

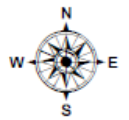
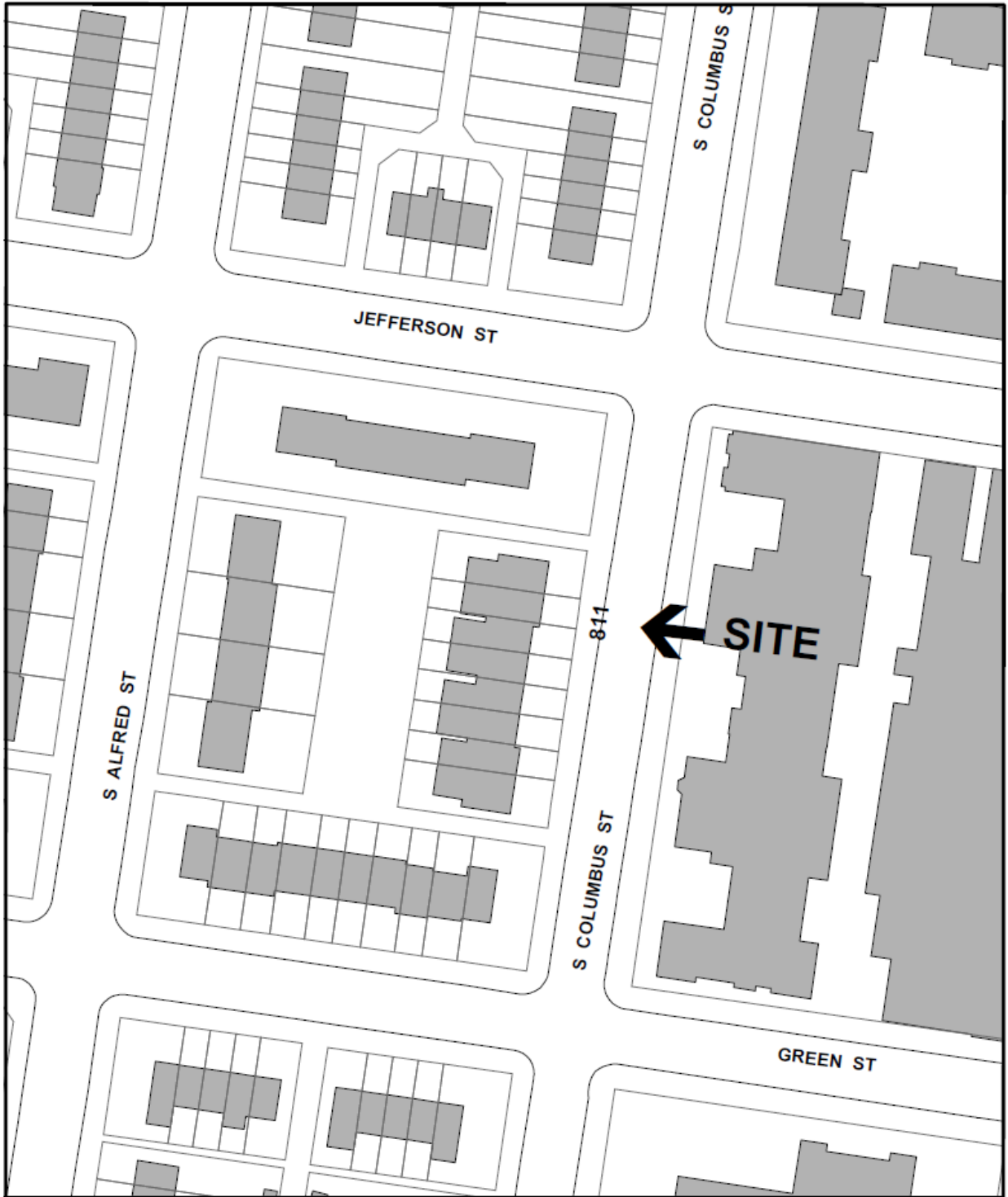
Docket Item # 6  
BAR CASE # 2008-0162

BAR Meeting  
October 15, 2008

**ISSUE:** Demolition/Encapsulation  
**APPLICANT:** Robert Bentley Adams & Associates  
**LOCATION:** 811 South Columbus Street  
**ZONE:** RM/Residential

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



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 new second story addition at 811 South Columbus Street. Portions of the existing second floor rear wall and windows, as well as the railing of the existing second story rear deck, will be demolished. The new addition will be constructed over an existing one story addition and will include a well for two HVAC units. The addition will measure 18' wide by 19.8' deep and will have a gable roof with asphalt shingles. The existing chimney will be raised approximately 8' to accommodate the height of the second story addition.

**II. HISTORY:**

The two story brick faced house at 811 South Columbus Street is one of a group of eight townhouses on the west side of the 800 block of South Columbus Street which were constructed in 1979 and 1980 by altering and adding to an existing 1950s two story apartment building. The Board approved the project in a series of decisions in 1979 (April 18, 1979; May 2, 1979; and, October 3, 1979). The building permit drawings indicate that the rear walls were newly constructed in 1979 and 1980 (Permit #10502).

In October 2003, Staff administratively approved a replacement wood door for 811 South Columbus Street and on March 17, 2004, the BAR approved alterations to the entrance trim (BAR 2004-0023).

Since the late 1970s the Board has approved three projects for this row of townhouses, including:

- a rear bay window at 819 South Columbus Street (BAR Case #2003-0162, July 16, 2003);
- replacement windows at 817 South Columbus Street (BAR Case #2007-0246, December 6, 2007); and,
- a second story addition at 821 South Columbus Street (BAR Case #1995-0082, September 6, 1995).

**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, encapsulating 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 proposed demolition/encapsulation is minimal in scale and confined to the second story of the rear elevation. Furthermore, the majority of the townhouses in this row already have two story additions, which were constructed during the 1970s renovation.

**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 Additions and Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Additions and 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:

No comments received.

Alexandria Archaeology:

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

VI. IMAGES

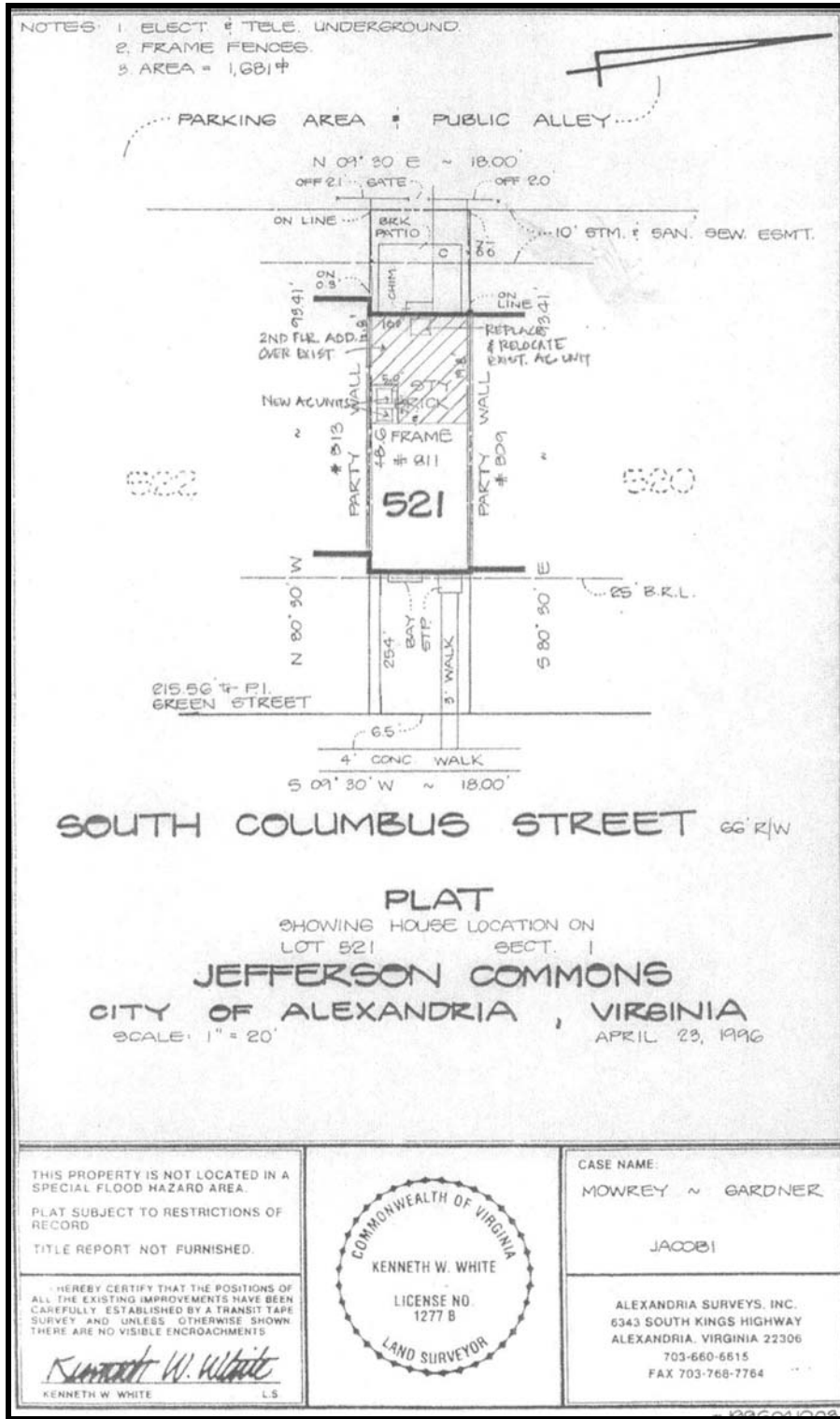


Figure 1: Site plan

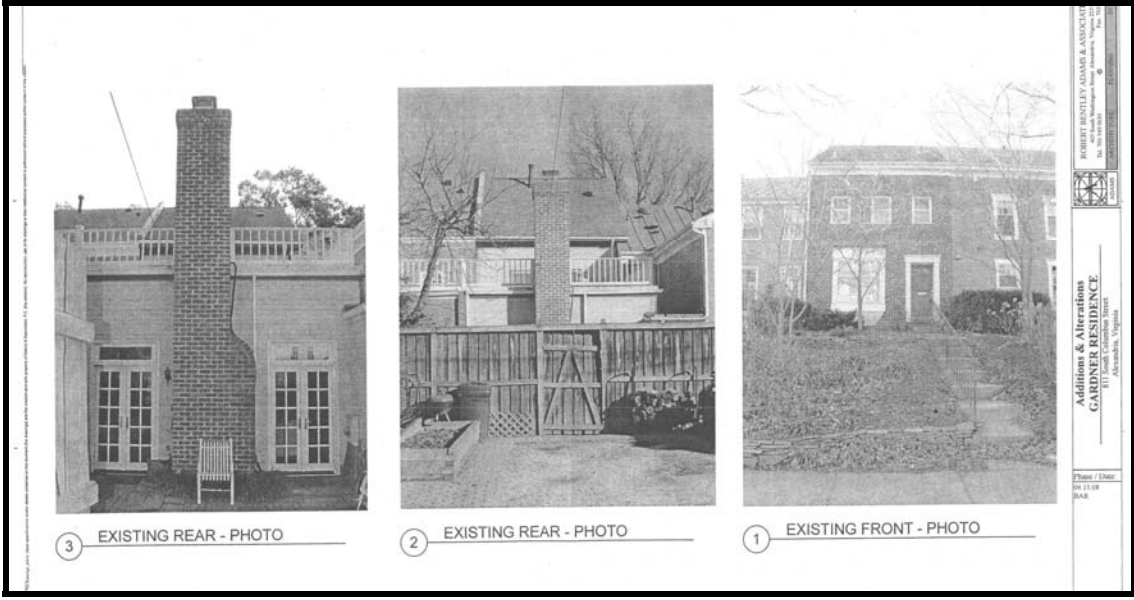


Figure 2: Existing photos



Figure 3: Proposed demolition