturbing activities.
(Archaeology)

The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

Archaeology Findings

F-1 This property is located adjacent to the site of the Seaton School for Boys, later known as the Snowden School. The school was constructed by George Seaton, an African American master carpenter, who played a leadership role in literally building up the City's African American neighborhoods. The Seaton School opened in 1867 and continued in use until a fire forced its closing in 1915. Historic maps depict a structure standing at 615 S. Pitt Street by 1877. However, no structures of significance are depicted on the back of the lot where the shed presently stands.

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

Transportation and Environmental Services

RECOMMENDATIONS

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)

FINDINGS

- F1. 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)
- F2. 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)

CITY CODE REQUIREMENTS

- C1. 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)

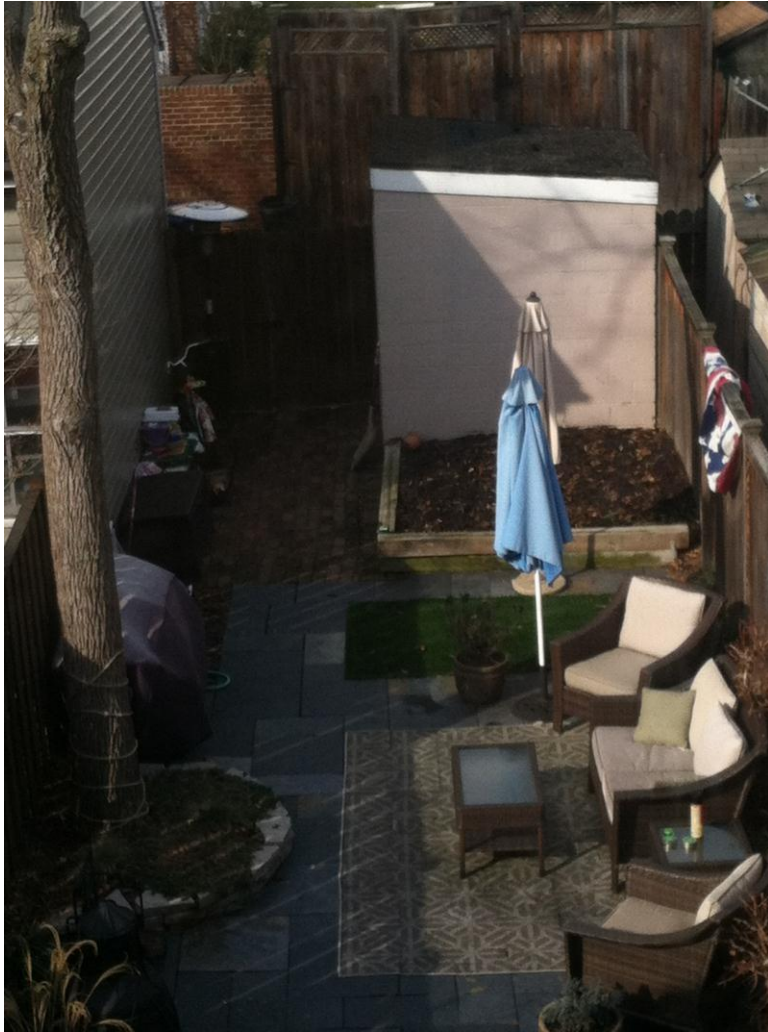
- C2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C3. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C4. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2014-0046 & 0047 615 South Pitt Street.





ADDRESS OF PROJECT: 615 South Pitt St
 TAX MAP AND PARCEL: 080.02-03-34 ZONING: RM

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: Robert Eelkema

Address: 615 South Pitt St

City: Alexandria State: VA Zip: 22314

Phone: 703-622-1709 E-mail: reeelkema@netscape.net

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Robert Eelkema

Address: 615 South Pitt St

City: Alexandria State: VA Zip: 22314

Phone: 703-622-1709 E-mail: reeelkema@netscape.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).*

Demolition of existing shed to make one parking spot. To delineate the parking from the backyard, we will construct a four foot fence to replicate the north side fence.

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: _____

Date: _____

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. Robert Eelkema	615 S. Pitt Street	50%
2. Kristine Eelkema	615 S. Pitt Street	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 615 S. Pitt 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. Robert Eelkema	615 S. Pitt Street	50%
2. Kristine Eelkema	615 S. Pitt Street	50%
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. Robert Eelkema	None	None
2. Kristine Eelkema	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.

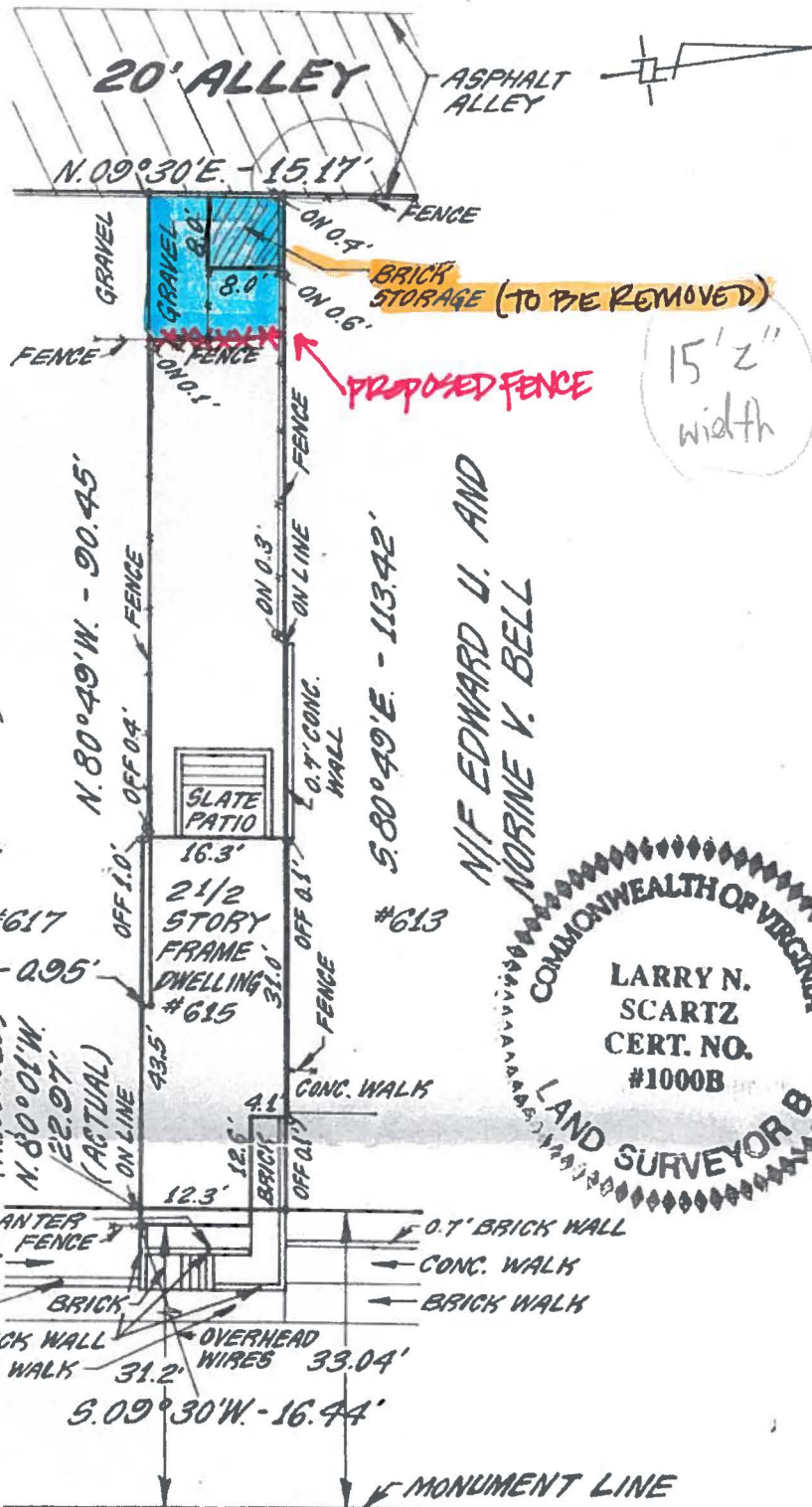
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/14/2014
Date

Robert Eelkema
Printed Name


Signature

= PROPOSED
PARKING
PAD



SOUTH PITT STREET

HOUSE LOCATION SURVEY

ON THE PROPERTY LOCATED AT

#615 SOUTH PITT STREET

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'

14

DATE: JANUARY 18, 2000

AS PER FEMA FLOOD INSURANCE

THESE ARE APPROX CALCULATIONS
FOR QUICK INFORMATION
PURPOSES ONLY—



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 615 S. Pitt St Zone Rm
 A2. 1582 ^{According to} real estate x 1.75 = 2768.5
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	642.83	Basement**	
First Floor	642.83	Stairways**	
Second Floor	642.83	Mechanical**	
Third Floor	321.42	Other**	
Front corner area 57.66		Total Exclusions	
Total Gross *	2301.57		

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

If
seems
to
be
ade-
quate
in
feet,
I
must
not
deduct

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) _____ Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2768.5 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

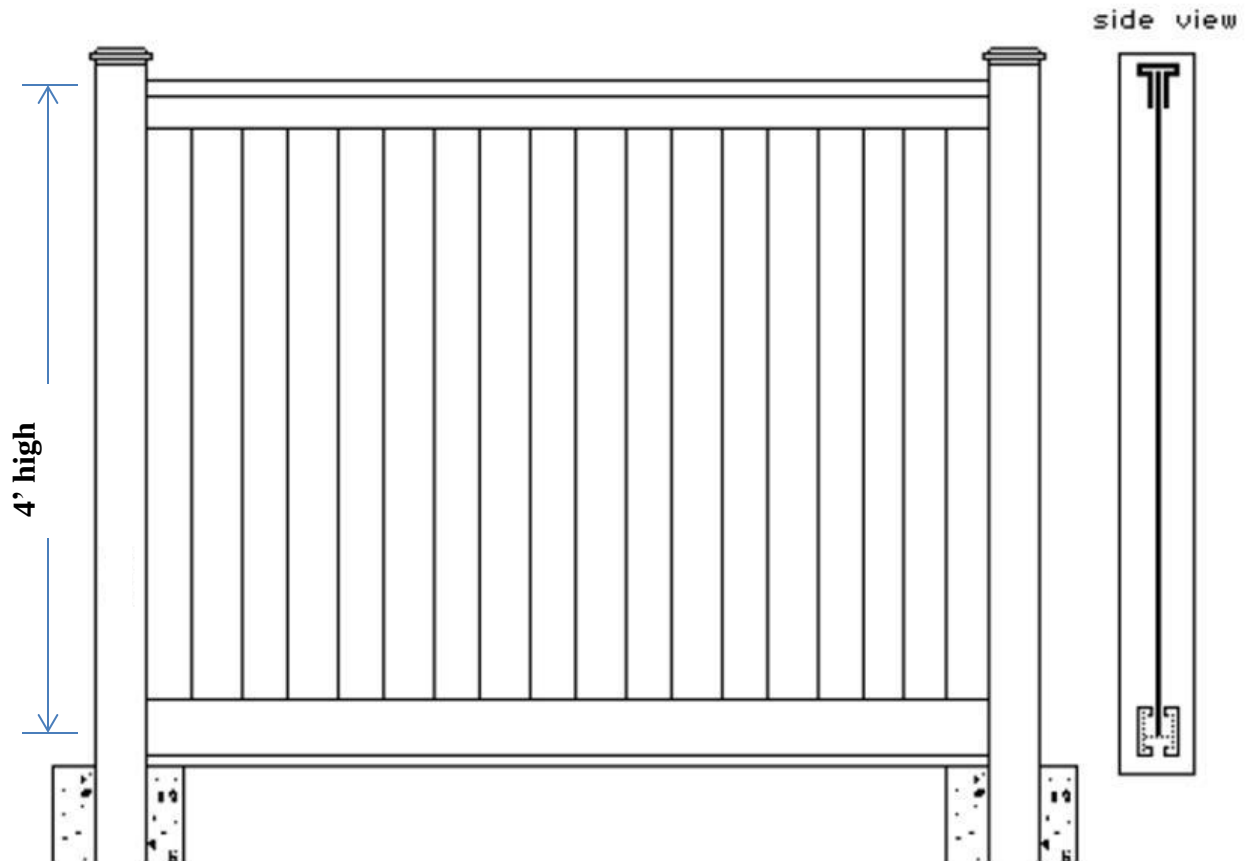
Existing Open Space	855.76
Required Open Space	553.7
Proposed Open Space	

302.06 sq ft remaining open space.

Approx 466.93 ft² remaining FAR

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

Signature: _____ Date: _____



Detail of Board Fence