

Docket Item #7  
BAR Case #2003-0264

BAR Meeting  
December 3, 2003

**ISSUE:** Demolition/Capsulation  
**APPLICANT:** Jeffrey & Kathryn Wainscott  
**LOCATION:** 423 North Columbus Street  
**ZONE:** RM/Residential

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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:

This porch involves enclosing an existing 2 story covered porch. The 1<sup>st</sup> floor is enclosed with screen panels, the second floor enclosed with walls/windows. The roof is existing.

Issue:

The applicant is requesting approval of a Permit to Demolish/Capsulate to remove the existing wood railings on the first and second stories of the rear porch and to capsulate the second story of the existing rear addition by enclosing the existing open porch on the second story. The railings on the first story will be replaced with screen panels and screen doors.

The rear of the house at 423 North Columbus Street is visible from a public alley behind the property. Views of the porch and back of the house on the first story are for the most part blocked by an existing wood fence.

History and Analysis:

The two story brick house at 423 North Columbus Street was constructed as a pair with 425 North Columbus Street between 1877 and 1891. The existing rear addition, which terminates in a two story open wood porch, was constructed circa 1986 (Building Permit #2090, 7/23/1986). It appears to have been approved by the Board of Architectural Review the previous year (BAR Case #85-243, 12/18/1985).

In considering a Permit to Demolish and/or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 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, the proposed demolition of the porch railings on the first and second story and the capsulation of the rear of the house at 423 North Columbus Street on the second story does not meet any of the above criteria. The circa 1986 rear addition and porch are of recent construction and do not warrant preservation.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is applicable to porches with roofs and skylights within the setback distance.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

### Historic Alexandria:

No comment.