

Docket Item #12
BAR CASE #2003-0174

BAR Meeting
October 1, 2003

ISSUE: Demolition/capsulation

APPLICANT: Calvin Boothe

LOCATION: 818 Franklin Street

ZONE: CL/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish/Capsulate.

NOTE: This docket item requires a roll call vote.

DISCUSSION:

Applicant s Description of the Undertaking:

Replace existing addition on rear with new addition of same size.

Issue:

The applicant is requesting a Permit to Demolish/Capsulate to remove a one story addition at the rear (south end) of the house to be replaced by a new one story addition in the same location. The existing one story addition was recently constructed over top of a prefabricated metal and plexiglass sunroom. It was constructed without permits or approval by the Board of Architectural Review and does not meet building code requirements. The proposed new addition will capsulate the same area of wall at the south end of the one story, brick section that is now capsulated by the illegal addition.

The corner property is highly visible from both Franklin Street and Alfred Street.

History and Analysis:

818 and 816 Franklin Street are gable roofed, brick houses which appear to have been built as a pair prior to 1877. The Hopkins Atlas of that year shows a pair of houses with a similar footprint in this location at the corner of Franklin and Alfred Streets. The one story brick section at the rear of 818 Franklin Street may date to the latter part of the 19th century as well. By the mid-20th century, the house at 818 Franklin Street was being used as a store. In 1980, the Board approved the addition of a prefabricated metal and plexiglass sunroom at the rear of the building (6/4/1980). The existing rear skylights were also approved at this time. More recently, the Board approved alterations to the exterior stair at the rear of 816 Franklin Street, the eastern half of the paired houses (BAR Case #2002-0206, 8/21/2002).

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 Staff's opinion, none of the above criteria are met. The portion of the building which will be demolished has no historic or architectural significance. This addition consists of the 1980 metal and plexiglass sunroom which was illegally encased in a frame structure with an asphalt roof and T-111 siding in 2003. The rear wall of the one story brick section, which will be capsulated by the new addition, was previously capsulated by the sunroom addition. Therefore, Staff recommends approval of the Permit to Demolish/Capsulate.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Historic Alexandria

No comment.