

Docket Item #8
BAR CASE #2004-0166

BAR Meeting
October 6, 2004

ISSUE: Permit to Demolish

APPLICANT: W. Kenneth Hunt

LOCATION: 425 Gibbon Street

ZONE: RM/Residential

BOARD ACTION, SEPTEMBER 1, 2004: The Board combined the discussion of docket item #'s 10 and 11. On a motion by Mr. Keleher, seconded by Ms. Neihardt the Board deferred the application for restudy. The vote on the motion was 4-0.

REASON: The Board agreed with the Staff analysis regarding materials to be used for the addition. Members had differing opinions regarding whether the addition should be sided in brick or siding.

SPEAKER: Richard Bywater, neighbor, spoke in support

NOTE: There have been no changes to the application for the Permit to Demolish and Staff here repeats the Staff Report from September 1, 2004.

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 rear of the residential rowhouse at 425 Gibbon Street. The area to be demolished will allow construction of a new two story addition. In addition, the metal shed at the rear of the property will be removed.

II. History

The two story brick rowhouse is the end unit of five constructed ca. 1949 in a very simple vernacular Federal Revival style.

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 this rowhouse is dating 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- 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 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 also applicable to skylights within setback distance.
- 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.
- C-5 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-6 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-7 Windows from sleeping rooms must conform to USBC R310, Emergency Escape and Rescue Openings.

Historic Alexandria:

No comment.

Alexandria Archaeology:

- F-1 Tax records from 1830 note the presence of a free African American household on this street face, but the exact address is unknown. Historical maps indicate that a structure was present on this property by 1877 and that a corner grocery occupied the lot in the late 19th century. The property therefore has the potential to yield archaeological resources that could provide insight into 19th-century commercial activities as well as domestic life, perhaps relating to free African Americans.

- R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.