

Docket Item # 11  
BAR CASE # 2009-0220

BAR Meeting  
October 21, 2009

**ISSUE:** Permit to Demolish/Encapsulate  
**APPLICANT:** John Savage for Bette Gorman Et Al  
**LOCATION:** 400/402 Wolfe Street  
**ZONE:** RM / Residential

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**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 #2009-0219/220/221 10/21/2009

Note: This item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish/Encapsulate to accommodate a number of alterations at 400/402 Wolfe Street. On the east elevation the applicant proposes to remove approximately 45 square feet of the existing painted brick wall to create two new window openings, one on the first story and one on the second story. The applicant has noticed that the proposed opening on the first story was previously a doorway that had been infilled.

**II. HISTORY:**

400/402 Wolfe Street is a freestanding two-story brick and frame residential building dating from the second half of the nineteenth century and for many years was a corner grocery store and residence. Originally, there were large display windows on both the South Royal Street elevation and the Wolfe Street facade. A remodeling of the building was approved by the Board in 1973 which included the removal of these windows and the replacement with the current six-over-six window configuration (BAR Case 5/16/73). Today's preservation philosophy would not recommend replacement of the display windows which were a character-defining feature of the use of the building.

In 2002, the Board approved a number of alterations and an addition to 400/402 Wolfe Street, including the installation of the existing replacement windows (BAR Case #'s 2002-0244/245).

**III. ANALYSIS:**

The proposed demolition and alterations comply with zoning ordinance requirements.

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 amount of total demolition is minimal in scale and the proposed window openings are compatible with the existing fenestration. Further, the applicant has indicated that the location of one of the proposed window openings was previously a door opening. The Board approved the infilling of the door opening in 2002 (BAR Case #'s 2002-0244/245).

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

## **V. CITY DEPARTMENT COMMENTS**

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

### Code Administration:

- C-1 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-2 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-3 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-4 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-5 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-6 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.

### 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 & Environmental Services:

No comment.

VI. IMAGES

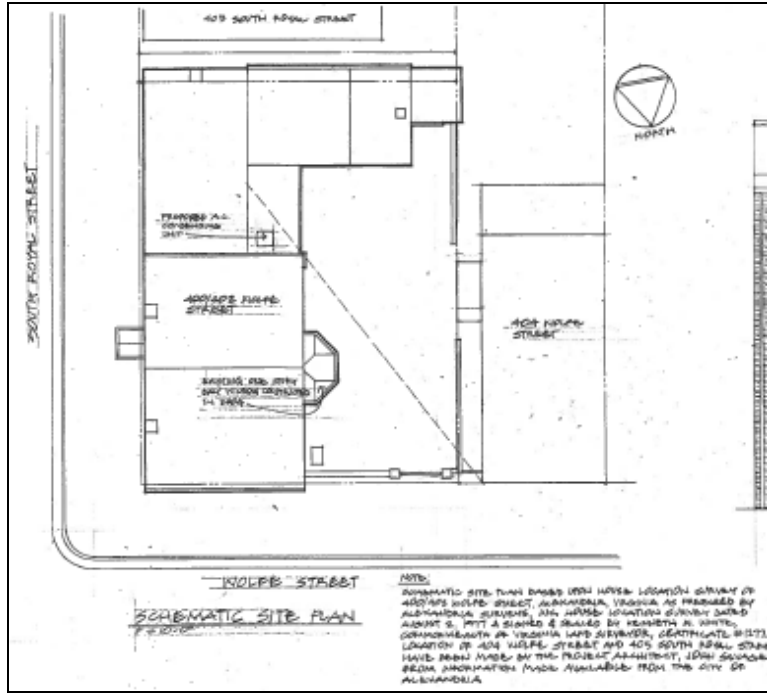


Figure 1. Site plan.

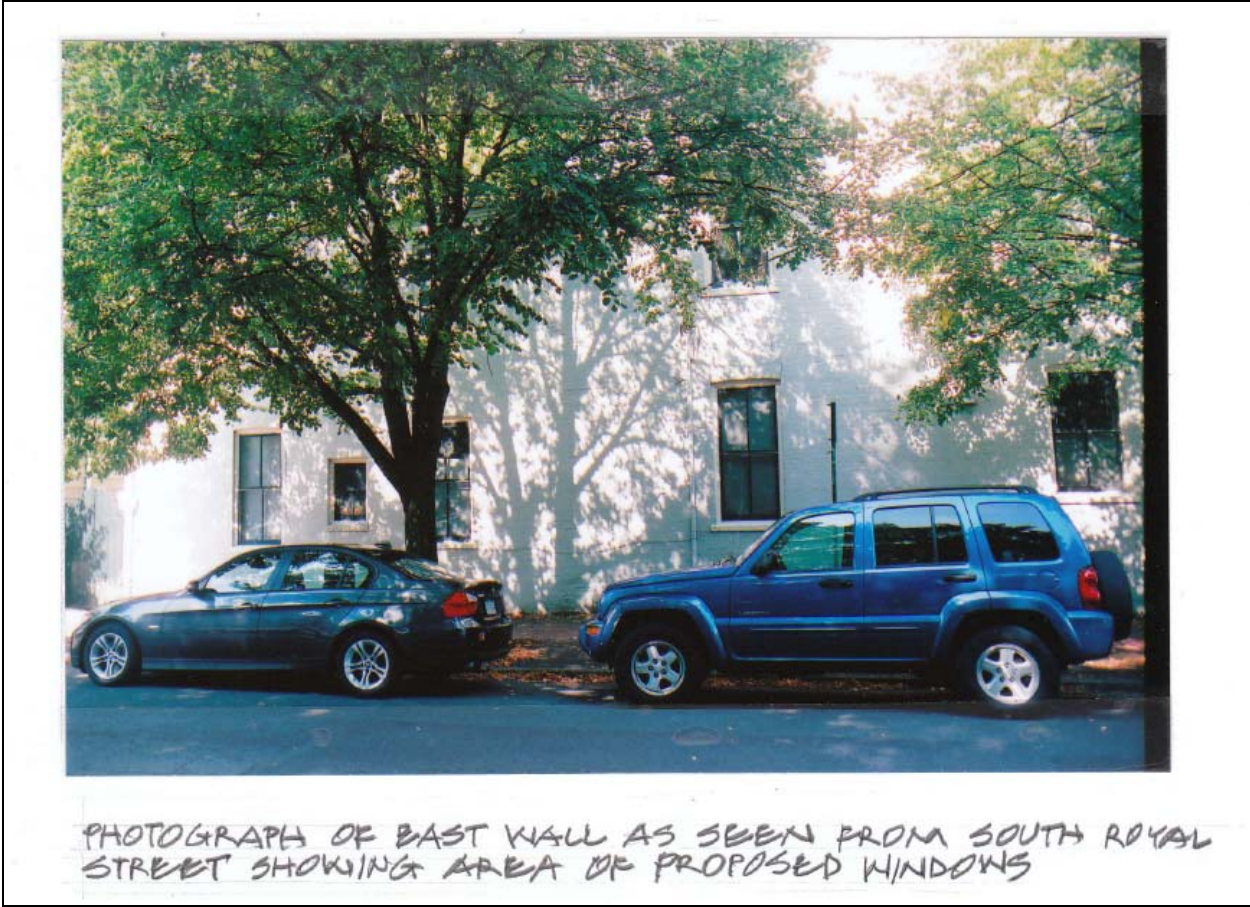


Figure 2. Existing conditions, east elevation.



Figure 3. East elevation indicating area of proposed demolition.