

Docket Item # 11
BAR CASE # 2007-0092

BAR Meeting
August 1, 2007

ISSUE: Demolition/encapsulation

APPLICANT: Paul & Joyce Stevens

LOCATION: 630 South Fairfax 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 for demolition of the existing roof structure of the rear shed located at 630 South Fairfax Street. The existing shed style roof will be replaced with a new gable roof.

II. HISTORY:

The house at 630 South Fairfax Street is a two story, brick house with a modillion cornice constructed in the early 19th century, according to Ethelyn Cox in *Historic Alexandria Street by Street* (p. 51). Until the mid-20th century, the house now known as 630 S Fairfax Street was two units, 628 and 630. Sometime between 1941 and 1959 the two houses were combined to form a larger, single house (Sanborn Insurance Maps).

Additions were made to the rear (east) ground level facade in 1941 and 1965 (Building Permits) for the construction of a glass and brick enclosed porch. The 16' by 10' shed to the rear of the property was granted a Variance (BZA#813, 5/25/65) and constructed as a workshop in 1965.

The Board approved a rear second story addition as well as a new rear 2 story addition for 630 South Fairfax Street in 1996 (BAR Case #96-0011, 2/14/96). At the February 14, 1996 hearing the Board also reviewed an addition to the subject shed which would have extended the shed to the south property line. The Board approved the shed addition with the condition that the addition be made to the rear or north elevation subject to staff approval. This addition was never constructed. The shed appears to have been constructed between 1965 and 1992 without any approvals.

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 late 20th century accessory structure none of the criteria for demolition and encapsulation are met in this instance.

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 A construction permit is required for the proposed project.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Historic Alexandria:

No comments were received.