

Docket Item # 9
BAR CASE # 2009-0206

BAR Meeting
October 7, 2009

ISSUE: Permit to Demolish/Encapsulate

APPLICANT: Lyndl Thorsen

LOCATION: 716 South Fairfax Street

ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

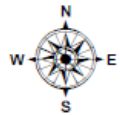
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that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

****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, 703-746-4200 for further information.



BAR CASE #2009-0206

10/7/2009



Note: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting a Permit to Demolish/Encapsulate in order to encapsulate an existing second-story rear deck at 716 South Fairfax Street. The total area of proposed encapsulation for the completion of this construction is approximately 190 square feet along the east and north walls of the rear addition adjacent to the existing deck. The existing deck proposed for enclosure maintains the same footprint as the first floor addition, both of which were constructed as part of a 1987 addition. Included in the calculation of the 190 square feet of encapsulation is a set of sliding doors on the east wall and a built-in storage closet on the north wall of the deck.

II. HISTORY:

The house at 716 South Fairfax Street was built in 1939 according to a building permit issued on April 1, 1939 (Building Permit #2464), for the construction of a two-story, frame house. The two-story rear addition was approved by the Board in 1987 (BAR Case #87-53, 4/1/87). This addition, most visible on the south side of the property behind the main block, incorporates a brick wall that rises three stories in height. The third story is not built out and functions only as an architectural screen with arched openings. Portions of the addition are clad in brick, others in wood siding.

III. ANALYSIS:

In considering a Permit to Demolish/Encapsulate, 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 two walls proposed for encapsulation are part of a 1987 addition approved by the Board on April 1, 1987 (BAR Case #87-53) and are therefore non-historic. Additionally, the portion of the addition proposed for encapsulation is minimal in scope and not visible from any public right-of-way. It is for this reason that the applicant need not apply for a Certificate of Appropriateness for alterations, as stated in the City of Alexandria Zoning Ordinance 10-103 (A), "No building or structure shall be erected, reconstructed, altered or restored within the Old and Historic Alexandria District unless and until an application for a certificate of appropriateness shall have been approved by the Old and Historic Alexandria District board of architectural review or the city council on appeal as to exterior architectural features, including signs (see Article IX), which are subject to public view from a public street, way or place." Due to the fact that the area of encapsulation is non-historic and not visible from the public right-of-way, Staff recommends approval of the application as submitted.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

STAFF:

Meredith Kizer, Historic Preservation Planner, Planning & Zoning
Stephen Milone, Division Chief, Land Use Services

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

- 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 A soils report must be submitted with the building permit application.
- C-3 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 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-6 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-7 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.

VI. IMAGES



Figure 1: Existing Conditions



Figure 2: Existing east elevation



Figure 3: Proposed South & East Elevations

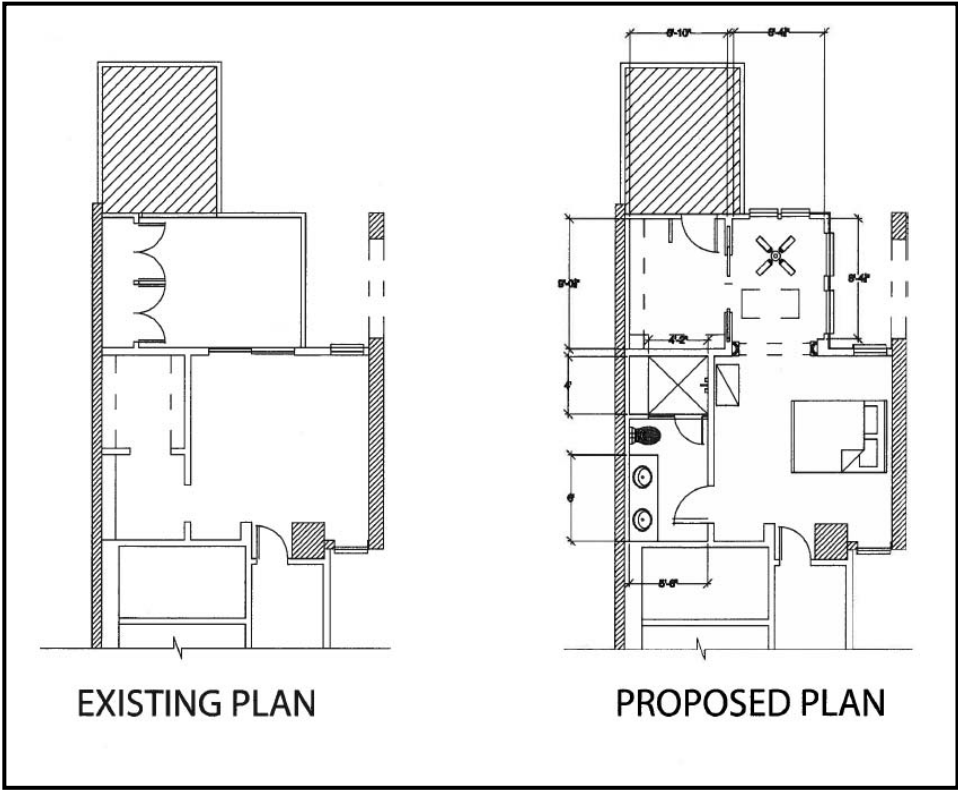


Figure 4: Existing & Proposed Floor Plan