

Docket Item #10
BAR CASE #2006-0176

BAR Meeting
September 20, 2006

ISSUE: Demolition and Capsulation

APPLICANT: Chris Fox by Wayne Neale

LOCATION: 507 South St. Asaph Street

ZONE: RM/Residential

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 and Encapsulate a portion of the existing roof to make alterations to the fourth floor of 507 South St. Asaph Street, including adding a shed dormer on the front elevation, and an inset roof deck on the rear elevation.

There are not direct views of the rear elevation from the public right-of way, with only minimal side views from South St. Asaph Street.

II. HISTORY:

507 South St. Asaph Street is one of 25 townhouses constructed as a cluster development with an SUP approval in 1976. The Board of Architectural Review approved the new construction of the development on September 17, 1975.

Staff could locate no additional BAR approvals for 507 South St. Asaph Street.

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?

Staff believes none of the above criteria are applicable in this case. The house dates to 1976 and possesses no special architectural or historical significance. The most substantial demolition/capsulation will occur at the rear of the house and will only be minimally visible from a public right-of-way.

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 The proposed conversion of the attic to habitable space exceeds the allowable height and area limits of the USBC. The structure will be required to be constructed under the requirements of the USBC and not the IRC. A fire suppression system may be required.
- C-1 Provisions for emergency escape and rescue openings for the fourth floor shall conform to the requirements of the USBC.
- 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. 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:

Request seems appropriate.