

Docket Item #15
BAR CASE# 2005-0173

BAR Meeting
July 27, 2005

ISSUE: Demolition/encapsulation

APPLICANT: John Hutton

LOCATION: 326 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 denial of the application.

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish and Capsulate the existing roof as well as the exterior siding of the two story frame house at 326 North Patrick Street.

II. HISTORY:

According to Ethelyn Cox in Historic Alexandria, Virginia: Street by Street, the paired houses at 324 and 326 North Patrick Street date to the mid-19th century. The two story, gable roofed houses share an areaway to the back. They appear to be shown on the 1877 Hopkins Atlas and have no rear additions at that date. Sanborn mapping indicates that the present oddly configured one story rear addition at 326 North Patrick Street was added between 1921 and 1941, presumably in several stages. Although quite small and simple, the paired houses are distinguished by their corner pilasters, an architectural embellishment popular in the Greek Revival period. Regrettably, the cornice has been obscured by a shingled pent roof, probably dating to the mid to late 20th century.

The Board approved demolition and capsulation of the rear of the house in 2004 to allow construction of the new rear addition (BAR Case #2004-0145, 7/28/04).

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,



Figure 1 East elevation

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 reason that is given for the demolition/capsulation request is that the roof truss system as well as the siding are deteriorated and should be replaced. In the opinion of Staff this not a compelling reason to approve a demolition permit. One of the overriding principles of historic preservation is that existing historic fabric should be retained and reused. It is the historic fabric that provides the very foundation of an historic building and, thus, is the cornerstone of the historic district. Staff believes that the roof system as well as the siding can be successfully salvaged, reinforced and reused as part of the overall renovation project.

In the opinion of Staff, criteria #'s 3, 4, 5 and 6 are met in this instance and the Permit to Demolish and Capsulate should not be granted.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends denial of the application.

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:

Replacement in kind, wood or what?