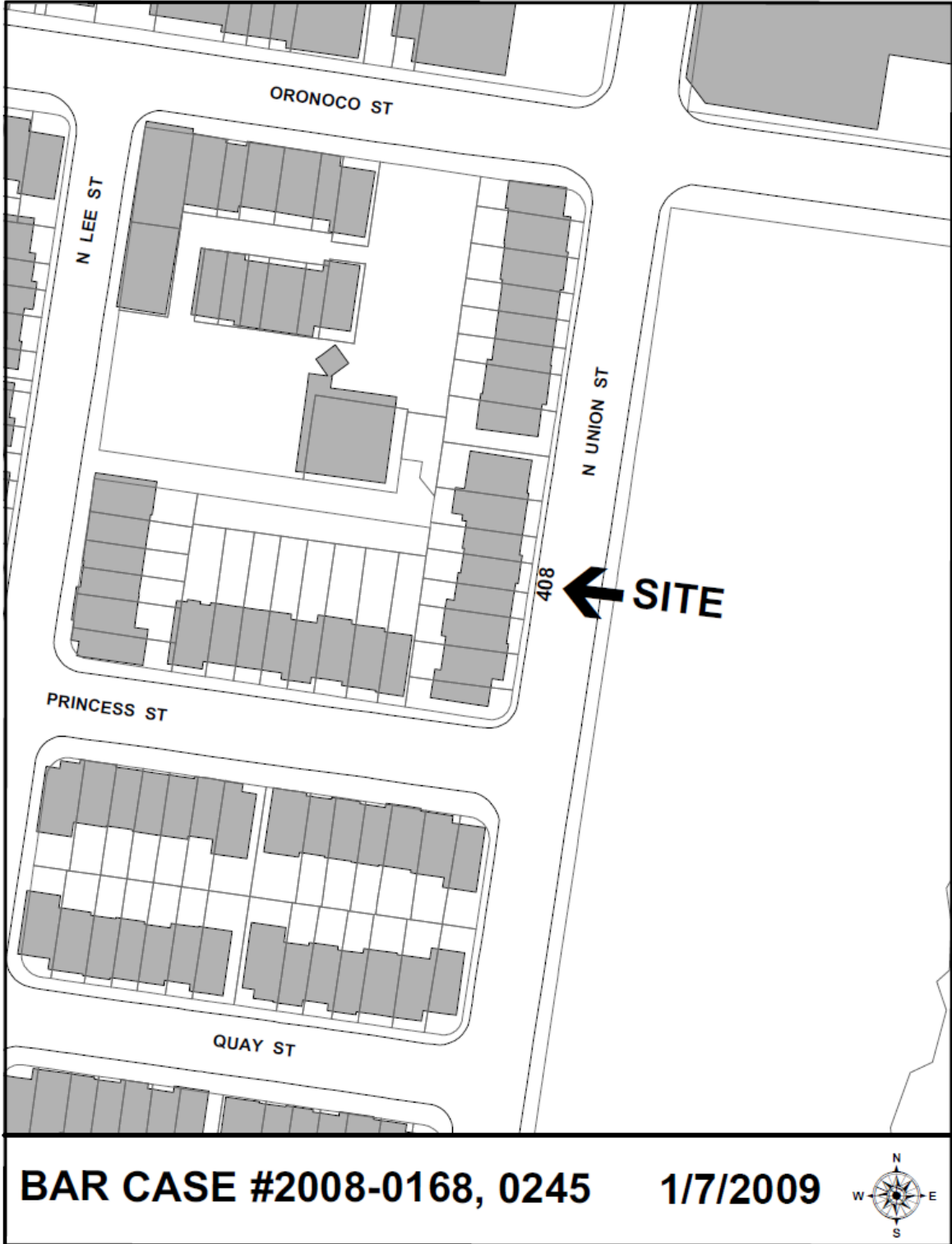


Docket Item # 2
BAR CASE # 2008-0245

BAR Meeting
January 7, 2009

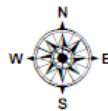
ISSUE: Demolition
APPLICANT: Elizabeth Reno and Roy Wuchitech
LOCATION: 408 North Union Street
ZONE: RM/Residential

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



BAR CASE #2008-0168, 0245

1/7/2009



Note: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish for the removal of approximately 60 square feet of roof both on the front and rear of the residential townhouse, for a total of 120 square feet, located at 408 North Union Street. The proposed demolition is required for the installation of two Palladian-style dormers; one to be located at the rear of the house, set into the west roofline, and the second to be located on the front façade set into the east roofline.

II. HISTORY:

The three-and-one-half-story brick veneer townhouse at 430 North Union Street was constructed in 1974.

Staff did not locate any previous BAR cases for this property.

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

During the past several years, the Board has reviewed a number of substantial alterations and additions to the properties within this development. The demolition and subsequent Palladian-style window installation proposed in this application is similar to windows approved by the Board at both 424 North Union (BAR 2003-0105) and 430 North Union (BAR 2007-0012).

In considering a Permit to Demolish, 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 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, since the building was constructed in the last quarter of the 20th-century and is not historic, none of the above criteria are met and Staff supports the Permit to Demolish .

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

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

- C-1 Additions and Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 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-3 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-4 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-5 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-6 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.

Historic Alexandria:

No comments received.

VI. IMAGES:



Figure 1: Existing Union Street Elevation



Figure 2: Proposed Union Street Elevation



Figure 3: Existing Rear Elevation



Figure 4: Proposed Rear Elevation