

Docket Item # 7
BAR CASE # 2008-0251

BAR Meeting
March 4, 2009

ISSUE: Demolition/Encapsulation
APPLICANT: Stephanie Dimond for Constance M. Locke and David Kiernan
LOCATION: 209 South Fairfax Street
ZONE: RM/Residential

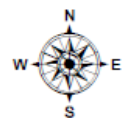
STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Encapsulate as submitted.

BOARD ACTION, JANUARY 21, 2009: The case was deferred prior to the public hearing in order to allow the easement holder, the Alexandria Historical Restoration and Preservation Commission, time to provide comment on the proposed project.

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



BAR CASE #2008-0251/0252 3/4/2009



Update: The case was deferred prior to the January 21, 2009 Board meeting in order to allow the easement holder, the Alexandria Historical Restoration and Preservation Commission, time to review and provide comment on the proposed project. On February 11, 2008, the Commission determined that the proposed addition did not infringe on the terms of the open space and front façade easement.

Note: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish and Encapsulate in order to construct a second story over the existing one story rear addition at 209 South Fairfax Street. The roof of the existing addition will be demolished, as well as the upper portion of the brick wall at the south gable end. Roughly 14' of the west wall of the rear ell will also be encapsulated at the second floor level.

II. HISTORY:

According to Ethelyn Cox in Historic Alexandria, Street by Street, the house at 209 South Fairfax Street was in existence as of 1787 when John Kempff occupied the house. In May 1866, the single house was converted into two residences (207 and 209 South Fairfax Street). According to the Sanborn Fire Insurance maps, between 1885 and 1902 the rear ell of the semi-detached house was extended and two, one-story porches were added, as well as a one story addition at the rear. Between 1941 and 1958, the existing one story addition was added and the rear ell was extended once again, this time to two stories in height. The one story porch along the south elevation of the ell was also added at this time.

III. ANALYSIS:

In considering a Permit to Demolish/Capsulate, 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 criteria are met. Although the late 18th century house retains its architectural integrity, those portions which will be impacted by the demolition and encapsulation – the west wall of the rear ell and the existing one story rear addition – date from the mid-20th century. The new addition will not adversely impact the historic house, including those features protected by the easement. 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 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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-8 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-9 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:

- R-1 Approve.

Alexandria Archaeology:

F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

VI. IMAGES

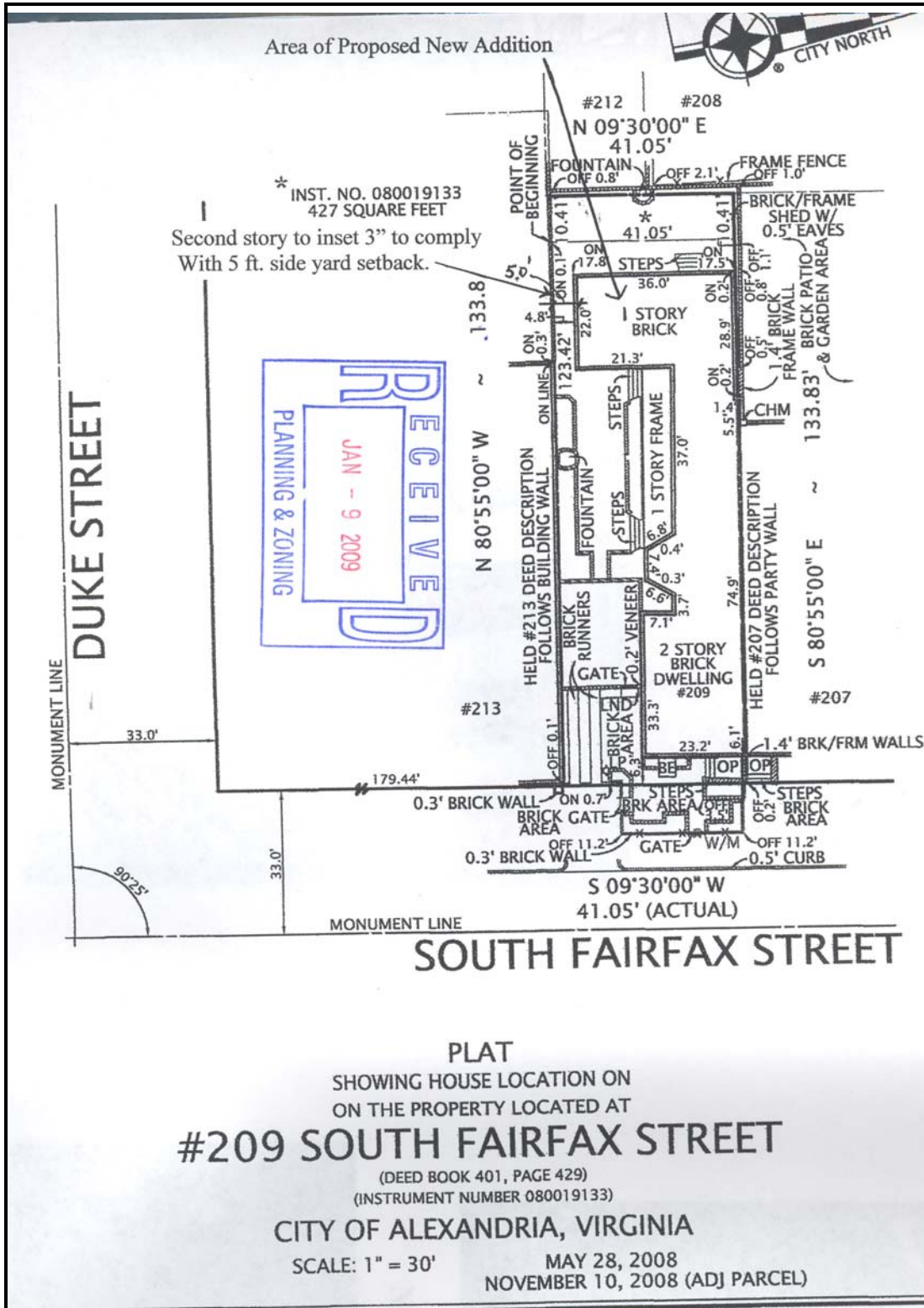


Figure 1: Plat



Figure 2: Front (East) Elevation

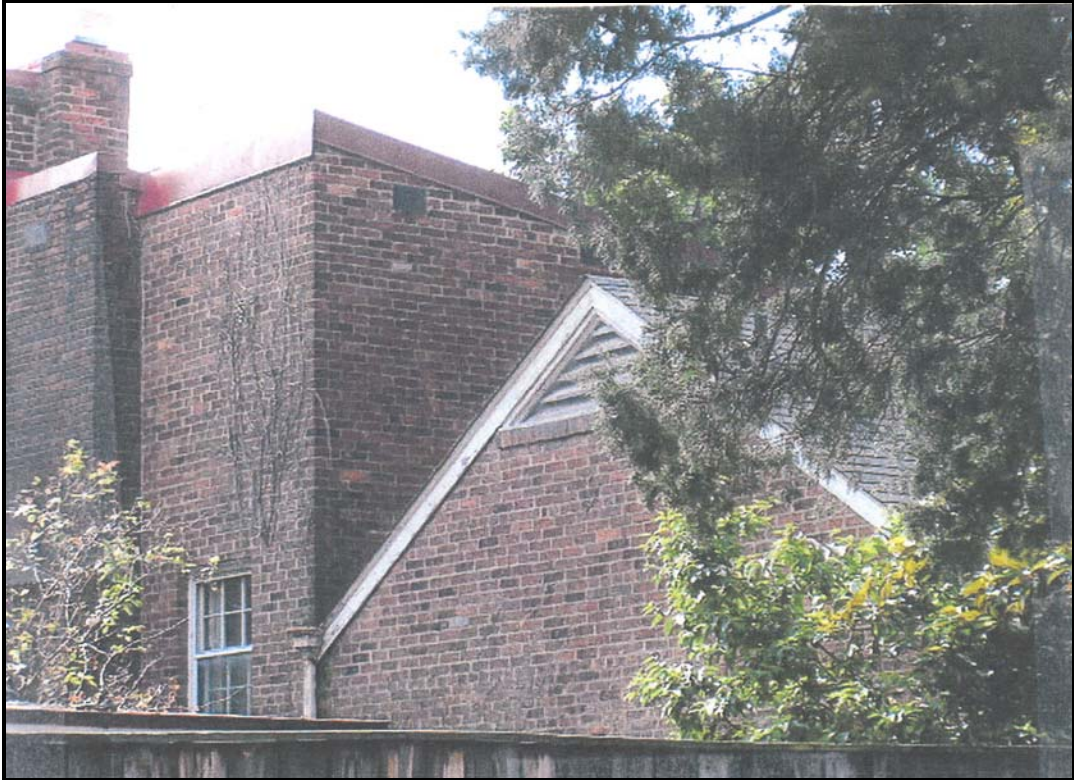


Figure 3: North Elevation Showing Area of Flounder to be Encapsulated



Figure 4: East Elevation of 1950s Addition



Figure 5: East Elevation of Addition and Interior Garden

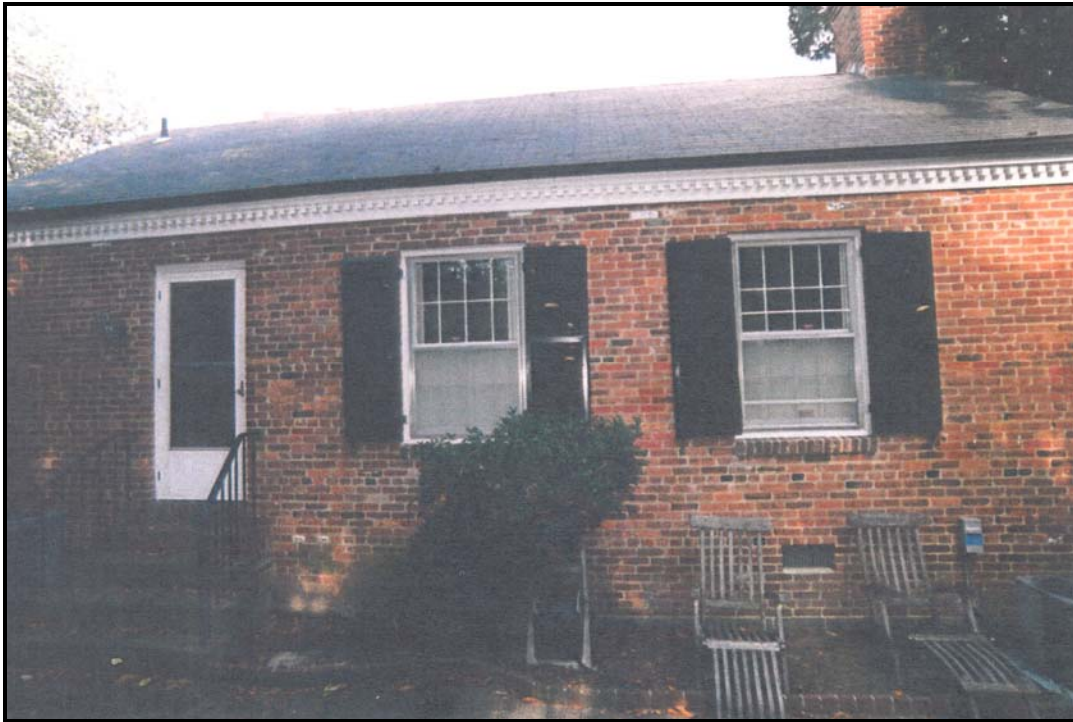


Figure 6: Rear (West) Elevation of 1950s Addition