

Docket Item # 4
BAR CASE# 2005-0277

BAR Meeting
December 14, 2005

ISSUE: Demolition
APPLICANT: Grey & Amina Zane
LOCATION: 314 North Henry Street
ZONE: CL/Commercial

****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 and Capsulate for the construction of a two story addition at the rear of the existing two story house. The addition will capsulate the entire rear (west) wall of the rear ell, approximately 233 square feet in area. In addition, the existing shed or flounder roof of the ell will be removed and replaced with a new gable roof perpendicular to the gable roof over the main block, approximately 326 square feet in area. This change in roof form will result a small section of the rear slope of the gable roof over the main block being capsulated, while another small area will be exposed.

An existing storage shed of recent construction will be removed from the back yard as part of the project.

The rear of the house is not readily visible from the public right-of-way as the north-south alley directly behind the house is private.

II. HISTORY:

The G.M. Hopkins Insurance Atlas shows a house present on this property by 1877. Staff believes the gable roofed main block is this pre-1877 building. The form of the detached dwelling and its simple, dentiled wood cornice also suggest a construction date in the second or third quarter of the 19th century. By 1902, the two story frame building had acquired a single story frame ell addition at the rear. Historic mapping shows this addition was further extended to the rear by another one story frame structure by 1907 and remained so through 1931. By 1941 the first frame addition had been raised to a full two stories. The second frame addition was replaced by the existing two story concrete block addition in 1950 (Building Permit #9199). Although the house has had interior renovations and minor exterior alterations after 1950, it remains largely unchanged from that time. There is no record of BAR review for this property. There is no record of any kind for the rear shed, which appears to have been installed in the latter part of the 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

In the opinion of Staff, the proposed demolition does not meet any of the above Criteria. The proposed demolition/capsulation is entirely confined to the rear elevation and the mid 20th additions. The demoliton/capsulation of the rear slope of the gable over the historic main block impacts only a small section of roof that has not already been capsulated. Another section of the rear slope will be exposed due to the new roof configuration. Staff has no objection to the removal of the modern shed, which appears to have been erected without approvals.

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 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.