

Docket Item #10
BAR CASE #2006-0064

BAR Meeting
May 17, 2006

ISSUE: Permit to Demolish
APPLICANT: Robert and Rita Burnham
LOCATION: 412 Jefferson Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

BOARD ACTION, APRIL 19, 2006: The Board combined the discussion of docket item #'s 7 & 8. On a motion by Mr. Wheeler, seconded by Mr. Smeallie, the Board voted to defer the application for restudy.

REASON: The Board found the proposed use of vinyl on the new addition inappropriate as a building material in the Old and Historic District. The Board requested the applicant to explore other compatible materials for the addition.

SPEAKERS: Mike Schwartz, representing the applicants, spoke in support

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(Insert sketch here)

Update: There have been no changes in the Permit to Demolish and Capsulate since the public hearing of April 19, 2006 and Staff here repeats the previous Staff report.

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish and Capsulate portion of the residential rowhouse at 412 Jefferson Street. The section to be demolished is an existing rear one story frame porch. The demolition will allow for the construction of a new one story rear sunroom.

II. HISTORY:

412 Jefferson Street is a two story brick residential rowhouse that was constructed as part of the Yates Garden subdivision in ca. 1941. The existing one story porch that is proposed to be demolished as part of the project was constructed in the 1970s or 1980s based upon general stylistic characteristics. Staff has no located records of Board approval of this porch.

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?

In the opinion of Staff, because the rear porch dates from the late 20th century, none of the criteria are met and the Permit to Demolish should be granted.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application a 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 taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Construction permits are required for this project.

Historic Alexandria:

“Although not much of this addition can be seen from public view, it would be more appropriate to use painted wood for the structure and lattice, not vinyl.