

Docket Item # 12  
BAR CASE # 2009-0299

BAR Meeting  
January 6, 2010

**ISSUE:** Demolition/Encapsulation

**APPLICANT:** Joseph Clancy and Nancy Cefalo, Applicants  
Gaver Nichols, Agent

**LOCATION:** 804 Wolfe Street

**ZONE:** RB/ Townhouse Zone

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**STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish/Encapsulate.

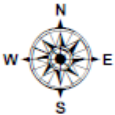
\*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of BAR approval if the work is not commenced and diligently and substantially pursued by the end of that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



**BAR CASE #2009-0299, 0300**

**1/6/2010**



Note: This item requires a roll call vote.

**I. ISSUE:**

The Applicant is requesting approval of a Permit to Demolish/Encapsulate at 804 Wolfe Street. The Permit to Demolish/Encapsulate proposes changes to the existing dwelling by enclosing a portion of the South elevation's second floor open deck. The South wall of the main massing will be encapsulated for 159.5 square feet, and the East extension's elevation 79.25 square feet. The existing openings are proposed to be retained in their current form, however, the current exterior French doors are proposed to be replaced with new, interior French doors.

**II. HISTORY:**

The three-bay, 2-1/2 story brick rowhouse at 804 Wolfe Street has a two-story brick side extension and a two-story brick rear addition. The rowhouse was constructed in 1986 according to the City's assessment records.

Staff was not able to find any previous BAR cases.

**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, encapsulating 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 Staff's opinion, the subject proposal does not meet any of the above criteria.

Enclosing the existing second floor open porch on this non-historic building will not negatively impact the integrity of the adjacent historic resources or the district. The existing second floor porch is barely visible from South Columbus Street and is not visible from Wolfe Street. Thus, the encapsulation and new design will minimally, if at all, alter these streetscapes. It is for these reasons Staff recommends approval of the Permit to Demolish/Encapsulate.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the Permit to Demolish/Encapsulate.

**STAFF:**

Michele Oaks, Historic Preservation Planner, 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 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.

C-10 The applicant must obtain a Certificate of Occupancy prior to occupancy (use) of the structure (USBC 116.1).

IMAGES



Figure 1. Image of Front (north) elevation.



Figure 2. Image of west elevation



Figure 3. Portion of porch to be enclosed



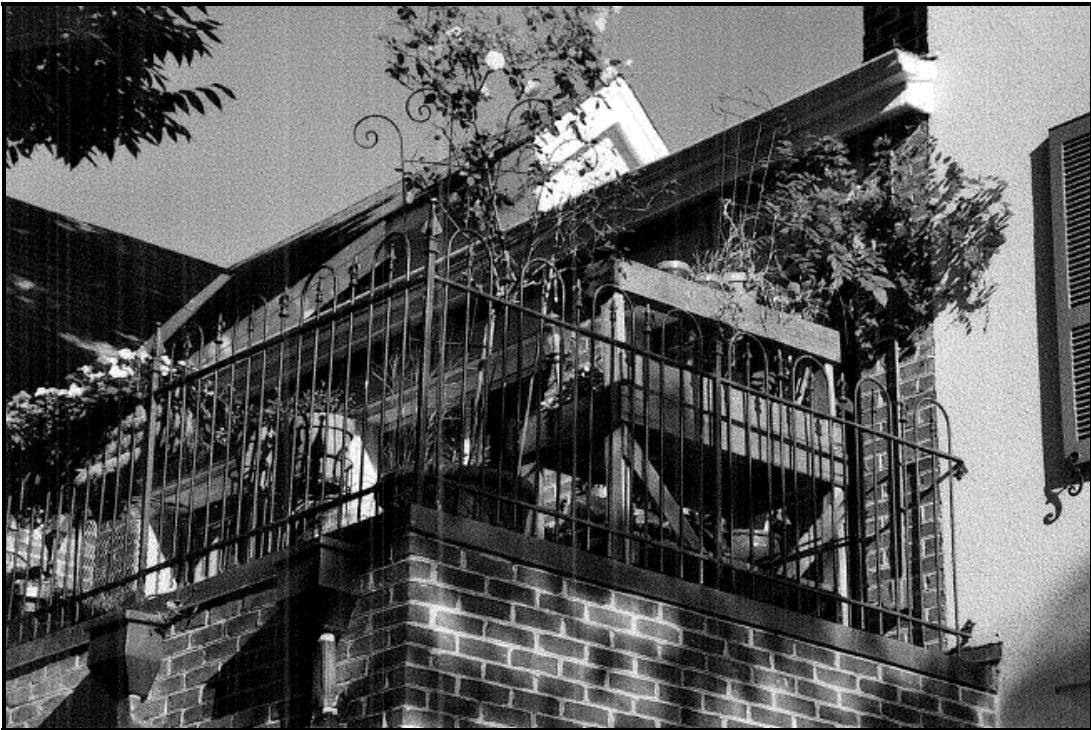


Figure 4. Views of porch to be enclosed



Figure 5. Existing Conditions Photos

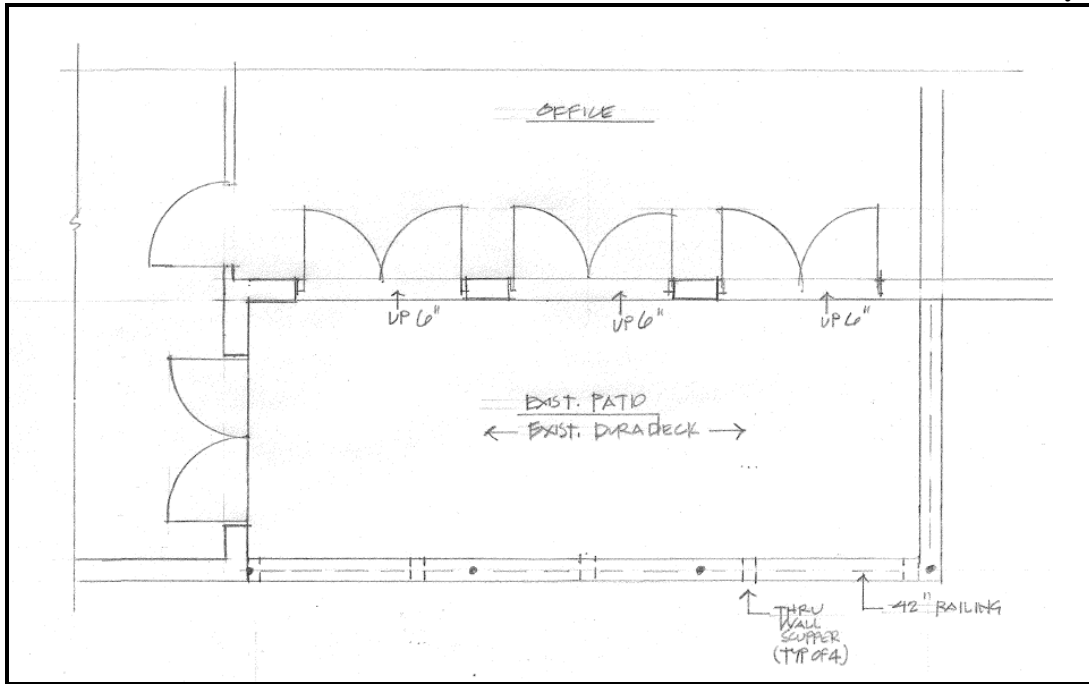


Figure 6. Existing Partial Floor Plan of Addition

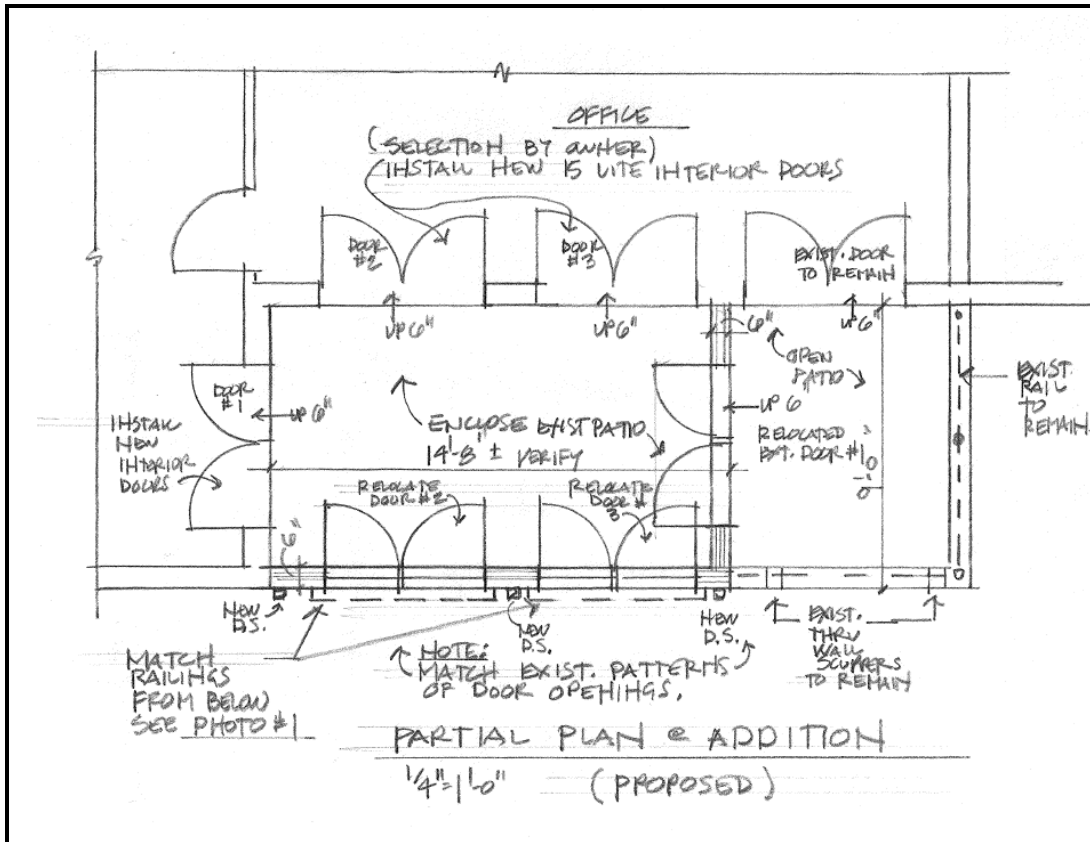


Figure 7. Proposed Partial Floor Plan of Addition



Figure 8. Existing South Elevation

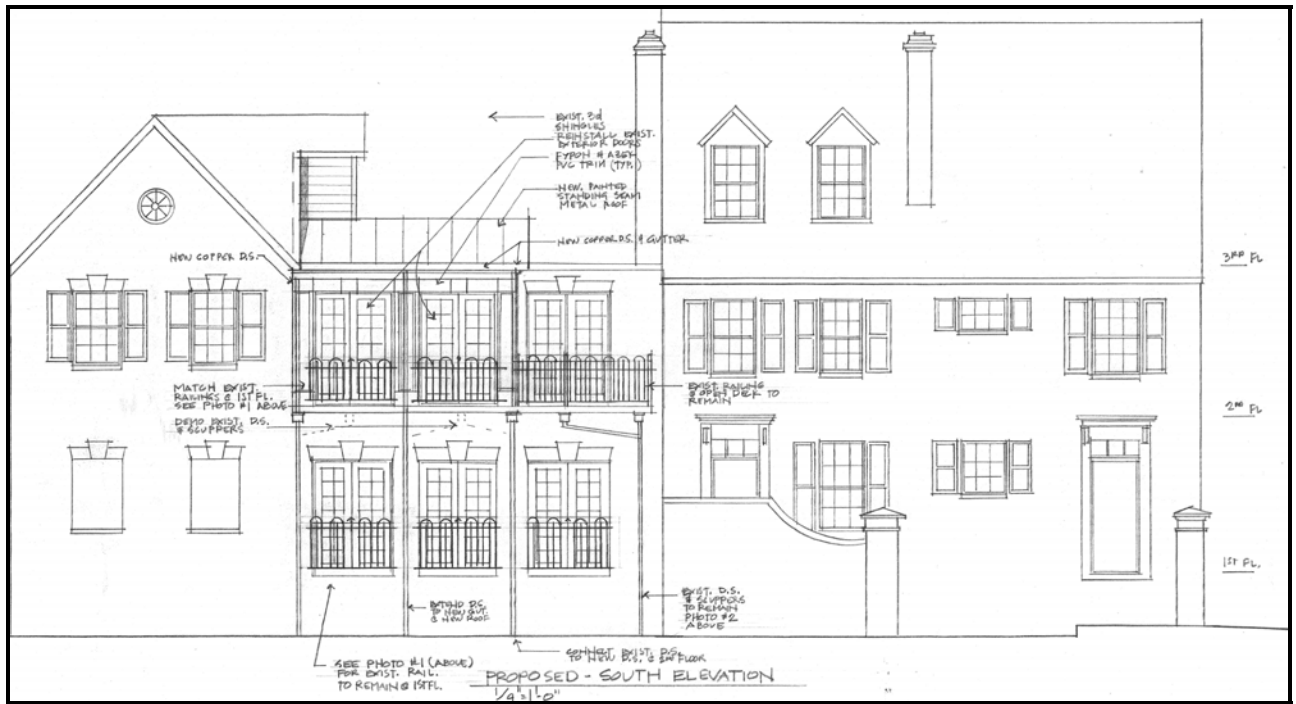


Figure 9. Proposed South Elevation



Figure 10. Existing east elevation

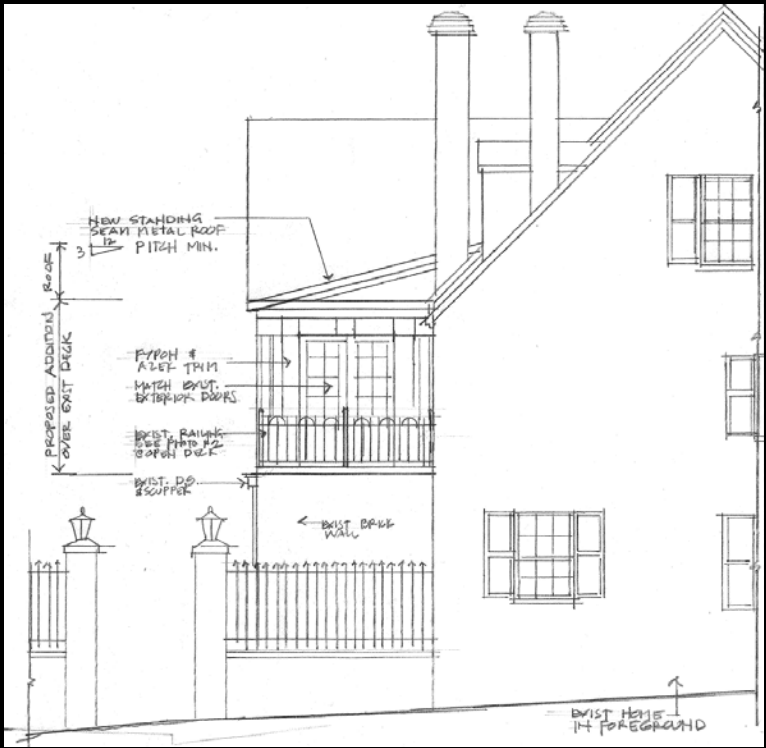


Figure 11. Proposed east elevation