

Docket Item # 14
BAR CASE # 2007-0242

BAR Meeting
December 6, 2007

ISSUE: Re-approval of Demolition/Encapsulation

APPLICANT: 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 re-approval of a Permit to Demolish and Encapsulate a portion of the existing roof in order to construct a second-floor addition. The Board originally approved this request on October 4, 2006. Due to the expiration of the approval, the applicant is requesting a re-approval. The scope of the project remains the same as the October 4, 2006 approval.

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.

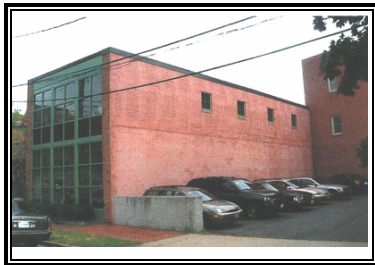


Figure 2: South Elevation.



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 originally constructed in 1960 as an automobile repair facility and is located at the corner of South Peyton and Prince Street. 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).

In 2006, the Board approved a Permit to Demolish/Encapsulate, a Certificate of Appropriateness for a second story addition, and a Waiver of required HVAC screening (BAR Case #'s 2006-0218, 2006-0219, 2006-0236). Those approvals have expired and the applicant is requesting re-approvals.

III. ANALYSIS:

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec 10-105(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 an historic shrine?
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?

Given the fact that the building dates from the 1960's, it is the opinion of staff that none of the criteria are met and the Permit to Demolish/Encapsulate should be granted as submitted.

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 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-5 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-6 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-7 Roof drainage must not run toward adjacent property. If the footprint area of the addition: (1) exceeds the footprint area of the existing structure, or (2) the roof drainage of the existing structure is hard piped, or (3) the roof drainage from the addition will cause erosion or damage to an adjacent property, then run-off water must be hard piped (schedule 40 PVC pipe; \geq 3" in diameter) to the storm, sewer, inlet box, building sub drain, street flume or curb.
- C-8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-9 A soils report must be submitted with the building permit application.
- C-10 Canopies must comply with USBC 3202.3.1 for support and clearance from the sidewalk, and the applicable sections of USBC's Chapter 11. Structural designs of fabric covered canopies must comply with USBC 3105.3. The horizontal portions of the framework

must not be less than 8 feet nor more than 12 feet above the sidewalk and the clearance between the covering or valance and the sidewalk must not be less than 7 feet.

- C-11 Canopies must comply with USBC 3105.1 and the applicable sections of USBC: Chapter 16. Structural designs of fabric covered canapés must comply with USBC 3105.3.

Historic Alexandria:

No comments received.