

Docket Item #23
BAR CASE #2005-0197

BAR Meeting
September 7, 2005

ISSUE: Demolition and capsulation

APPLICANT: Kathryn Dunbar & Austin Gould by Stephen Kulinski

LOCATION: 206 South Fayette 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 demolition of approximately 94 square feet of the rear facing gable roof to accommodate a new shed dormer.



Figure 1 - Rear elevation



Figure 2 - View from S. Henry Street

II. HISTORY:

The house at 206 South Fayette Street is one of a group of four three-story town houses constructed in the last quarter of the 20th c, each with simple detailing intended to be compatible in vocabulary with the generic Federal Revival gabled form of the basic unit. As noted, this group of houses from the late 20th c. are not architecturally significant *per se*, but they comprise a typical, and compatible, definition of the historic streetscape in their basic scale, form, mass and proportions of the buildings. The detailing is simplified and generally compatible as well.

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, none of the above criteria are met. The area of demolition is limited to a section of the rear roof of a late 20th century building.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The proposed project exceeds the allowable height and area limits of the USBC for this type of occupancy. The design of this additional space shall meet the additional fire suppression requirements and emergency escape provisions of the USBC.
- C-1 The proposed window openings are located along a public alley. As such, fire separation distance shall be measured from the centerline of the alley. All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- 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.

Historic Alexandria:

“No comment.”