

Docket Item #10
BAR CASE #2005-0229

BAR Meeting
October 19, 2005

ISSUE: Permit to Demolish and Capsulate

APPLICANT: Kathleen & William Phelps by R.B. Adams & Assoc.

LOCATION: 514 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 and Capsulate portions of the residential house at 514 Prince Street. Approximately 152 square feet of the rear elevation will be demolished, included the entire first story and a small area below the existing second story window to create a new door. The remainder of the two story rear wall will be fully encapsulated by the new two story addition.

II. HISTORY:

514 Prince Street is a three bay side hall Second Empire style brick residential rowhouse with a mansard roof and large shed dormer. The house was constructed in 1913 (Building Permit #148, 6/16/1913).

A rear “addition” was added and later removed in the 20th century. This addition was a two story open wood porch approximately five feet in length with open exterior wood stairs that provided egress to the second floor. The porch was removed in 1961 and the door to the second floor was filled in to become a window (Building Permit #17394, 6/16/1961). The new window was approved by the Board on 6/14/1961.

The Board approved a Permit to Demolish and Capsulate on April 19, 2000 (BAR Case #2000-0047), but the validity of the Permit expired and the Board re-approved the Permit to Demolish on 6/6/01 (BAR Case #2001-0113).

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?

Staff notes that the Board has previously approved the demolition/encapsulation of the rear wall two times. Staff believes that none of the criteria are met and that the Permit to Demolish/Encapsulate should be granted.

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:

- F-1 Windows and greenhouse are located along interior lot lines on East and West sides of the dwelling. The applicant shall provide documentation to show when windows and greenhouse were installed in order to determine compliance with applicable code at the time of construction.

- F-2 New windows or enlargement / alteration of existing openings shall comply with C-1 below.

- 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 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 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.

Office of Historic Alexandria:

“How old is the wall to be removed?”

Alexandria Archaeology:

F-1 According to the G.M. Hopkins Insurance Map, a house was present on the lot at 514 Prince Street by 1877. This property therefore has the potential to yield archaeological resources which could provide insight into life in Alexandria during the nineteenth century.

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 statement in the paragraph above (R-1) must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.