

Docket Item # 9  
BAR CASE # 2010-0047

BAR Meeting  
April 21, 2010

**ISSUE:** Demolition/Encapsulation  
**APPLICANT:** Alexander St Clair & Julia Egy  
**LOCATION:** 404 Jefferson Street  
**ZONE:** RM Residential

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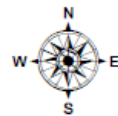
**STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish/Encapsulate.

**\*\*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 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, 703-838-4360 for further information.



**BAR CASE #2010-0047, 0048 4/21/2010**



**Note:** This docket item requires a roll call vote for approval.

**I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish/Encapsulate in order to construct a rear addition at 404 Jefferson Street. The proposed addition will consist of an 11 foot ten inch extension of the entire 17 foot 2 inch width of the basement and first stories of the home for a total proposed area of encapsulation of 354 square feet. The demolition will constitute the loss of a wall on the basement level containing a French door, and a wall on the first floor containing a large bow window.

**II. HISTORY:**

404 Jefferson Street is a two-story brick interior rowhouse that was constructed in 1941 as part of the Yates Garden subdivision in a Colonial Revival design vocabulary. Yates Garden was developed by Edward Carr beginning in 1939. However, complete build out of the subdivision was not completed until the early 1960s.

The Board approved replacement windows on the front façade of 404 Jefferson Street on June 3, 2009. (BAR2009-0096)

**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 area of proposed encapsulation impacts the rear of the house which is not visible from the public right of way. The rear of this mid-20<sup>th</sup> century building lacks architectural detail of unusual or uncommon design and could be easily reproduced today. Staff, therefore, recommends approval of the Permit to Demolish/Encapsulate.

## **V. CITY DEPARTMENT COMMENTS**

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

### Code Enforcement:

- 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 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-5 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-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 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-9 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.
- C-10 A soils report must be submitted with the building permit application.

Historic Alexandria:

No Comments.

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

R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

VI. IMAGES

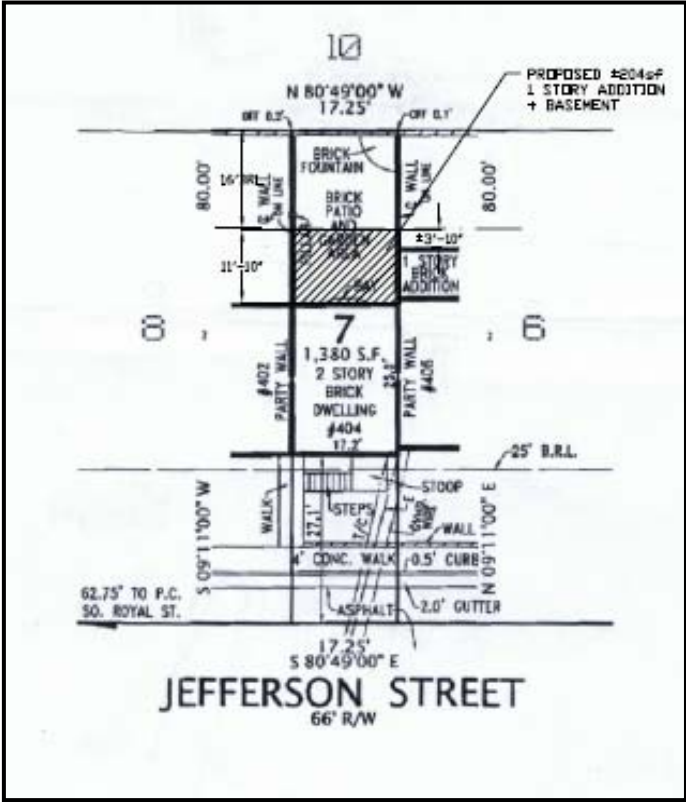


Figure 1. Plat.



Figure 2. Existing rear elevation.