

Docket Item #4
BAR CASE #2004-0273

BAR Meeting
January 26, 2005

ISSUE: Demolition/capsulation
APPLICANT: Karen and Bill Conkey
LOCATION: 325 North Patrick 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.

I. ISSUE:

The applicant is requesting approval of a permit to demolish/capsulate for the installation of an exterior masonry chimney at the center of the south wall of the main block of the frame house. The chimney will be 4'8" wide from the base to the top of the first story where it will begin to taper in to a width of approximately 2' wide and will continue at that width up the remainder of the second story. The total amount of wall to be capsulated is roughly 75 square feet. An unknown, but relatively small, portion of the lower wall will be demolished for the connection between the chimney and firebox. The wall is clad in wood German siding.



Figure 1 - Summer and winter view of front and side elevation

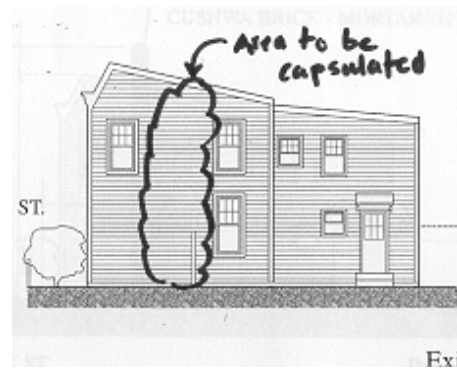


Figure 2 - Area on south side elevation to be capsulated

The area to be demolished/capsulated is visible from Patrick Street, but is partially screened by a tree on the adjacent property.

II. HISTORY:

The two story, three bay, frame house is a good example of highly popular Alexandria house type constructed for several decades beginning in the late 19th Century and continuing through the early 20th Century. The flat front, two or three bay, two story houses have half mansard roofs. Any architectural ornamentation is generally confined to the window and door surrounds and the cornice at the bottom of the mansard. The house at 325 North Patrick Street has a simpler cornice and more elongated windows than is typical. These features suggest an earlier date of construction. It is possible that 325 North Patrick dates to the 1870s as a building with a similar footprint appears to be present in this location on the 1877 Hopkins Atlas.

Staff could not locate any prior BAR cases for this property.

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

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, the proposed demolition/capsulation does not meet any of the above criteria. The capsulation will total approximately 75 square feet and will be located on a secondary facade.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application as submitted.

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”

Alexandria Archaeology

- F-1 During the Civil War, the Union Army constructed barns, stables, and sheds for ambulances on the 300 block of N. Patrick Street. After the war, residences were constructed along this street face, and the G.M. Hopkins Insurance Atlas for the City depicts a house present on this property by 1877. The area was part of the African American neighborhood, known as Uptown. The property therefore has the potential to yield archaeological resources that could provide insight into military activities during the Civil War as well as domestic life, perhaps relating to African Americans, in the later 19th century.
- R-1 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
- R-2 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-3 The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-4 The above statements must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements.