

Docket Item # 13  
BAR CASE #2006-0098

BAR Meeting  
June 7, 2006

**ISSUE:** Demolition/encapsulation

**APPLICANT:** Kenneth Springer

**LOCATION:** 703 Avon Place

**ZONE:** RB/Residential

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

(Insert sketch here)

NOTE: This docket item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish for partial demolition at the back of the two story brick townhouse at 703 Avon Place to relocate an existing door and remove an existing casement picture window. An existing metal canopy will also be removed.

The house backs up to a shared alley and the rear elevation is clearly visible from the alley.

**II. HISTORY:**

703 Avon Place is a stone and brick residential rowhouse dating from circa 1939. This area of Avon Place was included within the original boundaries of the 1946 historic district in order to protect the George Washington Memorial Parkway. However, this row of houses is currently visually screened from the Parkway by the Mason Hall Apartments on West Abingdon Drive which were constructed in 1951.

On March 2, 2005, the Board approved replacement windows for 1308 Michigan Avenue that were to be Marvin aluminum clad wood casement windows with simulated divided lights (BAR Case # 2004-0106). However, a number of other houses have had replacement windows installed without the approval of the Board. In recent years the Board has reviewed several other project types in the immediate vicinity of 703 Avon Place, including a stone wall at 708 Devon Place (BAR 2004-0220, 10/10/2004), an addition and alterations at 706 Chetworth Place (BAR 2003-0146 & 0147, 7/16/2003) an air conditioning unit and screening at 1314 Michigan Avenue (BAR Case #2002-0134, 6/19/2002) and air conditioning unit screening and fence at 1326 Michigan Avenue (BAR Case #2002-0281, 11/20/2002). The Board reviewed an after-the-fact replacement door at 1302 Michigan Avenue (BAR Case #2004-0013, 10/20/2004). The Board denied the replacement door, believing it to be inappropriate for the style of the house. The applicant appealed the Board's decision to City Council. On February 12, 2005, City Council upheld the Board's denial of the door.

On December 7, 2005, the Board approved replacement windows for 703 Avon Place with the condition that the replacement windows be wood, metal or aluminum clad with Staff to review and approve the selected windows before installation. (BAR Case # 2005-0262). From staff's site visit, the new window appear to be clad french-style casement windows, similar to those used in a prior case in the neighborhood.

**III. ANALYSIS:**

The proposed door and window alterations comply with the zoning ordinances requirements.

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?

Staff believes none of the above criteria are applicable in this case.

**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:

It would be helpful to see full views of the rear of the house and adjoining homes to consider this project in conjunction with the neighborhood. Is a new window being installed on the second floor?