

Docket Item # 16
BAR CASE # 2007-0138

BAR Meeting
August 1, 2007

ISSUE: Re-approval of demolition and capsulation
APPLICANT: Clayton & Anne Perfall by Robert Bentley Adams & Assoc.
LOCATION: 122 South Fairfax Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of this application with the following condition:

1. The statements below must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement:
 - a) Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds; and,
 - b) Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.

(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 the encapsulation of an area approximately 9' long and 9' high on the north wall of a one story brick kitchen addition at the rear of the house. This area currently has no openings. The proposed work also entails creating two new openings in the north wall, one for a refrigerator and one for a doorway, within the area of encapsulation.



Figure 1 - Front Elevation



Figure 2 - Side yard looking west



Figure 3 - Rear at side yard

The area to be encapsulated is partially visible above the 6-1/2' high brick garden wall when viewed from the adjacent public alley which traverses the block between Lee and Fairfax streets.

II. HISTORY:

The house at 122 S. Fairfax Street was built by Jonah Thompson sometime in the 1790's, probably for use as a rental (Ethelyn Cox, Historic Alexandria Virginia: Street by Street, page 43). It is a full three story, side hall masonry block with a service wing to the east. The street or west elevation is punctuated by large window openings and a slightly recessed entry opening. The house is flanked on the south by its twin, 124 S. Fairfax Street.

The one story kitchen addition was constructed in 1968 and approved by the Board on November 8, 1967. In 2000, the Board approved new French doors to the kitchen addition (BAR Case #2000-139, 7/19/2000). The doors, which were similar to those currently proposed, were never installed.

On December 17, 2005, the Board approved the currently proposed demolition and addition and alterations (BAR Case #2005-0183 & 184). The approval was amended only by the standard

archeological provision. The work was not undertaken with prior to the expiration of the approval and thus, the applicant is now seeking re-approval.

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, none of the above criteria are met. The area of demolition and encapsulation is limited to an area of approximately 140 square feet on the north wall of a 1968 addition. Staff notes the comments of Alexandria Archaeology and recommends that they be included as a condition of the approval.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of this application with the following condition:

1. The statements below must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement:
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 - b) Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Historic Alexandria:

“No comment”

Alexandria Archaeology:

F-1 According to Ethelyn Cox’s *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was constructed by 1796 by Jonah Thompson. It was listed as being damaged in the 1827 fire. The property therefore has the potential to yield archaeological resources that could provide insight into residential life in early Alexandria.

R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

R-2 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.

R-3 The statements in R-1 and R-2 above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.