

Docket Item #2
BAR CASE# 2004-00238

BAR Meeting
November 10, 2004

ISSUE: Demolition
APPLICANT: Darrell Jones
LOCATION: 1018 Queen Street
ZONE: CL/Commercial

****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 Permit to Demolish as submitted.

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish to remove the single story frame porch from the front of the two story frame house and to demolish the single story cinderblock shed at the back of the lot. The applicant plans to renovate the house and will return to the Board for a Certificate of Appropriateness for approval of alterations, as necessary. However, the plans are not yet ready and the applicant wishes to get started on the demolition aspect of the project. The frame porch has a shed roof clad in standing seam metal and is enclosed with a base clad in German siding and screens along the upper portion. An aluminum screen door is located on the west side of the porch. The curved tails of the exposed rafters are the only decorative feature of the porch.

The cinderblock shed has a shed roof clad in asphalt shingles and a flat wood door on the north elevation, facing the house.

The property is visible from the public alley at the rear as well as from Queen Street. However, the existing rear fence largely obscures views of the cinderblock shed.

II. HISTORY:

The date of construction for the two story frame house is somewhat uncertain, although it almost certainly predates 1901. There appears to have been a building in the vicinity of 1018 Queen Street as early as 1877. However the building shown on the 1877 Hopkins Atlas and subsequent 1891 and 1896 Sanborn maps has a somewhat different footprint from the existing building. Not until 1901 does the Sanborn map show a building with the same footprint as the existing, including the rear ell and one story front porch. The flat roofed house with Italianate cornice is typical of houses built in Alexandria from the 1870s through the 1910s.

The house may not have had a porch originally, but, as mentioned above, appears to have acquired one by 1901. The porch was subsequently repaired and rebuilt. A 1914 building permit for the property issued to M.T. Dwyer, describes the proposed work as, “in accordance with permission of City Council, build porch extending beyond building line as far as bay window line” (Building permit #364, 6/15/1914). A 1942 building permit was issued to Dwyer for porch repairs, “new flooring, etc.” (Building permit #4466, 5/2/1942). The cinderblock storage shed appears to have been constructed circa 1951 (Building permit #9804, 8/3/1951).

III. ANALYSIS:

The proposed project complies with the zoning ordinance requirements.

In considering a Permit to Demolish/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, the proposed demolition does not meet any of the above criteria and will not diminish the integrity of the historic building. Staff believes the house was probably built without a porch. Although it had a porch by 1901, the present porch does not appear to retain any of the fabric or architectural characteristics that would be expected of a porch of that era, such as turned posts and scrollwork. Rather, the present enclosed porch appears to date to the mid-20th century, perhaps to the 1942 repair permit. Its removal will expose the front door and two windows on the first level, thereby revealing the original composition of the front elevation. Staff does note that the present porch was granted an encroachment by City Council and that right will be lost once it is demolished. The cinderblock shed is a utilitarian structure dating to the mid-20th century without any particular significance.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the Permit to Demolish as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 A construction permit is required for the proposed demolition.

C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

“No comment.”