

Docket Item #7
BAR CASE# 2005-00108

BAR Meeting
May 25, 2005

ISSUE: Demolition/capsulation
APPLICANT: Chris & Jennifer Patton
LOCATION: 414 North Fayette 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 for alterations at the front and a second story addition at the rear of the two story brick house at 414 North Fayette Street. Various areas on the front (east) elevation will be capsulated with the addition of a cornice at the top of the second story, the extension of the existing front deck and the construction of a porch roof. On the rear, the proposed second story addition to the existing one story enclosed porch will entail demolition and capsulation of the top of the existing enclosed porch and demolition of portions of the north and west facing walls. The area of the north wall to be demolished measures approximately 11 ½' wide by 11' high. The area of the west wall to be demolished measures approximately 7' by 11'. These areas will be capsulated by the new construction. Lastly, the existing rear door will be removed and the doorway widened to allow for a double door.



Figure 1 - Front elevation



Figure 2 - Rear elevation

The house is visible from Fayette Street and from the T-shaped public alley on the interior of the block.

II. HISTORY:

According to city real estate records, 414 North Fayette Street was constructed in 1948. The simple red brick detached house is similar to others on the block. These houses have little in the way of architectural detailing but are representative of the strides made by Alexandria's African American community toward home ownership and improved housing conditions in the mid-20th century.

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

Staff does not believe any of the above criteria are applicable. The house is less than 50 years of age. The proposed demolition and capsulation is minimal. The demolition is confined to the rear of the house and amounts to less than 200 square feet. Staff finds the proposed demolition and capsulation acceptable.

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.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 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-6 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.