

Docket Item # 14
BAR CASE # 2008-0100

BAR Meeting
July 9, 2008

ISSUE: Demolition/Encapsulation

APPLICANT: Stephanie Dimond

LOCATION: 212 Wilkes Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Encapsulate as submitted.



BAR CASE #2008-0100/0101 7/09/2008



Note: This item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate in order to construct a screened porch addition at 212 Wilkes Street. The southeast corner of the house will be encapsulated and a 7' portion of the east wall will be demolished in order to construct a small 4' by 7' addition which will project into the screened porch volume. A shed on the property is also proposed to be demolished as part of the project.

II. HISTORY:

212 Wilkes Street is a 2 ½ story brick townhouse constructed in 1972 in the Federal Revival Style (it was approved by the Board on July 21, 1971). The Board subsequently approved material samples and details for the three unit townhouse project (212, 214 and 216 Wilkes Street) on August 18, 1971. Since the construction of the house in 1972, the Board has approved a number of small alterations to the townhouse, including:

- Dormer windows, approved by the Board in 1975 (Staff could not locate the BAR case number).
- A wood screening fence for two HVAC units in the side yard on May 20, 1992 (BAR Case #1992-0070).
- A new window in an original bricked opening on February 5, 2003 (BAR Case #2003-0008).

Staff could find no Board approval for the existing shed.

III. ANALYSIS:

In considering a Permit to Demolish/Encapsulate, 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. This is a late-20th century townhouse and the demolition/encapsulation is very minimal in scale with limited visibility. The shed

appears to date from after the construction of the house in 1972, with only the top foot of the shed is visible above the existing brick wall. Therefore, Staff recommends approval of the application as submitted.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish/Encapsulate as submitted.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 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.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 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-8 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-9 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.
- C-10 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:
F-1 No comment.

VI. IMAGES

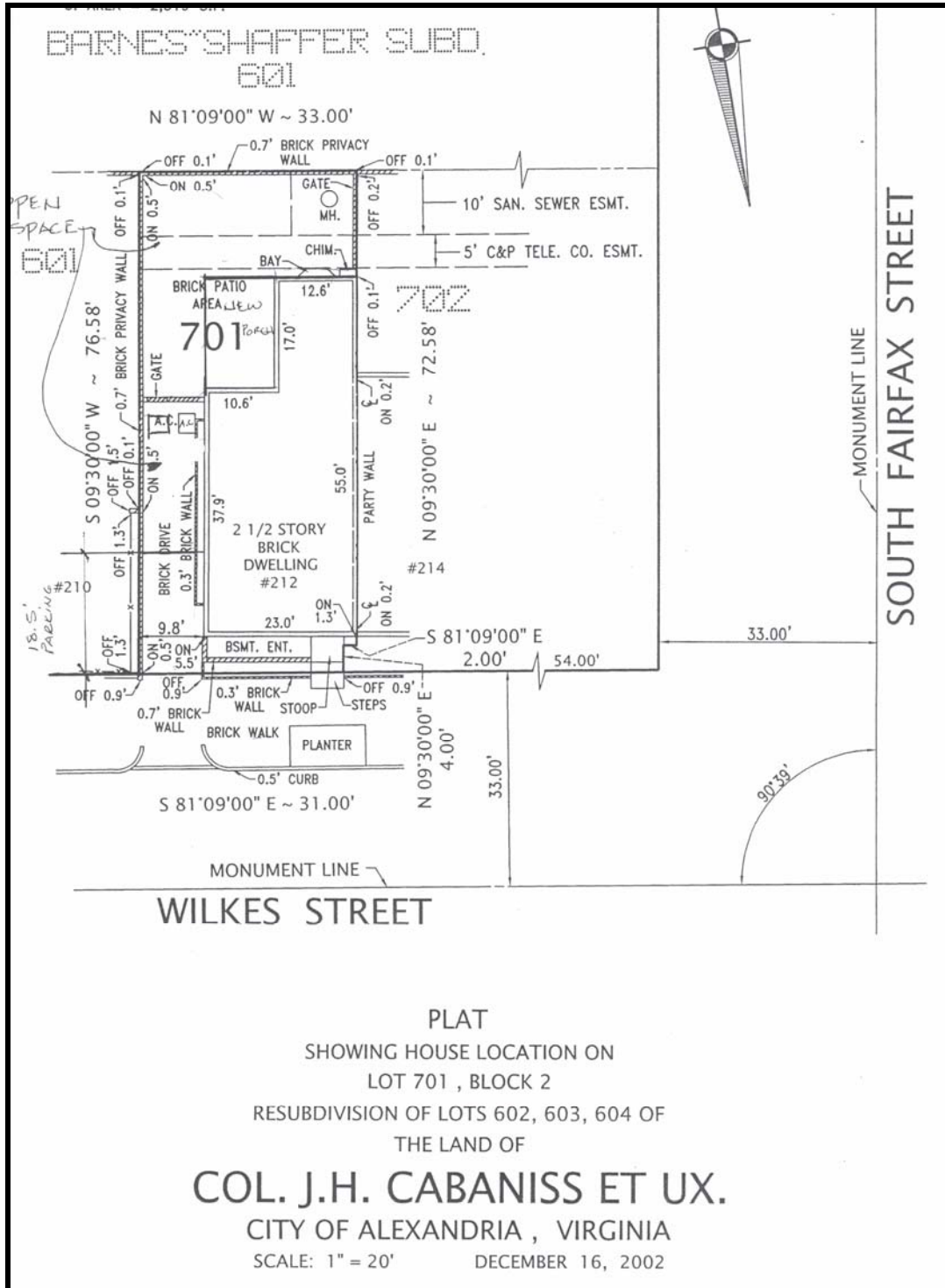


Figure 1: Plat



Figure 2: Area of demolition/encapsulation