

Docket Item #10
BAR CASE #2004-0062

BAR Meeting
April 21, 2004

ISSUE: Demolition and Capsulation

APPLICANT: Charlie Fitzgerald

LOCATION: 207 Wilkes Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that an easement 205 Wilkes Street is recorded prior to the release of a building permit.

NOTE: This docket item requires a roll call vote.

DISCUSSION:

Applicant's Description of the Undertaking:

“Permit to move rear wall flush with existing third floor wall.”

Issue:

The applicant is requesting approval of a Permit to Demolish and Capsulation the rear (north) wall of the second floor of the existing residential rowhouse at 207 Wilkes Street. The house is approximately 12'6" in width.

History and Analysis:

207 Wilkes Street is a three story wood frame residential rowhouse dating from the late 19th century according to Ethelyn Cox in *Alexandria Street by Street* (p.191). The rear section of the house that is proposed to be demolished has been altered a number of times.

The rear of the house is not visible from the public right-of-way and the design of the new infill section is not before the Board.

Applicant cannot extend wall onto neighbor's property at 205 Wilkes. Easement must be obtained prior to release of building permit. Applicant must maintain 5.00 feet setback from 209 Wilkes. Proposed alterations comply with zoning ordinance requirements conditional upon easement being executed with 205 Wilkes.

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?

Since the area to be demolished is a much altered section of a late 19th century building, in the opinion of Staff none of the criteria are met. Further, because the rear of the property is not visible from the public right-of-way, the public perception of the house will not be altered by the infilling of the second floor of the rear of the house.

Therefore, Staff recommends approval of the permit to demolish.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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:

There is not enough detail to obtain an accurate understanding of the project, type and finish of windows, open space.