

Docket Item # 10
BAR CASE # 2009-0148

BAR Meeting
July 29, 2009

ISSUE: Demolition

APPLICANT: Wheeler and Associates Architects by Michael Wheeler

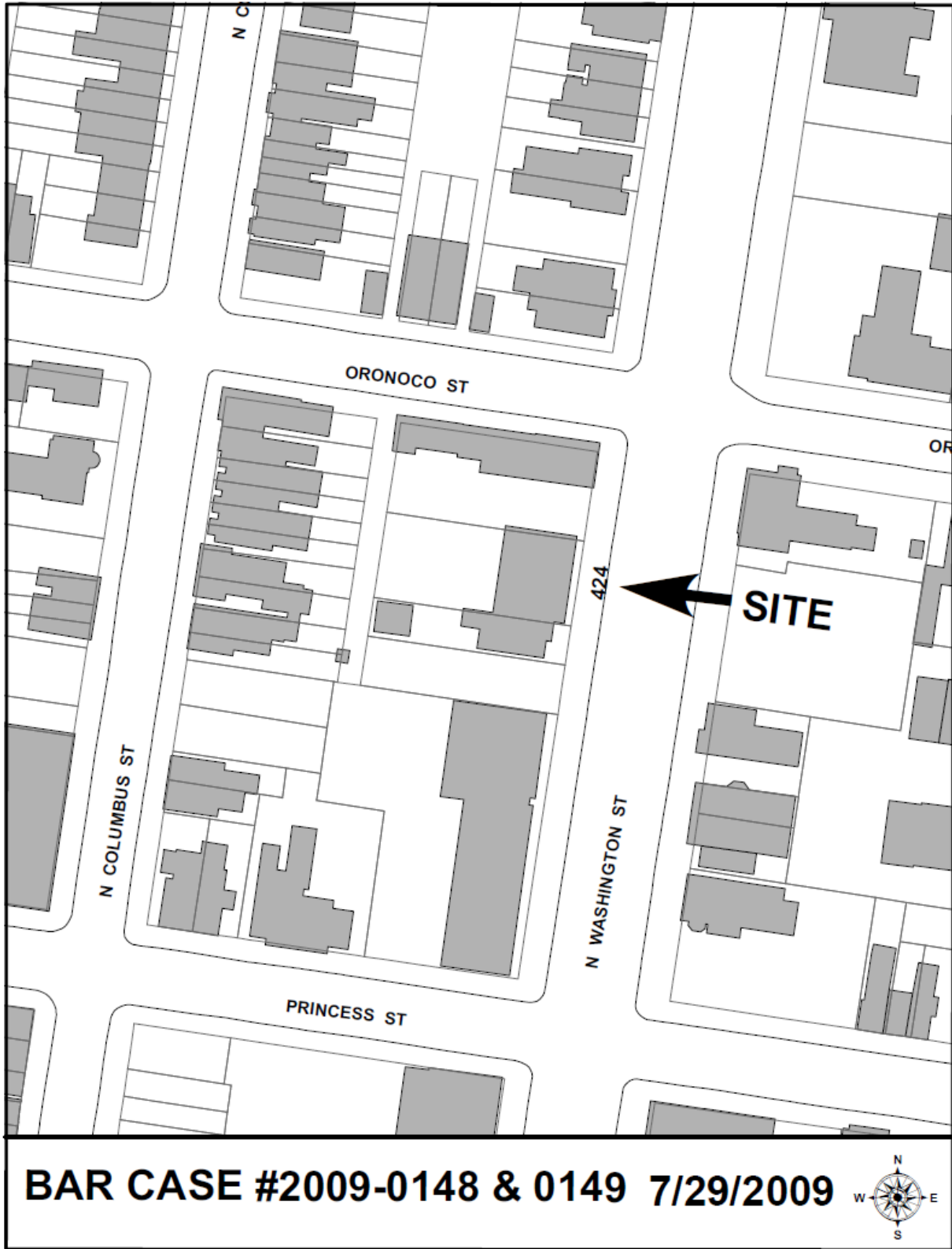
LOCATION: 424 North Washington Street

ZONE: CD/Commercial Downtown Zone

STAFF RECOMMENDATION: Staff recommends approval of the application for a Permit to Demolish.

*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. In the case for a certificate or permit for a project that requires a development special use permit or site plan under section 11-400 of the zoning ordinance, the period of validity shall be coincident with the validity of the development special use permit or site plan as determined pursuant to section 11-418 of the ordinance.

**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 in order to install five, Velux skylights on the rear (west) roof slope of the two-story office building located at 424 North Washington Street. The area of demolition is approximately a total of 36.4 square feet (penetration into the roof installation of five skylights measuring 20 inches wide x 50 inches long).

There are views of the rear roof slope from Oronoco Street, through the rear parking lot area.

II. HISTORY:

The subject two-story, office building was constructed in 1978. Designed in a faux Colonial architectural style, the building has been built with quality materials including a brick and faux sandstone façade, wrought iron railings, wood windows and capped with a Buckingham slate roof.

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. The portion which will be impacted by the demolition dates from the late-20th century and is located on a less prominent façade of the building – the rear elevation, thus maintaining the traditional building form and the integrity of Washington Street.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 A demolition permit is required

- C-2 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).

- C-3 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-4 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.

Historic Alexandria:

No comments received.

National Park Service:

No Comments received.

VI. IMAGES

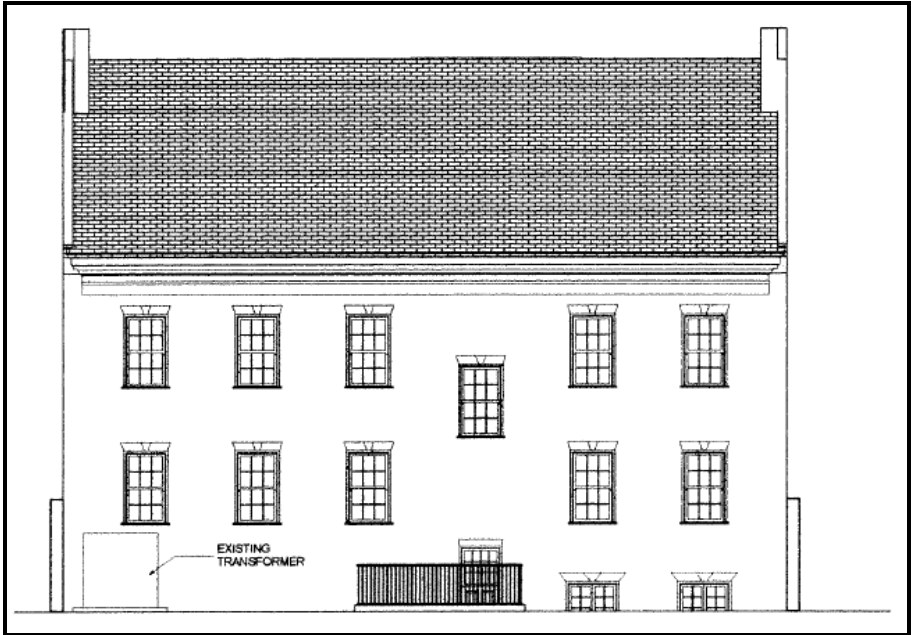


Figure 1: Existing Rear Façade

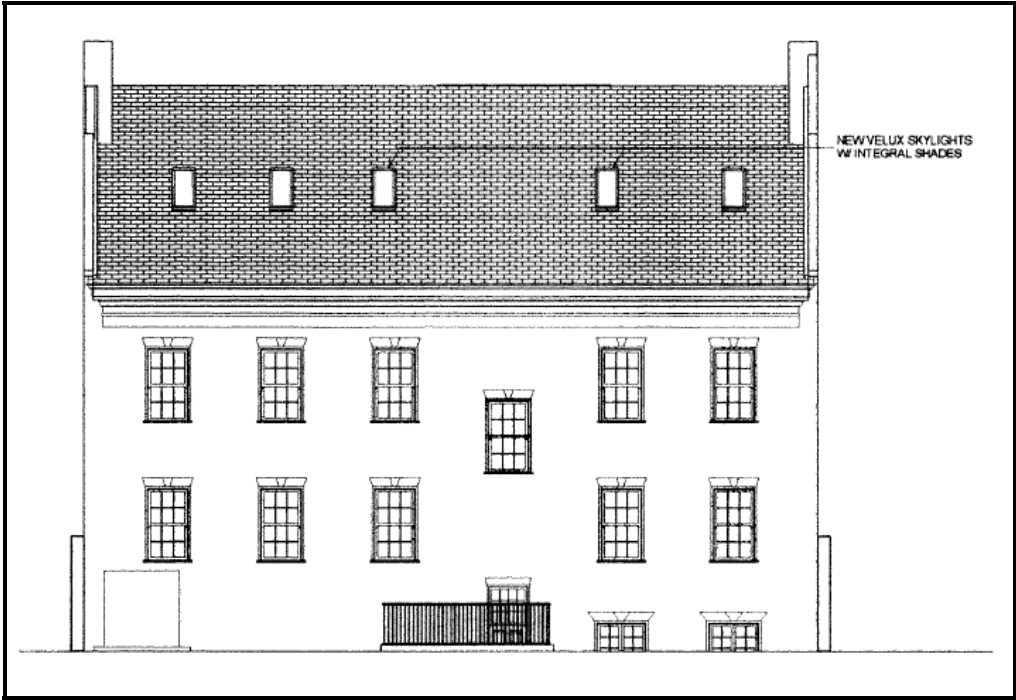


Figure 2: Proposed Rear Façade



Figure 3: Photo of Existing Rear Facade



Figure 4: Photo of Existing Rear Facade



Figure 5: View from Oronoco Street - Looking at rear roof slope of 424 N. Washington Street

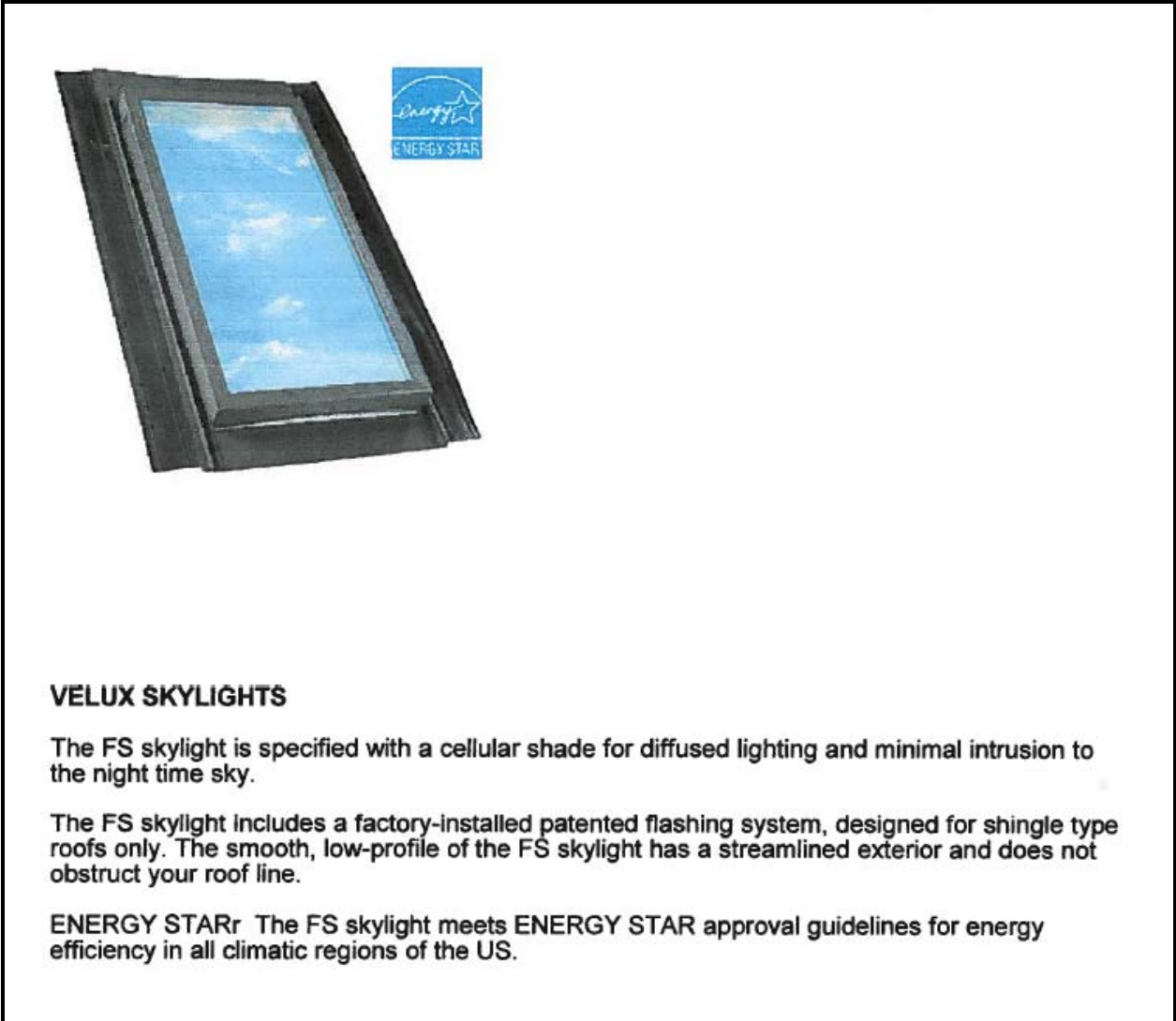


Figure 6: Proposed skylight to be installed.