

Docket Item #8
BAR CASE # 2007-0019

BAR Meeting
April 18, 2007

ISSUE: Demolition/encapsulation
APPLICANT: David and Phillipa Wilcox by Patrick Tomlinson
LOCATION: 413 North Fairfax Street
ZONE: RM/Residential

STAFF RECOMMENDATION, APRIL 18, 2007: Staff recommends approval of the permit to demolish as submitted.

BOARD ACTION, FEBRUARY 21, 2007: The Board combined the discussion of docket item #'s 9 & 10. On a motion by Dr. Fitzgerald, seconded by Ms. Neihardt, the Board deferred the applications for restudy. The vote on the motion was 4-0.

REASON: The Board agreed with the staff recommendations that the proposed shed dormer was inappropriate and that another style dormer should be considered.

SPEAKER: Patrick Tomlinson, project designer, spoke in support

STAFF RECOMMENDATION, FEBRUARY 21, 2007: Staff recommends approval of the permit to demolish as submitted.

(Insert sketch here)

Note: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting a permit to demolish to allow for the construction of a new dormer addition on the rear slope of the gable roof. This addition will allow the attic area under the roof to be converted into a third story master bedroom suite. The area of roof to be removed is 18' 4 1/2" by 9' 6".

Located within the Princess Street Townhouses development (200 block of Princess Street, 400 block of North Fairfax Street, 200 block of Oronoco Street, and 400 block of North Lee Street), the two story brick veneer house is one of a pair of houses set back from Fairfax Street and facing the interior parking lot. The area of proposed demolition on the rear slope of the roof faces onto the development's common area in the center the block. It is visible to the public only through a gap in the building wall along North Lee Street, between 410 and 412 North Lee Street.

The applicant has provided a letter from the Princess Street Homeowners Association dated April 4, 2007, approving the proposed project.

II. HISTORY:

The house at 413 North Fairfax Street was constructed in 1977 as part of the Princess Street Townhouses development project in a Federal revival design style.

Staff is unaware of comparable demolition in the Princess Street Townhouses development for a dormer addition. However, the Board previously approved demolition for skylights within this development. In 2005, the Board approved demolition for four skylights in the rear slope of the roof of the house at 221 Princess Street (BAR Case #2005-0043, 4/6/2005). In 2000, the Board approved three skylights for 419 North Fairfax Street (BAR Case #2000-0114, 6/7/2000).

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

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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?

The house at 413 North Fairfax Street is a late 20th century building, is not unique and does not possess any known architectural or historical significance. Moreover, the area of demolition is located at the rear of the building on a secondary façade. Therefore, Staff believes the proposed demolition does not meet any of the above criteria and is acceptable.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the permit to demolish 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.