

Docket Item #7
BAR CASE # 2007-0050

BAR Meeting
April 4, 2007

ISSUE: Demolition
APPLICANT: Michael Peck by Robert Bentley Adams
LOCATION: 420 North Union 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 in order to remove the existing rear dormer and construct a new rear dormer at 420 North Union Street.

II. HISTORY:

The three-and-one-half-story brick veneer townhouse at 420 North Union Street was constructed in 1974 as part of a complex of Federal revival style townhouses. When originally constructed, this development was not within the boundaries of the Old and Historic Alexandria District. Since that time, the boundaries have been adjusted and the property now falls within the boundaries. The Board has reviewed a number of applications for rooftop alterations to the houses in the 400 block of North Union Street. Many have involved the addition of rooftop balustrades/or dormers.

The Board most recently approved a new Palladian style front dormer at 430 North Union Street on February 7, 2007 (BAR Case # 2007-0012). The Board also approved a Palladian style dormer at 424 North Union Street (BAR Case #2002-187, 11/7/2001).

Staff could not locate any Board approvals for 420 North Union Street, including approvals for the existing dormers.

III. ANALYSIS:

In considering a Permit to Demolish/Capsulate, 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 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 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 this is a 1974 house none of the criteria for demolition and encapsulation are met in this instance. The dormer feature to be demolished and replaced is not readily visible from the public right of way due to its location on the rear of the property. Therefore, Staff believes the proposed demolition is acceptable.

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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-3 A Construction permit will be required for the proposed project.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC)

Historic Alexandria:

No comments received.