

Docket Item # 8
BAR CASE #2010-0280

BAR Meeting
October 20, 2010

ISSUE: Permit to Demolish (portion of rear elevation)

APPLICANT: Susan Ginsburg

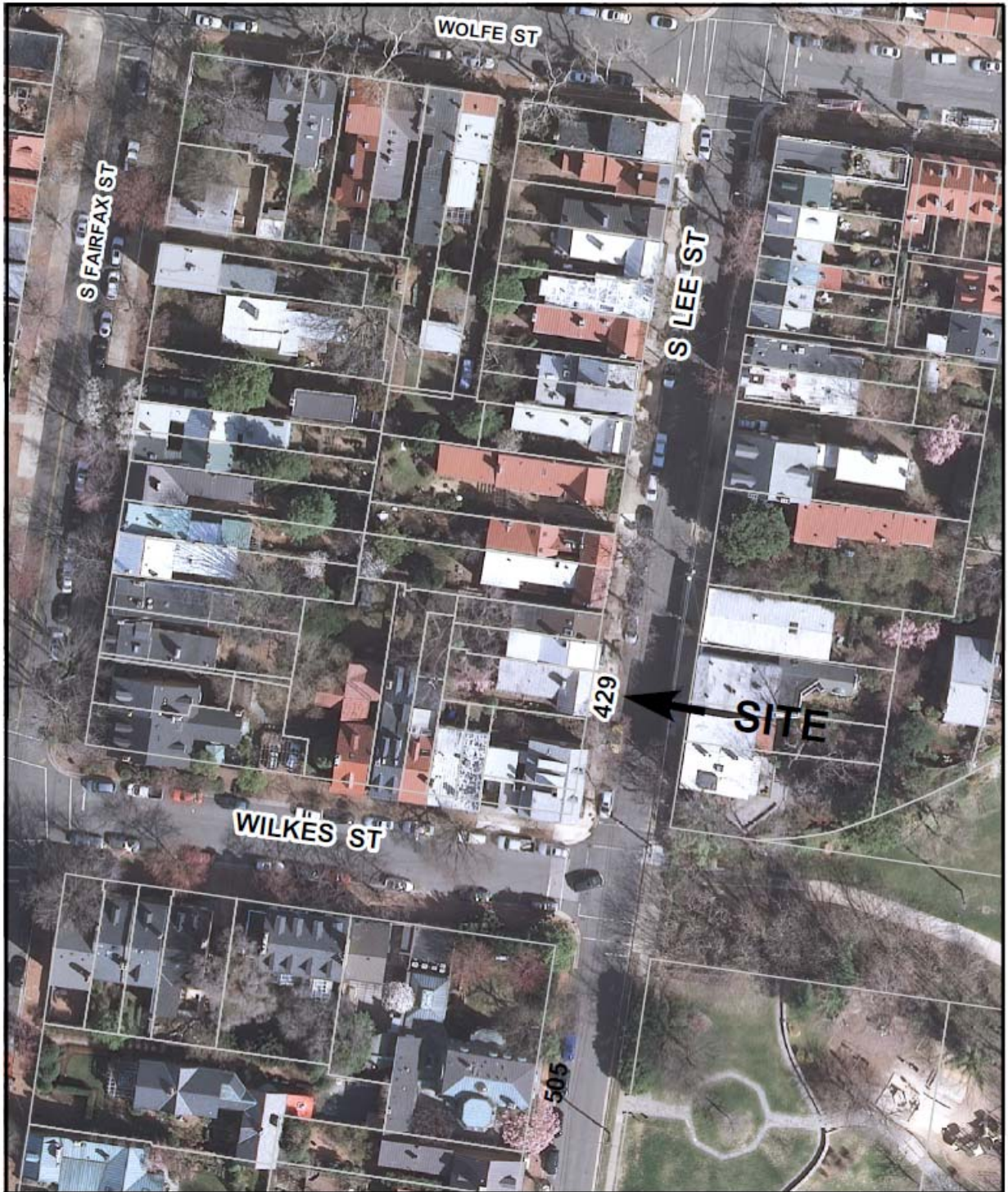
LOCATION: 429 South Lee Street

ZONE: RM/Residential

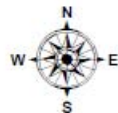
STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

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



BAR CASE #2010-0280



I. ISSUE

The applicant is requesting approval of a Permit to Demolish to demolish a portion of the rear elevation of the townhouse located at 429 South Lee Street to enlarge a window opening. On the second story of the rear ell, the applicant proposes to replace a single window opening with two sets of paired casement windows. Initially, the applicant proposed to expand a single door into French doors on the first story but has since withdrawn that portion of the application. **The total area of proposed demolition is approximately 36 square feet.**

Because the rear elevation of the townhouse is not visible from any public right-of-way, the alterations do not require a Certificate of Appropriateness from the BAR. Action on this case requires a roll call vote.

II. HISTORY

The two-story, three-bay frame house located at 429 South Lee Street has portions dating from **1796**, according to a house history on the property prepared by Ruth Lincoln Kaye in 1981. The house has a side entry accessed by a brick stoop.

In 1972, the Board approved the installation of aluminum siding on the side elevation (9/20/72).

III. ANALYSIS

The proposed alterations comply with Zoning Ordinance requirements.

Permit to Demolish

In considering a Permit to Demolish, 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 the opinion of Staff, none of the criteria for demolition and encapsulation are met and the Permit to Demolish/Encapsulate should be granted. The area proposed for demolition/encapsulation is modest in scope, located on a secondary elevation, does not remove any portion of the building

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containing character defining features of uncommon design or historic merit, and does not compromise the integrity of the building as a whole. The siding, in this case, does not appear to be original. While Staff notes that the cumulative effect of piecemeal demolition can erode the integrity of a building, Staff finds that the amount of proposed demolition is acceptable.

STAFF

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning

Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

Proposed demolition and window/door replacement comply with zoning.

Code Administration

- C-1 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-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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-4 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Administration that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Alexandria Archaeology

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

V. IMAGES



Figure 1. Google Streetview of 429 South Lee Street.



Figure 2. Existing rear elevation - second story is area proposed for demolition.

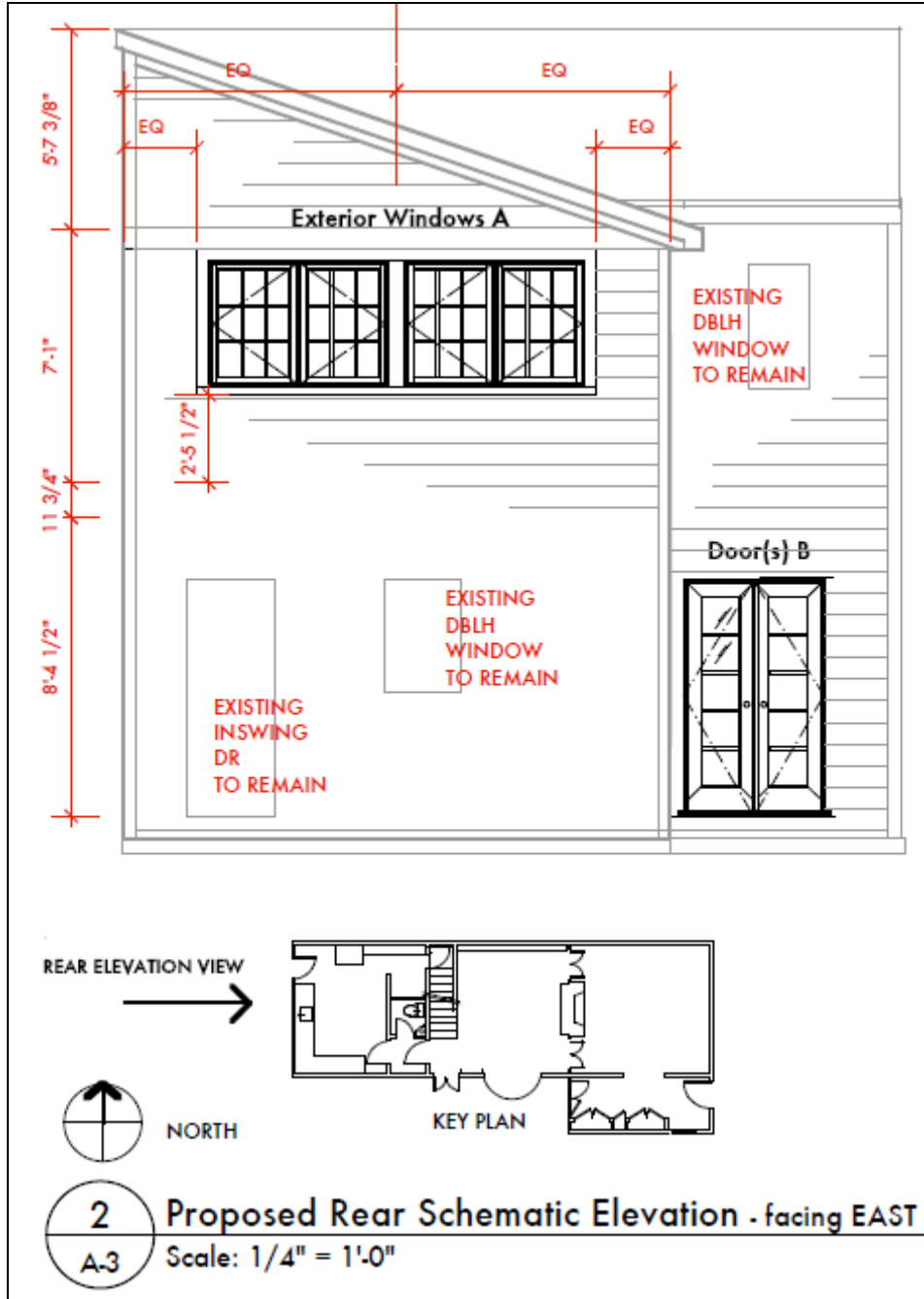


Figure 3. Proposed rear elevation.

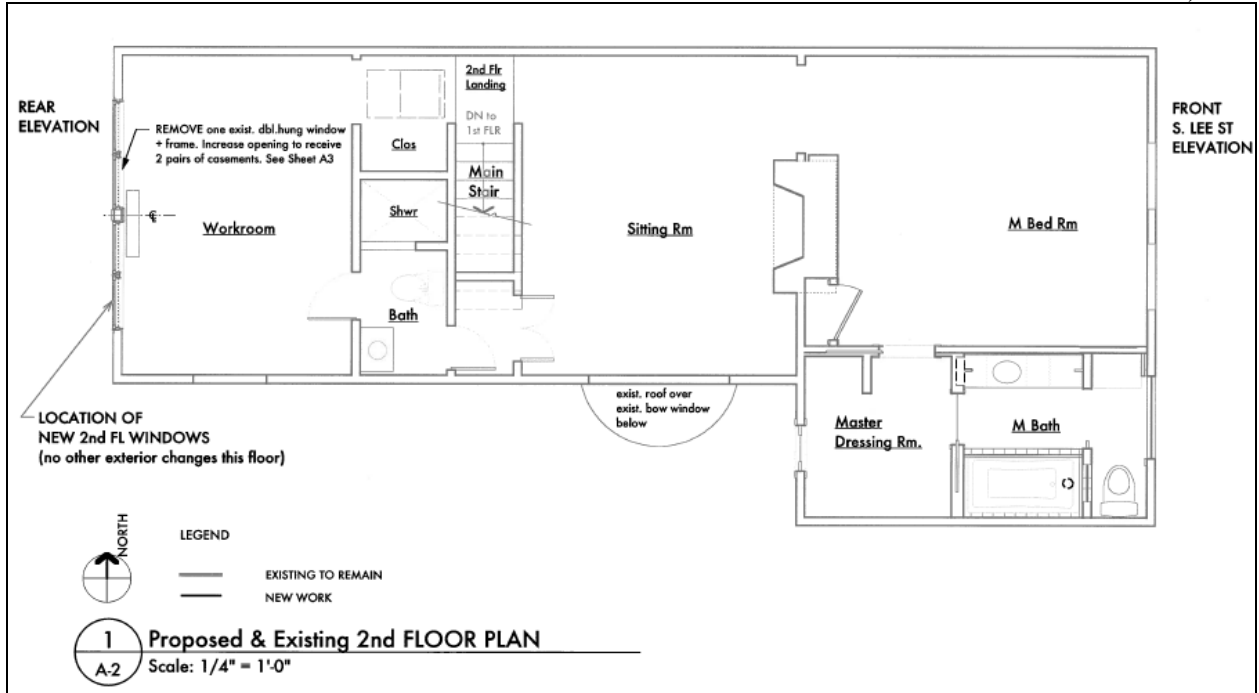


Figure 4. Proposed second floor plan showing location of enlarged window openings.