

Docket Item #6
BAR CASE #2004-0256

BAR Meeting
January 5, 2005

ISSUE: Permit to Demolish

APPLICANT: Lawrence Singer

LOCATION: 809 Cameron Street

ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish as submitted.

Note: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish portions of the roof at 809 Cameron Street to accommodate eight new skylights.

II. HISTORY:

The Victorian townhouse now known as 809 Cameron Street was built as two separate but attached houses (809 & 807 Cameron Street) between 1877 and 1885, when the Sanborn Fire Insurance maps first documented this area. Between 1896 and 1902, a third floor addition was added to the westernmost building (809 Cameron Street).

A 1969 renovation of the building for use as an arts and crafts shop included among other alterations, a replacement door in the rear wall (Permit #26105, 3/17/1969). These alterations were approved by the Board of Architectural Review on February 12, 1969.

In 1990, the Board denied an application to demolish the building (BAR Case #89-231, 1/3/1990). Recently the Board approved numerous alterations to the building including a third story addition to the east front of the building and alterations to the front, rear and sides of the building (BAR Case #2003-0234/235, 12/3/03). The Board also recently approved the reconstruction of the rear wall (BAR Case #2004-0007/8, 2/4/04).

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, the proposed demolition does not meet the above criteria and is

acceptable. The proposed demolition is limited to portions of the roof which will not be visible from a public right of way.

V. STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 Based upon the information provided, the proposed windows on the 3rd floor are located within 5 ft. of the interior lot lines and are in violation of the USBC and are not permitted. 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.
- 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:

“No comment.”