

Docket Item #3  
BAR CASE# 2004-00239

BAR Meeting  
November 10, 2004

**ISSUE:** Demolition/encapsulation

**APPLICANT:** Janice Horst

**LOCATION:** 231 North West 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 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 in order to construct a second story above the existing one story rear ell. The proposed addition will capulate the entire rear wall on the second story and the roof of the one story rear ell. In addition, a portion of the rear wall will be removed for a doorway to the new addition. It is assumed that some or all of the existing roof structure of the ell will be removed.



The rear of the house is visible from the public alleys that run north-south through the interior of the block.

**Figure 1 - Rear elevation**

visible from the public alleys that run north-south through the interior of the block.

**II. HISTORY:**

The two bay wide, two story frame house at 231 North West Street was constructed between 1891 and 1896 as an interior unit in a row of five modest rowhouses. As constructed, the houses each had a one story rear ell. Over the years, they have been subjected to a number of exterior alterations and two have second story additions at the rear. The house at 231 North West Street is clad in a non-historic siding, possibly masonite, and has had alterations to the windows and door at the front. However, it retains its original massing and Italianate cornice at the front. Staff was unable to locate any record of BAR review for the property, but did find two building permits for general repairs, including window repair and replacement and new siding, in 1936 and 1970 (Permit #2068, 12/16/1936 and Permit #26953, 1/19/1970). The Board has approved similar projects in the same block. In 1997, the Board approved a second story rear addition and alterations at 233 North West Street (BAR Case #97-00002, 1/22/1997). More recently, the Board approved demolition/capsulation, alterations and a full two story rear addition at 209 North West Street (BAR Case #2003-0135 & 0136, 7/23/2003).

**III. ANALYSIS:**

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. The extent of demolition and capsulation is relatively minimal as it will be limited to the rear of the house and to the second story.

**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 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- 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 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 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-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

### Historic Alexandria:

“No comment.”