

Docket Item #29
BAR CASE #2005-0152

BAR Meeting
July 6, 2005

ISSUE: Permit to Demolish/Encapsulate

APPLICANT: Mary O'Donnell by Stephanie Dimond

LOCATION: 121 Prince 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/Encapsulate to allow for alterations to the rear of 121 Prince Street. The demolition/encapsulation includes the following:

1. The recessed basement level entryway on the north (rear) elevation will be encapsulated allowing the new french doors to be flush with the exterior wall;
2. The existing first story casement windows on the rear elevation will be removed and replaced with a larger set of french doors;
3. A portion of the rear facing roof of the main block of the house will be demolished to accommodate a larger dormer window;
4. An area at the southern end of the west elevation where two existing windows will be converted to two sets of french doors will be demolished.

The areas of demolition/encapsulation are visible from the rear public alley which runs east/west between South Union and South Lee Streets.

II. HISTORY:

According to Ethelyn Cox in *Historic Alexandria Street by Street*, in June 1849 heirs of Dr. Frederick May, conveyed this then "vacant lot" to Margaret Calender for \$175. The house was built by Margaret Calender or her heirs after 1849 (Cox page 116).

The Board approved a rear addition to 121 Prince Street on June 29, 1968 which included removing the existing one story porch and extending the flounder to the north by approximately 10' 4"

III. ANALYSIS:

In considering a Permit to Demolish, 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, none of the above criteria are met. The majority of the demolition/encapsulation is located on the rear 20th century addition.

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 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 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-6 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.

Historic Alexandria:

“The pattern on iron/metal grill on doors does not seem appropriate in style.”