

Docket Item #6
BAR CASE #2005-0297

BAR Meeting
January 18, 2006

ISSUE: Permit to demolish/capsulate

APPLICANT: James & Megan Sipes

LOCATION: 112 Quay 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 three story, brick faced, interior end unit house appears from the street to have a gable roof, but actually has a roof composed of sloping portions at the front and back and a flat portion in the center, similar to a mansard. The applicant is requesting approval of a Permit to Demolish to remove the existing glass and metal “cupola” or dormer that projects from the rear (south) elevation at the rooftop. A recessed balcony is located in front of the dormer. The applicant proposes to replace the existing dormer and balcony with a larger dormer that will entail extending the area of demolition in the rear sloped and flat sections of the roof by a total of approximately 50 square feet. In addition, an existing roof hatch will be removed and the area reconstructed to match the existing construction and roofing while a slightly larger opening for a new skylight/roof access hatch will be cut near the center of the flat portion of the roof.

The rear slope of the roof is partially visible from Quay, Union and Queen Streets.

II. HISTORY:

The dwelling at 112 Quay Street is a one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco Streets which was approved by City Council in 1968 (Special Use Permit #1084) and constructed in 1971. The attached rowhouses are a variety of simple Colonial Revival styles. This area was not included in the Old and Historic Alexandria District between the late 1960s and June of 1984. Therefore, a number of alterations were made to individual townhouses during this period without Board of Architectural Review. The existing prefabricated glass and metal “dormer” at the rear of 112 Quay Street was added as part of a project to convert the attic to a family room area. The architect was John Savage. The building permit was issued on April 24, 1984, just before the area was returned to the historic district (Building Permit #39810).

On September 3, 2003, the Board approved a Permit to Demolish and Certificate of Appropriateness for the removal of the existing dormer and balcony and construction of a new dormer (BAR Case #s 2003-176 & 177). The project was never undertaken and the applicant is seeking re-approval of the previously approved applications.

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 shrine?
- (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?

Given that the house dates from 1971, that the actual new demolition is minimal and that the existing glass and metal dormer dates from 1984, it is the opinion of Staff that none of the criteria are met and the Permit to Demolish 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:

- 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:

Design of the dormer windows might be re-considered; they seem to dominate the rear elevation and also include window lights installed on each side.