

Docket Item #21
BAR CASE #2004-0182

BAR Meeting
September 1, 2004

ISSUE: Permit to Demolish
APPLICANT: John Kester
LOCATION: 315 North St. Asaph 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 the first floor of the rear of the residential rowhouse at 315 N St Asaph Street. The area to be demolished will allow construction of a new one story addition.

II. History

313 North St. Asaph Street is a two story, three bay frame rowhouse dating from the late 19th century. The area to be demolished is a one story section at the rear of the house. The area to be demolished is approximately 11' in height and 12' in width.

The section of the house to be demolished is part of an addition constructed ca. 1970 and approved by the Board on 11/12/69.

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?

Because the area of the rowhouse that is to be demolished dates from the middle of the 20th century, it is the opinion of Staff that none of the demolition criteria are met.

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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 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.
- C- 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. *The two townhouse units cannot be combined without consolidating the lots.* The supplied plat does not indicate that this has been done.
- C- The height of the porch above grade is not shown. If > 30" above finished grade porches must have guardrails on open sides. Guardrails and intermediate rails must comply with USBC 1003.2.12. Stairs must comply with USBC. Stairways of 3 or more risers require handrails.

Historic Alexandria:

No comment.