

Docket Item # 10
BAR CASE # 2009-0170

BAR Meeting
September 16, 2009

ISSUE: Demolition/Encapsulation
APPLICANT: Nancy Pierce by Karen Becker
LOCATION: 100 Queen Street
ZONE: CD / Commercial

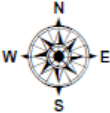
STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Encapsulate as submitted

*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.



BAR CASE #2009-0170 & 0171 9/16/2009



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 construct a rooftop cupola addition at 100 Queen Street to provide covered access to the roof.

The project proposes the removal of approximately 35 square feet of roof area to accommodate access to the cupola element. The existing roof is flat.

II. HISTORY:

The Queen's Row townhouse project was approved by the Board in 1997 (BAR Case #97-0092, 5/7/1997). Queen's Row is a cluster of 25 townhouses designed in a Second Empire influenced style and a parking garage bounded by North Union Street, Thompson's Alley, North Lee Street and Queen Street. The site is surrounded by a combination of office, retail and residential uses.

Staff could locate no prior approvals for 100 Queen Street.

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 for a Permit to Demolish/Encapsulate are met. The building is not considered historic and the proposed area of demolition is minimal in scope. In addition, the proposed area of demolition is not visible from the public right-of-way.

Staff recommends approval of the Permit to Demolish/Encapsulate.

IV. STAFF RECOMMENDATION:

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

STAFF:

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
Lee Webb, Historic Preservation Manager, Planning & Zoning
Stephen Milone, Division Chief, Zoning and Land Use Services

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

- C-1 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-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-5 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-6 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-7 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-8 Guards shall comply with section R312 of IRC2006.

Historic Alexandria:

No comments received.

VI. IMAGES



View of NE Corner



Front Elevation



East Side Elevation

100 Queen St. Alexandria, VA
Existing Conditions Photographs

Figure 1. Existing conditions, 100 Queen Street.

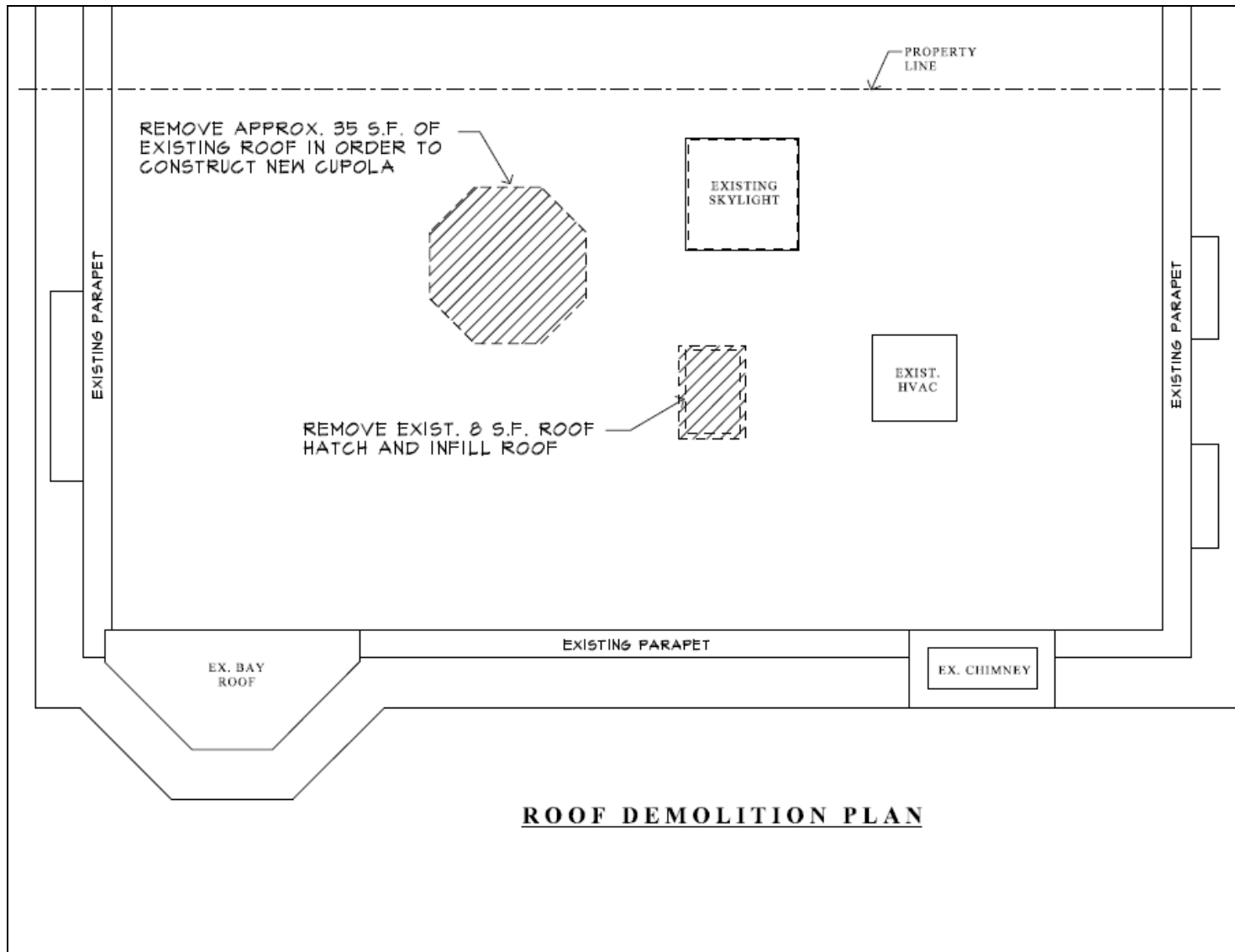


Figure 2. Proposed demolition on roof.