

Docket Item #11
BAR CASE #2006-0218

BAR Meeting
October 4, 2006

ISSUE: Demolition/Encapsulation

APPLICANTS: Land Design, Inc.

LOCATION: 200 South Peyton Street

ZONE: CD/Commercial

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 a Permit to Demolish and Encapsulate a portion of the existing roof in order to construct a second-floor addition. The existing building has 7,950 square feet. The addition will add 2,625 square feet.

The proposed addition will be located on the central section of this building that is currently one-story. The sections on either side are currently two stories tall.



Figure 1 - Peyton Street elevation



Figure 2 - South elevation



Figure 3 - Commerce St elevation



Figure 4 - Prince St elevation

II. HISTORY:

200 South Peyton Street is a one and two story freestanding brick building that was constructed as an automobile repair facility and is located at the corner of South Peyton and Prince Street. It was originally constructed as an automobile service facility in 1960. The architect for the building was Hamilton Morton.

In 2003 and 2004, the Board approved substantial alterations to the building when it was

converted to office use by the applicant, Land Design, Inc., a landscape design firm. (BAR Case #'s, 2003-0160, 2003-0161, 2004-0119).

III. ANALYSIS:

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 10-205(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 and protect an historic place or area of historic interest in the city?
- (5) 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?
- (6) Would retention of the building or structure help maintain the scale and character of the neighborhood?

Given the fact that the building dates from the 1960's, it is the opinion of staff, 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.
- C-4 Required exits shall be accessible for persons with disabilities.

Historic Alexandria:
No comments.