

Docket Item #6  
BAR CASE #2004-0072

BAR Meeting  
April 28, 2004

**ISSUE:** Demolition  
**APPLICANT:** William Cromley  
**LOCATION:** 421 North Alfred Street  
**ZONE:** CL/Commercial

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**\*\*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:

“New windows (demolish old windows; adjust openings).”

Issue:

The applicant is requesting a permit to demolish/capsulate for the installation of 13 new windows on the south side of the house on the first and second stories. Although a number of the proposed new windows will be located within, or at least partially within, existing openings, the total wall area to be removed or in-filled exceeds 25 square feet, the threshold amount triggering Board review for a permit to demolish/capsulate.

History and Analysis:

The two story frame, Second Empire style dwelling with a projecting bay and mansard roof appears on the 1896 Sanborn Fire Insurance map, the first year the 400 block of North Alfred Street was mapped. Over the past decade, the Board has approved a number of alterations at 421 North Alfred Street, including: alterations and a rear porch addition (BAR Case #93-27PG, 8/11/1993); a rear fence (BAR Case #94-16PG, 7/14/1994); an addition over the rear porch and construction of a new one story shed (BAR Case #97-0141PG, 6/25/1997); alterations to the previously approved addition above the porch (BAR Case #98-0029PG, 2/25/1998); re-approval of the shed (BAR Case #99-0194, 10/27/1999); demolition/capsulation and rear addition and porch (BAR Case #s 2003-0017 & 0018, 3/5/2003).

In addition, on August 8, 2002, the Board approved the demolition of portions of the rear of 423 North Alfred Street as well as alterations to the facade and the conversion of a one-story rear addition to a porch (BAR Case #s 2002-216 & 215). 423 North Alfred Street is also owned by the applicant.

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 the opinion of Staff, none of the above criteria are met and the proposed demolition/capsulation is acceptable. The south wall which is to be altered dates to c. 1896 but has been subject to alterations over the years, including the installation of new windows and in-filling of window openings. The existing siding is modern replacement siding. The total amount of previously undisturbed area which will be affected by the proposed alterations is relatively small. Therefore, Staff recommends approval of the permit to demolish as requested.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project.

### Historic Alexandria

No comment if these are wood, true divided light.