

Docket Item #12
BAR CASE #2004-0204

BAR Meeting
October 6, 2004

ISSUE: Permit to Demolish

APPLICANT: Adams Architects

LOCATION: 405 Green 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 for the entire rear (north) wall and a portion of the west side wall near the rear. The area of the rear wall is 17 ½' wide by 18' high and contains four windows and a door. The area of the west wall to be demolished is 8' wide by 18' high and contains two windows. This demolition is to allow for a new two story addition at the rear of the house. In addition, two new openings, a door and window, will be created in the west side of the existing house and the existing west side door opening will be reduced in size to create a window opening.



Figure 2 - Rear elevation



Figure 1 - Side elevation

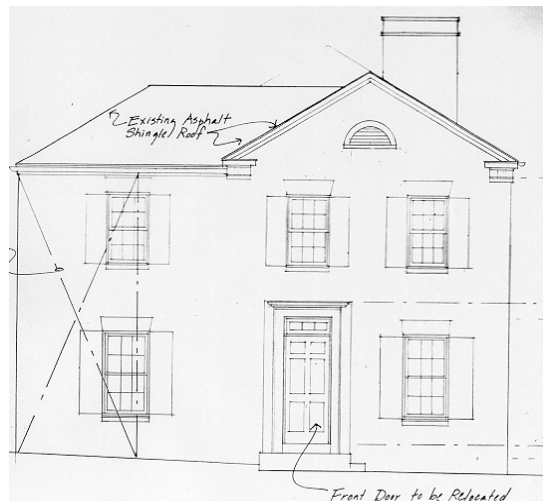


Figure 3 - Side elevation demolition

The house is semi-detached, with yard on the west side. There are no alleys on the interior of the block bounded by Green, Royal, Pitt and Jefferson Streets. Thus the rear is not visible from a public right-of-way. The front and west side of the house are visible from Green Street. The east side is visible from Royal Street through an alleyway.

II. **HISTORY:**

The two story, semi-detached, brick house at 405 Green Street is located in the Yates Garden development and was constructed in 1942 in a simple Colonial Revival vocabulary. In 1991, the Board approved a two story addition at 409 Green Street, located immediately to the west of the subject property (BAR Case #91-7, 1/2/1991 and 3/6/1991). More recently, the Board approved demolition and rear additions to other houses in the same block, including: 821 South Royal Street (BAR Case #s 2002-0021 & 0022, 4/17/2002) and 408 Jefferson Street (BAR Case # 2001-0260 & 0261, 11/7/01).

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?

In the opinion of Staff that none of the above criteria are met. The demolition is confined to the rear wall and rear portion of the west side wall. The extent of demolition is similar to that approved by the Board for many similar houses in the Yates Gardens development over the years. Staff believes 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 All exterior walls within 5 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-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 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 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-8 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-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

“No comment.”

Alexandria Archaeology:

“There is a low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.”