

Docket Item #5
BAR CASE #2004-0003

BAR Meeting
January 28, 2004

ISSUE: Demolition

APPLICANT: William Cromley

LOCATION: 522 North Alfred Street

ZONE: RB/Residential

****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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: This docket item requires a roll call vote.

DISCUSSION:

Applicant's Description of Undertaking:

"Demolish portico; build new front porch."

Issue:

The applicant is requesting a permit to demolish for the removal of the existing front portico and for the capsulation of portions of the front wall of the two story house with a new one story and 15.4' wide front porch.

History and Analysis:

The two story, gable roof dwelling located at 522 North Alfred Street was constructed circa 1963 (Building Permit #7892, 11/3/1963). As built, the house had a brick front and CMU side and rear walls. In 1988, the Board approved a rear addition and alterations to the property (BAR Case #88-34PG, 8/15/1988). Among the alterations approved was the cladding of the CMU side walls in 5" masonite lap siding and the addition of the front portico. In 1990, the Board approved alterations to the previously approved plans (BAR Case #90-40PG, 11/28/1990). In 1992, the Board approved the replacement of a chain link fence with a wood fence and vehicle gate (BAR 92-3PG, 1/22/1992). In addition, the Board has recently reviewed a number of projects in the same block of North Alfred Street including: demolition, alterations and addition at 512 North Alfred Street (BAR Case #s 2002-282 & 283, 11/18/2002); demolition, alterations and addition at 516 North Alfred Street (BAR Case #s 2002-237 & 238, 3/5/2003) and a railing at 519 North Alfred Street (BAR Case #2003-0298, 12/17/2003).

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 10-205(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 and protect an historic place or area of historic interest in the city?
- (5) 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?
- (6) Would retention of the building or structure help maintain the scale and character of

the neighborhood?

In Staff's opinion, none of the above criteria are met and the proposed demolition/capsulation is acceptable. The house was constructed in 1963 and substantially altered in 1988-1990. The existing portico dates to the latter period and has no architectural or historic significance.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 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 comment.”