

Docket Item # 14
BAR CASE # 2009-0123

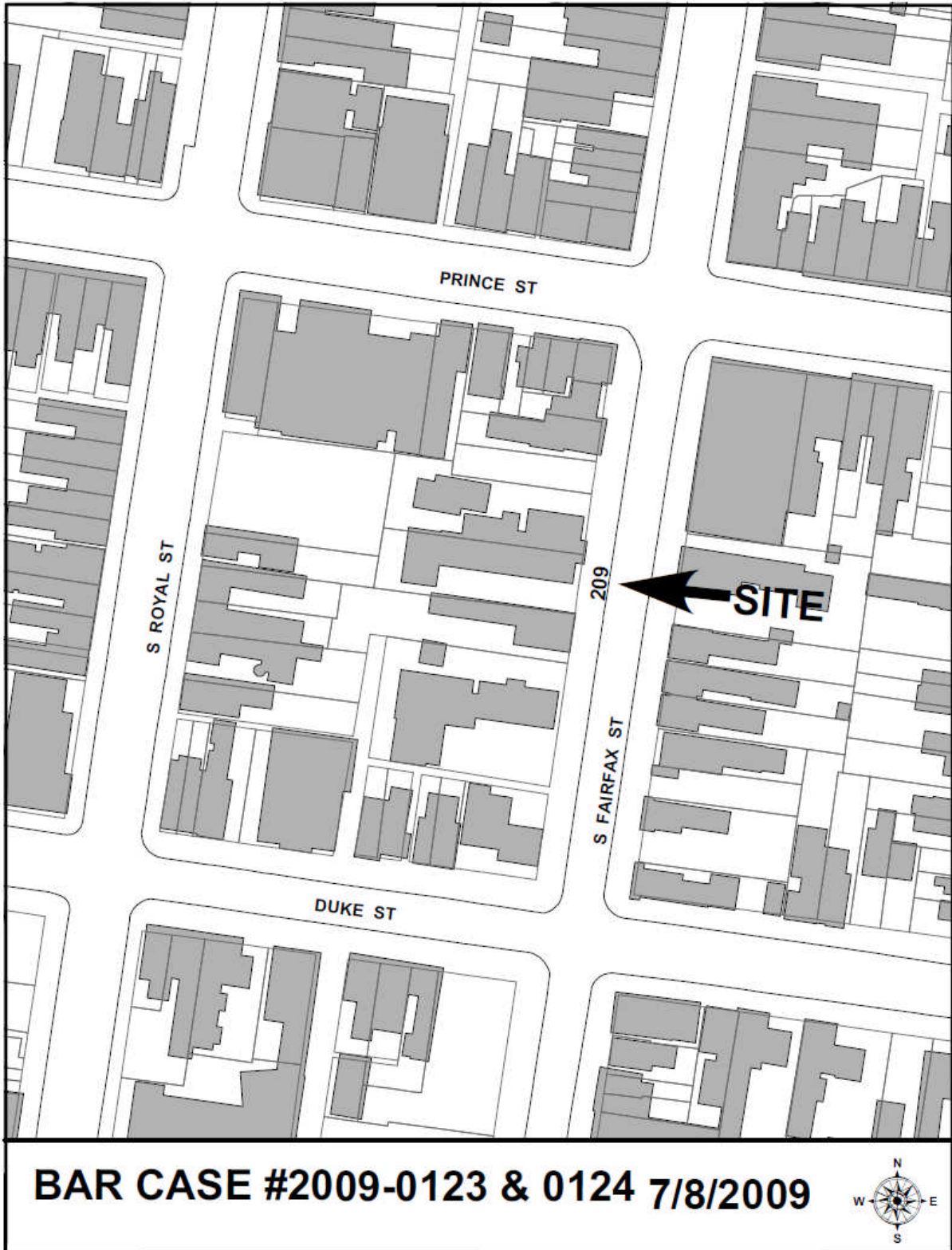
BAR Meeting
July 8, 2009

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

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish with the condition that the front garden wall be rebuilt using the original bricks following the completion of the construction project.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



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 demolish the south elevation of the one story enclosed porch at 209 South Fairfax Street. The brick base, the nine double-hung windows and two sets of double doors will be demolished and removed, while the existing roof and cornice of the enclosed porch will be retained in situ. The area of demolition is approximately 390 square feet (an area measuring 39 feet wide by 10 feet high).

On February 7, 2009, the BAR approved a second story rear addition and alterations at 209 South Fairfax Street. During the initial phases of construction the applicant learned of the structural deficiencies of the south wall of the one story enclosed porch. To date, the doors and some of the windows, as well as a portion of the brick base have been removed.

A portion of the brick garden wall at the front of the property has also been dismantled to facilitate construction. The bricks were retained and will be used to rebuild the wall after the project is complete.

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 where the demolition will occur was also added at this time. The applicant believes that the brick garden wall at the front of the property dates from this period as well. More specifically, Staff believes that the addition and alterations described above occurred in 1955 and 1956.

The BAR approved a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for a second story rear addition and alterations at 209 South Fairfax Street on February 7, 2009 (BAR Case #2008-0251 & 0252).

There is a scenic, exterior open space and exterior architectural façade easement on the subject property held by the Alexandria Historical Restoration and Preservation Commission.

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, the portion which will be impacted by the demolition dates from the mid-20th century. The new south elevation will be built on the footprint of the demolished wall and will not adversely impact the historic house, including those features protected by the easement.

The front garden wall was partially dismantled to allow construction equipment and material into the site (this is the only accessible frontage for the property). The applicant consulted with Staff prior to the removal of the approximately five foot section of wall, and the bricks were retained and will be used to rebuild the wall. The wall will then be repainted to match the remaining wall and the existing house. Staff recommends approval of the application with the condition that the wall be rebuilt using the original bricks following the completion of the construction project.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish with the condition that the front garden wall be rebuilt using the original bricks following the completion of the construction project.

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:

No comments received.

Alexandria Archaeology:

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

Transportation and Environmental Services:

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition.

VI. IMAGES

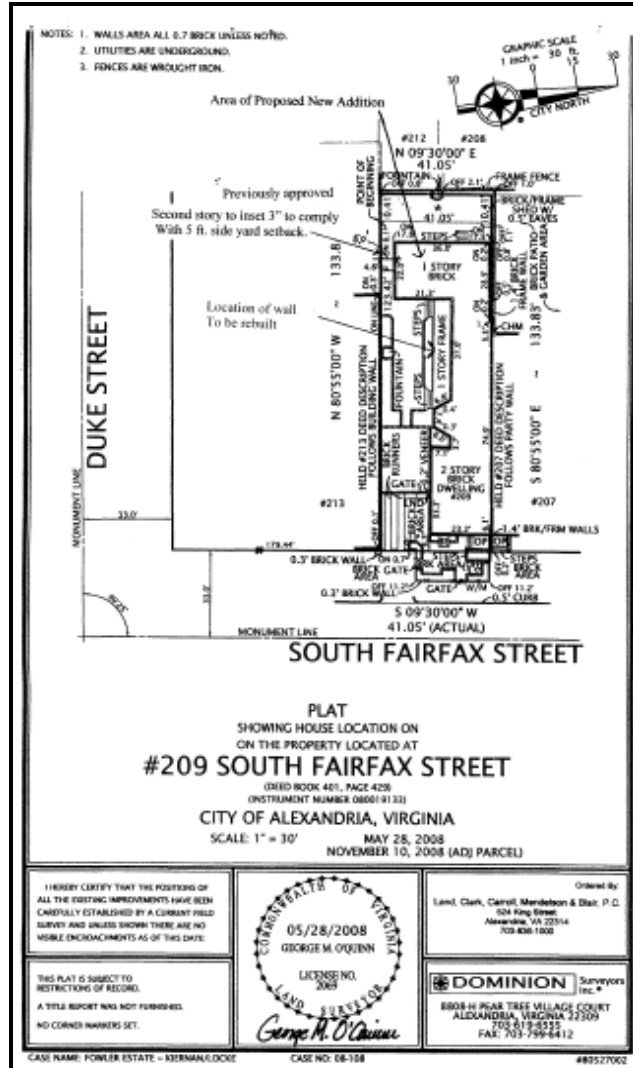


Figure 1: Plat.



Figure 2: Front (east) elevation.



Figure 3: Photo of enclosed side porch prior to construction.



Figure 4: Photo of enclosed side porch prior to construction.



Figure 5: Existing photo of enclosed side porch.



Figure 6: Close up of south wall of enclosed porch.



Figure 7: Close up of south wall of enclosed porch.