

Docket Item #24
BAR CASE #2004-0155

BAR Meeting
August 18, 2004

ISSUE: Permit to Demolish
APPLICANT: Stephanie Dimond
LOCATION: 509 South Fairfax Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

Note: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish an enclosed two story porch at the rear (west) of the house at 509 South Fairfax Street in order to allow the construction of a new two story addition with basement.

II. HISTORY:

The two story wood frame Queen Anne/Second Empire Victorian style, duplex townhouse was constructed between 1891 and 1896 according to the Sanborn Insurance Maps. The front facade is simple but well proportioned, with a rectangular bay/tower capped by a polychrome slate hip turret and Mansard roof. The existing rear (west) elevation lacks any noteworthy architectural character and is visible only over the top of the cooling towers and loading dock of the Safeway store on South Royal Street.

The rear two story addition was approved by the Board on 4/13/1960.

The Board approved the construction of a rear addition at the adjacent duplex in 1992 (BAR Cse #92-0229, 12/16/92).

III. ANALYSIS:

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?

Given the fact that the rear addition was constructed in 1960, it is the opinion of Staff that none of the criteria are met and that the Permit to Demolish should be approved.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Building and demolition permits required for proposed construction.
- C-2 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.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 Roof drainage must not run toward adjacent property. If the footprint area of the addition: (1) exceeds the footprint area of the existing structure, or (2) the roof drainage of the existing structure is hard piped, or (3) the roof drainage from the addition will cause erosion or damage to an adjacent property, then run-off water must be hard piped (schedule 40 PVC pipe; \geq 3" in diameter) to the storm, sewer, inlet box, building subdrain, street flume or curb.
- C-5 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-6 All exterior walls within 3 feet of 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.
- C-7 Every sleeping room shall have at lease one openable emergency escape and rescue window per IRC sec. R310.1.
- C-8 Winder stairways must comply with IRC sec. R314.4.
- C-9 Smoke alarms required per IRC sec. R317.1.

Historic Alexandria:

No comment.