

Docket Item # 6
BAR CASE # 2008-0027

BAR Meeting
July 30, 2008

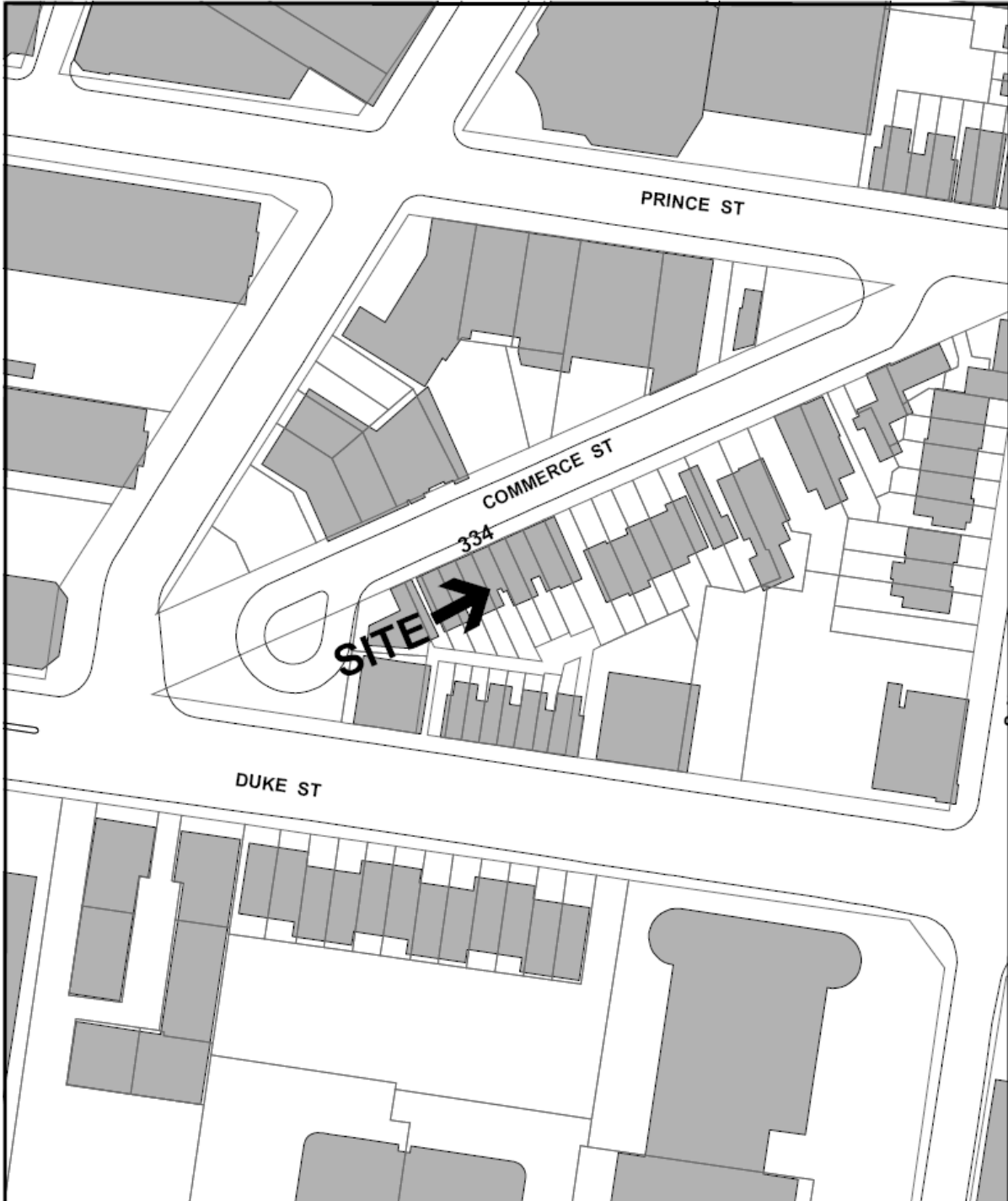
ISSUE: Demolition/encapsulation

APPLICANT: Neil and Sheila Juranski

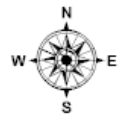
LOCATION: 334 Commerce Street

ZONE: CD/Residential

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



BAR CASE #2008-0027, 0028 7/30/2008



NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate in order to construct a rear addition at 334 Commerce Street. The amount of encapsulation proposed is approximately 237 square feet of the existing rear elevation. The rear elevation, which includes an ell form, is now stuccoed. The adjacent property to the east also has a stucco rear elevation, while the abutting property to the west has a concrete block addition.

The rear elevation of 334 Commerce Street is limited to two small public alleys off of Duke Street.

II. HISTORY:

334 Commerce Street is a two-story attached, flat roof with parapet rowhouse, with a brick front, and stuccoed rear and side elevations. The front elevation is two bays, with two-over-two windows, and a cornice with corbelling. While the Real Estate records indicate the building was constructed in 1946, Sanborn Fire Insurance Map research shows that 334 Commerce Street, and its related stick of attached rowhouses were constructed ca. 1912, since they first appear on the 1912 map. However, visual inspection of the front indicates this property and its neighbors have had significant alterations over the year, including new brick, that is different from the cornice corbelling, and the front door hoods appear to be a more recent alteration. Staff was not able to review building permits to explore when these alterations occurred due to their unavailability.

Staff did not locate any prior approvals by the Board.

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 building dates to 1912 at the earliest and has undergone alterations over the years. The rear elevation has been stuccoed at some time in the past, which has compromised the historic integrity. The proposed encapsulation for the addition is limited to the rear. Therefore, Staff recommends approval of the Permit to Demolish/Encapsulate.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish/Encapsulate.

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.

Alexandria Archaeology:

1. *The applicant/developer shall 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.
2. *The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements in archaeology conditions above marked with an asterisk (*) shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

VI. IMAGES:

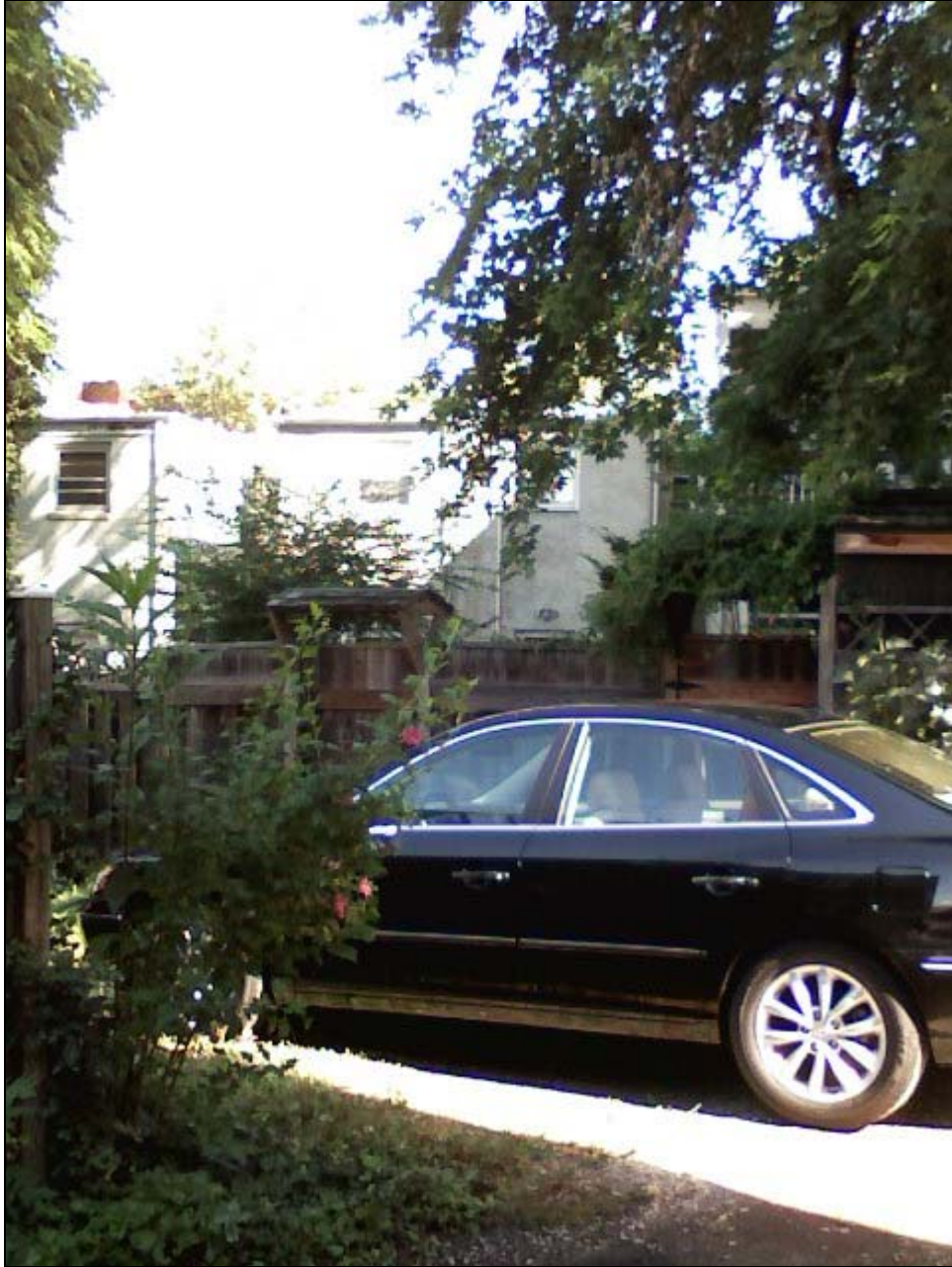


Figure 1: Rear Elevation



Front View of 334 Commerce St.



Rear View of 334 Commerce St.



View of 336 and 334 Commerce St.



View of 334, 332 and 330 Commerce St.

Figure 2: Commerce Street and rear views

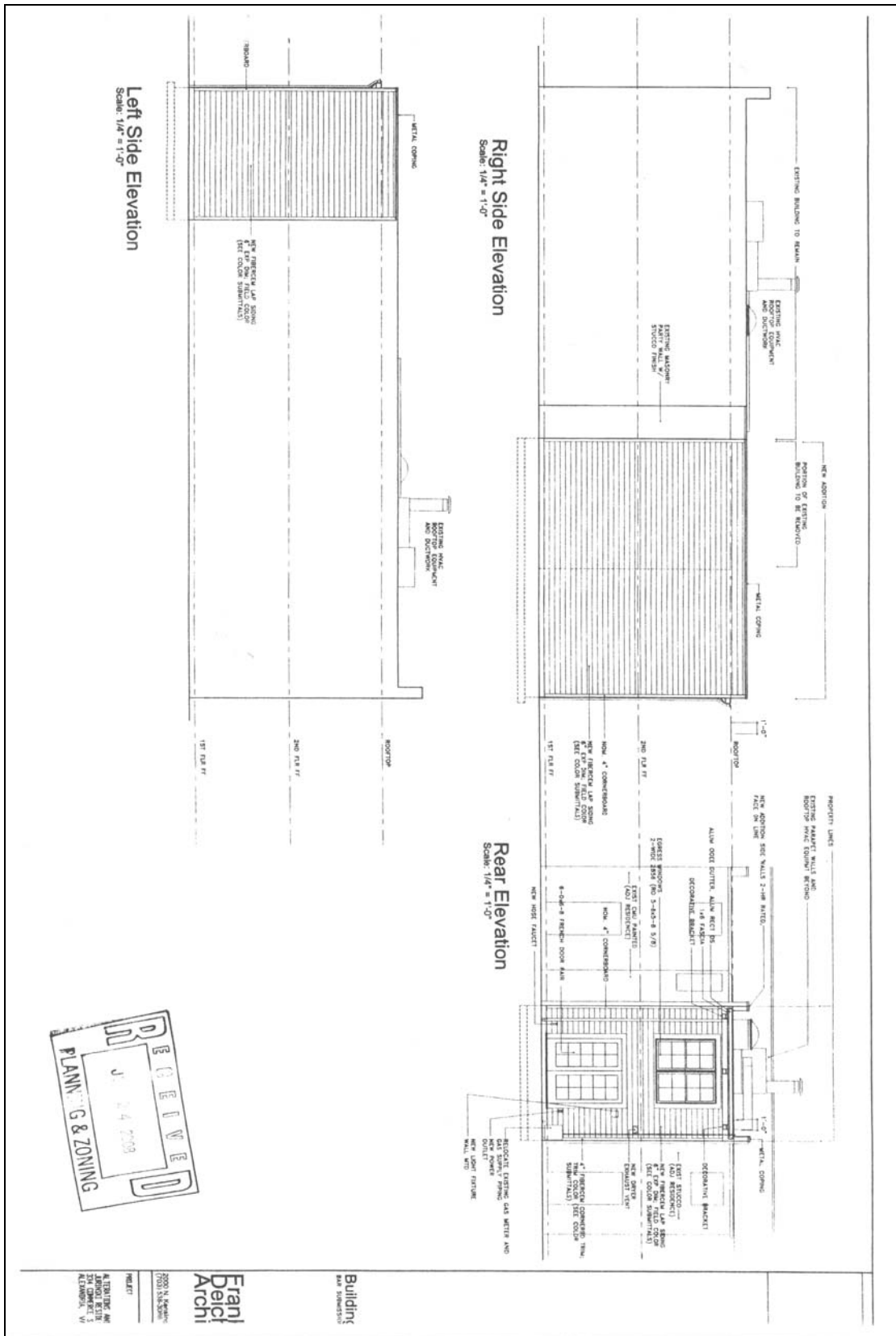


Figure 3: Proposed rear addition elevations

