

Docket Item #10
BAR CASE# 2005-00075

BAR Meeting
April 27, 2005

ISSUE: Demolition

APPLICANT: A. Thomas Vaughan

LOCATION: 307 North Payne 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 for alterations to openings on the front (west), rear (east), and south elevations which will entail both demolition and capsulation of the existing walls. On the west elevation, the existing window opening on the first story of the main block will be enlarged. On the south elevation, two new window openings are proposed on the first story of the main block. Finally, on the rear elevation, two rectangular casement windows are to be replaced with a pair of smaller double hung windows.

The property is visible from North Payne Street and from the public alley to the north. The existing rear fence obscures views of the first story of the rear (east) facade.

II. HISTORY:

The house at 307 North Payne Street was constructed sometime between 1877 and 1902, when the Sanborn Fire Insurance map covered that area of the city. The 1902 Sanborn map shows twin houses at 307 and 309 North Payne Street, each frame and one and one-half-stories in height.

The building has undergone substantial alterations over the years. In 1957, a large storage shed was constructed (permit #6645, 5/1/57). In 1961 a building permit includes raising the height of the roof, replacement windows, and covering the building in stone-tex (permit #17512, 8/15/61). In 1962 a one story rear porch was added (permit #18591). Aluminum siding was installed in 1979 (Permit #35562, 7/17/79).

In 1996, the Board approved a second story addition and alterations to the property at 307 North Payne Street (BAR Case #96-0120, 5/22/96).

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

The total area to be demolished/capsulated is relatively minor and the impact on the integrity of the building minimal given the extent of previous alterations through the years. In the opinion of Staff, none of the criteria are met and the Permit to Demolish should be granted.

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. This condition is also applicable to skylights within setback distance.
- 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.

Historic Alexandria:

“No comment.”